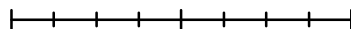


### LOCATION MAP



**SUBJECT LAND**

0 4.5 9 18 Meters

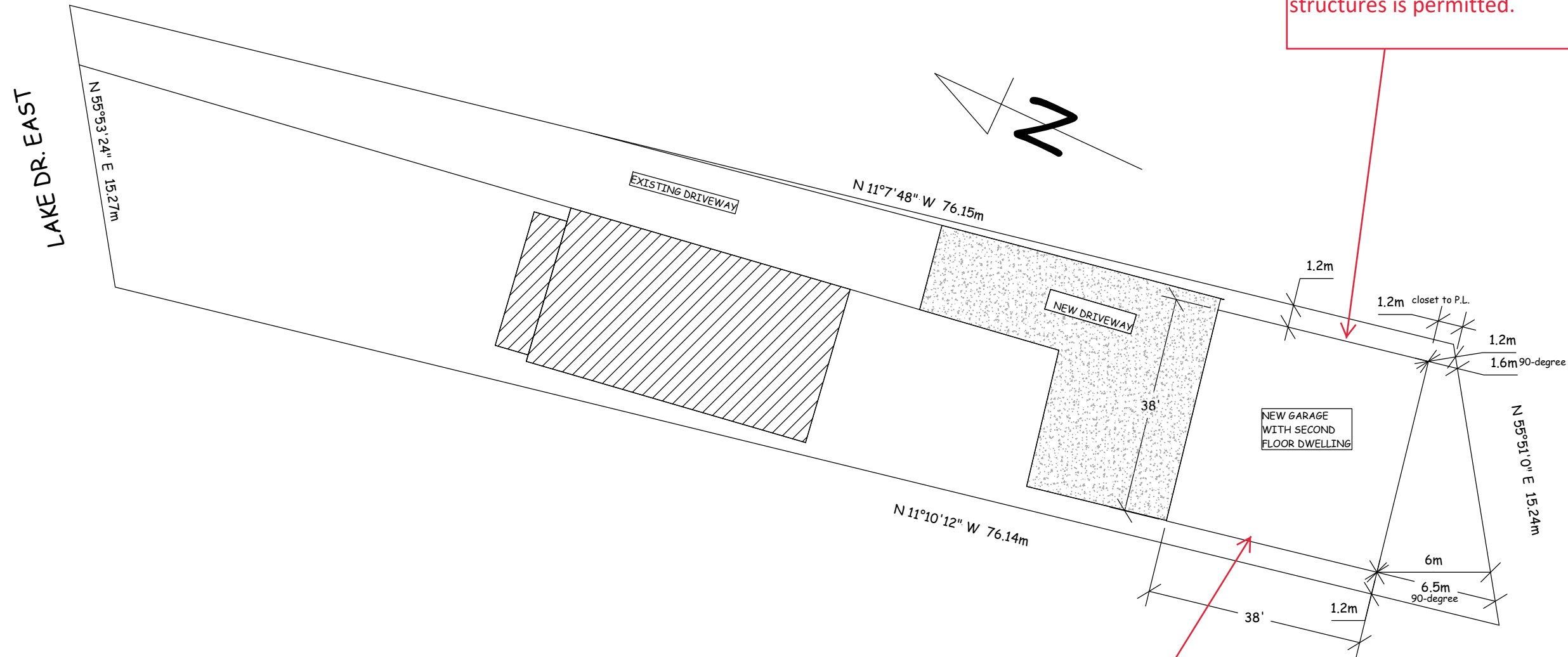


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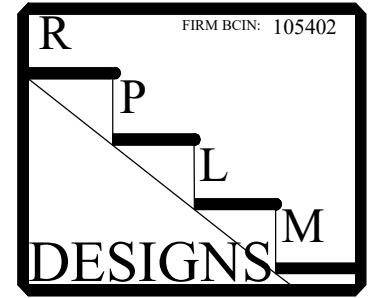
Attachment 1  
MV-2026-0003  
195 Lake Drive East  
Page 1 of 1

# SITE PLAN



Section 5.1 (e): To permit a maximum lot coverage of 12% for all accessory structures, whereas a maximum lot coverage of 10% for all accessory structures is permitted.

Section 5.1 (f) and 5.50 (c) (i): To permit an accessory structure with a height of 7.9 metres to the peak and 6.1 metres to the eaves, whereas for an accessory building with a peaked roof design, a maximum height of 6.0 metres to the top of the peak and 4.5 metres to the eaves, measured from the average finished grade, is permitted



Scale: 3/16  
Date: Jan 22, 2021

LOCATION:  
195 Lake Dr E.

PROJECT:  
DETACHED GARAGE 38' x 38'  
WITH LOFT DWELLING

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

### QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) division C of the Ontario Building Code.

Ryan Rueckwart \_\_\_\_\_  
Signature

BCIN:19471

### REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7. division C of the Ontario Building Code.

SCALE:3/16 X 4

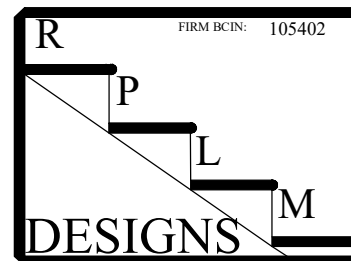
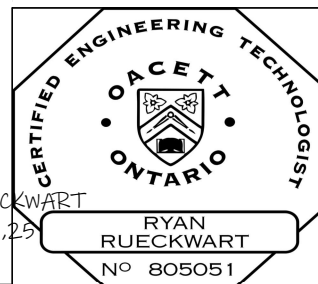
Attachment 2  
MV-2026-0003  
195 Lake Drive East  
Page 1 of 1

# NORTH ELEVATION



Attachment 3  
MV-2026-0003  
195 Lake Drive East  
Page 1 of 4

RYAN RUECKWART  
APRIL 25, 2025



Scale: 3/16

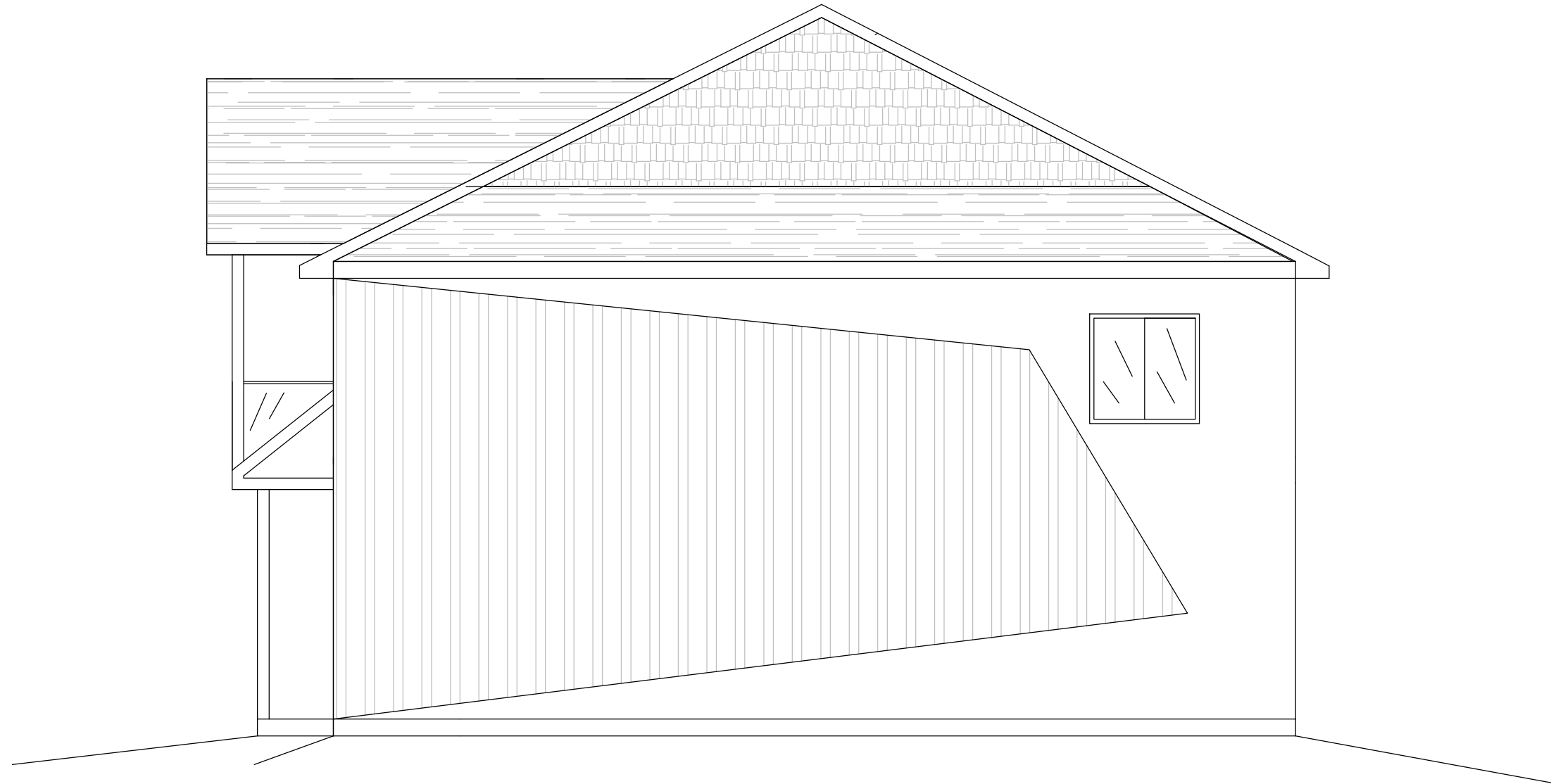
Date: APRIL 25, 2025

PROJECT:  
DETACHED GARAGE

LOCATION:  
195 LAKE DR

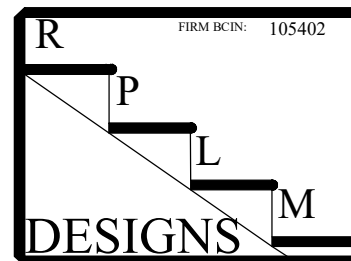
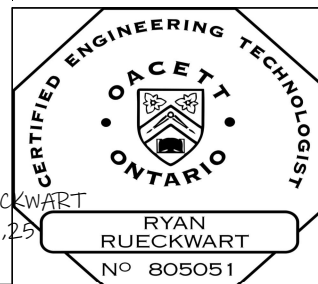
QUALIFICATION INFORMATION:  
REQUIRED UNLESS DESIGN IS  
EXEMPT UNDER 3.2.4.3(5) DIVISION  
C OF THE ONTARIO BUILDING CODE.  
RYAN RUECKWART RYAN RUECKWART  
BCIN: 19471  
3.2.4.7 DIVISION C  
RPLM DESIGNS: 105402 BCIN

# WEST ELEVATION



Attachment 3  
MV-2026-0003  
195 Lake Drive East  
Page 2 of 4

RYAN RUECKWART  
APRIL 25, 2025



Scale: 3/16

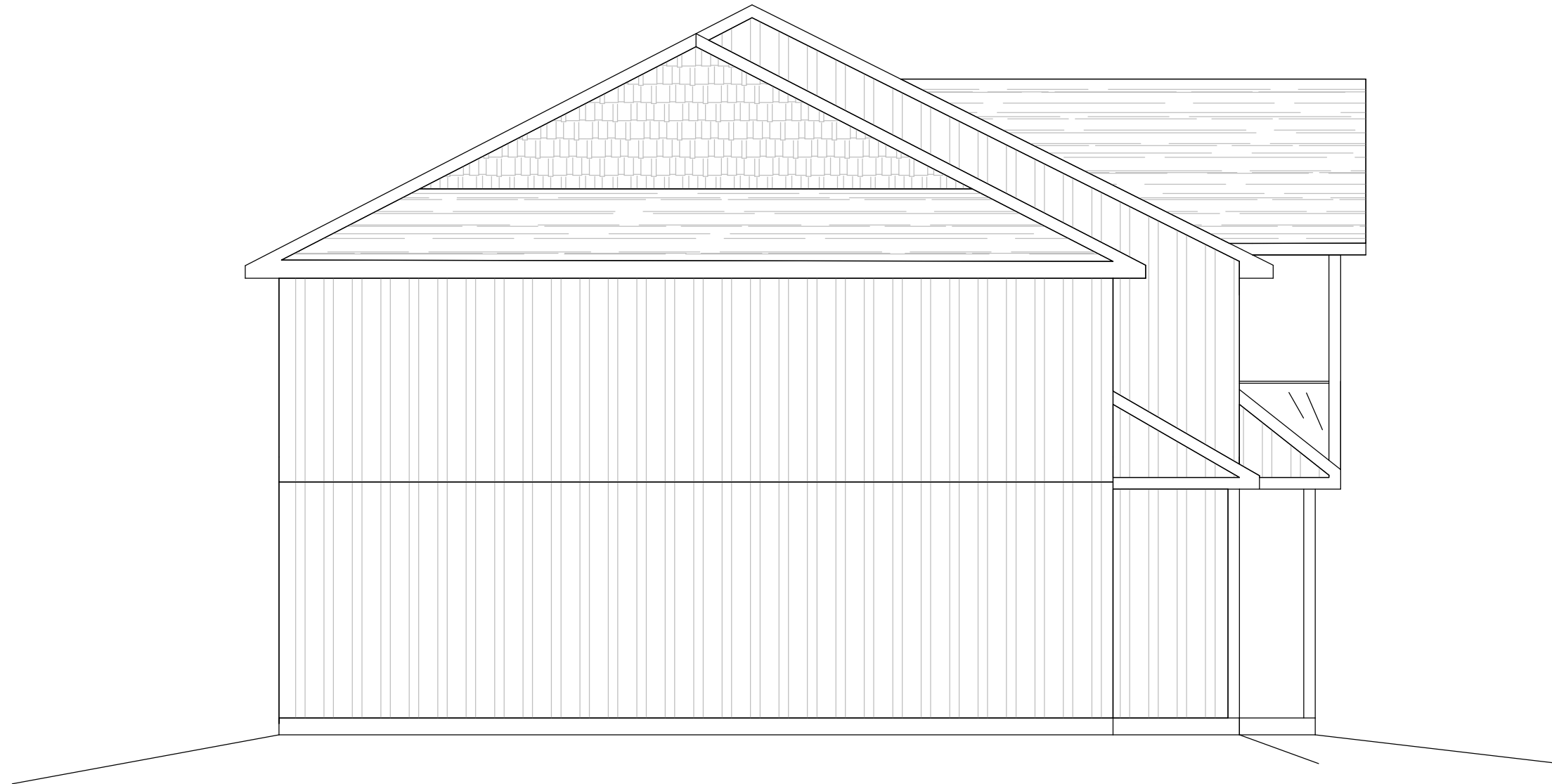
Date: APRIL 25, 2025

PROJECT:  
DETACHED GARAGE

LOCATION:  
195 LAKE DR EAST

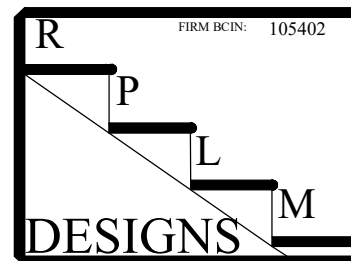
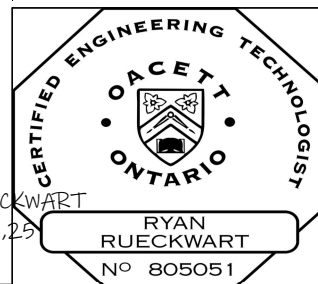
QUALIFICATION INFORMATION:  
REQUIRED UNLESS DESIGN IS  
EXEMPT UNDER 3.2.4.3(5) DIVISION  
C OF THE ONTARIO BUILDING CODE.  
RYAN RUECKWART RYAN RUECKWART  
BCIN: 19471  
3.2.4.7 DIVISION C  
RPLM DESIGNS: 105402 BCIN

# EAST ELEVATION



Attachment 3  
MV-2026-0003  
195 Lake Drive East  
Page 3 of 4

RYAN RUECKWART  
APRIL 25, 2025



Scale: 3/16

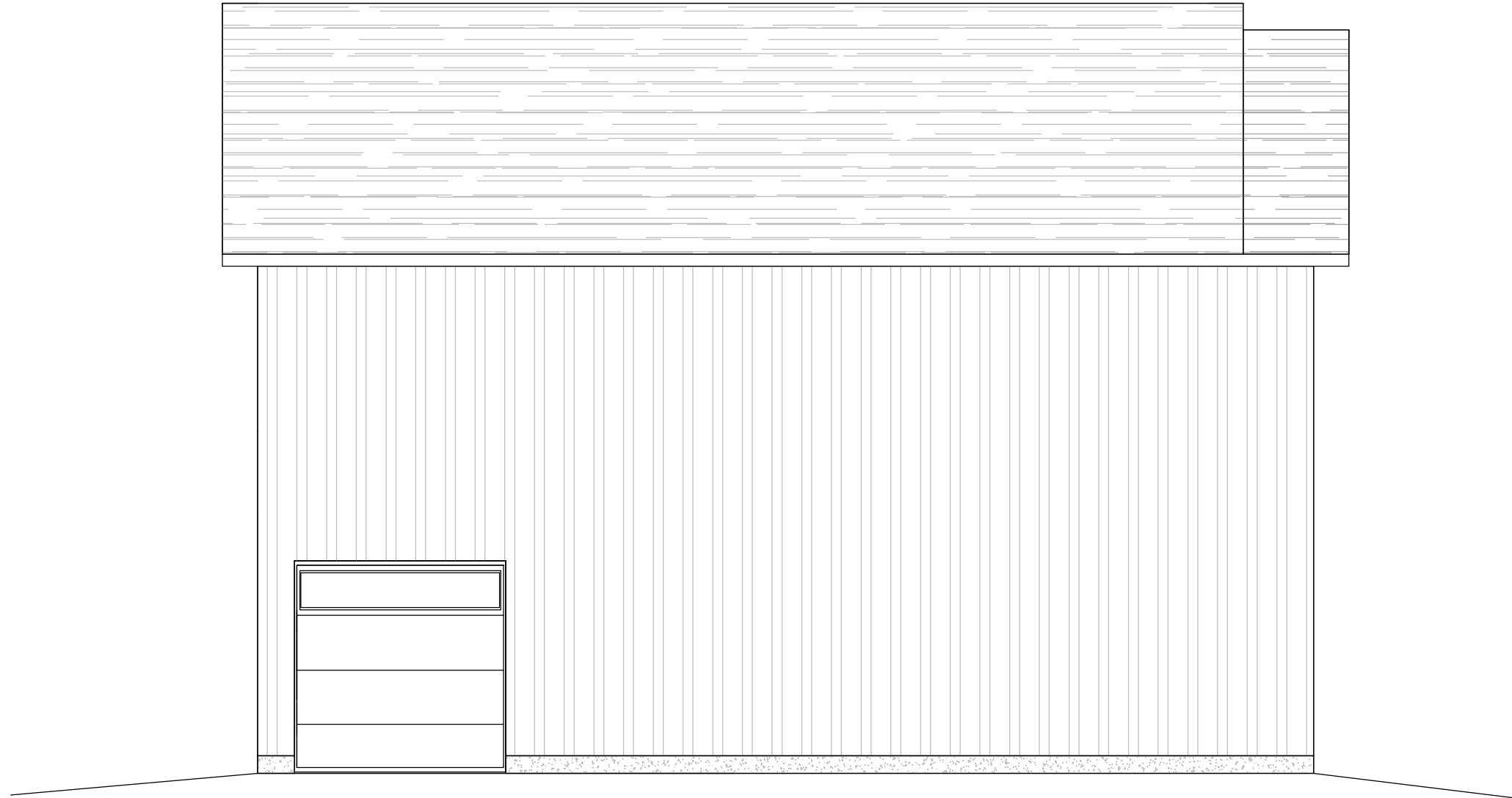
Date: APRIL 25, 2025

PROJECT:  
DETACHED GARAGE

LOCATION:  
195 LAKE DR EAST

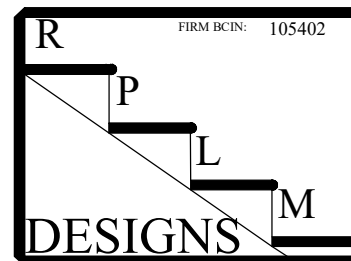
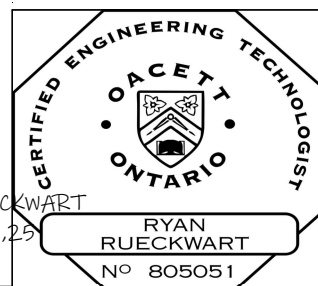
QUALIFICATION INFORMATION:  
REQUIRED UNLESS DESIGN IS  
EXEMPT UNDER 3.2.4.3(5) DIVISION  
C OF THE ONTARIO BUILDING CODE.  
RYAN RUECKWART RYAN RUECKWART  
BCIN: 19471  
3.2.4.7 DIVISION C  
RPLM DESIGNS: 105402 BCIN

# SOUTH ELEVATION



Attachment 3  
MV-2026-0003  
195 Lake Drive East  
Page 4 of 4

RYAN RUECKWART  
APRIL 25, 2025



Scale: 3/16

Date: APRIL 25, 2025

PROJECT:  
DETACHED GARAGE

LOCATION:  
195 LAKE DR

QUALIFICATION INFORMATION:  
REQUIRED UNLESS DESIGN IS  
EXEMPT UNDER 3.2.4.3(5) DIVISION  
C OF THE ONTARIO BUILDING CODE.  
RYAN RUECKWART RYAN RUECKWART  
BCIN: 19471  
3.2.4.7 DIVISION C  
RPLM DESIGNS: 105402 BCIN

# Site Photos

195 Lake Drive East  
Facing South



195 Lake Drive East  
Facing South



195 Lake Drive East  
Facing West



195 Lake Drive East  
Facing West



195 Lake Drive East  
Facing North



195 Lake Drive East  
Facing South East



10:23 AM

To: Jennifer Caietta >



## **Fw: Hello! It's Frank and Jennifer from 195 Lake Drive E**

Hi Frank,

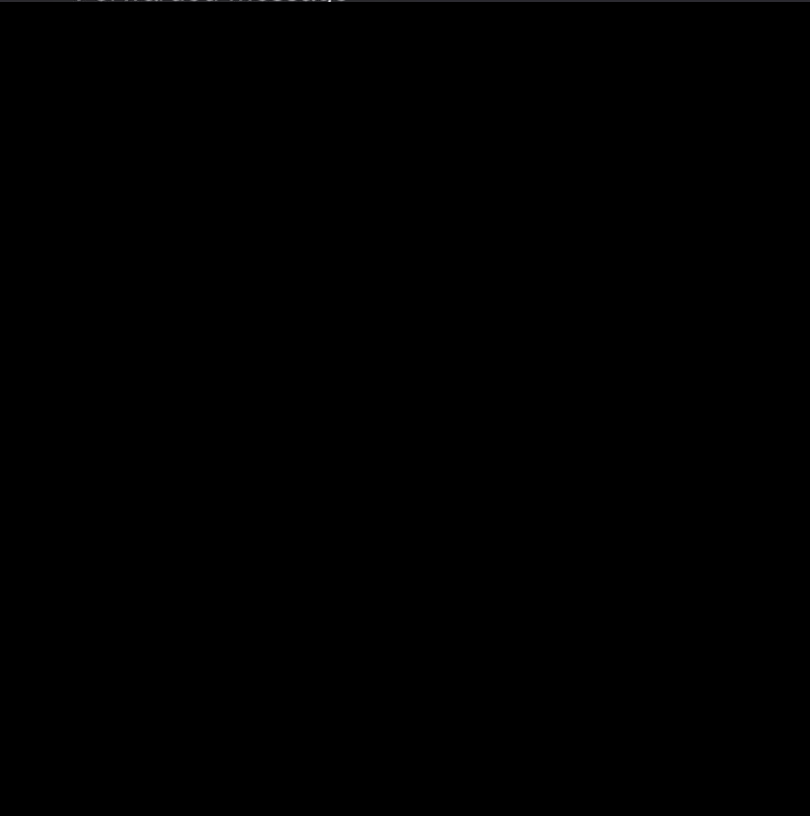
Please use this email in show of our support.



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5



[Redacted sender name]

📄 Thu, Feb 5 at 12:18 p.m. ☆

Dear Planning Team,

I am the owner of [Redacted]  
I have no objection to the minor variance application by my neighbour Frank Caietta and am in full support.

Thank you,

[Redacted signature]

[Redacted line]

> Show original message

[Redacted original message content]



[Reply](#), [Reply All](#) or [Forward](#)

**Secretary Treasurer Town of Georgina  
26557 Civic Centre Rd- Georgina On  
L4P3G1**

**Feb 5, 2026**

**Re: Application for Minor Variance 195 Lake Drive**

**Owner: Frank Caietta**

---

Dear Planning Team,

We the owner of [REDACTED]. Our neighbour Frank Caietta is proposing to build a detached garage with living space above on the second floor.

They have provided us with a copy of the proposed drawings. We have no objection to the minor variance application and are in full support.

Thank you, [REDACTED]

[REDACTED]

**Secretary Treasurer Town of Georgina  
26557 Civic Centre Rd- Georgina On  
L4P3G1**

**Feb 5, 2026**

**Re: Application for Minor Variance 195 Lake Drive  
Owner: Frank Caietta**

---

Dear Planning Team,

We the owner of [REDACTED]. Our neighbour Frank Caietta is proposing to build a detached garage with living space above on the second floor.

They have provided us with a copy of the proposed drawings. We have no objection to the minor variance application and are in full support.

Thank you,

[REDACTED]

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

**From:** Saleem Sial, Senior Development Engineering Technologist

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

**Date:** April 21, 2026.

**Re:** MV-2026-0003  
195 Lake Drive East  
PLAN 141 LOT 10  
Roll No.: 127-971

---

The Development Engineering Division has no objection to Minor Variance Application No. MV-2026-0003, to permit:

- i. Section 5.1 (e): To permit a maximum lot coverage of 12% for all accessory structures, whereas a maximum lot coverage of 10% for all accessory structures is permitted.
- ii. Section 5.1 (f) and 5.50 (c) (i): To permit an accessory structure with a height of 7.9 metres to the peak and 6.1 metres to the eaves, whereas for an accessory building with a peaked roof design, a maximum height of 6.0 metres to the top of the peak and 4.5 metres to the eaves, measured from the average finished grade, is permitted.

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](mailto:engineering2@georgina.ca) to Apply for the Site Alteration Permit.