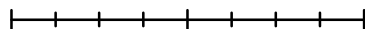


# LOCATION MAP



**SUBJECT LAND**

0 3.5 7 14 Meters

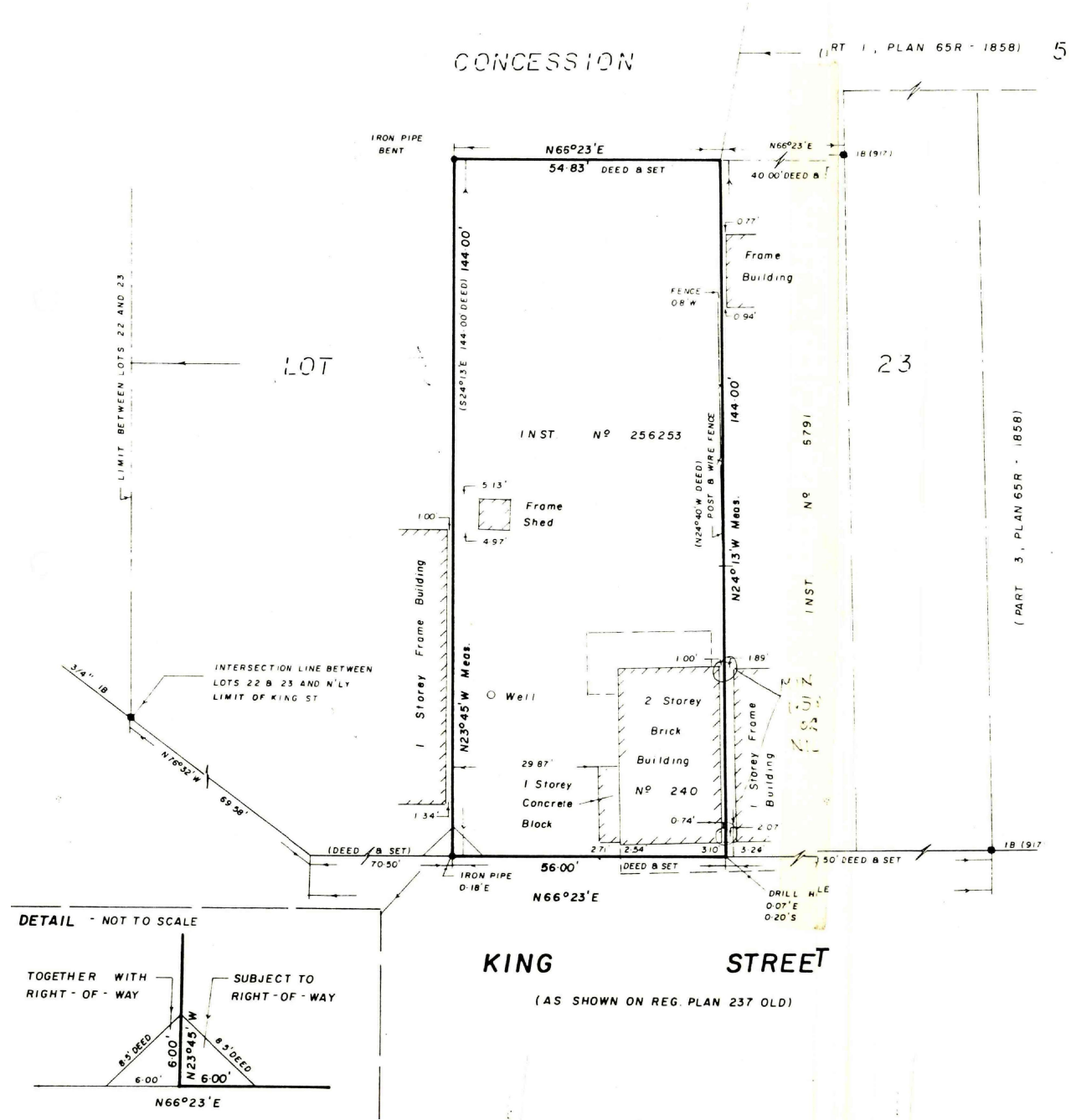
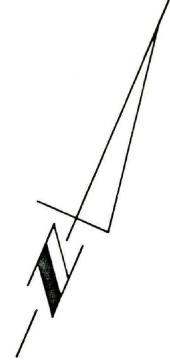


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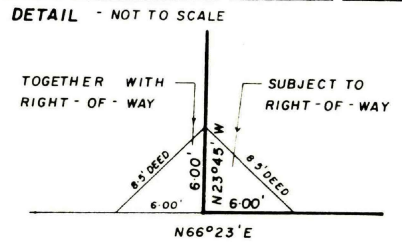
Attachment 1  
MV-2025-0026  
242 Pefferlaw Road  
Page 1 of 1

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**PLAN OF SURVEY**  
OF LOCATION OF BUILDINGS  
ON PART OF LOT 23, CONCESSION 5  
**TOWNSHIP OF GEORGINA**  
REGIONAL MUNICIPALITY OF YORK  
(FORMERLY TOWNSHIP OF GEORGINA, COUNTY OF YORK)  
SCALE · 1" = 20'

*H. F. Grand*  
ONTARIO LAND SURVEYOR  
APRIL 26, 1983



Attachment 2  
MV-2025-0026  
242 Pepperlaw Road  
Page 1 of 1

# Site Photos

242 Pefferlaw Road  
Facing North



242 Pefferlaw Road  
Facing North



242 Pepperlaw Road  
Facing North



242 Pepperlaw Road  
Facing East



242 Pepperlaw Road  
Facing East



242 Pepperlaw Road  
Facing North





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

February 11, 2026

**Municipal File No.: MV-2025-0026**  
**LSRCA File No.: VA-212771-012726**

**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**  
**242 Pefferlaw Road**  
**Town of Georgina**  
**Owner/Applicant: 2495296 Ontario Ltd. (c/o Greg Neely)**

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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 a single detached dwelling in the existing commercial building. The Applicant/Owner is seeking relief from the following section of the Town of Georgina Zoning By-law 500, as amended:

- **Section 14.1** of the By-law which states the only residential use is one dwelling unit above the first-storey or within the rear of a non-residential building other than a mechanical garage.

**Documents Received and Reviewed by Staff**

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

- Notice of Hearing (dated January 26, 2026)

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:

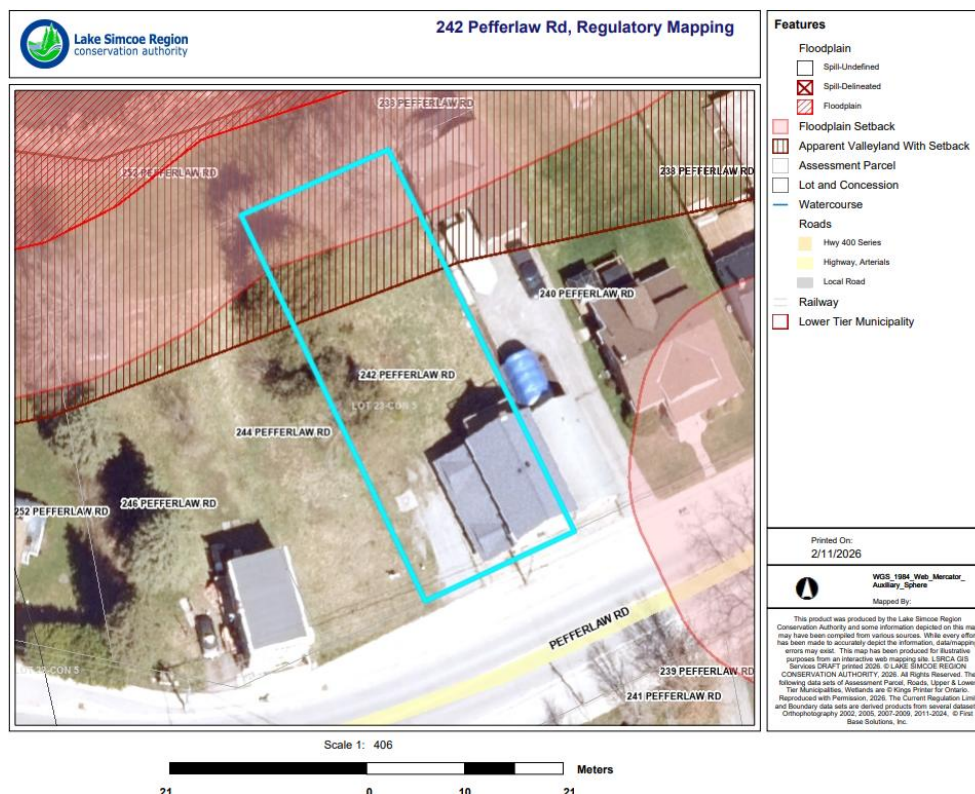
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

**Site Characteristics**

The subject land is approximately 0.07 hectares (0.18 acres) in area and is located northwest of Pefferlaw Road within the Town of Georgina. The subject land is currently zoned ‘Site-Specific General Commercial (C1-1)’ 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 regulatory floodplain and steep slopes/unstable soils associated with apparent valley lands. 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, erosion

hazard area). Based on the information submitted as part of this application, the proposal is located outside of the 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. 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*.

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

Sincerely,



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