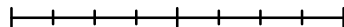


LOCATION MAP



SUBJECT LAND

0 2.75 5.5 11 Meters

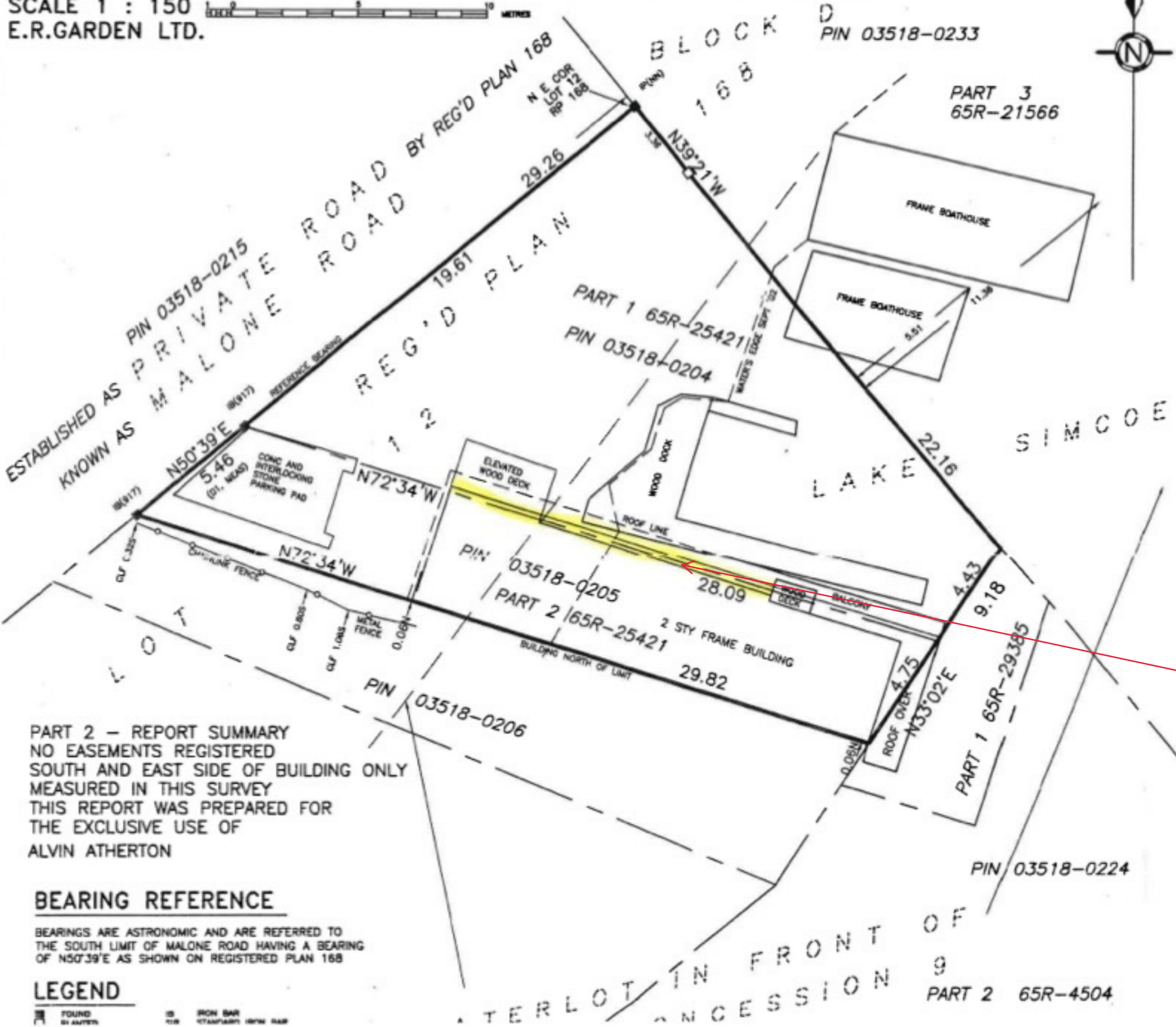


N



TOWN OF GEORGINA – REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 150  METRES
E.R.GARDEN LTD.



Section 10.5.49 and Scheduled B-60: To permit an addition measured at 0.7 metres by 9.2 metres, whereas an addition is not permitted

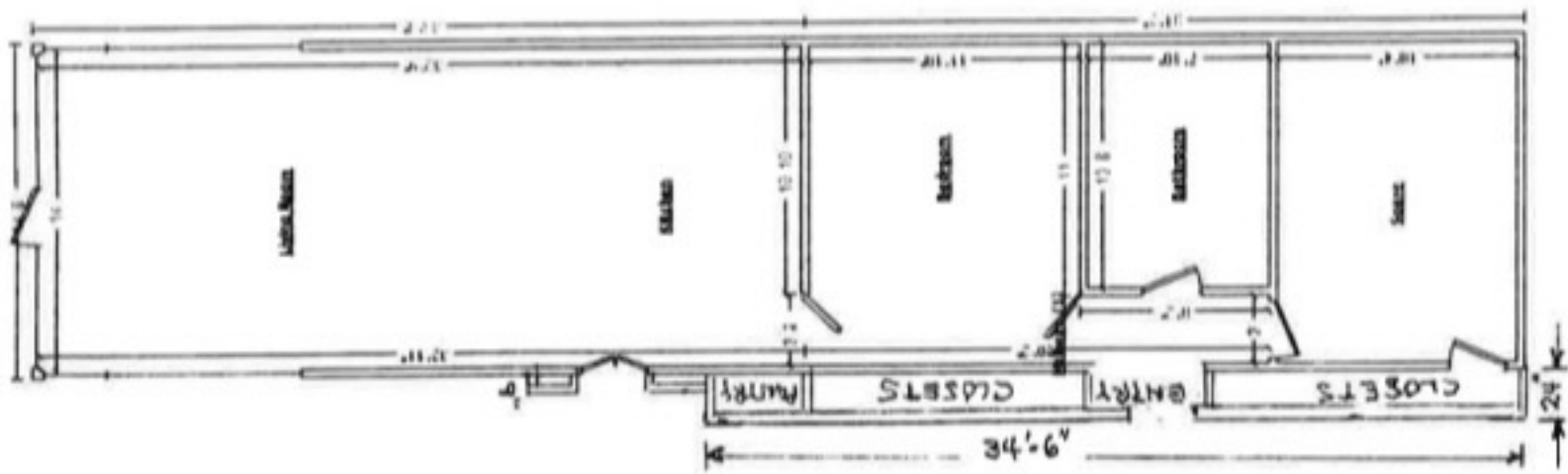
PART 2 – REPORT SUMMARY
NO EASEMENTS REGISTERED
SOUTH AND EAST SIDE OF BUILDING ONLY
MEASURED IN THIS SURVEY
THIS REPORT WAS PREPARED FOR
THE EXCLUSIVE USE OF
ALVIN ATHERTON

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF MALONE ROAD HAVING A BEARING OF N50°39'E AS SHOWN ON REGISTERED PLAN 168

LEGEND

 FOUND BY SURVEY  IRON BAR  STAINLESS STEEL BAR



MAY 31 2013
 OFFICE OF THE CLERK
 SUPERIOR COURT
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON

55 MALONE RD., N.P.
 LPE-110

Site Photos

55 Malone Road
Facing East



55 Malone Road
Facing West



55 Malone Road
Facing West



55 Malone Road
Facing South



55 Malone Road
Facing South





Sent via e-mail: bflatt@georgina.ca

April 16, 2026

Municipal File No.: MV-2025-0032
LSRCA File No.: VA-192963-011226

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
55 Malone Road
Town of Georgina
Owner/Applicant: Scott Atherton

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 legalize a second-storey addition of 0.7 metres by 9.2 metres to the existing boathouse. The Applicant/Owner is seeking relief from the following sections of the Town of Georgina Zoning By-law 500, as amended:

- **Section 10.5.49** and **Schedule B-60** of the By-law which does not permit an addition, whereas the proposal is requesting to permit an addition.

Documents Received and Reviewed by Staff

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

- Notice of Hearing (dated March 31, 2026)
- Letter of Support prepared by Tatham Engineering Limited (dated March 13, 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:

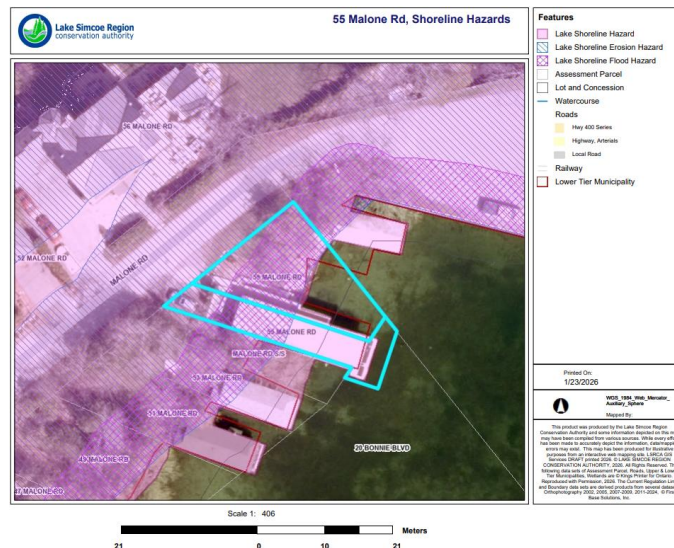
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$539;
- That the Applicant/Owner successfully obtain a retroactive permit from the LSRCA.

Site Characteristics

The subject land is approximately 0.3 hectares (0.07 acres) in area and is located southeast of Malone Road and abutting Lake Simcoe within the Town of Georgina. The subject land is currently zoned 'Site Specific Residential (R-56)' per the Town of Georgina Zoning By-law 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is entirely regulated by the LSRCA under Ontario Regulation 41/24 for shoreline flooding and erosion hazards. 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 Coastal Engineering letter has demonstrated that the proposal will not be impacted by the hazardous lands. The proposal is 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 the subject property. A retroactive permit from the LSRCA is required.

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 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 retroactive permit from the LSRCA is 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 (Minor – planner review only) is \$539.**

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)