

THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF COMPLETE APPLICATION

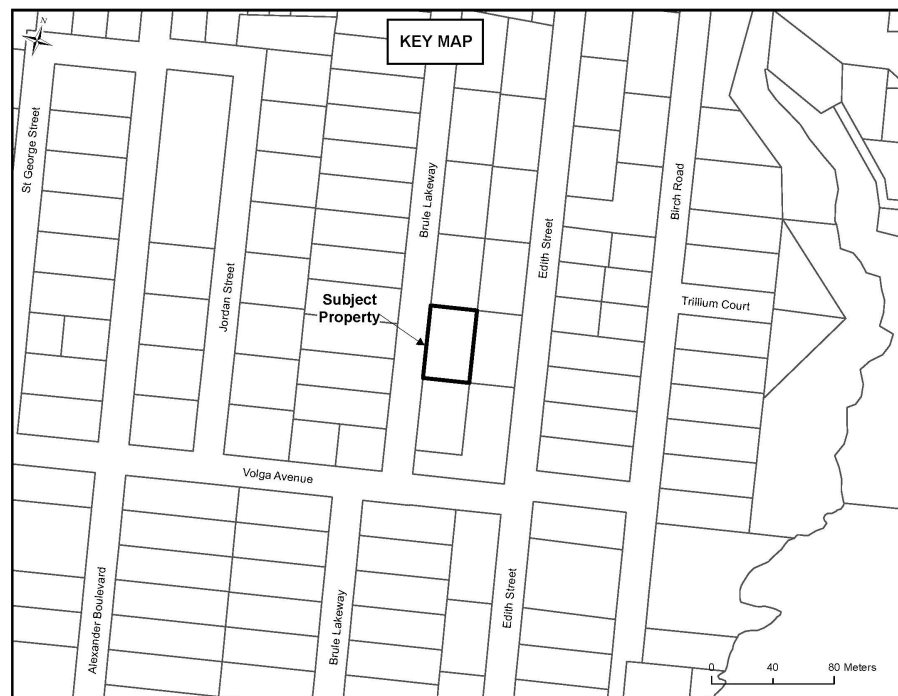
The Town of Georgina has received the following application pursuant to the *Planning Act*. Town Council will be considering this application at a future public meeting, the date and time of which will be published on the Town of Georgina website.

<u>ADDRESSES:</u>	49 Brule Lakeway
<u>LEGAL DESCRIPTION:</u>	Plan 602 Part of Lot 42, 65R-41030 Part 1
<u>APPLICANT:</u>	Michael and Barbara Rogers
<u>FILE NO.:</u>	ZBA-2025-0010
<u>WARD COUNCILLOR:</u>	Ward 4 (Councillor Dale Genge)

A Zoning Bylaw Amendment Application has been submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Michael and Barbara Rogers, to facilitate the severance of one additional residential lot from the existing lot. A total of 2 residential lots are proposed.

The applicant is proposing to rezone the subject property from 'Site Specific Low Density Urban Residential (R1-117) Zone' under Town of Georgina Zoning Bylaw 500, as amended to 'Site Specific Low Density Urban Residential (R1-115) Zone' in order to facilitate the proposed development on the subject lands.

A key map showing the location of the subject property is provided below and the proposed site plan is attached. **Town File No.: ZBA-2025-0010; Direct inquiries to Brittany Dobrindt Planner II, at (905) 476-4301 ext. 2442 or bdobrindt@georgina.ca. Please reference the File Number in all communications.**



DATED AT THE TOWN OF GEORGINA THIS 10th DAY OF FEBRUARY, 2026

Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1

ADDITIONAL INFORMATION:

Additional information and/or material related to the proposal, including the proposed Zoning By-law Amendment, is available upon request. For more information about this matter, including information about preserving your appeal rights, please contact the Planner assigned to the file, as noted above. If you wish to be notified of the decision of Town Council for the submitted application, you must make a written request to the Town of Georgina.

PROVIDING COMMENT:

Written comments should be mailed or emailed to the Planner noted above. Please ensure you include your name and address for record-keeping purposes and so that you may be contacted if necessary.

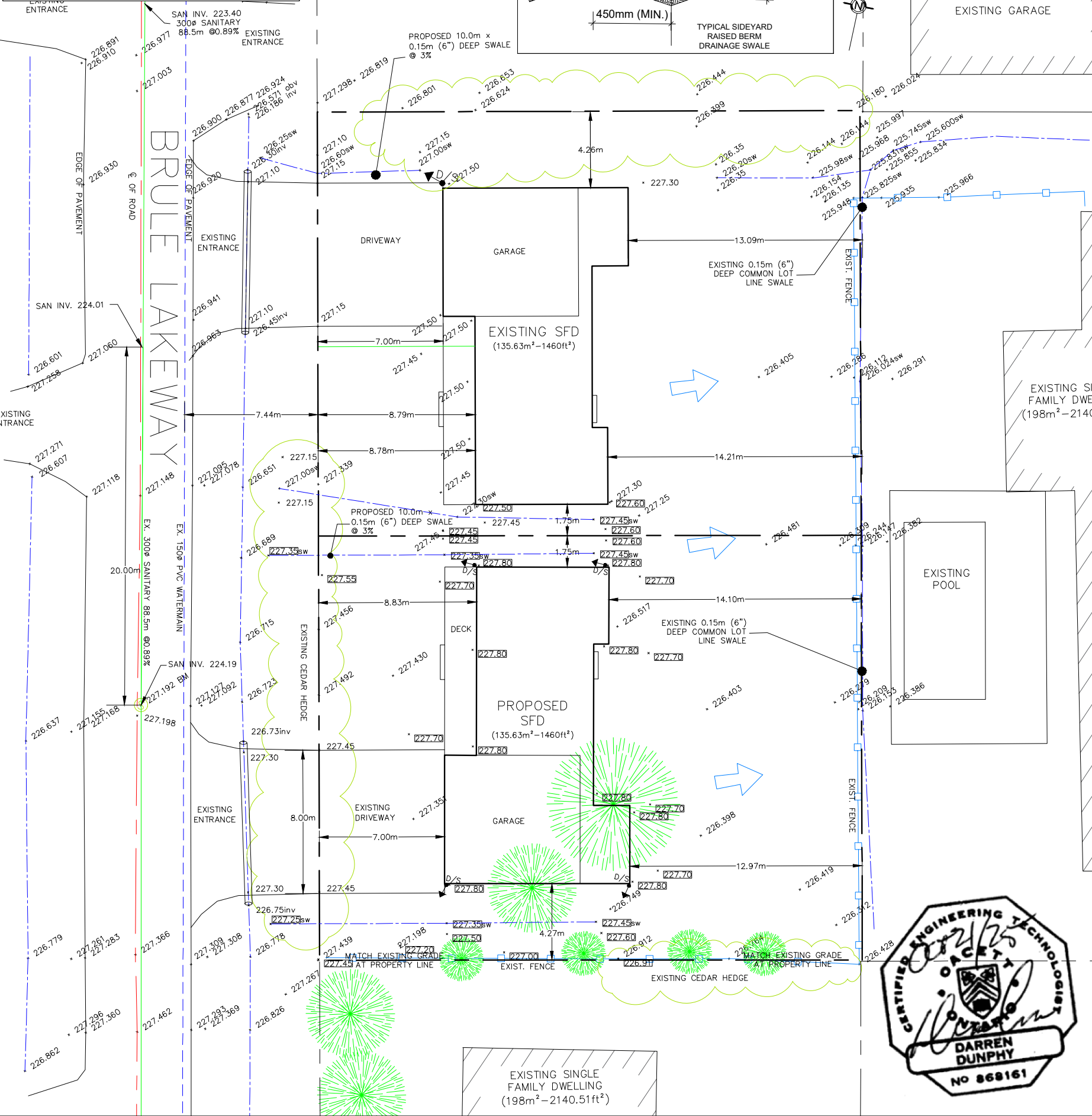
NOTICE OF COLLECTION OF PERSONAL INFORMATION:

Personal information collected in response to this planning notice or in relation to this application will be used to assist Town Staff and Council to process the application and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act*, the *Planning Act*, and all other relevant legislation, and will become part of the public record, may be viewed by the general public, and may be published in a Planning Report and Council Agenda. Questions about this collection may be directed to the Town Clerk, Rachel Dillabough, at 905-476-4305, ext. 2223, or by email to rdillabough@georgina.ca.

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Note:
1. All services including hydro, cable, telephone, and gas should be staked out prior to construction and appropriate pre-cautions taken to protect the existing services.



Notes:

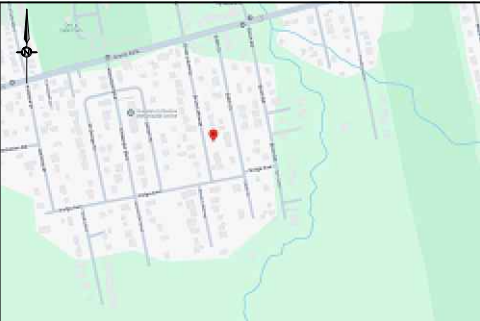
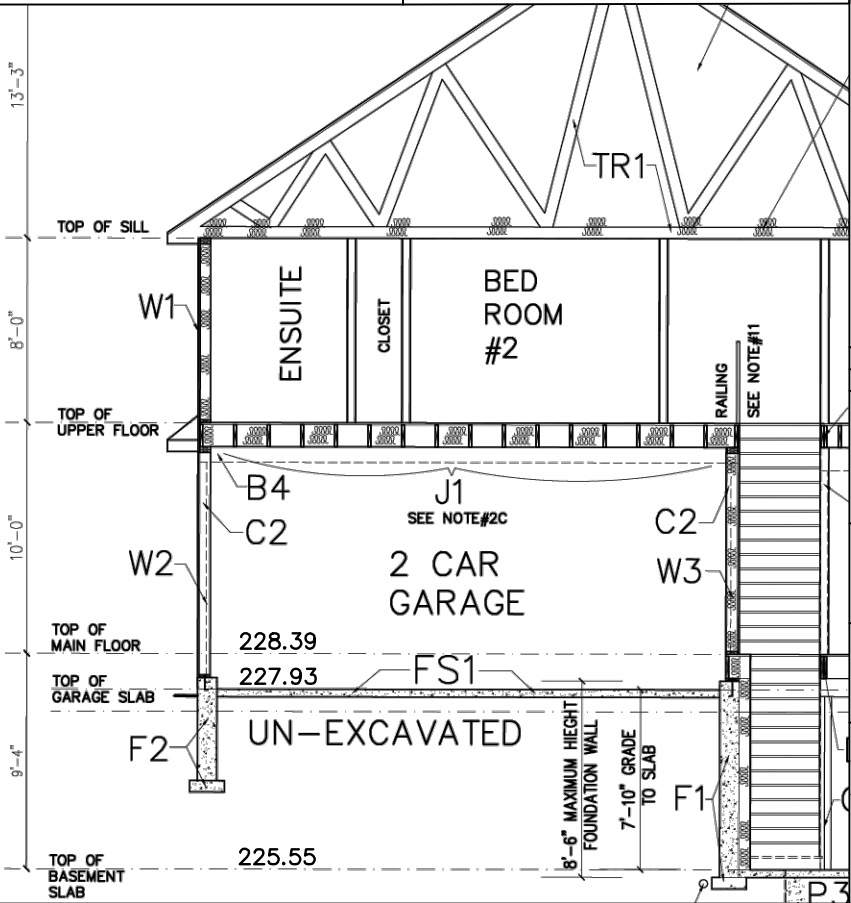
1. Drainage shall be self-contained on site by the construction of swales or drain to a protected outlet. Drainage shall not impact adjacent properties.
2. All downspouts and other drainage discharge points shall discharge on to a splash pad or approved equivalent.
3. Sump pump discharge points must be wholly within private property.
4. The owner/builder is responsible for obtaining utility and servicing locates prior to any works.
5. All services including hydro, cable, telephone, and gas should be staked out prior to construction and appropriate pre-cautions taken to protect the existing services.
6. No elevations will be less than 0.15m between final grade and Top of Foundation Wall.
7. All yard areas to be reinstated with 150mm top-soil and sod, or seed.
8. Maintain maximum slopes at 3 horizontal to 1 vertical.
9. Provide new swales as detailed.
10. All sites works to O.B.C., Town of Georgina requirements & all governing legislation.
11. 400mm diameter minimum or approved by Town of Georgina.
12. 6.0m to 9.0m width of culvert (min and max)
13. Material to be 320 kPa dual wall HDPE
14. Installation of Culvert and Entrance to conform to Town of Georgina Standard Drawing.
15. Culverts must be min 0.9m from property lines
16. Bedding and cover to be ¾" crushed limestone or clearstone.
17. The backfill material shall be placed simultaneously on both sides of the pipe in layers not exceeding 200mm in thickness. Each layer shall be thoroughly tapped to a compaction not less than 95% of Standard Proctor Density before a further layer is placed.
18. Backfilling shall be continued until all parts of the pipe culvert have not less than 300mm of backfill cover.

BUILDING ELEVATIONS:

TOP OF MAIN FLOOR: 228.39
TOP OF GARAGE SLAB: 227.93
TOP OF BASEMENT SLAB: 225.55

ZONING REQUIREMENTS

ZONE:R1-117
MAP: 6A
SECTION: 7.5.86
MIN FRONTAGE: 30.0m
MIN LOT AREA: 450.0m²
MIN FRONT SETBACK: 6.0m
MIN INT. SIDE SETBACK: 1.2m + 0.5m / EACH ADDITIONAL STORY
MIN REAR SETBACK: 7.0m
MAX COVERAGE: 35%
MAX HEIGHT: 11.0m



METRIC
THIS PLAN SHOWS DISTANCES AND ELEVATIONS IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

FIELD WORK COMPLETED MARCH 2025

ELEVATIONS SHOWN HEREON ARE GEODETIC BASED ON NAD83 (CANADA) AND ARE DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS USING THE "TOP-NET" VRS NETWORK, IN UTM ZONE 17N.

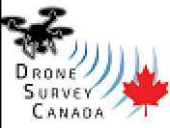
ALL BOUNDARIES SHOWN ARE APPROXIMATE ONLY, AND SHALL BE CONFIRMED BY A LICENSED ONTARIO LAND SURVEYOR (OLS).
BOUNDARIES REFERENCED 65R PLAN BY OLS PEARSON & PEARSON SURVEYING LTD, DATED: MAY 17, 2024.

SITE BENCHMARK:
SANITARY MANHOLE MIDDLE OF PROPERTY, HAVING AN ELEVATION OF 227.192 masl.

REFERENCE BENCHMARK:
ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO GEODETIC SURVEY CONTROL NETWORK STATION NO. 0011931U509, HAVING A PUBLISHED ELEVATION OF 282.060 METRES. (NAD83 - UTM ZONE 17N, CGVD28).

DRONE SURVEY CANADA

Land Development Consultants
t.705-333-5699
Woodville & Barrie, Ontario, Canada
www.dronesurveycanada.ca
info@dronesurveycanada.ca



LEGEND:

- * 99.98 DENOTES EXISTING GRADE
- x 221.95 DENOTES PROPOSED GRADE
- x 221.95 sw DENOTES PROPOSED SWALE INVERT
- FFE DENOTES FINISHED FLOOR ELEVATION
- DS DENOTES DOWNSPOUT DISCHARGE LOCATIONS
- HP DENOTES HYDRO POLE
- MH DENOTES MANHOLE
- INV DENOTES INVERT
- HP DENOTES HIGH POINT
- TBR DENOTES TO BE REMOVED
- ➡ DENOTES EXISTING OVERLAND FLOW ROUTE

Rev. No.	Date	Description	CAD
Rev.			

**49B BRULE LAKEWAY
JACKSON'S POINT**

**TOWN OF GEORGINA
REGION OF YORK**

PROPOSED GRADING PLAN

Scale: 1:250	Designed By: DD
Date: 21-OCT-25	Drawn By: DD
Project No.: 2500349b.000	Checked By: DD
	Drawing No.: GR-1