

LOCATION MAP



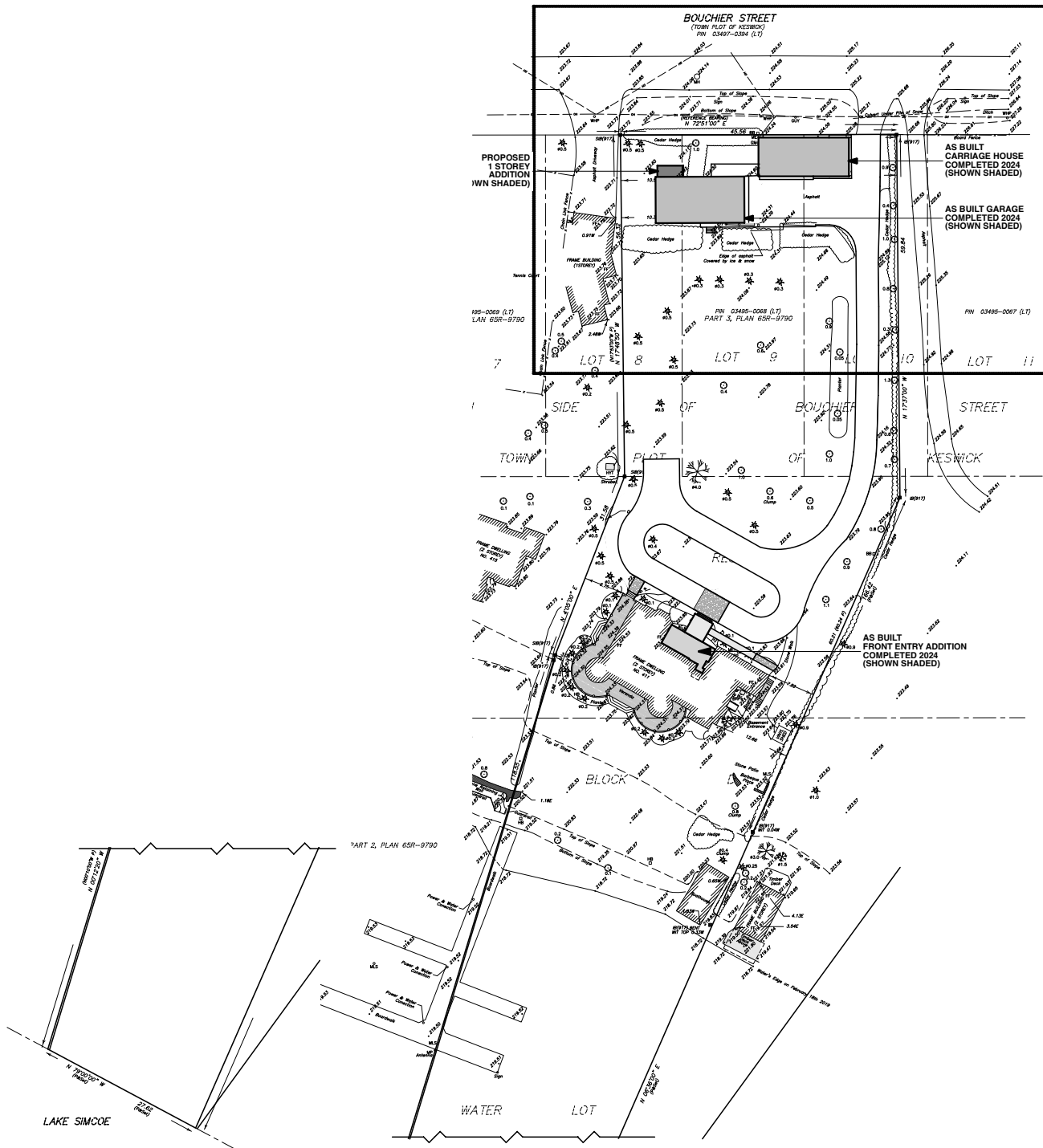
SUBJECT LAND

0 15 30 60 Meters

N



Attachment 1
MV-2025-0007
411 Bouchier Street
Page 1 of 1



PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 9, PART OF LOTS 8 AND 10, PART
OF BLOCK D AND PART OF RESERVE
SOUTH SIDE OF BOUCHIER STREET
TOWN PLOT OF KESWICK AND
PART OF WATER LOT IN FRONT
OF BLOCK D

TOWN OF GEORGINA

REGIONAL MUNICIPALITY OF YORK

(FORMERLY TOWNSHIP OF NORTH GUILMBURY COUNTY OF YORK)

SCALE 1 : 300

1 0 5 10 15 20 25 30 metres

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2019

THE RESPONSIBILITY AND OATH OF THE SURVEYOR
OF THE TOWN OF GEORGINA, REGIONAL MUNICIPALITY OF YORK, IS HEREBY
DECLARED BY THE SURVEYOR'S SIGNATURE.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SEE SITE PLAN

Lot Area: 8,397.35 sq. m.
Lot Coverage: 8.1%
(679.87 sq. m. includes:
existing house & verandahs,
existing shed, existing boathouse,
as built garage (2024),
as built carriage house (2024),
as built front entry addition (2024) and
proposed garage addition.)

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- WIT SURVEY MONUMENT PLANTED
- SSB WITNESS MONUMENT
- STANDARD IRON BAR
- SB SHORT STANDARD IRON BAR
- IB IRON BAR
- CC CUT CROSS
- NORTH, SOUTH, EAST, WEST
- OL/EW NORTH, SOUTH, EAST, WEST
- OL/EW R.A. GARDEN, D.L.S.
- 917 R.A. GARDEN, D.L.S.
- P PLAN 65R-9790
- AC AIR CONDITION
- BB BELL BOX
- BRP BREAKER PIPE
- FF FINISHED FLOOR
- CM GAS METER
- HYDRO BOX
- ME METER
- MP METAL POLE
- WHIP WOODEN HYDRO POLE
- O/H OVERHEAD
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONCRETE
- WOOD

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF BOUCHIER STREET AS SHOWN ON PLAN 65R-9790
HAVING A BEARING OF N 72°51'00" E.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF
GEORGINA BENCHMARK No. 001198103345, also known as 0018103345,
3345.8103345, 1033.5.

LOCATION

IRON PIPE BRASS CAP ON SOUTH SIDE OF BELLEVILLE-KESWICK ROAD,
14.8 M WEST OF CENTRE LINE OF SUTHERLAND-KESWICK ROAD, 14.8 WEST OF
CENTRE LINE OF GUILMBURY NORTH, 2.1 M NORTHEAST OF POST OFFICE,
41.1 M SOUTH OF CENTRE LINE OF ROAD, 1.8 M EAST OF FENCE, 4.6M WEST
OF A 35 CM MAPLE TREE, SLIGHTLY BELOW ROAD LEVEL.

ELEVATION

PUBLISHED ELEVATION = 242.110 metres.

UPDATE NOTE

PLAN UPDATED DECEMBER 2020 TO INDICATE LOCATION OF BOATHOUSE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON FEBRUARY 25, 2019.

DATE : MARCH 6, 2019

LES BLONCHON
ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED		ASSOCIATION OF ONTARIO	
ONTARIO LAND SURVEYORS		LAND	
750 GARDNER ROAD, SUITE 405 & 60		PLAN	
TORONTO, ONTARIO M3N 2Z4		FILE NAME : A1900033.DWG	
TEL: 416 749-5286/7864 FAX: 416 749-7866		PLOT SCALE : MET. 1=0.30	
E-MAIL: toronto@svwg.on.ca		PLOTTED :	
DRAWN : E. D.		UPDATED :	
CHECKED : L. R.		JOB No. : 190-0033	
REF. No. : 1-TOWN PLOT OF KESWICK		THESE	

NO.	DATE	REVISIONS

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT.

CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING.

DO NOT SCALE. REPORT DISCREPANCIES.



The architect noted above has exercised responsible control with respect to design activities as per the Ontario Building Code.

PAUL ROTH
ARCHITECT INC.

272 Riverside Drive Toronto M6S 4B2
T: 416 529-2118 E: paulrotharchitect@gmail.com
Certificate of Practice Number: 5059

PROJECT TITLE

Proposed

**Addition & Plumbing
For As Built
Detached Garage**

411 Bouchier Street, Georgina,
Keswick, Ontario

DRAWING TITLE

**Property Plan
(Reference Survey)**

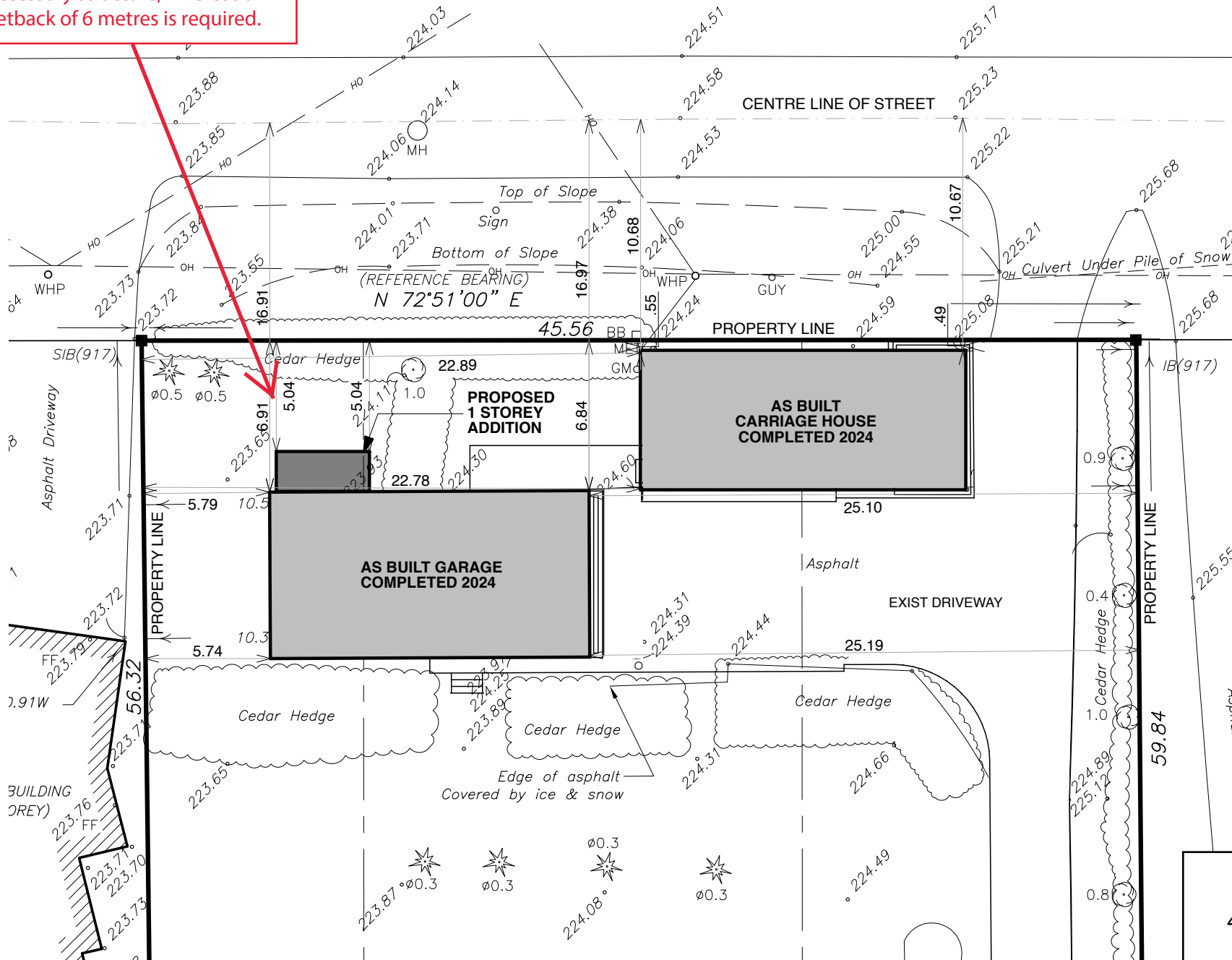
Attachment 2
MV-2025-0007
411 Bouchier Street
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BOUCHIER STREET

(TOWN PLOT OF KESWICK)

PIN 03497-0394 (LT)

Section 5.1 (d): To permit a front yard setback of 5 metres for an accessory structure, whereas a setback of 6 metres is required.



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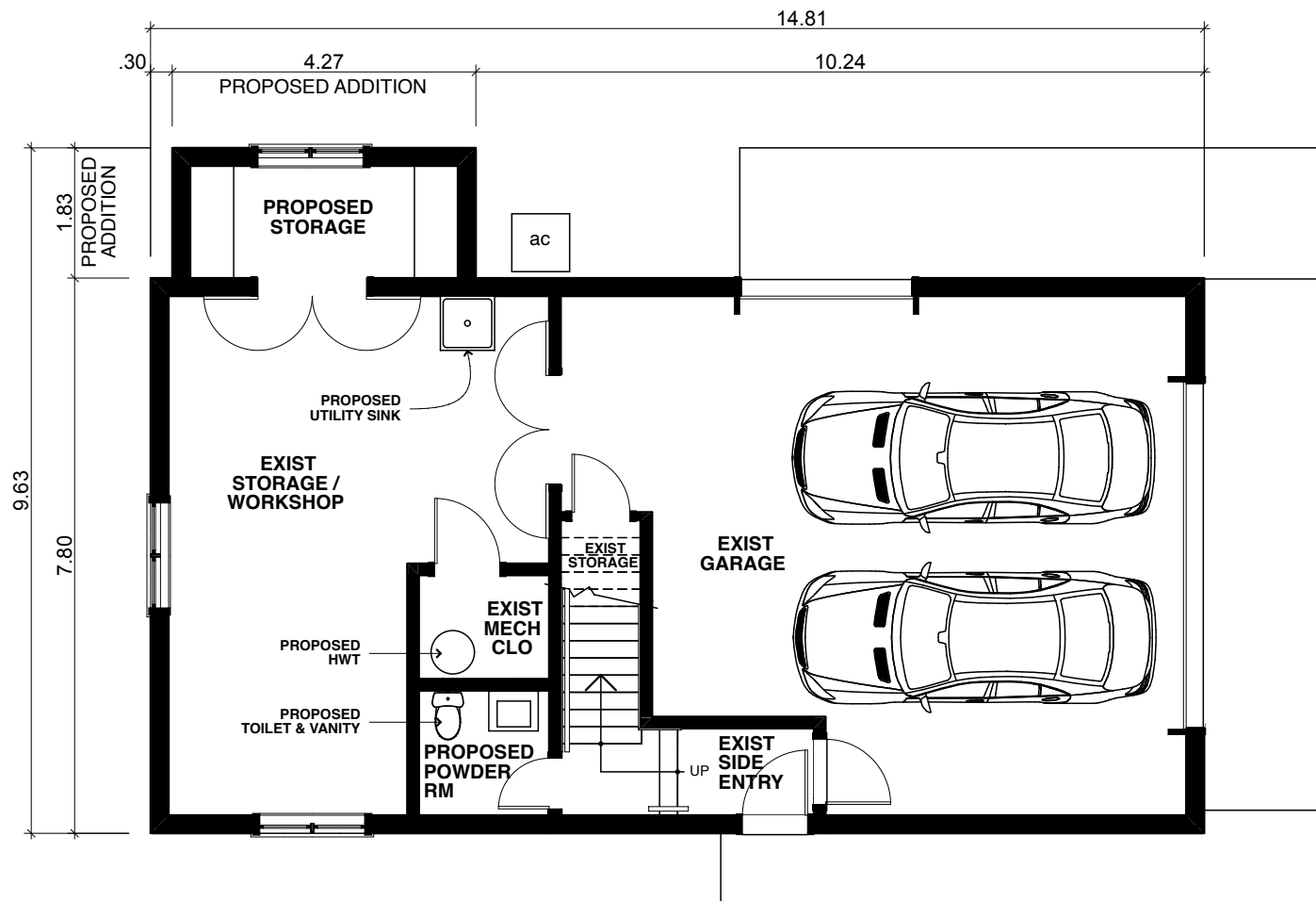
272 Riverside Drive Toronto M6S 4B2
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Certificate of Practice Number: 5059

PROJECT TITLE
Proposed
**Addition & Plumbing
For As Built
Detached Garage**

411 Bouchier Street, Georgina,
Keswick, Ontario

DRAWING TITLE
Site Plan

Attachment 2
MV-2025-0007
411 Bouchier Street
Page 2 of 6



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PROJECT TITLE

Proposed

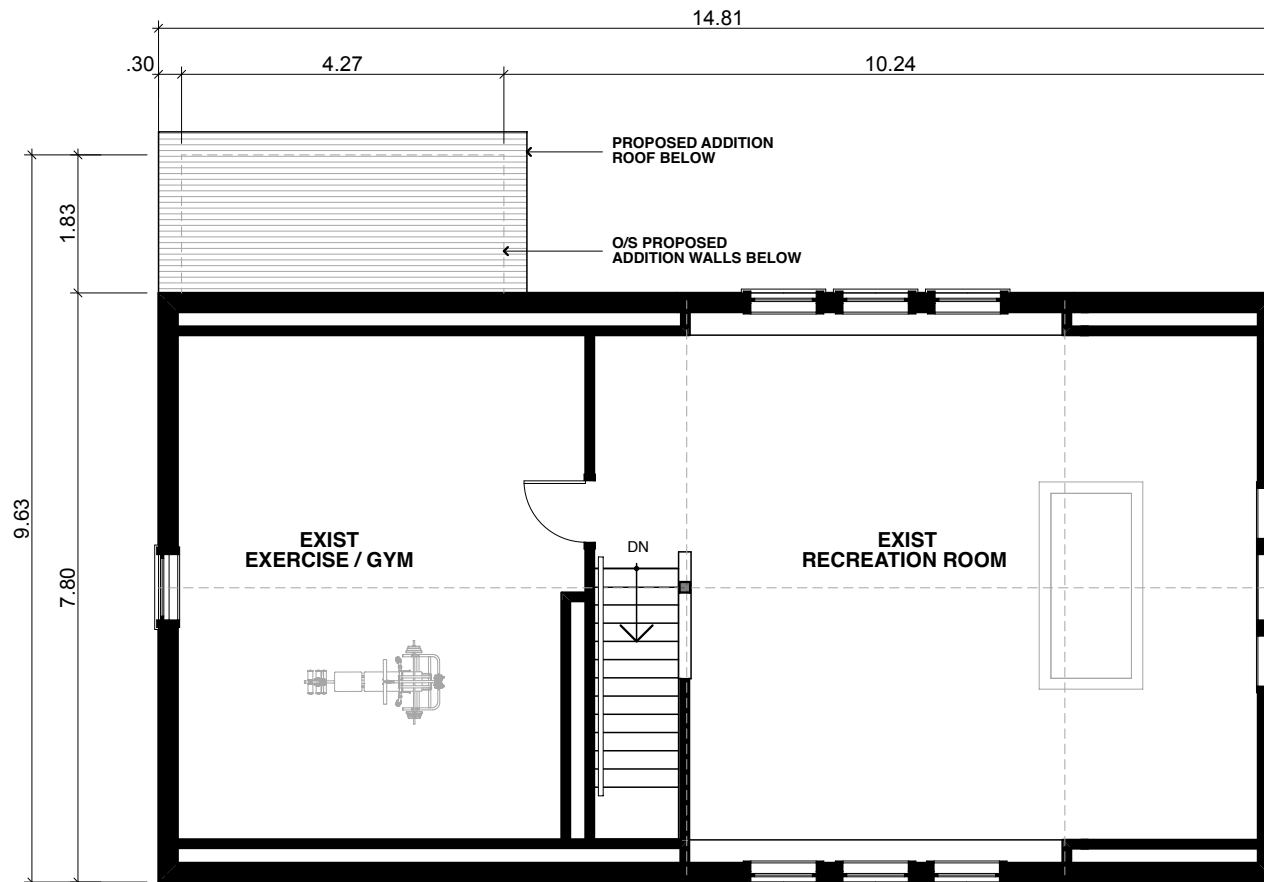
**Addition & Plumbing
For As Built
Detached Garage**

411 Bouchier Street, Georgina,
Keswick, Ontario

DRAWING TITLE

Ground Floor Plan

Attachment 2
MV-2025-0007
411 Bouchier Street
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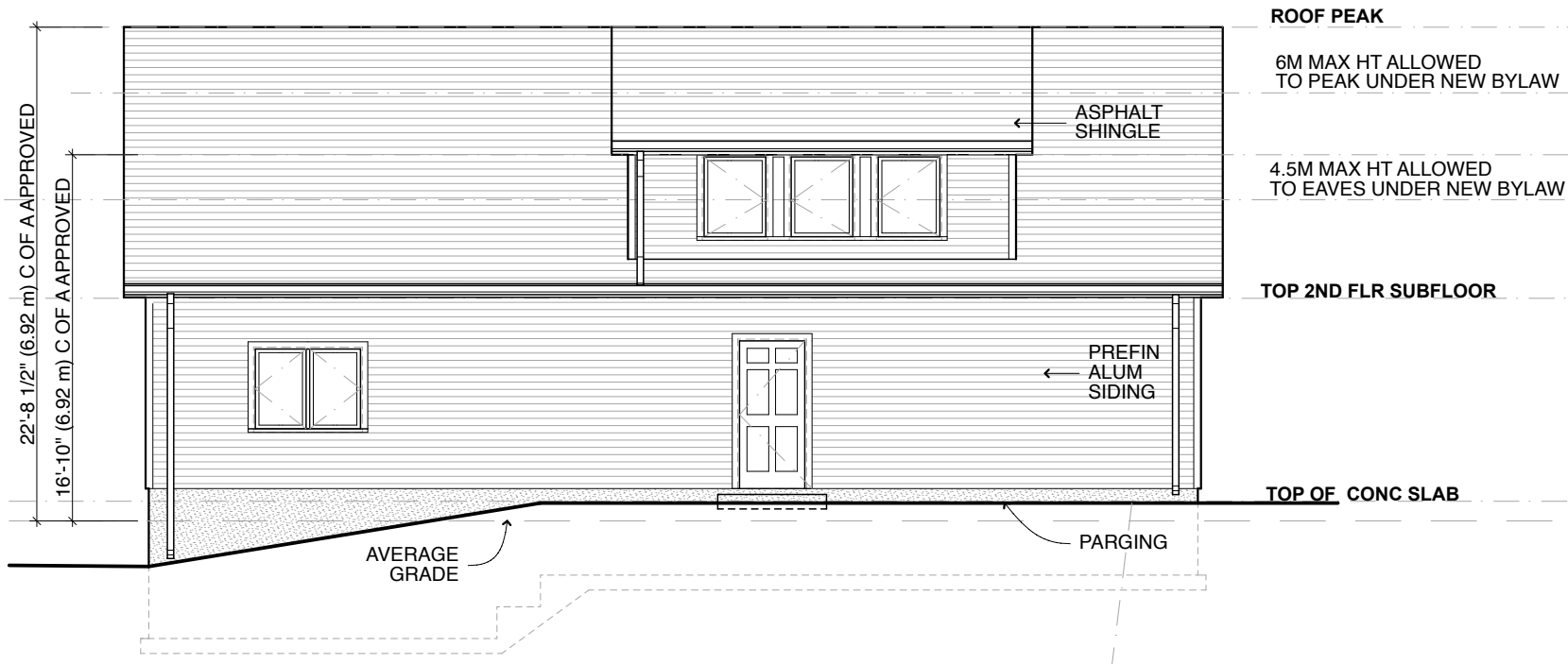
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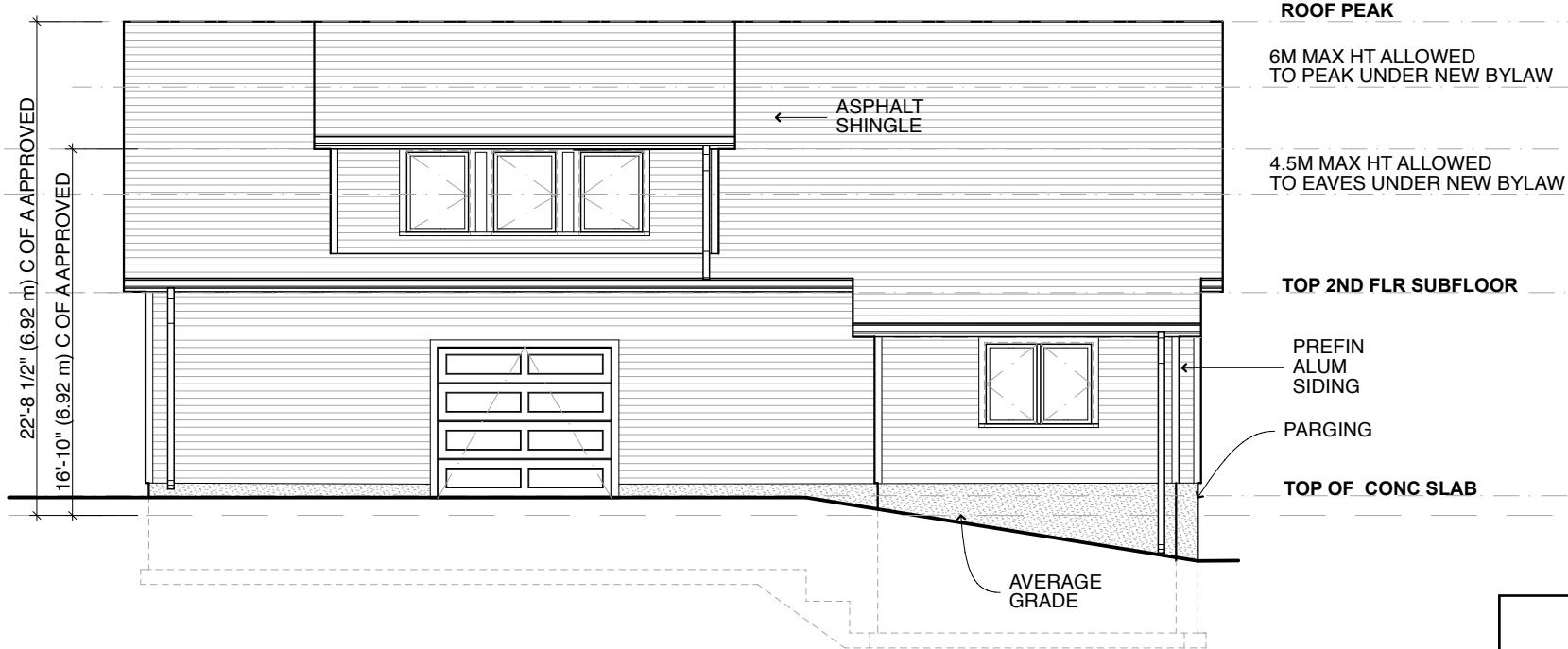
272 Riverside Drive Toronto M6S 4B2
T: 416 529-2118 E: paulrotharchitect@gmail.com
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PROJECT TITLE
Proposed
**Addition & Plumbing
For As Built
Detached Garage**
411 Bouchier Street, Georgina,
Keswick, Ontario

DRAWING TITLE
Second Floor Plan



EXISTING SOUTH ELEVATION (no changes)



NORTH ELEVATION

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PROJECT TITLE
Proposed
**Addition & Plumbing
For As Built
Detached Garage**
411 Bouchier Street, Georgina,
Keswick, Ontario

DRAWING TITLE
**South & North
Elevations**

DATE: April 26, 2025 DRAWING NO.

ROOF PEAK

6M MAX HT ALLOWED
TO PEAK UNDER NEW BYLAW

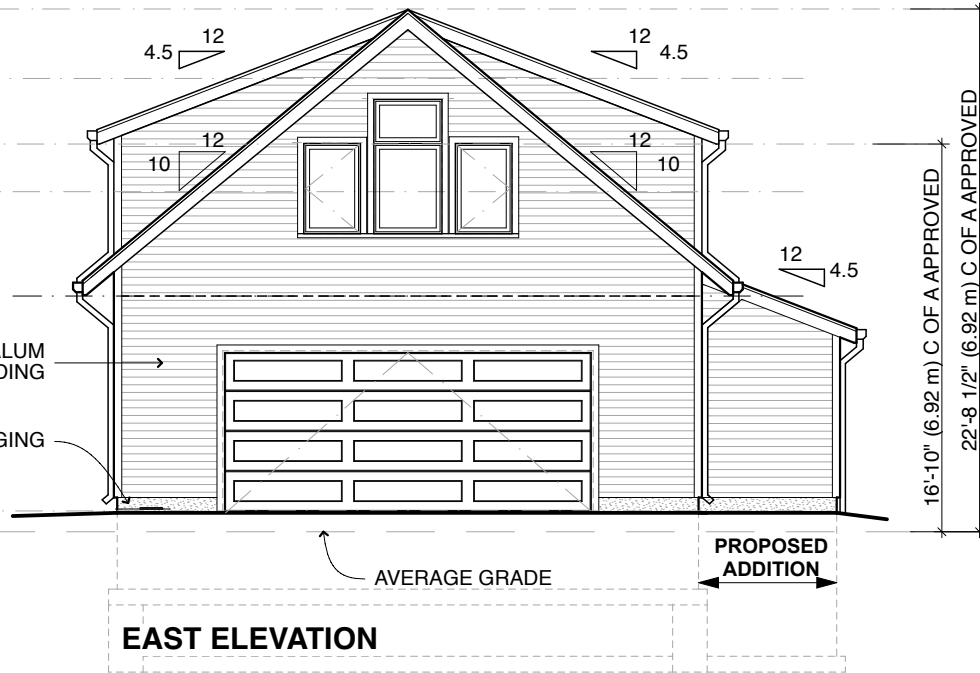
4.5M MAX HT ALLOWED
TO EAVES UNDER NEW BYLAW

TOP 2ND FLR SUBFLOOR

PREFIN ALUM
SIDING

PARGING

TOP OF CONC SLAB



EAST ELEVATION

ROOF PEAK

6M MAX HT ALLOWED
TO PEAK UNDER NEW BYLAW

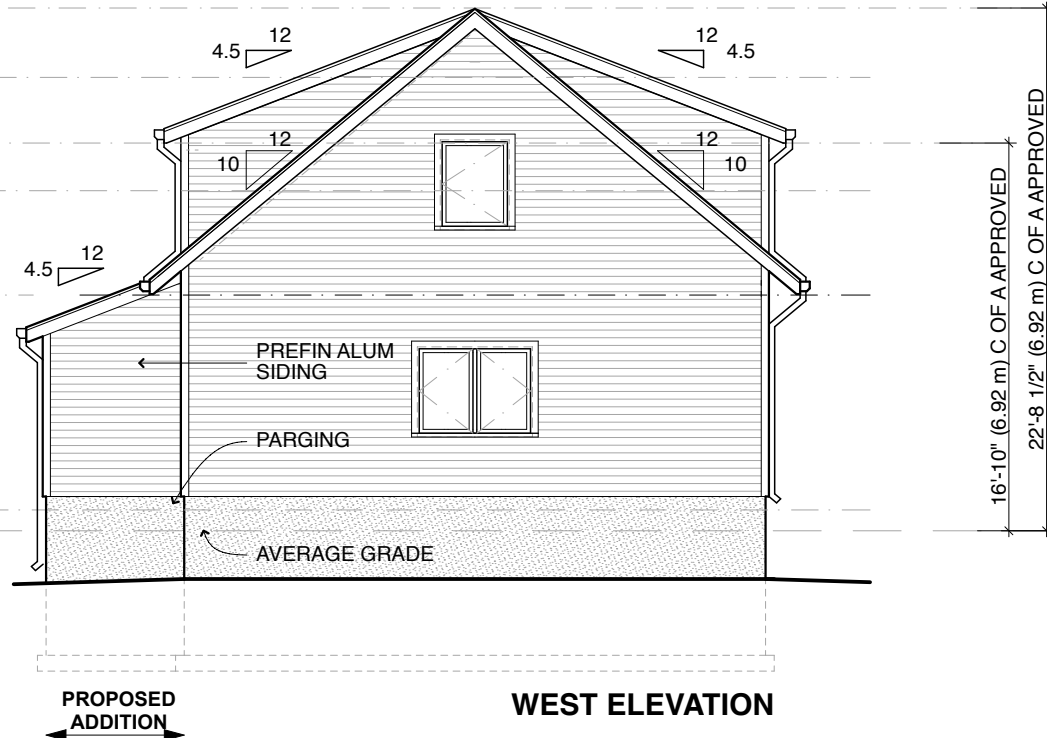
4.5M MAX HT ALLOWED
TO EAVES UNDER NEW BYLAW

TOP 2ND FLR SUBFLOOR

PREFIN ALUM
SIDING

PARGING

TOP OF CONC SLAB



WEST ELEVATION

NO.	DATE	REVISIONS

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PROJECT TITLE

Proposed

**Addition & Plumbing
For As Built
Detached Garage**

411 Bouchier Street, Georgina,
Keswick, Ontario

DRAWING TITLE

**East & West
Elevations**

DATE: April 26, 2025

DRAWING NO.

Attachment 2
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411 Bouchier Street
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Site Photos

411 Bouchier Street
Facing West



411 Bouchier Street
Facing West



411 Bouchier Street
Facing West



411 Bouchier Street
Facing East



411 Bouchier Street
Facing South



411 Bouchier Street
Facing West



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
Ashwin Kannuthurai, Junior Development Inspector
Laura Taylor, Operations Administrative Assistant

Date: May 14th, 2025

Re: MINOR VARIANCE MV-2025-0007
411 Bouchier Street
TOWN PLOT LOT 9 PT LOTS 8 AND 10 PT RESERVE PT
BLK D PT WATER LOT RP 65R9790 PART 3
Roll No.: 120-463

The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0007:

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 checklist**, 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 will 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.