
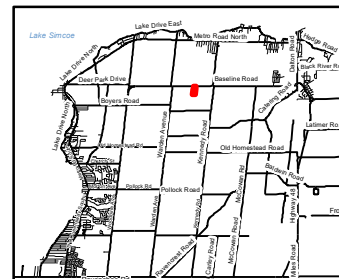


# 3449 Baseline Road

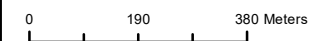
## Legend

-  Subject Property
-  Parcel Fabric

Report # DS-2025-0032  
Attachment 1  
Page 1 of 1



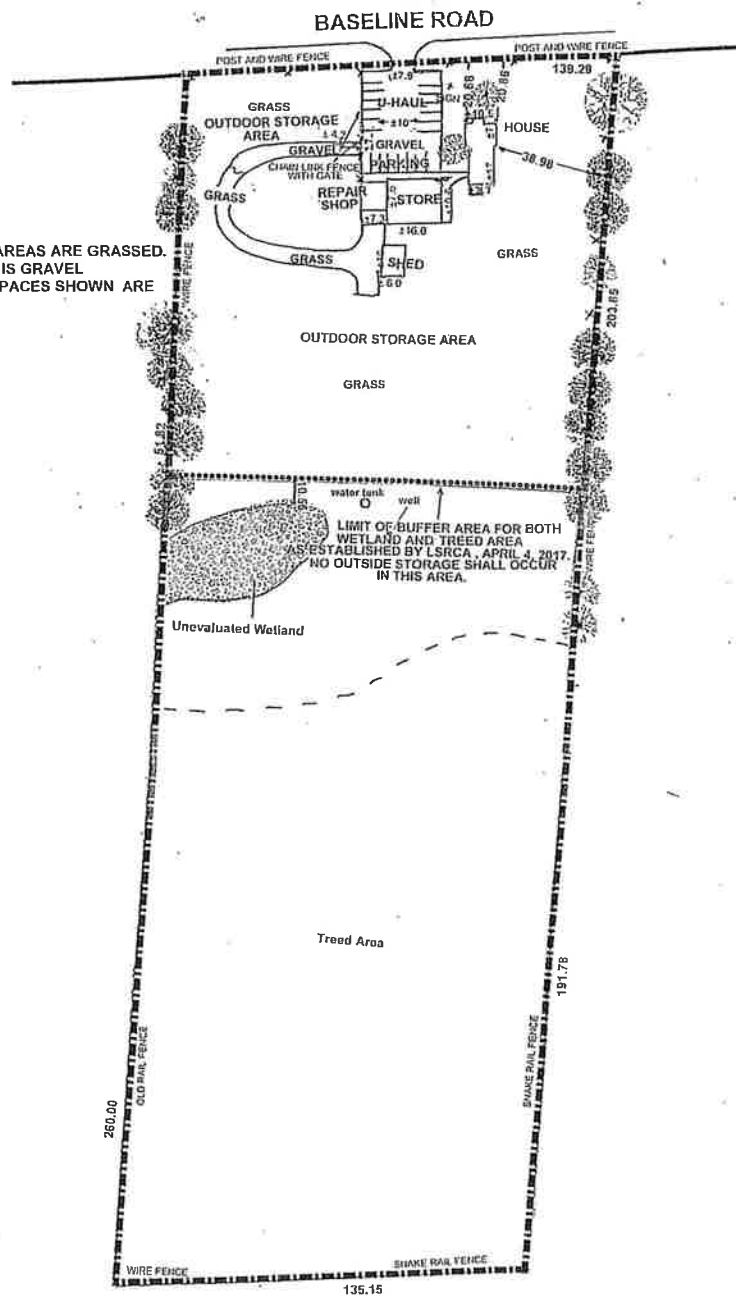
Town of Georgina  
ITS- GIS Services  
Created: Mart, 31, 2025





# EXISTING LOT LAYOUT FOR 3449 BASELINE ROAD

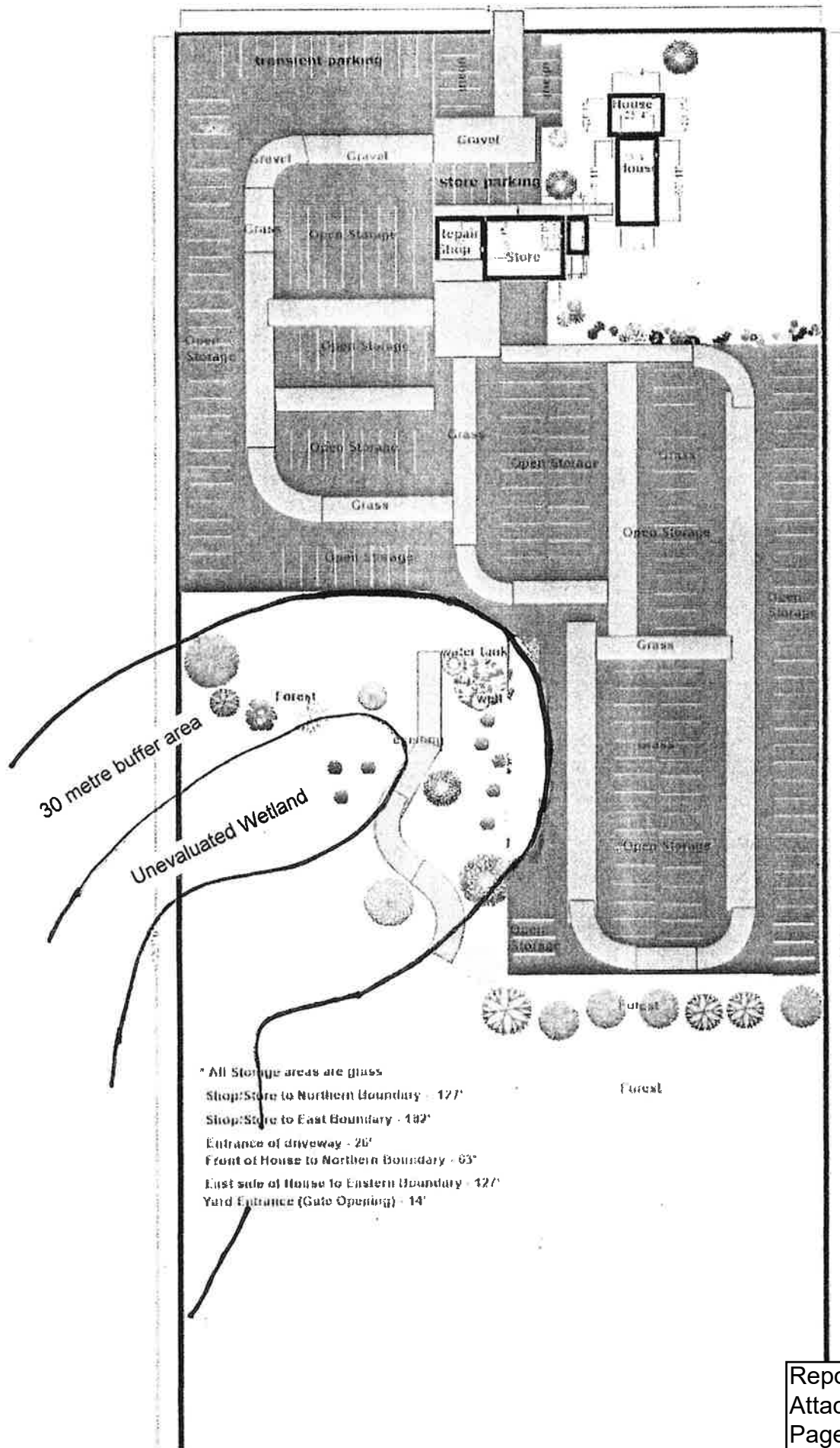
NOTE: ALL STORAGE AREAS ARE GRASSED.  
PARKING AREA IS GRAVEL  
ALL PARKING SPACES SHOWN ARE  
3.5 m X 5.7 m



SCALE 1:1000

HBR PLANNING CENTRE

# EXISTING LOT LAYOUT FOR 3449 BASELINE ROAD





### 3449 Baseline Rd Georgina \_ Wetland Maps



**Features**

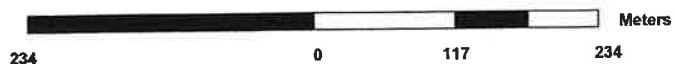
- ☐ Assessment Parcel
- ☐ Watercourse
- ☐ MNR Evaluated Wetland
  - ☐ PSW
  - ☐ Other Evaluated
- ☐ MNR Unevaluated Wetland
- ☐ Regulated Wetland
  - ☐ PSW
  - ☐ Non PSW
- ☐ Wetland w/ Adjacent Lands
- ☐ LSRCA Boundary
- ☐ Lake Simcoe
- ☐ Lake Couchiching
- ☐ Local Road

Printed On  
6/27/2016

Mapped By:

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Scale 1: 4,603





# SITE PHOTOS

3449 Baseline Road  
Facing South



3449 Baseline Road  
Facing West





3449 Baseline Road  
Facing East



3449 Baseline Road  
Facing North





3449 Baseline Road  
Facing West



3449 Baseline Road  
Facing North West





**THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK**

**BY-LAW NUMBER 500-XXXX-XXXX**

**BY-LAW NUMBER 600-XXXX-XXXX**

A BY-LAW TO AMEND BY-LAW NUMBER 500 (600), BEING A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to Sections 34 and 39 of the *Planning Act*, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Section 28.5.217 of Zoning By-law Number 500, as amended, is hereby further amended by deleting and replacing the text “July 18, 2024” with “<date of passing of this by-law>”.
2. That Section 9.5.25 of Zoning By-law Number 600, as amended, is hereby further amended by deleting and replacing the text “July 18, 2024” with “<date of passing of this by-law>”.

**READ** and enacted this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Margaret Quirk, Mayor

\_\_\_\_\_  
Rachel Dillabough, Clerk

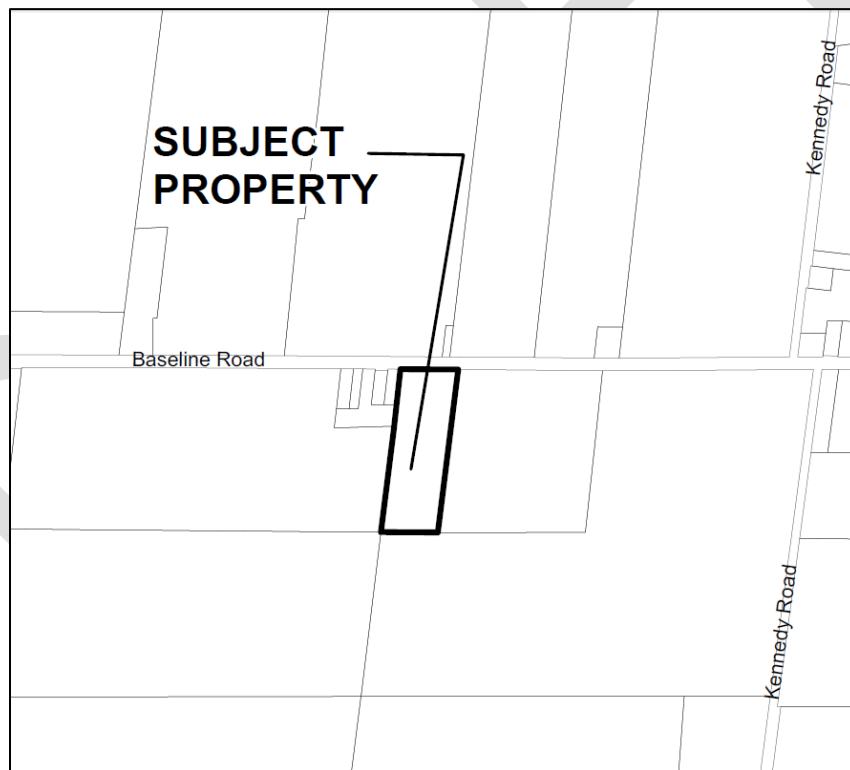


**EXPLANATORY NOTE**

**(DOUG AND PENNY CLOSS)  
(FILE NO.: 03.1159)**

1. The purpose of Zoning By-law Number 500-XXXX-XXXX (PL-5), and Zoning By-law 600-XXXX-XXXX which amends Zoning By-law Number 500 & 600, as amended, is to permit the existing business (DC Marine) to continue to operate for an additional three (3) year period. Provisions have been included to limit the size and scale of the business.
2. Zoning By-law Number 500-XXXX-XXXX (PL-5) and Zoning By-law 600-XXXX-XXXX conforms to the Town of Georgina Official Plan, as amended.
3. A **Key Map** showing the location of the property to which By-law Number 500-XXXX-XXXX (PL-5) and By-law 600-XXXX-XXXX applies is shown below.

**KEY MAP**



**BY-LAW NUMBER 500-XXXX-XXXX (PL-5) and ZONING BY-LAW 600-XXXX-XXXX  
WHICH AMENDS ZONING BY-LAW NO. 500, AS AMENDED, OF THE CORPORATION OF  
THE TOWN OF GEORGINA**

Department/Agency	Date Received	Response
Building Division		
Building/Plumbing Inspector		
Clerks Division		
Community Services	April 15, 2025	No concerns.
Development Engineering	April 14, 2025	No objections.
Economic Development	April 10, 2025	No concerns.
Georgina Fire Department	April 28, 2025	No objections.
Municipal Law		
Operations & Infrastructure		
Policy Planning		
Tax & Revenue	April 23, 2025	No concerns.
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas	April 8, 2025	No comments.
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)	April 25, 2025	See attached.
Ministry of the Environment	April 7, 2025	No concerns.
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		



## Consolidated Comments for ZBA-2025-0001 - 3449 Baseline Road

Rogers	April 9, 2025	No comments or concerns.
Southlake Regional Health Centre		
York Catholic Separate District School Board	April 14, 2025	No comments or concerns.
York Region - Community Planning & Development Services	April 8, 2025	No comments.
York Region District School Board		
York Regional Police		



Sent via e-mail: [msadler@georgina.ca](mailto:msadler@georgina.ca)

April 25, 2025

**Municipal File No.: ZBA-2025-0001**  
**LSRCA File No.: ZO-186942-040825**

**Monika Sadler**  
**Planner I**  
**Development Services**  
**26557 Civic Centre Rd**  
**Keswick, ON L4P 3G1**

Dear Ms. Sadler,

**Re: Application for Temporary Use Zoning By-law Amendment**  
**3449 Baseline Road**  
**Town of Georgina**  
**Owner/Applicant: DC Marine (c/o Penny and Doug Closs)**

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 an application for a Temporary Zoning By-law Amendment to permit an existing business (DC Marine) to continue to operate on the subject property for three years. No development or site alteration is proposed.

**Documents Received and Reviewed by Staff**

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

- Notice of Complete Application (dated April 10, 2025)
- Draft Zoning By-law Amendment
- Existing Site Plan

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

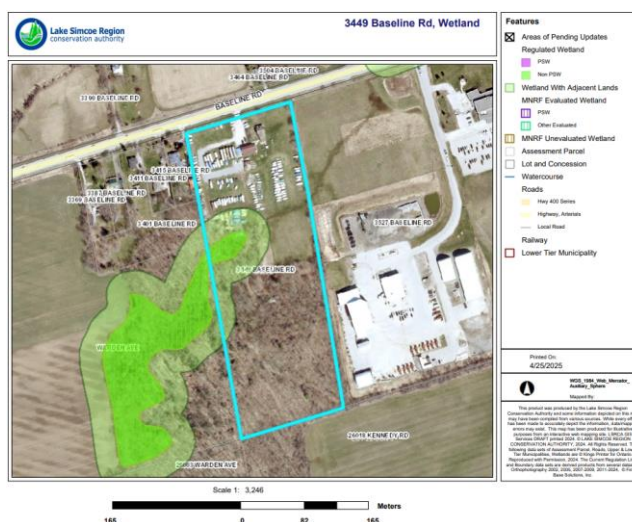
Based on our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Temporary Use Zoning By-law Amendment.

## Site Characteristics

The subject land is approximately 5.34 hectares (13.20 acres) in area and is located south of Baseline Road and west of Kennedy Road within the Town of Georgina.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for unevaluated wetland and the associated 30 metre adjacent lands. Please see a detailed regulatory map below.
- The subject property contains identified woodland areas.
- The subject property is within the Greenbelt Natural Heritage System and Protected Countryside designations 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 is no development proposed, therefore the proposal 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. In future, any development or site alteration within the regulated portion will require a permit from the LSRCA.

#### **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*.

#### **Not Undertaking NH Review:**

Please note that with Bill 23, *More Homes Built Faster Act*, having received Royal Assent from the Province, and the associated Regulations issued on December 28<sup>th</sup>, 2022, the LSRCA's review has been modified. This impacts our review by way of *Planning Act* applications, as the LSRCA is no longer able to comment on behalf of municipalities for Natural Heritage review within Oak Ridges Moraine, Greenbelt and Settlement Areas established prior to 2009. This includes the subject lands considered as part of this application. We understand that the municipality will be providing comments related to Natural Heritage. However please note that wetlands and their adjacent lands are regulated by the LSRCA under Ontario Regulation 41/24. Please note that there should be no activity (i.e. boat storage) within the prescribed vegetation protection zone (30 metres) to the natural heritage feature (wetland).

#### **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 Temporary Use Zoning By-law Amendment.

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. No development is proposed, a permit from the LSRCA is not required at this time;
3. The Applicant/Owner has paid the LSRCA review fee associated with Minor Zoning By-law Amendment (planning review only).

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](mailto:j.lim@lsrca.on.ca)).

Sincerely,



Jessica Lim  
Planner I  
Lake Simcoe Region Conservation Authority (LSRCA)



Sent via email: [tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)

February 27, 2017

File: 03.1107  
IMS: PZO755

Tolek Makarewicz, BURPL, MCIP, RPP  
Planner  
The Town of Georgina  
26557 Civic Centre Road  
Keswick, Ontario L4P 3G1

Dear Mr. Makarewicz,

RE: **Application for Zoning By-law Amendment**  
**3449 Baseline Road, Sutton**  
**Applicants: Doug and Penny Closs**

---

Thank you for circulating the captioned application to the LSRCA for review and comment. The LSRCA has reviewed this application in accordance with the Natural Heritage and Natural Hazard policies of the Provincial Policy Statement (PPS), the Greenbelt Plan, the Lake Simcoe Protection Plan (LSPP), and Ontario Regulation 179/06 under the *Conservation Authorities Act*. It is our understanding that the Applicants are seeking approval of a Temporary Use By-law which would permit the continuation of the existing commercial use (D.C. Marine Services).

In reviewing current environmental mapping, the subject site is designated as Protected Countryside and Protected Countryside-Natural Heritage System per the Greenbelt Plan; Key Natural Heritage Features identified on the subject site include a wetland and significant woodlands. The property is within the Lake Simcoe Watershed and therefore is subject to the policies of the Lake Simcoe Protection Plan (LSPP). It is noted that part of the subject site is located within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act* and therefore a permit from the LSRCA would be required prior to any site alteration or development on the regulated lands. It is noted that the submitted site sketch illustrates that there is no site alteration or development proposed within the regulated area.

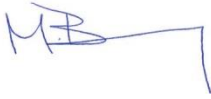
Based on a review of the submitted application, it is understood that the Applicants are proposing to expand the area utilized for vehicle storage/boat parking toward the rear of the property, abutting the boundary of the Significant Woodland Area. This is within the vegetation protection zone (VPZ) (no less than 30m) as prescribed by the Greenbelt Plan and also outlined in the York Region Official Plan. It is also noted, that based on a review of aerial photography, there is currently boat storage taking place to the north of the wetland area and within the required VPZ. The Applicants are advised that there should be no activity within the prescribed VPZ, any vehicles presently stored in this area should be removed.



On this basis, it is recommended that this application be deferred until such time that the proposed site plan be revised to reflect the required vegetation protection zone which shall be no less than 30 metres from the dripline of the Significant Woodlands.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MB', followed by a horizontal line and a vertical line extending downwards.

Melinda Bessey, MSc, MCIP, RPP  
Development Planner

c. HBR Planning

S:\Planning and Development Services\Planning Act\Planning Act Applications\Georgina\186942 \_3449 Baseline Road\Planning\2-27-2017-PZOA755-Comments1.docx

## Ingrid Fung

---

**From:** Melinda Bessey <M.Bessey@lsrca.on.ca>  
**Sent:** April-04-17 3:11 PM  
**To:** dcmarinegeorgina@gmail.com  
**Cc:** Tolek Makarewicz  
**Subject:** Application for Temporary Use By-law 3449 Baseline Road - Georgina  
**Attachments:** LSRCA Mapping markup April 2017.pdf

Mr. Closs,

Thank you for taking the time to meet on March 27, 2017 to discuss your application for a Temporary Use By-law to permit the continuation of a non-conforming use.

As noted in our previous correspondence to the Town, there should be no activity (boat storage etc.) within the prescribed vegetation protection zone (30m) to the natural heritage and key hydrologic features (Significant Woodland and Wetland).

As you are aware, the western part of the property contains a wetland according to existing mapping. This wetland, as shown on the attached map, is defined as a key natural heritage and hydrologic feature in accordance with the Lake Simcoe Protection Plan and the Greenbelt Plan. The wetland feature and an adjacent 30 metres represent the area subject to Ontario Regulation 179/06. The southern part of the property contains Significant Woodlands which are a part of a larger connecting woodland feature. The woodland feature is protected through the policies of the Greenbelt Plan.

We have had further internal review discussion and recommend that the temporary use by-law apply only to the non-environmental area on the property as identified on the attached photo. In an effort to protect the Key Natural Heritage and Key Hydrologic Features and to provide an appropriate Vegetation Protection Zone, we propose that the area shown hatched red on the attached drawing A be a no touch zone and act as a buffer to the features. We will permit boat parking to continue in the 20m to the wetland (shown with an \* on the attached), this will provide for a 10m Vegetation Protection Zone where 30m is generally required. This will mean that the Temporary Use By-law will only apply to the lands outlined in red on attached drawing B. Defining the area to which the temporary use by-law can apply can be achieved in accordance with Subsection 39(2) of the *Planning Act*. In doing so, this will eliminate the need for an Environmental Impact Study, Natural Heritage Evaluation, and LSRCA permit requirements at this time and at the time of the contemplated future Zoning By-law Amendment. It will also help ensure that the wetland and woodland features and their functions will be maintained.

Please feel free to call me to discuss.

Kind regards,

**Melinda Bessey, MSc, MCIP, RPP**

Development Planner

**Lake Simcoe Region Conservation Authority**

120 Bayview Parkway,

Newmarket, Ontario L3Y 3W3

905-895-1281, ext. 151 | 1-800-465-0437 | Mobile: 905-955-3730

[m.bessey@LSRCA.on.ca](mailto:m.bessey@LSRCA.on.ca) | [www.LSRCA.on.ca](http://www.LSRCA.on.ca)

Please note: the LSRCA Board of Directors approved a change to our Fee Policy. The new fees will take effect on January 1, 2017. Please click [here](#) for the new fee schedule.

Report # DS-2025-0032 Attachment 6 Page 3 of 7
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Lake Simcoe Region  
conservation authority

A



Scale 1: 811



## Features

- LSRCA Watershed Boundary
- LSPP Watershed Boundary
- Watercourse
- Regulation Boundary
- MNRF Unevaluated Wetland
- Assessment Parcel Labels
- Assessment Parcel
- Roads
  - Hwy 400 Series
  - Highway, Arterials
  - Local Road
- Railway

Will permit boat parking in this buffer area

No touch zone to wetland & woodland.

Printed On:  
4/4/2017



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Mapped By:

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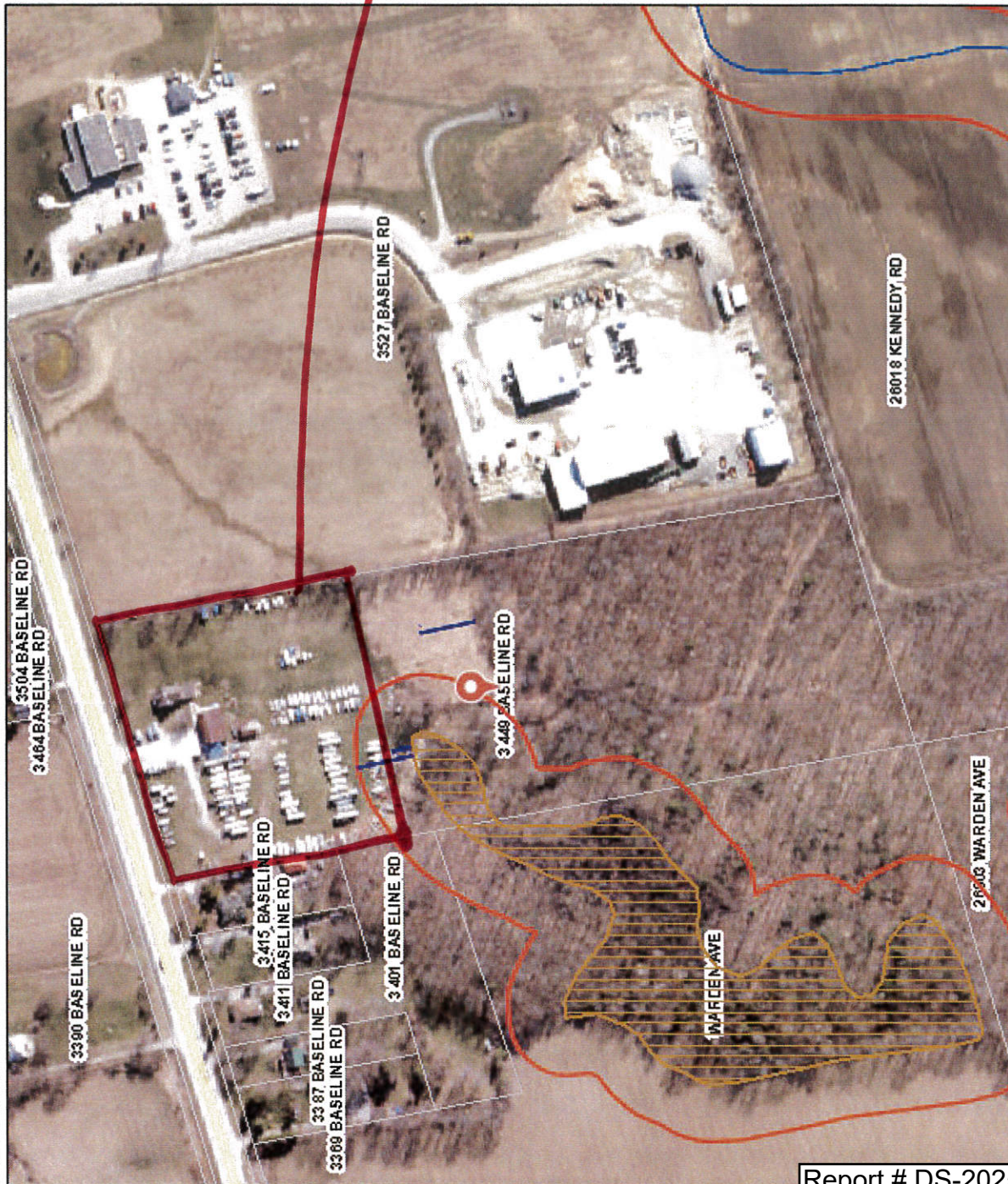
Lake Simcoe Region  
conservation authority

B

### Features

- LSRCA Watershed Boundary
- LSPP Watershed Boundary
- Watercourse
- Regulation Boundary
- MNRF Unevaluated Wetland
- Assessment Parcel Labels
- Assessment Parcel
- Lake Simcoe
- Great Lakes
- Roads
- Hwy 400 Series
- Highway, Arterials
- Local Road
- Railway

Lands  
subject to  
Temp. Use  
by-law



Scale 1: 3,246



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Auxiliary\_Sphere  
Mapped By:

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## Ingrid Fung

---

**From:** Tolek Makarewicz  
**Sent:** June-12-17 4:07 PM  
**To:** Melinda Bessey  
**Cc:** Ken McAlpine; Ingrid Fung  
**Subject:** RE: 3449 Baseline Road (D.C. Marine)

Thanks for the updated comments Melinda. I have copied Ingrid as she is now carrying the file.



**Tolek A. Makarewicz, BURPI, MCIP, RPP.**

Planner | Planning Division  
Development Services Department | Town of Georgina  
26557 Civic Centre Road, Keswick, ON | L4P 3G1  
905-476-4301 Ext. 2297 | [georgina.ca](http://georgina.ca)  
Follow us on [Twitter](#) and [Instagram](#)  
Like us on [Facebook](#)

---

**From:** Melinda Bessey [mailto:M.Bessey@lsrca.on.ca]  
**Sent:** June-12-17 3:06 PM  
**To:** Tolek Makarewicz <tmakarewicz@georgina.ca>  
**Cc:** Ken McAlpine <kmcalpine@georgina.ca>  
**Subject:** RE: 3449 Baseline Road (D.C. Marine)

Tolek,

Thank you for forwarding the updated site plan for review. We confirm that this site plan reflects our discussion and correspondence with the Applicant (April 4, 2017), and we have no objection to the approval of this application for a temporary use by-law. We note that the lands within the identified buffer are to be a “no touch” zone (i.e. no lawn maintenance or clearing, etc.).

Going forward, should the Applicant seek permanent zoning of the property, the LSRCA would request that the features and buffer be appropriately zoned for protection.

Should you have any questions, please give me a call.

Kind regards,

**Melinda Bessey, MSc, MCIP, RPP**  
Development Planner  
**Lake Simcoe Region Conservation Authority**  
120 Bayview Parkway,  
Newmarket, Ontario L3Y 3W3  
905-895-1281, ext. 151 | 1-800-465-0437 |  
[m.bessey@LSRCA.on.ca](mailto:m.bessey@LSRCA.on.ca) | [www.LSRCA.on.ca](http://www.LSRCA.on.ca)

Please note: the LSRCA Board of Directors approved a change to our Fee Policy. The new fees will take effect on January 1, 2017. Please click [here](#) for the new fee schedule.

Report # DS-2025-0032 Attachment 6 Page 6 of 7
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Twitter: @LSRCA

Facebook: LakeSimcoeConservation

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---

**From:** Tolek Makarewicz [<mailto:tmakarewicz@georgina.ca>]  
**Sent:** Thursday, May 04, 2017 1:42 PM  
**To:** Barb Antic; Ken McAlpine; Melinda Bessey; Rod Larmer; David Jones  
**Cc:** Celia Fan; Michael Baskerville  
**Subject:** FW: 3449 Baseline Road (D.C. Marine)

FYI, revised site plan and floor plan. They have been revised given the previous submissions were not very legible.



**Tolek A. Makarewicz, BURPI, MCIP, RPP.**

Planner | Planning Division  
Development Services Department | Town of Georgina  
26557 Civic Centre Road, Keswick, ON | L4P 3G1  
905-476-4301 Ext. 2297 | [georgina.ca](http://georgina.ca)  
Follow us on [Twitter](#) and [Instagram](#)  
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---

**From:** Stacey Williams [<mailto:stacey.williams@bellnet.ca>]  
**Sent:** May-01-17 11:18 AM  
**To:** Tolek Makarewicz  
**Subject:** 3449 Baseline Road (D.C. Marine)

Hi Tolek

As discussed please find attached revised lot layout and floor plan that reflect comments received. I will provide you will full size copies of same tomorrow.

If there is any other information you require, please let me know.

Thank you.

Stacey Williams, M.C.I.P., R.P.P.

**HBR Planning Centre**

66 Prospect Street, Unit A  
Newmarket, Ontario  
L3Y 3S9

Tel. (905) 853-1841

Fax (905) 830-1451

Email [stacey.williams@bellnet.ca](mailto:stacey.williams@bellnet.ca)

**From:** [REDACTED]  
**To:** [Monika Sadler](#)  
**Subject:** 3449 Baseline Road - Temporary Zoning By-Law Application - ZBA-2025-0001  
**Date:** May 13, 2025 10:39:30 AM  
**Attachments:** [Image.png](#)

---

I am writing with respect to the above captioned application for a temporary zoning by-law for the property located at 3449 Baseline Road.

I am the owner of two properties directly across Baseline Road to the north - [REDACTED] Baseline Road and [REDACTED] Baseline Road.

I wish to express my support for the proposed application for a temporary zoning by-law to permit the continued use of the property for its existing business.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]