



GEORGINA

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

Monday, December 2, 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 B14-24
23596 WOODBINE aVENUE
CONCESSION 3 (NG) PART LOT 7 PL**

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1. **That the Committee of Adjustment receive Report No. DS-2024-0070 prepared by the Development Planning Division, Development Services Department, dated December 2, 2024 respecting Consent Application B14-24, for the property municipally addressed as 23596 Woodbine Avenue, Keswick**
2. **That the Committee of Adjustment require the separate issuance of Notices of Decision, Notices of Final and Binding, and Notices of Fulfillment of Conditions for each Consent application, as the individual circumstances require, for B14-24;**
3. **That in the event no public or Committee concerns are raised at**

the meeting warranting investigating and a further meeting, staff recommend the following:

- a. That the Committee of Adjustment approve Consent Application B14-24 as it pertains to the properties municipally addressed as 23596 Woodbine Avenue, to convey an approximate 1-metre driveway easement over Servient Lands in favour of the neighbouring property to the East (Benefiting Lands) for access, as shown in Attachment 2 to Report No. DS-2024-0070.
- b. That the approval of Consent application B21-22 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;
 - ii. Submission to the Secretary-Treasurer of draft transfer documents, in duplicate, conveying an easement over Servient Lands in favour of Benefiting Lands to the east as indicated on Attachment 2 to Report No. DS-2024-0070;
 - iii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A28-24
837 TRIVETTS LANE
PLAN 65M-4740 LOT 13

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1. That the Committee of Adjustment receive Report No. DS-2024-0068 prepared by the Development Planning Division, Development Services Department, dated December 2, 2024, respecting Minor Variance Application A28-24, for the property municipally addressed as 837 Trivetts Lane; 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 A28-24 to permit relief from the following:
 - i. Section 10.5.68: To permit a minimum rear yard setback of 5 metres, whereas a minimum rear yard setback of 8 metres is required;
 - ii. Section 6.1 (i): To permit a maximum lot coverage of 38.5%; whereas a maximum lot coverage of 35% is required;
 - iii. Section 6.1(j): To permit a maximum building height of

11.5 metres, whereas a maximum building height of 11 metres is required;

- iv. Section 5.28(i): To permit a maximum driveway width of 9.45 metres, whereas a maximum driveway width of 9 metres is required;
- b. That the approval of Minor Variance Application A28-24 be subject to the following term(s):
 - i. That the proposed single detached dwelling be constructed in general conformity with Attachment 3 to Report DS-2024-0068, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application A28-24 be subject to the following condition(s):
 - i. Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2024-0068 have been addressed to the satisfaction of the Conservation Authority; and
 - ii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

2. MINOR VARIANCE APPLICATION A29-24
43 THE QUEENSWAY NORTH
CON 3 PT LOT 14 RS65R13228; PART 1

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1. That the Committee of Adjustment receive Report No. DS-2024-0069 prepared by the Development Planning Division, Development Services Department, dated December 2, 2024, respecting Minor Variance Application A29-24, for the property municipally addressed as 43 The Queensway North; 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 A29-24 to permit relief from the following:
 - i. Section 5.1 (b): To permit the construction of an accessory building (pergola) in a front yard, whereas an accessory building or structure shall not be erected in any yard other than an interior side yard or rear yard;
 - ii. Section 5.1(b): To permit the construction of an accessory building (shed) in a front yard; whereas an accessory building or structure shall not be erected in any yard other than an interior side yard or rear yard;
 - iii. Section 5.12: To permit a 2.4-metre high fence with nil front yard setbacks, whereas adherence to the

minimum yard requirements is required for a fence with a maximum height exceeding 2 metres;

- b. That the approval of Minor Variance Application A29-24 be subject to the following term(s):
 - i. That the proposed accessory structures be constructed in general conformity with Attachment 2 to Report DS-2024-0069, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application A29-24 be subject to the following condition(s):
 - i. 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-2024-0069 have been addressed to the satisfaction of the Conservation Authority; and
 - ii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

3. 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

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- 1. That the Committee of Adjustment receive Report No. DS-2024-0071 prepared by the Development Planning Division, Development Services Department, dated December 2nd, 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
 - b. That the approval of Minor Variance Application A18-24 be subject to the following term(s):
 - i. That the marina use shall only be used as day-use boat slips for visitors by boat;
 - ii. That the Restaurant uses, including outdoor patios, on the subject properties do not exceed a maximum combined Gross Floor Area of 1,400 square metres; and

- iii. That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2024-0071, 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-2024-0064 have been addressed to the satisfaction of the LSRCA;
 - ii. That the application re-circulation, additional Public circulation and additional planning report fees be paid to the satisfaction of the Development Planning Division; and
 - iii. 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 next meeting is January 20, 2025.

13. ADJOURNMENT