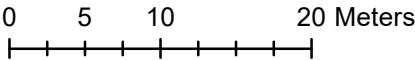




LOCATION MAP



SUBJECT LAND



KEYNOTES - SITE PLAN

1. LEVEL
THE LEVELS INDICATED ARE FOR GUIDANCE ONLY AND MUST BE
BE CONFIRMED ON SITE. THE FINISH GRADE SHOULD BE SLOPED
TO DRAIN SURFACE WATER AWAY FROM THE HOUSE
2. HOUSE STAKING
THE SURVEYOR WILL COME TO STAKE OUT THE HOUSE BEFORE
THE START OF CONSTRUCTION
3. TREE CUTTING AND PROTECTION
TREE CUTTING WILL BE COORDINATED BY THE CLIENTS. ONLY
THE TREES INDICATED BY THE CLIENTS AS "TO BE REMOVED"
CAN BE CUT.

TREES THAT ARE TO BE PRESERVED AND ARE NEAR THE
CONSTRUCTION ACTIVITIES SHOULD BE PROTECTED.

LEGEND - SITE PLAN

- E.L. EXISTING LEVEL SURVEYED BY THE SURVEYOR.
B.L. BACKFILLED LEVEL.
1-F.L. FIRST-FLOOR LEVEL (100'-0").
- BACKFILLED AREA. MUST JOIN THE EXISTING LEVELS AS
NATURALLY AS POSSIBLE (TO BE SEEN ON SITE).
- NEW WALL OR PARTITION
- EXISTING WALL OR PARTITION
- SITE SLOPE (SEE SURVEYOR PLAN)
- G GAS LINE (UNDERGROUND),
SEE ENGINEER
- E ELECTRICITY POWER LINE (UNDERGROUND), SEE ENGINEER

LOT COVERAGE

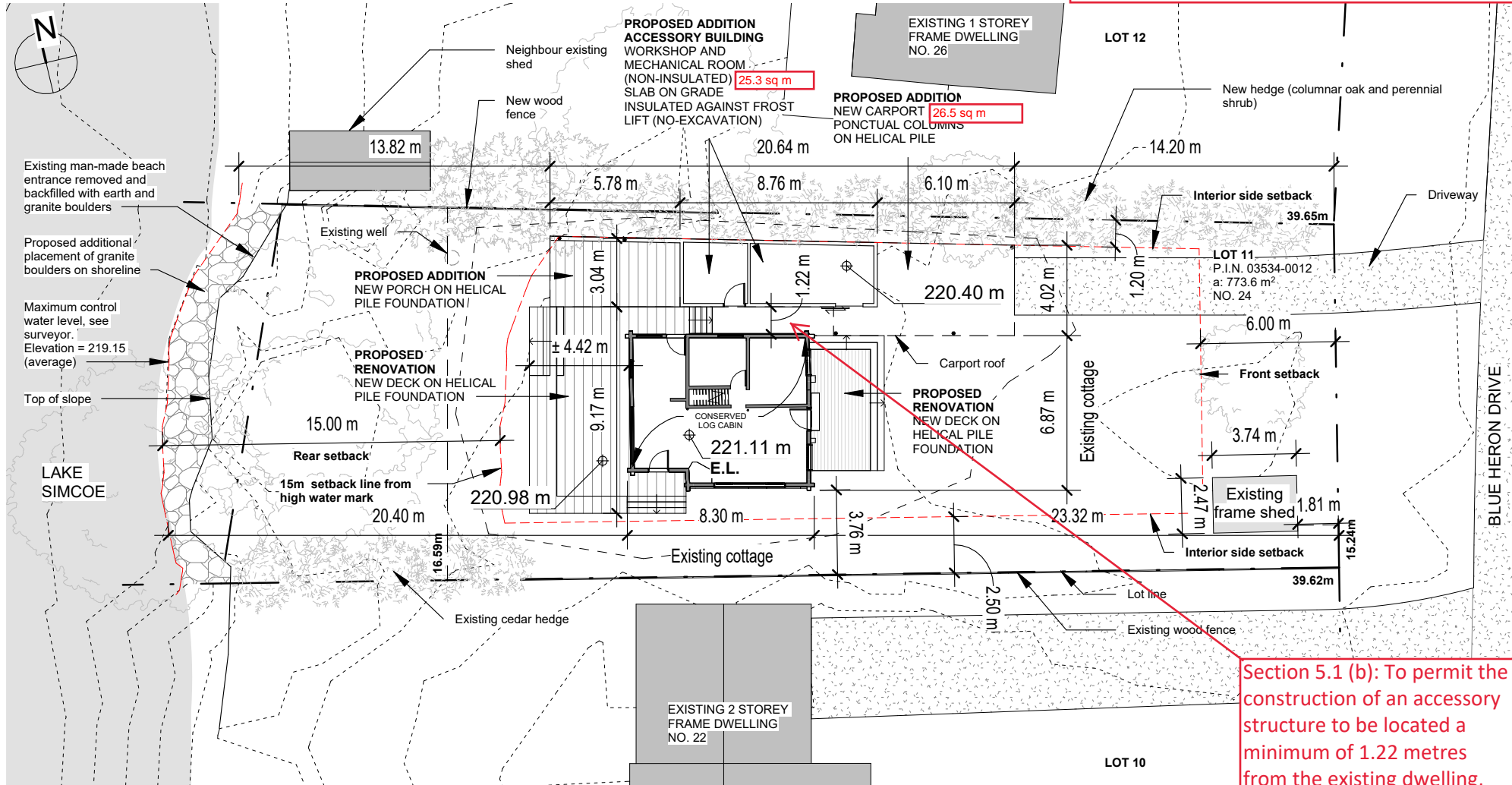
EXISTING DWELLING (LOG COTTAGE) 52m² (566 ft²)
NEW ACCESSORY BUILDING -26m² (278 ft²)
EXISTING SHED (ACCESSORY BUILDING) 9.2m² (97 ft²)
TOTAL LOT COVERAGE 87.2m² (944 ft²)

25.3 sq m

LOT AREA : 773.6m² (8327.5pi)
LOT COVERAGE (ACCESSORY BUILDING) 4.5% (MAX 10% PERMITTED)
LOT COVERAGE TOTAL :11% (MAX 35% PERMITTED)

Additional information from PBA - 2025.02.28

- New covered porch area : 16,5 m²
- New carport area : 26,5 m²
- Lot coverage of all roofed structures except existing dwelling : 77,5 m² (10%)
- Lot coverage of all roofed structures including existing dwelling :129,5 m² (17%)



Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.22 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required

1 SITE PLAN - MINOR VARIANCE (8.5 X 11)

3/64" = 1'-0"

ARCHITECTURE

Paul Bernier Architecte
4755 Pontiac Montréal Qc H2J 2T4
514 303 3001 paulbernier.com

PROJET / CLIENTS

LAKE SIMCOE

LORRAINE MINGIE ET RODNEY
DOBSON

NO.	DESCRIPTION	DATE
1	ISSUED FOR INFORMATION	2025.01.28

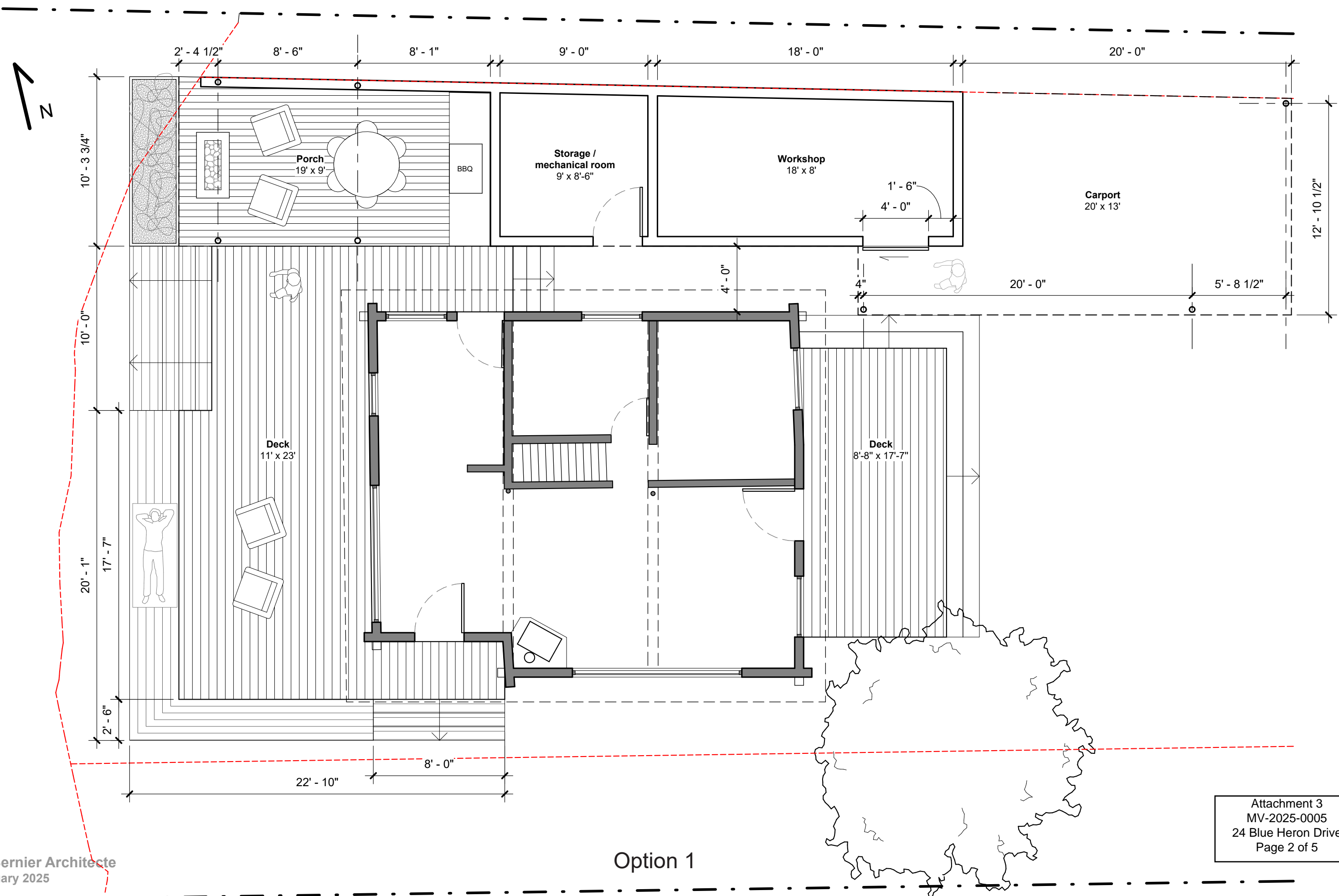
TITRE

SITE PLAN - MINOR VARIANCE (8.5
X 11)

DOSSIER
24-143DATE
2025.01.28ÉCHELLE
TELLE QU'INDIQUÉE

Attachment 2
MV-2025-0005
24 Blue Heron Drive
Page 1 of 1

LAKE SIMCOE 2
Design presentation
Rev. 1

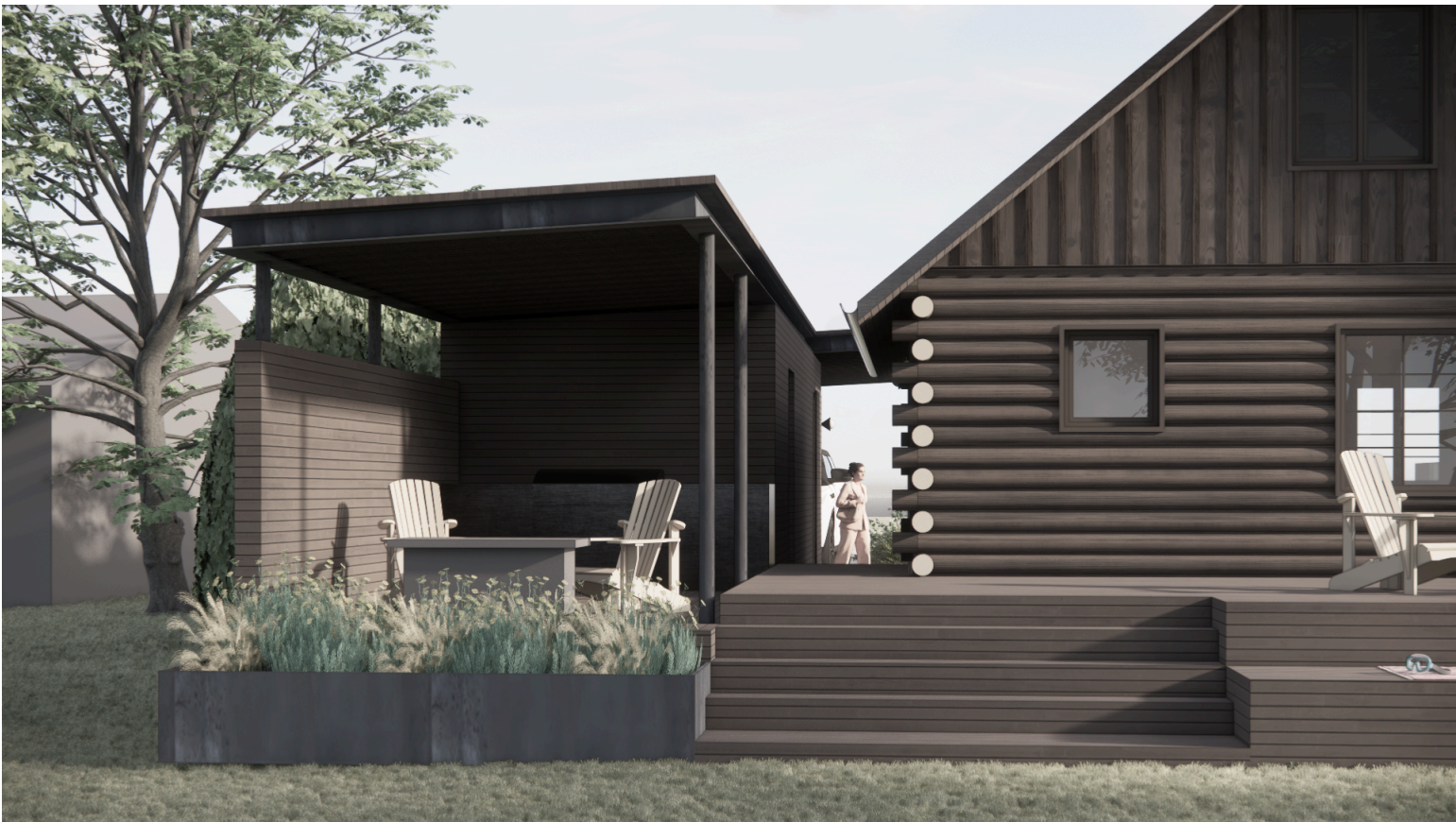
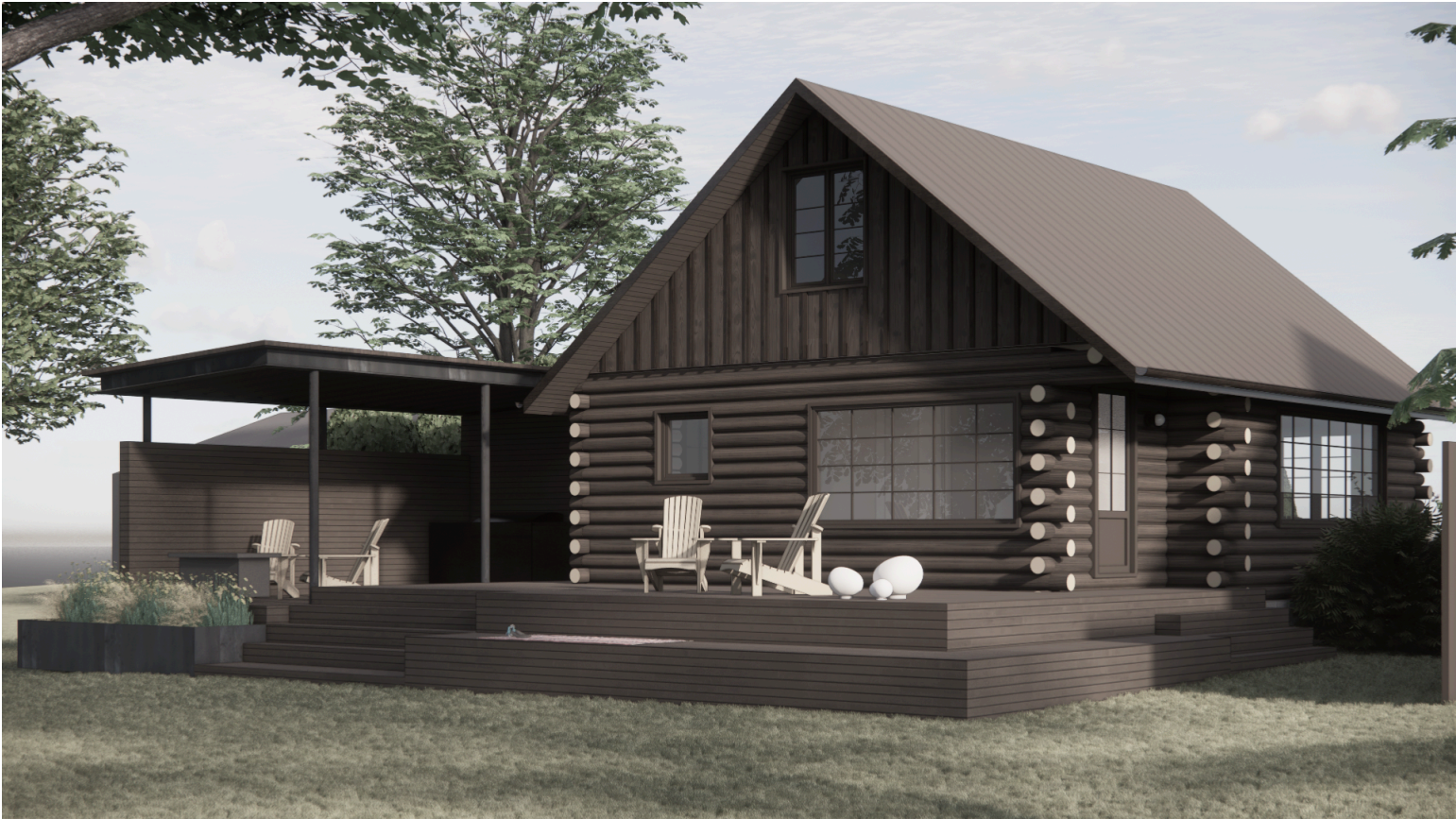




Aerial view



Front view perspectives



Rear view perspectives

Site Photos

24 Blue Heron Drive
Facing West



24 Blue Heron Drive
Facing West



24 Blue Heron Drive
Facing East



24 Blue Heron Drive
Facing East



24 Blue Heron Drive
Facing South



24 Blue Heron Drive
Facing South





Sent via e-mail: braines@georgina.ca

March 24, 2025

Municipal File No.: MV-2025-0005
LSRCA File No.: VA-208467-030625

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
24 Blue Heron Drive
Town of Georgina
Owner/Applicant: Rodney and Lorraine Dobson

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 (b)** of the By-law which requires an accessory structure to be located a minimum of 2.0 metres from the existing dwelling, whereas the proposal is requesting a setback of 1.22 metres.

Documents Received and Reviewed by Staff

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

- Agency Circulation (dated March 6, 2025)
- Site Plan prepared by Paul Bernier Architecte (dated January 28, 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*.

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:

- The subject land is approximately 0.08 hectares (0.19 acres) in area and is located east of Blue Heron Drive 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.

- 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.



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.

LSRCA staff note that the Applicant/Owner has obtained a permit from the LSRCA regarding the proposal submitted as part of this application (LSRCA file no. GP.2024.096).

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 has been obtained;
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: Saleem Sail, Senior Development Technologist
Mike Iampietro, Manager, Development Engineering

cc: Ben Pressman, Supervisor of Development Engineering
Domenic Romano, Development Inspector
Matthew DeLuca, Jr. Development Inspector
Michelle Gunn, Development Engineering Clerk

Date: March 24th, 2025

Re: MINOR VARIANCE MV-2025-0005
24 Blue Heron Drive
PLAN 302 LOT 11
Roll No.: 044-133

The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0005:

The Development Engineering Division has no objection to Minor Variance Application No. A21-24, 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 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](#).

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 to fulfill your conditions, or if you have any questions or concerns by emailing ssial@georgina.ca.