

**LOCATION MAP**

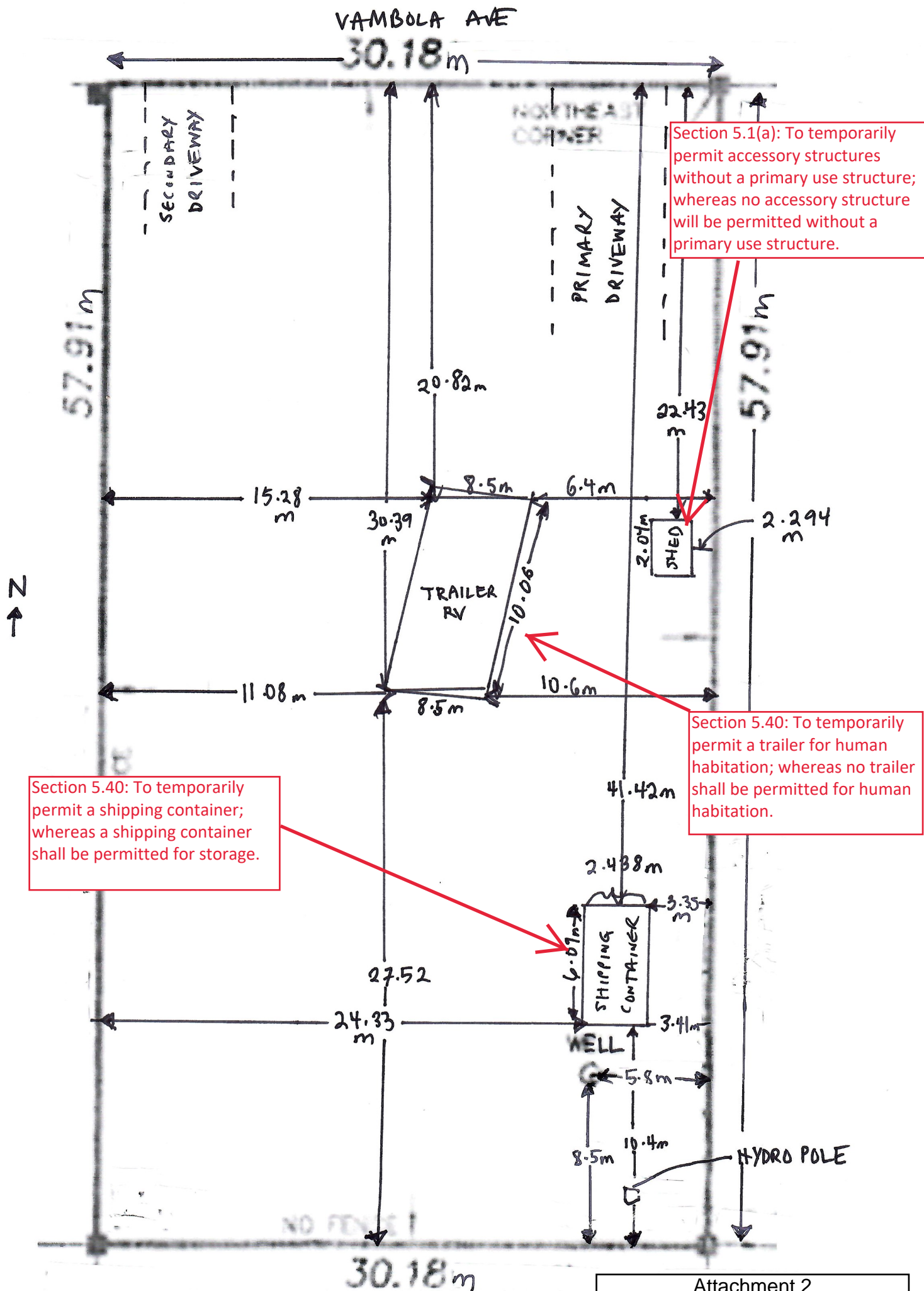


**SUBJECT LAND**

0 5 10 20 Meters

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# Site Photos

S/S Vambola Avenue  
Facing South



S/S Vambola Avenue  
Facing South





S/S Vambola Avenue  
Facing North



S/S Vambola Avenue  
Facing East





S/S Vambola Avenue  
Facing North



S/S Vambola Avenue  
Facing East





## Consolidated Comments for MV-2025-0009- S/S Vambola Ave.

Department/Agency	Date Received	Response:	
Building Division	June 13, 2025	If the sewage from the trailer is to be disposed of on site a private sewage disposal system compliant with the Ontario Building Code will be required.	
Building/Plumbing Inspector			
Clerks Division			
Community Services			
Development Engineering	June 24, 2025	See Attached	
Economic Development			
Georgina Fire Department	June 18, 2025	No Objections	
Municipal Law	June 6, 2025	Vambola minor variance is a result of enforcement action after receiving a complaint	
Operations & Infrastructure	June 23, 2025	No Objections or Concerns	
Planning Policy	June 20, 2025	No comments	
Tax & Revenue	June 7, 2025	No Tax concerns	
Bell Canada			
Bell Canada			
Canada Post Corporation (CPC)			
Chippewas of Georgina			
C.N. Business Development & Real Estate			
Enbridge Gas			
Hydro One			
Lake Simcoe Region Conservation Authority (LSRCA)	June 17, 2025	See Attached	
Ministry of the Environment			
Ministry of Health and Long-term Care			
Ministry of Municipal Affairs & Housing			
Ministry of Transportation	June 9, 2025	No comments or concerns	
Monavenir Catholic School Board			
MPAC			
Ontario Power Generation			
Rogers			



Consolidated Comments for MV-2025-0009- S/S Vambola Ave.

Southlake Regional Health Centre		
York Catholic Separate District School Board	June 6, 2025	No comments or objections
York Region - Community Planning & Development Services	June 11, 2025	No comment
York Region District School Board	June 9, 2025	No comments or concerns
York Regional Police		



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

June 17, 2025

**Municipal File No.: MV-2025-0009**  
**LSRCA File No.: VA-213934-060925**

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

Dear Ms. Flatt,

**Re: Application for Minor Variance**  
**S/S Vambola Avenue**  
**Town of Georgina**  
**Owner/Applicant: Kaarel, Svetlana and Karen Parn**

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 place a trailer for residential purposes, a shipping container and accessory structure on the subject property for a temporary use. The Applicant/Owner is seeking relief from the following sections of the Town of Georgina Zoning By-law No. 500, as amended:

- **Section 5.1(a)** which does not permit an accessory structure without a primary use structure, whereas the proposal is requesting to temporarily permit an accessory structure without a primary use structure;
- **Section 5.40** which does not permit a trailer for human habitation, whereas the proposal is requesting to temporarily permit a trailer for human habitation;
- **Section 5.40** which does not permit a shipping container, whereas the proposal is requesting to temporarily permit a shipping container for storage.

**Documents Received and Reviewed by Staff**

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

- Agency Circulation (dated June 6, 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 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 this application for Minor Variance. It is recommended that any approval of this application be subject to the following conditions:

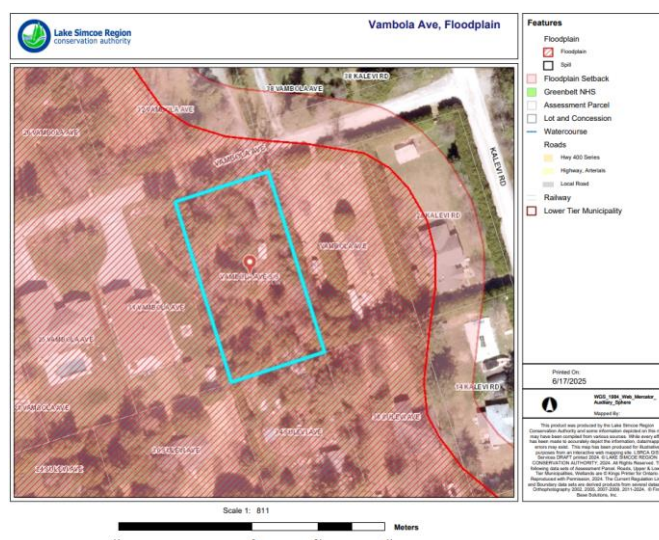
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536;
- That the Applicant/Owner successfully obtain a permit or written clearance from the LSRCA.

### **Site Characteristics**

The subject land is approximately 0.17 hectares (0.43 acres) in area and is located south of Vambola Avenue within the Town of Georgina. The subject land is currently zoned 'Site Specific Residential (R1) Zone' per the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is entirely regulated by the LSRCA under Ontario Regulation 41/24 for regulatory floodplain. Please see a detailed regulatory map below.
- The subject property is within a Significant Groundwater Recharge Area (SGRA).
- 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). Based

on the information submitted as part of this application, the proposal is consistent with 5.2 of the PPS as the proposed trailer will be on wheels and can be moved in the event of a flood and the other structures are temporary. No development or site alteration is proposed to utilize the temporary structures.

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. Please contact LSRCA Regulations staff to confirm if a permit will be required for the temporary structures.

#### **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 the subject site. A permit or written clearance from the LSRCA will be required;
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/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](mailto: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  
Monika Saddler, Planner  
Cory Repath, Sr. Development Inspector  
Ashwin Kannuthurai, Junior Development Inspector  
Laura Taylor, Operations Administrative Assistant

**Date:** June 20<sup>th</sup>, 2025

**Re:** MINOR VARIANCE MV-2025-0009  
S/S Vambola Avenue, Georgina  
Plan 544 Lot 121  
Roll No.: 021-141

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The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0009:

1. Property has no sanitary or septic services for wastewater treatment, how will sanitary waste be managed?
2. Property has no municipal Address for emergency services. How will they respond in an emergency?
3. An SAEP (Site Alteration and Entrance Permit) will be required and entrance should be constructed with a culvert according to rural entrance design Drawing GR-9 Rural Entrances.
4. 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).
5. 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](mailto:engineering2@georgina.ca) to fulfill your conditions, or if you have any questions or concerns, please email [ssial@georgina.ca](mailto:ssial@georgina.ca).