



GEORGINA

**THE CORPORATION OF THE
TOWN OF GEORGINA
Committee of Adjustment**

Monday, April 29, 2024

7:30 PM

Pages

1. ROLL CALL

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of the Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

2. INTRODUCTION OF ADDENDUM ITEM(S)

3. DECLARATION OF PECUNIARY INTEREST

4. EXPLANATION OF HEARING PROCEDURE

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

6. APPLICATIONS FOR CONSENT

1. **CONSENT APPLICATIONS B04-24 AND B05-24
300 METRO ROAD, KESWICK
PART LOT 18, CONCESSION 2, RS65R1422 PART 1**

5

1. **That the Committee of Adjustment receive Report No. DS-2024-0024 prepared by the Development Planning Division, Development Services Department, dated April 29, 2024, respecting Consent Applications B04-24 and B05-24, submitted by the owner for the property municipally addressed as 300 Metro Road, Keswick; and,**
2. **That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Consent**

Applications B04-24 and B05-24, as it pertains to the property municipally addressed as 300 Metro Road to sever and convey Subject Land 'A' and Subject Land 'B' from Retained Land 'C', as shown in Attachment 2 to Report No. DS-2024-0024, to create one (1) new residential building lot and one (1) new lot for future residential development; and,

- b. That the approval of Consent Applications B04-24 and B05-24 be subject to the following conditions:
 - i. Submission to the Secretary-Treasurer of two (2) white prints of a deposited reference plan of survey to conform substantially with the application, as submitted;
 - ii. Submission to the Secretary-Treasurer of a draft deed, in duplicate, conveying Subject Land 'A' and Subject Land 'B' from Retained Land 'C', as shown on Attachment 2 to Report No. DS-2024-0024;
 - iii. Submission to the Secretary-Treasurer of written confirmation from The Lake Simcoe Region Conservation Authority (LSRCA) that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the LSRCA's satisfaction;
 - iv. Submission to the Secretary-Treasurer of written confirmation from the Town's Policy Planning Division that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the Division's satisfaction;
 - v. Submission to the Secretary-Treasurer of written confirmation from The Regional Municipality of York Region that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the Region's satisfaction;
 - vi. Submission to the Secretary-Treasurer of written confirmation from the Town's Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the Division's satisfaction; and,
 - vii. That the above-noted condition(s) be fulfilled within two (2) years of the date of the Notice of Decision.

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A03-24
328 PEFFERLAW ROAD
PART OF LOT 22, CONCESSION 5, PART 4, PLAN 65R40441

31

1. That the Committee of Adjustment receive Report No. DS-2024-0023 prepared by the Development Planning Division,

Development Services Department, dated April 29, 2024, respecting Minor Variance Application A03-24, for the property municipal addressed as 328 Pepperlaw Road, Pepperlaw; and,

2. That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:
 - a. That the Committee of Adjustment approve Minor Variance Application A03-24 to permit relief from the following:
 - i. Section 15.1 To permit a single detached dwelling on an existing commercial lot, whereas one dwelling unit is permitted above the first-storey or within the rear of a non-residential building other than a mechanical garage;
 - b. That the approval of Minor Variance Application A03-24 be subject to the following term(s):
 - i. That the proposed single detached dwelling conforms with the setbacks put forth in Section 6 of the Zoning By-law 500 in accordance with the Residential (R) zone;
 - ii. That the front, rear, interior side, and exterior side lot lines for the proposed single detached dwelling shall be deemed to be as shown in Attachment 5 of Report No. DS-2024-0023;
 - iii. That the front, rear, interior side, and exterior side lot lines for the commercial use shall be deemed to be as shown in Attachment 5 of Report No. DS-2024-0023;
 - iv. That the primary use of the property will remain commercial and that the proposed single detached dwelling shall be accessory to a non-residential building containing a permitted non-residential use;
 - v. That no other dwelling units shall be permitted on the subject property; and
 - vi. That the proposed single detached dwelling be constructed in general conformity with Attachment 2 to Report No. DS-2024-0023, in accordance with the relief recommended to be approved in Recommendation 2 a);
 - c. That the approval of Minor Variance Application A03-24 be subject to the following condition(s):
 - i. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 of Report No. DS-2024-0023 have been addressed to their satisfaction; and,
 - ii. That the above noted condition(s) be fulfilled within two

(2) years of the date of the Notice of Decision.

8. POWER OF SALE/FORECLOSURE/VALIDATION OF TITLE APPLICATIONS

9. MINUTES OF PREVIOUS MEETING

10. COMMUNICATIONS

11. OTHER BUSINESS

1. OACA In-Person Training on Tuesday April 30th, 2024 from 6pm-8pm
2. 2024 First Quarter mileage/expense submissions
3. Motion for Acting Secretary-Treasurer for next meeting - Monika Sadler

12. NEXT MEETING

The next meeting is on Monday, May 13th, 2024.

13. ADJOURNMENT

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0024

**FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT**

April 29, 2024

**SUBJECT: CONSENT APPLICATIONS B04-24 AND B05-24
300 METRO ROAD, KESWICK
PART LOT 18, CONCESSION 2, RS65R1422 PART 1**

1. RECOMMENDATIONS:

1. That the Committee of Adjustment receive Report No. DS-2024-0024 prepared by the Development Planning Division, Development Services Department, dated April 29, 2024, respecting Consent Applications B04-24 and B05-24, submitted by the owner for the property municipally addressed as 300 Metro Road, Keswick; and,
2. That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:
 - a) That the Committee of Adjustment approve Consent Applications B04-24 and B05-24, as it pertains to the property municipally addressed as 300 Metro Road to sever and convey Subject Land 'A' and Subject Land 'B' from Retained Land 'C', as shown in Attachment 2 to Report No. DS-2024-0024, to create one (1) new residential building lot and one (1) new lot for future residential development; and,
 - b) That the approval of Consent Applications B04-24 and B05-24 be subject to the following conditions:
 - i) Submission to the Secretary-Treasurer of two (2) white prints of a deposited reference plan of survey to conform substantially with the application, as submitted;
 - ii) Submission to the Secretary-Treasurer of a draft deed, in duplicate, conveying Subject Land 'A' and Subject Land 'B' from Retained Land 'C', as shown on Attachment 2 to Report No. DS-2024-0024;
 - iii) Submission to the Secretary-Treasurer of written confirmation from The Lake Simcoe Region Conservation Authority (LSRCA) that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the LSRCA's satisfaction;
 - iv) Submission to the Secretary-Treasurer of written confirmation

- from the Town's Policy Planning Division that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the Division's satisfaction;
- v) Submission to the Secretary-Treasurer of written confirmation from The Regional Municipality of York Region that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the Region's satisfaction;
 - vi) Submission to the Secretary-Treasurer of written confirmation from the Town's Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the Division's satisfaction; and,
 - vii) That the above-noted condition(s) be fulfilled within two (2) years of the date of the Notice of Decision.

2. **PURPOSE:**

The purpose of this Report is to provide Staff's analysis and to outline comments received with respect to Consent Applications B04-24 and B05-24 to create one (1) new residential building lot and one (1) new future residential development lot.

3. **BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)
300 Metro Road
Concession 2, Lot 18
RS65R1422, Part 1
Roll #: 096-997

3.1 **PROPOSAL:**

The owners have applied to divide the subject property into three (3) lots, as shown on Attachment 2.

The owner is applying for consent to create three (3) separately conveyable parcels. With respect to the created lot, Subject Land 'A' is proposed to contain a new single detached dwelling, Subject Land 'B' is proposed for future residential development and the Retained Land 'C' will contain the existing single detached dwelling.

Subject Land 'A', Subject Land 'B' and Retained Land 'C' would have the following characteristics:

Table 1 – Proposal Summary

	Required Frontage (m)	Frontage (m)	Depth (m)	Lot Area (m ²)
Subject Land 'A'	30	31.7	49	1,334
Subject Land 'B'	30	73.7 (approx. 35 m on assumed portion)	61.4	4,957
Retained Land 'C'	30	31	62.1	1,731

Subject Land 'A' and Retained Land 'C' will have frontage on Metro Road and Subject Land 'B' will have frontage on Post Office Road.

The proposed Consent Plan is included as Attachment 2.

3.2 SUBJECT PROPERTY AND SURROUNDING AREA:

The subject property has frontage on the west side of Metro Road, south of Boyer Road, in the community of Keswick. Subject Land 'A' and Subject Land 'B' are currently vacant. Existing buildings on Retained Land 'C' include a single detached dwelling, and a vinyl shed that is to be removed. Surrounding properties and land uses are as follows:

North: low-density residential uses.

South: low-density residential uses.

East: provincial significant wetland (North Keswick Wetland Complex)/woodland

West: low-density residential uses.

A summary of the characteristics of the property is as follows:

General Property Information	
Municipal Address	300 Metro Road
Zoning	Transitional (T)
Frontage	Subject Land 'A' – 31.7 Metres Subject Land 'B' – 73.7 Metres Retained Land 'C' – 31 Metres
Area	Subject Land 'A' - Approx. 1,334 Square Metres Subject Land 'B' – Approx. 4,957 Square Metres Retained Land 'B' - Approx. 1,731 Square Metres
Keswick Secondary Plan Land Use Designation	Neighbourhood Residential

Regional Official Plan Land Use Designation	Community Area	
Related Applications	None	
Land Use and Environmental Considerations		
Existing Structures	Retained Land 'C' - Existing Single Detached Dwelling	
Proposed Structures	Subject Land 'A' - Proposed Single Detached Dwelling Subject Land 'B' – Vacant (Future Development)	
Heritage Status	Neither listed nor designated	
Regulated by LSRCA	Yes	
Key Natural Heritage Features	None	
Natural Hazards	None	
Servicing		
	<u>Existing</u>	<u>Proposed</u>
Water	Municipal	Municipal
Sanitary	Municipal	Municipal
Access	Existing driveway on Metro Road for Retained Land 'C'	Proposed driveway for Subject Land 'A' on Metro Road; proposed driveway for Subject Land 'B' on Post Office Road

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION

Under the provisions of the *Planning Act*, the Notice of Hearing for the subject application was sent by mail on April 12, 2024, to all landowners within 60.0 metres of the subject property and a placard was placed on the property.

As of the date of writing this report, Staff have not received any comments from the general public concerning Consent Application B04-24 and B05-24.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS:

The Development Engineering Division has provided the following conditions:

- A widening of sufficient width to provide a maximum of 10 meters from the centerline of the existing Post Office Road allowance is required to the

satisfaction of the Director of Development Services, in consultation with the Director of Operations and Infrastructure.

- The Owner will be required to enter into a Development Agreement including:
 - Installing a turning circle / cul-de-sac / hammerhead at the end of Post Office Road
 - Providing functional servicing design including water, sanitary, grading and storm water management.
- All to the satisfaction of the Town's Development Engineering Division.

The Development Engineering Division has provided the following advisory comments:

- The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'A' and 'B', the applicant/owner shall provide a Lateral Application with initial payment of \$15,000 along with a Professionally Engineered Site Servicing Plan indicating the existing and proposed water and sanitary lateral locations and inverts of same.
- The applicant/owner is advised that prior to the issuance of building permit a detailed lot grading and drainage plan including existing and proposed entrance 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. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.
 - A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.

The Tax and Revenue Division has indicated no objections to the application and provided the following comment:

- Very Serious tax arrears

The Lake Simcoe Regional Conservation Authority has indicated no objection to the application and provided the following condition(s):

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

The Policy Planning Division has indicated no objections to the application and provided the following condition:

- Submission of an Arborist Report as per the Town's Tree Preservation and Compensation Policy

The Regional Municipality of York Region has indicated no objections to the application and provided the following conditions:

- Please be advised York Region is protecting a 30 metre right-of-way for this section of Metro Road. As such, York Region requests that all municipal setbacks be referenced from a point 15 metres from the centreline of construction of Metro Road. The widening should be very similar to the widening shown on the adjacent south property (294 Metro Road).
- The Owner shall convey the following lands, along the entire frontage of the site adjacent to Metro, to The Regional Municipality of York, free of all costs and encumbrances:
 - sufficient property to provide a road widening to establish 15 metres from the centreline of construction of Metro Road.
- The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region.
- The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be

provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

- The Owner shall be responsible for all costs associated with the preparation and delivery of the following: a draft and deposited 65Rplan, Phase One ESA, any subsequent environmental work, reports or other documentation, reliance, and the Owner's certified written statement.
- This application is subject to York Region's development applications processing fees as identified in By-law No. 2020-04. The review fee for Consent to Sever is \$1,200. The Review and approval of the Environmental Site Assessment Report fee is \$2,000. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to Community Planning + Development Services. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.
- Prior to the approval of the Consent application, the Town of Georgina shall confirm that adequate water supply and sewage capacity have been allocated for the proposed new lots.
- Prior to final approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality (i.e. backup generators/fuel supplies) and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Public Works Source Protection staff. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (June 2021). A simplified SWIAMP may also be used as appropriate. Consultation with Source Protection staff is recommended. A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:

- (a) petroleum-based fuels and or solvents;
- (b) pesticides, herbicides, fungicides or fertilizers;
- (c) chlorinated solvents;
- (d) construction equipment;
- (e) inorganic chemicals;
- (f) road salt and contaminants;
- (g) the generation and storage of hazardous waste or liquid industrial waste, and a waste disposal sites and facilities;
- (h) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials;
- (i) snow storage and disposal facilities;
- (j) tailings from mines; and,
- (k) dense non-aqueous phase liquids (DNAPLS).

If a SWIAMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring. Please note that in most instances, single family residential developments will not trigger a SWIAMP, however, workshops/hobby shops, etc. associated with the proposal, depending on the activities may.

- Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-8 have been met to its satisfaction.

The following Town departments / divisions and external agencies have indicated no objections/comments to the Consent.

- Building/Plumbing Inspector
- Municipal Law Enforcement Division
- Hydro One

A number of external agencies and Town departments/divisions have not provided comments.

5. **ANALYSIS:**

The following is an evaluation of Consent Applications B04-24 and B05-24 as it relates to the applicable policies of Provincial, Regional, and Town planning documents.

5.1 **PROVINCIAL POLICY STATEMENT (2020), GREENBELT PLAN (2017), GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020), & LAKE SIMCOE PROTECTION PLAN (2009):**

The subject property is located in Keswick, a defined 'Settlement Area' under the Provincial Policy Statement, Greenbelt Plan, Growth Plan for the Greater Golden Horseshoe, and the Lake Simcoe Protection Plan. Lot line adjustments and lot

creation are permitted in Settlement Areas, provided that the overall economic, social, environmental and infrastructure policies of the aforementioned Provincial Plans are met.

Staff have reviewed the proposal against the above-noted Provincial Plans and are of the opinion that the proposal is consistent with the Provincial Policy Statement and conforms to the Provincial Greenbelt Plan, Growth Plan, and Lake Simcoe Protection Plan.

5.2 YORK REGION OFFICIAL PLAN (2022):

The subject property is designated as 'Community Area' on Map 1a to the York Region Official Plan (YROP). Staff have reviewed the Consent application against the document. Section 4.2.4 of the YROP states that municipalities will provide a balance of residential uses. Staff have reviewed the proposal against the above-noted Regional Plan and are of the opinion that the proposal conforms with the York Region Official Plan.

5.3 KESWICK SECONDARY PLAN (2019) AND ZONING BY-LAW 500

The subject property is designated as 'Neighbourhood Residential' on Schedule 'F1' Land Use Plan of the Keswick Secondary Plan (KSP). It is zoned 'Transitional (T)' on Map 3 (pg.2) on Schedule 'A' to Zoning By-law 500. An existing residential dwelling or a single family dwelling are permitted within the T zone.

Section 13.1.7.3.2 (b) of the KSP states that Consents are permitted for the creation of a new lot, boundary adjustments, right-of-way, easements, and to convey additional lands to an abutting lot, provided an undersized lot is not created.

Section 13.1.7.3.2 (c) of the KSP further lists criteria that must be met in order for a Consent application to be considered for approval. Below is Staff's assessment of the proposed consents against the criteria provided in the KSP.

a) It is clearly not in the public interest that a plan of subdivision be registered.

A plan of subdivision is not required for the orderly development of the subject properties as only one (1) new residential lot and one (1) future residential development lot is being proposed.

b) The lot can be adequately serviced by roads, sanitary sewage disposal, water supply, and storm drainage facilities.

Subject Land 'A' will front onto Metro Road, a Regionally-owned, assumed road. Subject Land 'B' will front onto Post Office Road, a Town-owned right of way which is assumed up to approximately 35 metres of the westerly frontage of Subject Land 'B'. Retained Land 'C' will front onto Metro Road, a Regionally-owned and assumed road using the existing driveway. Subject Land 'A' and

Retained Land 'C' will have adequate frontage on Metro Road, while Subject Land 'B' will have adequate frontage on Post Office Road.

Subject Land 'A' and Subject Land 'B' will be required to connect to full municipal water and sanitary services. To ensure that adequate roads and servicing infrastructure are available, the Owner will be required to enter into a Development Agreement with the Town as a Condition of Approval with respect to the installation of a turning circle / cul-de-sac / hammerhead at the end of Post Office Road and to provide a functional servicing design including water, sanitary, grading and storm water management that is satisfactory to the Town's Development Engineering Division.

The lands are within the Urban Service Boundary of the KSP and will be serviced by the Keswick Water Resource Recovery Facility (KWRRF). All development within the Urban Service Boundary must be on full municipal water / sanitary services and be allocated an appropriate amount of servicing capacity.

Retained Land 'C' already has servicing allocation, while the assignment of 2.78 persons equivalent of servicing allocation will be required for each newly created lot (Subject Land 'A' and Subject Land 'B'). This allocation has been reflected as 'Requested' in the allocation tracker for the KWRRF, allocation will not be formally assigned until the Conditions of Consent have been fulfilled and the Certificate of Official issued.

c) No extension, improvement or assumption of municipal services is required.

The existing single detached dwelling on Retained Lands 'C' fronts on Metro Road and is currently serviced by existing municipal sanitary and water services.

Subject Lands 'A' fronts onto Metro Road, a Regionally-owned and assumed road.

Subject Land 'B' fronts onto Post Office Road, a Town-owned right of way of which approximately 35 metres of the frontage of Subject Land "B" and has been assumed by the Town.

As discussed above, the Owner will be required to enter into a Development Agreement with the Town as a Condition of Approval to the installation of a turning circle / cul-de-sac / hammerhead at the end of Post Office Road and provide a functional servicing design including water, sanitary, grading and storm water management that is satisfactory to the Town's Development Engineering Division to ensure that municipal servicing infrastructure will be adequate.

Municipal sanitary and water services extend across the entire frontage of the proposed severed property. Storm drainage is provided by ditches on Metro Road. The Town's Development Engineering Division has advised the applicant that prior to the issuance of a building permit for Subject Land 'A' the applicant/owner shall provide a detailed lot grading and drainage plan.

Staff are of the opinion that, subject to the implementation of the conditions of approval relating to allocation assignment and the Development Agreement, that the proposed Consent will enable development that is adequately serviced and no extension, improvement or assumption of municipal services is required.

- d) The lot will have adequate frontage on an open and assumed public road, and access will not result in traffic hazards.**

Subject Land 'A' will front onto Metro Road with a frontage of 31.7 metres, Subject Land 'B' will front onto Post Office Road with a frontage of approximately 35 metres on the assumed portion, while the Retained Land 'C' will front onto Metro Road with a frontage of 31 metres. The proposed frontages created by consent all meet the 30 metre residential frontage that is required by the Zoning by-law. Metro Road North and a portion of Post Office Road are assumed public roads. It is not anticipated that the single new residential access will result in traffic hazards. A turning area will be required at the end of the assumed portion of Post Office Road to facilitate vehicle movements within the right-of-way.

- e) The lot will not restrict the ultimate development of adjacent lands.**

The subject lands are located in an established neighbourhood in Keswick. Staff note that the adjacent lands are already developed and are not designated for future redevelopment, therefore, the proposal is not anticipated to restrict the ultimate development of the adjacent lands.

- f) The size and shape of the lot conforms to the Zoning By-law and is appropriate for the use proposed and is compatible with adjacent lots.**

The proposal does not change the use of the Subject Properties, which permits a single detached dwelling within a Transitional (T) zone. Any future residential development on Subject Lands 'A', Subject Land 'B' and Retained Lands 'C' must be compliant with the applicable performance standards under the Zoning By-law.

Therefore, the proposed single detached dwelling on Subject Land 'A' will be compatible with existing adjacent areas and will create little to no impact further than what the Zoning By-law already contemplates in terms of orientation, privacy, landscaping, shadow casting and visual impact.

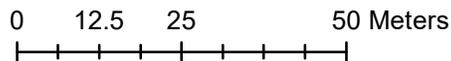
- g) The Consent complies with all relevant provisions of this Secondary Plan**



LOCATION MAP

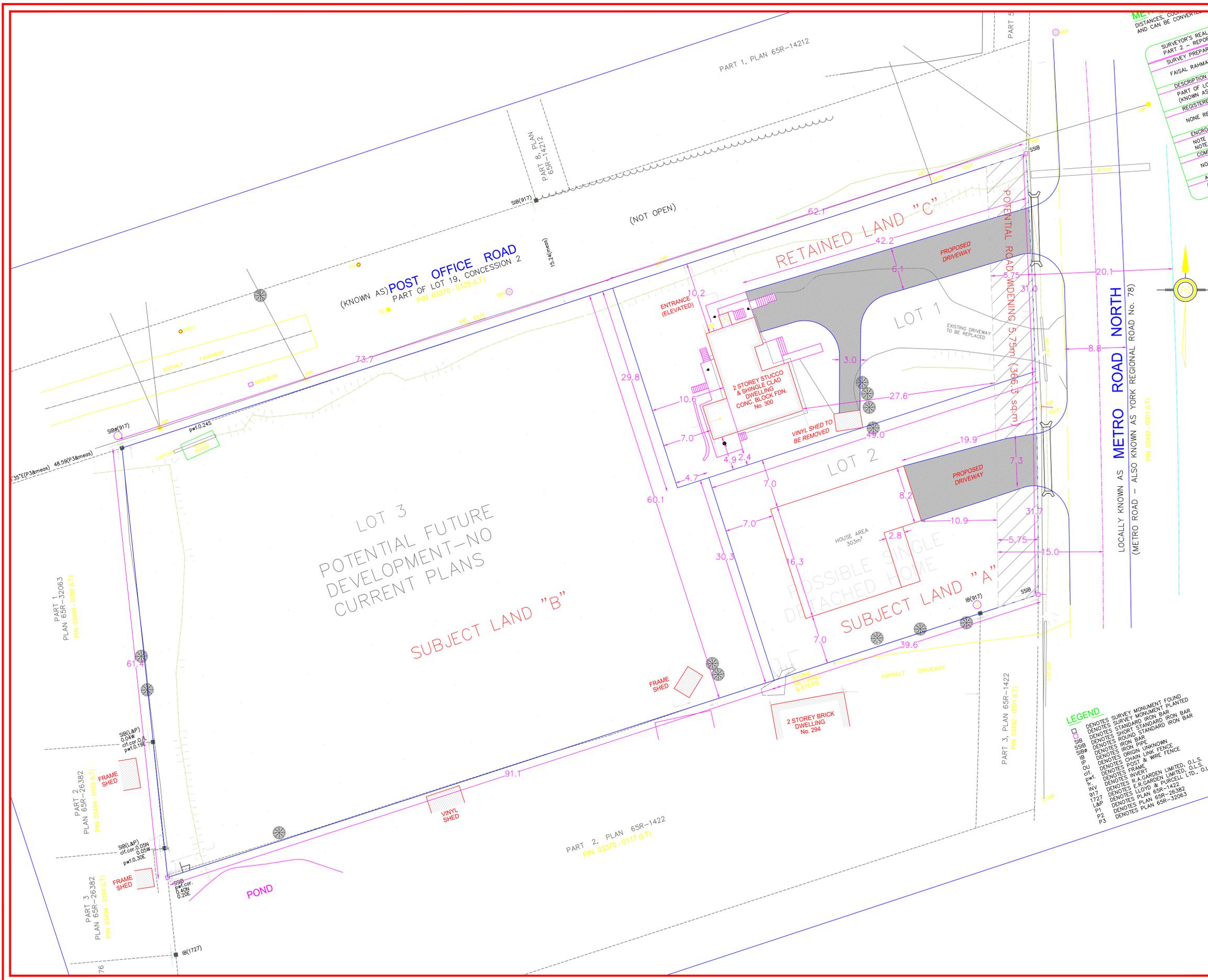


SUBJECT LAND



N





CONCEPT SITE PLAN POTENTIAL LAND SEVERANCE

300 METRO ROAD
KESWICK, ONTARIO

ZONING: R1	REQUIRED	PROPOSED		
		LOT 1	LOT 2	LOT 3
MIN. LOT AREA (m ²)	450	1731	1344	4957
MIN. LOT FRONTAGE (m)	30.0	31.0	31.7	73.7
MIN. FRONT YARD (m)	6.0	27.6	10.9	---
MIN. INT. SIDE YARD (m)	2.0	2.4	7	---
MIN. YARD BTW BDLG (m)	3.0	4.9	7	---
MIN. EXT. SIDE YARD (m)	3.0	10.2	7	---
MIN. REAR YARD (m)	7.0	7	7	---
BUILDING AREA (m ²)	-----	142	280	---
MAX LOT COVERAGE	35%	8.2%	21%	---
BUILDING HEIGHT	11.0 m	<11.0 m		

Attachment 2
B04-24/B05-24 300 Metro Rd
pg 1 of 1

SCALE: 1:250

DATE:

DRAWN BY:

Site Photos

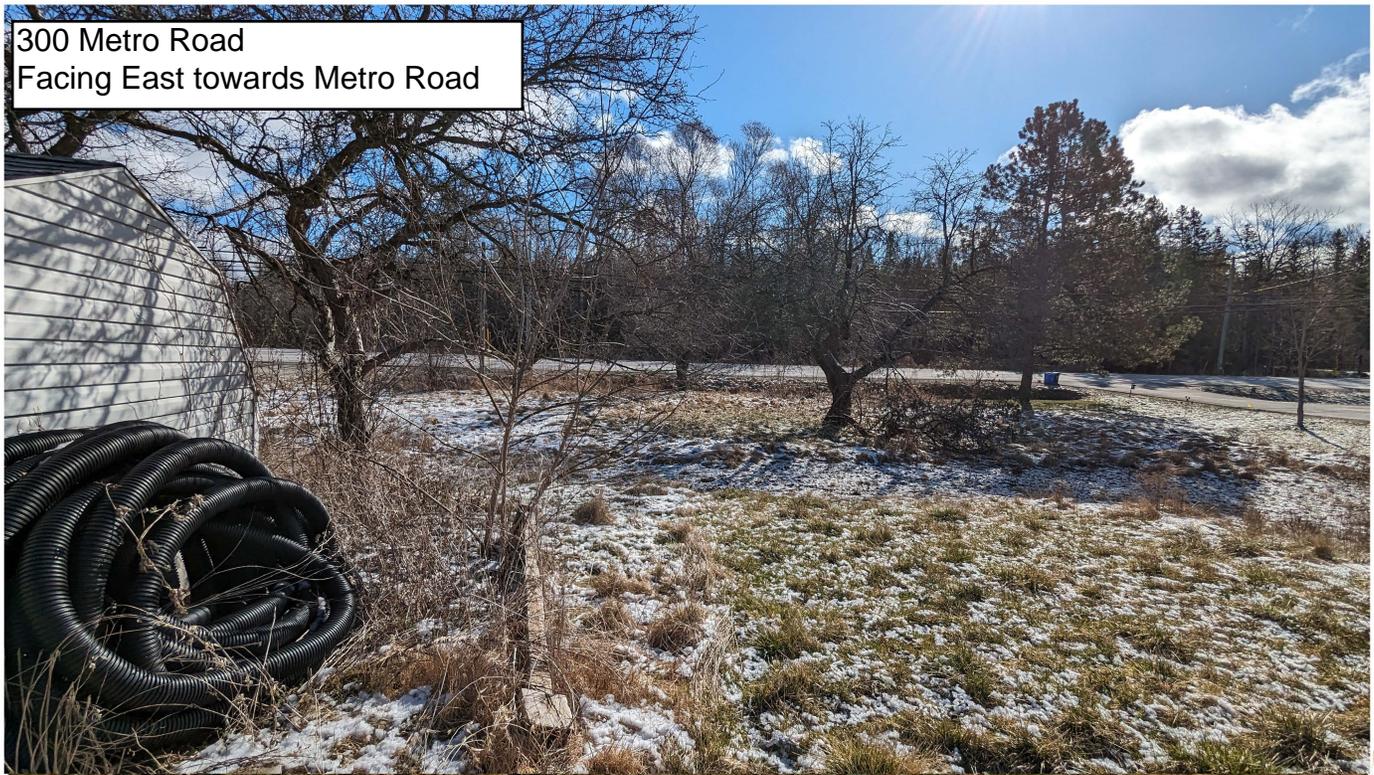
300 Metro Road
Facing West on Metro Road



300 Metro
Facing West towards rear of subject property



300 Metro Road
Facing East towards Metro Road



300 Metro Road
Facing South on Post Office Road



300 Metro Road
Facing East on Post Office Road



Agency and Department Comments

To: Matthew Ka, Secretary Treasurer - Committee of Adjustments

From: Michelle Gunn, Development Engineering Clerk

cc: Mike Iampietro, Manager, Development Engineering
Cory Repath, Sr. Development Inspector
Vikum Wegiriya, Jr. Development Technologist
Matthew DeLuca, Jr. Development Inspector
Laura Taylor, Operations Administrative Assistant

Date: April 18th, 2024

Re: CONSENT B04-24, B05-24
300 Metro Road Concession 2, Part Lot 18, RS65R1422; Part 1
ROLL NO.: 096-997

The Development Engineering Division has the following **comment(s)** for Consent Application No. B04-24, B05-24:

1. The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'A' and 'B', the applicant/owner shall provide a Lateral Application with initial payment of \$15,000 along with a Professionally Engineered Site Servicing Plan indicating the existing and proposed water and sanitary lateral locations and inverts of same.
2. The applicant/owner is advised that prior to the issuance of building permit a detailed lot grading and drainage plan including existing and proposed entrance 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. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.
 - A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.

The Development Engineering Division has the following **condition(s)** for Consent Application No. B04-24, B05-24:

1. A widening of sufficient width to provide a maximum of 10 meters from the centerline of the existing Post Office Road allowance is required to the satisfaction of the Director of Development Services, in consultation with the Director of Operations and Infrastructure.
2. The Owner will be required to enter into a Development Agreement including:
 - a. Installing a turning circle / cul-de-sac / hammerhead at the end of Post Office Road

Agency and Department Comments

- b. Providing functional servicing design including water, sanitary, grading and storm water management.

All to the satisfaction of the Town's Development Engineering Division.



Sent via e-mail: mka@georgina.ca

April 16, 2024

Municipal File No.: B04-24/B05-24
LSRCA File No.: VA-146237-041224

Matthew Ka
Secretary-Treasurer to the Committee of Adjustment
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear Mr. Ka,

Re: Application for Consent
300 Metro Road
Town of Georgina
Owner/ Applicant: Ferdous Ara Begum

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 has submitted a Consent application under Section 45 of the *Planning Act* seeking to sever a 0.13 hectare parcel (Subject Land A) and 0.50 hectare parcel (Subject Land B) from an existing 0.80 hectare parcel (Retained Land C). The purpose of this application is to create a new residential lot and a potential future development lot.

Documents Received and Reviewed by Staff

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

- Notice of Hearing (dated April 8, 2024)
- Consent Sketch

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 3.1 of the Provincial Policy Statement (PPS, 2020) 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, the proposal is consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Consent. 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 Consent (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 0.80 hectares (1.97 acres) in size and is located west of Metro Road North and south of Post Office Road within the Town of Georgina. The subject land is currently zoned 'Transitional (T)' per Map 3 of Schedule A of the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for being within 30 metres of a Provincially Significant Wetland (PSW).
- 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 3.1 of the Provincial Policy Statement (PPS). There are no identified natural hazards on the subject lands therefore the proposal is consistent with 3.1 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. A permit from the LSRCA will be required prior to any development or site alteration taking place within the regulated portion. Please contact LSRCA Regulations staff, Matthew Figuerres (M.Figuerres@LSRCA.on.ca), to scope the permit requirements.

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 Consent.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to a portion of the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place within the regulated portion;
3. That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Consent (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).

Sincerely,



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



Monday, April 22, 2024

Matthew Ka
Committee of Adjustment
Township of Georgina
26557 Civic Centre Road, R.R #2
Keswick, ON L4P 3G1

RE: Consent Application CONS.24.G.0025 Local file # (B04-24/B05-24)

The Regional Municipality of York ("Region") has completed its review of the above noted consent application to create a new residential lot and a potential future development lot. The property is municipally known as 300 Metro Road North and has frontage on Metro Road. The subject lands are located within the Urban Area on the Regional Structure Map (Map 1).

The Region has no objection to the consent application subject to the following conditions being satisfied:

1. Please be advised York Region is protecting a 30 metre right-of-way for this section of Metro Road. As such, York Region requests that all municipal setbacks be referenced from a point 15 metres from the centreline of construction of Metro Road. The widening should be very similar to the widening shown on the adjacent south property (294 Metro Road).
2. The Owner shall convey the following lands, along the entire frontage of the site adjacent to Metro, to The Regional Municipality of York, free of all costs and encumbrances:
 - sufficient property to provide a road widening to establish 15 metres from the centreline of construction of Metro Road.
3. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region.
4. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the

*The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Tel: (905) 830-4444, 1-877-464-YORK (1-877-464-9675)
Internet: www.york.ca*

Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended (“O. Reg. 153/04”). The Phase One ESA must be for the Owner’s property that is the subject of the application and include the lands to be conveyed to the Region (the “Conveyance Lands”). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region’s standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

5. The Owner shall be responsible for all costs associated with the preparation and delivery of the following: a draft and deposited 65Rplan, Phase One ESA, any subsequent environmental work, reports or other documentation, reliance, and the Owner’s certified written statement.
6. This application is subject to York Region’s development applications processing fees as identified in By-law No. 2020-04. The review fee for Consent to Sever is \$1,200. The Review and approval of the Environmental Site Assessment Report fee is \$2,000. All payments shall be in the form of a cheque and made payable to “The Regional Municipality of York” and forwarded to Community Planning + Development Services. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.

7. Prior to the approval of the Consent application, the Town of Georgina shall confirm that adequate water supply and sewage capacity have been allocated for the proposed new lots.

8. Prior to final approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality (i.e. backup generators/fuel supplies) and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Public Works Source Protection staff. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (June 2021). A simplified SWIAMP may also be used as appropriate. Consultation with Source Protection staff is recommended. A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:
 - (a) petroleum-based fuels and or solvents;
 - (b) pesticides, herbicides, fungicides or fertilizers;
 - (c) chlorinated solvents;
 - (d) construction equipment;
 - (e) inorganic chemicals;
 - (f) road salt and contaminants;
 - (g) the generation and storage of hazardous waste or liquid industrial waste, and a waste disposal sites and facilities;
 - (h) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials;
 - (i) snow storage and disposal facilities;
 - (j) tailings from mines; and,
 - (k) dense non-aqueous phase liquids (DNAPLS).

If a SWIAMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring. Please note that in most instances, single family residential developments will not trigger a SWIAMP, however, workshops/hobby shops, etc. associated with the proposal, depending on the activities may.

9. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-8 have been met to its satisfaction.

Access to any Regional Road needs to be approved by the Region. The access arrangement for the future development fronting Metro Road N shall comply with the Regional Official Plan and be consistent with the recommendations of the Region's Access Guidelines.

Agency and Department Comments

300 Metro Road N –B04-24/B05-24
Ferdous Ara Begum

Page 4 of 4

With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.

Should you have any questions regarding the above, please contact Christine Meehan at Christine.Meehan@york.ca

Regards,

Christine Meehan

Christine Meehan, B.U.R.Pl., B. B. A | Planner (Intake Lead), Development Services, Planning & Economic Development Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 | christine.meehan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0023

**FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT**

April 29, 2024

**SUBJECT: MINOR VARIANCE APPLICATION A03-24
328 PEFFERLAW ROAD
PART OF LOT 22, CONCESSION 5, PART 4, PLAN 65R40441**

1. RECOMMENDATIONS:

1. That the Committee of Adjustment receive Report No. DS-2024-0023 prepared by the Development Planning Division, Development Services Department, dated April 29, 2024, respecting Minor Variance Application A03-24, for the property municipal addressed as 328 Pefferlaw Road, Pefferlaw; and,
2. That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:
 - a) That the Committee of Adjustment approve Minor Variance Application A03-24 to permit relief from the following:
 - i) Section 15.1 To permit a single detached dwelling on an existing commercial lot, whereas one dwelling unit is permitted above the first-storey or within the rear of a non-residential building other than a mechanical garage;
 - b) That the approval of Minor Variance Application A03-24 be subject to the following term(s):
 - i) That the proposed single detached dwelling conforms with the setbacks put forth in Section 6 of the Zoning By-law 500 in accordance with the Residential (R) zone;
 - ii) That the front, rear, interior side, and exterior side lot lines for the proposed single detached dwelling shall be deemed to be as shown in Attachment 5 of Report No. DS-2024-0023;
 - iii) That the front, rear, interior side, and exterior side lot lines for the commercial use shall be deemed to be as shown in Attachment 5 of Report No. DS-2024-0023;
 - iv) That the primary use of the property will remain commercial and that the proposed single detached dwelling shall be accessory to a

- non-residential building containing a permitted non-residential use;
- v) That no other dwelling units shall be permitted on the subject property; and
 - vi) That the proposed single detached dwelling be constructed in general conformity with Attachment 2 to Report No. DS-2024-0023, in accordance with the relief recommended to be approved in Recommendation 2 a);
- c) That the approval of Minor Variance Application A03-24 be subject to the following condition(s):
- i) Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 of Report No. DS-2024-0023 have been addressed to their satisfaction; and,
 - ii) That the above noted condition(s) be fulfilled within two (2) years of the date of the Notice of Decision.

2. **PURPOSE:**

The purpose of this report is to provide Staff's analysis and recommendations concerning Minor Variance Application A03-24, for the property municipal addressed as 328 Pefferlaw Road, regarding the construction of a single detached dwelling as an accessory use to the non-residential use.

3. **BACKGROUND:**

Property Description: (refer to Attachment 1 to 3)
328 Pefferlaw Road
Part of Lot 22, Concession 5, Part 4, Plan 65R40441
Roll #: 054-500

The subject property was subject to Consent (B12-22), and the conditions of the consent were fulfilled and the consent was granted.

PROPOSAL

The owner of the subject property is proposing to construct a single detached dwelling as an accessory use to the non-residential use on the subject property.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief:

- i) **Section 15.1:** To permit a single detached dwelling on an existing commercial lot, whereas one dwelling unit is permitted above the first-storey or within the rear of a non-residential building other than a mechanical garage.

A site plan and architectural drawings showing the proposal and the requested relief are included as Attachment 2.

3.1 SUBJECT PROPERTY AND THE SURROUNDING AREA:

The subject property is located at 328 Pefferlaw Road, Pefferlaw. A summary of the characteristics of the property is as follows:

Table 1 – Property, Land Use, Environmental and Servicing Considerations

General Property Information		
Municipal Address	328 Pefferlaw Road	
Zoning	Highway Commercial (C2)	
Frontage	Commercial Building: 38.31 Metres on Pefferlaw Rd Proposed Single detached dwelling: 51.24 Metres on Florence Drive	
Area	2786.7 Square Metres	
Official Plan / Secondary Plan Land Use Designation	Commercial	
Regional Official Plan Land Use Designation	Community Area	
Related Applications	None	
Land Use and Environmental Considerations		
Existing Structures	Commercial Building	
Proposed Structures	Single Detached Dwelling	
Heritage Status	Neither listed nor designated	
Regulated by LSRCA	No	
Key Natural Heritage Features	None	
Natural Hazards	No	
Servicing		
	Existing	Proposed
Water	None	Private
Sanitary	None	Private
Access	Driveway on Pefferlaw Road	Driveway on Florence Drive

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION

In accordance with the provisions of the *Planning Act*, the Notice of Hearing for the subject application was sent by mail on April 16, 2024 to all landowners within 60.0 metres of the subject property.

As of the date of writing this report, Town Staff have not received any submissions from the general public.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All Town department and external agency comments for Minor Variance Application A03-24 are included as Attachment 4.

The Development Engineering Division has indicated no objection to the application and provided the following condition:

- The applicant/owner shall provide a detailed lot grading and drainage plan including existing and proposed entrance 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. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.
 - A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.

The Development Engineering Division has indicated no objection to the application and provided the following advisory comment:

- It is understood by Development Engineering that Florence Drive will be deemed as the frontage for the new proposed single detached dwelling which will have the effect of enabling compliance with By-law 2023-0019 Being a By-law to regulate the maintenance and installation of entrances from highways under the jurisdiction of the Town of Georgina

The following Town departments / divisions and external agencies have indicated no objections to the submitted Minor Variance application:

- Building/Plumbing Inspector
- Policy Planning
- Municipal Law Enforcement Division
- Tax and Revenue Division
- Lake Simcoe Region Conservation Authority (LSRCA)
- York Region

A number of external agencies and Town departments / divisions have not provided comments.

5. ANALYSIS:

The following evaluation of Minor Variance Application A03-24 is based on the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*.

i. Is the general intent and purpose of the Official Plan maintained? – Yes

The subject property is designated Commercial in the Pefferlaw Secondary Plan. Within commercial areas residential uses are permitted.

Staff are of the opinion that the proposal maintains the general intent and purpose of the Official Plan.

ii. Is the general intent and purpose of the Zoning By-law maintained? – Yes

The subject property is zoned Highway Commercial (C2) on Map 10 of Schedule 'A' to Zoning By-law No. 500, as amended.

a) Permitted Uses

Section 15.1 of Zoning By-law 500, as amended, restricts the residential permitted uses on this property to one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a mechanical garage.

The intent of this section of the Zoning By-law is to ensure that non-residential uses are the primary uses in the C2 zone. Therefore, setting a term to have the single detached dwelling tied to the commercial use will ensure that the intent of this section of the Zoning By-law is maintained.

The applicant has noted in their application that the reason for proposing a detached dwelling rather than a dwelling unit above or in the rear of the non-residential building is due to the age of the existing commercial building, and concerns related to the existing foundation not being adequate to support a dwelling unit.

Staff are of the opinion that the proposed single detached dwelling behind the commercial building property is an appropriate accessory use to the commercial use as it enables an accessory residential use on the property without disturbing the existing commercial building. The proposed single detached dwelling will have a separate entrance onto Florence Drive which will not impact the current driveway for the commercial building. The proposed single detached dwelling is not anticipated to negatively impact the existing commercial use on the subject property.

The proposed single detached dwelling complies with the provisions of the Residential (R) zone, in keeping with the zoning for the surrounding residential

Attachments:

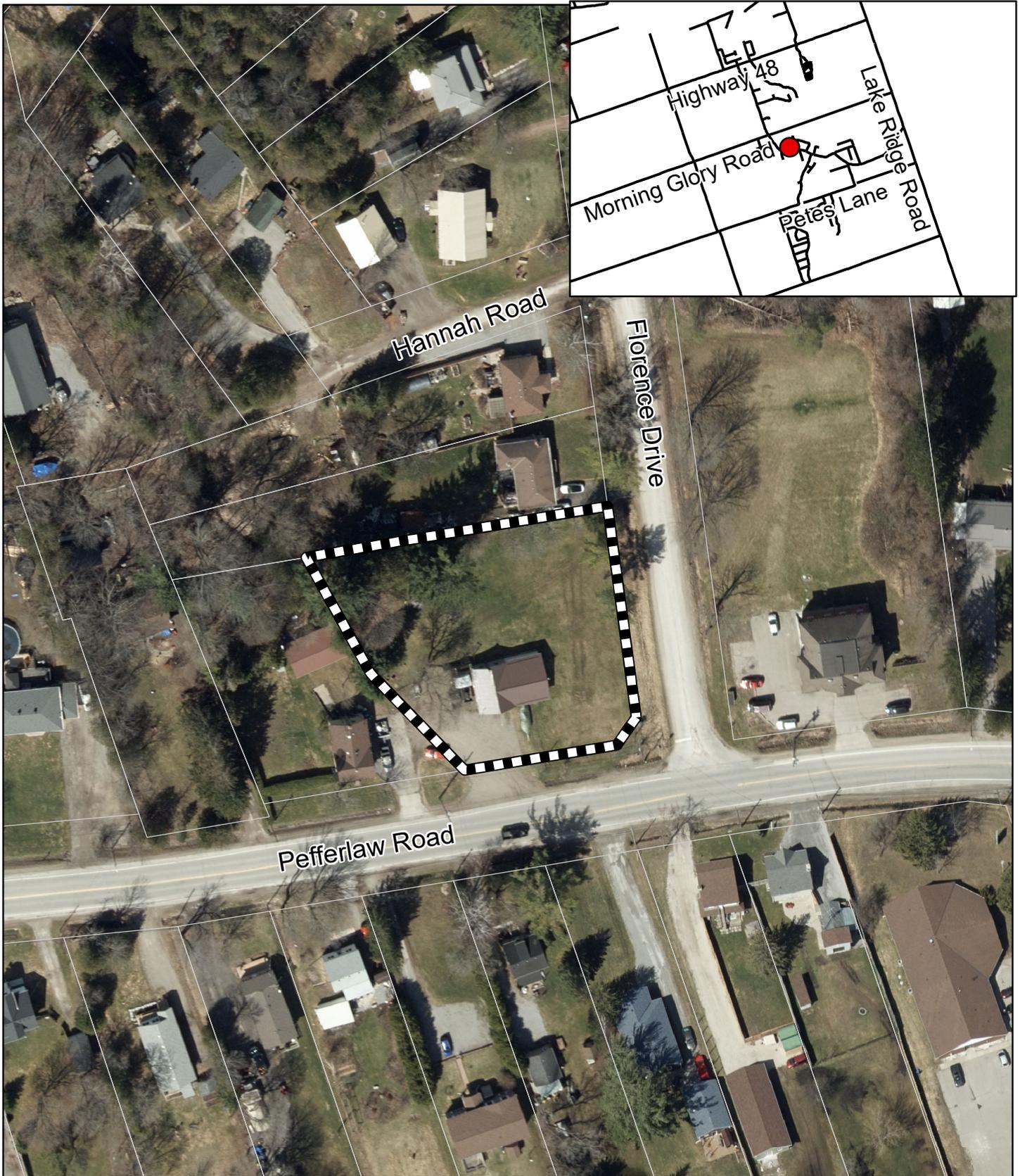
Attachment 1 – Location Map

Attachment 2 – Site Plan and Architectural Drawings

Attachment 3 – Site Photos

Attachment 4 – Comments

Attachment 5 – Redefined Lot Lines



LOCATION MAP



SUBJECT LAND

0 12.5 25 50 Meters

N



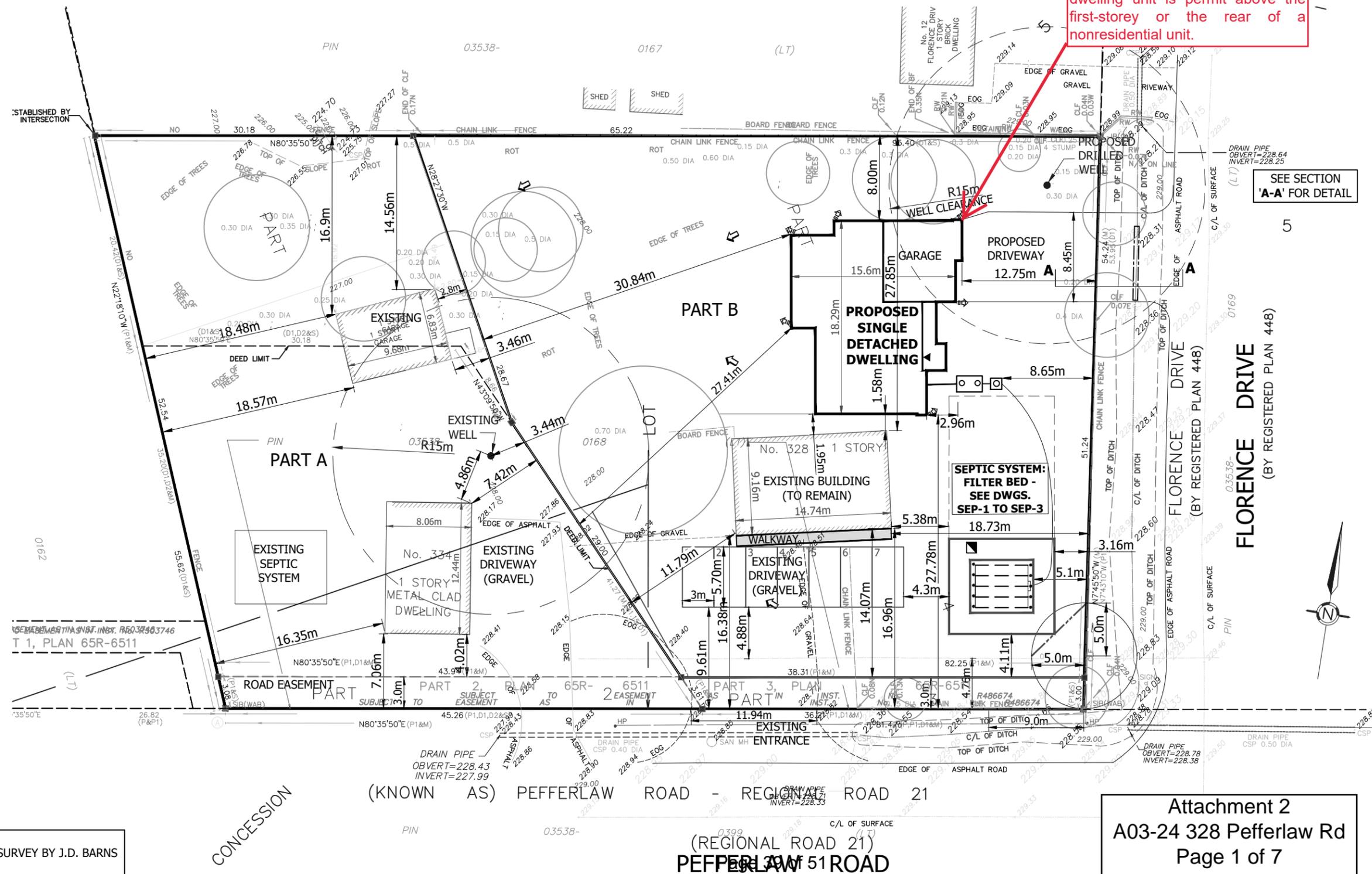
REMAINED LAND 'B'	
FRONTAGE	36.21M (PEFFERLAW RD)
DEPTH	54.24M (FLORENCE DR)
AREA	2,756.7 SQ.M

NOTE: SUBJECT LAND 'A' TO BE ADDED TO BENEFICIARY LAND 'C'

	REQUIRED	PROPOSED
LOT FRONTAGE (MIN)	30M	38.31M
FRONT YARD SETBACK (MIN)	12M	27.78M
EXTERIOR SIDE YARD SETBACK (MIN)	12M	12.75M
INTERIOR SIDE YARD SETBACK (MIN)	9M	27.41M
REAR YARD SETBACK (MIN)	8M	8M
LOT COVERAGE (MAX)	30%	13.73%
HEIGHT (MAX)	11M	11M

	PART A	PART B
LOT AREA:	1,792 sq.m	2,756.7 sq.m
EXISTING BLDGS:	105.3 sq.m	135.7 sq.m
PROPOSED BLDG:		242.7 sq.m
LOT COVERAGE:	5.9 %	13.73 %

Section 15.1: To permit a single detached dwelling on existing commercial lot, whereas one dwelling unit is permit above the first-storey or the rear of a nonresidential unit.



- LEGEND**
- x 228.57 EXISTING ELEVATIONS
 - x (228.60) SWALE ELEVATIONS
 - 228.95 PROPOSED ELEVATIONS
 - ⬇️ ROOF DOWNSPOUTS
 - ➔ SWALE DIRECTIONS
 - ➔ SURFACE DRAINAGE DIRECTIONS
 - HP ● HYDRO POLE
 - 🌳 EXISTING TREE
 - TP ◼ TEST PIT



VANHEESWYK PROPERTY
 PT LOT 22, CONC. 5
 #328 PEFFERLAW ROAD
 TOWN OF GEORGINA

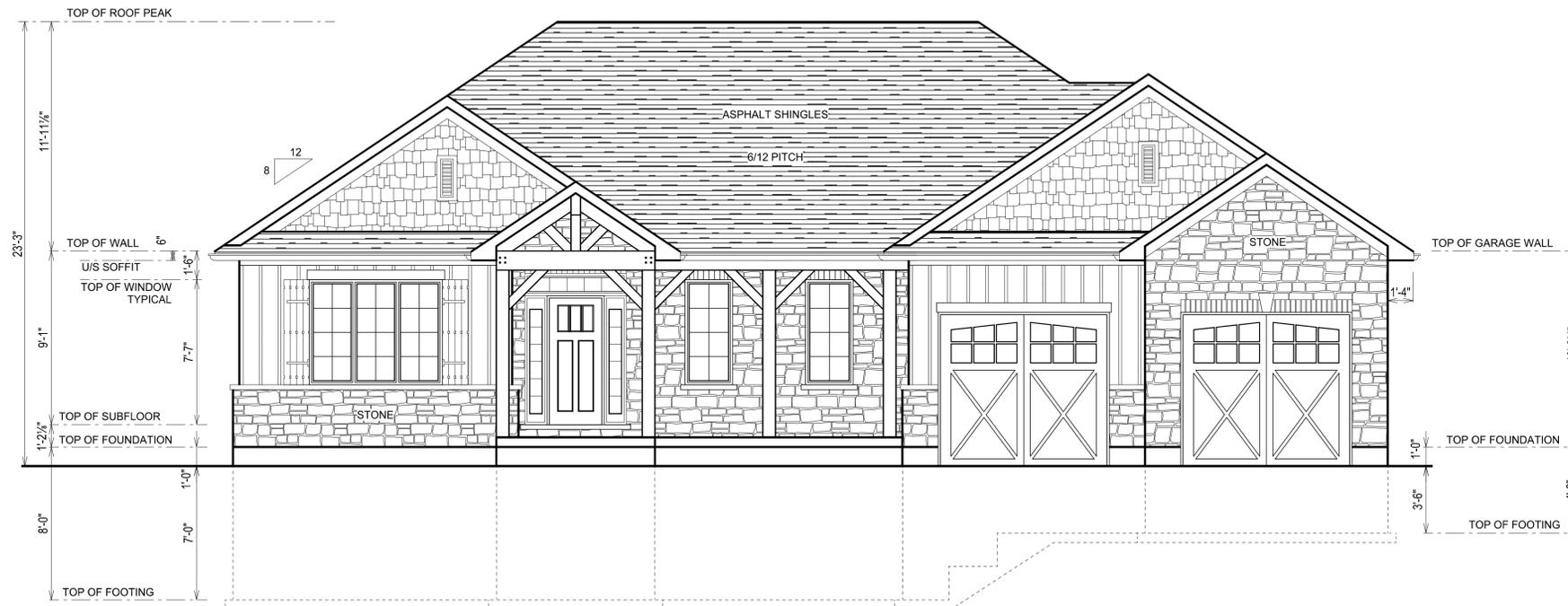
SITE PLAN

BJH Engineering Ltd.
 #25944 Woodbine Avenue,
 Keswick, Ontario L4P 0L1
 phone: 1.888.530.0699
 email: bjhongconsulting@gmail.com
 www.bjhengineering.ca

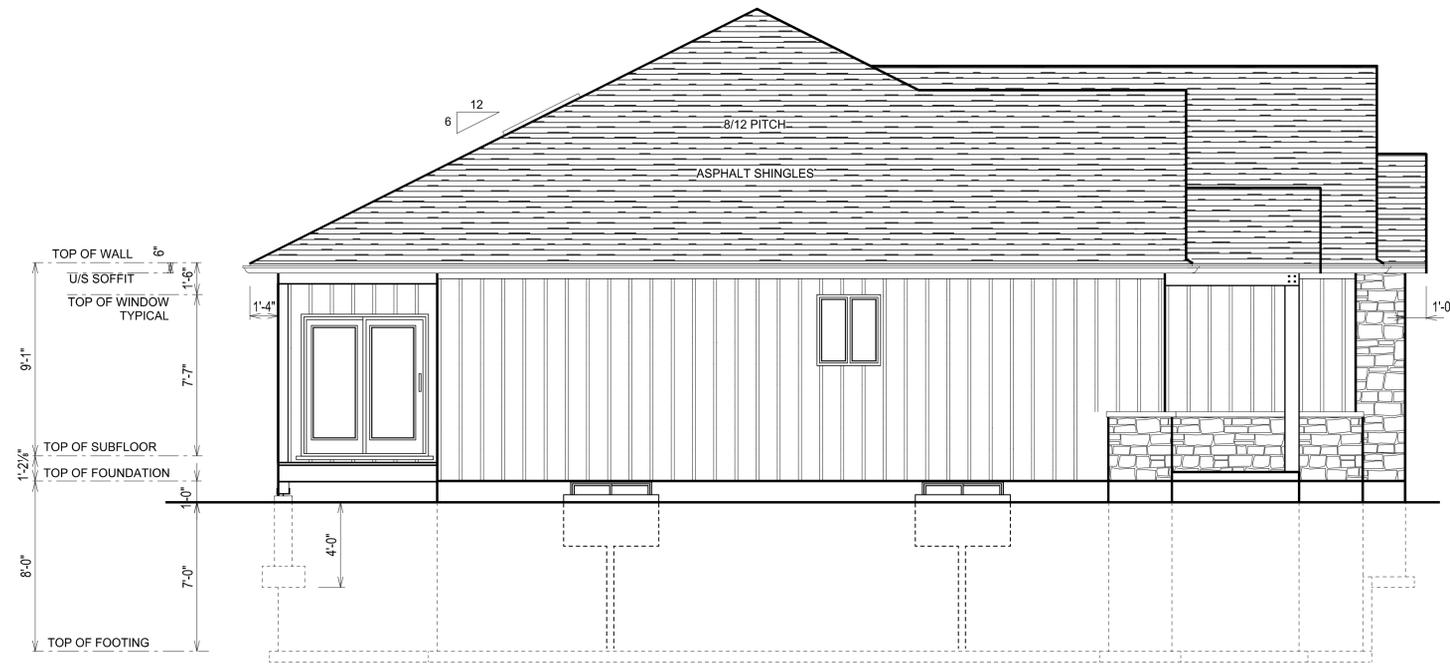
PROJECT NO.: **21-1508**
 DRAWING NO.: **SP-2**
 Date: FEB 2024
 Scale: 1 : 400
 Designed By: BH
 Drawn By: BH

Attachment 2
 A03-24 328 Pefferlaw Rd
 Page 1 of 7

REFERENCE:
 TOPOGRAPHIC SURVEY BY J.D. BARNES
 AUG. 30, 2021



FRONT ELEVATION 1/4"=1'0"



LEFT ELEVATION 1/4"=1'0"

Attachment 2
A03-24 328 Pefferlaw Rd
Page 2 of 7

STANDARD NOTES:

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

SPECIFIC NOTES:



289.895.9671
WWW.CANADIANHOMEDESIGNS.COM

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 be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5 of division C of the building code.

Clint Excell
NAME

SIGNATURE
36446
BCIN

REGISTRATION INFORMATION
Design is exempt under 3.2.4 of division C of the building code.

Canadian Home Designs
NAME
37238
BCIN

JOB NUMBER:
BN837-23

PROJECT :
THE HALTON

GROSS FLOOR AREA
1825 SQ. FT.

LOCATION:

TITLE:
FRONT & LEFT ELEVATIONS

DATE :
AUG. 2023

PAGE:
1 6

STANDARD NOTES:

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

SPECIFIC NOTES:



289.895.9671
WWW.CANADIANHOMEDESIGNS.COM

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 be a designer.

QUALIFICATION INFORMATION

Required under article 1.8 except under 3.2.3 or division C of the building code

NAME: **Clint Excell**

SIGNATURE:

REGISTRATION NUMBER: **36446**

BCIN: **36446**

REGISTRATION INFORMATION

Design is exempt under 3.2.4 of division C of the building code

NAME: **Canadian Home Designs**

REGISTRATION NUMBER: **37238**

BCIN: **37238**

JOB NUMBER:

BN837-23

PROJECT :

THE HALTON

GROSS FLOOR AREA

1825 SQ. FT.

LOCATION:

TITLE:

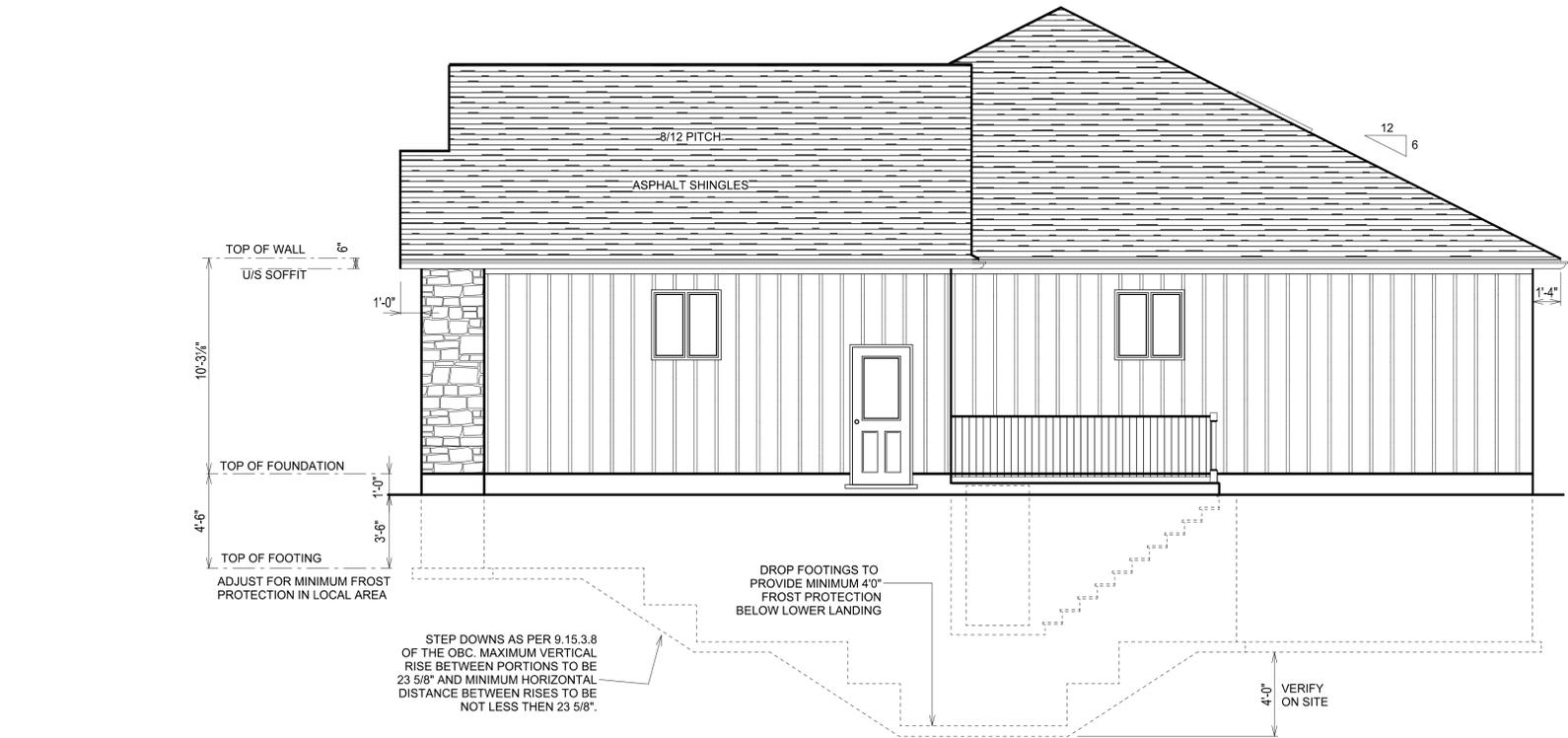
RIGHT & REAR ELEVATIONS

DATE :

AUG. 2023

PAGE:

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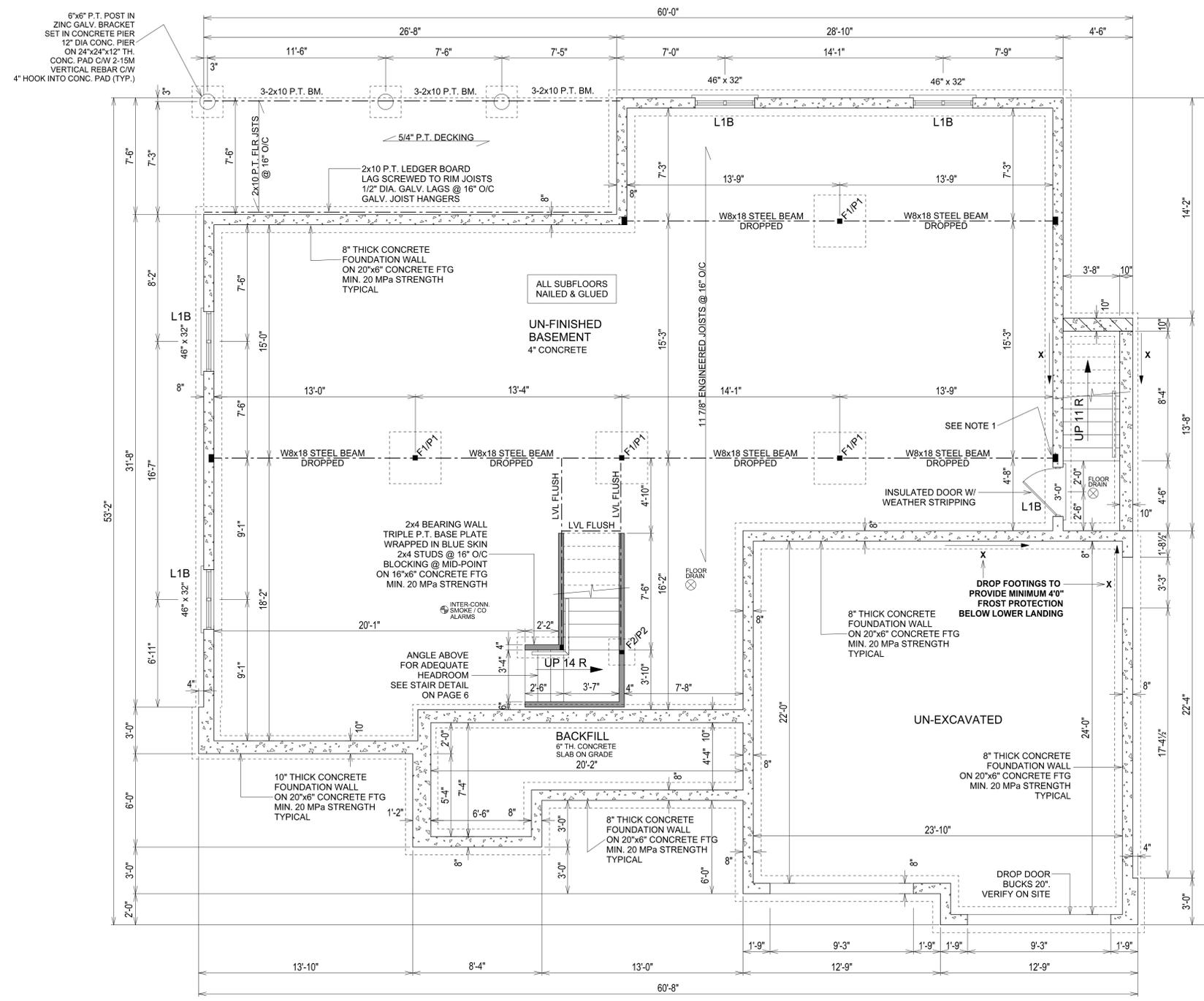


RIGHT ELEVATION 1/4"=1'0"



REAR ELEVATION 1/4"=1'0"

Attachment 2
A03-24 328 Pefferlaw Rd
Page 3 of 7



FOUNDATION PLAN 1/4"=1'0"

FOUNDATION PLAN NOTES:

- | | | | | |
|---|---|--|---|---|
| 1. BASEMENT BEAM POCKET BEARING TO BE MIN. 3 1/2" AS PER 9.23.8.1 OF THE OBC. | 6. INTERIOR STAIR HEADROOM TO CONFORM TO 9.8.2.2 OF THE OBC. | 10. OPTIONAL SUSPENDED CONCRETE SLAB AS PER 9.39.1 OF OBC TO BE 5" THICK C/W 10M REBAR @ 7 7/8" O/C EA. WAY. C/W 10M BENT DOWELS @ 23 5/8" O/C AT PERIMETER. | 13. SMOKE ALARMS SHALL BE LOCATED AS PER 9.10.19.3. OF THE OBC. | 17. VERIFY EXISTING GRADES & ALL FINISHED GRADES ON SITE. |
| 2. STAIR WIDTHS AS PER 9.8.2.1. OF THE OBC. | 7. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED STEEL TELEPOSTS AND BEAMS, AND WOOD HEADERS, BEAMS, | 11. ALL WINDOW AND DOOR CONCRETE SURFACES AS PER 9.15.6.2 OF THE OBC. | 14. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND AS PER 9.10.19.5. OF THE OBC. | 18. CONFIRM LOCATION AND DEPTH OF FOUNDATION WALL STEP DOWNS ON SITE. |
| 3. STAIR LANDINGS AS PER 9.8.6. OF THE OBC. | 8. PARING ON ALL EXPOSED VERTICAL CONCRETE SURFACES AS PER 9.15.6.2 OF THE OBC. | 12. ALL EXTERIOR CONCRETE FLATWORK TO BE MINIMUM 32 Mpa WITH 5% - 8% AIR ENTRAINMENT | 15. ALL ELECTRICAL TO CONFORM TO 9.34 OF THE OBC. | 19. ALL SUMP PIT COVERS MUST BE SEALED AS PER 9.14.5.2 (2). OF THE OBC. |
| 4. ALL STAIRS TO HAVE MINIMUM HORIZONTAL RUN OF 10", MINIMUM HORIZONTAL TREAD OF 11" AND MAXIMUM VERTICAL RISE OF 7 7/8". | 9. ALL BUILT UP BEAMS TO CONFORM TO 9.23.8.3 OF THE OBC. | | 16. PROVIDE WEEPER IN ALL WINDOW WELLS AND FILL IN WITH 3/4" CLEAR STONE. | 20. ALL EXHAUST FANS AS PER 9.32.3 OF THE OBC. |
| 5. HANDRAIL FOR INTERIOR STAIRS AS PER 9.8.7. OF THE OBC. | | | | 21. FLOOR DRAIN TO BE LOCATED NEAR UTILITIES. VERIFY LOCATION WITH BUILDER. |

WINDOW & EXTERIOR DOOR HEADER TABLE

L1B -ENGINEERED LVL HEADER TO BE SIZED BY SUPPLIER FLUSH WITH RIM JOISTS

STEEL POST/CONCRETE PAD TABLE

F1/P1 MITEK ADJUSTABLE POST MODEL T2JPM90 ON 3'4"x3'4"x18" CONCRETE PAD

F2/P2 2-2x4 POST ON 20"x20"x8" THICK CONCRETE PAD. WRAP BOTTOM OF POST WITH BLUESKIN

STANDARD NOTES:

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

SPECIFIC NOTES:



289.895.9671
WWW.CANADIANHOMEDESIGNS.COM

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 be a designer.

QUALIFICATION INFORMATION
Requires a minimum of 3.2.4 of division C of the building code

Clint Excell
NAME

SIGNATURE
36446

BCIN

REGISTRATION INFORMATION
Design is exempt under 3.2.4 of division C of the building code

Canadian Home Designs
NAME
37238
BCIN

JOB NUMBER:

BN837-23

PROJECT :

THE HALTON

GROSS FLOOR AREA

1825 SQ. FT.

LOCATION:

TITLE:

FOUNDATION PLAN

DATE :

AUG. 2023

PAGE:

3 6

STANDARD NOTES:

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ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

SPECIFIC NOTES:

SMOKE ALARMS REQUIRE VISUAL SIGNALLING COMPONENT

WINDOW & EXTERIOR DOOR HEADER TABLE

- L1 -DOUBLE 2x10 SPRUCE
-SINGLE 2x6 JACKS EACH SIDE
-ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L2 -TRIPLE 2x10 SPRUCE
-DOUBLE 2x6 JACKS EACH SIDE
-ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L3 -ENGINEERED LVL HEADER TO BE SIZED BY SUPPLIER
-DOUBLE 2x6 JACKS EACH SIDE
-ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L4 -DOUBLE 2x12 SPRUCE
-DOUBLE 2x4 JACKS EACH SIDE
DOWN TO FOUNDATION

SEE TRUSS PLANS PROVIDED BY TRUSS MANUFACTURER FOR ALL GIRDER TRUSS AND POST LOCATIONS

ALL COLUMNS SUPPORTING GIRDER TRUSS TO BE SAME WIDTH AS GIRDER TRUSS ABOVE



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QUALIFICATION INFORMATION

Clint Excell
NAME

36446
SIGNATURE

37238
BCIN

REGISTRATION INFORMATION

Canadian Home Designs
NAME

37238
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JOB NUMBER:

BN837-23

PROJECT :

THE HALTON

GROSS FLOOR AREA

1825 SQ. FT.

LOCATION:

TITLE:

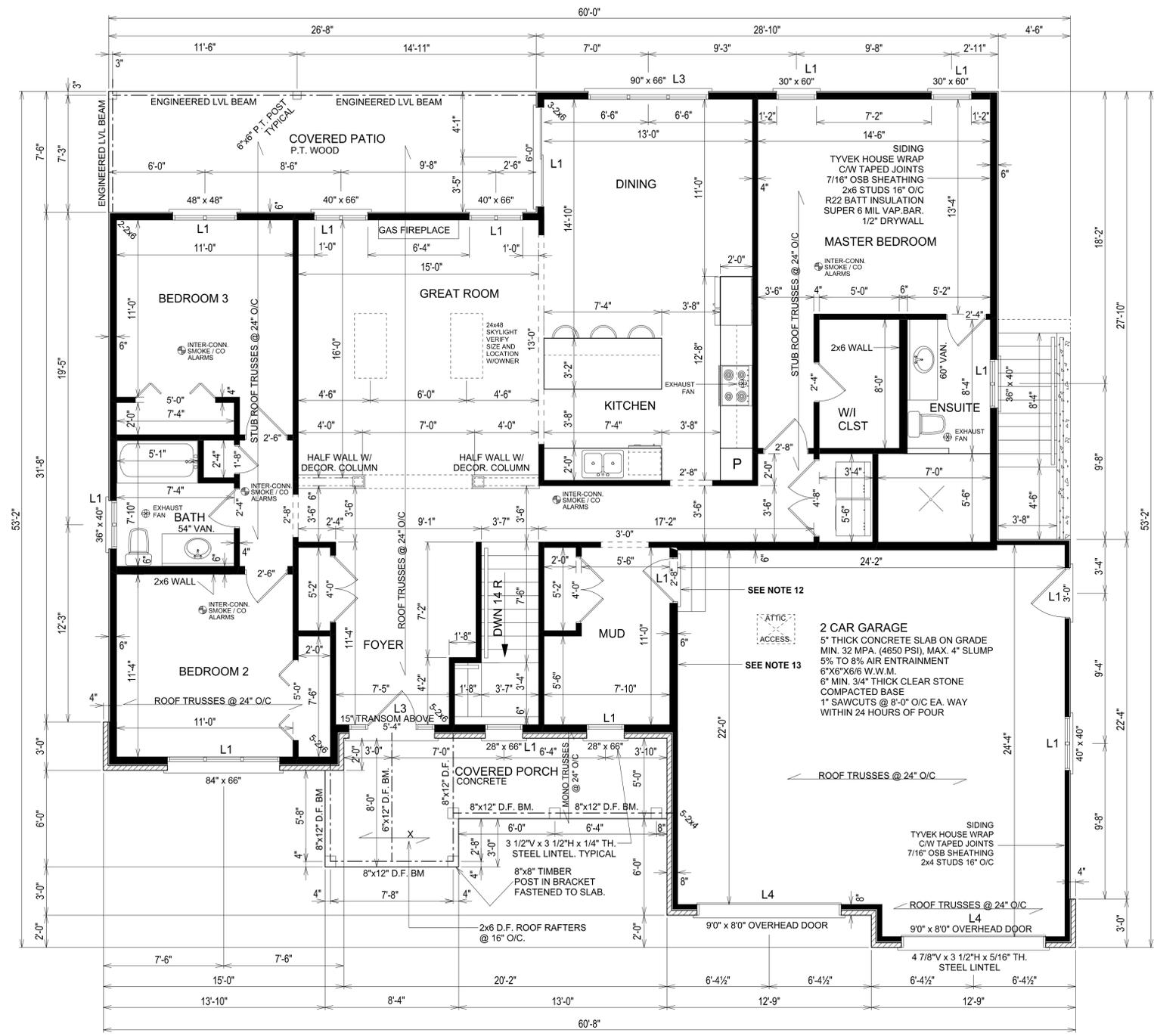
FLOOR PLAN

DATE :

AUG. 2023

PAGE:

4 6



FLOOR PLAN 1/4"=1'0"
GROSS FLOOR AREA : 1825 SQ.FT.

FLOOR PLAN NOTES:

1. ALL STAIRS TO HAVE MINIMUM HORIZONTAL RUN OF 10", MINIMUM HORIZONTAL TREAD OF 11" AND MAXIMUM VERTICAL RISE OF 7 7/8".
2. STAIR WIDTHS AS PER 9.8.2.1. OF THE OBC.
3. STAIR LANDINGS AS PER 9.8.6. OF THE OBC.
4. HANDRAIL FOR INTERIOR STAIRS AS PER 9.8.7. OF THE OBC
5. INTERIOR STAIR HEADROOM TO CONFORM TO 9.8.2.2 OF THE OBC
6. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED STEEL TELEPOSTS AND BEAMS, AND WOOD HEADERS, BEAMS, COLUMNS, AND WOOD TS.
7. ALL BUILT UP BEAMS TO CONFORM TO 9.23.8.3 OF THE OBC.
8. PROVIDE ICE AND WATER SHIELD AT VALLEYS AND LOW SLOPE ROOFS PROVIDE EAVE PROTECTION AS PER 9.26.5 OBC.
9. ALL COLUMNS SUPPORTING GIRDER TRUSS TO BE SAME WIDTH AS GIRDER TRUSS ABOVE
10. PLUMBING NOTE:
- PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR SHOWER UNITS (7.2.10.7)
- PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES FOR ALL FAUCETS OR WATER HEATER SOURCE (7.6.5.1)
11. EXTERIOR DOORS TO BE STEEL, INSULATED, C/W WEATHER-STRIPPING AS PER 9.6.5. OF THE OBC.
12. ENTRANCE DOOR FROM GARAGE TO BE STEEL, INSULATED, C/W WEATHER-STRIPPING AND SELF CLOSING DEVICE AS PER 9.10.13.15. OF THE OBC
13. GAS SEAL GARAGE FROM HOUSE 1/2" DRYWALL MUD AND TAPED ON GARAGE SIDE
14. SMOKE ALARMS SHALL BE LOCATED AS PER 9.10.19.3. OF THE OBC.
15. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND AS PER 9.10.19.5. OF THE OBC.
16. CARBON MONOXIDE DETECTORS REQUIRED FOR FUEL APPLIANCES (OBC 9.33.4.2), AS WELL AS ADJACENT TO EACH SLEEPING AREA.
17. ALL CERAMIC & PLASTIC TILES INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING AS PER 9.29.10.4 OF THE OBC.
18. ALL ELECTRICAL TO CONFORM TO 9.34 OF THE OBC.
19. ALL EXTERIOR CLADDING AND EXTERIOR FLASHING TO BE INSTALLED AS PER 9.27 OF THE OBC.
20. ALL EXHAUST FANS AS PER 9.32.3 OF THE OBC.
21. VERIFY EXACT LOCATION OF POSTS AND ENGINEERED LVL HEADERS WITH TRUSS PLANS PROVIDED BY TRUSS MANUFACTURER. TYPICAL ALL LOCATIONS.

STANDARD NOTES:

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

SPECIFIC NOTES:



289.895.9671
WWW.CANADIANHOMEDESIGNS.COM

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 be a designer.

QUALIFICATION INFORMATION
Required under design exemption under 3.2.3 of division C of the building code

Clint Excell

NAME

SIGNATURE

36446

BCIN

REGISTRATION INFORMATION
Design is exempt under 3.2.4 of division C of the building code

Canadian Home Designs

NAME

37238

BCIN

JOB NUMBER:

BN837-23

PROJECT :

THE HALTON

GROSS FLOOR AREA

1825 SQ. FT.

LOCATION:

TITLE:

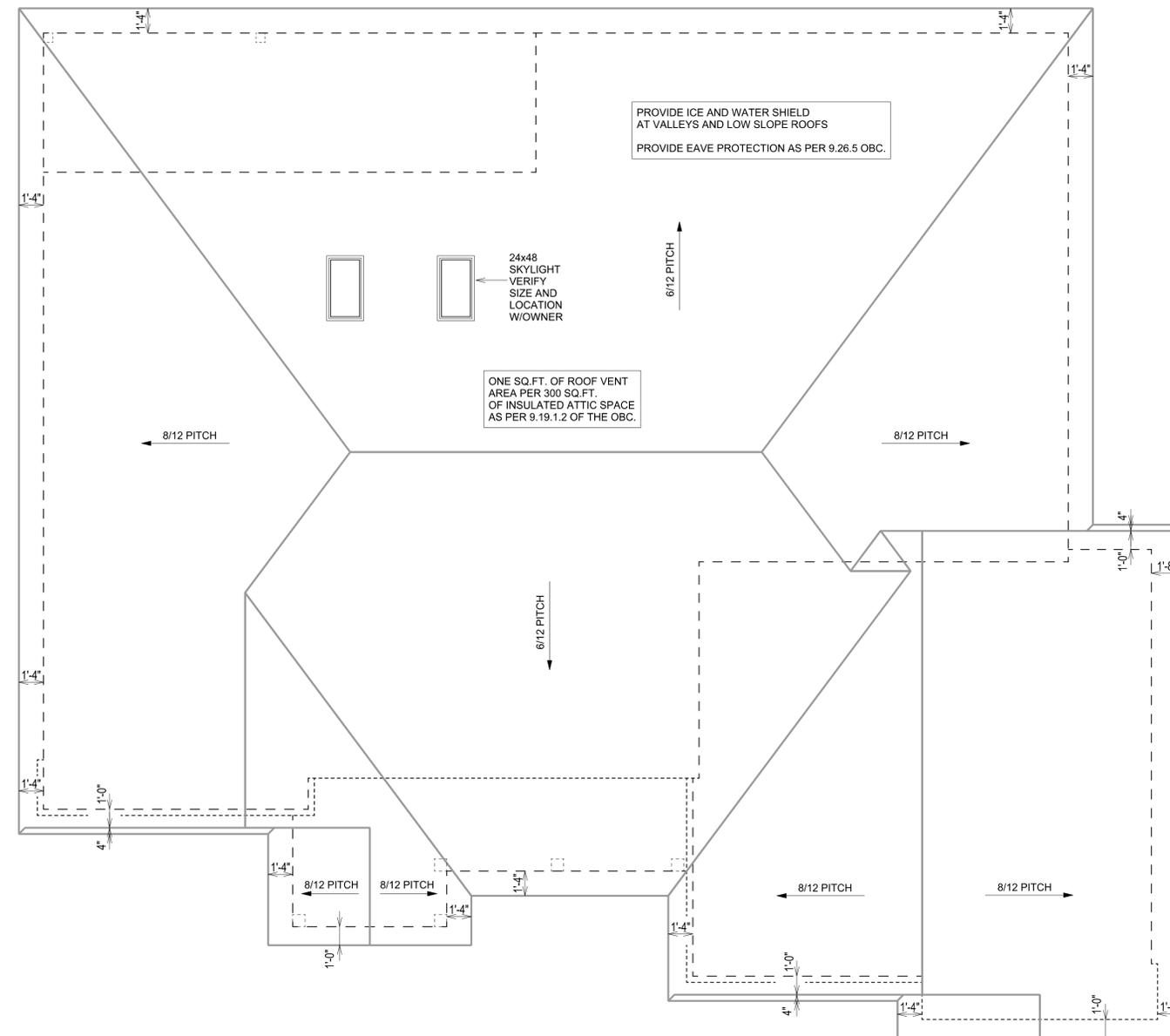
ROOF PLAN

DATE :

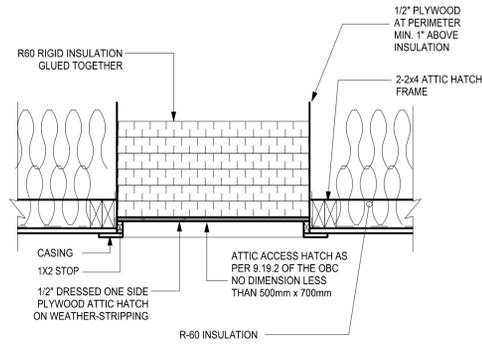
AUG. 2023

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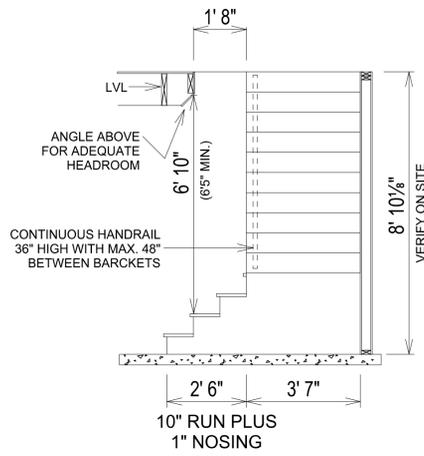
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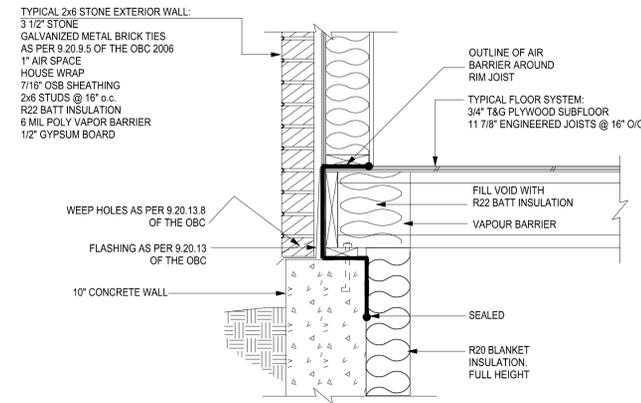
ROOF PLAN 1/4"=1'0"



ATTIC HATCH DETAIL N.T.S.



STAIR DETAIL 3/8"=1'0"



TYPICAL BRICK/STONE WALL AT FOUNDATION DETAIL N.T.S.

SB-12 ENERGY EFFICIENCY NOTES:

1. ALL CONSTRUCTION MUST MEET THE PERFORMANCE LEVEL THAT IS EQUAL TO A RATING OF 80 OR MORE AS PER SUPPLEMENTARY STANDARD SB-12 OF THE OBC.
2. THESE PLANS MUST CONFORM TO COMPLIANCE PACKAGE "A1" AS PER TABLE 3.1.1.2.A. OF SB-12 OF THE OBC.

GROSS WALL AREA = 2198 SQ.FT.
GROSS GLASS AREA = 347 SQ.FT.
% GLASS/WALL = 15.8%

CEILING WITH ATTIC SPACE MINIMUM R-VALUE = R60
CEILING WITHOUT ATTIC SPACE MINIMUM R-VALUE = R31
EXPOSED FLOOR MINIMUM R-VALUE = R31
WALLS ABOVE GRADE MINIMUM R-VALUE = R22
BASEMENT WALLS MINIMUM R-VALUE = R20ci (R12 + R10ci)

EDGE OF BELOW GRADE SLAB AND HEATED SLAB LESS THEN OR EQUAL TO 600mm BELOW GRADE MINIMUM R-VALUE = R10

WINDOWS AND SLIDING GLASS DOORS
MAXIMUM U-VALUE = 0.28
SKYLIGHTS MAXIMUM U-VALUE = 0.49
SPACE HEATING EQUIPMENT MINIMUM AFUE = 96%
HRV MINIMUM EFFICIENCY = 75%
DOMESTIC HOT WATER HEATER MINIMUM EF = 0.80

STANDARD NOTES:

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CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

NEVER SCALE BLUEPRINTS.

SPECIFIC NOTES:

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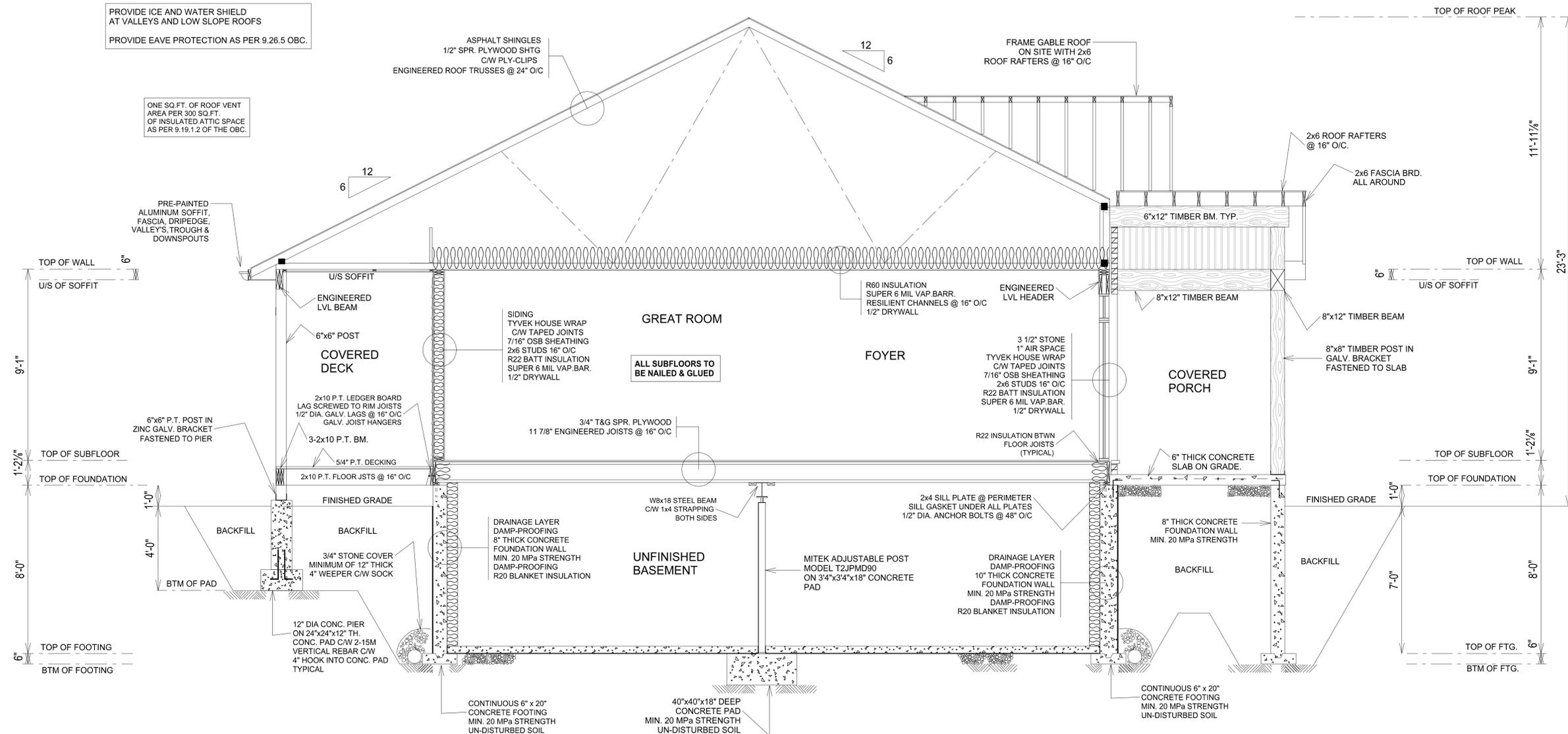
CROSS SECTION

DATE :

AUG. 2023

PAGE:

6 6



CROSS SECTION 3/8" = 1'0"

Attachment 2
A03-24 328 Pefferlaw Rd
Page 7 of 7

Site Photos

328 Pepperlaw Rd
Facing North



328 Pepperlaw Rd
Facing North



328 Pepperlaw Rd
Facing West



328 Pepperlaw Rd
Facing South



328 Pepperlaw Rd
Facing South



328 Pepperlaw Rd
Facing East



COMMENTS

To: Matthew Ka, Secretary Treasurer - Committee of Adjustments

From: Michelle Gunn, Development Engineering Clerk

cc: Mike Iampietro, Manager, Development Engineering
Cory Repath, Sr. Development Inspector
Vikum Wegiriya, Jr. Development Technologist
Matthew DeLuca, Jr. Development Inspector
Laura Taylor, Operations Administrative Assistant

Date: April 18th, 2024

Re: MINOR VARIANCE A03-24
328 Pefferlaw Rd
Concession 5 Pt Lot 22 RP 65R40441 Part 4
ROLL NO.: 054-500

The Development Engineering Division has no objection to Minor Variance Application No. A03-24, subject to the following **condition(s)** being fulfilled to the Engineering Development Division's satisfaction:

1. The applicant/owner shall provide a detailed lot grading and drainage plan including existing and proposed entrance 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. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.
 - A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.

The Development Engineering Division has no objection to Minor Variance Application No. A03-24, subject to the following **comment(s)** being fulfilled to the Engineering Development Division's satisfaction:

1. It is understood by Development Engineering that Florence Drive will be deemed as the frontage for the new proposed single detached dwelling which will have the effect of enabling compliance with By-law 2023-0019 Being a By-law to regulate the maintenance and installation of entrances from highways under the jurisdiction of the Town of Georgina

LOT LINES FOR THE PROPOSED SINGLE DETACHED DWELLING

	REMAINED LAND 'B'
FRONTAGE	36.21M (PEFFERLAW RD)
DEPTH	54.24M (FLORENCE DR)
AREA	2,756.7 SQ.M

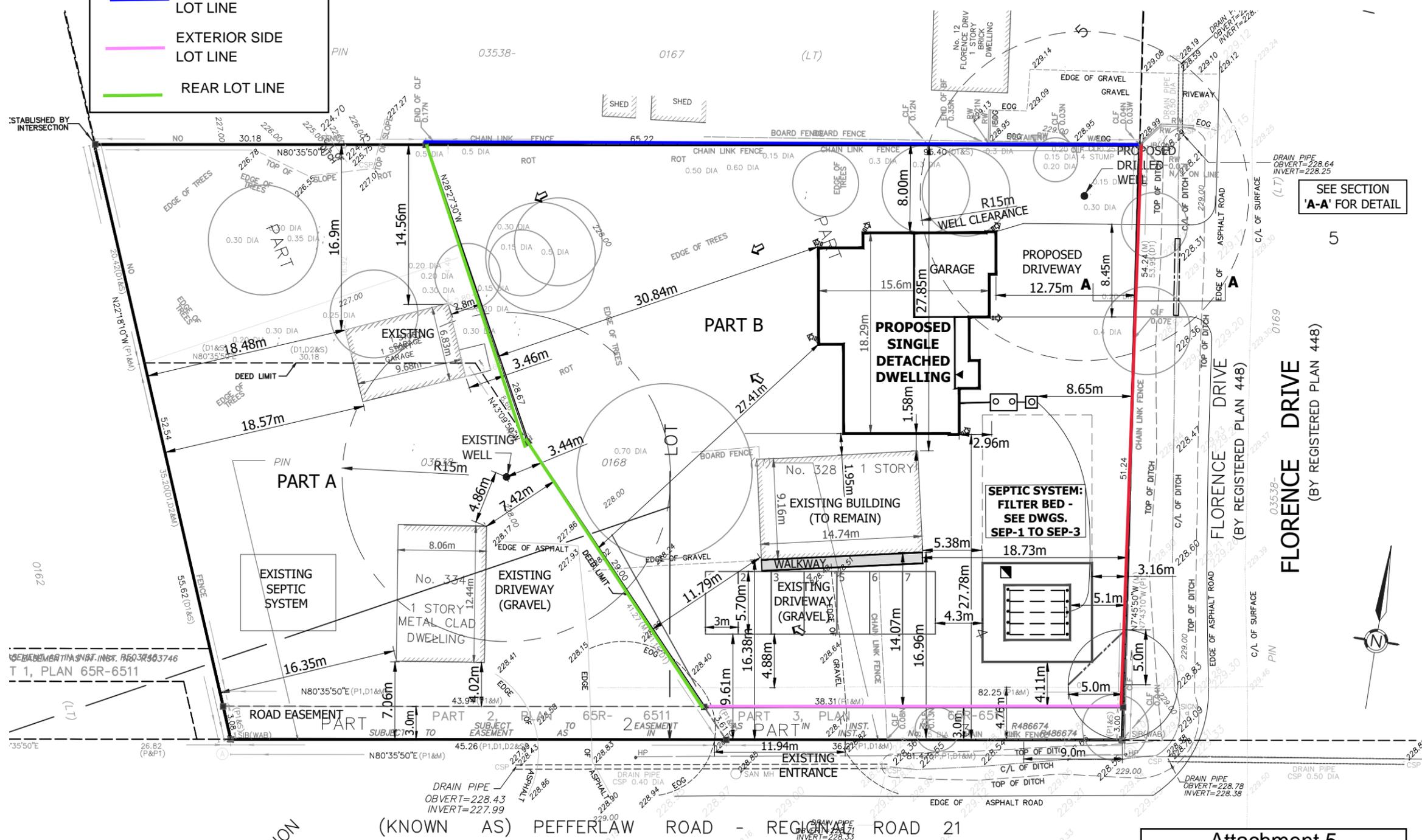
NOTE: SUBJECT LAND 'A' TO BE ADDED TO BENEFICIARY LAND 'C'

	REQUIRED	PROPOSED
LOT FRONTAGE (MIN)	30M	38.31M
FRONT YARD SETBACK (MIN)	12M	27.78M
EXTERIOR SIDE YARD SETBACK (MIN)	12M	12.75M
INTERIOR SIDE YARD SETBACK (MIN)	9M	27.41M
REAR YARD SETBACK (MIN)	8M	8M
LOT COVERAGE (MAX)	30%	13.73%
HEIGHT (MAX)	11M	11M

	PART A	PART B
LOT AREA:	1,792 sq.m	2,756.7 sq.m
EXISTING BLDGS:	105.3 sq.m	135.7 sq.m
PROPOSED BLDG:		242.7 sq.m
LOT COVERAGE:	5.9 %	13.73 %

LEGEND

- FRONT LOT LINE
- INTERIOR SIDE LOT LINE
- EXTERIOR SIDE LOT LINE
- REAR LOT LINE



LEGEND

- x 228.57 EXISTING ELEVATIONS
- x (228.60) SWALE ELEVATIONS
- 228.95 PROPOSED ELEVATIONS
- ⬇️ ROOF DOWNSPOUTS
- ➔ SWALE DIRECTIONS
- ➔ SURFACE DRAINAGE DIRECTIONS
- HP ● HYDRO POLE
- 🌳 EXISTING TREE
- TP ◼ TEST PIT



VANHEESWYK PROPERTY
PT LOT 22, CONC. 5
#328 PEFFERLAW ROAD
TOWN OF GEORGINA

SITE PLAN

BJH Engineering Ltd.
#25944 Woodbine Avenue,
Keswick, Ontario L4P 0L1
phone: 1.888.530.0699
email: bjhongconsulting@gmail.com
www.bjhengineering.ca

PROJECT NO.: **21-1508**
DRAWING NO.: **SP-2**
Date: FEB 2024
Scale: 1 : 400
Designed By: BH
Drawn By: BH

REFERENCE:
TOPOGRAPHIC SURVEY BY J.D. BARNES
AUG. 30, 2021

Attachment 5
A03-24 328 Pefferlaw Rd
Page 1 of 2

(REGIONAL ROAD 21)
PEFFERLAW ROAD

LOT LINES FOR THE EXISTING COMMERCIAL BUILDING

	REMAINED LAND 'B'
FRONTAGE	36.21M (PEFFERLAW RD)
DEPTH	54.24M (FLORENCE DR)
AREA	2,756.7 SQ.M

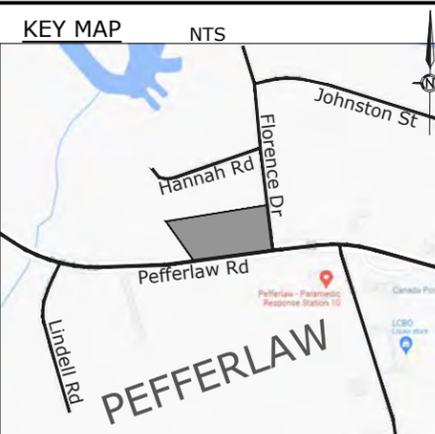
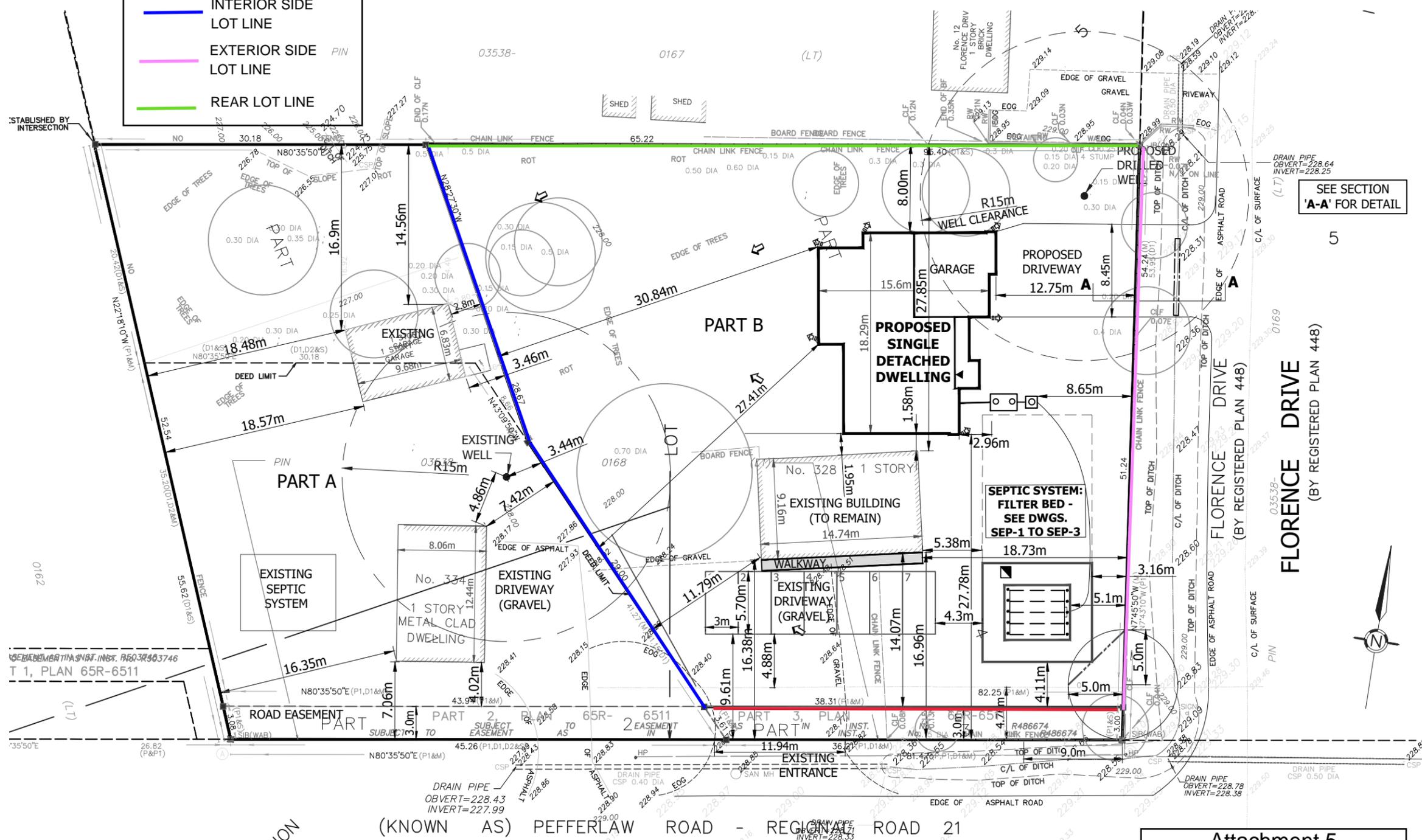
	REQUIRED	PROPOSED
LOT FRONTAGE (MIN)	30M	38.31M
FRONT YARD SETBACK (MIN)	12M	27.78M
EXTERIOR SIDE YARD SETBACK (MIN)	12M	12.75M
INTERIOR SIDE YARD SETBACK (MIN)	9M	27.41M
REAR YARD SETBACK (MIN)	8M	8M
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HEIGHT (MAX)	11M	11M

	PART A	PART B
LOT AREA:	1,792 sq.m	2,756.7 sq.m
EXISTING BLDGS:	105.3 sq.m	135.7 sq.m
PROPOSED BLDG:		242.7 sq.m
LOT COVERAGE:	5.9 %	13.73 %

NOTE: SUBJECT LAND 'A' TO BE ADDED TO BENEFICIARY LAND 'C'

LEGEND

- FRONT LOT LINE
- INTERIOR SIDE LOT LINE
- EXTERIOR SIDE LOT LINE
- REAR LOT LINE



LEGEND

- x 228.57 EXISTING ELEVATIONS
- x (228.60) SWALE ELEVATIONS
- 228.95 PROPOSED ELEVATIONS
- ⬇️ ROOF DOWNSPOUTS
- ➔ SWALE DIRECTIONS
- ➔ SURFACE DRAINAGE DIRECTIONS
- HP ● HYDRO POLE
- 🌳 EXISTING TREE
- TP ▣ TEST PIT



VANHEESWYK PROPERTY
 PT LOT 22, CONC. 5
 #328 PEFFERLAW ROAD
 TOWN OF GEORGINA

SITE PLAN

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PROJECT NO.: **21-1508**
 DRAWING NO.: **SP-2**
 Date: FEB 2024
 Scale: 1 : 400
 Designed By: BH
 Drawn By: BH

REFERENCE:
 TOPOGRAPHIC SURVEY BY J.D. BARNES
 AUG. 30, 2021

Attachment 5
 A03-24 328 Pefferlaw Rd
 Page 2 of 2

(REGIONAL ROAD 21)
 PEFFERLAW ROAD