



GEORGINA

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

Wednesday, February 19, 2025

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 A31-24
909 LAKE DRIVE NORTH
PLAN 124, LOT 77 AND PART OF LOT 78; CONCESSION 3, PART OF
LOT 28

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1. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated February 19, 2025, respecting Minor Variance Application A31-24, for the property municipally addressed as 909 Lake Drive 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 A31-24 to permit relief from the following:
 - i. Section 5.1(f): To permit a detached accessory building with a height to the roof peak of 7.15 metres, whereas detached accessory buildings may have a maximum height to the roof peak of 6 metres;
 - ii. Section 5.1(f): To permit a detached accessory building with a height to the eaves of 5.35 metres, whereas detached accessory buildings may have a maximum height to the eaves of 4.5 metres;
- b. That the approval of Minor Variance Application A31-24 be subject to the following term(s):
 - i. That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0009, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application A31-24 be subject to the following condition(s):
 - i. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that a deeming by-law has been registered on title;
 - ii. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0009 have been addressed to the Division's satisfaction; and
 - iii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

2. 2353 BASELINE ROAD
CONCESSION 4, PART OF LOT 23

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1. That the Committee of Adjustment receive Report No. DS-2025-0010 prepared by the Development Planning Division, Development Services Department, dated February 19, 2025, respecting Minor Variance Application A34-24, for the property municipally addressed as 2353 Baseline Road.
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 A34-24 to permit the following:
 - i. the expansion and replacement of a legal non-conforming single detached dwelling.

- b. That the approval of Minor Variance Application A34-24 be subject to the following term(s):
 - i. That the proposed replacement of a single detached dwelling be constructed in general conformity with Attachment 3 to Report DS-2025-0010, in accordance with the relief recommended to be approved in Recommendation 2(a).
- c. That the approval of Minor Variance Application A34-24 be subject to the following condition(s):
 - i. Submission to the Secretary-Treasurer of written confirmation from The Lake Simcoe Regional Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2025-0010 have been addressed to the Division's satisfaction;
 - ii. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0010 have been addressed to the Division's satisfaction; and
 - iii. That the above notes conditions be fulfilled within two (2) years of the date of Notice of Decision.

8. POWER OF SALE/FORECLOSURE/VALIDATION OF TITLE APPLICATIONS

9. MINUTES OF PREVIOUS MEETING

- 1. January 20, 2025 meeting minutes

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10. COMMUNICATIONS

11. OTHER BUSINESS

12. NEXT MEETING

The next meeting is March 3, 2025.

13. ADJOURNMENT