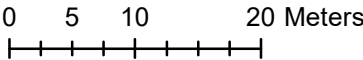
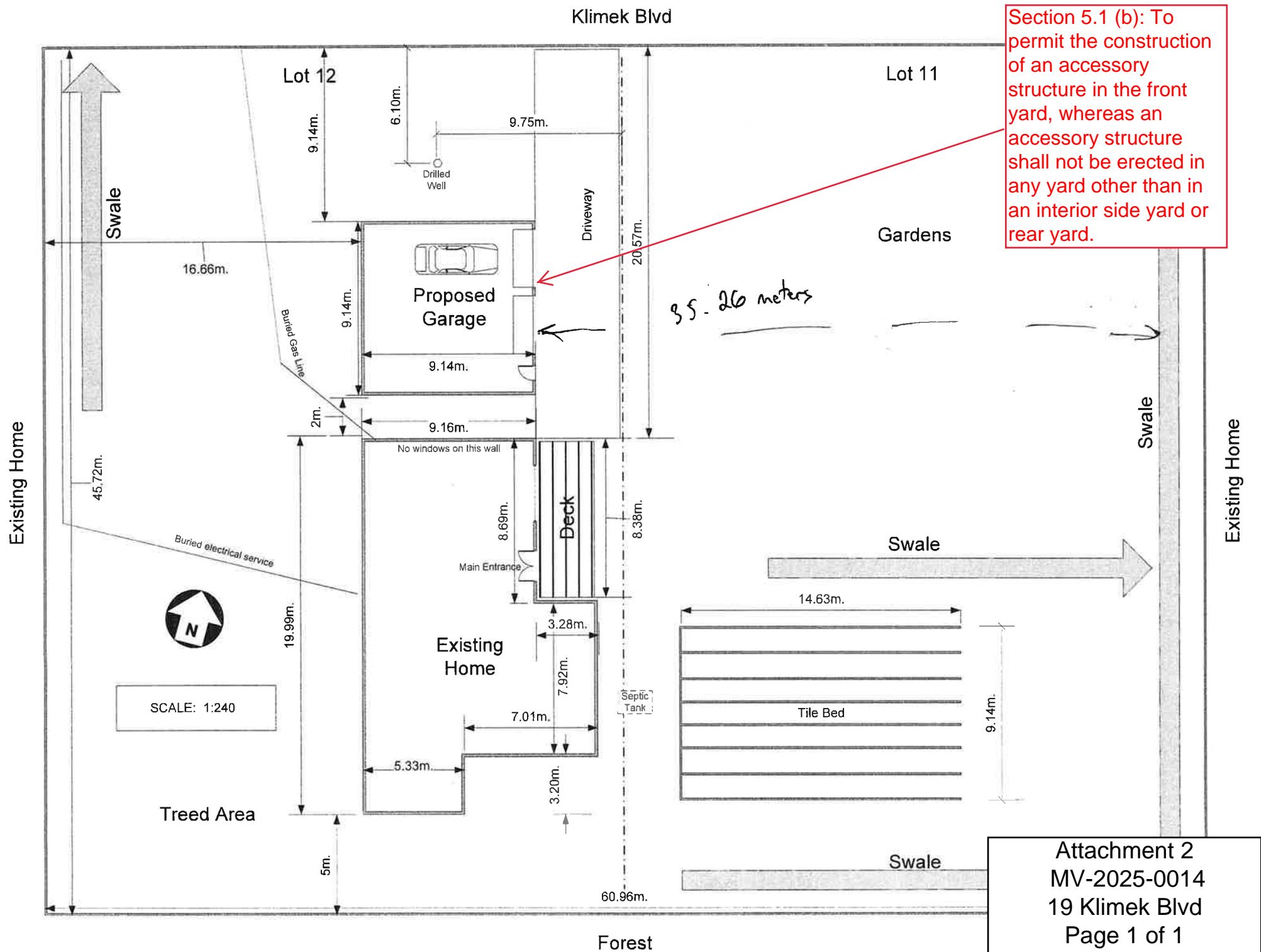


**LOCATION MAP**



**SUBJECT LAND**





# Site Photos

19 Klimek Blvd  
Facing South



19 Klimek Blvd  
Facing South



19 Klimek Blvd  
Facing South



19 Klimek Blvd  
Facing West



19 Klimek Blvd  
Facing East



19 Klimek Blvd  
Facing North



**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

**Date:** July 24<sup>th</sup>, 2025

**Re:** MINOR VARIANCE MV-2025-0014  
19 Klimek Blvd  
PLAN 495 LOTS 11 & 12  
Roll No.: 051-652

---

The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0014:

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](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).



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

July 29, 2025

**Municipal File No.: MV-2025-0014**  
**LSRCA File No.: VA-211892-070225**

**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**  
**19 Klimek Boulevard**  
**Town of Georgina**  
**Owner/Applicant: James RD White and Ursula Pelletier-White**

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 a detached garage. The Applicant/Owner is seeking relief from the following section of the Town of Georgina Zoning By-law Number 500, as amended:

- Section 5.1(b) of the By-law which does not permit an accessory structure to be erected in any yard other than in an interior side yard or rear yard, whereas the proposal is requesting to erect an accessory structure in the front yard.

**Documents Received and Reviewed by Staff**

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

- Agency Circulation
- Site Plan Drawing

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 Minor Variance. It is recommended that any approval of this application be subject to the following conditions:

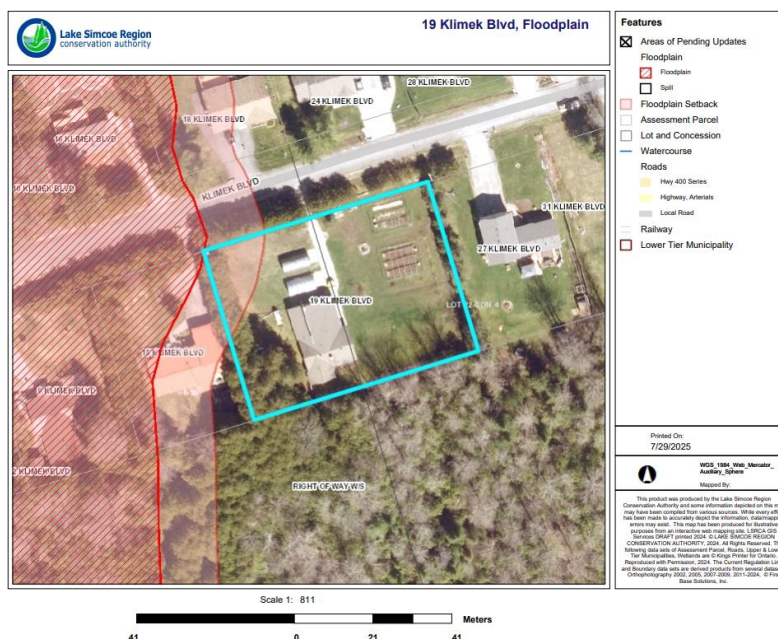
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536;
- That the Applicant/Owner obtain a permit or written clearance from the LSRCA.

## Site Characteristics

The subject land is approximately 0.28 hectares (0.69 acres) in area and is located south of Klimek Boulevard within the Town of Georgina. The subject land is currently zoned 'Residential (R)' per the Town of Georgina Zoning By-law Number 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for regulatory floodplain setback. Please see a detailed regulatory map below.
- 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 located outside of hazardous lands and is therefore 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. A permit from the LSRCA is required prior to any development or site alteration within the regulated area.

#### **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 or written clearance 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 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](mailto:j.lim@lsrca.on.ca)).

Sincerely,



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