



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