

LOCATION MAP



SUBJECT LAND

0 20 40 80 Meters

N

Site Photos

252 Pepperlaw Road
Facing West



252 Pepperlaw Road
Facing South

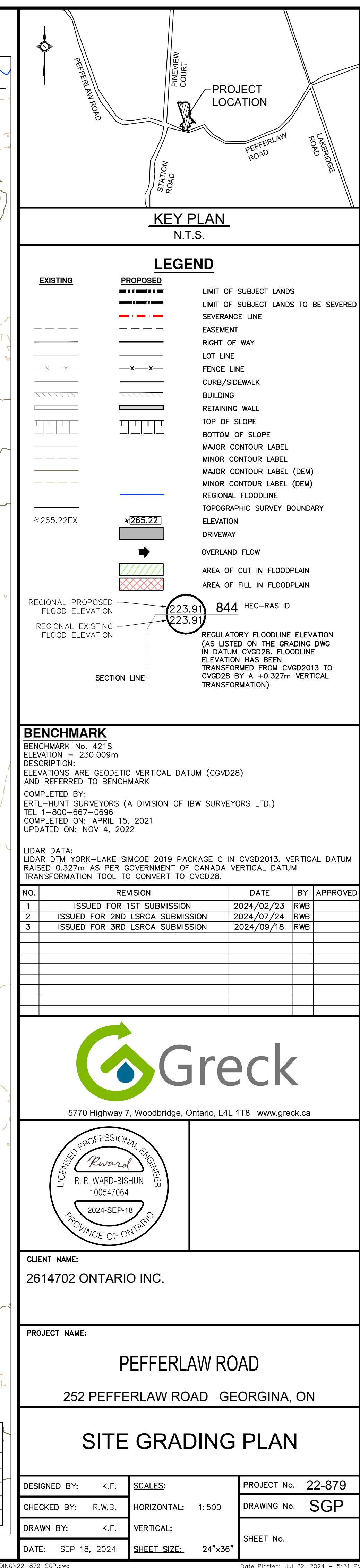


252 Pepperlaw Road
Facing East

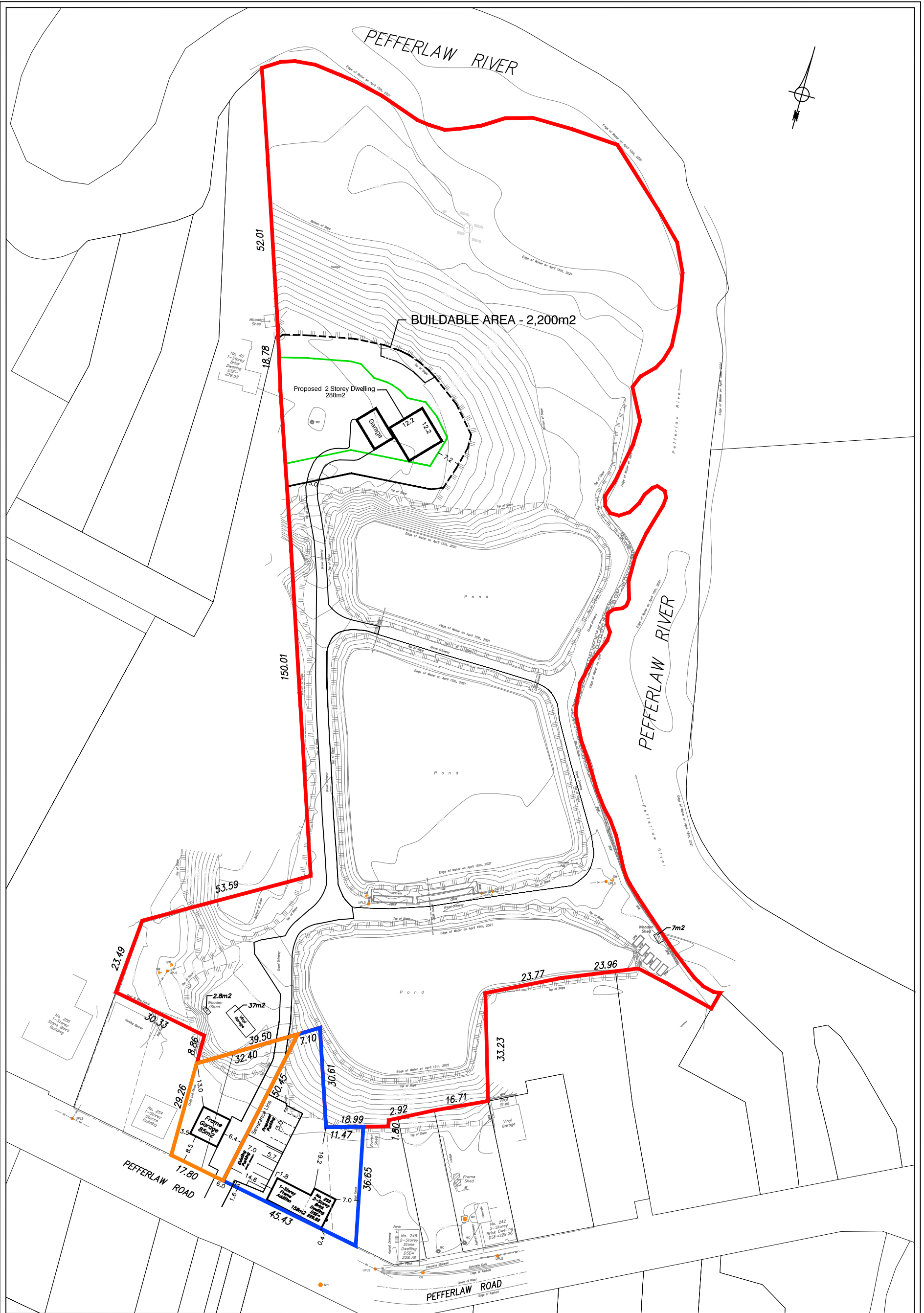


252 Pepperlaw Road
Facing North

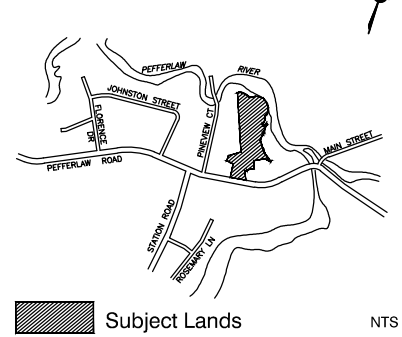




	Cut/Fill Volume within Floodplain Summary	
Proposed Earthworks	Fill (m³)	Cut (m³)
Proposed driveway	117	0
North existing gravel driveway	0	15
South existing gravel driveway	2	110
Total (m³)	119	125



KEY MAP



- Beneficial Land - 32,780m2
- Subject Land - 850m2
- Retained Land - 1,490m2
- Proposed Limit of Development

Attachment 3
CON-2025-0002,
CON-2025-0003, CON-2025-0004
252 Pepperlaw Road
Page 2 of 4

CONCEPTUAL SEVERANCE PLAN

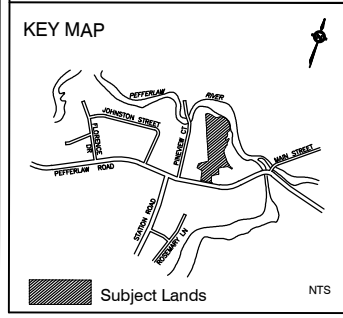
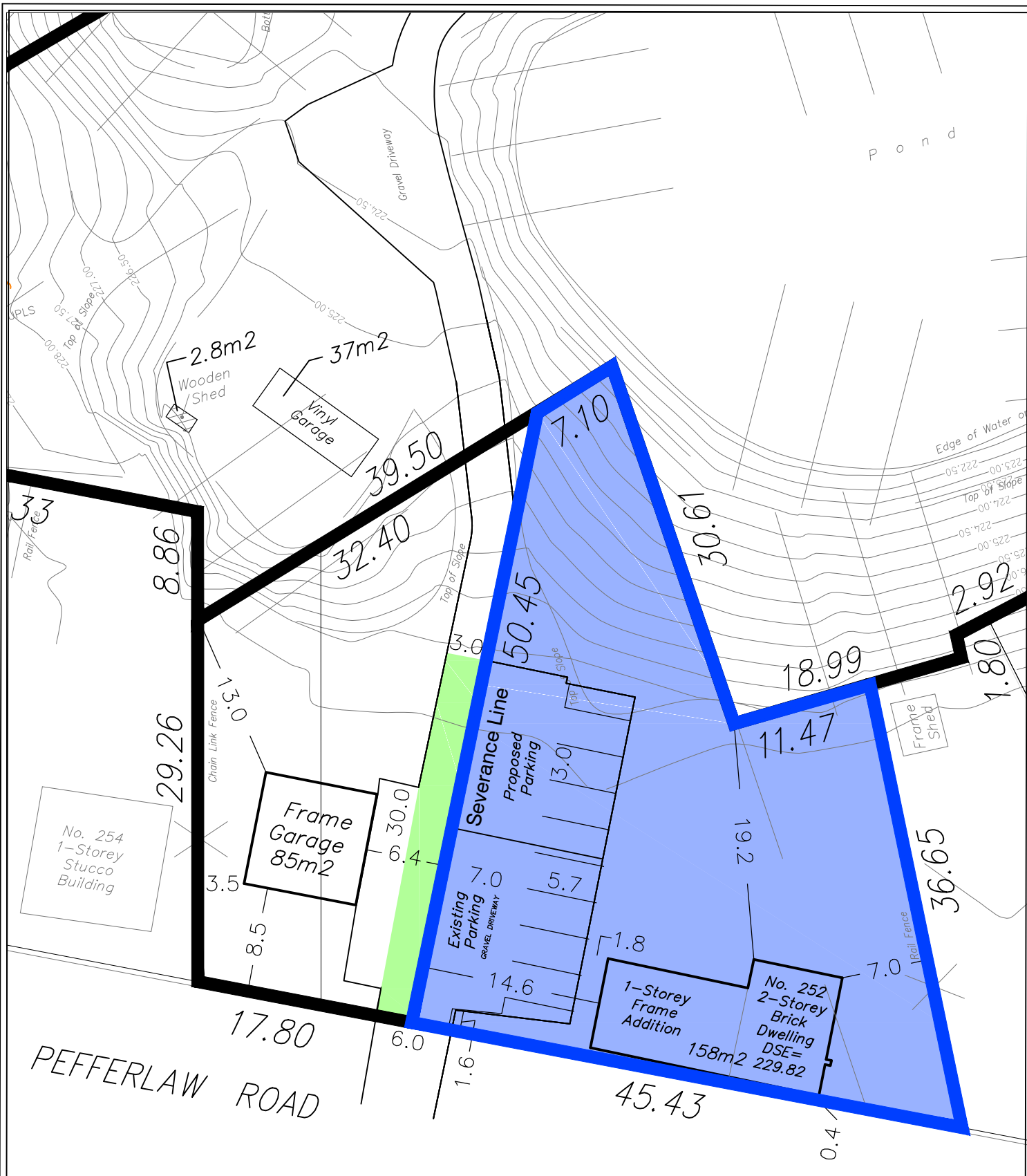
TREVOR COMEAU
252 PEPPERLAW ROAD

PART OF LOT 22
CONCESSION 5 (G)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

SCALE:



Scale: Aug 3, 2023	Approved By: MRES	Drawn By: VT
Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
REVISIONS:		Drawing Number: 1273-00



KEY MAP

Subject Lands

Beneficial Land - 1,490m²

Subject Land - 90m²

Attachment 3
CON-2025-0002,
CON-2025-0003, CON-2025-0004
252 Pepperlaw Road
Page 4 of 4

EASEMENT PLAN #2 - CLOSE UP			
TREVOR COMEAU 252 PEPPERLAW ROAD			
PART OF LOT 22 CONCESSION 5 (G) TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK			
DATE DEC 24, 2024	APPROVED BY MRES	DRAWN BY VT	
		PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.	
DRAWING NUMBER			1273-00

Consolidated Comments

Department/Agency	Date Received	Response:
Building Division		
Building/Plumbing Inspector	February 21, 2025	A septic system will be required for this dwelling, The proposed limit of development appears to be able to support the construction of a septic system. No Objection
Clerks Division		
Community Services		
Development Engineering	March 18, 2025	See Attached
Economic Development	March 4, 2025	No Comment
Georgina Fire Department	March 13, 2025	The Georgina Fire Department has no objections to this consent application.
Municipal Law	February 24, 2025	No Comment
Operations & Infrastructure	2025-03-18	No Comment
Tax & Revenue	February 21, 2025	No Comment
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas		
Hydro One	March 13, 2025	No Comment
Lake Simcoe Region Conservation Authority (LSRCA)	March 11, 2025	See Attached
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	February 21, 2025	No Comment
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers		
Southlake Regional Health Centre		
Planning Policy Division	June 4, 2024	1. There is a total of 18 trees that are proposed to be removed we will have to take a security for these trees to ensure they get planted. 18 x 450 = \$8,100 2.The replanting location for the 18 trees is within the recommended riparian zone, passive naturalization works best on areas that have not been disturbed by grading. If this area comprises of regrading or other site disturbances then some infill riparian meadow marsh species should be considered. Examples are Cattail, Reed Canary Grasses and Purple Loosestrife.
York Region - Community Planning & Development Services	February 25, 2025	Source Protection staff have no comments on this application, while it is in a Source Protection Area the proposed application does not trigger any Regional Source Protection requirements. Should the proposal change and/or the application be amended, Source Protection staff will require recirculation. For more information on source protection please visit www.york.ca/protection
York Region District School Board		
York Regional Police		

To: Brianna Raines, Secretary-Treasurer - Committee of Adjustments

From: Saleem Sail, Senior Development Technologist

cc: Mike Iampietro, Manager, Development Engineering
Domenic Romano, Development Inspector
Ben Pressman, Supervisor of Development Engineering
Michelle Gunn, Development Engineering Clerk

Date: March 18th, 2025

Re: CON-2025-002, CON-2025-003, and CON2025-004
252 Pepperlaw Road
Part of Lots 22 & 23, Concession 5 Part of Part 1, Reference Plan 65R-5511
ROLL NO.: 054-257 and 054-255

The Development Engineering Division has no objection to Consent Application No. CON-2025-002, CON-2025-003, and CON-2025-004 subject to the following conditions being fulfilled to the Engineering Development Division's satisfaction:

1. Lot Grading Plan: The applicant/owner shall provide a **detailed engineering drawing**, known as a Lot Grading Plan, that shows grade elevations of the entire lot, how surface water will be managed on a property to prevent flooding, erosion, and drainage issues, as well as existing and proposed entrance(s).
2. Check List: The applicant/owner shall provide a **completed drawing check list**, which is to be signed by the designer of the drawing. The checklist template is linked [here](#).
3. We have no comments on the easement applications.

Note: the Lot Grading Plan shall be 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](#). Once these conditions are fulfilled, a Site Alteration and Entrance Permit may also be required. Related information can be found on the Town's website linked [here](#) and [here](#).

Please contact the Development Engineering Division by emailing engineering2@georgina.ca to fulfill your conditions, or if you have any questions or concerns please email ssial@georgina.ca.



Sent via e-mail: braines@georgina.ca

March 11, 2025

Municipal File No.: CON-2025-0002; CON-2025-0003; CON-2025-0004
LSRCA File No.: VA-212942-022525

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: Applications for Consent
252 Pepperlaw Road
Town of Georgina
Owner: 2614702 Ontario Inc. (c/o Trevor Comeau)
Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith)

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 has submitted three Consent applications; one for severance and two for easement. The purpose of the applications are to facilitate the development of a single-detached dwelling on the severed portion and providing frontage onto Pepperlaw Road via lot addition. The existing access to Pepperlaw Road will be shared between the Retained and Severed lots by reciprocal easements.

Documents Received and Reviewed by Staff

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

- Agency Circulation (dated February 21, 2025)
- Severance Sketch

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 generally consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of these applications for Consent. 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 Consent (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 3.51 hectares (8.67 acres) in area and is located north of Pepperlaw Road within the Town of Georgina.

Existing environmental mapping indicates the following:

- The subject property is regulated by the LSRCA under Ontario Regulation 41/24. This is representative of:
 - The presence of a watercourse (Pepperlaw Brook)
 - Flooding and erosion (meanderbelt) hazards associated with the watercourse
 - Evaluated wetland and the associated 30 metre adjacent lands
 - Steep slopes/unstable soils associated with apparent valley lands
- The subject property contains identified woodland areas.
- The subject property is within a Significant Groundwater Recharge Area (SGRA).
- The subject property is within the Protected Countryside designation per the Greenbelt Plan.

Please note: LSRCA staff have reviewed and provided comments on the previous Zoning By-law Amendment application (municipal file no. 03.1183; LSRCA file no. ZO-54503).

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). The proposal is generally 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 the subject property. A permit from the LSRCA will be required prior to any development or site alteration.

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 these applications for Consent.

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 the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place;
3. The Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Consent (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)