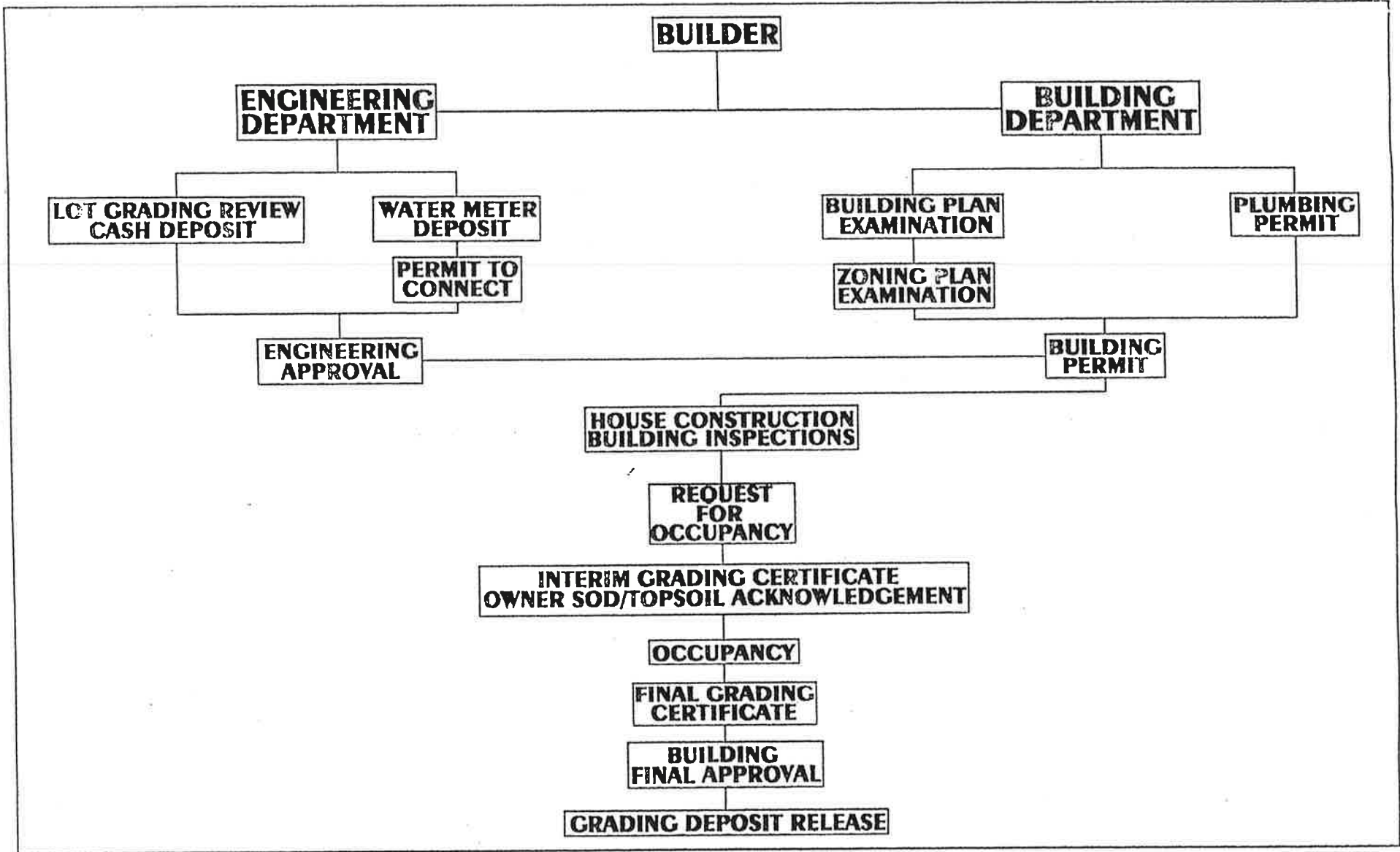


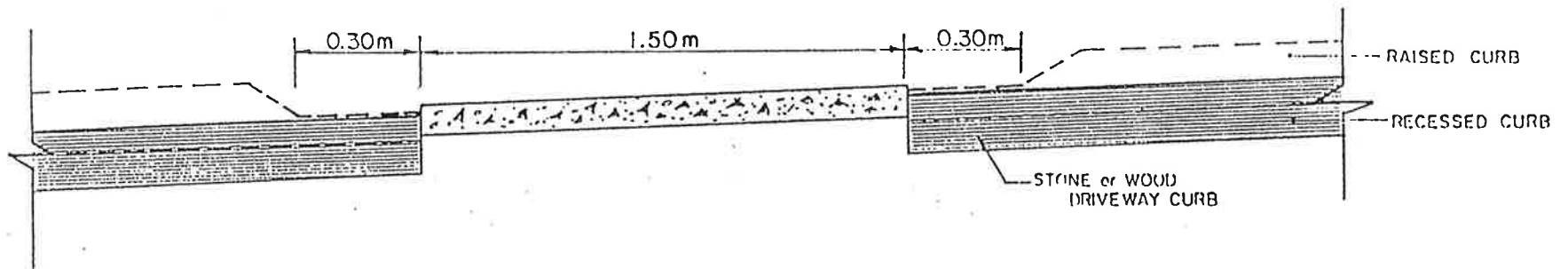
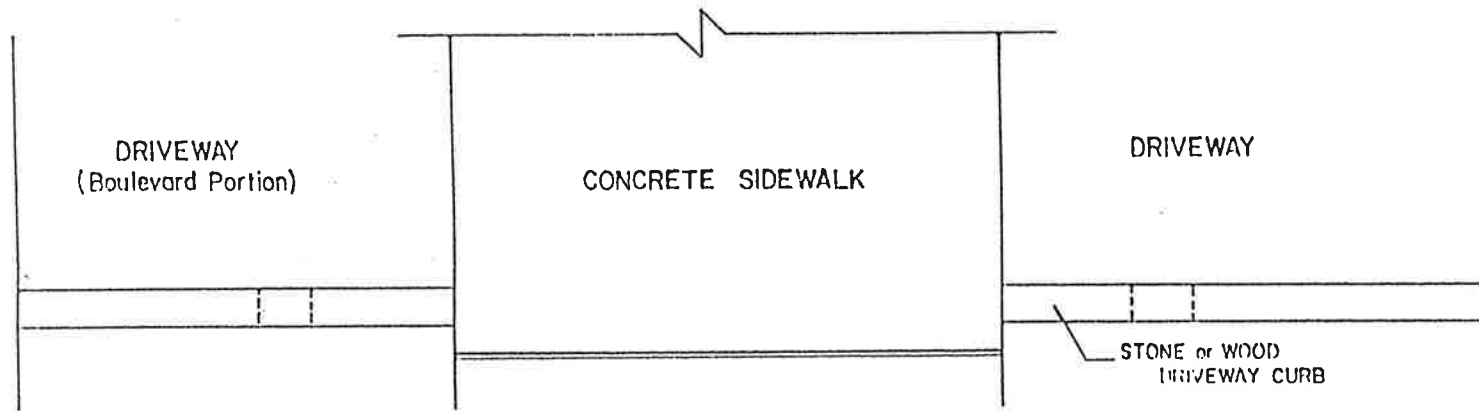


# SUBDIVISION INFORMATION FOR DEVELOPERS/BUILDERS

The following items are the minimum requirements of the Town of Georgina:

1. Submission of four (4) original plot plans, stamped and signed by the Professional Engineer. Sample of Typical Plot Plan (GL-1) is attached for reference. Submission shall be accompanied with the lot grading deposit and cash payment for the appropriate sized water meter.
2. The complete road allowance and any adjacent properties shall be kept clear and free from any building materials, mud, debris or other matter. Dust control and mud removal shall be carried out daily. Storage of building supplies shall not be permitted on any part of the road allowance at any time.
3. The Builder and Developer are responsible for any damage caused to existing public works.
4. All building activities must conform to the Town's Noise By-law No. 2003-0075 (PWE-1). Please contact the Town's Municipal Law Enforcement Division in this regard.
5. The required clearance of the Engineering Division of the Operations and Engineering Department, to facilitate occupancy, will be provided when the following items are in place:
  - a valid building permit;
  - an interim Lot Grading Certificate from the Consulting Engineer for the subdivision, sample as attached;
  - water meter must be installed. The builder shall contact the Town's contractor, Neptune at: 1-800-667-4387;
  - rough grading must be complete with adequate drainage away from the dwelling, with no settlements next to the foundation wall, and in a manner that any runoff will not impact the adjacent properties;
  - access must be provided to the front door via patio slabs at minimum, and to the garage via gravel in the driveway;
  - if occupancy is to occur prior to the placement of topsoil and sod, an acknowledgement pursuant to the Subdivision Agreement must be signed by the new homeowner and provided to this Department;
  - municipal house number shall be affixed to the dwelling;
  - lot is clear of building material and debris;
  - the adjacent property is in suitable condition such that it does not appear to pose a safety hazard (fence to be firmly in place at the time of basement excavation at the adjacent lot(s)).
6. When occupancy occurs between June 2<sup>nd</sup> and October 31<sup>st</sup>, the lot must be sodded within thirty (30) days. When occupancy occurs during the balance of the year, the lot must be sodded before July 1<sup>st</sup> next ensuing year.
7. The grading deposit will be reimbursed following the following confirmation of:
  - the grading conforms to the plot plan;
  - the sod has started to grow and root;
  - the driveway has been hard surfaced;
  - a final Lot Grading Certificate and as-built plot plan has been received from the Consulting Engineer for the subdivision, sample letter attached;
  - if the homeowner wishes to have driveway curbs (wood or concrete) placed, they must be level with the sidewalk, a distance of one (1') foot on either side of the sidewalk. A detail of this is attached. This note should be provided to the homeowner by the builder at time of occupancy.





- (1) Driveway curb may abut the sidewalk but must be recessed 25mm below the finished grade of the sidewalk.
- (2) Raised driveway curbing must be terminated a minimum of 0.30m from the edge of sidewalk in order to allow the passing of sidewalk snow removal equipment.



THE TOWN OF  
 GEORGINA  
 REGIONAL MUNICIPALITY OF YORK

DRIVEWAY CURB DETAIL

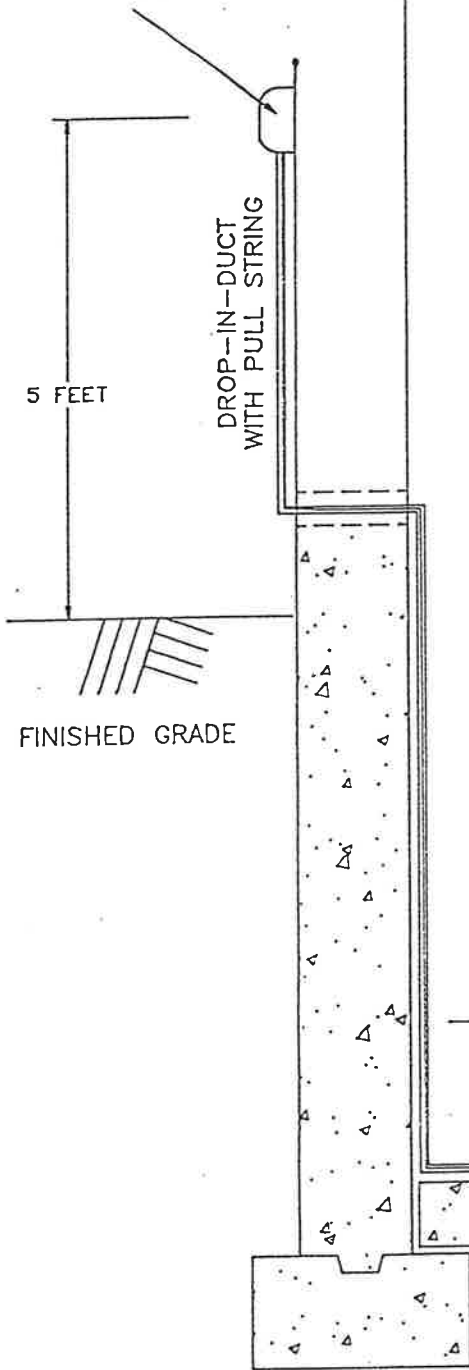
DATE: AUG.27/1992

SCALE: N.T.S

DRAWN BY: MSC

CHKD. BY:

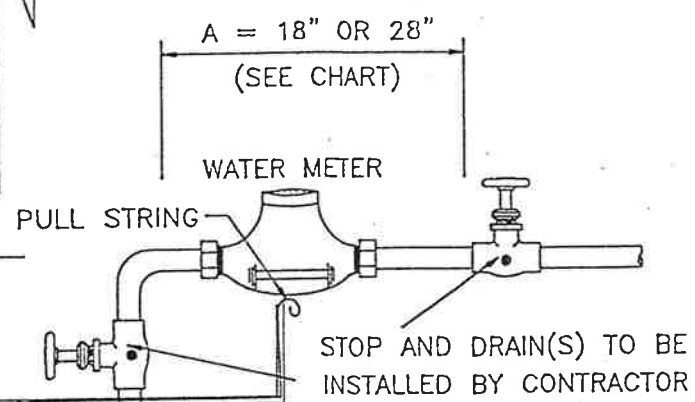
REMOTE METER READING RECEPTACLE TO BE LOCATED BESIDE HYDRO METER OR IN ANOTHER APPROVED LOCATION



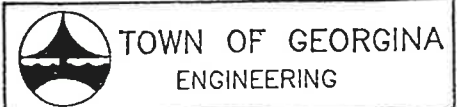
NOTES:

1. 7 INCHES MIN. CLEARANCE BETWEEN WALL AND AND  $\phi$  OF METER.
2. A 3/4"  $\phi$  COPPER PIPE TO BE INSTALLED WITH A MINIMUM LENGTH OF 18" IN A HORIZONTAL POSITION FOR TOWNS' METER.
3. ALL VALVES TO BE INSTALLED BY CONTRACTOR.
4. THE TOWN SUPPLIES AND INSTALLS ALL WATER METERS.
5. DROP-IN-DUCT TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR (A076C00P04 - 1/2" GREY) COMPLETE WITH END CAPS (CC-7722) AND PULL STRING

PIPE SIZE	METER SIZE	A
3/4"	5/8" X 3/4"	18"
1 "	3/4" or 1 "	28"



INCOMING WATER SERVICE



TOWN OF GEORGINA  
ENGINEERING

TYPICAL METER INSTALLATION

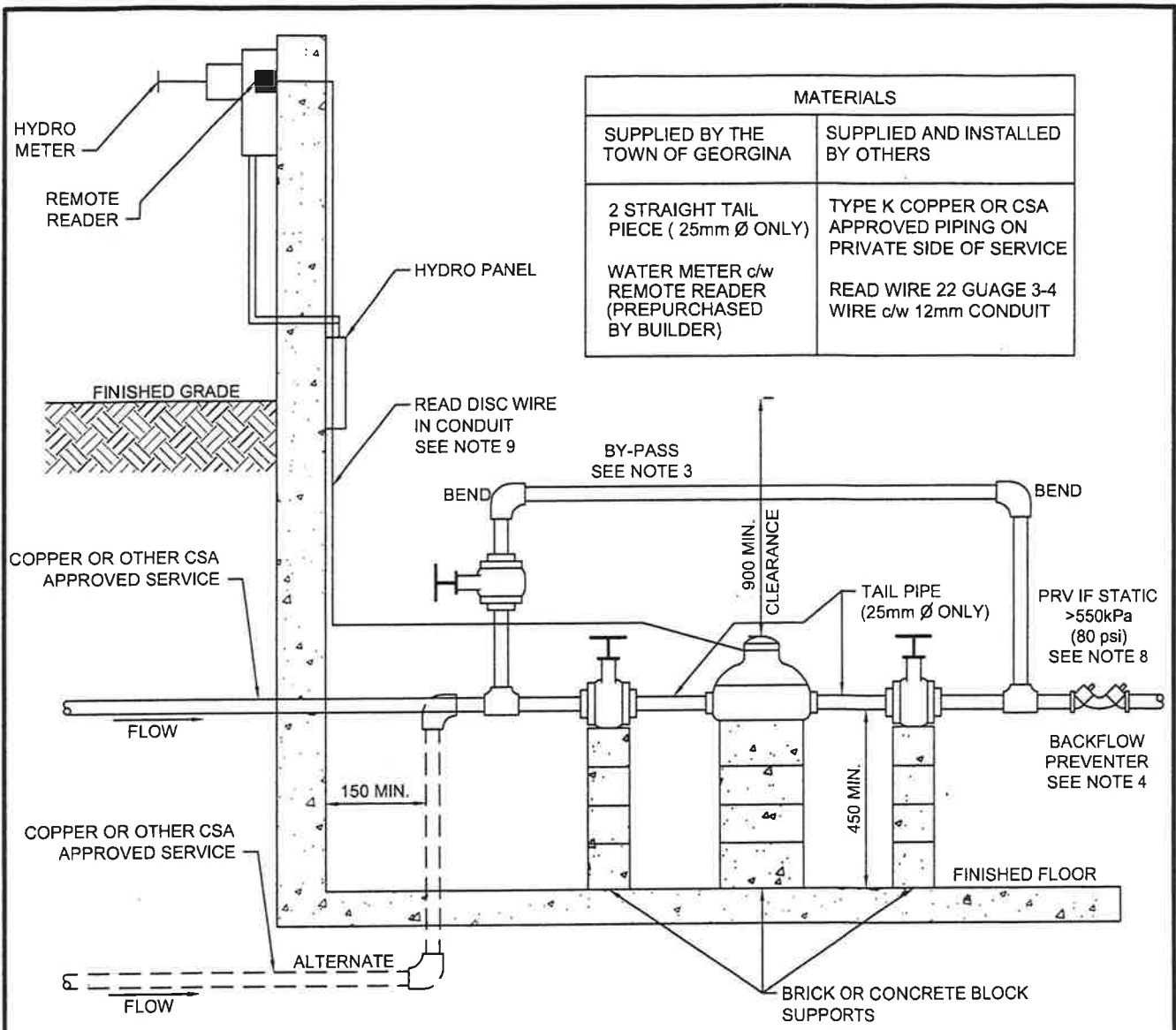
DATE: FEB. 2, 1999      SCALE: N.T.S.

DRAWN BY: R.J.F.

CHECKED BY: M.E.B.


CAD FILE: H20meter.DWG

W-2



MATERIALS	
SUPPLIED BY THE TOWN OF GEORGINA	SUPPLIED AND INSTALLED BY OTHERS
2 STRAIGHT TAIL PIECE ( 25mm Ø ONLY)	TYPE K COPPER OR CSA APPROVED PIPING ON PRIVATE SIDE OF SERVICE
WATER METER c/w REMOTE READER (PREPURCHASED BY BUILDER)	READ WIRE 22 GAUGE 3-4 WIRE c/w 12mm CONDUIT

- NOTES:**
- 100mm OR LARGER SERVICE MAY BE REDUCED BY USING A TAPPING FLANGE.
  - IF HOT WATER TANK IS WITHIN 3.0m OF METER, THEN CHECK VALVE IS REQUIRED BETWEEN METER AND HOT WATER TANK.
  - BY-PASS MAY BE ONE PIPE SIZE SMALLER THAN METER SIZE AND MAY BE INSTALLED HORIZONTALLY.
  - BACKFLOW PREVENTOR SHALL BE INSTALLED DOWNSTREAM OF THE METER AND BY-PASS.
  - INCOMING SERVICE TO BUILDING MUST BE A MINIMUM OF 25mm TYPE K COPPER OR CSA APPROVED PIPING.
  - ALL PIPE WORK DONE BY CONTRACTOR/BUILDER, INCLUDING CONNECTION TO TAIL PIECE SHALL BE IN ACCORDANCE WITH OBC.
  - METER INSTALLATION SHALL BE BY NEPTUNE.
  - WHERE THE STATIC PRESSURE EXCEEDS 550 kPa (80 psi) A PRESSURE REDUCING VALVE SHALL BE INSTALLED AFTER THE METER TO LIMIT THE MAXIMUM STATIC PRESSURE TO NOT MORE THAN 550kPa (80 psi).
  - BUILDER SHALL INSTALL A 12mm CONDUIT FROM THE METER TO THE OUTSIDE OF THE BUILDING c/w READ DISC WIRE AS REQUIRED.
  - ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED.



THE CORPORATION  
OF THE  
**TOWN OF GEORGINA**  
REGIONAL MUNICIPALITY OF YORK

**WATER METER INSTALLATION**  
25mm AND LARGER

DATE: MAY 2012	SCALE: N.T.S.
DRAWN: N.C.F	GW-7
CHKD. BY: M.E.B.	METRIC

1	Minimum Size 25 mm	FEB 2014	MEB
No.	REVISIONS	DATE	APP'D

**SAMPLE  
INTERIM GRADING CERTIFICATE**

(Date)

Town of Georgina  
Building Department  
Engineering Department  
26557 Civic Centre Road  
Keswick, Ontario  
L4P 3G1

(facsimile transmittal no. (905) 476-4394)  
(facsimile transmittal no. (905) 476-6902)

Dear Sir:

RE: Interim Lot Grading and Occupancy Certificate  
Lot(s) \_\_\_\_\_, Plan 65M-\_\_\_\_\_  
Municipal Address: \_\_\_\_\_  
(Subdivision Name) \_\_\_\_\_

An inspection was undertaken on       (date)      , and we hereby certify that the above noted lot meets the following criteria for "interim occupancy" at the time of our inspection:

- ▶ the drainage of the lot(s) generally conforms to the intent of the overall lot grading plan;
- ▶ surface runoff has been directed away from the dwellings;
- ▶ there is adequate vehicular access from street to dwelling and there is satisfactory pedestrian access from the driveway to the front door;
- ▶ a water meter has been installed;
- ▶ the municipal house number is attached to the house;
- ▶ the adjacent property is in a suitable condition such that it does not appear to pose a safety hazard (fence to be firmly in place at the time of basement excavation at the adjacent lot(s));
- ▶ the lot is clear of building material and debris;
- ▶ all other items specifically cited in the Subdivision Agreement pertaining to Interim Occupancy are complied with.

Yours truly,

Per: (Signature of Professional Engineer)  
Name/Title: \_\_\_\_\_

Inspected by: \_\_\_\_\_

Date: \_\_\_\_\_

cc: Builder  
Developer

***SAMPLE***  
***ACKNOWLEDGEMENT OF TOPSOIL, SODDING OF OCCUPIED HOMES***

Date

Town of Georgina  
Engineering Division  
26557 Civic Centre Road  
Keswick, Ontario  
L4P 3G1

Dear Sir:

RE: Acknowledgement -- Topsoil, Sodding of Occupied Homes  
Lot(s) \_\_\_\_\_, Plan 65M-\_\_\_\_\_  
Municipal Address: \_\_\_\_\_  
(Subdivision Name) \_\_\_\_\_

Where occupancy occurs prior to topsoil and sodding, the owner or subsequent builder shall obtain from the purchaser and provide to the Town an acknowledgement that states the following:

*"I/We, the purchaser(s) of Lot \_\_\_\_\_, Plan \_\_\_\_\_, acknowledge that topsoil and sodding of the above lot is not complete and that it is not the responsibility of the Town to ensure that such topsoil and sodding will be completed.*

*DATED at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.*

\_\_\_\_\_  
*Purchaser*

\_\_\_\_\_  
*Purchaser"*

Yours truly,

Signed by: Lawyer

**SAMPLE  
FINAL LOT GRADING CERTIFICATE**

(Date)

Town of Georgina  
Engineering Division  
26557 Civic Centre Road  
Keswick, Ontario  
L4P 3G1

Attention: M. E. Baskerville, C.E.T., CMM  
Engineering Manager

Dear Sir:

RE: Final Lot Grading Certificate  
\_\_\_\_\_ Subdivision  
Lot(s) \_\_\_\_\_, Plan 65M-\_\_\_\_\_

Based on our recent visual inspection of    (date)   , we certify that the following lot(s) substantially conform(s) with the intent of the overall lot grading plan and certified plot plans for the above noted subdivision, and are therefore acceptable.

Lot(s) _____	to _____	Street: _____
Lot(s) _____	to _____	Street: _____
Lot(s) _____	to _____	Street: _____

As-built elevations are :       ATTACHED                       TO BE SUBMITTED PRIOR TO RELEASE OF DEPOSIT

This certification shall not relieve the builder from his obligation to repair deficiencies which are observed or occur subsequent to this inspection.

Yours truly,

(Consultant)

\_\_\_\_\_  
(Signature and Stamp of Professional Engineer)

cc: \_\_\_\_\_ (Builder)  
      \_\_\_\_\_ (Developer)





THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK

E.1  
Bylaw file

BY-LAW NUMBER 2003- 0075 (PWE-1)

---

BEING A BY-LAW TO PROHIBIT AND REGULATE NOISE LIKELY TO  
DISTURB THE INHABITANTS OF THE TOWN OF GEORGINA

---

WHEREAS the Municipal Act, 2001 as amended, authorizes a municipality to pass by-laws to prohibit and regulate noise.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA ENACTS AS FOLLOWS:

1. DEFINITIONS:

In this by-law,

- (a) "construction" includes erection, alteration, repair, dismantling, demolition, structural maintenance, painting, moving, land clearing, earth moving, grading, excavating, pipe or conduit laying whether above or below ground level, street and highway building, concreting, equipment installing and altering and the structural installation of construction components and materials in any form or for any purpose, and includes any work in connection therewith;
- (b) "construction equipment" means any equipment or device designed or intended for use in construction or material handling, including but not limited to, air compressors, pile drivers, pneumatic or hydraulic tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, scrapers, pavers, generators, compactors, rollers, pumps, concrete mixers, or any assorted material handling equipment;
- (c) "conveyance" includes a vehicle and any other device employed to transport a person or persons or goods from place to place, but does not include any vehicle or device operated only within the premises of a person;
- (d) "Council" means the Council of the Corporation of the Town of Georgina;
- (e) "highway" means a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct, or trestle, any part of which is intended for or used by the general public for the passage of vehicles and pedestrians and includes the area between the lateral property lines;
- (f) "motor vehicle" includes an automobile, motorcycle, motor assisted bicycle and any other vehicle propelled or driven otherwise than by muscular power, but does not include a street car, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry, or road-building machine;

- (g) "motorized conveyance" means a conveyance propelled or driven otherwise than by muscular, gravitational or wind power;
- (h) "noise" means noise or noises that are likely to disturb the inhabitants of the Town;
- (i) "point of reception" means any point on the premises of a person where noise likely to disturb is being received, originating from other than those premises;
- (j) "residential area" means any of those areas designated by the Town in any zoning by-law or amendments thereto and shall include, R(residential), R1(urban residential), R2(urban residential), R3(urban residential), ER(estate residential), C6 (recreational commercial), I(institutional), T(transitional) and individually zoned mobile home parks;
- (k) "Town" means the Corporation of the Town of Georgina.

2. GENERAL PROHIBITIONS:

- (a) No person shall make, create, cause, or cause or permit to be made noise likely to disturb the inhabitants.
- (b) Noise created as follows is deemed likely to disturb the inhabitants AT ALL TIMES:
  - (i) racing of any motorized conveyance other than in a racing event regulated by law;
  - (ii) squealing of the tires during the operation of a motor vehicle;
  - (iii) operation of a motor vehicle, combustion engine or pneumatic device without an effective exhaust or intake muffling device in good working order;
  - (iv) operation of a motor vehicle or combination motor vehicle and trailer resulting in banging, clanking, squealing, or other sounds or noises due to inadequate or improper load securement, equipment or maintenance;
  - (v) operation of a motor vehicle horn or other warning device except where required or authorized by law or in accordance with good safety practices;
  - (vi) operation of any item of construction equipment in a residential area without effective muffling devices in good working order;
  - (vii) discharge of firearms except during permitted hunting season and in an area designated by Council;
  - (viii) operation of unusually loud heating, air conditioning or swimming pool filtering equipment;
  - (ix) detonation of explosive devices not in connection with construction;

- (x) detonation of fireworks other than the day preceding, the day of, and the day following Victoria Day and Canada Day;
  - (xi) stationary operation of an engine or motor including that of a motor vehicle and any attached auxiliary equipment for a continuous period exceeding five (5) minutes in or near a residential area.
  - (xii) operation of any electronic device or group of connected electronic devices incorporating one or more loudspeakers or other electro-mechanical transducers, and intended for the production, reproduction or amplification of sound;
  - (xiii) persistent barking, calling, whining, yelping or other similar persistent noise made by any domestic pet or any other animal kept or used for any purpose other than agriculture;
  - (xiv) yelling, shouting, hooting, whistling or singing.
- (c) Noise created as follows is deemed likely to disturb the inhabitants FROM 11:00 P.M. ONE DAY TO 7:00 A.M. THE NEXT DAY OR 9:00 A.M. SUNDAYS:
- (i) venting, release or pressure relief of air steam or other gaseous material, product or compound from any autoclave, boiler, pressure vessel, pipe, valve, machine, device or system;
  - (ii) operation of any commercial car wash other than with air drying equipment;
  - (iii) operation of solid waste bulk lift or refuse compacting equipment.
- (d) Noise created as follows is deemed likely to disturb the inhabitants FROM 7:00 P.M. ONE DAY TO 7:00 A.M. THE NEXT DAY OR 9:00 A.M. SUNDAYS:
- (i) operation of any powered rail car including but not limited to refrigeration cars, locomotives or self-propelled passenger cars, while stationary on property not owned or controlled by a railway governed by the Canadian Railway Act;
  - (ii) operation of any motorized conveyance other than on a highway or other place intended for its operation.
- (e) Noise created as follows is deemed likely to disturb the inhabitants FROM 8:00 P.M. ONE DAY TO 7:00 A.M. THE NEXT DAY AND ALL DAY SUNDAYS AND STATUTORY HOLIDAYS:
- (i) operation of a commercial car wash with air drying equipment;
  - (ii) operation of a power assisted hang glider or parafoil;
  - (iii) selling or advertising by shouting or outcry or amplified sound;
  - (iv) loading, unloading, delivering, packing, unpacking, or otherwise handling any containers, products, materials or refuse whatsoever, unless necessary for the maintenance of essential services or the moving of private household effects;

- (v) operation of any equipment in connection with construction.
- (f) Noise created as follows is deemed likely to disturb the inhabitants FROM 8:00 P.M. ONE DAY TO 7:00 A.M. THE NEXT DAY:
  - (i) operation or use of any tool for domestic purposes other than snow removal.
- (g) Noise created as follows is deemed likely to disturb the inhabitants FROM 7:00 P.M. ONE DAY TO 7:00 A.M. THE NEXT DAY AND ALL DAY SUNDAYS AND STATUTORY HOLIDAYS:
  - (i) operation of a combustion engine or pneumatic device, excluding the use of farm implements engaged in the tillage or harvesting of the land.

3. BY-LAW EXEMPTIONS:

The following sounds are deemed NOT likely to disturb the inhabitants:

- (a) any sound associated with the immediate health, safety, or welfare of the inhabitants;
- (b) any sound associated with the preservation or restoration of property;
- (c) ringing or sounding of church bells or chimes;
- (d) the sound of any bell, horn, siren, or other signal device associated with any emergency or law enforcement vehicle;
- (e) any sound arising from emergency road work or road improvements undertaken by or on behalf of the Town, the Region of York or the Ministry of Transportation.

4. EXEMPTION GRANTED BY COUNCIL:

- (a) Notwithstanding the provisions contained in this by-law, a person may make application to Council by way of a written request to the Town Clerk for exemption from one or more of the requirements herein. Council, by resolution, may refuse to grant the exemption or may grant the exemption, with or without modifications, specifying the time period not to exceed one (1) year.
- (b) When considering the request for exemption, Council shall give the applicant and any person opposed to the application an opportunity to be heard.
- (c) Any breach by the applicant of any of the terms, conditions or modifications granted by Council shall render the exemption null and void.

5. ENFORCEMENT:

The provisions of this by-law may be enforced by a Police Officer or a Municipal Law Enforcement Officer.

6. PENALTY:

Every person who contravenes any of the provisions of this by-law, upon conviction, is guilty of an offence and is liable to a fine pursuant to the Provincial Offences Act as amended.

7. REPEALS:

By-laws 89-89 (PWE-1) and amending by-law 2002-0079 (PWE-1) are hereby repealed.

READ a first, second and third time and passed on this 9<sup>th</sup> day of June, 2003.



Jeffrey Holec, Mayor



Roland Chenier, Town Clerk