

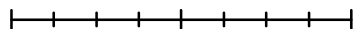
LOCATION MAP

N



SUBJECT LAND

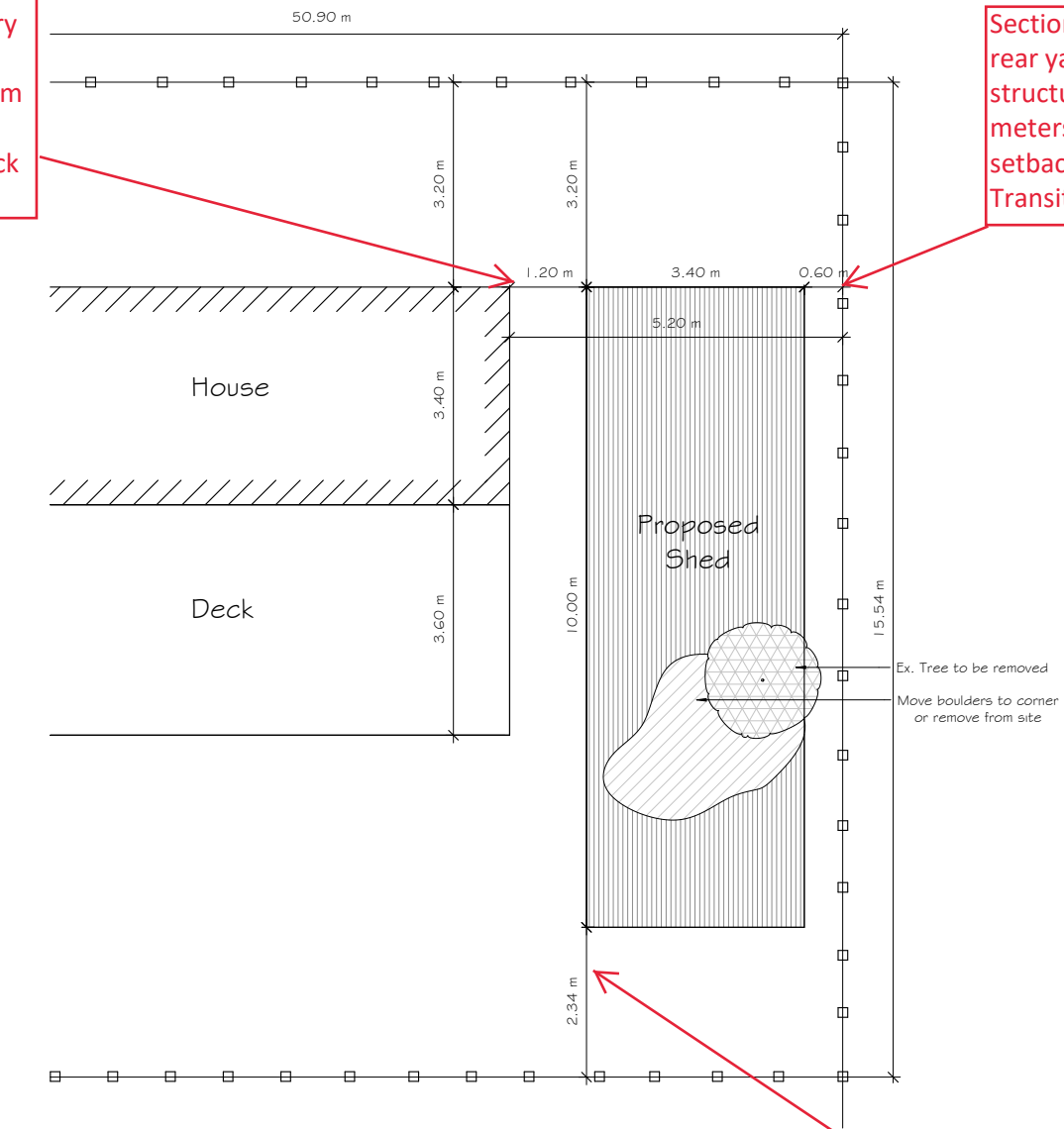
0 4.5 9 18 Meters



Attachment 1
MV-2026-0001
259 Lake Drive North
Page 1 of 1

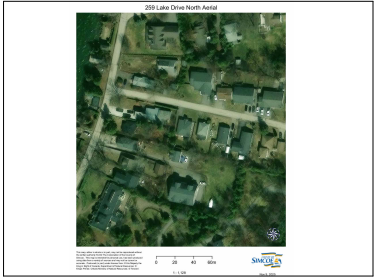
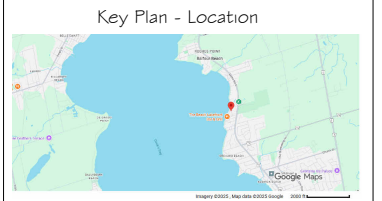
Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.2 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.

Section 6.1 (e) : To permit a minimum rear yard setback for an accessory structure in the Transitional Zone of 0.6 metres, whereas a minimum rear yard setback for an accessory structure in the Transitional Zone of 7 metres is required



Minor Variance Sketch
1 : 50

Section 5.1 (d): To permit an interior side yard setback of 2.3 metres for an accessory structure, whereas an interior side yard setback of 3 metres is required.



Legend

□ □ □ □	Fence Line / Property Line
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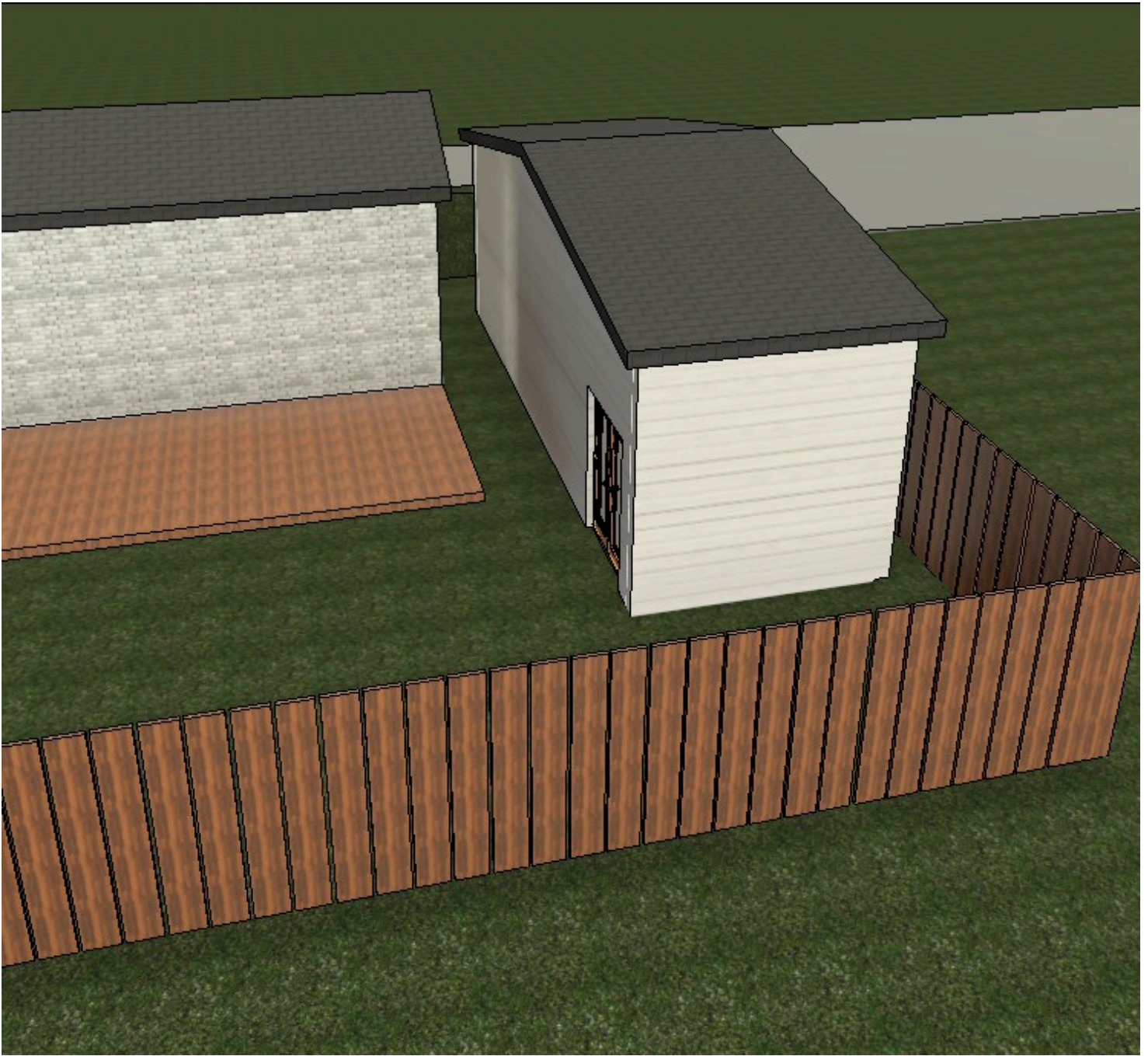
No.	Description	Date



Les Jagoda, MCIP RPP CET
Planner / Landscape
Architectural Intern
62 Bayshore Rd., Haliburton ON K0M 1S0
705.457.5016
ljagoda22@gmail.com

Project Name	Minor Variance
Date	November 14, 2025
Drawn by	MW
Checked by	LJ
Minor Variance Sketch	
Scale	1

-01-21 6:07:37 PM



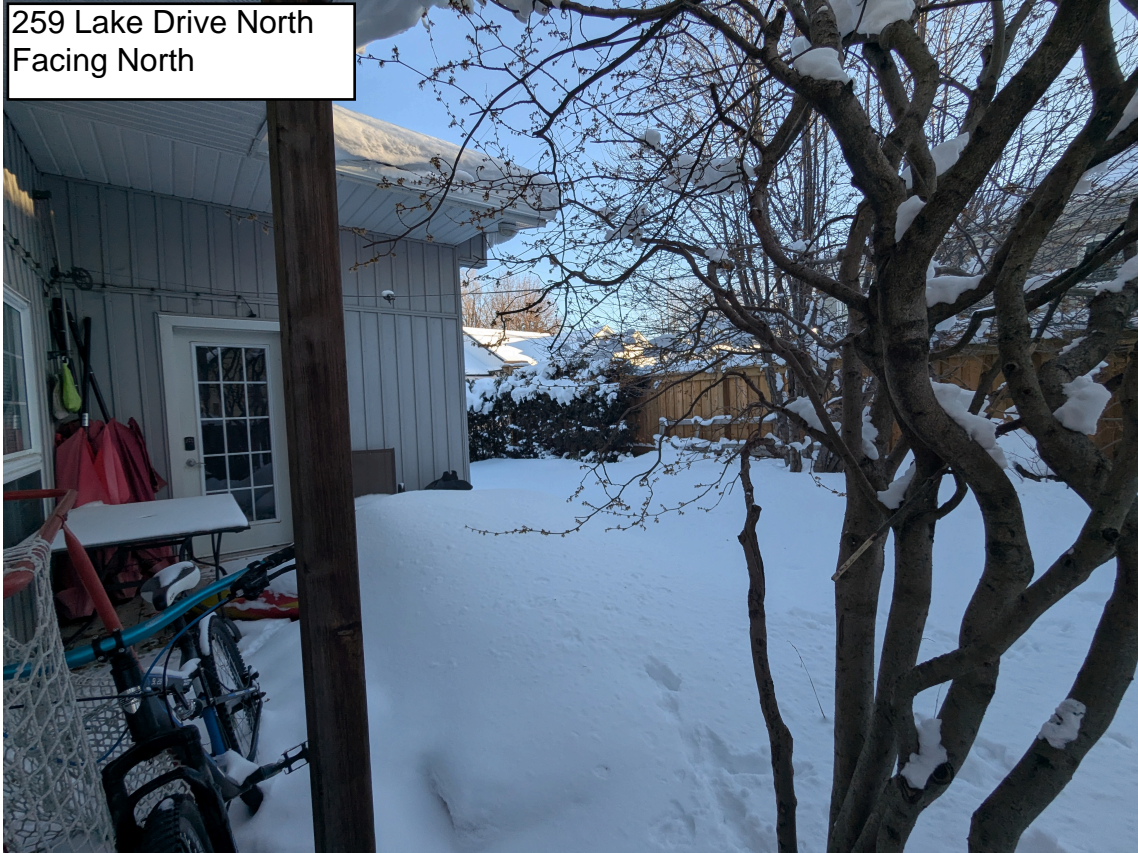


Site Photos

259 Lake Drive North
Facing East



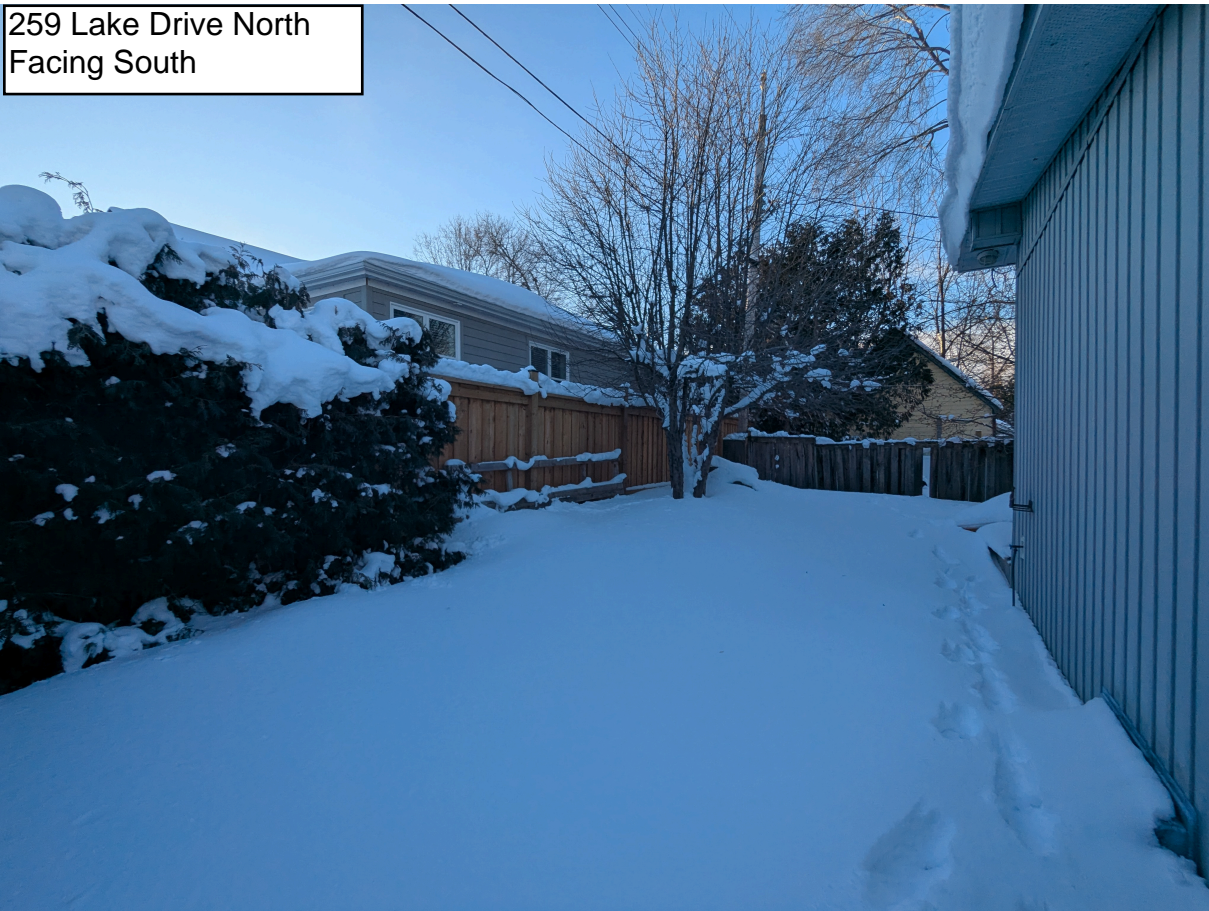
259 Lake Drive North
Facing North



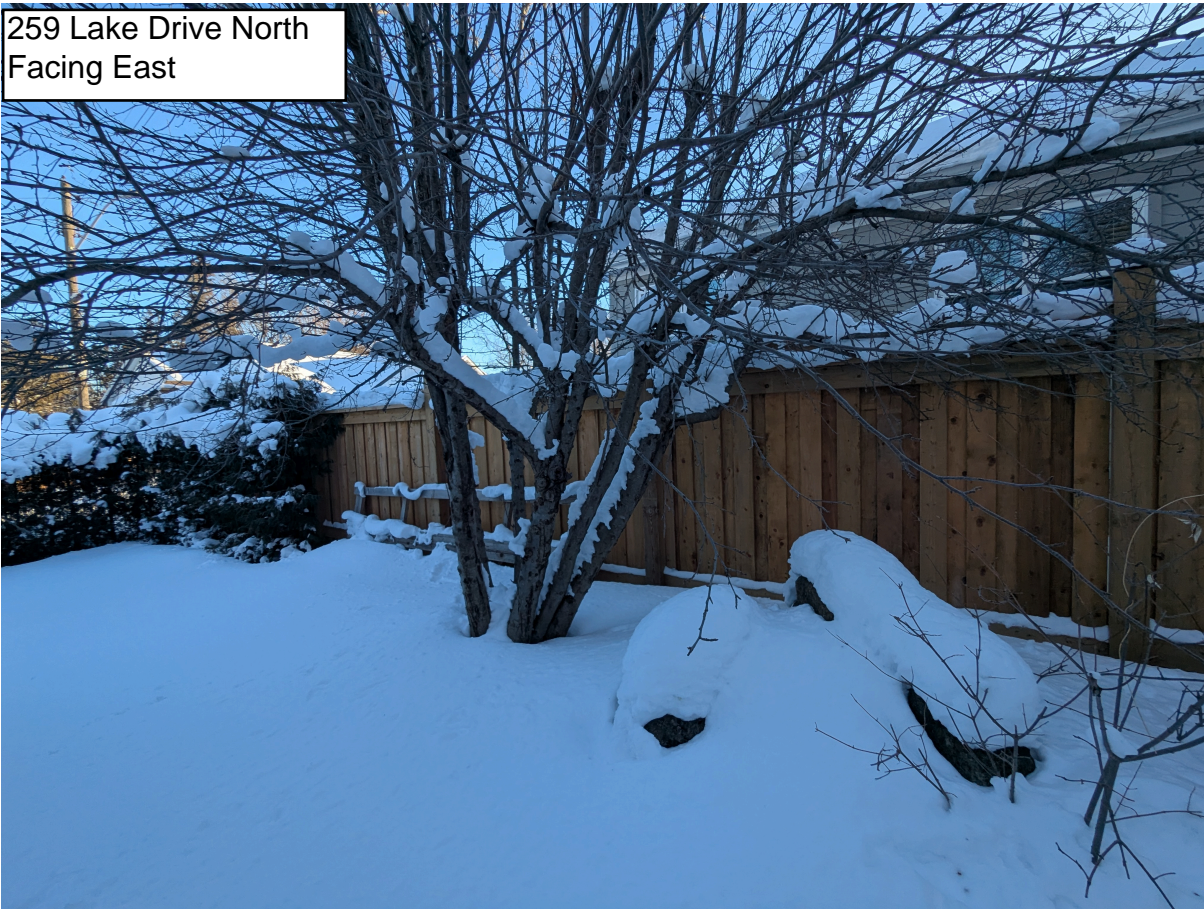
259 Lake Drive North
Facing North



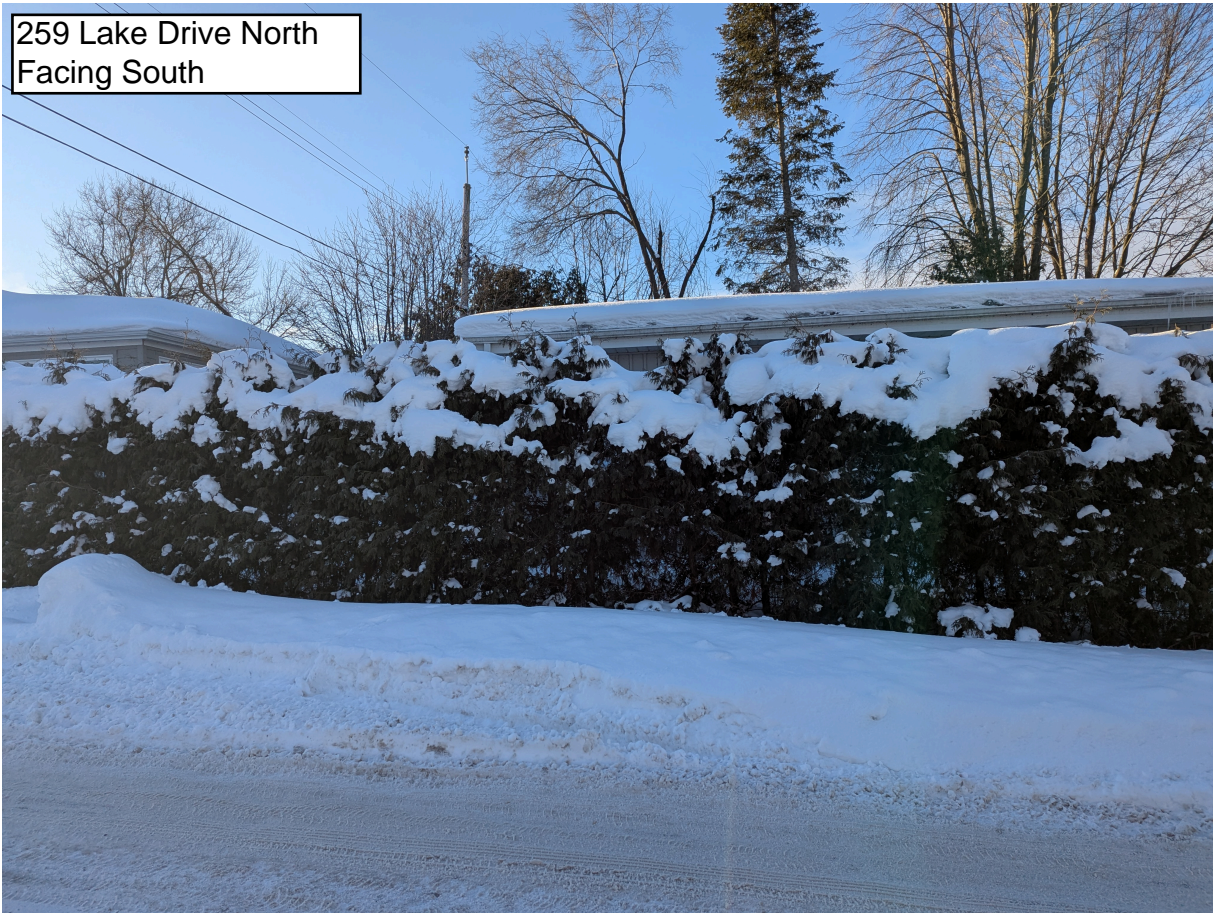
259 Lake Drive North
Facing South



259 Lake Drive North
Facing East



259 Lake Drive North
Facing South





Sent via e-mail: bflatt@georgina.ca

March 19, 2026

Municipal File No.: MV-2026-0001
LSRCA File No.: VA-145433-030126

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
259 Lake Drive North
Town of Georgina
Owner: Reuban Moitra and Tammy Holwell
Applicant: Lakeland Associates Ltd. (c/o Les Jagoda)

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 500, as amended:

- **Section 5.1 (b)** which requires a minimum setback of 2.0 metres from the existing dwelling for an accessory structure, whereas the proposal is requesting a setback of 1.2 metres;
- **Section 6.1 (e)** which requires a minimum rear yard setback of 7 metres for an accessory structure in the Transitional Zone, whereas the proposal is requesting a rear yard setback of 0.6 metres;
- **Section 5.1 (d)** which requires an interior side yard setback of 3 metres, whereas the proposal is requesting an interior side yard setback of 2.3 metres.

Documents Received and Reviewed by Staff

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

- Notice of Hearing (dated February 27, 2026)
- Site Plan prepared by Lakeland Associates Ltd. (dated November 14, 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, 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:

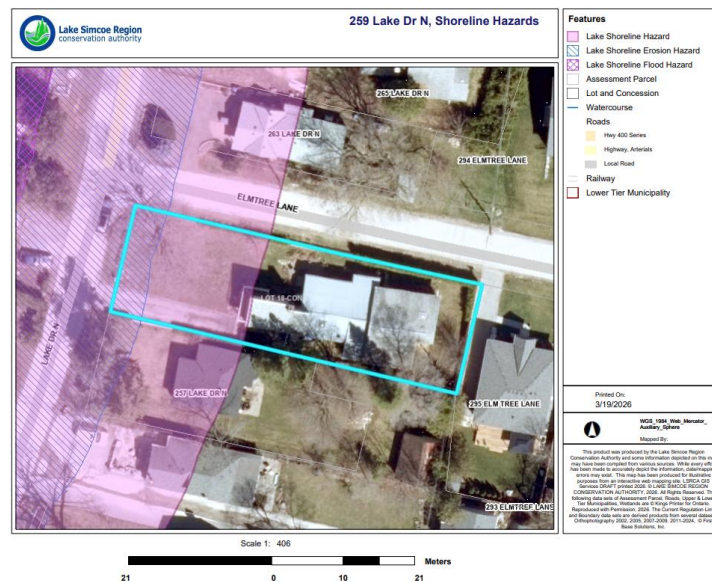
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 0.08 hectares (0.20 acres) in area and is located east of Lake Drive North and south of Elmtree Lane within the Town of Georgina. The subject land is currently zoned ‘Transitional (T)’ and ‘Residential (R)’ per the Town of Georgina Zoning By-law 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for shoreline erosion hazards. Please see a detailed regulatory map below.



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 (erosion hazard area). 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. It appears that the proposed development is not located within the regulated area, therefore a permit from the LSRCA is not required at this time.

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 is not required at this time;
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 Flatt, Secretary-Treasurer - Committee of Adjustments

From: Manish Kaushal, Supervisor of Development Engineering

cc: Mike Lampietro, Manager of Development Engineering
Monika Saddler, Planner
Saleem Sial, Senior Development Engineering Technologist
Cory Repath, Senior Development Inspector
Michelle Gunn, Development Engineering Clerk

Date: March 23, 2026

Re: MINOR VARIANCE MV-2026-001
259 Lake Drive North NORTH GWILLIMBURY
CON 2 PT; LOT 18 PLAN 77 LOT 19 PT LOT; 18 Roll No.: 098-037

The Development Engineering Division has the following comments for Minor Variance Application No. MV-2026-0001 to permit an accessory structure:

1. No objections
2. Site Alteration and Entrance Permit will be required for the proposed construction.