



GEORGINA

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

Monday, December 11, 2023

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

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A20-23
586 Lake Drive EAST
PART OF LOT 13, CONCESSION 9 (NG) and PART OF LOTS 2 AND 3,
PLAN 8

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1. That the Committee of Adjustment receive Report No. DS-2023-0106 prepared by the Development Planning Division, Development Services Department, dated December 11, 2023, respecting Minor Variance Application A20-23, for the property municipally addressed as 586 Lake Drive East.
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 A20-23 to permit relief from the following:
 - i. Section 6.1(c): To permit a dwelling with a front yard setback of 4.8 metres, whereas a minimum front yard setback of 6.0 metres is required;
 - ii. Section 5.45 a): To permit the eaves of a dwelling to encroach 0.7 metres into the front yard, whereas an encroachment of 0.5 metres is permitted;
 - iii. Section 5.1 b): To permit an accessory structure with a setback from the main building of 1.9 metres, whereas a setback of 2.0 metres is required;
 - iv. Section 5.1 d): To permit an accessory structure with a setback from the front lot line of nil metres, whereas a setback of 6.0 metres is required;
 - v. Section 5.1 d): To permit an accessory structure with a setback from the interior lot line of 0.6 metres, whereas a setback of 1.0 metre is required;
 - vi. Section 5.45 a): To permit an accessory structure eaves to encroach 0.6 metres into the interior lot line, whereas an encroachment of 0.5 metres is permitted;
- b. That the approval of Minor Variance Application A20-23 be subject to the following condition(s):
 - i. Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that the Applicant/Owner has removed the accessory structure eave encroachment into the municipal road allowance, or obtained an encroachment agreement, to their satisfaction;
 - ii. Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2023-0106 have been addressed to their satisfaction; and,
 - iii. That the above noted condition(s) be fulfilled within two (2) years of the date of the Notice of Decision.

2. MINOR VARIANCE APPLICATION A29-23
277 THE QUEENSWAY SOUTH
PART OF LOT 27 AND BLOCK B, PLAN 397

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1. That the Committee of Adjustment receive Report No. DS-2023-0104 prepared by the Development Planning Division, Development Services Department, dated December 11, 2023, respecting Minor Variance Application A29-23, for the property municipally addressed as 277 The Queensway South; 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 A29-23 to permit relief from the following:
 - i. Section 5.25 (a): To permit the provision of zero (0) on-site loading spaces, whereas a minimum of one (1) loading space is required for a health care clinic;
 - ii. Section 5.28 (b): To permit a minimum of 19 parking spaces, whereas a minimum of 24 parking spaces are required for a health care clinic; and,
 - b. That the approval of Minor Variance Application A29-23 be subject to the following term(s):
 - i. That the conversion of the existing office building into a health care clinic be in general conformity with Attachment 2 to Report DS-2023-0104, in accordance with the relief recommended to be approved in Recommendation 2 a).

3. MINOR VARIANCE A27-23 AND CONSENT B05-23
 50 PINERY LANE
 LOTS 42, 43 AND 44, PLAN 99

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1. That the Committee of Adjustment receive Report No. DS-2023-0103 prepared by the Development Planning Division, Development Services Department, dated December 11, 2023, respecting Consent Application B05-23 and Minor Variance Application A27-23, submitted by Qianqiao Zhu (Harry) of Arcadis on behalf of the owners of the property at 50 Pinery Lane, Jackson's Point; 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 Application B05-23 as it pertains to the property known as 50 Pinery Lane, Jackson's Point, to sever and convey Subject Lands 'A' and 'B' from Remainder Land 'C', as shown in Attachment 2 to Report No. DS-2023-0103;
 - b. That the Committee of Adjustment approve Minor Variance Application A27-23 to permit relief from the following:
 - c. Section 5.45 (a): To permit a rear yard encroachment of 5.31 metres for an unenclosed wood deck and stairs, whereas a maximum encroachment of 3.0 metres is permitted;
 - d. Section 5.45 (a): To permit a front yard encroachment of 2.33 metres for an unenclosed verandah, whereas a maximum encroachment of 2.0 metres is permitted;

- e. Section 5.28 (b): To permit a detached dwelling with a minimum of 2 parking spaces, whereas a minimum of 3 parking spaces are required;
- f. Section 5.28 (i): To permit a maximum driveway or parking area width that is 18 metres, whereas a maximum width of 9 metres is permitted;
- g. Section 5.28 (i): To permit a maximum driveway or parking area of 64% of the lot frontage, whereas a maximum of 55% is permitted;
- h. That the approval of Consent Application B05-23 be subject to the following condition(s):
 - 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;
 - j. Submission to the Secretary-Treasurer of draft transfer documents, in duplicate, conveying Subject Lands 'A' and 'B', as indicated on Attachment 2 to Report No. DS-2023-0103;
 - k. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that there is sufficient water supply and sewage capacity allocated for Subject Lands 'A' and 'B';
 - l. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Engineering Division that all matters identified in Attachment 5 to Report No. DS-2023-0103 have been addressed to the Division's satisfaction;
 - m. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that all matters identified in Attachment 5 to Report No. DS-2023-0103 have been addressed to their satisfaction;
 - n. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision; and,
 - o. That the approval of Minor Variance Application A27-23 be subject to the following term(s):
 - p. That the existing single detached dwelling, parking area, verandah and rear wood deck be legalized in general conformity with Attachment 3 to Report DS-2023-0103, in accordance with the relief recommended to be approved in Recommendation 2 b).

4. MINOR VARIANCE APPLICATION A45-21
 21058 DALTON ROAD
 PART OF LOT 23 AN

1. That the Committee of Adjustment receive Report No. DS-2023-0107 prepared by the Development Planning Division, Development Services Department, dated December 11, 2023, respecting Minor Variance Application A45-21, submitted by Coral Rae James and Trever Louis Damphouse Nolan on behalf of Laura Atkins and James Baxter, for the property municipally addressed as 21058 Dalton Road; and,
2. That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommends the following:
 - a. That the Committee of Adjustment approve Minor Variance Application A45-21, to permit relief from the following:
 - i. Section 5.1(b): to permit an accessory structure in an exterior side yard, whereas accessory structures are only permitted in the rear or interior side yard; and,
 - ii. Section 5.1(d): to permit an accessory structure with a side yard setback of 0.00 metres from the side lot line, whereas a minimum setback of 1.0 metre is required;
 - b. That the approval of Minor Variance Application A45-21 be subject to the following terms:
 - i. That the accessory structure in the exterior side yard area be in general conformity with Attachment 2 to Report DS-2023-0107, and in accordance with the relief recommended to be approved in Recommendation 2 a); and,
 - ii. That notwithstanding the provisions of Section 5.45 (a) of Zoning By-law No. 500, as amended, as it relates to permitted yard encroachments, no further encroachments to the rear or side yards shall be permitted;
 - c. That the approval of Minor Variance Application A45-21 be subject to the following conditions:
 - i. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2023-0107 have been addressed to the Division's 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
12. NEXT MEETING
13. ADJOURNMENT