



THE CORPORATION OF THE
TOWN OF GEORGINA
Committee of Adjustment

Monday, March 31, 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 and Committee, 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 CON-2025-0002, CON-2025-0003 and CON-2025-0004
252 PEPPERLAW ROAD, PEPPERLAW
PART OF LOTS 22

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1. That the Committee of Adjustment receive Report DS-2025-0024 prepared by the Development Planning Division, Development Services Department dated March 31, 2025 respecting three applications for consent submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owners for lands municipally described as 252 Pepperlaw Road, Pepperlaw;
2. 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 Applications CON-2025-0002, CON-2025-0003 and CON-2025-0004 as it pertains to the properties known as 252 Pepperlaw Road, Pepperlaw, to sever and convey the Subject Lands from the Retained Lands to the Beneficial Lands, as well as to grant reciprocal access easements, as shown in Attachment 3 , Pages 1, 3 and 4 to Report No. DS-2025-0024; and,
- b. That the approval of Consent Applications CON-2025-0002, CON-2025-0003 and CON-2025-004 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 applications, as submitted;
 - ii. Submission to the Secretary-Treasurer of draft transfer documents, in duplicate, conveying Severed Land, as indicated on Attachment 3 to Report No. DS-2025-0024;
 - iii. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that the Beneficial Land has been assigned a tentative civic address;
 - iv. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0024 have been addressed to the Division's satisfaction; and
 - v. 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-2025-0024 have been addressed to the Authority's satisfaction; and
 - vi. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that that all matters identified in Attachment 4 to Report No. DS-2025-0024 have been addressed to the Division's satisfaction; and
 - vii. 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 MV-2025-0004
97 NORTH STREET

1. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated March 31, 2025, respecting Minor Variance Application MV-2025-0004 for the property municipally addressed as 97 North Street; 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 MV-2025-0004 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 8 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 6 metres, whereas detached accessory buildings may have a maximum height to the eaves of 4.5 metres;
 - iii. Section 5.1(e): To permit a maximum lot coverage of 18% for all accessory structures, whereas a maximum lot coverage of 10% for all accessory structures is permitted;
 - b. That the approval of Minor Variance Application MV-2025-0004 be subject to the following term(s):
 - i. That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0022, in accordance with the relief recommended to be approved in Recommendation 2a);
 - c. That the approval of Minor Variance Application MV-2025-0004 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-2025-0022 have been addressed to the Division's satisfaction; 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 MV-2025-0002
305 LAKE DRIVE NORTH
CONCESSION 2, PART OF LOT 19

1. That the Committee of Adjustment receive Report No. prepared

by the Development Planning Division, Development Services Department, dated March 31, 2025, respecting Minor Variance Application MV-2025-0002, for the property municipally addressed as 305 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 MV-2025-0002 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 7.5 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 4.6 metres, whereas detached accessory buildings may have a maximum height to the eaves of 4.5 metres;
 - iii. Section 5.1(d): To permit a detached accessory building with a rear yard setback of 0.61 metres, whereas a rear yard setback of 1.2 metres is required;
 - iv. Section 5.1(d): To permit a detached accessory building with an interior side yard setback of 0.61 metres, whereas an interior side yard setback of 1.2 metres is required.
 - b. That the approval of Minor Variance Application MV-2025-0002 be subject to the following term(s):
 - i. That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0023, in accordance with the relief recommended to be approved in Recommendation 2a);
 - c. That the approval of Minor Variance Application MV-2025-0002 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-2025-0023 have been addressed to the Authority'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-2025-0023 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.

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

9. MINUTES OF PREVIOUS MEETING

1. March 17, 2025 meeting minutes

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10. COMMUNICATIONS

11. OTHER BUSINESS

12. NEXT MEETING

The next meeting is April 14, 2025.

13. ADJOURNMENT