



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

Monday, October 21, 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

5

1. Request for Deferral - 5 Birch Road

6. APPLICATIONS FOR CONSENT

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A24-24
38 KLIMEK BOULEVARD, PEFFERLAW
PLAN 495 LOT 23

6

1. That the Committee of Adjustment receive Report No. DS-2024-0060 prepared by the Development Planning Division, Development Services Department, dated October 21, 2024, respecting Minor Variance Application A24-24, for the property municipally addressed as 38 Klimek Boulevard; 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 A24-24 to permit relief from the following:
 - i. Section 5.1(b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard.
 - ii. Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.7 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.
 - iii. Section 5.1(d): To legalize the existing rear yard setback of the existing rear framed shed of 0.7 metres; whereas 1m is required.
 - iv. Section 5.1(d): To legalize the existing west interior side yard setback of the existing rear framed shed of 0.6 metres; whereas 1m is required.
- b. That the approval of Minor Variance Application A24-24 be subject to the following term(s):
 - i. That the proposed addition be constructed in general conformity with Attachment 3 to Report DS-2024-0060, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application A24-24 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 to Report No. DS-2024-0060 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. MINOR VARIANCE APPLICATION A18-24
253 AND 253B THE QUEENSWAY SOUTH
CON 3 PT LOT 9 RP; 65R11093 PT PART 1, PART 2 AND PT

27

1. That the Committee of Adjustment receive Report No. DS-2024-0061 prepared by the Development Planning Division, Development Services Department, dated October 21, 2024, respecting Minor Variance Application A18-24, for the property municipally addressed as 253 and 253B 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 A18-24 to permit relief from the following:
 - i. Section 5.28 (b): To permit a minimum of one-hundred and sixteen (116) parking spaces; whereas a minimum of one-hundred and forty-four (144) parking spaces are required
 - ii. Section 5.31 (a): To permit a minimum planting strip width of 2.5 metres along the rear lot line abutting properties zoned Residential; whereas a minimum planting strip width of 3.0 metres is required
 - iii. Section 5.28(i): To permit a minimum drive aisle width of 6 metres for two-way drive aisles providing direct, 90-degree access to parking spaces; whereas a minimum width of 7.0 metres is required
- b. That the approval of Minor Variance Application A18-24 be subject to the following term(s):
 - i. That the marina use only be used as boat slips and that only 10 of the boat slips shall be used as seasonal rental boat slips, while the remaining 53 shall only be used as day boat slips for visitors by boat; and
 - ii. That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2024-0061, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application A18-24 be subject to the following condition(s):
 - i. 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-2024-0061 have been addressed to the satisfaction of the LSRCA; and
 - ii. That the above-noted conditions 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

The meeting on November 4, 2024 is cancelled. The next meeting is on November 18, 2024.

13. ADJOURNMENT



GEORGINA

Subject: Deferral Memo A21-24, 5 Birch Road

To: Committee of Adjustment

From: Brittany Dobrindt, Planner II

Date: October 21, 2024

Briefing:

The agent, acting on behalf of the owner of the above noted property submitted Minor Variance Application A21-24 to add an addition to the existing place of worship and legalize several existing setbacks.

Through discussions between Town Staff and the Agent, it was determined that additional relief would be required. Determination of the particular additional relief required is still ongoing.

Based on discussions with the Agent, staff recommend that Minor Variance Application A21-24 be deferred, pending further communication with the Agent.

Regards,
Brittany Dobrindt
Planner II

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0060

**FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT**

October 21, 2024

**SUBJECT: MINOR VARIANCE APPLICATION A24-24
38 KLIMEK BOULEVARD, PEFFERLAW
PLAN 495 LOT 23**

1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment receive Report No. DS-2024-0060 prepared by the Development Planning Division, Development Services Department, dated October 21, 2024, respecting Minor Variance Application A24-24, for the property municipally addressed as 38 Klimek Boulevard; 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 A24-24 to permit relief from the following:
 - i) Section 5.1(b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard.
 - ii) Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.7 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.
 - iii) Section 5.1(d): To legalize the existing rear yard setback of the existing rear framed shed of 0.7 metres; whereas 1m is required.
 - iv) Section 5.1(d): To legalize the existing west interior side yard setback of the existing rear framed shed of 0.6 metres; whereas 1m is required.
 - b) That the approval of Minor Variance Application A24-24 be subject to the following term(s):
 - i) That the proposed addition be constructed in general conformity with Attachment 3 to Report DS-2024-0060, in accordance with the relief recommended to be approved in Recommendation 2a);

c) That the approval of Minor Variance Application A24-24 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 to Report No. DS-2024-0060 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 concerning Minor Variance Application A24-24 for the property located at 38 Klimek Boulevard regarding the garage reconstruction.

3. BACKGROUND:

Property Description: (refer to Attachments 1 to 3)
38 Klimek Boulevard
Plan 495 Lot 23
Roll #: 051-676

PROPOSAL

The owner of the subject property is proposing to reconstruct a detached garage and legalize an existing framed shed.

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

- i) **Section 5.1(b):** To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard.
- ii) **Section 5.1 (b):** To permit the construction of an accessory structure to be located a minimum of 1.7 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.
- iii) **Section 5.1(d):** To legalize the existing rear yard setback of the existing rear framed shed of 0.7 metres, whereas 1.0 metres is required.

- iv) **Section 5.1(d):** To legalize the existing west interior side yard setback of the existing rear framed shed of 0.6 metres, whereas 1.0 metres is required.

A Site Sketch 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 38 Klimek Boulevard. A summary of the characteristics of the property is as follows:

| General Property Information | | |
|---|--|--------------------|
| Municipal Address | 38 Klimek Boulevard | |
| Zoning | Residential (R) | |
| Frontage | 62.28 Metres | |
| Area | 1895.91 Square Metres | |
| Official Plan / Secondary Plan Land Use Designation | Residential | |
| Regional Official Plan Land Use Designation | Community Area | |
| Related Applications | None | |
| Land Use and Environmental Considerations | | |
| Existing Structures | Single Detached Dwelling and accessory structure | |
| Proposed Structures | Detached Garage | |
| Heritage Status | Neither listed nor designated | |
| Regulated by LSRCA | Not regulated | |
| Key Natural Heritage Features | None | |
| Natural Hazards | None | |
| Servicing | | |
| | Existing | Proposed |
| Water | Private | Private |
| Sanitary | Private | Private |
| Access | Existing driveways | Existing driveways |

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 October 9, 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 A24-24 are outlined below.

The Development Engineering Division has indicated (Attachment 5) that they have no objections and require, as a condition of the minor variance, that the applicant/owner provide a detailed lot grading and drainage plan.

Hydro One has indicated no objection and advises the applicant / owner to call in to field business centre to arrange transfer to the garage meterbase location.

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

- Economic Development Division
- Tax and Revenue Division
- York Region
- Municipal Law Enforcement Division
- Georgina Fire

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

5. ANALYSIS:

The following evaluation of Minor Variance Application A24-24 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 Residential in the Pepperlaw Secondary Plan. Single detached dwellings and accessory buildings, structures and uses thereto are permitted in this designation.

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 Residential (R) on Map 10 of Schedule 'A' to Zoning By-law No. 500, as amended. A single-detached dwelling and accessory structures are permitted in the R zone.

a. Accessory Structure in the front yard

Section 5.1 (b) of Zoning By-law No. 500, as amended, permits accessory structures in the rear or interior side yard. The Applicant is requesting relief to construct an accessory structure in the front yard.

The general intent of this requirement is to ensure that the streetscape develops in an orderly manner and that adequate space is provided in the front yard and side yard for amenities and landscaping.

The subject property is irregular in shape, with a front lot line that curves with Klimek Boulevard. Due to this, the detached garage is closer to the front lot line than the single detached dwelling, which is why the variance is required.

The applicant is requesting to construct the detached garage in the same spot as the one previously built before a fire. Town staff originally approved the detached garage and noticed at the time of the building permit for the reconstruction of the detached garage that it is located in the front yard.

Town staff note that the reconstruction of the garage remained the same prior to the demolition and will not have an adverse effect on the streetscape.

b. Accessory Structure proximity to Residential dwelling

Section 5.1 (b) of Zoning By-law 500, as amended, requires an accessory structure to be located a minimum of 2 metres from the dwelling. The Applicant is requesting relief to allow an accessory structure to be located 1.7 metres from a dwelling.

The general intent of the accessory structure setbacks is to reduce negative impacts on neighbouring properties and to ensure compatibility with surrounding properties.

The applicant requires this change as they have recently added an addition which closed in the front porch of the house, making the distance between the house and the detached garage to be 1.9 metres. The applicant is requesting extra security of 1.7 metres to ensure that they are compliant with the zoning when it comes time to submit drawings for a building permit.

The reduction in the distance between the single detached dwelling and the detached garage will not create an adverse impact on the neighbourhood as it existed prior to the demolition of the original detached garage.

c. Rear Side and Interior Yard Setback

Section 5.1 (d) of Zoning By-law 500, as amended, requires a minimum rear yard setback of 1.0 metre for an accessory structure. The Applicant is requesting to legalize the rear yard setback for their frame shed to be 0.7 metres.

Section 5.1 (d) of Zoning By-law 500, as amended, requires a minimum interior yard setback of 1.0 metre for an accessory structure. The Applicant is requesting to legalize the interior yard setback for their frame shed to be 0.6 metres.

The intent of the minimum rear and interior side yard is to provide adequate spatial separation between accessory buildings and abutting buildings, structures and uses.

Staff notes that the frame shed is already built on the property and is located in the northwest corner of the property. The shed is surrounded by trees on the rear and interior lot lines, reducing any visual impacts from the neighbouring properties.

Staff are of the opinion that the proposed variances maintain the general intent and purpose of Zoning By-law 500, as amended.

iii) Is the Minor Variance desirable for the appropriate development of the property or use of land, building or structure? – Yes

The proposed addition is in keeping with the existing physical character of the neighbourhood, as the area generally consists of single detached dwellings and accessory structures.

Staff are satisfied that the proposal is desirable for the appropriate development of the subject land and surrounding neighbourhood.

iv) Is the relief sought minor in nature? – Yes

In considering whether the relief sought is minor, Staff note that this test is not simply a question of numerical value. The principal consideration is that of the potential impact the variance may have and whether those impacts are minor or acceptable. In light of the above evaluation of the application, Staff are of the opinion that the requested variance is minor in nature.

6. CONCLUSION:

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application A24-24, as it pertains to the proposed detached garage and legalization of the frame shed, meets the four (4) prescribed tests as set out in Section 45(1) of the Planning Act, R.S.O. 1990 and represents good planning.

APPROVALS:

Prepared by:

Monika Sadler
Planner I

Approved By:

Janet Porter, MCIP, RPP
Manager of Development Planning

Attachments:

Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Architectural Drawings

Attachment 4 – Site Photos

Attachment 5 – Comments



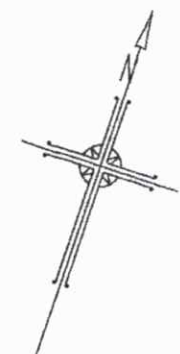
LOCATION MAP



SUBJECT LAND

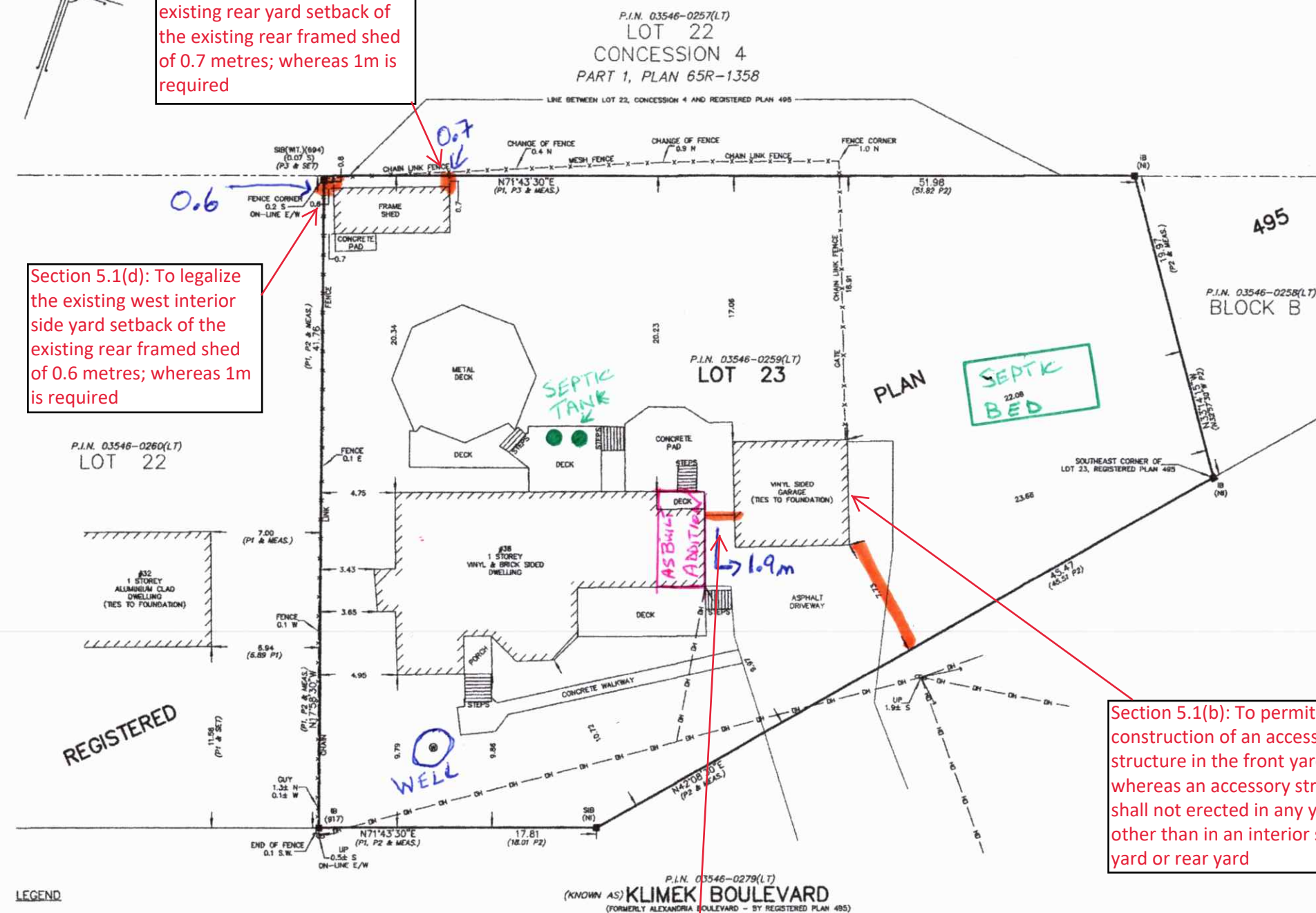
0 15 30 60 Meters





Section 5.1(d): To legalize the existing rear yard setback of the existing rear framed shed of 0.7 metres; whereas 1m is required

Section 5.1(d): To legalize the existing west interior side yard setback of the existing rear framed shed of 0.6 metres; whereas 1m is required



LEGEND

| | | |
|--------|---------|---|
| —■— | DENOTES | FOUND SURVEY MONUMENT |
| SIB | DENOTES | STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| —x— | DENOTES | FENCING |
| —u/UP | DENOTES | UTILITY POLE |
| —/GUY | DENOTES | STABILIZING CABLE AND GROUND ANCHOR |
| —OH— | DENOTES | OVERHEAD WIRES |
| ⊙ | DENOTES | DRILLED WELL |
| (694) | DENOTES | G.E. SMITH, O.L.S. |
| (917) | DENOTES | R.A. GARDEN, O.L.S. |
| (NI) | DENOTES | NO IDENTIFICATION |
| (WIT.) | DENOTES | WITNESS |
| (P1) | DENOTES | PLAN OF SURVEY BY: R.A. GARDEN, O.L.S. DATED: AUGUST 5, 1981. |
| (P2) | DENOTES | REGISTERED PLAN 495 |
| (P3) | DENOTES | PLAN 65R-1358 |

P.I.N. 03546-0279(LT)
(KNOWN AS) KLIMEK BOULEVARD
(FORMERLY ALEXANDRIA BOULEVARD - BY REGISTERED PLAN 495)

Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.7 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required

THE DISTANCES NOTE:
ALL TIES SHOWN AS N, S, E AND W PROJECTING

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT 23
REGISTERED PLAN 495
TOWNSHIP OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200



RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE 31ST DAY OF MAY, 2024.

JUNE 7, 2024
DATE

GURJIT MAHANT
ONTARIO LAND SURVEYOR

CAUTION

ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY

| |
|--|
| Description of Land |
| LOT 23, REGISTERED PLAN 495 |
| TOWNSHIP OF GEORGINA |
| REGIONAL MUNICIPALITY OF YORK |
| Registered easements and/or Right-of-Ways |
| PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 03546-0259(LT). |
| NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN. |
| NOTE: EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS. |
| Boundary Issues |
| NONE. |
| Compliance with Municipal Zoning By-Laws |
| Not certified by this Report. |
| Additional Remarks |
| NOTE: LOCATION OF FENCES, SHEDS, DRIVEWAY, CONCRETE PAD, UTILITY POLES, GUY WIRES, OVERHEAD WIRES AND STRUCTURES. |

THIS REPORT WAS PREPARED FOR CAA INSURANCE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 1'16'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P1), (P2) & (P3).

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2 2 1 4 6 3 8

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3).

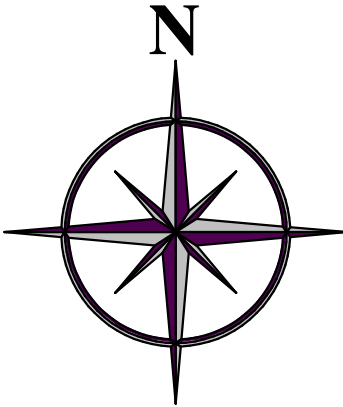
**RUDY MAK
SURVEYING LTD.**
ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-7222
E-MAIL: MAIL@MAKSURVEYING.COM

DRAWN BY: TM CHECK BY: GM FILE No. 11



| NO. | DESCRIPTION | DATE |
|-----|----------------------|---------------|
| 1 | ISSUED FOR PERMIT | JUNE 29, 2023 |
| 2 | REV. PER SITE PLAN | JUNE 20, 2024 |
| 3 | REVISED PER COMMENTS | AUG. 6, 2024 |



ENGINEERING

18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5
Telephone: 705.315.0231 • Facsimile: 705.737.9090

WORK OUTLINED ON THIS SHEET SHALL BE
EXECUTED IN CONFORMANCE WITH THE
ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **REPAIR PLANS**

DRAWING TITLE: **SITE LAYOUT**

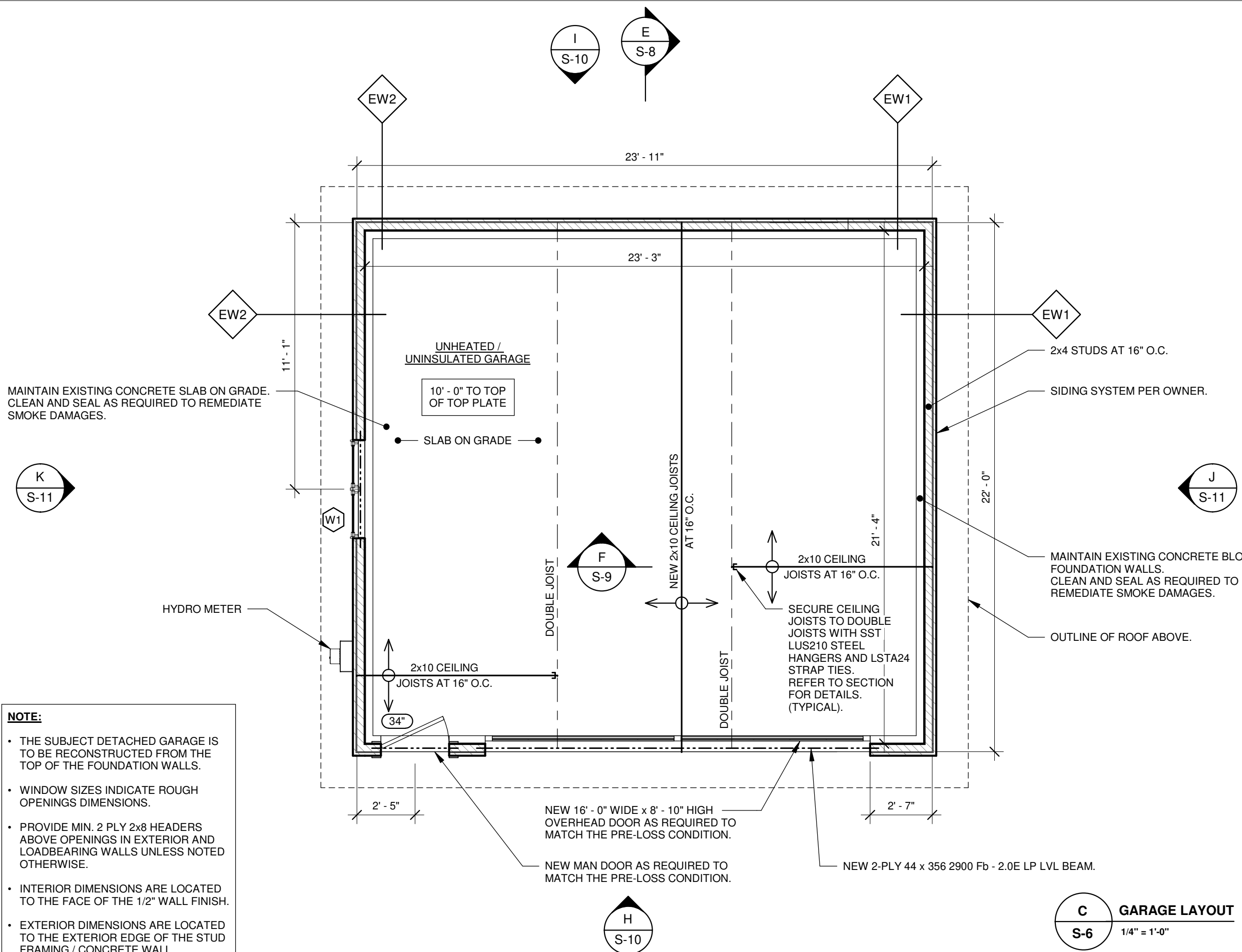
INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD.,
PEPPERLAW, ONTARIO

LOSS DATE: MAY 9, 2023

SITE LAYOUT NOTES

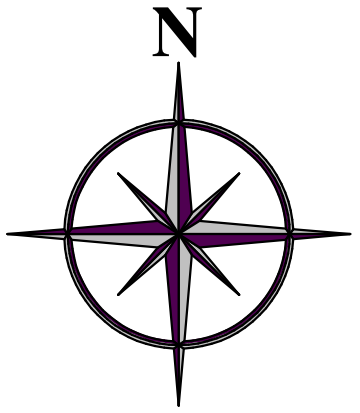
- THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS A LEGAL SURVEY.
- A LEGAL SURVEY HAS BEEN REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE PROVIDED BY OTHERS.
- LOCATE AND IDENTIFY ALL SERVICES, CABLES, PIPES AND WIRES PRIOR TO EXCAVATION.
- THE EXISTING BUILDING FOOTPRINT IS PROPOSED TO REMAIN. THERE ARE NO PROPOSED ALTERATIONS TO THE PROPERTY SETBACKS OR LOT COVERAGE.
- INFORMATION HEREIN IS DERIVED IN PART FROM
SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOT23
REGISTERED PLAN 495 GEORGINA
REGIONAL MUNICIPALITY OF YORK
RUDY MAK SURVEYING LTD.
- BEARINGS AND DISTANCE NOTED ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF ISSUANCE.
- DISTANCES SHOWN ON THIS PLAN IN METERS CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



NOTE:

- THE SUBJECT DETACHED GARAGE IS TO BE RECONSTRUCTED FROM THE TOP OF THE FOUNDATION WALLS.
- WINDOW SIZES INDICATE ROUGH OPENINGS DIMENSIONS.
- PROVIDE MIN. 2 PLY 2x8 HEADERS ABOVE OPENINGS IN EXTERIOR AND LOADBEARING WALLS UNLESS NOTED OTHERWISE.
- INTERIOR DIMENSIONS ARE LOCATED TO THE FACE OF THE 1/2" WALL FINISH.
- EXTERIOR DIMENSIONS ARE LOCATED TO THE EXTERIOR EDGE OF THE STUD FRAMING / CONCRETE WALL.

| NO. | DESCRIPTION | DATE |
|-----|----------------------|---------------|
| 1 | ISSUED FOR PERMIT | JUNE 29, 2023 |
| 2 | REV. PER SITE PLAN | JUNE 20, 2024 |
| 3 | REVISED PER COMMENTS | AUG. 6, 2024 |



ROAR
ENGINEERING

18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5
Telephone: 705.315.0231 • Facsimile: 705.737.9090

WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **REPAIR PLANS**

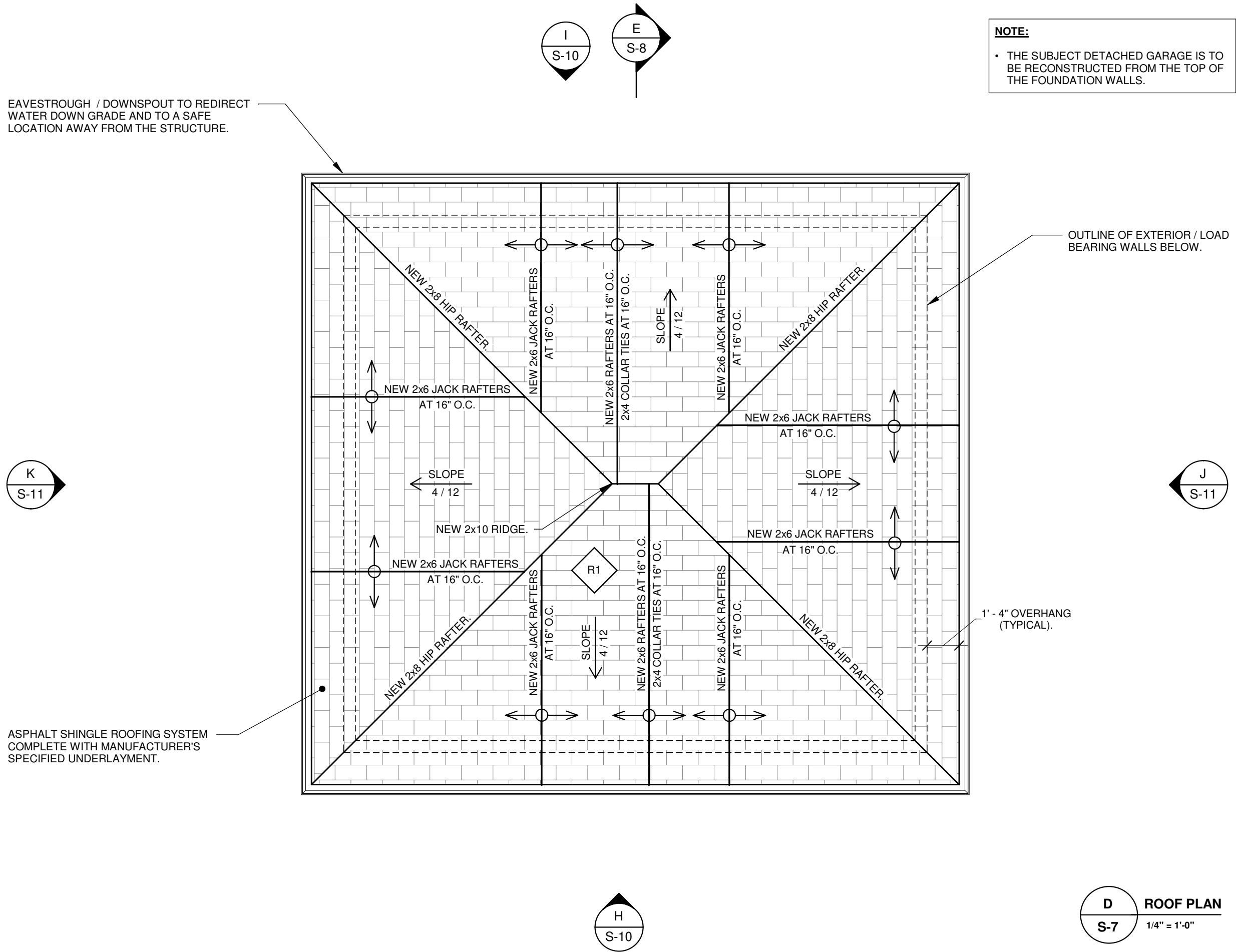
DRAWING TITLE: **GARAGE LAYOUT**

INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD., PEPPERLAW, ONTARIO

LOSS DATE: MAY 9, 2023

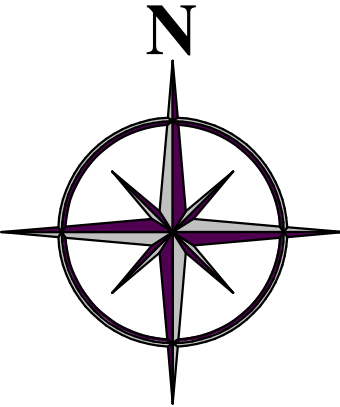
Attachment 3
A24-24 38 Klimek Blvd
Page 2 of 7



NOTE:

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18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5
Telephone: 705.315.0231 • Facsimile: 705.737.9090

WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **REPAIR PLANS**

DRAWING TITLE: **ROOF PLAN**

INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD.,
PEPPERLAW, ONTARIO

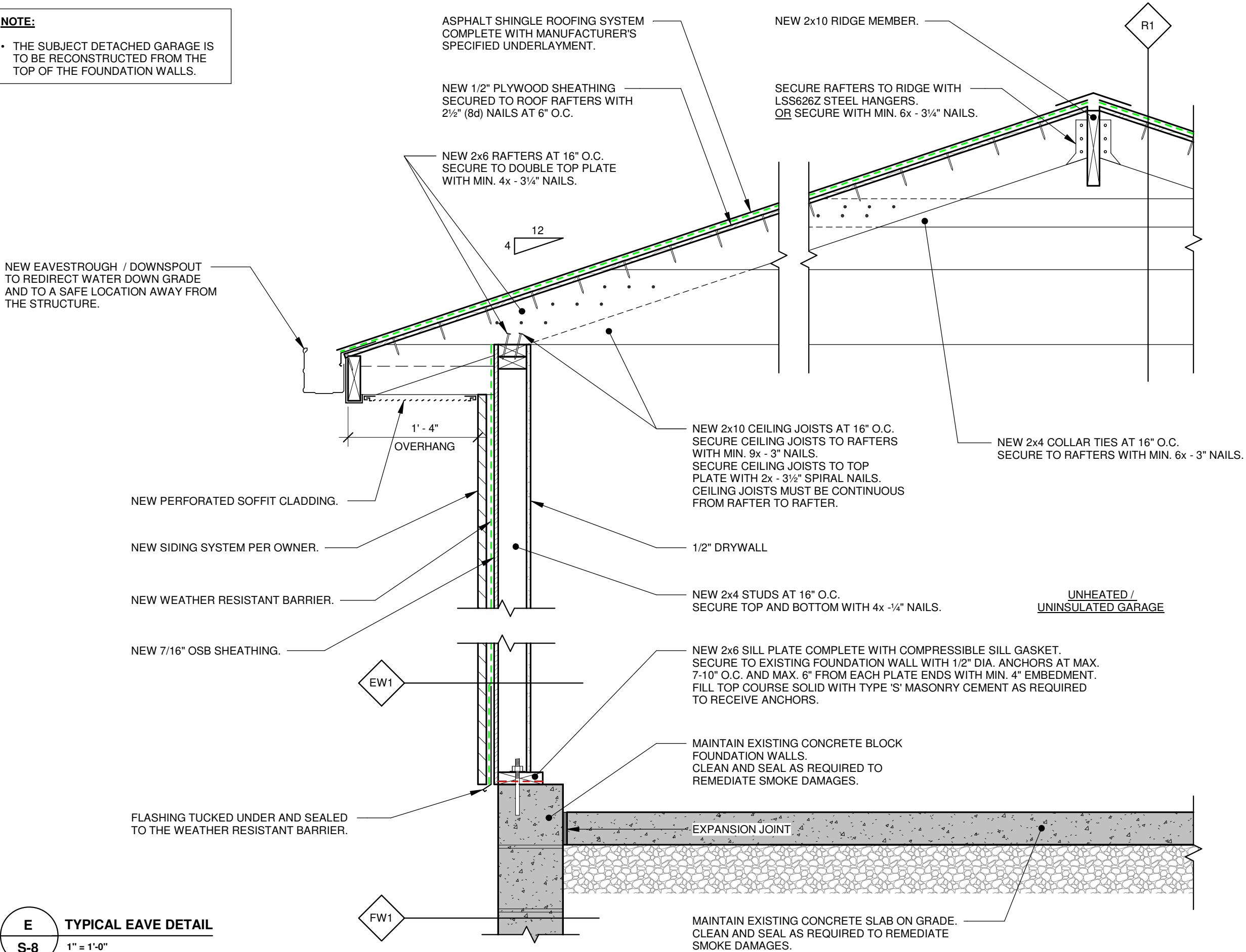
LOSS DATE: MAY 9, 2023

Attachment 3
A24-24 38 Klimek Blvd
Page 3 of 7

D
S-7
ROOF PLAN
1/4" = 1'-0"

NOTE:

- THE SUBJECT DETACHED GARAGE IS TO BE RECONSTRUCTED FROM THE TOP OF THE FOUNDATION WALLS.



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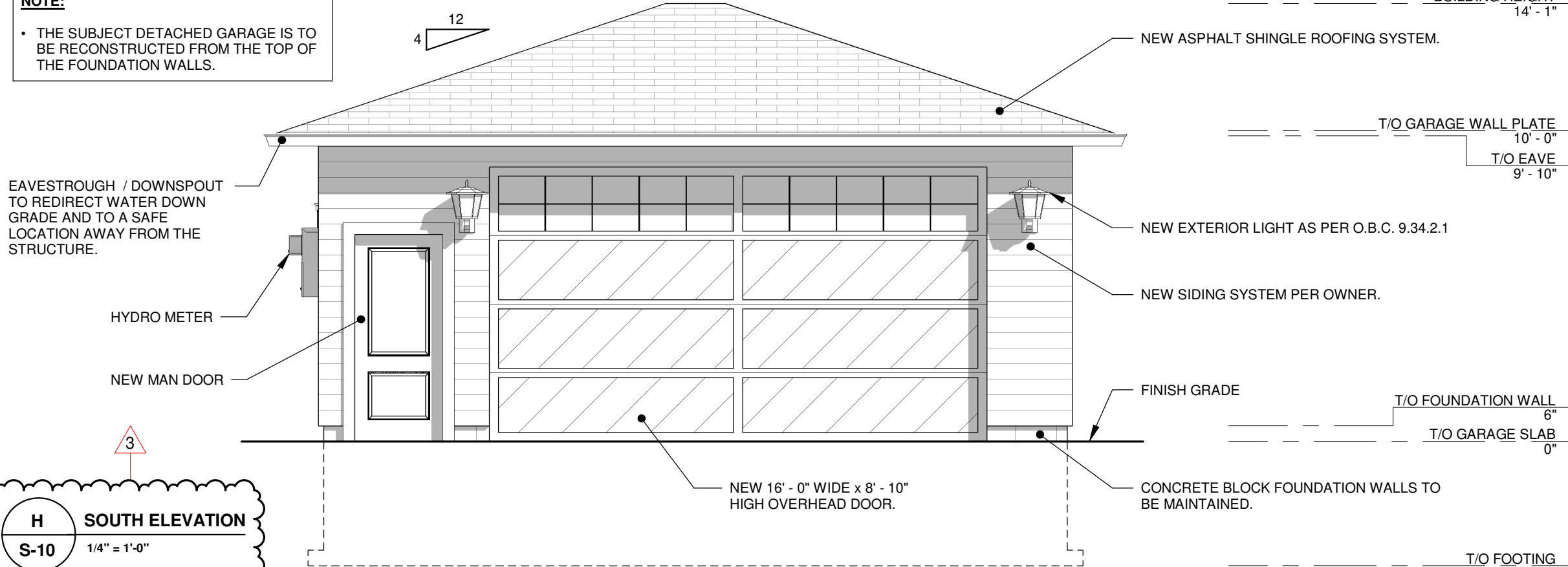
WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

| | |
|----------------|--|
| PROJECT TITLE: | REPAIR PLANS |
| DRAWING TITLE: | TYPICAL EAVE DETAIL |
| INSURED: | SIMOES, KATHY |
| LOCATION: | 38 KLIMEK BLVD., PEFFERLAW, ONTARIO |
| LOSS DATE: | MAY 9, 2023 |

Attachment 3
A24-24 38 Klimek Blvd
Page 4 of 7

NOTE:

- THE SUBJECT DETACHED GARAGE IS TO BE RECONSTRUCTED FROM THE TOP OF THE FOUNDATION WALLS.

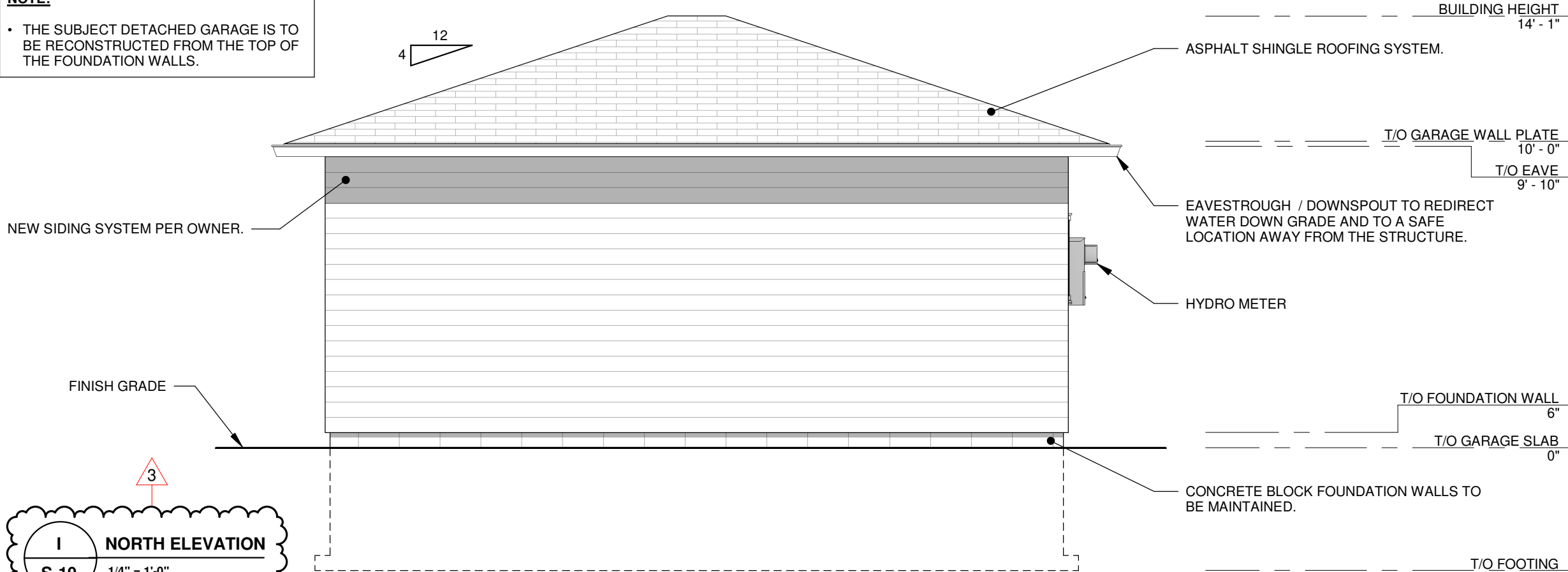


H SOUTH ELEVATION

S-10 1/4" = 1'-0"

NOTE:

- THE SUBJECT DETACHED GARAGE IS TO BE RECONSTRUCTED FROM THE TOP OF THE FOUNDATION WALLS.



I NORTH ELEVATION

S-10 1/4" = 1'-0"

| NO. | DESCRIPTION | DATE |
|-----|----------------------|---------------|
| 1 | ISSUED FOR PERMIT | JUNE 29, 2023 |
| 2 | REV. PER SITE PLAN | JUNE 20, 2024 |
| 3 | REVISED PER COMMENTS | AUG. 6, 2024 |



18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5

Telephone: 705.315.0231 • Facsimile: 705.737.9090

WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **REPAIR PLANS**

DRAWING TITLE: **ELEVATIONS**

INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD., PEPPERLAW, ONTARIO

LOSS DATE: MAY 9, 2023

Attachment 3
A24-24 38 Klimek Blvd
Page 6 of 7

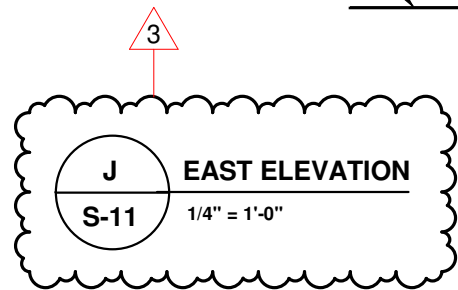
NOTE:

- THE SUBJECT DETACHED GARAGE IS TO BE RECONSTRUCTED FROM THE TOP OF THE FOUNDATION WALLS.

EAVESTROUGH / DOWNSPOUT TO REDIRECT WATER DOWN GRADE AND TO A SAFE LOCATION AWAY FROM THE STRUCTURE.

NEW EXTERIOR LIGHT AS PER O.B.C. 9.34.2.1

FINISH GRADE

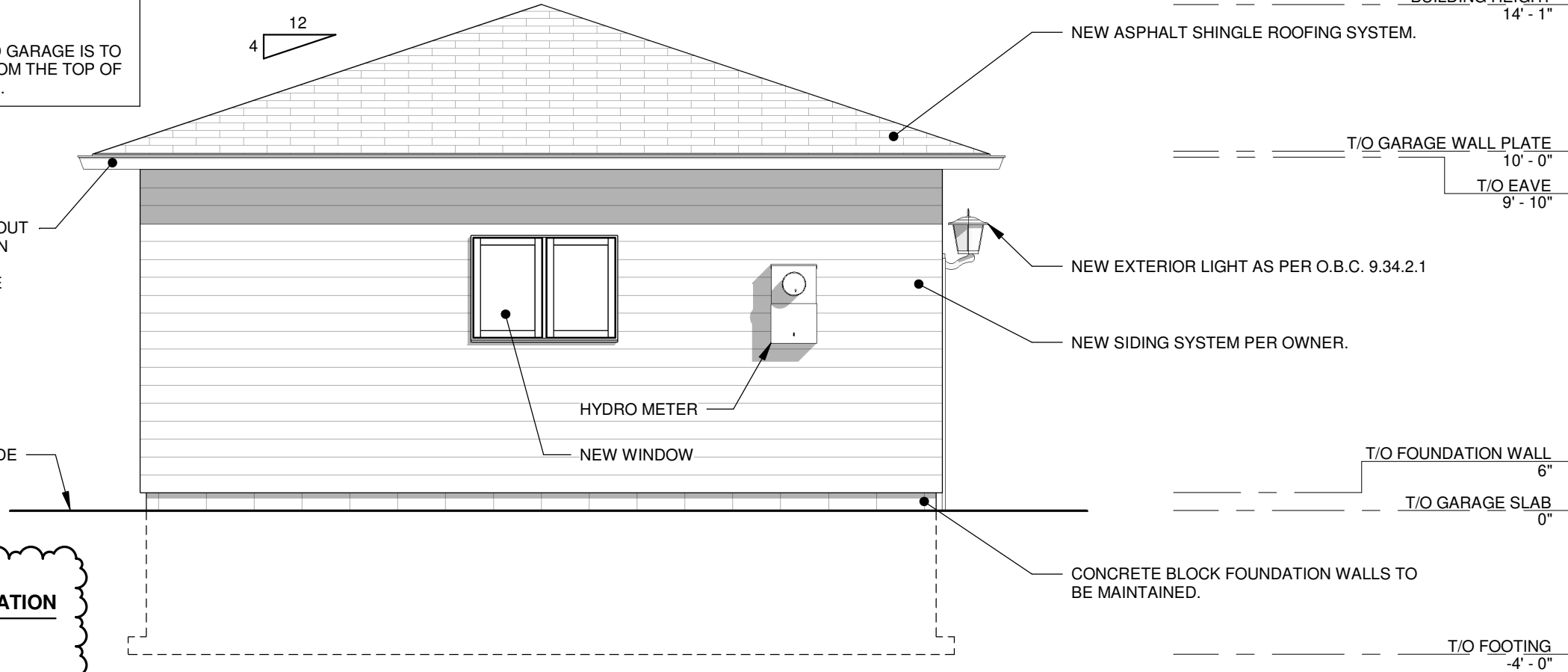
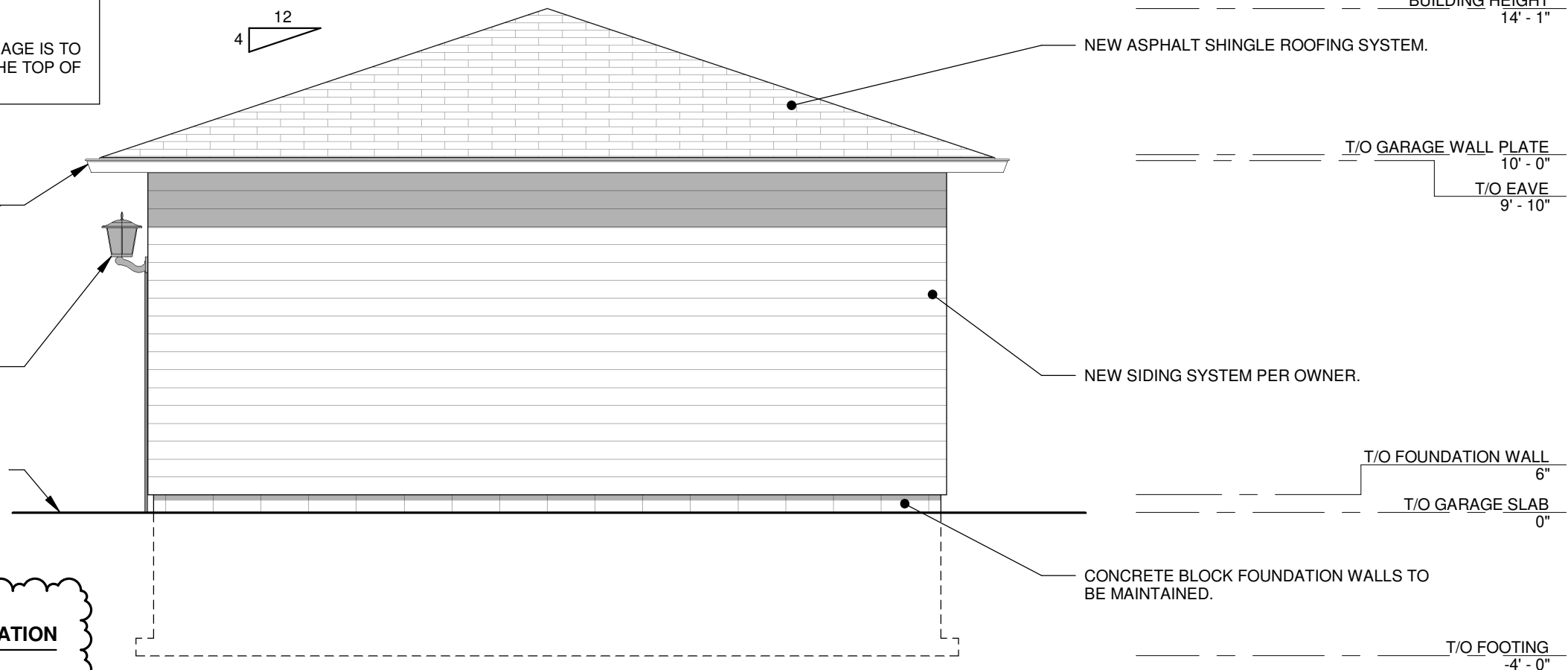
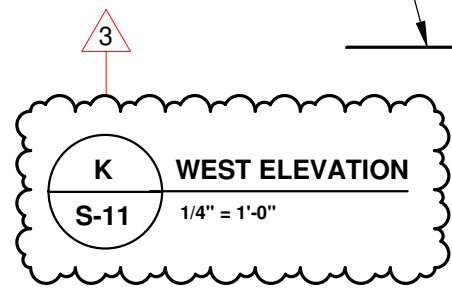


NOTE:

- THE SUBJECT DETACHED GARAGE IS TO BE RECONSTRUCTED FROM THE TOP OF THE FOUNDATION WALLS.

EAVESTROUGH / DOWNSPOUT TO REDIRECT WATER DOWN GRADE AND TO A SAFE LOCATION AWAY FROM THE STRUCTURE.

FINISH GRADE



| NO. | DESCRIPTION | DATE |
|-----|----------------------|---------------|
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18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5
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WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

PROJECT TITLE: **REPAIR PLANS**

DRAWING TITLE: **ELEVATIONS**

INSURED: SIMOES, KATHY

LOCATION: 38 KLIMEK BLVD.,
PEPPERLAW, ONTARIO

LOSS DATE: MAY 9, 2023

Attachment 3
A24-24 38 Klimek Blvd
Page 7 of 7

Site Photos

38 Klimek Blvd
Facing North



38 Klimek Blvd
Facing North



38 Klimek Blvd
Facing West



38 Klimek Blvd
Facing South



38 Klimek Blvd
Facing South West



38 Klimek Blvd
Facing North



38 Klimek Blvd
Facing East



To: Brianna Rianes, 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: October 4th, 2024

Re: MINOR VARIANCE A24-24
38 Klimek Boulevard
Plan 495 Lot 23
ROLL NO.: 051-676

The Development Engineering Division has no objection to Minor Variance Application No. A24-24, 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 CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0061

**FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT**

October 21, 2024

**SUBJECT: MINOR VARIANCE APPLICATION A18-24
253 AND 253B THE QUEENSWAY SOUTH
CON 3 PT LOT 9 RP; 65R11093 PT PART 1, PART 2 AND PT**

1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment receive Report No. DS-2024-0061 prepared by the Development Planning Division, Development Services Department, dated October 21, 2024, respecting Minor Variance Application A18-24, for the property municipally addressed as 253 and 253B 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 A18-24 to permit relief from the following:
 - i) Section 5.28 (b): To permit a minimum of one-hundred and sixteen (116) parking spaces; whereas a minimum of one-hundred and forty-four (144) parking spaces are required
 - ii) Section 5.31 (a): To permit a minimum planting strip width of 2.5 metres along the rear lot line abutting properties zoned Residential; whereas a minimum planting strip width of 3.0 metres is required
 - iii) Section 5.28(i): To permit a minimum drive aisle width of 6 metres for two-way drive aisles providing direct, 90-degree access to parking spaces; whereas a minimum width of 7.0 metres is required
 - b) That the approval of Minor Variance Application A18-24 be subject to the following term(s):
 - i) That the marina use only be used as boat slips and that only 10 of the boat slips shall be used as seasonal rental boat slips, while the remaining 53 shall only be used as day boat slips for visitors by boat; and

- ii) That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2024-0061, in accordance with the relief recommended to be approved in Recommendation 2a);
- c) That the approval of Minor Variance Application A18-24 be subject to the following condition(s):
 - i) 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-2024-0061 have been addressed to the satisfaction of the LSRCA; and
 - ii) That the above-noted conditions 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 concerning Minor Variance Application A18-24 for the property located at 253 and 253B The Queensway South regarding the construction of a multi-unit commercial building.

3. **BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)
253 and 253B the Queensway South
Concession 3 Part Lot 9, Plan 65R-11093 Part of Part 1,
Part 2 and Part of Part 3
Roll #: 146-490 and 146-492

PROPOSAL

The owner of the subject property is proposing to construct a multi-unit commercial building.

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

- i) **Section 5.28 (b):** To permit a minimum of one-hundred and sixteen (116) parking spaces; whereas a minimum of one-hundred and forty-four (144) parking spaces are required.
- ii) **Section 5.31 (a):** To permit a minimum planting strip width of 2.5 metres along the rear lot line abutting properties zoned Residential; whereas a minimum planting strip width of 3.0 metres is required.

- iii) **Section 5.28 (i):** To permit a minimum drive aisle width of 6 metres for two-way drive aisles providing direct, 90-degree access to parking spaces; whereas a minimum width of 7.0 metres is required.

A Site Sketch and building plans 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 253 and 253B the Queensway South. A summary of the characteristics of the property is as follows:

| General Property Information | | |
|---|--|-------------------|
| Municipal Address | 253 and 253B the Queensway South | |
| Zoning | Tourist Commercial (C5-19) | |
| Frontage | 121.3 Metres | |
| Area | 14,122 Square Metres | |
| Official Plan / Secondary Plan Land Use Designation | Maskinonge Urban Centre | |
| Regional Official Plan Land Use Designation | Community Area | |
| Related Applications | Site Plan Approval – B.1.398 | |
| Land Use and Environmental Considerations | | |
| Existing Structures | Restaurant (Boston Pizza) and Marina Slips | |
| Proposed Structures | Multi-unit Commercial building | |
| Heritage Status | Neither Listed nor Designated | |
| Regulated by LSRCA | Not regulated | |
| Key Natural Heritage Features | None | |
| Natural Hazards | None | |
| Servicing | | |
| | Existing | Proposed |
| Water | Municipal | Municipal |
| Sanitary | Municipal | Municipal |
| Access | Existing driveway | Existing driveway |

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 October 9, 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 A18-24 are outlined below.

The Lake Simcoe Region Conservation Authority has indicated (Attachment 4) that they have no objections and require, as a condition of the minor variance, that the applicant/owner pay the LSRCA Plan Review Fee and successfully obtain a permit from the LSRCA.

Hydro One has indicated no objections and advises that the Developer bring servicing requirements to the attention of Hydro One Inc. as soon as possible to ensure capacity is available. Hydro One also notes that there is a 3PH private primary service that dips from the pole north of the Boston pizza feeding back to existing transformer #02158. Locates are required.

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

- Georgina Fire Department
- Tax and Revenue Division
- Municipal Law Enforcement Division
- Development Engineering Division
- York Region

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

5. ANALYSIS:

The following evaluation of Minor Variance Application A18-24 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 Makininge Urban Centre in the Keswick Secondary Plan. Retail, service, marinas, tourist commercial uses, and business and professional offices are permitted under this designation.

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 site-specific Tourist Commercial (C5-19) on Map 2, page 2 of Schedule 'A' to Zoning By-law No. 500, as amended. Marinas, restaurants, retail stores, business and professional offices, and many other uses are permitted in the C5-19 zone.

a. Parking

Section 5.28 (b) of Zoning By-law No. 500, as amended, requires 144 parking spaces for the restaurant and multi-unit commercial building. The Applicant is requesting relief to allow 116 parking spaces for the subject property.

The general intent of minimum parking regulations is to ensure that sufficient on-site parking is provided to accommodate permitted land uses.

The applicant has provided floor plan drawings indicating the commercial uses.

See the table below for minimum parking requirements:

Table 2 – Parking Requirements Summary

| Use | Floor Area | Required Parking ratio | Required Parking |
|------------------------------|------------|------------------------|------------------|
| Resturant (Boston Pizza) | 502 m2 | 10 per 95 m2 | 53 |
| Outdoor Patio (Boston Pizza) | 162.76 m2 | 6 per 95 m2 | 10 |
| Unit 1 (Resturant) | 214 m2 | 10 per 95 m2 | 23 |
| Unit 1 (Outdoor Patio) | 67 m2 | 6 per 95 m2 | 4 |
| Unit 2 (Non-resturant) | 216 m2 | 5.5 per 95 m2 | 13 |
| Unit 3 (Non-resturant) | 110 m2 | 5.5 per 95 m2 | 6 |
| Unit 4 (Non-resturant) | 110 m2 | 5.5 per 95 m2 | 6 |
| Unit 5 (Non-resturant) | 124 m2 | 5.5 per 95 m2 | 7 |
| Unit 6 (Resturant) | 210 m2 | 10 per 95 m2 | 22 |
| Total | | | 144 |

The Applicant is proposing 116 parking spaces for the subject property. This is a reduction of 28 parking spaces.

In addition to the current and proposed uses, the applicant is planning to maintain the 63 marina boat slips but has not included this use in the parking calculation as the marina does not encompass the whole definition of the marina.

The applicant has provided staff with a parking study (Attachment 5) which analyzes 3 days (May 30, May 31, and June 1, 2024) to assess the parking requirements of the site for the current uses (Boston Pizza and Outdoor Patio). They observed that the maximum parking used for the current use was 45 parking spaces, which is the basis for the proposed ratio of 6.43 spaces per 95 square metres. Given this ratio and the multi-unit commercial centre calculation of 5.5

spaces per 95 square metres and 6 spaces per 95 square metres for an outdoor patio, the parking study concluded that the proposed new development would only require 105 parking spaces to service the future site.

Section 2.128 of Zoning By-law 500, as amended, defines a marina as a commercial establishment located on or abutting a navigable waterway, where facilities are provided for, and where boats and other marine pleasure craft may be berthed, stored, serviced, repaired, rented, fuelled or kept for sale. The marina use on the subject property only includes boat slips (berthed).

Staff have assessed the boat slips and concluded that approximately ten could be used for seasonal boat slips, increasing the parking calculation for required parking to approximately 115 spaces, which is one parking space less than the proposed parking for the subject property. The remaining boat slips are to be used for people who wish to visit the commercial buildings by boat and do not require a vehicle parking space in the lot. A term has been included in the recommendations to reflect the required parking spaces for the marina use.

Staff are of the opinion that the proposed reduction of minimum parking spaces is appropriate for the development.

b. Planting Strip

Section 5.31(a) of Zoning By-law No. 500, as amended, requires a planting strip width of 3 metres for a commercial building abutting a property zoned residential. The Applicant is requesting to legalize the minimum planting strip of 2.5 metres along the rear lot line abutting a property zoned residential.

The intent of minimum planting strip widths is to provide a buffer between non-residential uses and residential uses.

Staff notes that a wooden privacy fence is also located along the rear lot line. Staff are of the opinion that the wooden privacy fence and the existing reduction in the minimum planting strip are appropriate.

c. Drive aisle width

Section 5.28 (i) of Zoning By-law No. 500, as amended, requires a minimum two-way drive aisle width providing direct, 90-degree access to the parking lot to be 7 metres. The Applicant is requesting relief to two-way drive aisle width providing direct, 90-degree access to the parking lot to be 6 metres.

The intent of the minimum drive aisle width regulation is to provide sufficient manoeuvring space for motorists entering, exiting, and passing by parking spaces.

Staff note that the requested relief is to legalize the existing drive aisle width at the entrance and the aisle width in the existing parking lot.

Staff note that the existing curb to edge of parking spaces at the entrance is approximately 8 metres; however, with the new curb build-out, 6 metres is being requested for the drive aisle width to ensure adequate space for vehicle traffic from the curb. This will provide adequate space within the entrance of the parking lot for sufficient manoeuvring.

The applicant has demonstrated how vehicles can maneuver in the reduced drive aisle (Attachment 2 pages 2 and 3). Staff are of the opinion the reduction in the drive aisle is appropriate.

Staff are of the opinion that the proposed variance maintains the general intent and purpose of Zoning By-law 500, as amended.

iii) Is the Minor Variance desirable for the appropriate development of the property or use of land, building or structure? – Yes

The proposed multi-unit commercial building is in keeping with the existing physical character of the neighbourhood as the area generally consists of commercial buildings for various uses.

Staff note that the creation of the new multi-unit commercial building along the Queensway South will provide more amenities to residents.

Staff are satisfied that the proposal is desirable for the appropriate development of the subject land and surrounding neighbourhood.

iv) Is the relief sought minor in nature? – Yes

In considering whether the relief sought is minor, Staff note that this test is not simply a question of numerical value. The principal consideration is that of the potential impact the variance may have and whether those impacts are minor or acceptable. In light of the above evaluation of the application, Staff are of the opinion that the requested variance is minor in nature.

6. CONCLUSION:

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application A18-24, as it pertains to the proposed multi-unit commercial building, meets the four (4) prescribed tests as set out in Section 45(1) of the Planning Act, R.S.O. 1990 and represents good planning.

APPROVALS:

Prepared by:

Monika Sadler
Planner I

Approved By:

Janet Porter, MCIP, RPP
Manager of Development Planning

Attachments:

Attachment 1 – Location Map

Attachment 2 – Site Plan and Architectural Drawings

Attachment 3 – Site Photos

Attachment 4 – Comments

Attachment 5 – Parking Study



LOCATION MAP



SUBJECT LAND

0 20 40 80 Meters
|-----|-----|-----|-----|





DO NOT SCALE OFF DRAWINGS. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT. DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR DISTRIBUTED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE LATEST ISSUE SHOWN. BELOW CONTACT THE ARCHITECT IF VERIFICATION IS REQUIRED TO ENSURE AUTHENTICATION OF ARCHITECT'S SEAL AND OWNERSHIP OF THIS DRAWING AND ITS CONTENTS.

| No. | Description | Date |
|-----|------------------------------|-----------|
| 1 | CLIENT REVIEW | 2022-07- |
| 4 | SPA SUBMISSION | 2022-09- |
| 5 | Square Area Added | 2023-03-4 |
| 6 | SPA RE-SUBMISSION | 2023-11- |
| 7 | SPA RE-SUBMISSION | 2024-03- |
| 8 | SPA RE-SUBMISSION | 2024-05- |
| 9 | SPA / VARIANCE RE-SUBMISSION | 2024-07- |

SITE PLAN
ENLARGED

A120

| | |
|-------|--------|
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FLOOR PLAN
GROUND

A210

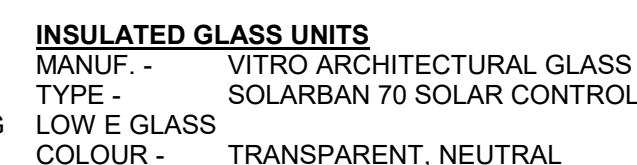
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3D View Rear from street

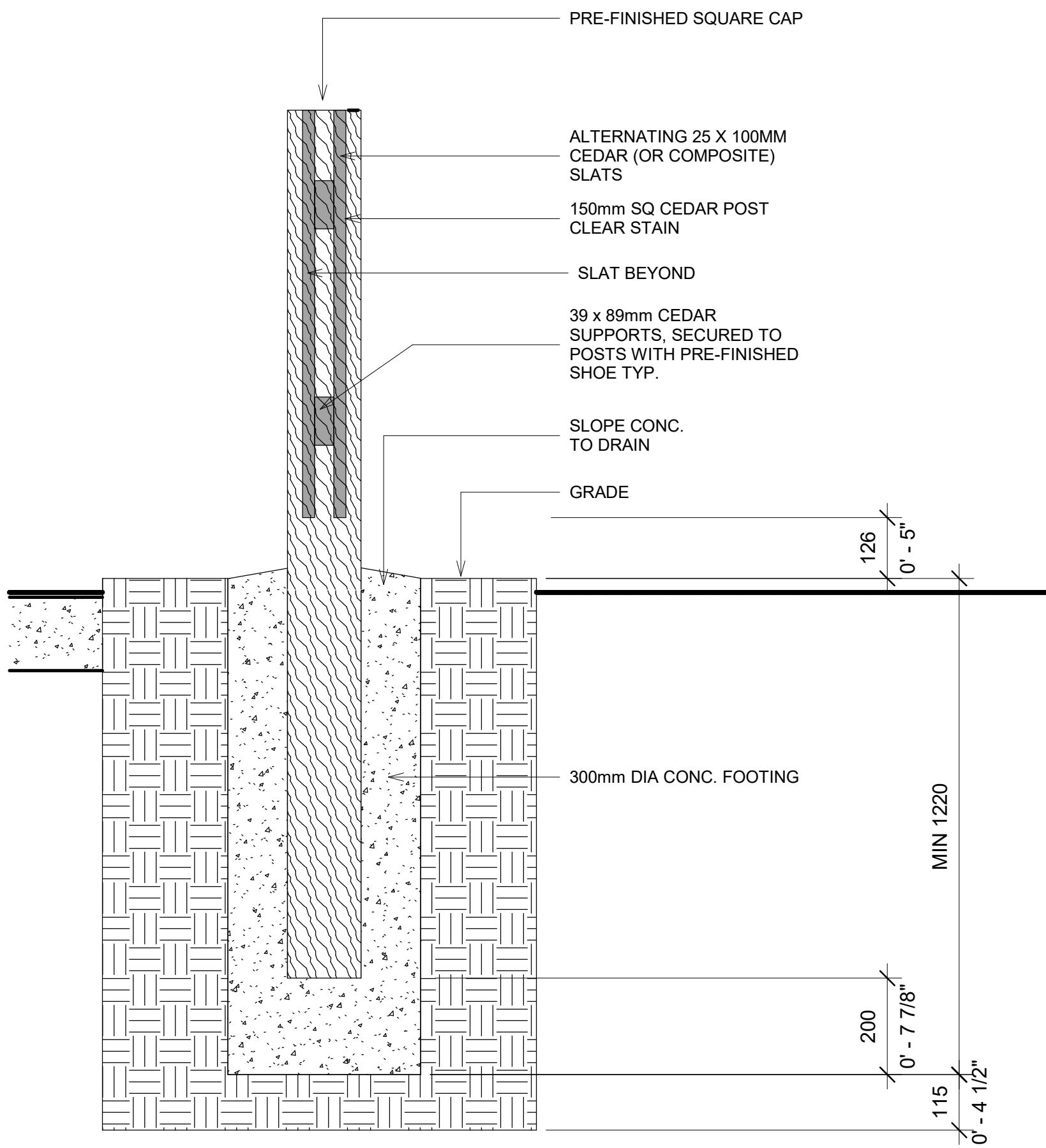
DO NOT SCALE OFF DRAWINGS. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT. DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED AND DISTRIBUTED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. DRAWINGS ARE NOT BE USED FOR ANY PURPOSE OTHER THAN THE LATEST ISSUE SHOWN BELOW. CONTACT THE ARCHITECT IF VERIFICATION IS REQUIRED TO ENSURE AUTHENTICATION OF ARCHITECT'S SEAL AND OWNERSHIP OF THIS DRAWING AND ITS CONTENTS

[illegible]

DETAILS

A900

Scale 1 : 10



1 Section Thru Fence
1 : 10

Site Photos

253 The Queensway S
Facing East



253 The Queensway S
Facing West



253 The Queensway S
Facing North



253 The Queensway S
Facing West



443 The Queensway S
Facing South



253 The Queensway S
Facing East





Sent via e-mail: msadler@georgina.ca

October 3, 2024

Municipal File No.: A18-24
LSRCA File No.: VA-192469-100224

Monika Sadler
Planner I
Development Services Department
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear Ms. Sadler,

Re: Application for Minor Variance
253 & 253B The Queensway South
Town of Georgina
Owner: 2186015 Ontario Inc.
Applicant: Alexander Planning Inc. (c/o Deborah Alexander)

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 is proposing to construct a multi-unit commercial development. The Applicant/Owner is seeking relief from the following section of the Town of Georgina Zoning By-law No. 500, as amended:

- **Section 5.28 (b)** of the By-law which requires a minimum of 144 parking spaces, whereas the proposal is requesting a minimum of 116 parking spaces;
- **Section 5.28 (i)** of the By-law which requires a minimum drive aisle width of 7 metres, whereas the proposal is requesting a minimum width of 6 metres;
- **Section 5.31 (a)** of the By-law which requires a minimum planting strip width of 3 metres, whereas the proposal is requesting a minimum planting strip width of 2.5 metres.

Documents Received and Reviewed by Staff

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

- Notice of Hearing, Agency Circulation (dated September 27, 2024)
- Architectural Drawing Set prepared by Julius Horvath Architect Inc. (dated April 24, 2022, revised July 8, 2024)

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 generally 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 Minor Variance. It is recommended that any approval of this application be subject to the following conditions:

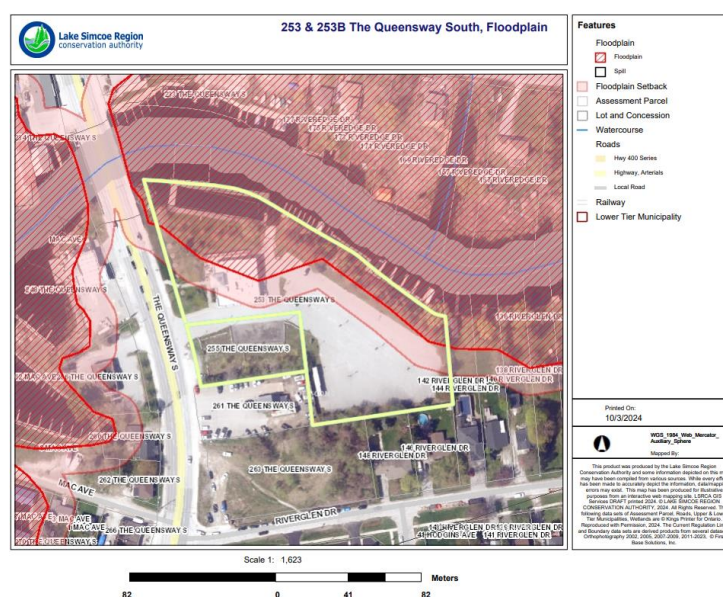
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536;
- That the Applicant/Owner successfully obtain a permit from the LSRCA.

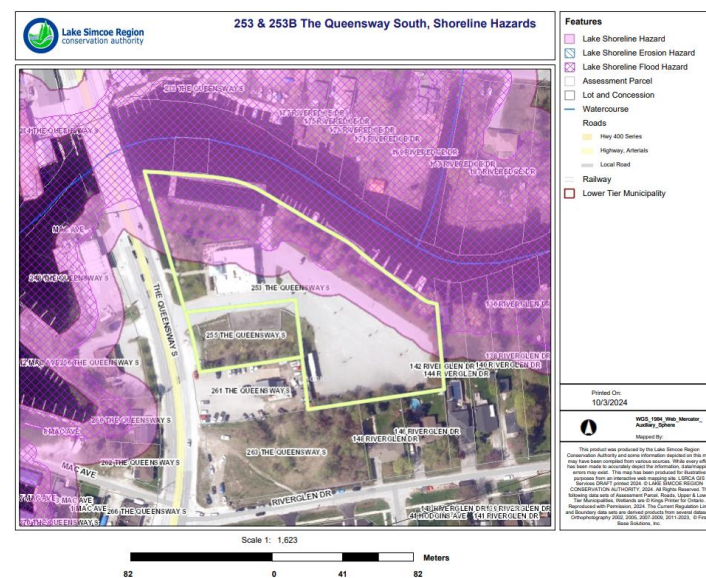
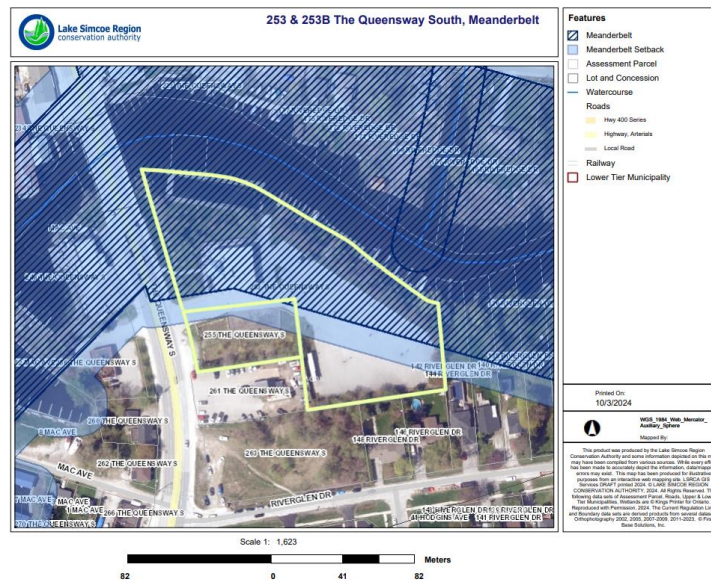
Site Characteristics

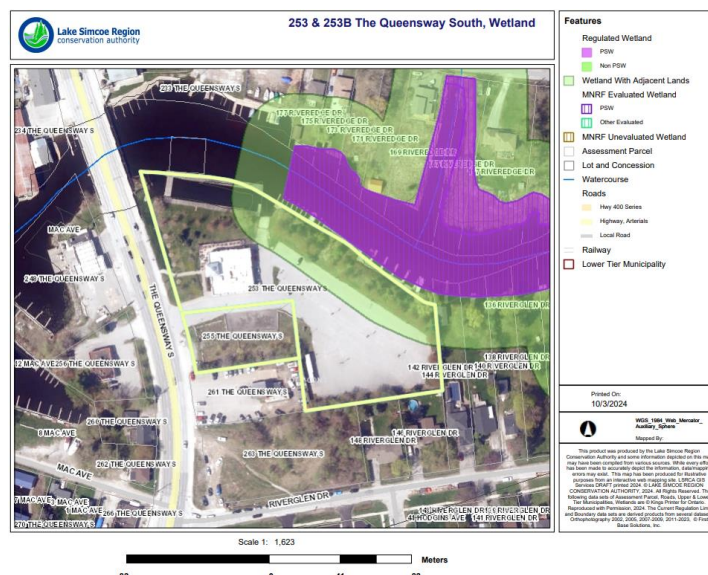
The subject land is approximately 1.41 hectares (3.49 acres) in area and is located east of The Queensway South and north of Riverglen Drive within the Town of Georgina. The subject land is currently zoned 'Tourist Commercial (C5-19)' per the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is regulated by the LSRCA under Ontario Regulation 41/24. Please see a detailed regulatory map below. This is representative of:
 - Riverine flooding and erosion (meanderbelt) hazards associated with Maskinonge River
 - Shoreline flooding and erosion hazards
 - Provincially Significant Wetland (PSW) and the associated 30 metre adjacent lands
- 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 identified natural hazards on the subject lands (floodplain, erosion hazard area). Based on the information submitted as part of this application, the proposal is located outside of the hazardous lands and is therefore 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 the subject property. It appears that the proposed development will be within the regulated area, therefore a permit from the LSRCA will be required prior to any development or site alteration taking place.

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 Minor Variance.

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 the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place;
3. That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (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,

A handwritten signature in blue ink that reads "J. Lim." with a period at the end.

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

July 18, 2024

Project Number: J228001

Aaron Clodd
Real Estate Development Manager

KB Developments Inc.
16188 Bathurst Street
King City, ON L7B 1K5

**RE: Parking Justification for 253 The Queensway South
Keswick, Georgina**

1. INTRODUCTION

Safe Roads Engineering Inc. (SRE) was retained by KB Developments Inc. (the "Owner") to undertake a parking justification for 253 The Queensway South. The site is currently occupied by a Boston Pizza (502 m²) with patio (162.76 m²) and 63-slip marina with boat launch and has a total of 145 parking spaces. The proposal is to construct a 984 m² multi-tenant commercial building and the removal of the marina and boat launch. The proposed site plan is provided in **Figure 1**.

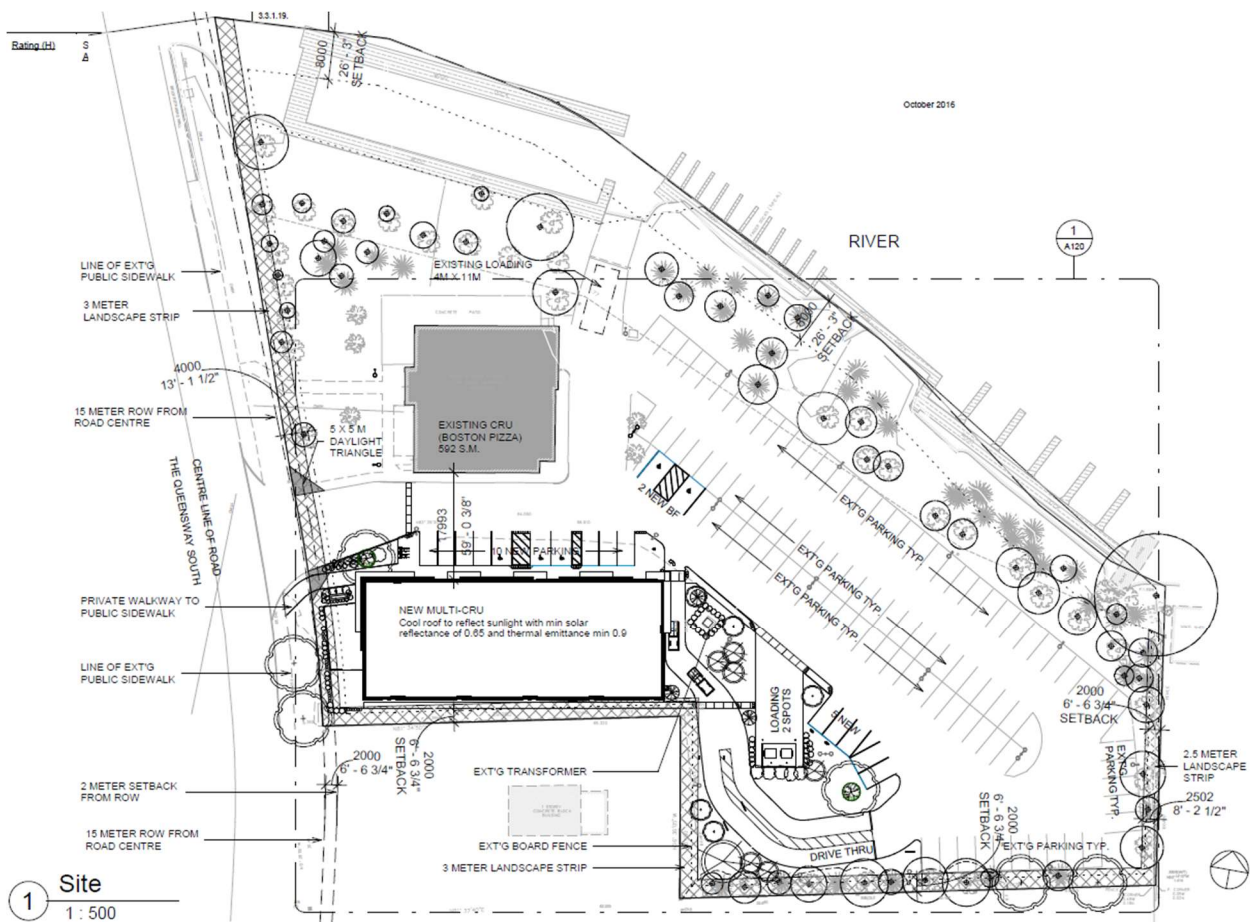


Figure 1 Site Plan

2. BY-LAW REQUIREMENT

2.1 EXISTING PARKING REQUIREMENT

The parking requirements for the existing site based on the by-law are provided in **Table 1**.

Table 1 Existing Site Parking By-Law Requirement

| Use | Size | Parking By-Law Rate | Parking Requirement |
|---------------------------------|-----------------------|-------------------------------|---------------------|
| Restaurant (Boston Pizza) | 502 m ² | 10 spaces / 95 m ² | 53 spaces |
| Outdoor Patio (Boston Pizza) | 162.76 m ² | 6 spaces / 95 m ² | 10 spaces |
| Marina | 63 slips | 1 spaces / slip | 63 spaces |
| Total | | | 126 spaces |

Based on the existing conditions of the site and the by-law, the site requires a total of 126 parking spaces.

2.2 PROPOSED PARKING REQUIREMENT

The parking requirement for the proposed site plan based on the by-law is provided in **Table 2**.

Table 2 Proposed Site Plan Parking By-Law Requirement

| Building | Use | Size | Parking By-Law Rate | Parking Requirement |
|--------------|---------------------------------|-----------------------|--------------------------------|---------------------|
| Ex | Restaurant (Boston Pizza) | 502 m ² | 10 spaces / 95 m ² | 53 spaces |
| Ex. | Outdoor Patio (Boston Pizza) | 162.76 m ² | 6 spaces / 95 m ² | 10 spaces |
| Unit 1 | Restaurant | 214 m ² | 10 spaces / 95 m ² | 23 spaces |
| Unit 1 | Outdoor Patio | 67 m ² | 6 spaces / 95 m ² | 4 spaces |
| Unit 2 | Non-Restaurant | 216 m ² | 5.5 spaces / 95 m ² | 13 spaces |
| Unit 3 | Non-Restaurant | 110 m ² | 5.5 spaces / 95 m ² | 6 spaces |
| Unit 4 | Non-Restaurant | 110 m ² | 5.5 spaces / 95 m ² | 6 spaces |
| Unit 5 | Non-Restaurant | 124 m ² | 5.5 spaces / 95 m ² | 7 spaces |
| Unit 6 | Restaurant | 210 m ² | 10 spaces / 95 m ² | 22 spaces |
| Total | | | | 144 spaces |

Based on the existing by-law, the proposed site plan requires a total of 144 parking spaces.

3. PARKING SURVEY

Parking utilization studies were conducted on Thursday May 30, Friday May 31, and Saturday June 1 at the site from 11:00 AM – 8:00 PM to confirm the parking requirements of the site. At the time of the surveys, the patio at the Boston Pizza was open and being used, while the marina was not in operation. The results of the analysis are provided in **Table 3**.

Table 3 Parking Usage at 253 The Queensway South

| Time | Thursday May 30, 2024 | Friday May 31, 2024 | Saturday June 1, 2024 |
|-------|-----------------------|---------------------|-----------------------|
| 11:00 | 4 | 5 | 5 |
| 11:30 | 4 | 7 | 10 |
| 12:00 | 5 | 8 | 10 |
| 12:30 | 6 | 10 | 12 |
| 13:00 | 6 | 7 | 30 |
| 13:30 | 6 | 11 | 33 |
| 14:00 | 5 | 8 | 37 |
| 14:30 | 6 | 9 | 31 |
| 15:00 | 8 | 11 | 36 |
| 15:30 | 5 | 14 | 30 |
| 16:00 | 7 | 12 | 29 |
| 16:30 | 7 | 13 | 25 |
| 17:00 | 13 | 15 | 31 |
| 17:30 | 19 | 22 | 27 |
| 18:00 | 29 | 30 | 32 |
| 18:30 | 41 | 38 | 29 |
| 19:00 | 42 | 41 | 40 |
| 19:30 | 39 | 40 | 41 |
| 20:00 | 36 | 30 | 45 |

The maximum parking usage of 45 parking spaces was observed at 8:00 PM on Saturday June 1, 2024, which was observed to be increasing from 29 vehicles at 6:30 PM to 40 vehicles at 7:00 PM and then further increase to 45 vehicles at 8:00 PM. Since this maximum occurred at 8:00 PM on a Saturday evening, SRE is confident that the observed maximum of 45 parking spaces is sufficient for the existing on-site restaurant and patio uses representing a blended parking rate of 6.43 spaces / 95 m².

4. PROPOSED PARKING RATES

Based on the parking surveys and the existing by-law, the following parking rates are recommended for the site are provided in **Table 4**.

Table 4 Proposed Parking Requirements

| Building | Use | Size | Parking By-Law Rate | Parking Requirement |
|--------------|---|-----------------------|---------------------------------|---------------------|
| Ex | Restaurant and Outdoor Patio (Boston Pizza) | 664.76 m ² | 6.43 spaces / 95 m ² | 45 spaces |
| Unit 1 | Restaurant | 214 m ² | 5.5 spaces / 95 m ² | 12 spaces |
| Unit 1 | Outdoor Patio | 67 m ² | 6 spaces / 95 m ² | 4 spaces |
| Unit 2 | Non-Restaurant | 216 m ² | 5.5 spaces / 95 m ² | 13 spaces |
| Unit 3 | Non-Restaurant | 110 m ² | 5.5 spaces / 95 m ² | 6 spaces |
| Unit 4 | Non-Restaurant | 110 m ² | 5.5 spaces / 95 m ² | 6 spaces |
| Unit 5 | Non-Restaurant | 124 m ² | 5.5 spaces / 95 m ² | 7 spaces |
| Unit 6 | Restaurant | 210 m ² | 5.5 spaces / 95 m ² | 12 spaces |
| Total | | | | 105 spaces |

Based on the parking surveys, a parking supply of 105 parking spaces will be sufficient for the site.

5. CONCLUSIONS & RECOMMENDATIONS

Based on our review of the site, our conclusions and recommendations are as follows:

- ◆ The existing site is occupied by a 502 m² restaurant use (Boston Pizza) with 162.76 m² outdoor patio and a 63-slip marina and boat launch that is not in operation;
- ◆ The existing site requires a total of 126 parking spaces;
- ◆ The proposal is to close the marina and construct a 984 m² multi-tenant commercial building;
- ◆ The proposed development will require a total of 144 parking spaces based on the by-law;
- ◆ Parking surveys were conducted on Thursday May 30, 2024, Friday May 31, 2024 and Saturday June 1, 2024 and recorded a maximum of 45 parking spaces at 8:00 pm resulting in a blended parking rate of 6.43 spaces / 95 m² for the restaurant and outdoor patio uses;
- ◆ Based on the surveyed parking rates for the existing restaurant and outdoor patio uses, the proposed development will require a total of 105 parking spaces to service the future site.
- ◆ The total parking proposed for the site of 116 spaces as per the stie plan exceeds the recommended amount of 105 spaces required.

We trust that this letter is to your satisfaction, and should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

Safe Roads Engineering

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