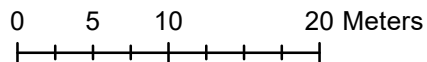


LOCATION MAP



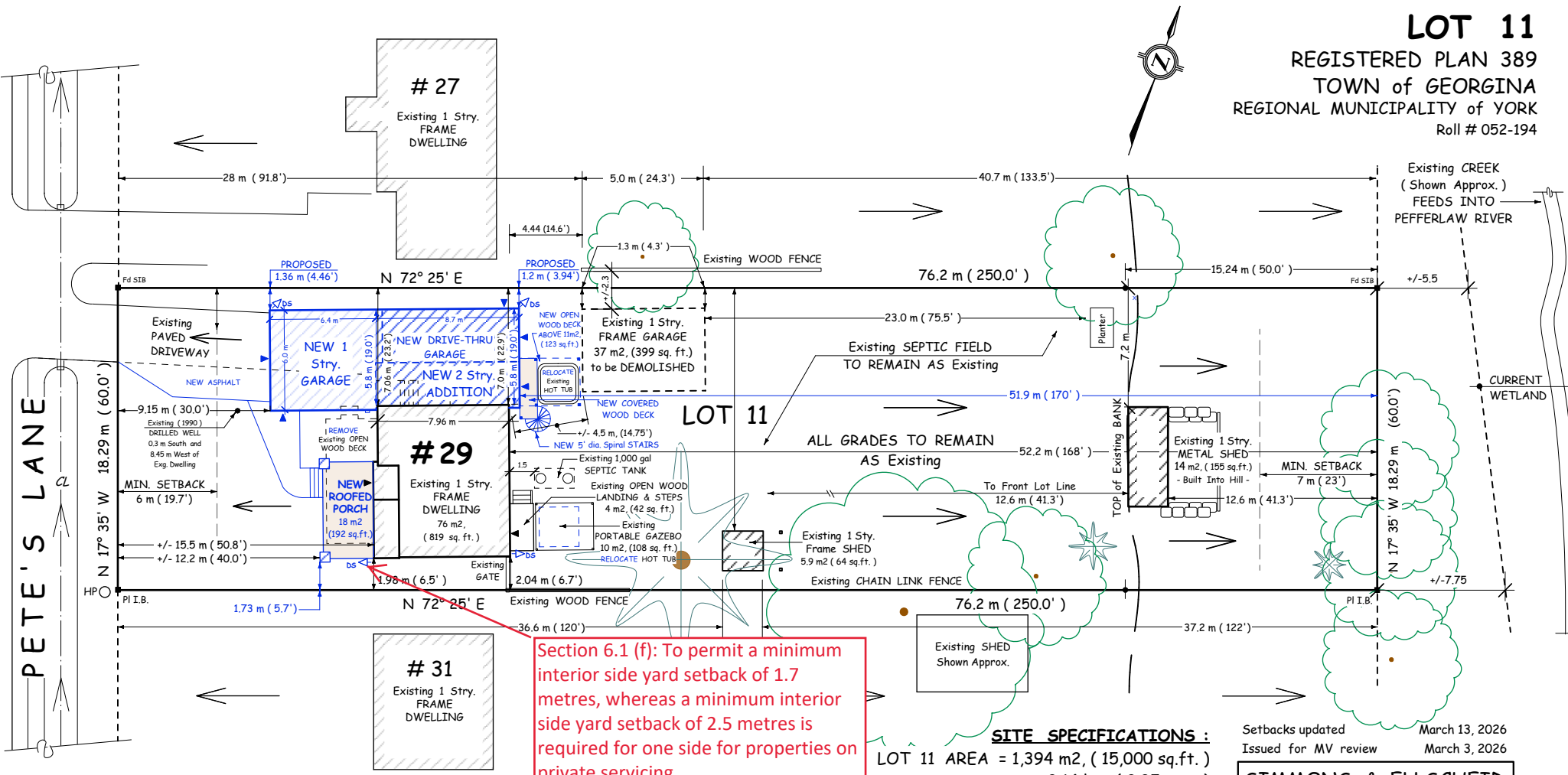
SUBJECT LAND



N



Attachment 1
MV-2026-0008
29 Pete's Lane
Page 1 of 1



Section 6.1 (f): To permit a minimum interior side yard setback of 1.7 metres, whereas a minimum interior side yard setback of 2.5 metres is required for one side for properties on private servicing

SITE SPECIFICATIONS :
 LOT 11 AREA = 1,394 m², (15,000 sq.ft.)
 0.14 ha , (0.35 acre)

Setbacks updated March 13, 2026
 Issued for MV review March 3, 2026

SIMMONS & ELLSCHEID
 Designs
 Architectural and Environal
 (905) 853 - 3333
 email : ellscheid@icloud.com

Proposed 2 Storey Frame ADDITION
29 PETE'S LANE
 LOT 11, Reg'd PLAN 389
 Part LOT 23, Concession 5
 TOWN of GEORGINA
 REGIONAL MUNICIPALITY of YORK

LOT PLAN

Existing ACCESSORY BUILDINGS
 Existing 1 Storey Frame SEPARATE GARAGE = 37 m², (399 sq.ft.)
 TO BE DEMOLISHED

- * Existing 1 Storey Frame SHED = 5 m², (64 sq.ft.)
- * Existing 1 Storey Metal Shed = 14 m², (155 sq.ft.)
- * Roofed Gazebo = 10 m², (106 sq. ft.)
- Hot Tub to be RELOCATED

PROPOSED ACCESSORY BUILDING AREAS
 * NEW GARAGE = 39 m², (421 sq. ft.)
 * NEW GARAGE STORAGE = 28 m², (302 sq. ft.)
 PROPOSED ADDITION = 67 m², (723 sq. ft.)
 * NEW ROOFED FRONT PORCH = 18 m², (192 sq. ft.)
 * NEW 2nd FLOOR OPEN WOOD DECK = 11 m², (123 sq. ft.)
 TOTAL BUILDING AREA * = 225 m², (2,422 sq. ft.)
 = 16 % LOT COVERAGE

ZONING : RESIDENTIAL / R Zone
 Max. Lot Coverage = 35%,
 Max. Height = 11 m (36.09')

Existing BUILDING AREAS
 * 1 Stry. Frame Dwelling = 76 m², (819 sq. ft.)
 Front Open Wood Deck = 22.0 m², (237 sq. ft.) TO BE REMOVED
 Side Concrete Landing = 2.9 m², (31 sq. ft.) TO BE ENCLOSED
 Rear Open Wood Deck = 4.0 m², (42 sq. ft.) TO REMAIN

PROPOSED BUILDING AREAS
 * NEW MUDROOM = 22 m², (240 sq. ft.)
 NEW 2nd FLOOR ADDITION = 51 m², (549 sq. ft.)
 PROPOSED ADDITION = 73.3 m², (789 sq. ft.)

TOTAL PROPOSED LIVABLE AREA
 (Existing & PROPOSED DWELLING) = 149 m², (1,608 sq. ft.)

Attachment 2
 MV-2026-0008
 29 Pete's Lane
 Page 1 of 1

Site Photos

29 Pete's Lane
Facing East



29 Pete's Lane
Facing East



29 Pete's Lane
Facing West



29 Pete's Lane
Facing North



29 Pete's Lane
Facing East



29 Pete's Lane
Facing West



██████████ PETE'S LANE
Pefferlaw, Ontario, LOE 1N0
Phone # _____

23-Mar-2026
Date

Town of Georgina
Committee of Adjustment
26557 Civic Centre Road,
Keswick, Ontario, L4P 3G1

RE : MINOR VARIANCE APPLICATION
29 Pete's Lane, Pefferlaw Ontario
Sabrina Stewart (Owner)

As the owner of the adjacent / neighbouring property, I/we have reviewed the submitted Lot Plan & Architectural drawings prepared for the above - noted property (Project # S25-922).

I/we support Sabrina Stewart's minor variance application. The proposed project will be beneficial and aesthetically pleasing to the neighbourhood and it will allow her to remain in Pefferlaw rather than wanting to move away.

Yours truly,

██

Copy : Sabrina Stewart, Owner
Susan Ellscheid, Simmons & Ellscheid Designs

[REDACTED] PETE'S LANE
Pefferlaw, Ontario, LOE 1N0
Phone # [REDACTED]

March 23/26
Date

Town of Georgina
Committee of Adjustment
26557 Civic Centre Road,
Keswick, Ontario, L4P 3G1

RE : MINOR VARIANCE APPLICATION
29 Pete's Lane, Pefferlaw Ontario
Sabrina Stewart (Owner)

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Yours truly,

[REDACTED]

Copy : Sabrina Stewart, Owner
Susan Ellscheid, Simmons & Ellscheid Designs

██████ PETE'S LANE
Pefferlaw, Ontario, LOE 1N0
Phone # _____

2026-Mar-23
Date

Town of Georgina
Committee of Adjustment
26557 Civic Centre Road,
Keswick, Ontario, L4P 3G1

RE : MINOR VARIANCE APPLICATION
29 Pete's Lane, Pefferlaw Ontario
Sabrina Stewart (Owner)

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Susan Ellscheid, Simmons & Ellscheid Designs

██████████ PETE'S LANE
Pefferlaw, Ontario, LOE 1N0
Phone # _____

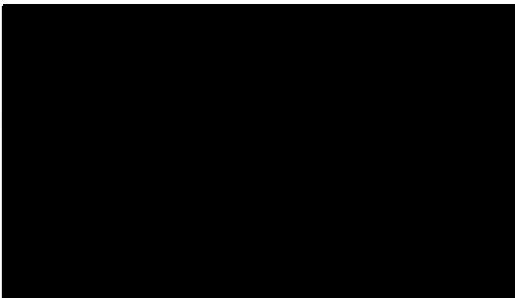
March 24, 2026
Date

Town of Georgina
Committee of Adjustment
26557 Civic Centre Road,
Keswick, Ontario, L4P 3G1

RE : MINOR VARIANCE APPLICATION
29 Pete's Lane, Pefferlaw Ontario
Sabrina Stewart (Owner)

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Copy : Sabrina Stewart, Owner
Susan Ellscheid, Simmons & Ellscheid Designs

[REDACTED] PETE'S LANE
Pefferlaw, Ontario, LOE 1N0
Phone # [REDACTED]

MARCH 22ND 2026
Date

Town of Georgina
Committee of Adjustment
26557 Civic Centre Road,
Keswick, Ontario, L4P 3G1

RE : MINOR VARIANCE APPLICATION
29 Pete's Lane, Pefferlaw Ontario
Sabrina Stewart (Owner)

As the owner of the adjacent / neighbouring property, I/we have reviewed the submitted Lot Plan & Architectural drawings prepared for the above - noted property (Project # S25-922).

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Yours truly,

[REDACTED]

Copy : Sabrina Stewart, Owner
Susan Ellscheid, Simmons & Ellscheid Designs

To: Brianna Flatt, Secretary-Treasurer - Committee of Adjustments

From: Saleem Sial, Senior Development Engineering Technologist

cc: Mike Iampietro, Manager, Development Engineering
Monika Sadler, Planner
Cory Repath, Senior Development Inspector
Manish Kaushal, Supervisor of Development Engineering
Michelle Gunn, Development Engineering Clerk

Date: April 17th, 2026.

Re: DTS MV-2026-0010
29 Pete's Lane
Plan 389 Lot 11
Roll No.: 052-194

The Development Engineering Division has no objection to Minor Variance Application No. MV-2026-0010, to permit a minimum interior side yard setback of 1.7 metres, whereas a minimum interior side yard setback of 2.5 metres is required for one side for properties on private servicing:

Note:

A Site Alteration Permit shall be required from the Development Engineering Division before application for the Building Permit. Related information can be found on the Town's website linked [here](#) and [here](#).

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 the property to prevent flooding, erosion, and drainage issues, as well as existing and proposed entrance(s).
2. 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](#).
3. 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](#).

Please contact the Development Engineering Division by emailing engineering2@georgina.ca to Apply for the Site Alteration Permit.