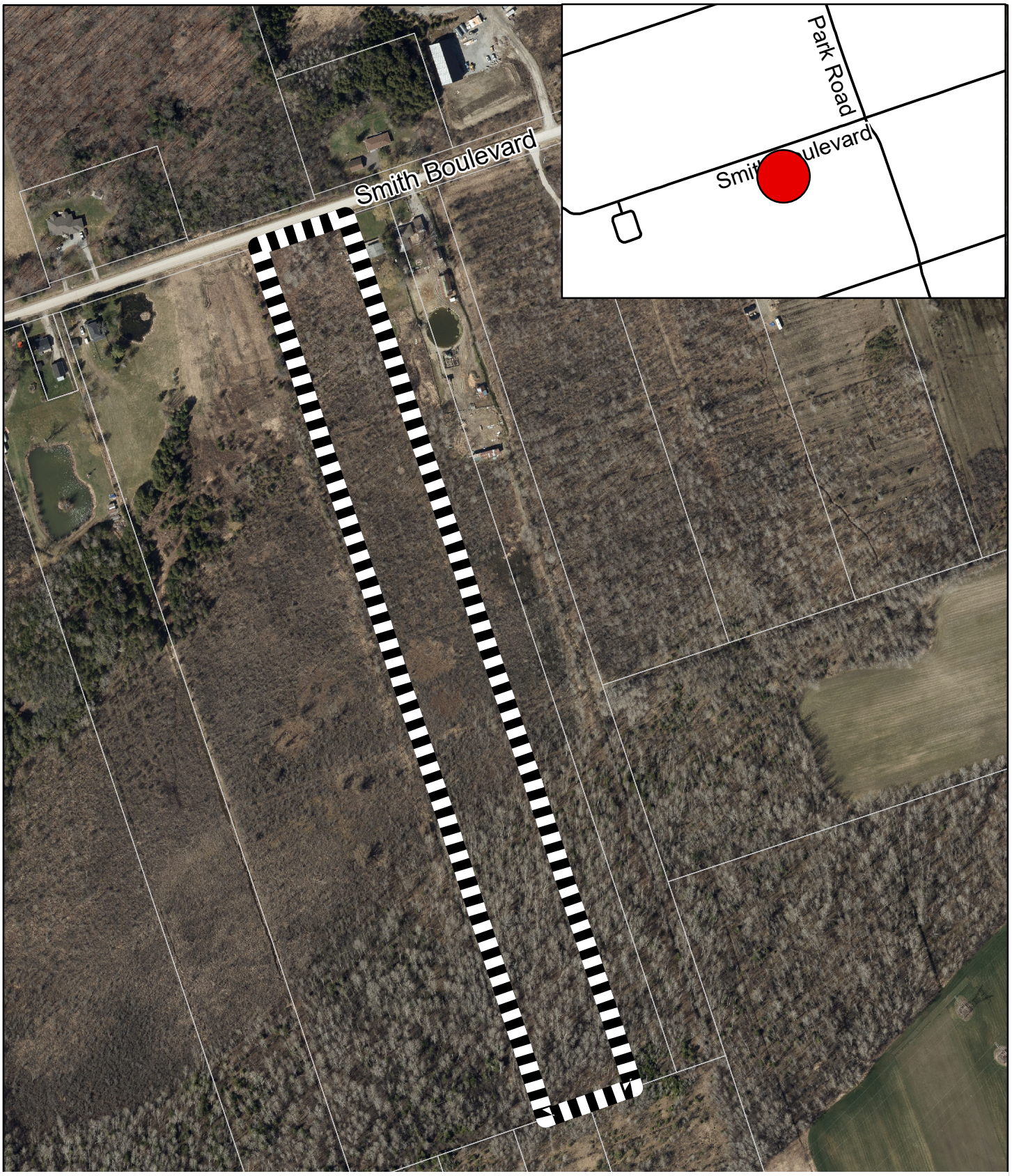


LOCATION MAP

SUBJECT LAND

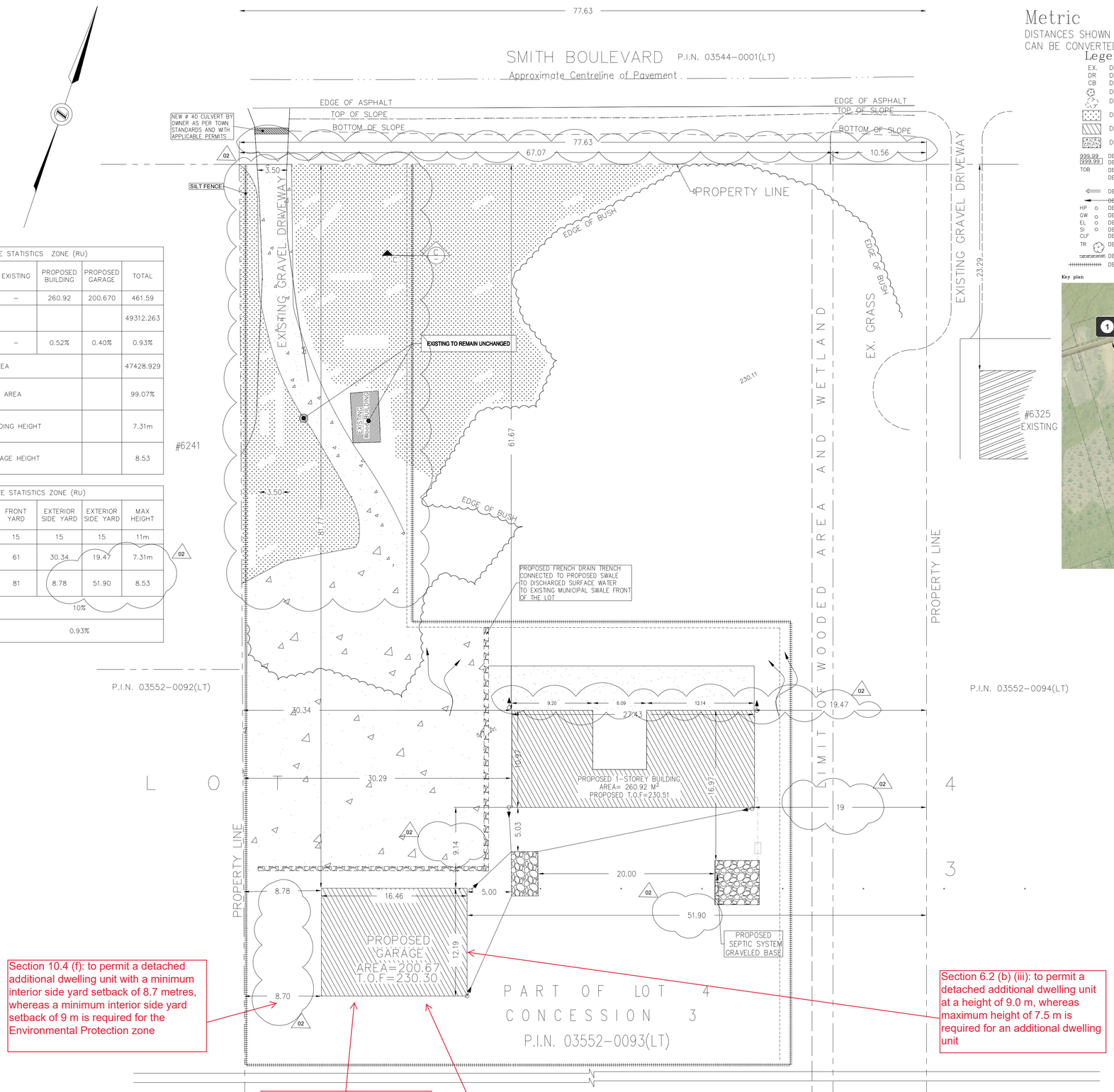
0 45 90 180 Meters

N

Attachment 1
MV-2025-0033
6311 Smith Blvd
Page 1 of 1

SITE STATISTICS ZONE (RU)				
BUILDINGS AREA	EXISTING	PROPOSED BUILDING	PROPOSED GARAGE	TOTAL
	–	260.92	200.670	461.59
LOT AREA				49312.263
COVERAGE	–	0.52%	0.40%	0.93%
LANDSCAPE AREA				47428.929
% OF LANDSCAPE AREA				99.07%
PROPOSED BUILDING HEIGHT				7.31m
PROPOSED GARAGE HEIGHT				8.53

SITE STATISTICS ZONE (RU)				
SETBACK REGULATION	FRONT YARD	EXTERIOR SIDE YARD	EXTERIOR SIDE YARD	MAX HEIGHT
	15	15	15	11m
SETBACK PROPOSED FOR BUILDING	61	30.34	19.47	7.31m
SETBACK PROPOSED FOR GARAGE	81	8.78	51.90	8.53
COVERAGE REGULATION	10%			
COVERAGE PROPOSED	0.93%			



Section 10.4 (f): to permit a detached additional dwelling unit with a minimum interior side yard setback of 8.7 metres, whereas a minimum interior side yard setback of 9 m is required for the Environmental Protection zone

Section 6.2 (a) (iii): To permit an additional dwelling unit in a detached building, whereas an additional dwelling unit is not permitted

Section 10.1: To permit an additional dwelling unit in a detached building, whereas an additional dwelling unit is not permitted

Section 6.2 (b) (iii): to permit a detached additional dwelling unit at a height of 9.0 m, whereas maximum height of 7.5 m is required for an additional dwelling unit

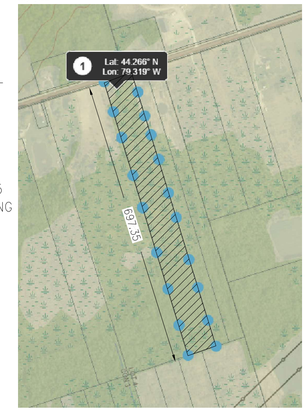
Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Legend

EX.	DENOTES	EXISTING
DR	DENOTES	DRAINAGE
CB	DENOTES	CATCH BASIN
	DENOTES	TREE
	DENOTES	SHRUB
	DENOTES	GRASS AREA
	DENOTES	NEW PROPOSED BUILDING
	DENOTES	PAVEMENT
999.99 / 999.99	DENOTES	EXISTING ELEVATION / PROPOSED ELEVATION
TOB	DENOTES	TOP OF BERM
	DENOTES	RAINWATER LEADER TO DISCHARGE AT GRADE TO CONCRETE SPLASH PAD
	DENOTES	DIRECTION OF WATER FLOW (EXISTING)
	DENOTES	DIRECTION OF WATER FLOW (PROPOSED)
HP	DENOTES	HYDRO POLE
GW	DENOTES	GUY WIRE
EL	DENOTES	ELECTRICAL
SI	DENOTES	STOP SIGN
CLF	DENOTES	CHAIN LINK FENCE
TR	DENOTES	TREE
	DENOTES	PROPOSED CONCRETE CURB
	DENOTES	SILT FENCE

Key plan



Rev.	Date	By	Description
02	03-04-2026	A.G	CITY COMMENTS
01	28-02-2025	A.G	CITY COMMENTS

ISSUED FOR PERMIT ONLY

CLIENT:

ERIN TERVELD

PROJECT NAME:

ERIN TERVELD

PROJECT LOCATION:

LOT 4 SMITH BLVD.
GEORGINA, ON, L0E 1N0

DRAWING TITLE:

SITE PLAN

SCALE:	DRAWN BY:	CHECKED BY:
1:500	M.S	A.G.O

PAPER SIZE : A1

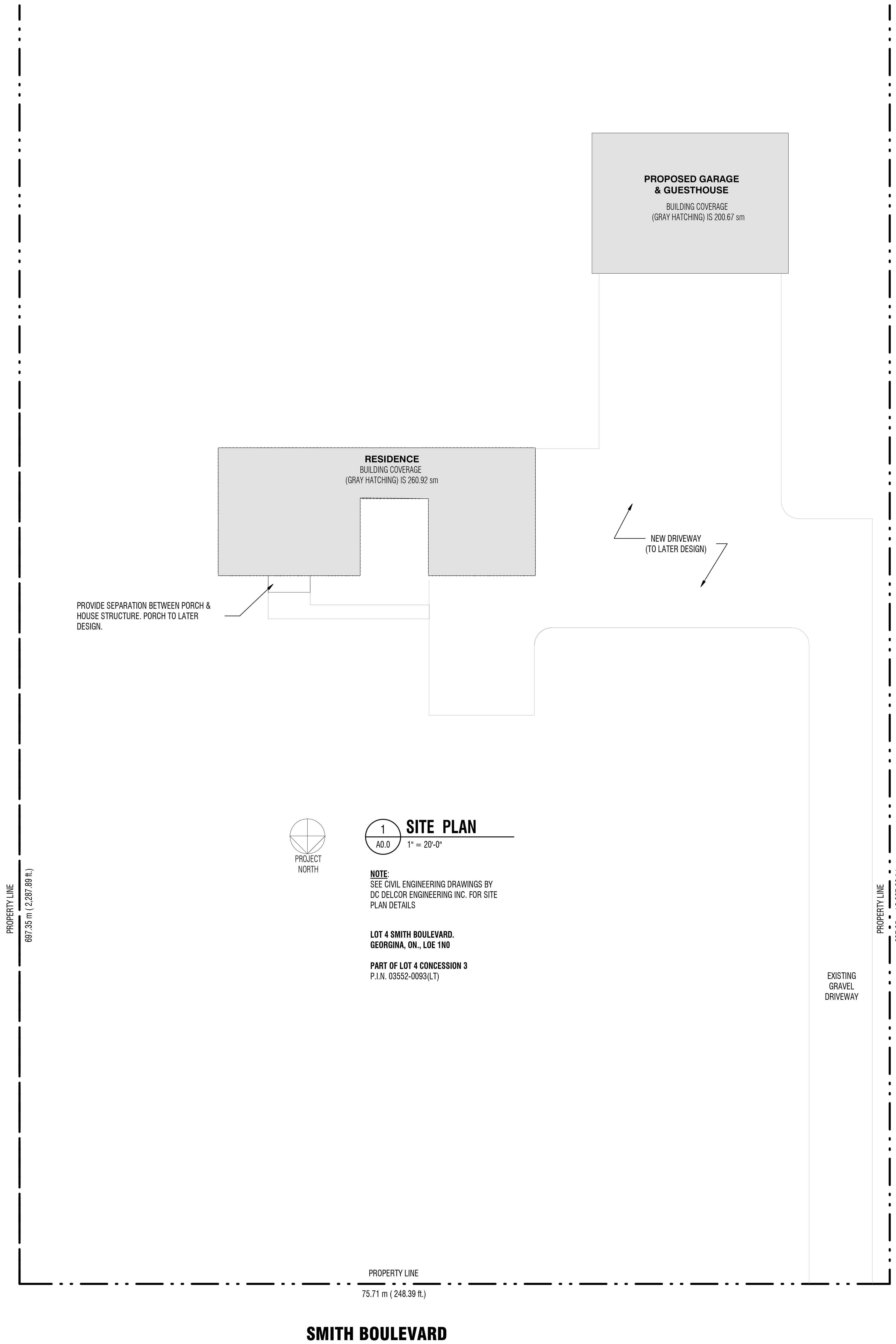
DRAWING #:	DATE:
A-100(1)	MAR. 2025

ENGINEER STAMP:

LICENSED PROFESSIONAL ENGINEER
2026-03-04
S. DAMODHARAN
100569101
FOR REVISION ONLY
PROVINCE OF ONTARIO

DelCor ENGINEERING INC.

Attachment 2
MV-2025-0033
6311 Smith Blvd
Page 1 of 1



EXTERIOR RENDERING

LIST OF CONSULTANTS

ARCHITECTURAL
ERIN TERVELD (OWNER)

SITE PLAN & SURVEY
D.C. DELCOR ENGINEERING INC.

STRUCTURAL ENGINEERING (SUPERSTRUCTURE)
STEEL BUILT CORPORATION

STRUCTURAL ENGINEERING (FOOTINGS & FOUNDATIONS)
D.C. DELCOR ENGINEERING INC.

GENERAL NOTES :

GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH O.B.C. PART 9 LATEST EDITION (2024). IF DRAWINGS SHOW IN EXCESS OF THE FOLLOWING SPECIFICATIONS , THEN MORE RESTRICTIVE PROVISIONS OF NEED TO BE COMPLIED WITH.

WOOD FRAMING

WOOD FRAME CONSTRUCTION TO COMPLY WITH O.B.C. SECTION 9.23

ALL FRAMING LUMBER SHALL BE NO. 2 SPRUCE UNLESS OTHERWISE SPECIFIED.

SILL PLATES THAT PROVIDE BEARING FOR THE FLOOR SYSTEM SHALL HAVE A MINIMUM SIZE OF 38mm x 89mm (2"x4"). SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH ANCHOR BOLTS THAT HAVE A MINIMUM DIAMETER OF 12.7mm (1/2") AND SPACED A MAXIMUM OF 2.4M (7'-10") O.C. THESE ANCHOR BOLTS SHALL BE PROVIDED WITH NUTS AND WASHERS AND SHALL BE EMBEDDED A MINIMUM OF 100mm (4") IN THE FOUNDATION

PROVIDE POLY OR SILL GASKET WHERE WOOD COMES IN CONTACT WITH CONCRETE FLOOR.

ALL FLOOR JOISTS, CEILING JOISTS, ROOF JOISTS AND RAFTERS SHALL HAVE A MINIMUM END BEARING LENGTH OF 38mm (1-1/2").

FLOOR JOISTS FRAMED INTO THE SIDE OF WOOD BEAMS, HEADER JOISTS AND TRIMMER JOISTS SHALL BE SUPPORTED BY JOISTS HANGERS OR OTHER ACCEPTABLE CONNECTORS.

CROSS BRIDGING SHALL BE PROVIDED FOR FLOOR JOISTS THAT ARE WITHIN 480mm (1'-6") OF THE MAXIMUM PERMITTED SPAN, SPACED NOT MORE THAN 2.1m (6'-11") O.C. CONTINUOUS WOOD STRAPPING NOT LESS THAN 19mm x 64mm (1"x3") TOGETHER WITH CROSS BRIDGING SHALL BE PROVIDED WHERE A CEILING FINISH IS NOT APPLIED. A GLUED AND NAILED SUBFLOOR MAY BE APPLIED INLIEU OF CROSS BRIDGING.

NON-LOADBEARING WALLS THAT ARE PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS OR ON BLOCKING BETWEEN THE JOISTS. THIS BLOCKING SHALL BE NOT LESS THAN 38mm x 89mm (2"x4"), SPACED NOT MORE THAN 1.2m (3'-11") O.C.

LOADBEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BEAM OR BY WALLS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE LOADS TO VERTICAL SUPPORTS.

LOADBEARING INTERIOR WALLS PERPENDICULAR TO FLOOR JOISTS SHALL BE LOCATED A MAXIMUM OF 900mm (2'-11") FROM THE JOISTS SUPPORT WHEN THE WALL DOES NOT SUPPORT A FLOOR, AND A MAXIMUM OF 600mm (23-5/8") FROM THE JOISTS SUPPORT WHEN THE WALL SUPPORTS ONE OR MORE FLOORS.

WOOD STUDS FOR INTERIOR WALLS SUPPORTING NOT MORE THAN ONE FLOOR SHALL BE NOT LESS THAN 38mm x 89mm (2"x4"), SPACED NOT MORE THAN 400mm (16") O.C.

WOOD STUDS FOR GROUND FLOOR EXTERIOR WALLS SUPPORTING NOT MORE THAN TWO FLOORS SHALL BE NOT LESS THAN 38mm x 140mm (2"x6"), SPACED NOT MORE THAN 400mm (16") O.C.

WALL STUDS SHALL BE TRIPLED IN THE CORNERS OF LOADBEARING WALLS.

WALLS STUDS SHALL BE DOUBLED ON EACH SIDE OF OPENINGS SO THAT THE INNER STUDS EXTEND FROM THE LINTEL TO THE BOTTOM WALL PLATE AND THE OUTER STUDS EXTEND FROM THE TOP WALL PLATE TO THE BOTTOM WALL PLATE.

WALL PLATES SHALL BE NOT LESS THAN 38mm (1-1/2") THICK AND SHALL BE THE SAME WIDTH AS THE WALL STUDS.

NO FEWER THAN TWO TOP PLATES SHALL BE PROVIDED IN LOADBEARING WALLS. WHERE FLOOR SHEATHING SUPPORTS CERAMIC TILES, IT SHALL BE REINFORCED IN ACCORDANCE WITH O.B.C. SECTION 9.30.6.3. SOLID BLOCKING SHALL BE PROVIDED UNDER ALL CONCENTRATED LOADS. PROVIDE TWO LAYERS OF 16mm (5/8") SUBFLOOR UNDER CERAMIC TILES.

INSTALL WOOD BLOCKING IN BATHROOM WALLS FOR SECURING ACCESSORY HARDWARE AND FOR FUTURE GRAB BARS IN SHOWERS & ADJACENT TO TOILETS.

CO-ORDINATE LOCATION OF ANY BLOCKING WHICH MAY BE REQUIRED FOR CABINETRY AND EQUIPMENT WTH OWNER.

LINTELS

1. UNLESS SPECIFIED OTHERWISE, EXTERIOR WOOD LINTELS TO BE 2-2x8 OR AS PER O.B.C. WHICHEVER IS THE MOST STRINGENT

2. UNLESS SPECIFIED OTHERWISE , LOOSE MASONRY LINTELS TO BE AS FOLLOWS:

CLEAR SPAN 4'-0" OR LESS .....3 1/2 x 3 1/2 x 1/4
CLEAR SPAN 4'-1" TO 5'-4" ....4 x 3 1/2 x 1/4
CLEAR SPAN 5'-5" TO 6'-4" ....5 x 3 1/2 x 5/16
CLEAR SPAN 6'-5" TO 8'-0" ....5 x 3 1/2 x 5/16

3. LINTEL LENGTHS TO BE FULL OPENING PLUS 6" BEARING ON EACH END

PRE-ENGINEERED STRUCTURAL WOOD CONSTRUCTION

1. MANUFACTURER OF PRE-ENGINEERED TJI FLOOR JOISTS, BEAMS , LINTELS ETC., TO PROVIDE OWNER WITH DOCUMENTATION AND CERTIFICATION FROM A VALID REGISTERED PROFESSIONAL ENGINEER THAT ALL RELATED COMPONENTS MEET OR EXCEED THE SPANS AND LOADS SPECIFIED ON THE DRAWINGS.

PRE-ENGINEERED STRUCTURAL STEEL CONSTRUCTION

1. MANUFACTURER OF PRE-ENGINEERED STEEL BEAMS, LINTELS, BEARING PLATES ETC.,TO PROVIDE OWNER WITH DOCUMENTATION AND CERTIFICATION FROM A VALID REGISTERED PROFESSIONAL ENGINEER THAT ALL RELATED COMPONENTS MEET OR EXCEED THE SPANS AND LOADS SPECIFIED ON THE DRAWINGS.

ROOF CONSTRUCTION

NOTE: SEE WALL SECTIONS.

EAVESTROUGHS AND DOWNSPOUTS SHALL BE PROVIDED AND CONNECTED TO STORM SEWERS WHERE AVAILLABLE OR DISCHARGED ONTO CONCRETE PADS DIRECTED AWAY FROM ANY BUILDINGS.

WATER FROM AN UPPER ROOF SHALL BE PIPED DIRECTLY TO A LOWER ROOF LEVEL.

INSULATION, AIR AND VAPOUR BARRIERS:

THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A CONTINUOUS BARRIER TO AIR LEAKAGE AND WATER VAPOUR DIFFUSION FROM THE INTERIOR OF THE BUILDING INTO WALL, FLOOR, ATTIC AND ROOF SPACES.

CONCRETE SLABS ON GROUND SHALL BE INSULATED, TO A MINIMUM THERMAL RESISTANCE OF R-10, TO NOT LESS THAN 600mm (23-5/8") BELOW EXTERIOR GROUND LEVEL.

THE UPPER PART OF FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED, TO A MINIMUM THERMAL RESISTANCE OF R-20, FROM THE UNDERSIDE OF THE SUBFLOOR TO THE FINISHED FLOOR LEVEL OF THE BASEMENT, AND SHALL BE PROTECTED FROM MOISTURE BY A MOISTURE BARRIER, AND A VAPOUR BARRIER.

AIR BARRIERS CONSISTING OF FLEXIBLE MATERIAL SHALL BE INSTALLED SO THAT JOINTS ARE EITHER SEALED, OR LAPPED AT LEAST 100mm (4") AND CLAMPED BETWEEN FRAMING MEMBERS, FURRING OR BLOCKING AND RIGID PANELS.

PENETRATIONS OF THE AIR BARRIER, SUCH AS THOSE REQUIRED FOR THE INSTALLATION OF WIRING, ELECTRICAL BOXES, PIPING OR DUCTWORK, SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER COVER THE ENTIRE SURFACE.

DUCTWORK IN UNHEATED SPACES SHALL HAVE ALL JOINTS TAPED OR BE OTHERWISE SEALED TO ENSURE THAT THE DUCTS ARE AIRTIGHT FOR THEIR ENTIRE LENGTH.

GYPSUM WALLBOARD

ALL JOINTS TO BE TAPED, SANDED AND PRIMED FLUSH TO RECIEVE PAINT FINISH.

INSTALL WATER RESISTANT GYPSUM BOARD ON ALL WALLS AND CEILINGS IN BATHROOMS.

INSTALL CEMENT BOARD ON ALL SHOWER WALLS & CEILINGS IN LIEU OF GYPSUM BOARD.

FLASHING

FLASHING SHALL BE PROVIDED AT EVERY HORIZONTAL JUNCTION BETWEEN TWO DIFFERENT EXTERIOR FINISHES.

FLASHING SHALL BE PROVIDED OVER ALL EXTERIOR WALL OPENINGS WHERE THE VERTICAL DISTANCE FROM THE BOTTOM OF THE EAVE TO THE TOP OF THE TRIM IS GREATER THAN 25% OF THE HORIZONTAL OVERHANG

FLASHING SHALL BE INSTALLED SO THAT IT EXTENDS UPWARDS A MINIMUM OF 100mm (4") BEHIND THE SHEATHING PAPER AND FORMS A DRIP ON THE OUTSIDE EDGE.

THE MINIMUM THICKNESS OF FLASHING SHALL BE AS FOLLOWS:

GALVANIZED STEEL	0.33mm (0.013")
ALUMINUM	0.48mm (0.019")
VINYL	1.02mm (0.040")
COPPER	0.46mm (0.018")
ZINC	0.46mm (0.018")
SHEET LEAD	1.72mm (0.068")

DOOR & WINDOW NOTES

DOORS PROVIDING ACCESS TO A DWELLING UNIT SHALL HAVE A MINIMUM WIDTH OF 810mm (2'-8"). A MINIMUM HEIGHT OF 1.98mm (6'-6") AND SHALL RESISIT FORCED ENTRY IN ACCORDANCE WITH O.B.C. 9.6.6

EXTERIOR SWING TYPE DOORS THAT ARE NOT WEATHERSRIPPED ON ALL EDGES AND PROTECTED WITH A STORM DOOR OR ENCLOSED UNHEATED SPACE, SHALL HAVE AN AIR INFILTRATION RATE IN ACCORDANCE WITH ASTM STANDARD E283.

WINDOWS IN LIVING ROOMS AND DINING ROOMS SHALL HAVE A MINIMUM GLASS AREA OF 10% OF THE FLOOR AREA.

WINDOWS IN BEDROOMS SHALL HAVE MINIMUM GLASS AREA OF 5% OF THE FLOOR AREA.

EVERY FLOOR AREA CONTAINING BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS AND THE OPEN UNOBSTRUCTED PORTION OF THIS WINDOW SHALL HAVE A MINIMUM AREA OF .35 sq.m. (3.8 sq.ft) WITH NO DIMENSION LESS THAN 380mm (15") EXCEPT FOR BASEMENTS, THIS WINDOW SHALL HAVE A MAXIMUM SILL HEIGHT OF 1m (3'-3") ABOVE FLOOR LEVEL.

ALL WINDOWS SHALL HAVE AN AIR INFILTRATION RATE IN CONFORMANCE WITH ASTM STANDARD E283.

WINDOWS HAVING ANY PART WITHIN 2m (6'-7") OF ADJACENT GROUND LEVEL SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY AS DESCRIBED IN CLAUSE 10.13 OF CAN3-A440.

BUILDER TO COMPLY WITH MANUFACTURERS SPECS REGARDING FORCED ENTRY REQUIREMENTS FOR DOORS AND WINDOWS (DEADBOLTS, DOOR VIEWER ETC.,) SUBSECTIONS 9.6.5. & 9.7.6. O.B.C. 1990.

EXTERIOR DOORS TO CONFORM TO O.B.C. SUBSECTION 9.6.4. - WINDOWS TO CONFORM TO O.B.C. SUBSECTIONS 9.7.1. AND 9.7.2.

INSTALL SELF ADHERED THRU WALL FLASHING AROUND ALL WINDOWS AND DOORS PRIOR TO INSTALLATION.

INSTALL CONTINUOUS CAULKING ON EXTERIOR PERIMETER OF ALL WINDOWS AND DOORS.

SMOKE ALARMS:

EXCEPT AS REQUIRED IN SENTENCE (2), SMOKE ALARMS SHALL BE PROVIDED ON EACH FLOOR LEVEL NEAR THE STAIRS CONNECTING FLOOR LEVELS.

ON FLOOR LEVELS CONTAINING BEDROOMS OR SLEEPING AREAS. THE REQUIRED SMOKE ALARMS SHALL BE INSTALLED BETWEEN SUCH BEDROOMS OR SLEEPING AREAS AND THE REMAINDER OF THE FLOOR AREA, SUCH AS A HALLWAY OR CORRIDOR SERVING SUCH ROOMS OR AREAS.

SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVER THE SMOKE ALARM.

WHERE MORE THAN ONE SMOKE ALARM IS DWELLING UNIT, THE SMOKE ALARMS SHAL THE ACTIVATION OF ONE ALARM WILL CAUS THE DWELLING UNIT TO SOUND.

Attachment 3
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6311 Smith Blvd
Page 1 of 4

PARTNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE
1.	ISSUED FOR PERMIT	11/30/25

REVISIONS

SEAL

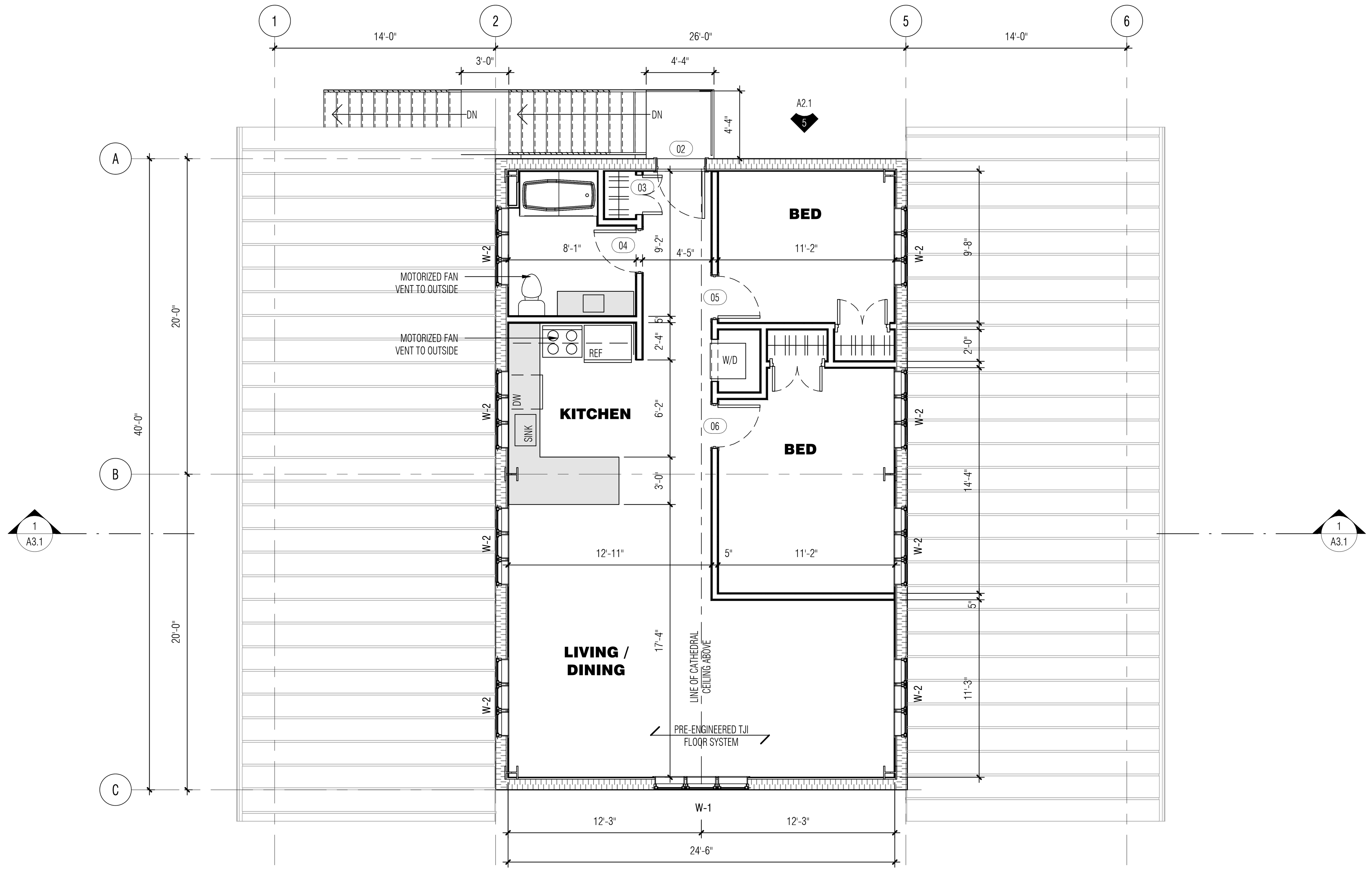
Drawn by: D.P. ☐ PRELIMINARY
Checked by: D.P. ☐ CONSTRUCTION
Approved by: E.T. ☐ RECORD

PROJECT TITLE
ERIN TERVELD - GARAGE
SMITH BOULEVARD
GEORGINA, ON

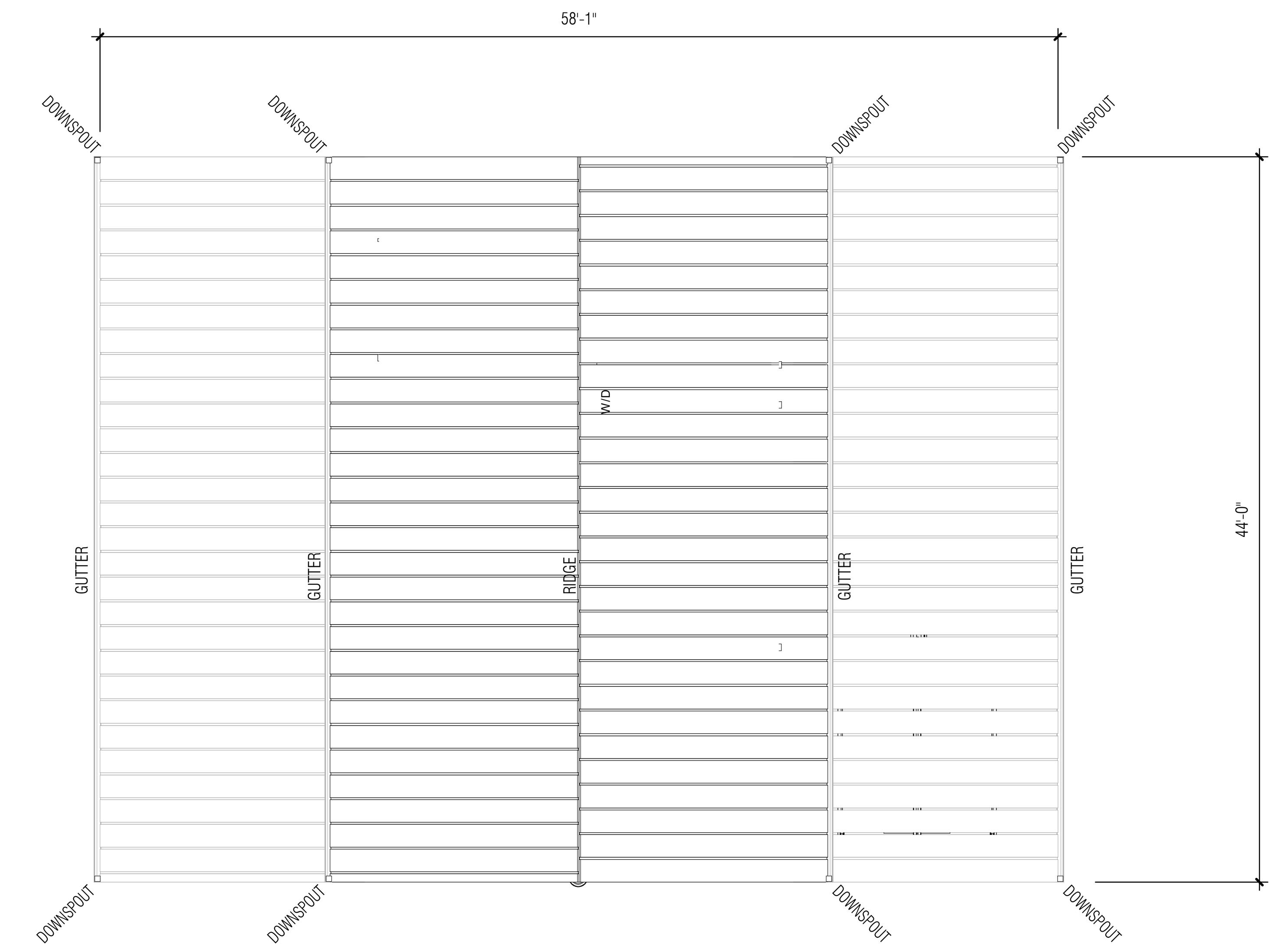
SHEET TITLE
SITE PLAN

JOB NUMBER 25-XXX

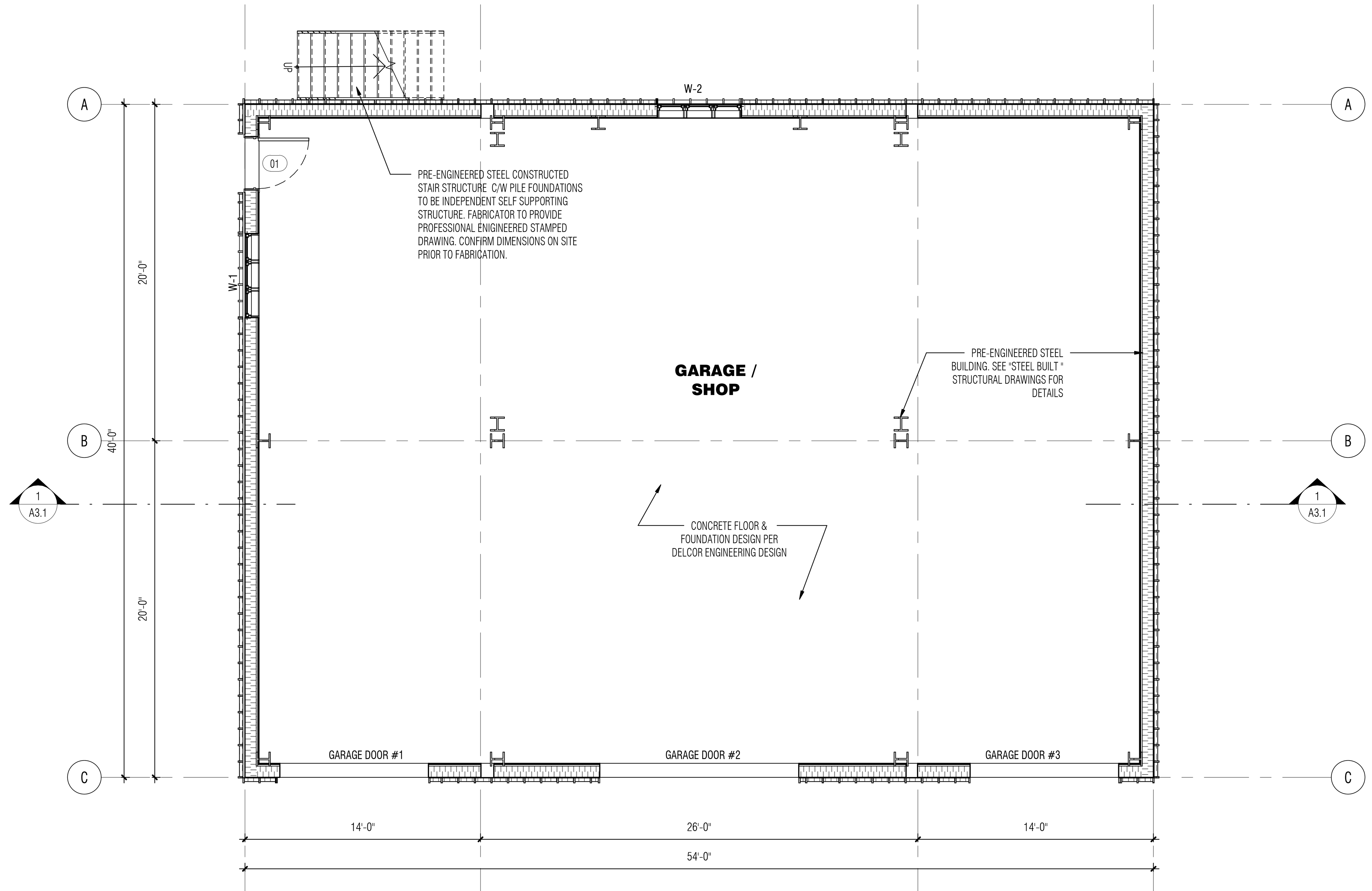
SHEET NUMBER **A0.0**



2 / A1.1 SECOND FLOOR
3/16" = 1'-0"



3 / A1.1 ROOF PLAN
1/8" = 1'-0"



1 / A1.1 GROUND FLOOR
3/16" = 1'-0"

Attachment 3
MV-2025-0033
6311 Smith Blvd
Page 2 of 4

PARTNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/30/25

SEAL

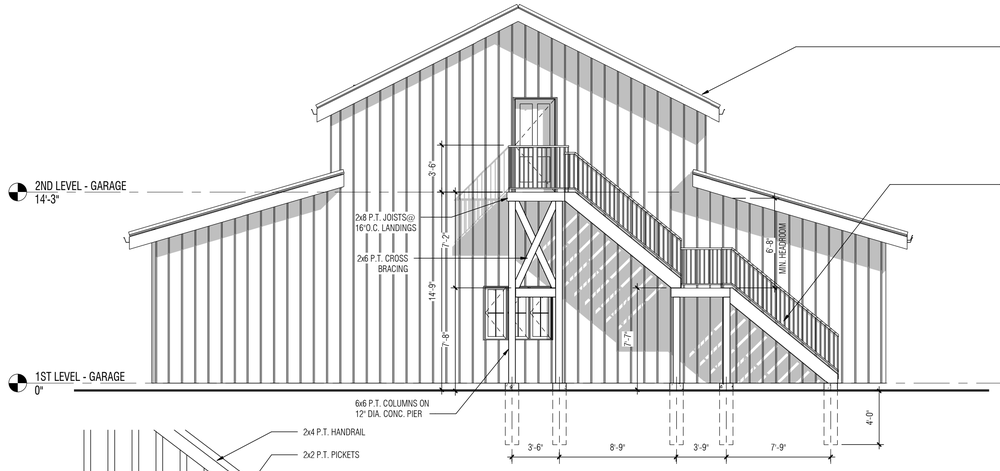
Drawn by: DP — PRELIMINARY
Checked by: DP — CONSTRUCTION
Approved by: ET — RECORD

PROJECT TITLE
ERIN TERVELD - GARAGE
SMITH BOULEVARD
GEORGINA, ON

SHEET TITLE
FLOOR PLANS

JOB NUMBER 25-XXX

SHEET NUMBER **A1.1**



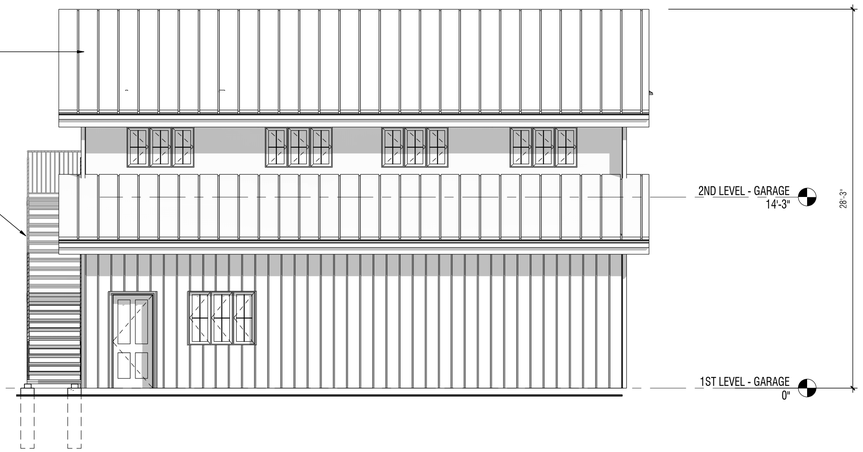
2 A2.1 **GARAGE - REAR ELEVATION**
3/16" = 1'-0"

PREFINISHED METAL ROOF,
WALLS, SOFFIT & FASCIA

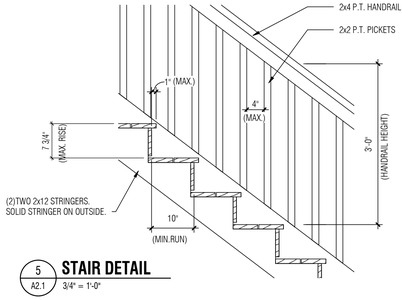
PRE-ENGINEERED STEEL CONSTRUCTCTED
"BARNDOMINIUM" BY "STEEL-BUILT INC.
(SEE ALSO STEEL-BUILT INC. DRAWINGS)

PRESSURE TREATED WOOD STAIR
CONTRUCTION. FABRICATOR TO CONFIRM
DIMENSIONS IN FIELD & SUBMIT SHOP
DRAWINGS TO OWNER FOR REVIEW PRIOR
TO FABRICATION.

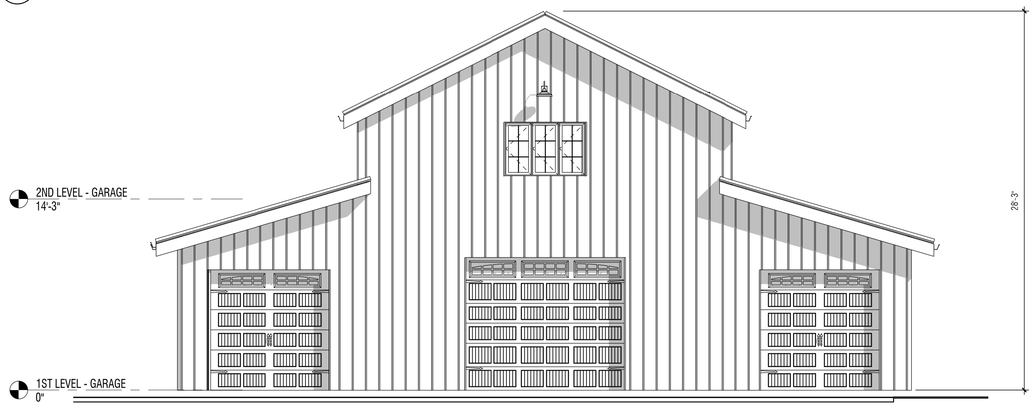
SEE DETAIL 5/A2.1



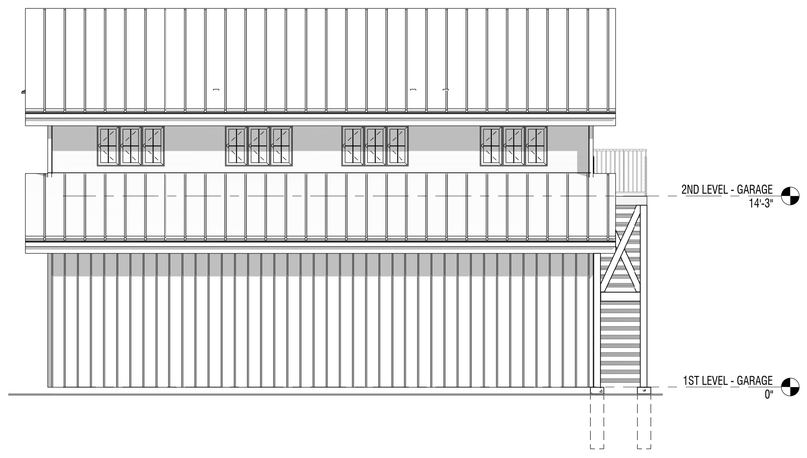
4 A2.1 **GARAGE - FRONT LEFT ELEVATION2**
3/16" = 1'-0"



5 A2.1 **STAIR DETAIL**
3/4" = 1'-0"



1 A2.1 **GARAGE - FRONT ELEVATION**
3/16" = 1'-0"



3 A2.1 **GARAGE - FRONT RIGHT ELEVATION1**
3/16" = 1'-0"

Attachment 3
MV-2025-0033
6311 Smith Blvd
Page 3 of 4

PARTNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

1.	ISSUED FOR PERMIT	11/30/25

NO.	DESCRIPTION	DATE

REVISIONS

SEAL

Drawn by: DP
Checked by: DP
Approved by: ET

☐ PRELIMINARY
☐ CONSTRUCTION
☐ RECORD

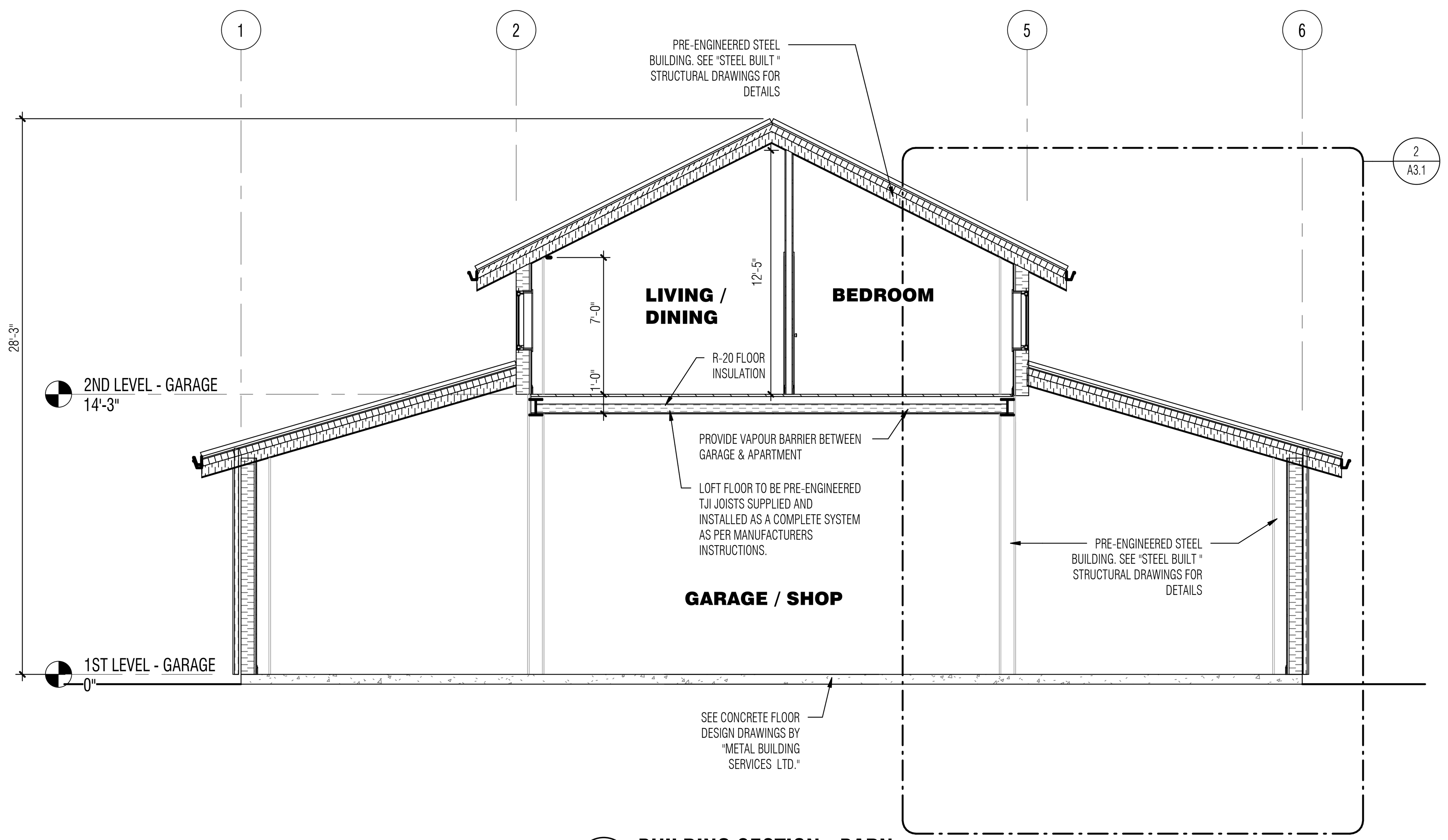
PROJECT TITLE
ERIN TERVELD - GARAGE
SMITH BOULEVARD
GEORGINA, ON

JOB NUMBER 25-XXX

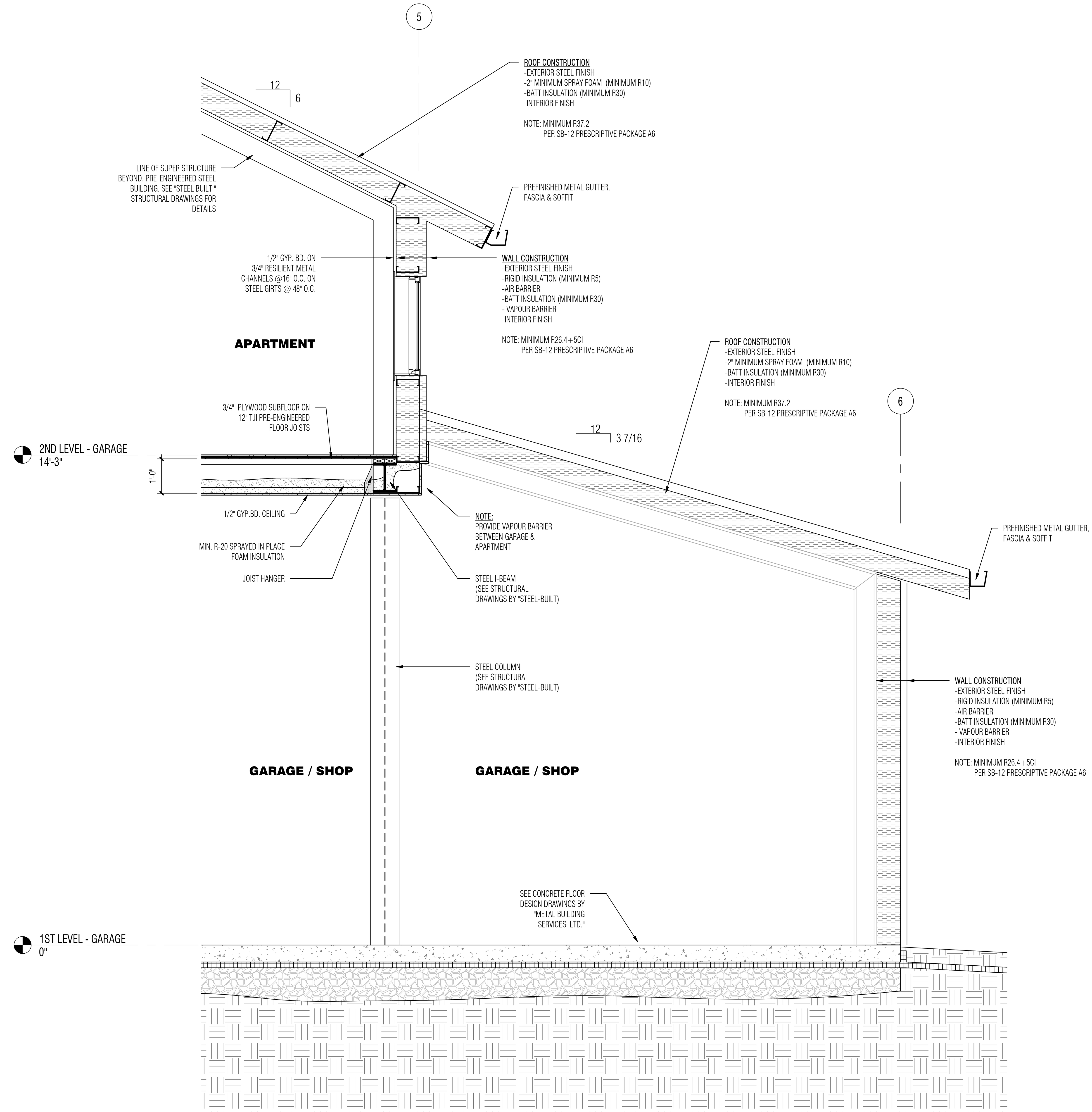
SHEET NUMBER **A2.1**

SHEET TITLE
BUILDING ELEVATIONS

C:\Users\dpopovich\Desktop\Erin Terveld - Eastern Group Consulting\Submission Drawings\Erin Residence - May 29, 2025.rvt - Garage & Apartment - Dec 1, 25 AM



1 / A3.1 **BUILDING SECTION - BARN**
3/16" = 1'-0"



2 / A3.1 **WALL SECTION - BARN**
1/2" = 1'-0"

PARTNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE
1.	ISSUED FOR PERMIT	11/30/25

REVISIONS

SEAL

Drawn by: DP — PRELIMINARY
Checked by: DP — CONSTRUCTION
Approved by: ET — RECORD

PROJECT TITLE
ERIN TERVELD - GARAGE
SMITH BOULEVARD
GEORGINA, ON

SHEET TITLE
BUILDING CROSS SECTIONS

JOB NUMBER 25-XXX

SHEET NUMBER **A3.1**

Attachment 3
MV-2025-0033
6311 Smith Blvd
Page 4 of 4

Site Photos

6311 Smith Blvd
Facing South

6311 Smith Blvd
Facing South

6311 Smith Blvd
Facing North West

6311 Smith Blvd
Facing South

6311 Smith Blvd
Facing West

6311 Smith Blvd
Facing South

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

From: Saleem Sial, Senior Development Engineering Technologist

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

Date: April 17th, 2026.

Re: MV-2025-0033
6311 Smith Blvd
CON 3 PART LOT 4
Roll No.: 014-540

The Development Engineering Division has no objection to Minor Variance Application No. MV-2026-0033, to permit:

i. Section 10.1: To permit an additional dwelling unit in a detached building, whereas an additional dwelling unit is not permitted
ii. Section 6.2 (a) (iii): To permit an additional dwelling unit in a detached building, whereas an additional dwelling unit is not permitted
iii. Section 6.2 (b) (iii): to permit a detached additional dwelling unit at a height of 9.0 m, whereas a maximum height of 7.5 m is required for an additional dwelling unit
iv. Section 10.4 (f): to permit a detached additional dwelling unit with a minimum interior side yard setback of 8.7 metres, whereas a minimum interior side yard setback of 9 m is required for the Environmental Protection zone

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.