



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

6

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

62

10. COMMUNICATIONS

11. OTHER BUSINESS

12. NEXT MEETING

The next meeting is April 14, 2025.

13. ADJOURNMENT

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0024

**FOR THE CONSIDERATION OF
THE COMMITTEE OF ADJUSTMENT
March 31, 2025**

**SUBJECT: CONSENT APPLICATIONS CON-2025-0002, CON-2025-0003 and
CON-2025-0004
252 PEFFERLAW ROAD, PEFFERLAW
PART OF LOTS 22**

1. RECOMMENDATIONS:

- 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.**

2. PURPOSE:

The purpose of this report is to provide Staff's analysis and outline comments received respecting three applications for consent submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owners, to provide driveway access to the subject properties which are both municipally described as 252 Pepperlaw Road. As depicted on Attachment 1 to this report, the Retained Lands are owned by 2614702 Ontario Inc. (c/o Trevor Comeau) and the Beneficial Lands are owned by Trevor Comeau and Tracy Davis. The application proposes to permit the existing single detached dwelling and detached garage on the Retained Lands and to facilitate the construction of a new single detached dwelling on the Beneficial Lands.

3. BACKGROUND:

Property Description: (refer to Attachments 1 to 3)
252 Pepperlaw Road
Part of Lots 22 and 23, Concession 3 (G)
Roll No.: Retained Lands – 054-255
 Beneficial Lands – 054-257

3.1 PROPOSAL:

The submitted consent applications propose a lot boundary adjustment application (lot addition) and two reciprocal easement applications. The proposed lot addition will provide approximately 850 square metres of land from the Retained Lands to the

Beneficial Lands to provide the Beneficial Lands with frontage on a public road and provide for vehicular access to the lands. Two reciprocal easement applications are proposed to provide for a shared vehicular access between the Benefitting Lands and the Retained Lands over an existing driveway access. The result of the proposed consent applications will facilitate the construction of a single detached dwelling on the Beneficial Lands.

The proposed consent plan and easements are included as Attachment 3.

3.2 SUBJECT PROPERTY AND SURROUNDING AREA

The subject site is located on the north side of Pepperlaw Road, east of Pineview Court, within the community of Pepperlaw. As stated above, 252 Pepperlaw Road is comprised of two separately conveyable properties.

The Retained Lands contain a building that is solely used as a single detached dwelling and a detached garage; however, the property is zoned for a commercial use and includes 8 parking spaces and could return to that use in the future.

The Beneficial Lands were historically used as a commercial fish farm which is no longer active; however, the ponds and pumphouse remain on site in addition to a detached garage and temporary vinyl garage.

Refer to the table below for a summary of property information:

Municipal Address	252 Pepperlaw Road
Lot Frontage	Retained Lands – 62.1 Metres, proposed 45.43 m Beneficial Lands– No frontage on a public road, proposed 17.80 m
Lot Area	Retained Lands – 1,490 m Beneficial Lands – 32,780 m Subject Land to be conveyed – 850 m
Zoning	Retained Lands – Site Specific Commercial (C1-62) Beneficial Lands – Site Specific Residential (R3-83), Site Specific Commercial (C1-61), and Open Space (OS-135)
Pepperlaw Secondary Plan Designation	Retained Lands – Commercial Beneficial Lands – Rural and Residential
York Region Official Plan	Community Area
Related Applications	ZBA 03.1183

Existing Structures	Retained Lands – Single detached dwelling, detached garage Beneficial Lands – Detached garage, temporary vinyl garage, sheds and a pumphouse	
Proposed Structures	Retained Lands – None Beneficial Lands – Single detached dwelling	
Key Natural Heritage Features	Retained Lands – N/A Beneficial Lands – Evaluated wetland and woodland	
Natural Hazards	Retained Lands – Floodplain Hazard, Apparent Valleyland Beneficial Lands – Floodplain Hazard, Meanderbelt, Apparent Valleyland	
Heritage Status	Neither listed nor designated	
LSRCA	Yes	
	<u>Existing</u>	<u>Proposed</u>
Water	Retained Lands – Well Beneficial Lands – None	Retained Lands – Well Beneficial Lands – Well
Sanitary	Retained Lands – Septic Beneficial Lands – None	Retained Lands – Septic Beneficial Lands – Septic
Access	Retained Lands – Pepperlaw Road Beneficial Lands – No frontage on a public road	Retained Lands – Pepperlaw Road Beneficial Lands – Pepperlaw Road

Surrounding land uses include:

North: A woodlot and the Pepperlaw River

South: Commercial uses and low density residential uses

East: Pepperlaw River and low density residential uses

West: A cemetery, fire hall, commercial uses and low density residential uses

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CONSULTATION

As per the *Planning Act*, Notices of Hearing were sent by mail on March 11, 2025, to all landowners within 60 metres of the subject property. At the time of writing this report, no comments from members of the public have been received.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

Town departments and external agencies have been circulated for comments.

Development Engineering Division

The Development Engineering Division has no objection to the proposed plan and requests as a condition that the applicant/owner provide a detailed engineering drawing, known as a Lot Grading Plan, that shows grade elevations of the entire lot, how surface water will be managed on a property to prevent flooding, erosion, and drainage issues, as well as existing and proposed entrance(s). They also request that the applicant/owner provide a completed drawing check list, which is to be signed by the designer of the drawing (Attachment 4).

Development Planning Division

The Planning Policy Division has requested that tree compensation in the form of replanting for the trees that will be removed on the property be provided (Attachment 4).

Lake Simcoe Region Conservation Authority (LSRCA)

The LSRCA has no objection to the approval of the proposal. They note that the proposal is generally consistent and in conformity with the natural hazard policies of the applicable plans. They request that the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule as a condition of approval (Attachment 4).

York Region

York Region has indicated no objections to the proposal and has noted that while it is in a Source Protection Area the proposed application does not trigger any Regional Source Protection requirements. Should the proposal change and/or the application be amended, Source Protection staff will require recirculation (Attachment 4).

The below departments / agencies have no comment:

- Tax and Revenue Division
- Municipal Law Enforcement Division
- Ministry of Transportation
- Economic Development
- Georgina Fire
- Hydro One
- Operations and Infrastructure
- Building Division

5. ANALYSIS:

5.1. The Lake Simcoe Protection Plan, 2009 (LSPP)

The Lake Simcoe Protection Plan (LSPP) seeks to protect, improve and restore the elements that contribute to the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, key natural heritage features (KNHF) and their functions, and key hydrologic features (KHF) and their functions.

The subject properties are regulated by the LSRCA under Ontario Regulation 41/24 for the presence of:

- A watercourse (Pefferlaw River);
- Flooding and erosion (meanderbelt) hazards associated with the watercourse;
- An evaluated wetland and the associated 30 metre adjacent lands; and,
- Steep slopes/unstable soils associated with apparent valleylands.

In addition, the subject properties are within a Significant Groundwater Recharge Area (SGRA). The subject properties also contain identified woodland areas.

As stated previously, the LSRCA has no objection to the approval of the proposal and note that the proposal is generally consistent and in conformity with the natural hazard policies of the applicable plans.

5.2 York Region Official Plan, 2022 (YROP)

Pursuant to Section 70.13 (2) of the *Planning Act* (as amended by Bill 23), the relevant policies of the YROP are deemed to constitute part of the Town of Georgina Official Plan until the Town either revokes or amends them to provide otherwise. In this regard, it is anticipated that the relevant policies of the YROP will be incorporated into the Town's Official Plan as part of a future comprehensive update.

The subject property is designated Towns and Villages on Map 1, and Community Area on Map 1A of the York Region Official Plan (YROP). Subject Lands A is designated as Built Up Area on Map 1B, Regional Greenlands System on Map 2 and Highly Vulnerable Aquifer on Map 7. The Beneficial Lands are partially located within the Significant Groundwater Recharge Area on Map 12A.

Staff have reviewed the subject Consent applications against the document and note that residential uses are permitted within the Towns and Villages designation. Section 4.2.4 of the YROP further states that municipalities will provide a balance of residential uses, which the application provides.

York Region has also reviewed the application and has no objections.

Staff have reviewed the application against the YROP and are satisfied the proposal conforms with the YROP.

5.3 Pefferlaw Secondary Plan, 2019 (PSP)

The subject properties are designated Commercial, Rural and Residential in the Pefferlaw Secondary Plan. Residential uses, including a single detached dwelling are permitted in all these designations.

Section 13.3.3.2 of the Secondary Plan outlines the Land Division policies, which also refer to the policies in Section 6.1 of the 1982 Town of Georgina Official Plan (Office Consolidated 2013).

In determining whether a proposed land division should require a plan of subdivision or merely a consent to sever, the following questions shall be examined:

(a) whether the extension of an existing public road, opening of an unopened road allowance, or the creation of a new road is required;

As the proposed consent consists of a lot boundary addition and two reciprocal easements, no extension, creation or opening of a public road is required.

(b) whether the extension or expansion of municipal services is required;

As the proposed consent consists of a lot boundary addition and two reciprocal easements, no extension or expansion of municipal services is required.

(c) whether an agreement with appropriate conditions is required by the Town, Region or Province in respect of any part of the lands that would be defined as remaining lands in a consent application.

As the proposed consent consists of a lot boundary addition and two reciprocal easements, an agreement is not required for the remaining lands.

The Committee of Adjustment will consider the following policies as well as those stated in 6.1 above when granting consents for severances within the Town:

(a) The proposed use must conform with the policies of this Plan and the zoning by-law. Should an amendment to this Plan or the zoning bylaw, or both, be required, the applicant for consent, prior to making his application, must obtain the required amendments.

The subject properties are designated Commercial, Rural and Residential in the Pepperlaw Secondary Plan. Residential uses, including a single detached dwellings are permitted in within each of these designations.

The subject properties have been rezoned to Site Specific Residential (R3-83), Site Specific Commercial (C1-61) and (C1-62), as well as Site Specific Open Space (OS-135) via [Zoning Bylaw Amendment 03.1183](#), which amended Zoning By-law 500 to permit the proposed residential use, as well as the existing uses located on the subject properties.

The site specific zoning further permits an unobstructed shared driveway on lands zoned 'C1-61' and 'C1-62' of at least 6.0 metres in width and 29 metres in depth, for combined ingress and egress, of which at least 3.0 metres is on lands zoned 'C1-62'. Beyond the 29 metre depth the access shall be reduced to 3.0 metres for combined ingress and egress. The proposed consents comply with these provisions, as both properties will take access from Pepperlaw Road via a shared driveway which meets the above noted dimension requirements.

(b) Severance consents should be granted only after it has been established that the lot sizes are adequate and soil and drainage conditions will permit proper siting of buildings.

Staff note that both of the existing lots are of an adequate size, and that as part of the conditions for the consent application, a lot grading plan demonstrating the conditions on the site are adequate for permitting the proper siting of the buildings will be required. The LSRCA has also provided comments confirming they have no concerns regarding the proposal.

(c) Where full piped services are not available, all development on private services must be in accordance with the policies of Section 6.3.1.7.

Staff note that the proposed new dwelling will be on private servicing (well and septic). The proposed servicing is in conformity with Section 6.3.1.7, which notes: Where a new building is proposed on a lot, the lot must satisfy minimum lot area requirements for the particular use, of the Medical Officer of Health, who must also approve water supply and/or sewage disposal systems proposed to service such buildings.

Staff note that the system for reviewing private water and sewage supply within the Town has changed since the 1982 Official Plan was created. Currently, the adequacy of any sewage disposal system, including ensuring that any well is located the correct distance from any septic system, will be confirmed during the building permit stage. The applicant has submitted preliminary reports demonstrating that the size of the lot and the proposed location of the well and septic are adequate. As such, Town staff have no concerns.

(d) Severance consents for new building lots will not be granted unless the land fronts on an assumed public road.

A new building lot is not proposed, and the intent of the lot boundary addition is to provide frontage on an assumed public road for the rear lot.

(e) The Committee should carefully consider the Minimum Distance Separation Formulae in the Agricultural Code of Practice (published by the Province of Ontario) when considering a consent application which would affect lands designated Rural in Schedule 'A' to this Plan.

Staff note there are no nearby agricultural lands that would be impacted by the proposal.

Section 6.1.2.1.5 of the 1982 Official Plan lists further criteria for Rural Residential severances. As the consent in question is a lot boundary addition, with no new residential lot being created, and as the portion of the property the new dwelling is proposed to be built on is designated residential, staff are satisfied the proposal conforms to these policies.

Minor Boundary Adjustments for All Land Uses

Severances which would allow for minor adjustments to property lines to recognize existing lines of occupancy or to enlarge a lot where such enlargement would not adversely affect the lot to be reduced, will be permitted. In these cases, the Committee should require that the part being severed will be consolidated through title registration with the lot to be expanded.

Hydrogeological Review

Section 13.3.3.3 of the Secondary Plan requires that a hydrogeological investigation is undertaken prior to new development being approved and allowed to proceed in areas designated for residential development to determine the estimated environmental impact of the development on the groundwater resources of the community.

Given the small scale of the proposed development, a Hydrogeological Investigation was not required. However, the applicant submitted a Scoped Preliminary Servicing Study (Sewage and Water Supply) and a Functional Servicing and Stormwater Management Technical Memo as part of the Zoning Bylaw Amendment application.

Schedule E2 Environmental Area Plan

Staff note that the portion of the property where the future dwelling is to be located is within the Regulatory Fill Area, as shown on Schedule E2 of the Environmental Area Plan. Policy 13.3.5.1 b) ii) of the Secondary Plan states that development or redevelopment proposed for lands located between the regulatory fill lines as shown by the Environmental Area Plan Schedule 'E2' as the regulatory fill area, is subject to the Lake Simcoe Region Conservation Authority fill regulation policies. The LSRCA has reviewed the proposal and has no concerns.

5.4 2016 Town of Georgina Official Plan

Staff note that neither the 1982 Official Plan nor the Pepperlaw Secondary Plan discuss consents for the purposes of Easement creation. Staff note however, that the lands are still subject to the 2016 Official Plan, Section 11.4.2.1 a) of which permits consents in all designations for the purpose of easement creation.

6. CONCLUSION:

Staff are of the opinion that Consent applications CON-2025-0002, CON-2025-0003 and CON-2025-0004 are consistent with relevant Provincial, Regional, and Town planning policies, as outlined in this report and comply with the criteria under Section 51(24) of the *Planning Act*.

Staff recommend that the applications be approved, subject to the recommended conditions.

APPROVAL

Prepared By:

Brittany Dobrindt
Planner II

Approved By:

Jeff Healey, MCIP, RPP
Supervisor of Development Planning

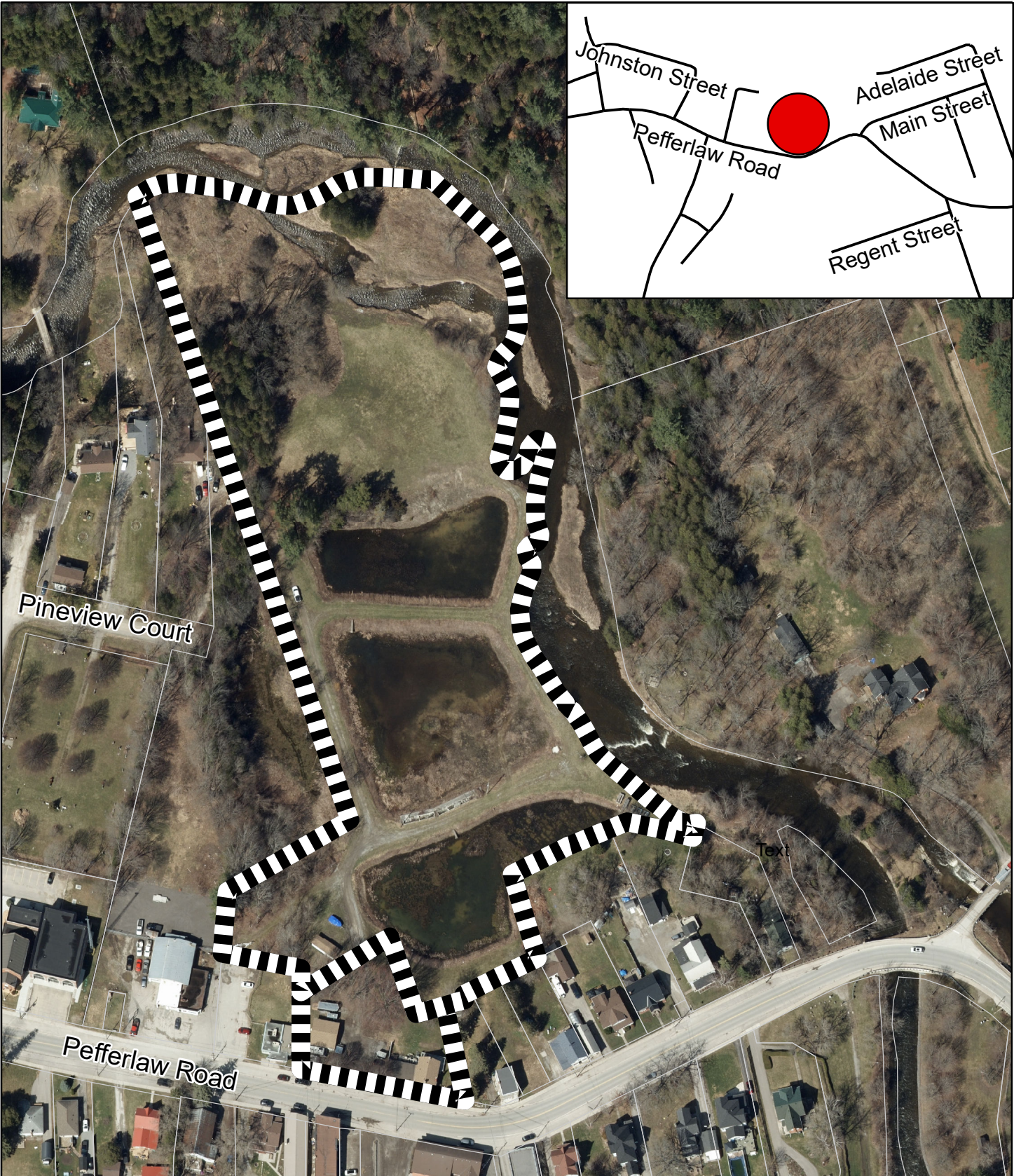
Attachments:

Attachment 1 – Location Map

Attachment 2 – Site Photographs

Attachment 3 – Site Sketch

Attachment 4 – Comments



LOCATION MAP



SUBJECT LAND

0 20 40 80 Meters

N



Site Photos

252 Pepperlaw Road
Facing West



252 Pepperlaw Road
Facing South



Attachment 2
CON-2025-0002,
CON-2025-0003, CON-2025-0004
252 Pepperlaw Road
Page 1 of 2

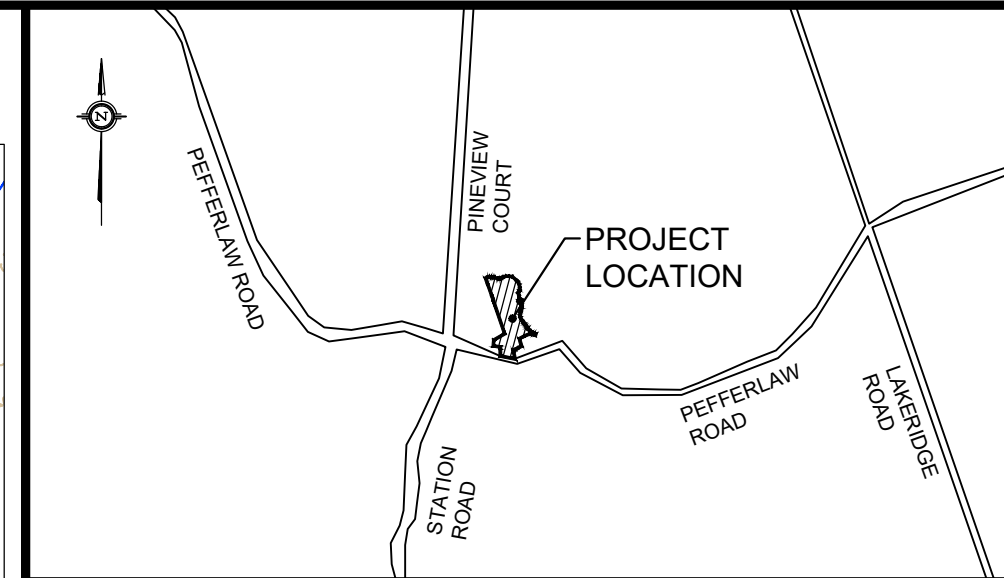
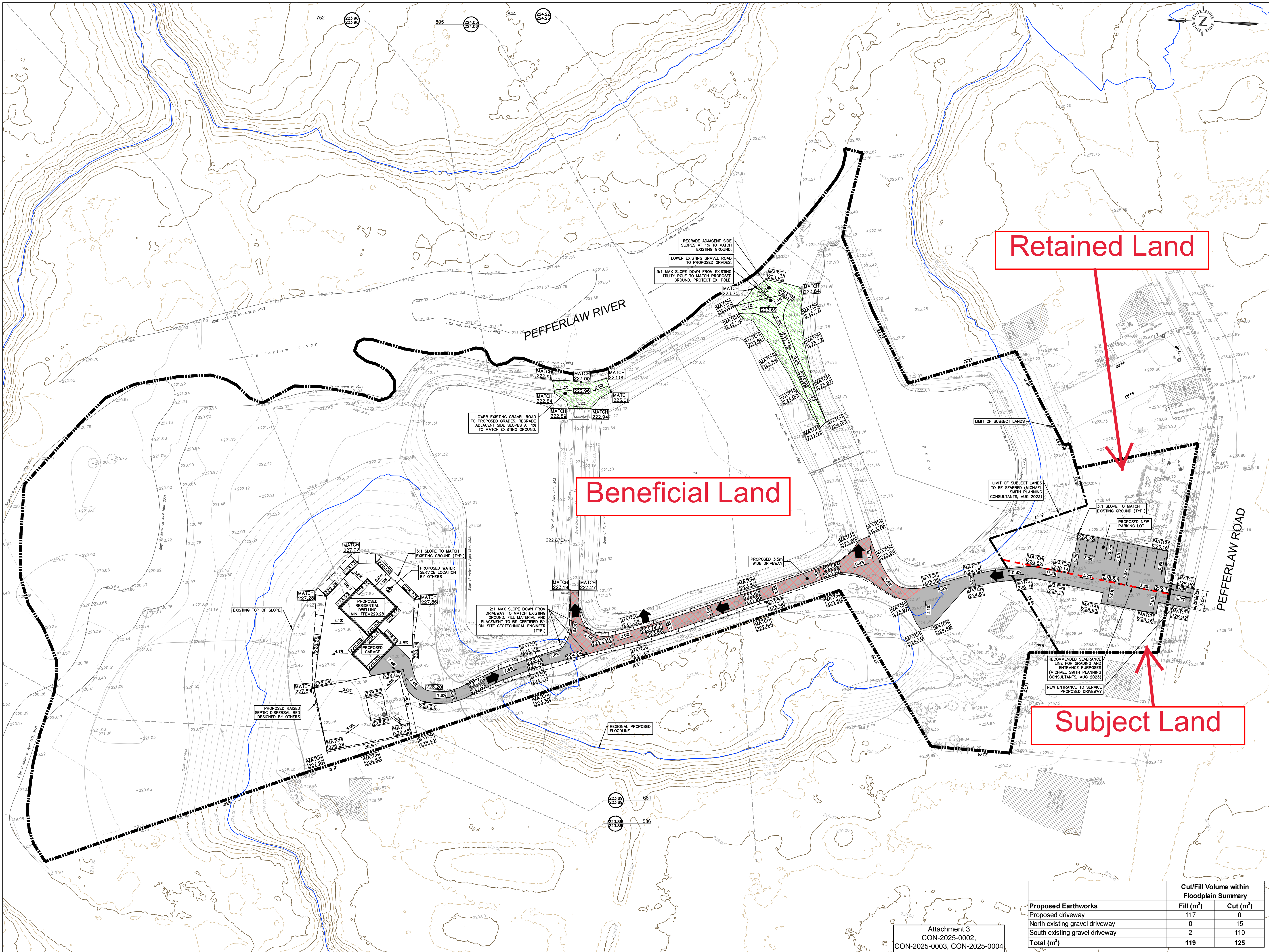
252 Pepperlaw Road
Facing East



252 Pepperlaw Road
Facing North



Attachment 2
CON-2025-0002,
CON-2025-0003, CON-2025-0004
252 Pepperlaw Road
Page 2 of 2



KEY PLAN
N.T.S.

LEGEND

EXISTING	PROPOSED	
--- (thick dashed)	--- (thick dashed)	LIMIT OF SUBJECT LANDS
--- (thin dashed)	--- (thin dashed)	LIMIT OF SUBJECT LANDS TO BE SEVERED
---	---	SEVERANCE LINE
---	---	EASEMENT
---	---	RIGHT OF WAY
---	---	LOT LINE
---	---	FENCE LINE
---	---	CURB/SIDEWALK
---	---	BUILDING
---	---	RETAINING WALL
---	---	TOP OF SLOPE
---	---	BOTTOM OF SLOPE
---	---	MAJOR CONTOUR LABEL
---	---	MINOR CONTOUR LABEL
---	---	MAJOR CONTOUR LABEL (DEM)
---	---	MINOR CONTOUR LABEL (DEM)
---	---	REGIONAL FLOODLINE
---	---	TOPOGRAPHIC SURVEY BOUNDARY
---	---	ELEVATION
---	---	DRIVEWAY
---	---	OVERLAND FLOW
---	---	AREA OF CUT IN FLOODPLAIN
---	---	AREA OF FILL IN FLOODPLAIN

REGIONAL PROPOSED FLOOD ELEVATION: 265.22EX
REGIONAL EXISTING FLOOD ELEVATION: 265.22
SECTION LINE: 223.91, 223.91

844 HEC-RAS ID

REGULATORY FLOODLINE ELEVATION (AS LISTED ON THE GRADING DWG IN DATUM CVGD28. FLOODLINE ELEVATION HAS BEEN TRANSFORMED FROM CVGD2013 TO CVGD28 BY A +0.327m VERTICAL TRANSFORMATION)

BENCHMARK
BENCHMARK No. 421S
ELEVATION = 230.009m
DESCRIPTION:
ELEVATIONS ARE GEODETIC VERTICAL DATUM (CGVD28) AND REFERRED TO BENCHMARK
COMPLETED BY:
ERTL-HUNT SURVEYORS (A DIVISION OF IBW SURVEYORS LTD.)
TEL 1-800-667-0696
COMPLETED ON: APRIL 15, 2021
UPDATED ON: NOV 4, 2022

LIDAR DATA:
LIDAR DTM YORK-LAKE SIMCOE 2019 PACKAGE C IN CVGD2013. VERTICAL DATUM RAISED 0.327m AS PER GOVERNMENT OF CANADA VERTICAL DATUM TRANSFORMATION TOOL TO CONVERT TO CVGD28.

NO.	REVISION	DATE	BY	APPROVED
1	ISSUED FOR 1ST SUBMISSION	2024/02/23	RWB	
2	ISSUED FOR 2ND LSRCA SUBMISSION	2024/07/24	RWB	
3	ISSUED FOR 3RD LSRCA SUBMISSION	2024/09/18	RWB	

Greck
5770 Highway 7, Woodbridge, Ontario, L4L 1T8 www.greck.ca

PROFESSIONAL ENGINEER
R. R. WARD-BISHUN
100547064
2024-SEP-18
PROVINCE OF ONTARIO

CLIENT NAME:
2614702 ONTARIO INC.

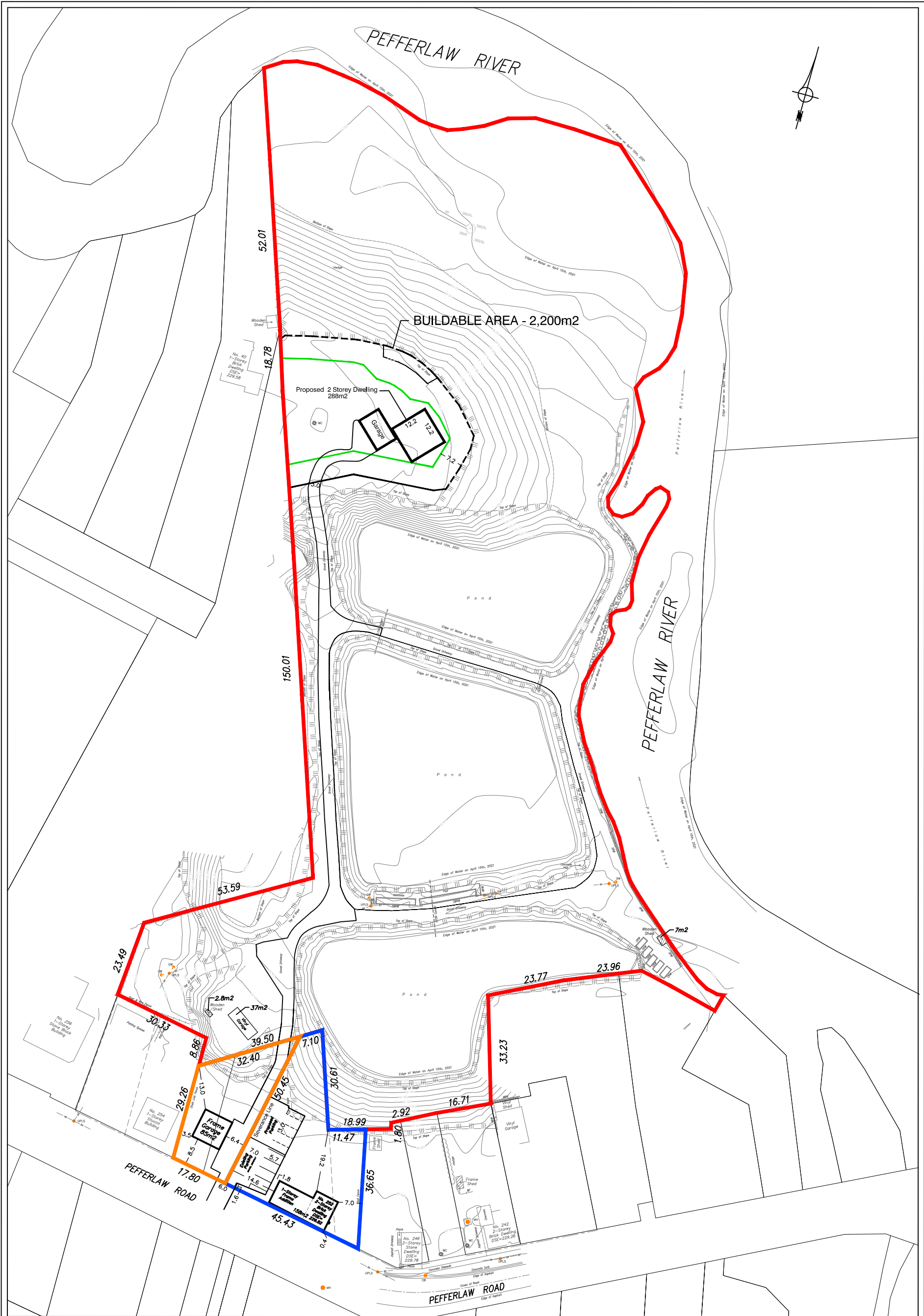
PROJECT NAME:
PEPPERLAW ROAD
252 PEPPERLAW ROAD GEORGINA, ON

SITE GRADING PLAN

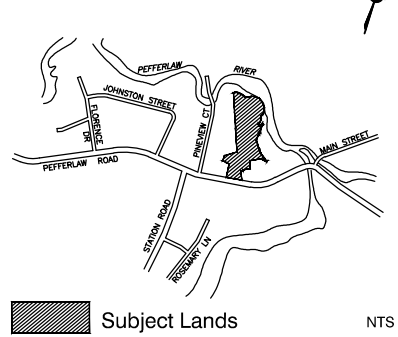
DESIGNED BY: K.F.	SCALES: HORIZONTAL: 1:500	PROJECT No. 22-879
CHECKED BY: R.W.B.	VERTICAL: 1:500	DRAWING No. SGP
DRAWN BY: K.F.	SHEET SIZE: 24"x36"	SHEET No.
DATE: SEP 18, 2024		

Proposed Earthworks	Fill (m ³)	Cut (m ³)
Proposed driveway	117	0
North existing gravel driveway	0	15
South existing gravel driveway	2	110
Total (m³)	119	125

Attachment 3
CON-2025-0002,
CON-2025-0003, CON-2025-0004
252 Pefferlaw Road
Page 1 of 4



KEY MAP



- Beneficial Land - 32,780m2
- Subject Land - 850m2
- Retained Land - 1,490m2
- Proposed Limit of Development

Attachment 3
CON-2025-0002,
CON-2025-0003, CON-2025-0004
252 Pepperlaw Road
Page 2 of 4
Page 20 of 66

CONCEPTUAL SEVERANCE PLAN

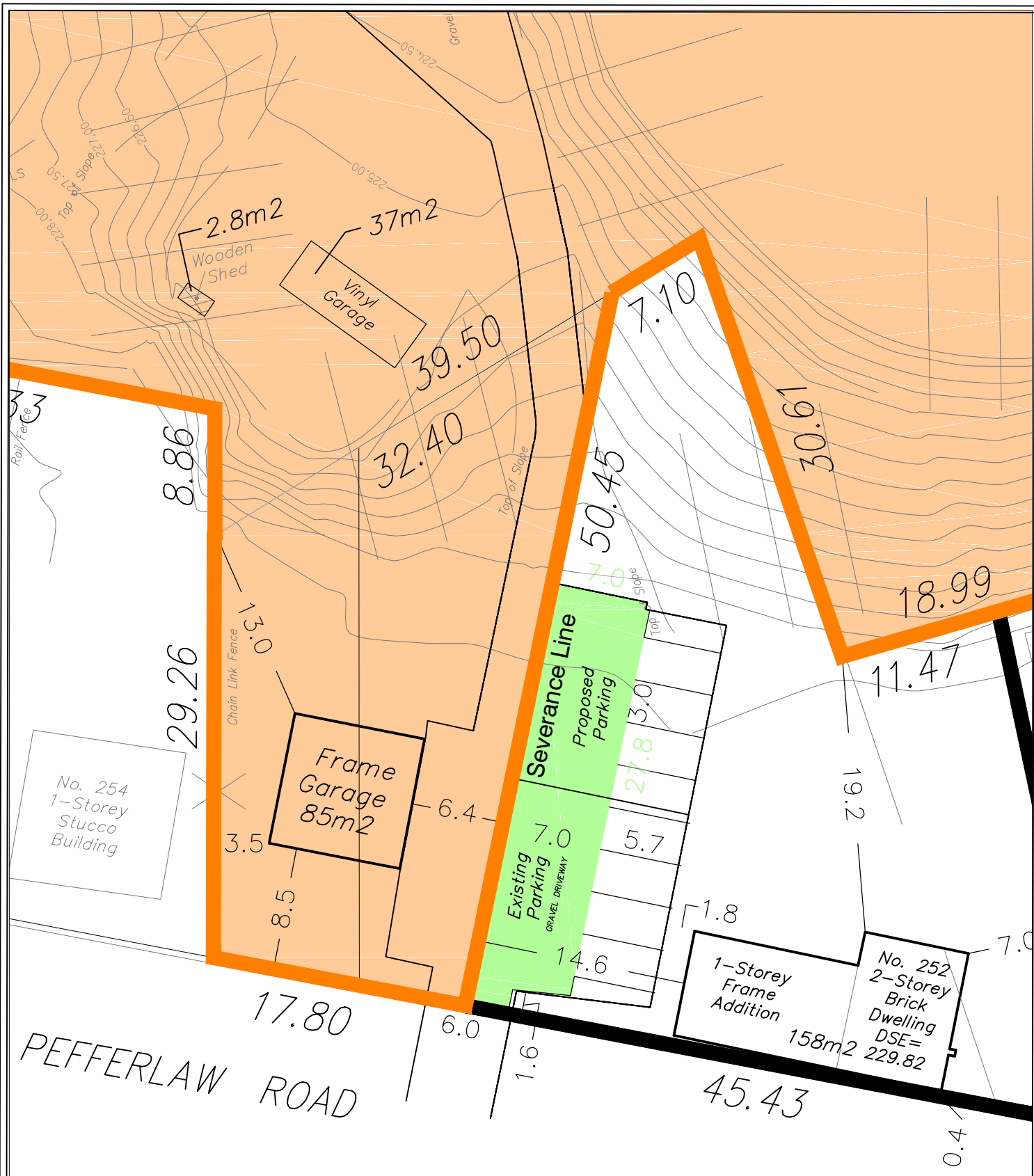
TREVOR COMEAU
252 PEPPERLAW ROAD

PART OF LOT 22
CONCESSION 5 (G)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

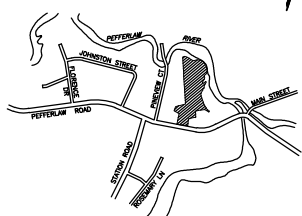
SCALE:



Scale: Aug 3, 2023	Approved By: MRES	Drawn By: VT
Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
REVISIONS:		Drawing Number: 1273-00



KEY MAP



Subject Lands

NTS



Beneficial Land- 33,630m²

Subject Land - 198m²

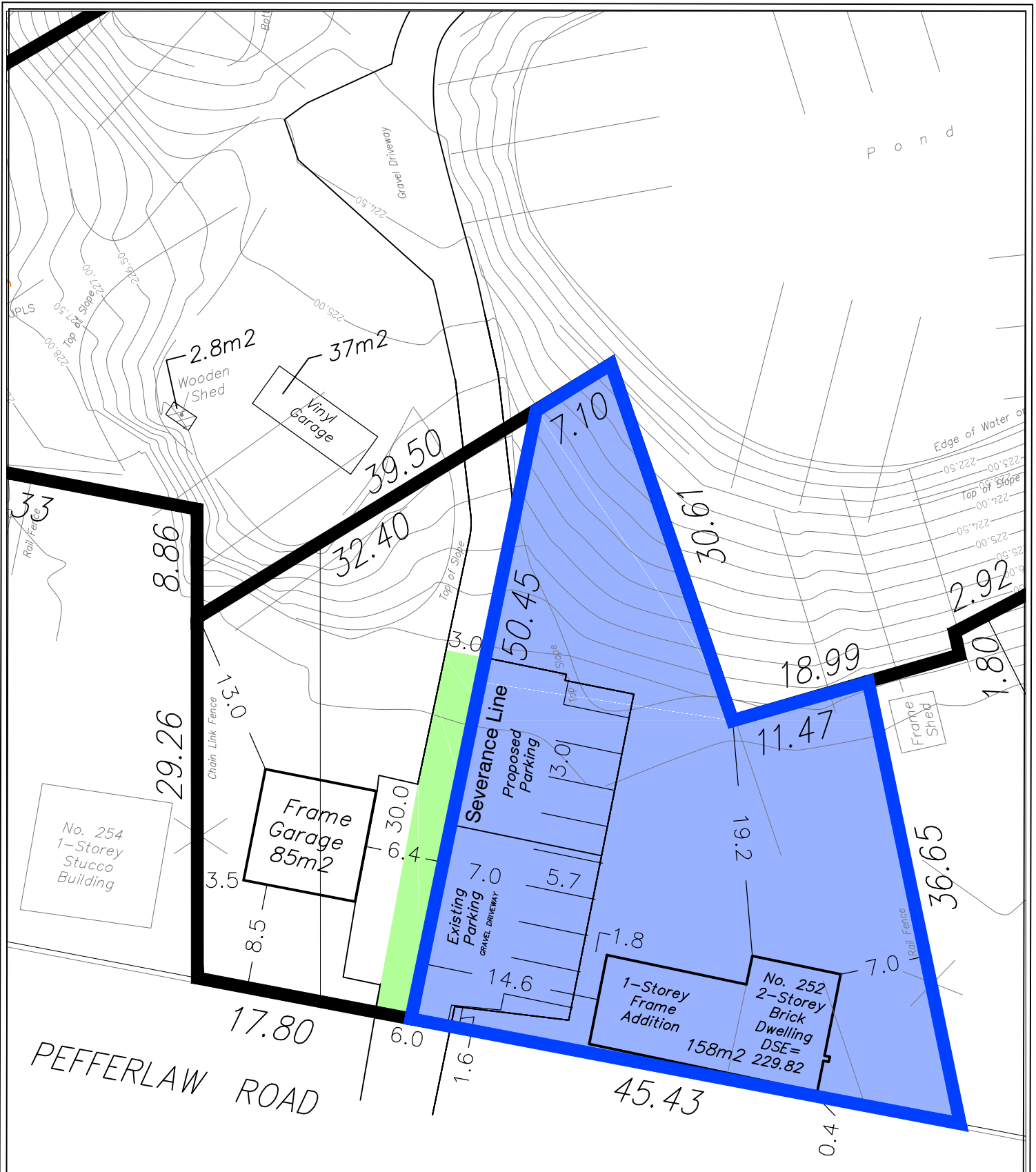
Attachment 3
CON-2025-0002,
CON-2025-0003, CON-2025-0004
Page 121 of 661
Page 3 of 4

EASEMENT PLAN #1 - CLOSE UP

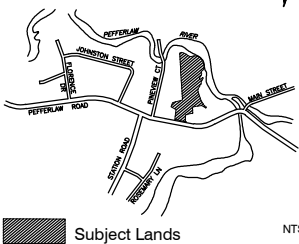
TREVOR COMEAU
252 PEPPERLAW ROAD

PART OF LOT 22
CONCESSION 5 (G)
TOWN OF GEORGIANA
REGIONAL MUNICIPALITY OF YORK

DATE: DEC 24, 2024	APPROVED BY: MRES	DRAWN BY: VT
PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
DRAWING NUMBER:		1273-00



KEY MAP



NTS



Beneficial Land - 1,490m²

Subject Land - 90m²

Attachment 3
CON-2025-0002,
CON-2025-0003, CON-2025-0004
Page 22 of 66
Page 4 of 4

EASEMENT PLAN #2 - CLOSE UP

TREVOR COMEAU
252 PEPPERLAW ROAD

PART OF LOT 22
CONCESSION 5 (G)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

DATE: DEC 24, 2024	APPROVED BY: MRES	DRAWN BY: VT
PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
DRAWING NUMBER:		1273-00

Consolidated Comments

Department/Agency	Date Received	Response:
Building Division		
Building/Plumbing Inspector	February 21, 2025	A septic system will be required for this dwelling, The proposed limit of development appears to be able to support the construction of a septic system. No Objection
Clerks Division		
Community Services		
Development Engineering	March 18, 2025	See Attached
Economic Development	March 4, 2025	No Comment
Georgina Fire Department	March 13, 2025	The Georgina Fire Department has no objections to this consent application.
Municipal Law	February 24, 2025	No Comment
Operations & Infrastructure	2025-03-18	No Comment
Tax & Revenue	February 21, 2025	No Comment
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas		
Hydro One	March 13, 2025	No Comment
Lake Simcoe Region Conservation Authority (LSRCA)	March 11, 2025	See Attached
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	February 21, 2025	No Comment
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers		
Southlake Regional Health Centre		
Planning Policy Division	June 4, 2024	1. There is a total of 18 trees that are proposed to be removed we will have to take a security for these trees to ensure they get planted. 18 x 450 = \$8,100 2.The replanting location for the 18 trees is within the recommended riparian zone, passive naturalization works best on areas that have not been disturbed by grading. If this area comprises of regrading or other site disturbances then some infill riparian meadow marsh species should be considered. Examples are Cattail, Reed Canary Grasses and Purple Loosestrife.
York Region - Community Planning & Development Services	February 25, 2025	Source Protection staff have no comments on this application, while it is in a Source Protection Area the proposed application does not trigger any Regional Source Protection requirements. Should the proposal change and/or the application be amended, Source Protection staff will require recirculation. For more information on source protection please visit www.york.ca/protection
York Region District School Board		
York Regional Police		

To: Brianna Raines, Secretary-Treasurer - Committee of Adjustments

From: Saleem Sail, Senior Development Technologist

cc: Mike Iampietro, Manager, Development Engineering
Domenic Romano, Development Inspector
Ben Pressman, Supervisor of Development Engineering
Michelle Gunn, Development Engineering Clerk

Date: March 18th, 2025

Re: CON-2025-002, CON-2025-003, and CON2025-004
252 Pepperlaw Road
Part of Lots 22 & 23, Concession 5 Part of Part 1, Reference Plan 65R-5511
ROLL NO.: 054-257 and 054-255

The Development Engineering Division has no objection to Consent Application No. CON-2025-002, CON-2025-003, and CON-2025-004 subject to the following conditions being fulfilled to the Engineering Development Division's satisfaction:

1. Lot Grading Plan: The applicant/owner shall provide a **detailed engineering drawing**, known as a Lot Grading Plan, that shows grade elevations of the entire lot, how surface water will be managed on a property to prevent flooding, erosion, and drainage issues, as well as existing and proposed entrance(s).
2. Check List: The applicant/owner shall provide a **completed drawing check list**, which is to be signed by the designer of the drawing. The checklist template is linked [here](#).
3. We have no comments on the easement applications.

Note: the Lot Grading Plan shall be 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](#). Once these conditions are fulfilled, a Site Alteration and Entrance Permit may also be required. Related information can be found on the Town's website linked [here](#) and [here](#).

Please contact the Development Engineering Division by emailing engineering2@georgina.ca to fulfill your conditions, or if you have any questions or concerns please email ssial@georgina.ca.



Sent via e-mail: braines@georgina.ca

March 11, 2025

Municipal File No.: CON-2025-0002; CON-2025-0003; CON-2025-0004
LSRCA File No.: VA-212942-022525

Brianna Raines
Secretary-Treasurer to the Committee of Adjustment
Planning Division, Development Services Department
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Ms. Raines,

Re: Applications for Consent
252 Pepperlaw Road
Town of Georgina
Owner: 2614702 Ontario Inc. (c/o Trevor Comeau)
Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith)

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 has submitted three Consent applications; one for severance and two for easement. The purpose of the applications are to facilitate the development of a single-detached dwelling on the severed portion and providing frontage onto Pepperlaw Road via lot addition. The existing access to Pepperlaw Road will be shared between the Retained and Severed lots by reciprocal easements.

Documents Received and Reviewed by Staff

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

- Agency Circulation (dated February 21, 2025)
- Severance Sketch

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 5.2 of the Provincial Planning Statement (PPS, 2024) 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 these applications for Consent. 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 Consent (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 3.51 hectares (8.67 acres) in area and is located north of Pepperlaw Road within the Town of Georgina.

Existing environmental mapping indicates the following:

- The subject property is regulated by the LSRCA under Ontario Regulation 41/24. This is representative of:
 - The presence of a watercourse (Pepperlaw Brook)
 - Flooding and erosion (meanderbelt) hazards associated with the watercourse
 - Evaluated wetland and the associated 30 metre adjacent lands
 - Steep slopes/unstable soils associated with apparent valley lands
- The subject property contains identified woodland areas.
- The subject property is within a Significant Groundwater Recharge Area (SGRA).
- The subject property is within the Protected Countryside designation per the Greenbelt Plan.

Please note: LSRCA staff have reviewed and provided comments on the previous Zoning By-law Amendment application (municipal file no. 03.1183; LSRCA file no. ZO-54503).

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 5.2 of the Provincial Planning Statement (PPS). There are identified natural hazards on the subject lands (floodplain, erosion hazard area). The proposal is generally consistent with 5.2 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. A permit from the LSRCA will be required prior to any development or site alteration.

Attachment 4
CON-2025-0002,
CON-2025-0003, CON-2025-0004
252 Pepperlaw Road
Page 4 of 5

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 these applications for Consent.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 5.2 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. The Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Consent (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,



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

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0022

**FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT**

March 31, 2025

SUBJECT: MINOR VARIANCE APPLICATION MV-2025-0004

97 NORTH STREET

PLAN 69, BLOCK 2, LOT 3

1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment receive Report No. DS-2025-0022 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. **PURPOSE:**

The purpose of this report is to provide Staff's analysis concerning Minor Variance Application MV-2025-0004 for the property located at 97 North Street regarding the construction of a detached garage with a second storey additional dwelling unit.

3. **BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)
97 North Street
Plan 69, Block 2, Lot 3
Roll #: 071-164

PROPOSAL

The owner of the subject property is proposing to construct an accessory structure (a detached garage with an additional dwelling unit) on the subject lands.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief for the proposed accessory structure:

- 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.

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 97 North Street. A summary of the characteristics of the property is as follows:

General Property Information		
Municipal Address	97 North Street	
Zoning	Low-Density Urban Residential (R1) Zone	
Frontage	20.12 Metres	
Area	1,012 Square Metres	
Official Plan / Secondary Plan Land Use Designation	Stable Residential Area (Sutton / Jackson's Point Secondary Plan)	
Regional Official Plan Land Use Designation	Community Area	
Related Applications	NA	
Land Use and Environmental Considerations		
Existing Structures	Single Detached Dwelling and Detached Garage	
Proposed Structures	Detached Garage with Additional Dwelling Unit	
Heritage Status	Listed	
Regulated by LSRCA	Yes, Partially (Front Yard)	
Key Natural Heritage Features	None	
Natural Hazards	None	
Servicing		
	Existing	Proposed
Water	Municipal	Municipal
Sanitary	Municipal	Municipal
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 March 10, 2025, to all landowners within 60.0 metres of the subject property. Subsequently, there was a correction to variance ii, thus the application was recirculated on March 12, 2025. 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 MV-2025-0004 are outlined below.

The Development Engineering Division has indicated no objection and requires, as a condition of the minor variance, that the applicant / owner provide a detailed grading and drainage plan, including existing and proposed entrances, prepared by a Professional Engineer or an Ontario Land Surveyor (Attachment 4).

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

- Plumbing / Building Inspector – Building Division
- Georgina Fire Department
- Ministry of Transportation
- Municipal Law Enforcement Division
- Tax and Revenue
- York Region

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

5. ANALYSIS:

The following evaluation of Minor Variance Application MV-2025-0004 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 Stable Residential Area in the Sutton / Jackson's Point 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 Low-Density Urban Residential (R1) Zone on Map 7 of Schedule 'A' to Zoning By-law No. 500, as amended. A Single-detached dwelling and accessory structures, buildings and uses are permitted in the R1 zone.

a. Accessory Structure Height

Section 5.1 (f) of Zoning By-law No. 500, as amended, permits a maximum height of 6.0 metres from the average grade to the highest point of the structure and 4.5

metres to the eaves for accessory structures on lots 600 square metres or greater. The Applicant has requested relief to allow a maximum height of 8 metres to the peak and 6 metres to the eaves.

The intent of the maximum height to the peak and the eaves is to limit adverse shadowing and visual impact, provide for neighbouring properties and ensure accessory buildings are subordinate in size to the main building.

Staff note that the requested height exceeds the permitted height by 2 metres to the peak and 1.5 metres to the eave and is provided to give additional space for the garage and an additional dwelling unit above the garage. The proposed accessory structure is not anticipated to be taller than the existing two storey single detached dwelling, which is approximately 8 metres in height.

It is noted that the proposed accessory structure will back onto an unopened laneway located in Sutton. Given that the location of the proposed accessory structure is well separated from existing dwellings on neighbouring lots, staff are satisfied that there will be no adverse visual impacts on the street and neighbouring properties.

Lot Coverage Accessory Structures

Section 5.1(e) of Zoning By-law 500, as amended, requires a maximum lot coverage for all accessory structures of 10%. The applicant is requesting relief to permit a maximum lot coverage for all accessory structures to be 18%.

The intent of this section of Zoning By-law 500 is to limit the size of accessory structures on a property.

The accessory structure lot coverage being proposed is approximately 16%. The applicant has requested relief to permit 18% lot coverage for the accessory structure to provide flexibility. The applicant is proposing to keep the existing detached garage for the single detached dwelling, which needs increased lot coverage to accommodate the existing detached garage and the proposed accessory dwelling unit.

Additionally, the subject property is still required to not exceed the total 35% lot coverage. Currently, the existing house covers 9% of the lot coverage. Thus, the increase to 18% lot coverage for all accessory structures and the lot coverage for the single detached dwelling (9%) do not exceed what is permitted for the subject property for total lot coverage (35%).

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 accessory structure is in keeping with the existing physical character of the neighbourhood, as the area generally consists of various lot sizes with single detached dwellings and accessory structures located in similar locations.

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 MV-2025-0004, as it pertains to the proposed accessory structure, 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:

Jeff Healey, MCIP, RPP
Supervisor of Development Planning

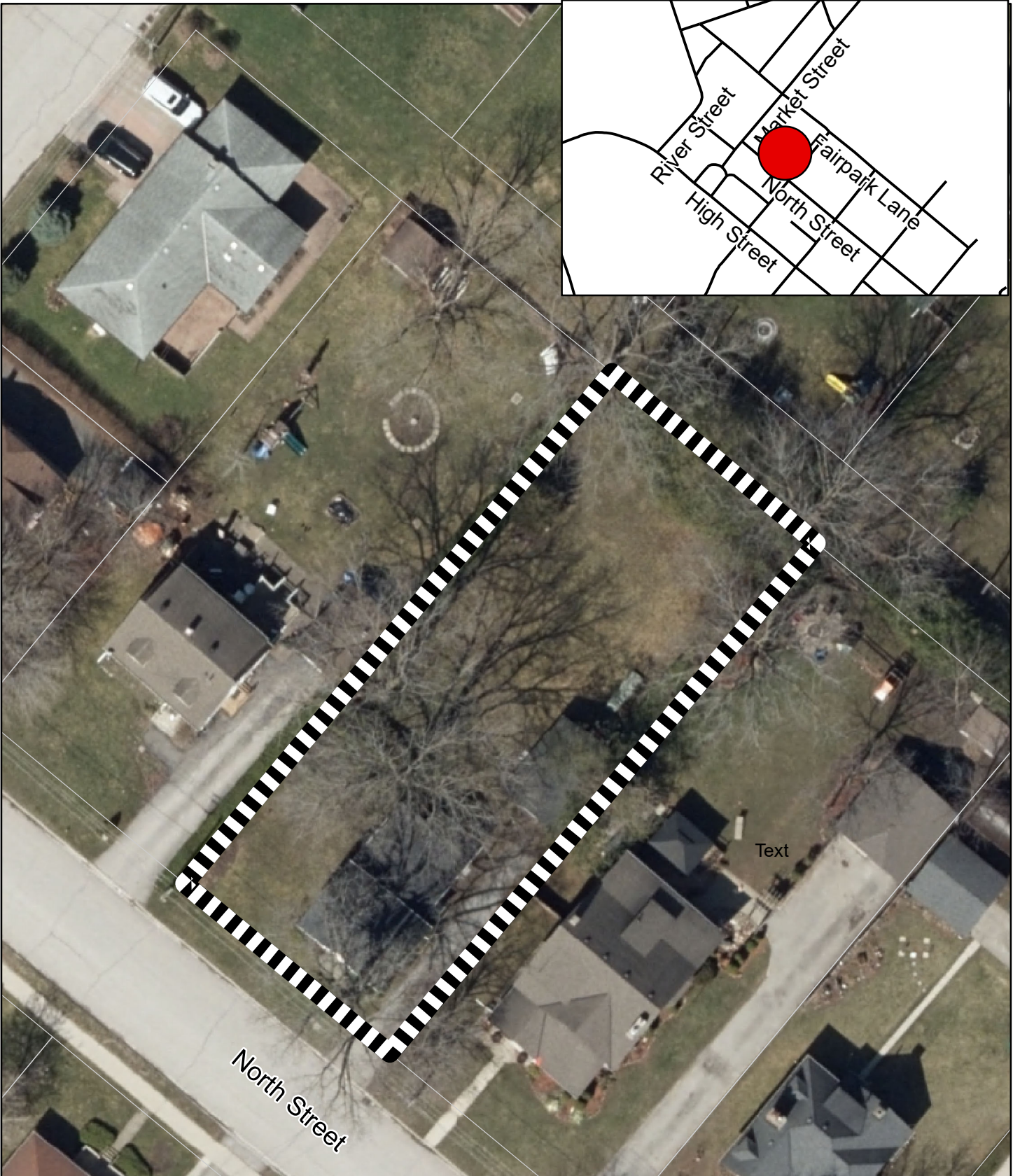
Attachments:

Attachment 1 – Location Map

Attachment 2 – Site Plan, Elevations and Floor Plan

Attachment 3 – Site Photos

Attachment 4 – Comments

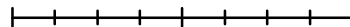


LOCATION MAP



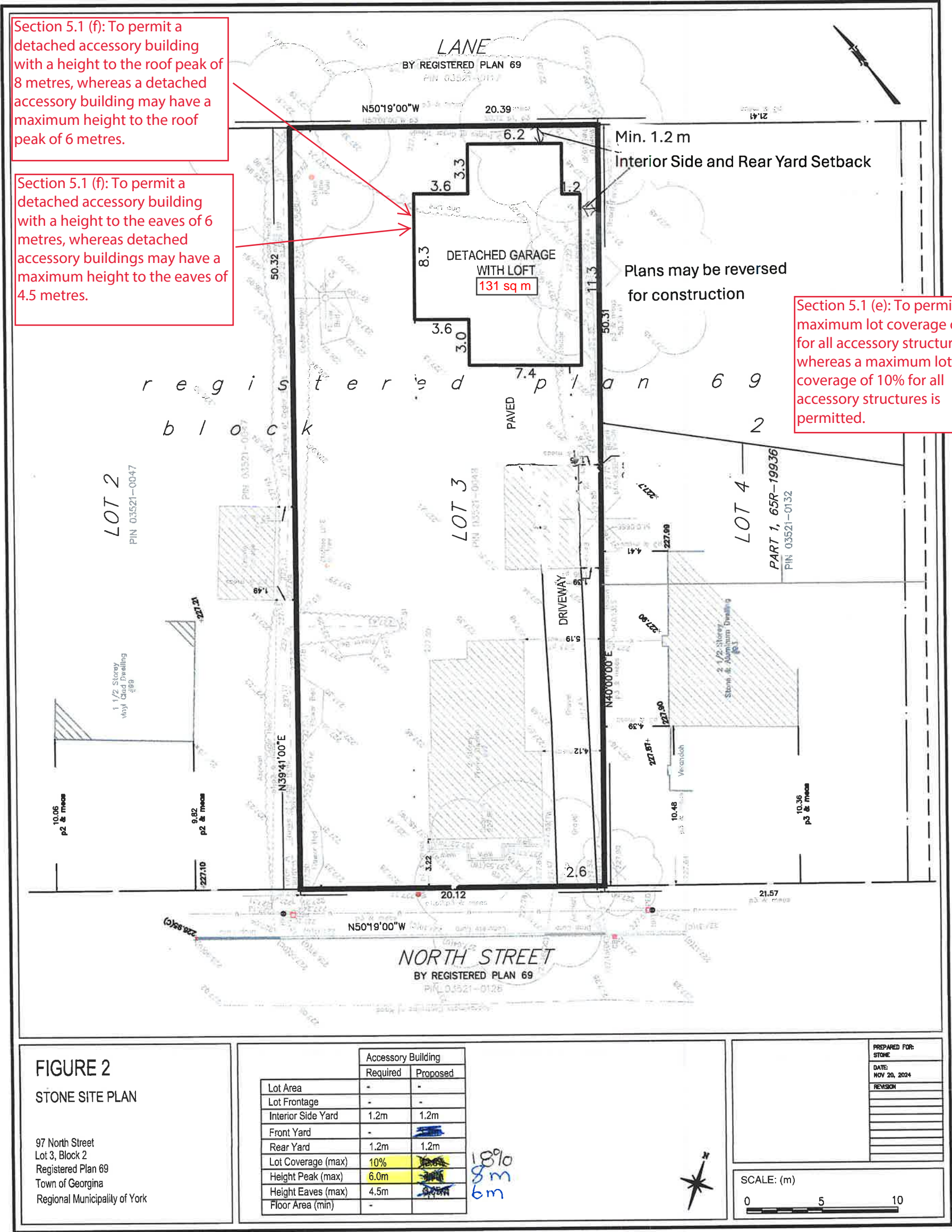
SUBJECT LAND

0 4.5 9 18 Meters

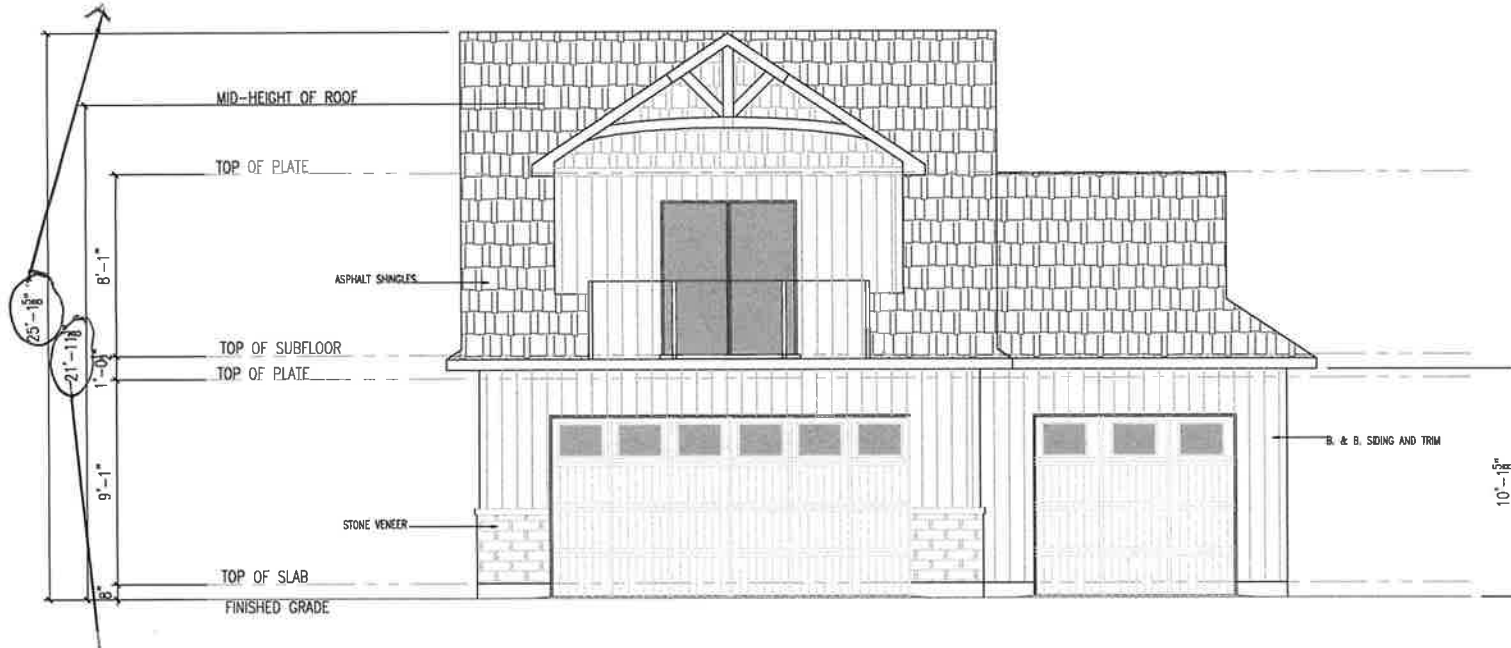


N





Max. 8 metres to Peak



Max. 6 metres to 2sty eaves

Plans may be reversed
for construction

4 WEST ELEVATION

ARCHACEPT INCORPORATED

8687 COUNTY ROAD 1
LORETTO, ONTARIO
LOG 1LD

905-729-4723
archacept@sympatico.ca

I, TIM GIBSON, BCIN 10148, HAVE REVIEWED AND TAKE
RESPONSIBILITY FOR THE ATTACHED PLANS AND DOCUMENTS.

TIM GIBSON
SIGNED

FEB. 1, 2023
DATE

FEB. 1, 2023 ISSUED FOR VARIANCE APPLICATION
REVISIONS:



PROJECT
COACH HOUSE FOR:
THE STONE FAMILY
97 NORTH STREET
SUTTON, ON

TITLE
WEST ELEVATION

PROJ. NO
23-03

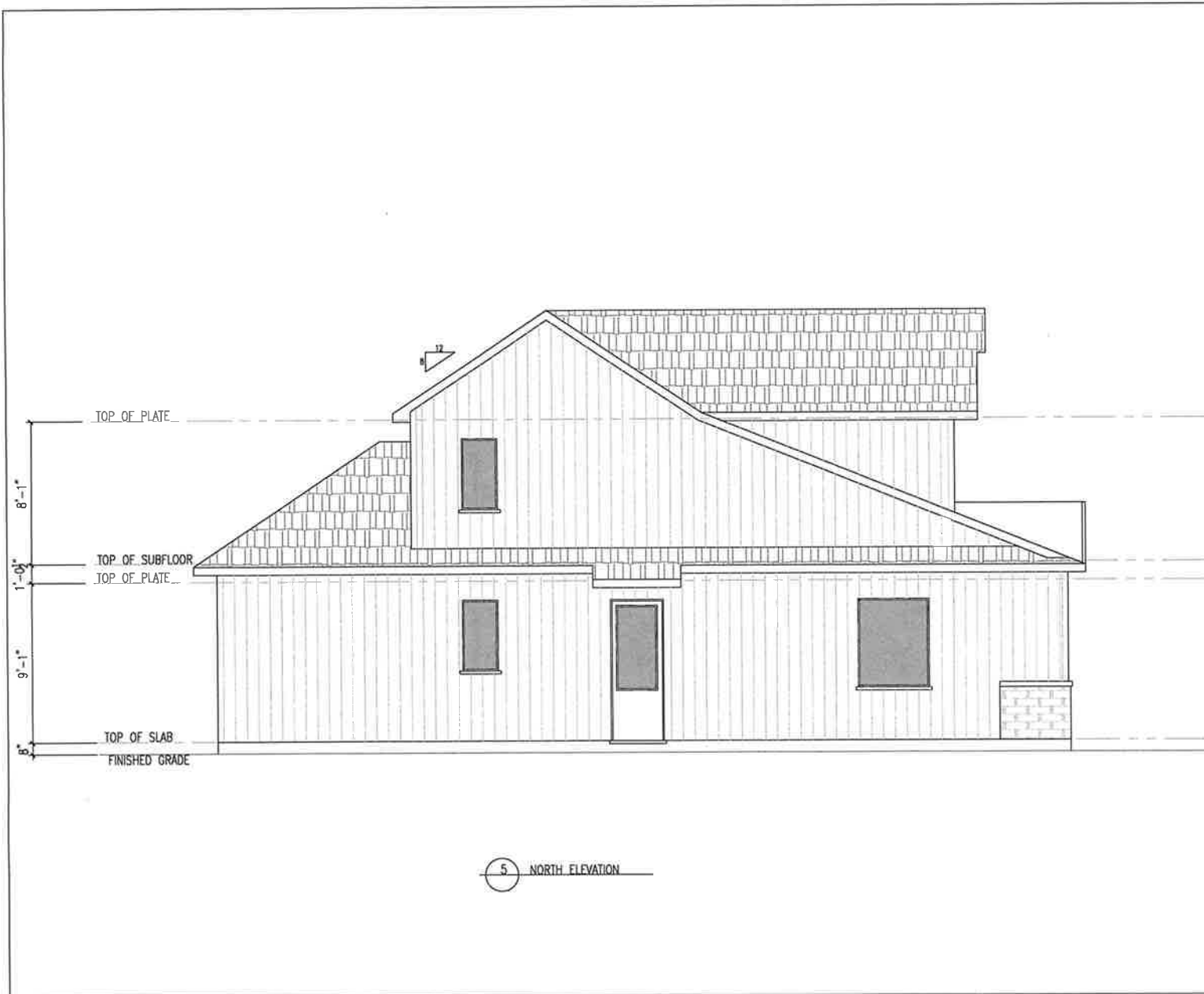
DRN. BY

DATE
JAN. 2023

ENCL. BY

SCALE
3/16"=1'-0"

DRN. NO
A-2.0



ARCHACEPT INCORPORATED

8687 COUNTY ROAD 1
LORETTO, ONTARIO
LOG 1L0

905-729-4723
archacept@sympatico.ca

I, TIM GIBSON, BCIN 10148, HAVE REVIEWED AND TAKE
RESPONSIBILITY FOR THE ATTACHED PLANS AND DOCUMENTS.

TIM GIBSON
SIGNED

FEB. 1, 2023
DATE

FEB. 1, 2023 ISSUED FOR VARIANCE APPLICATION

REVISIONS:



PROJECT
COACH HOUSE FOR:
THE STONE FAMILY
97 NORTH STREET
SUTTON, ON

TITLE

NORTH ELEVATION

PROJ. NO
23-03

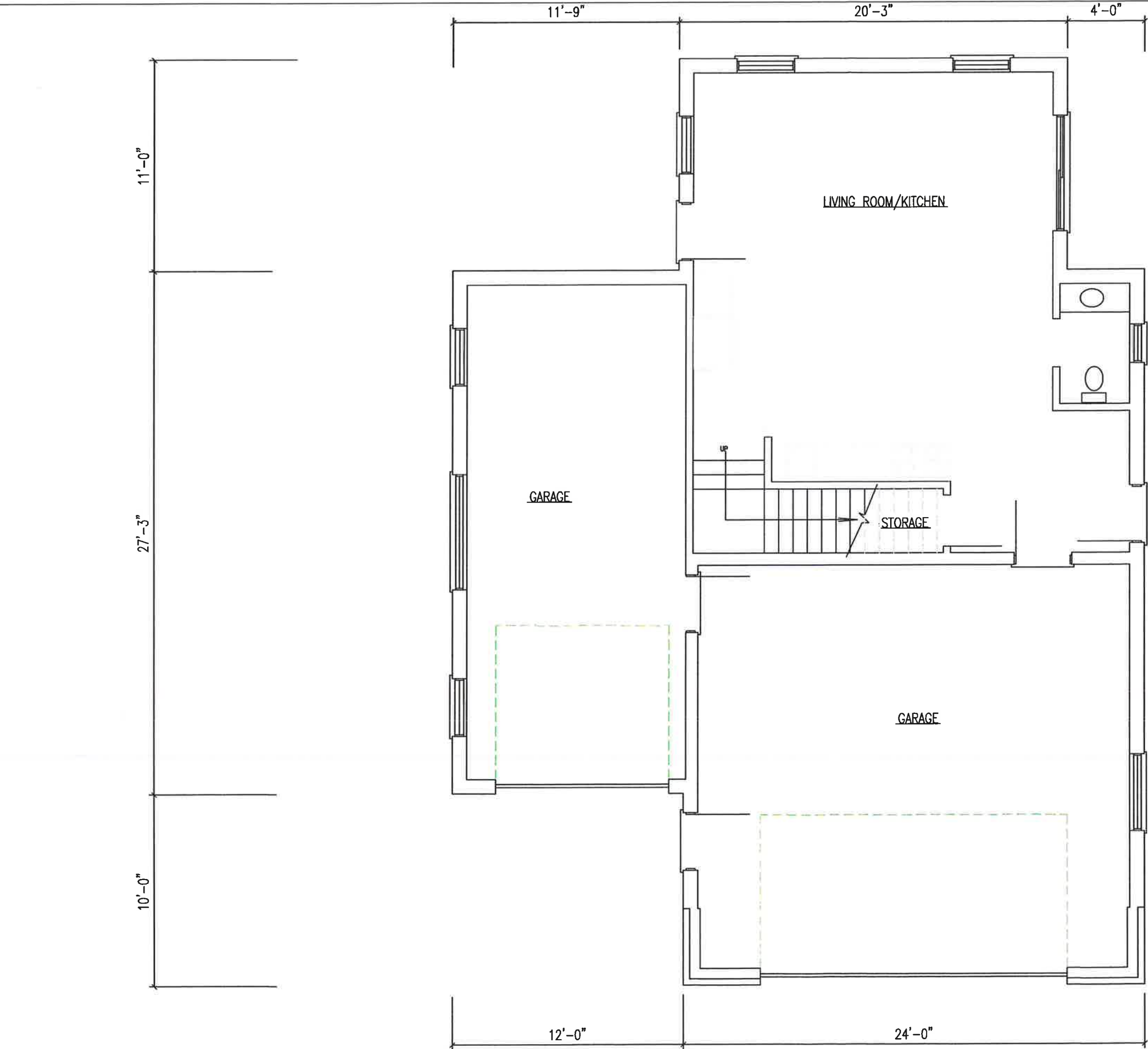
DRN. BY

DATE
JAN. 2023

CHK. BY

SCALE
3/16"=1'-0"

DRN. NO
A-2.1



ARCHACEPT INCORPORATED

8687 COUNTY ROAD 1
LORETTO, ONTARIO
LOG 1LO

905-729-4723
archacept@sympatico.ca

I, TIM GIBSON, BCIN 10148, HAVE REVIEWED AND TAKE
RESPONSIBILITY FOR THE ATTACHED PLANS AND DOCUMENTS.

TIM GIBSON
SIGNED

FEB. 1, 2023
DATE

Attachment 2
MV-2025-0004 97 North Street
Page 4 of 5

V5 OCT. 16, 23
V4 OCT. 11, 23
FEB. 1, 2023 ISSUED FOR VARIANCE APPLICATION

REVISIONS

NORTH



PROJECT
COACH HOUSE FOR:
THE STONE FAMILY
97 NORTH STREET
SUTTON, ON

TITLE
MAIN FLOOR PLAN

PROJ. NO
23-03

DRN. BY

DATE
JAN. 2023

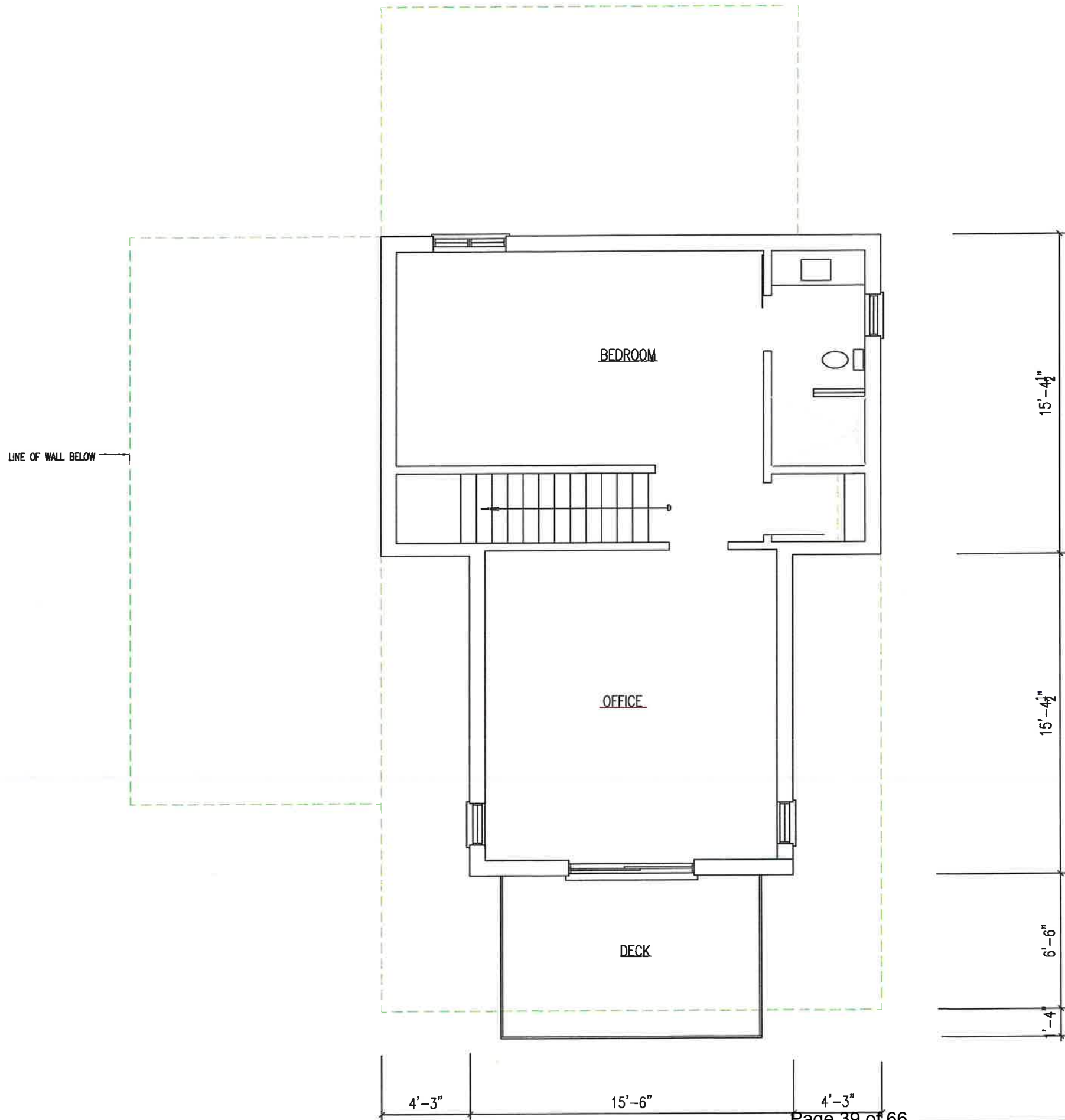
CHK. BY

SCALE
3/16"=1'-0"

DWG. NO
A-1.1

2

MAIN FLOOR PLAN



ARCHACEPT INCORPORATED
8687 COUNTY ROAD 1
LORETTO, ONTARIO
LOG 1L0

905-729-4723
archacept@sympatico.ca

I, TIM GIBSON, BCIN 10148, HAVE REVIEWED AND TAKE
RESPONSIBILITY FOR THE ATTACHED PLANS AND DOCUMENTS.

TIM GIBSON
SIGNED
FEB. 1, 2023
DATE

Attachment 2
MV-2025-0004 97 North Street
Page 5 of 5

V5 OCT. 16, 23
V4 OCT. 11, 23
FEB. 1, 2023 ISSUED FOR VARIANCE APPLICATION
REVISIONS

NORTH



PROJECT
COACH HOUSE FOR:
THE STONE FAMILY
97 NORTH STREET
SUTTON, ON

TITLE
LOFT FLOOR PLAN

PROJ. NO 23-03	DRN. BY
DATE JAN. 2023	CHK. BY
SCALE 3/16"=1'-0"	DWG. NO A-1.2

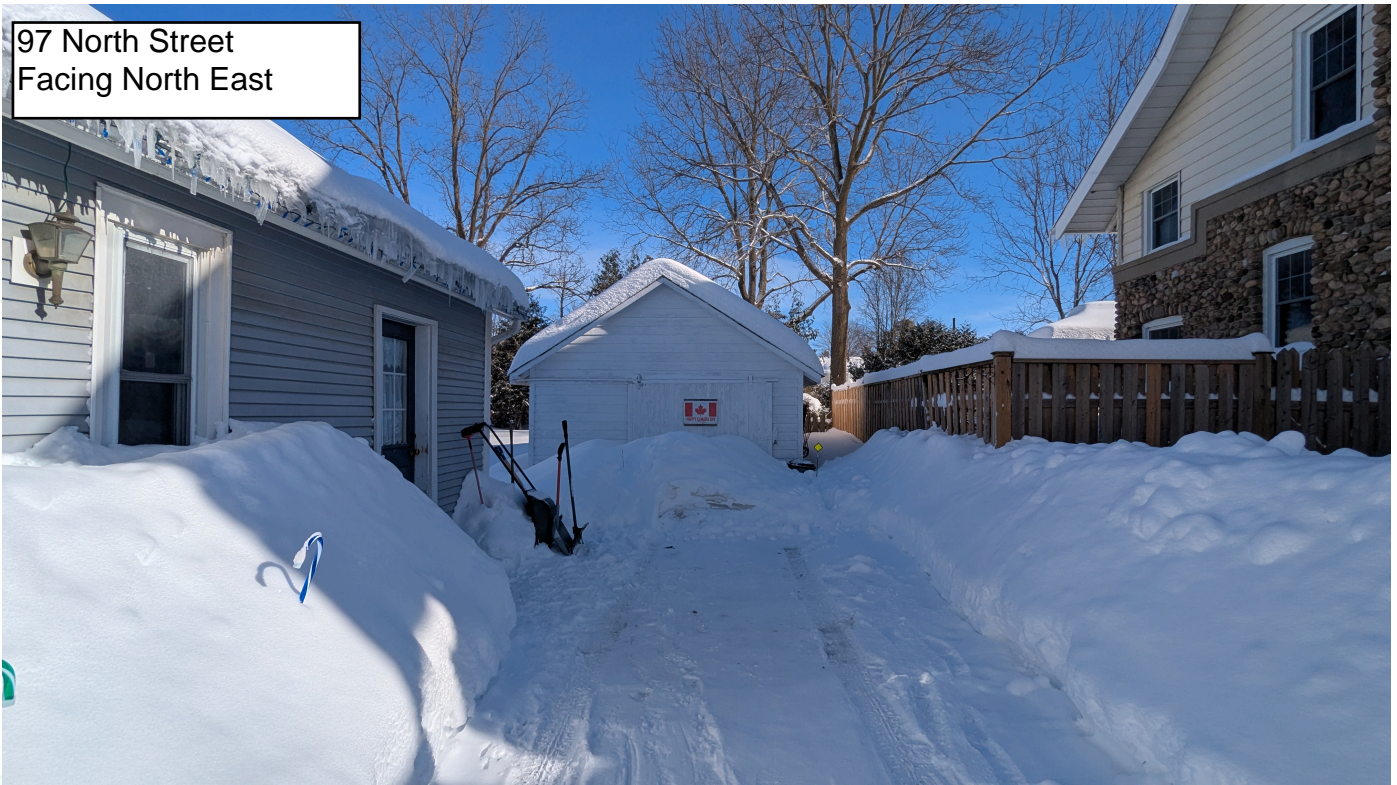
3 LOFT FLOOR PLAN

Site Photos

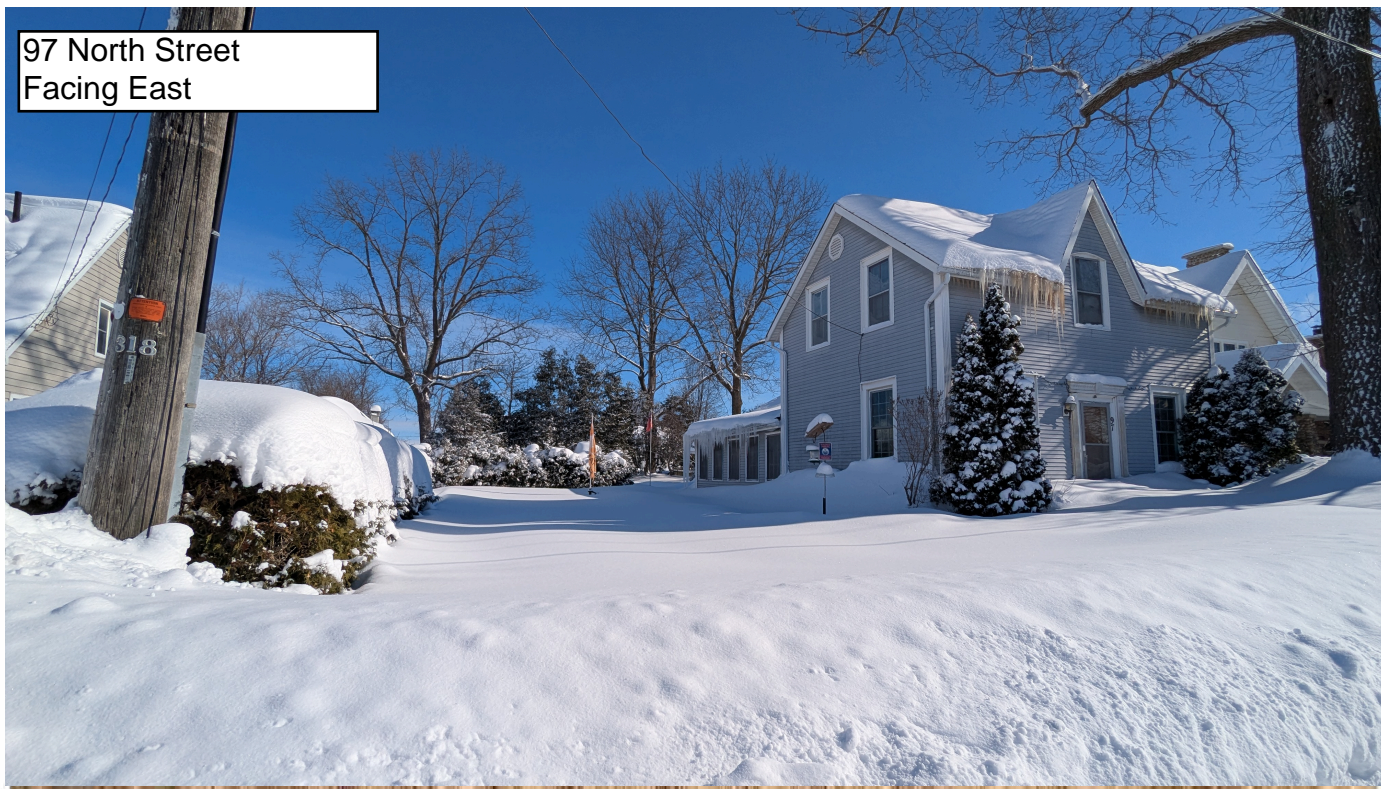
97 North Street
Facing North East



97 North Street
Facing North East



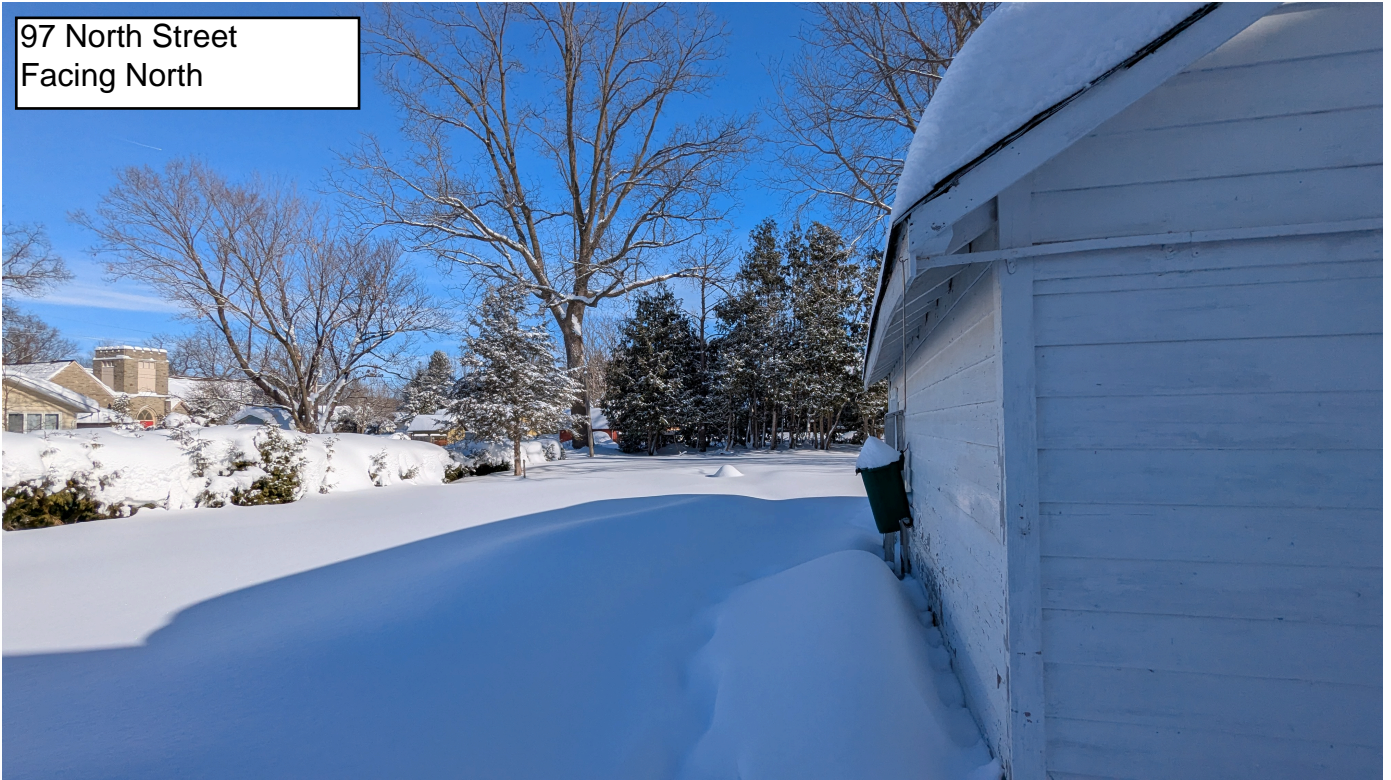
97 North Street
Facing East



97 North Street
Facing North



97 North Street
Facing North



97 North Street
Facing North West



To: Brianna Raines, 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: March 14th, 2025

Re: MINOR VARIANCE MV-2025-0004
97 North Street
PLAN 69 BLOCK 2 LOT 3
ROLL NO.: 071-164

The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0004:

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-2025-0023

**FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT**

March 31, 2025

SUBJECT: MINOR VARIANCE APPLICATION MV-2025-0002

305 LAKE DRIVE NORTH

CONCESSION 2, PART OF LOT 19

1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment receive Report No. DS-2025-0023 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.

2. PURPOSE:

The purpose of this report is to provide Staff's analysis concerning Minor Variance Application MV-2025-0002 for the property located at 305 Lake Drive North regarding the construction of a detached garage with a second storey storage loft.

3. BACKGROUND:

Property Description: (refer to Attachments 1 to 3)
305 Lake Drive North
Concession 2, Part of Lot 19
Roll #: 098-007

PROPOSAL

The owner of the subject property is proposing to construct an accessory structure (detached garage with a storage loft) on the subject lands.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief for the proposed accessory structure:

- 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.

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 305 Lake Drive North. A summary of the characteristics of the property is as follows:

General Property Information		
Municipal Address	305 Lake Drive North	
Zoning	Residential (R) Zone	
Frontage	15.5 Metres	
Area	629.75 Square Metres	
Official Plan / Secondary Plan Land Use Designation	Existing Neighbourhood (Keswick Secondary Plan)	
Regional Official Plan Land Use Designation	Community Area	
Related Applications	None	
Land Use and Environmental Considerations		
Existing Structures	Single Detached Dwelling and Detached Garage (detached garage proposed to be demolished)	
Proposed Structures	Detached Garage	
Heritage Status	Neither listed nor designated	
Regulated by LSRCA	Yes, Partially (Front Yard)	
Key Natural Heritage Features	None	
Natural Hazards	None	
Servicing		
	Existing	Proposed
Water	Municipal	Municipal
Sanitary	Municipal	Municipal
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 March 10, 2025, to all landowners within 60.0 metres of the subject property.

As of the date of writing this report, Town Staff have received one submission from the general public, who has expressed concerns with the proposed minor variances (Attachment 5).

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All Town department and external agency comments for Minor Variance Application MV-2025-0002 are outlined below.

The Lake Simcoe Region Conservation Authority (LSRCA) has indicated no objections and requires, as a condition of the minor variance, that the application / owner shall pay the LSRCA Plan review Fee in accordance with the approved LSRCA Fee Schedule (Attachment 4).

The Development Engineering Division has indicated no objection and requires, as a condition of the minor variance, that the applicant / owner provide a detailed grading and drainage plan, including existing and proposed entrances, prepared by a Professional Engineer or an Ontario Land Surveyor (Attachment 4).

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

- Plumbing / Building Inspector – Building Division
- Economic Development and Tourism Division
- Georgina Fire Department
- Ministry of Transportation
- Municipal Law Enforcement Division
- Tax and Revenue
- York Region

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

5. ANALYSIS:

The following evaluation of Minor Variance Application MV-2025-0002 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 Existing Neighbourhood in the Keswick 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) Zone on Map 3 (Page 2) 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 Height

Section 5.1 (f) of Zoning By-law No. 500, as amended, permits a maximum height of 6.0 metres from the average grade to the highest point of the structure and 4.5 metres to the eaves for accessory structures on lots 600 square metres or greater. The Applicant has requested relief to allow a maximum height of 7.5 metres to the peak and 4.6 metres to the eaves.

The intent of the maximum height to the peak and the eaves is to limit adverse shadowing and visual impact, provided for neighbouring properties and ensure accessory buildings are subordinate in size to the main building.

Staff note that the requested height exceeds the permitted height by 1.5 metres to the peak and 0.1 metres to the eave and is to provide space for the garage and storage above the garage. The existing single detached dwelling is 8.94 metres in height and is currently under renovation.

It is noted that the proposed accessory structure is in a similar location as the existing detached accessory building that is to be demolished and in a similar location as neighbouring properties and currently backs onto a vacant lot.

Setback – Accessory Building

Section 5.1(d) of Zoning By-law 500, as amended, permits an interior side yard setback and rear yard setback of 1.2 metres for accessory structures that have a height greater than 4.5 metres. The Applicant is requesting relief to allow an interior side yard and rear yard setback of 0.61 metres for the proposed accessory structure.

The intent of the minimum yard requirements for accessory structures is to ensure compatibility with surrounding lots and to provide an area for access and maintenance.

The proposed accessory structure is set back further than the existing detached garage (0.37 metres from the interior side yard and 0.43 metres from the rear yard) that will be demolished. This proposed accessory structure is to replace this building, and the applicant wishes to utilize the existing foundation.

The proposed accessory structure is unable to comply with the zoning as the siting of the existing single detached dwelling and associated porch would make it difficult for a car to maneuver into one of the garage bays.

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 accessory structure is in keeping with the existing physical character of the neighbourhood, as the area generally consists of various lot sizes with single detached dwellings and accessory structures located along Lake Drive North and Post Office Road.

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 MV-2025-0002, as it pertains to the proposed accessory structure, 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:

Jeff Healey, MCIP, RPP
Supervisor of Development Planning

Attachments:

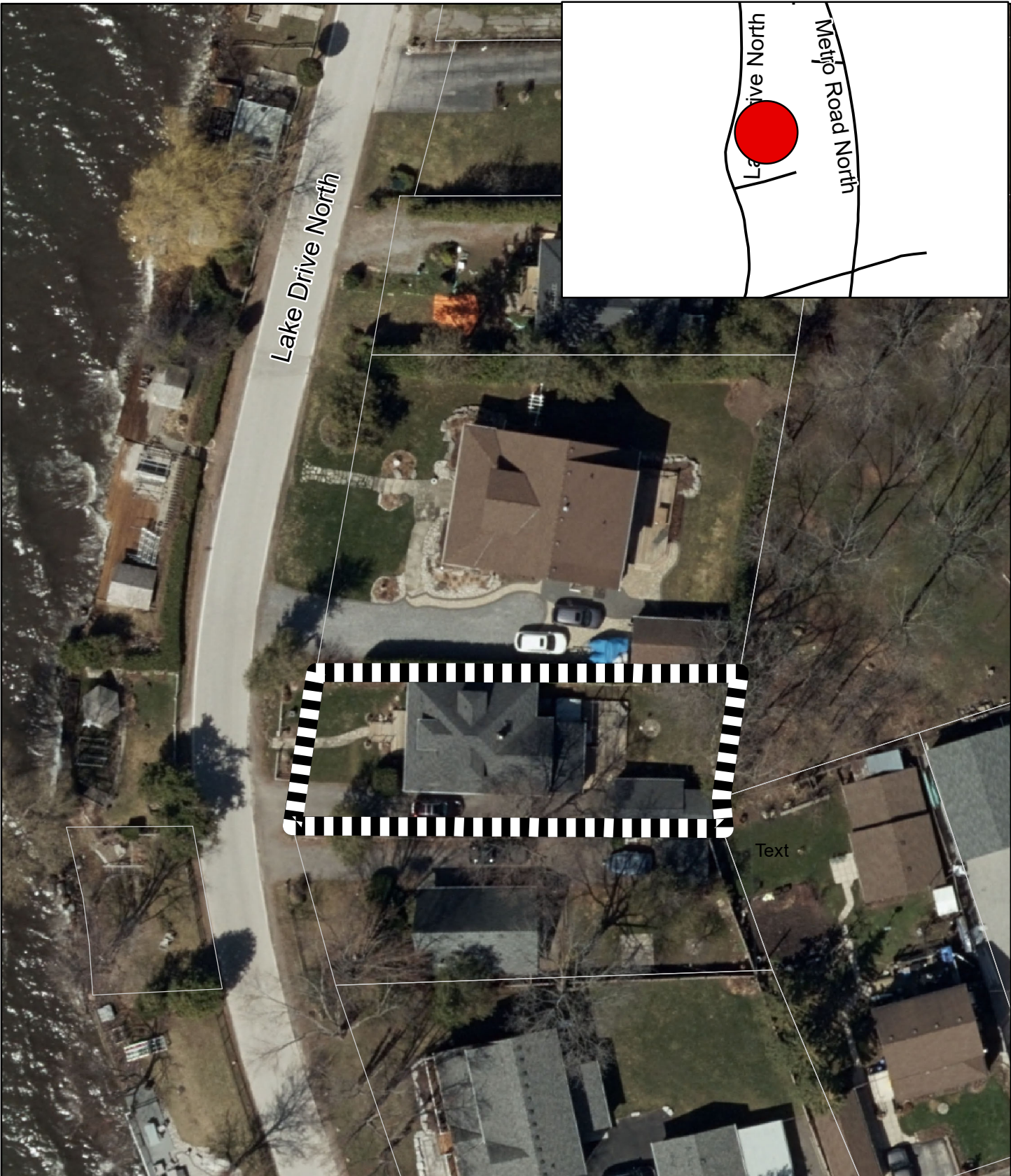
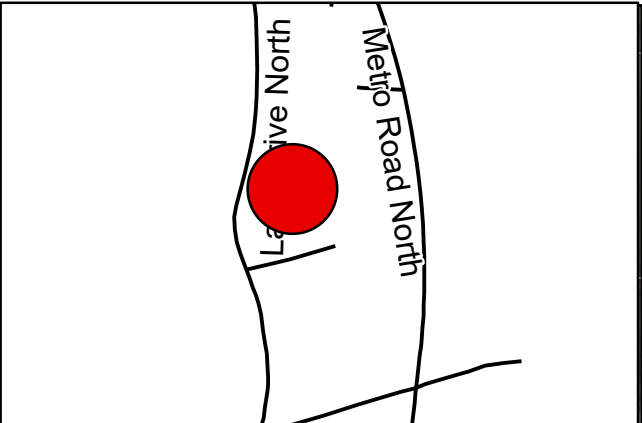
Attachment 1 – Location Map

Attachment 2 – Site Plan and Drawings

Attachment 3 – Site Photos

Attachment 4 – Comments

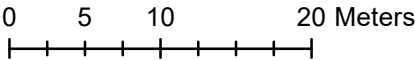
Attachment 5 – Public Comments



LOCATION MAP



SUBJECT LAND



Section 5.1 (d): To permit an accessory structure with a rear yard setback of 0.61 metres, whereas a rear yard setback of 1.2 metres is required

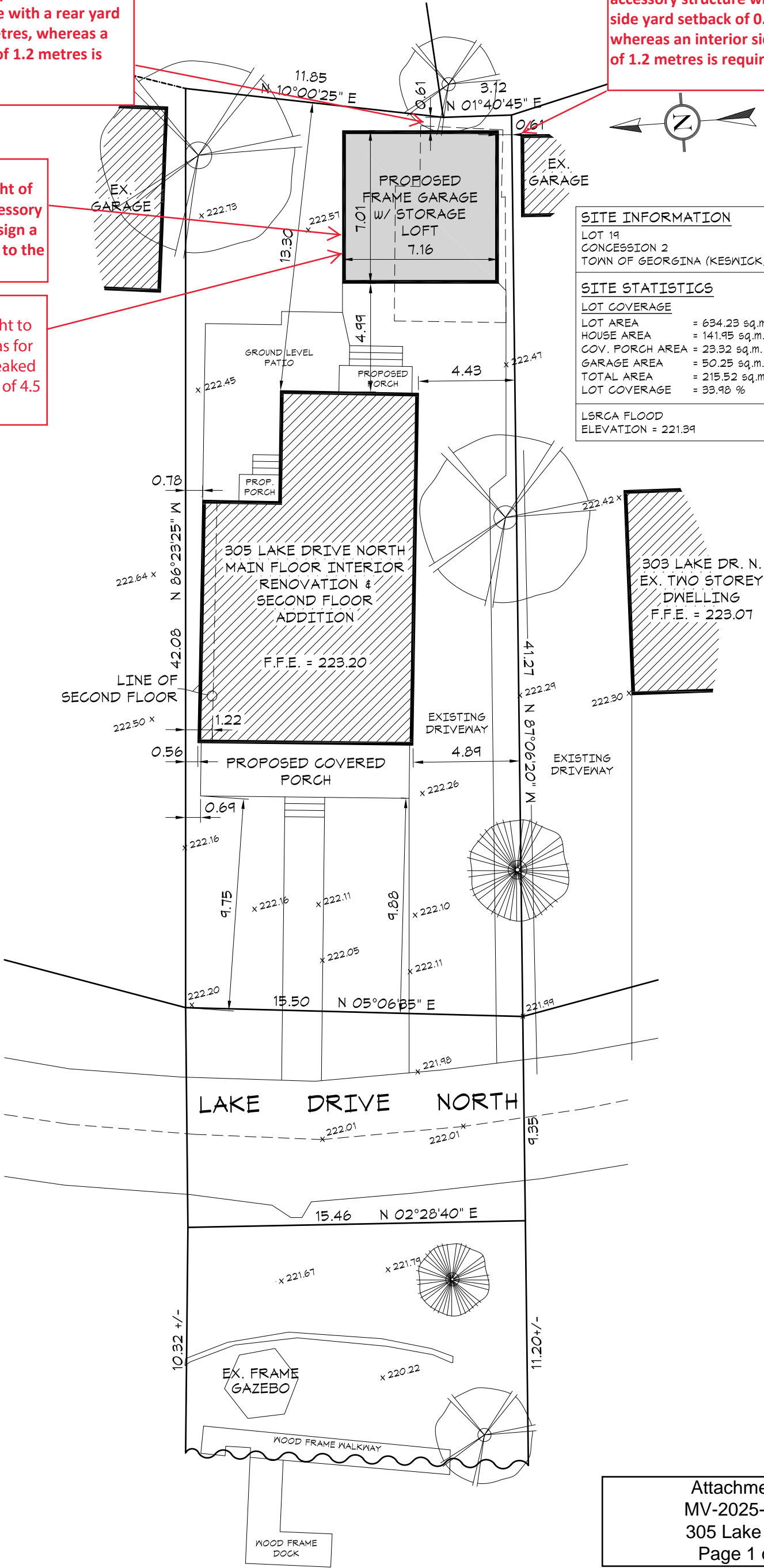
Section 5.1 (d): To permit an accessory structure with an interior side yard setback of 0.61 metres, whereas an interior side yard setback of 1.2 metres is required

Section 5.1 (f): To permit an accessory structure with a height of 7.5 metres, whereas for an accessory building with a peaked roof design a maximum height of 6.0 metres to the top to the peak is allowed.

Section 5.1 (f): To permit an accessory structure with a height to the eaves of 4.6 metres, whereas for an accessory building with a peaked roof design a maximum height of 4.5 metres to the eaves is allowed.

SITE INFORMATION	
LOT 19 CONCESSION 2 TOWN OF GEORGINA (KESWICK)	
SITE STATISTICS	
LOT COVERAGE	
LOT AREA	= 634.23 sq.m.
HOUSE AREA	= 141.45 sq.m. (1,528 sq.ft.)
COV. PORCH AREA	= 23.32 sq.m. (251 sq.ft.)
GARAGE AREA	= 50.25 sq.m. (541 sq.ft.)
TOTAL AREA	= 215.52 sq.m. (2,320 sq.ft.)
LOT COVERAGE	= 33.98 %
LSRCA FLOOD ELEVATION = 221.39	

309 LAKE DR. N.
EX. TWO STOREY
DWELLING
F.F.E. = 223.86



Attachment 2
MV-2025-0002
305 Lake Dr N
Page 1 of 2

GENERAL NOTES:

- ALL CONSTRUCTION IS TO CONFORM TO SECTION "9" OF THE ONTARIO BUILDING CODE (LATEST EDITION).
- CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING.
- THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY.
- BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

PROJECT TITLE

SITE PLAN
305 LAKE DRIVE NORTH
TOWN OF GEORGINA

Page 52 of 66

THE GREGORY
DESIGN GROUP

48 GEORGE STREET
MARKHAM, ONTARIO L3R 2R7
CELL (416) 520-0978
shane@gregorydesigngroup.net

SCALE
1:200

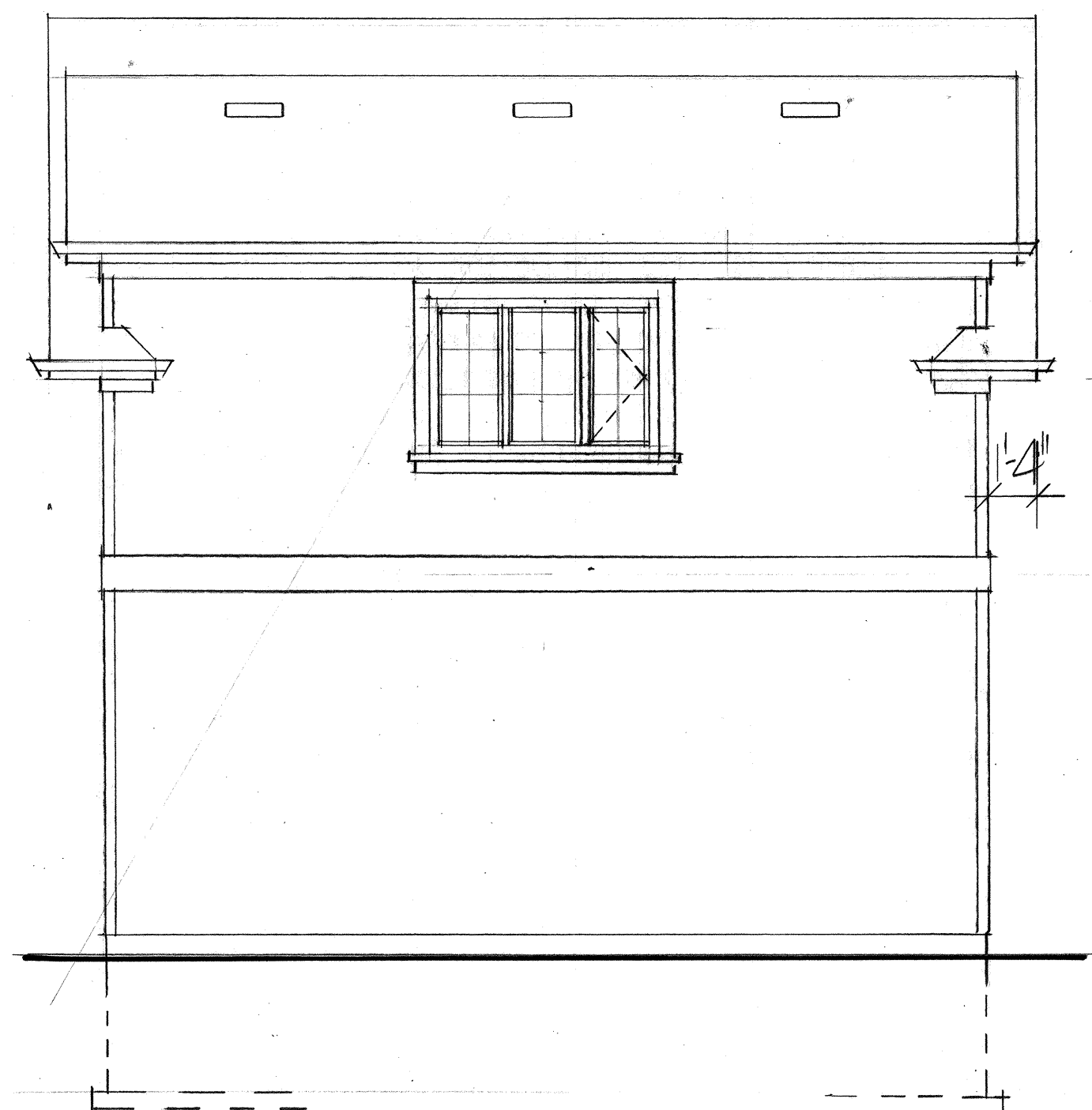
PROJECT NUMBER
23-14

DRAWN BY
S.Gregory

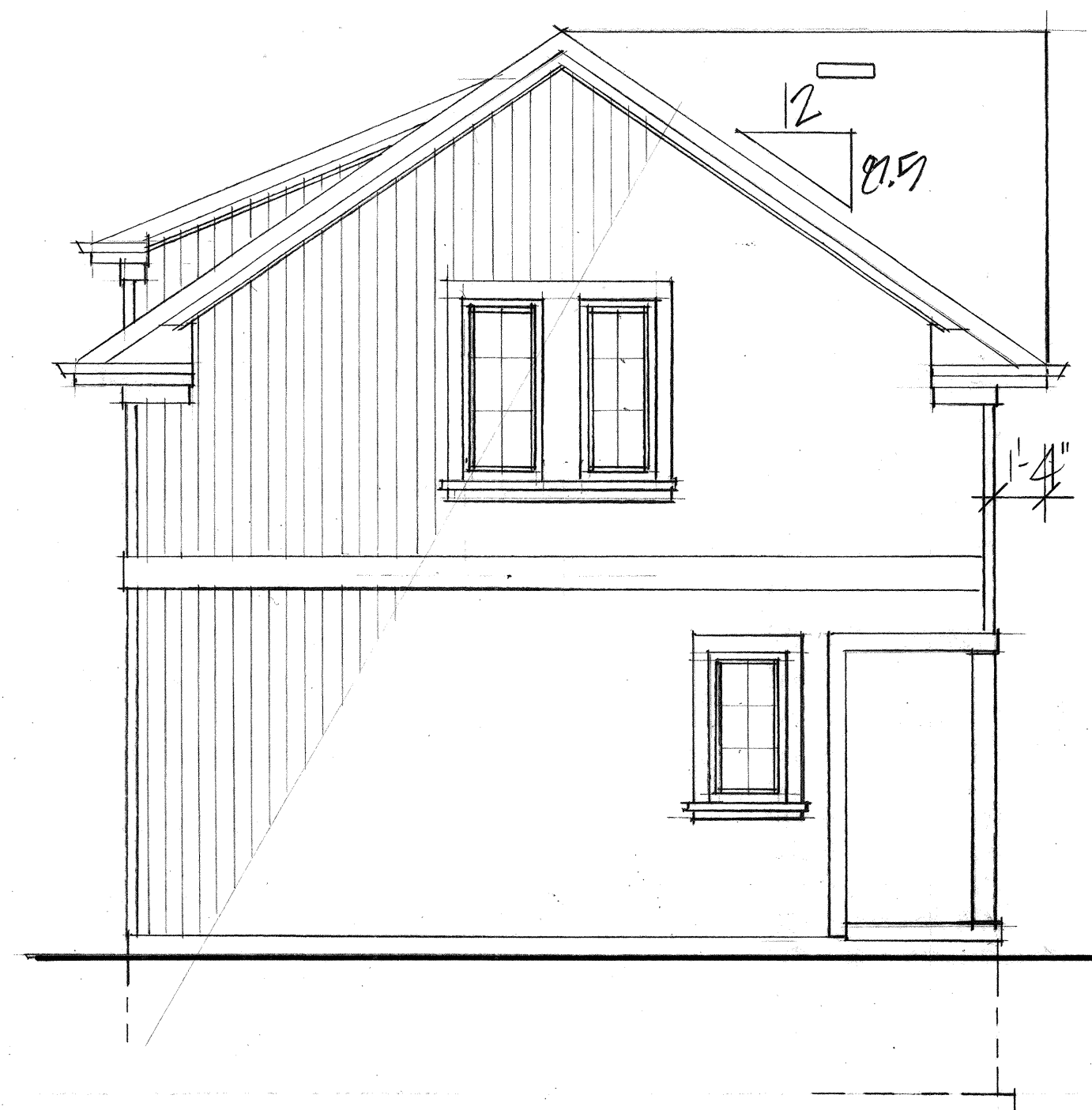
CHECKED BY
R.G.

DATE
02/03/25

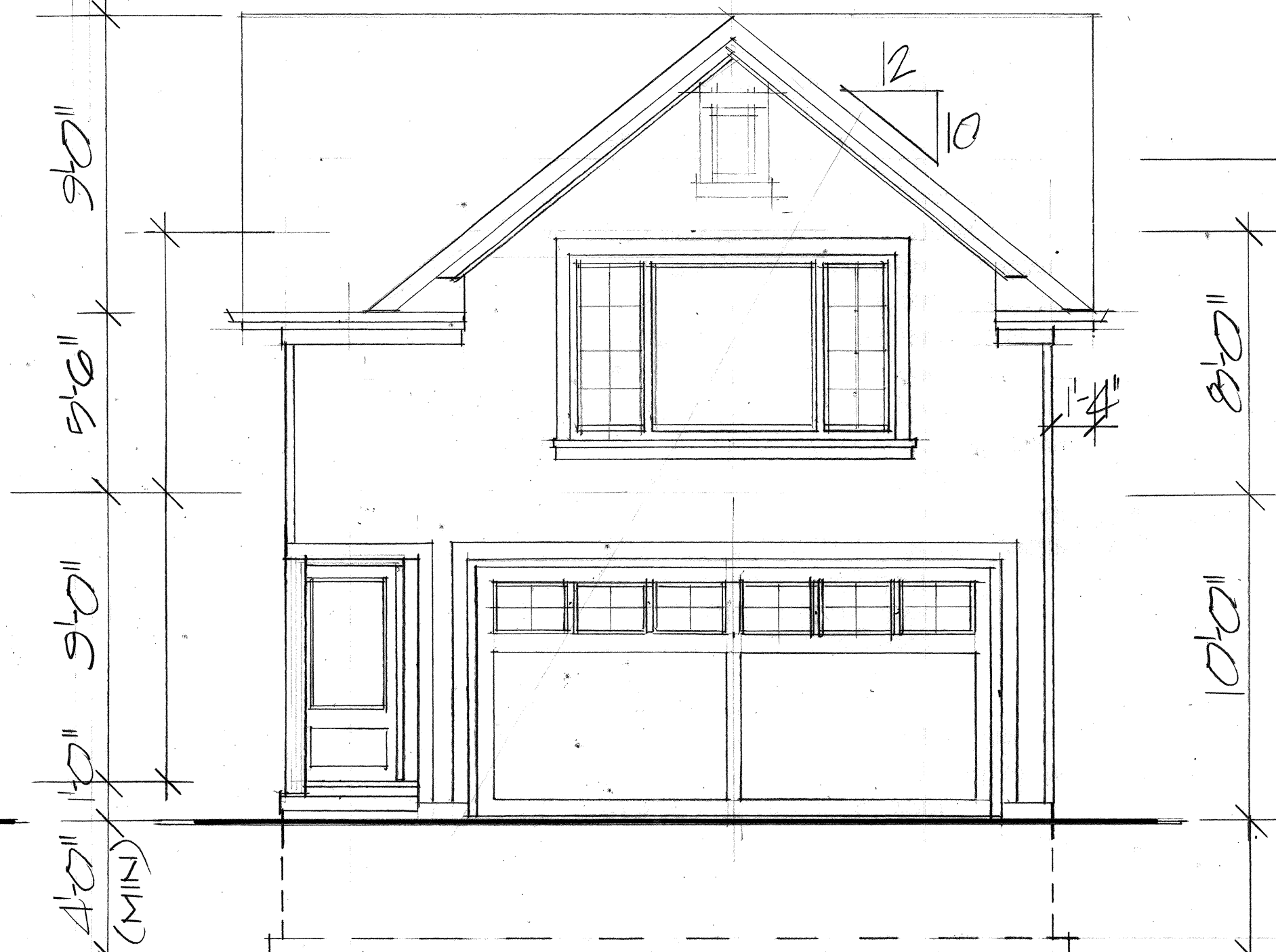
SHEET NUMBER
SP-1



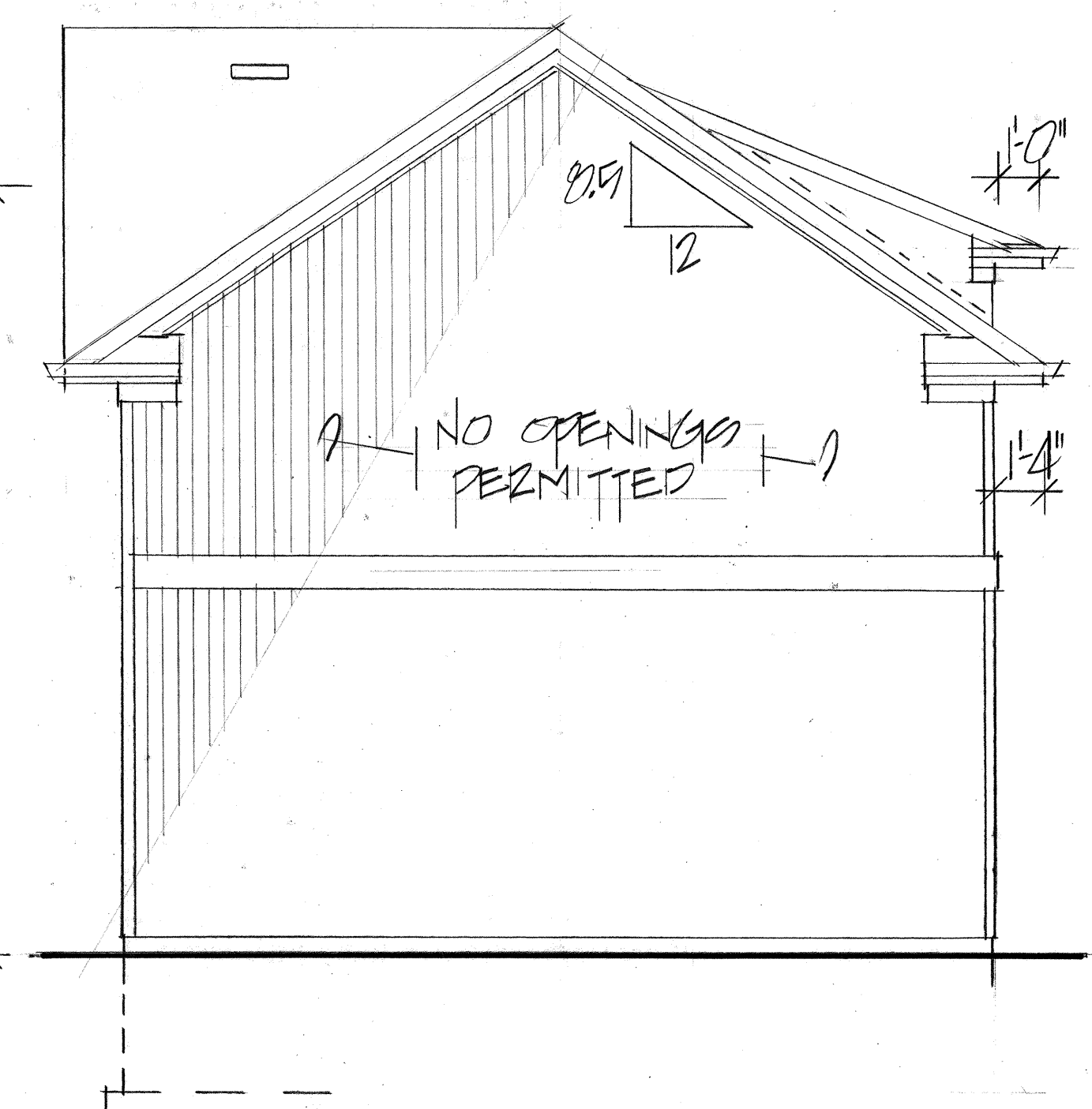
REAR ELEVATION



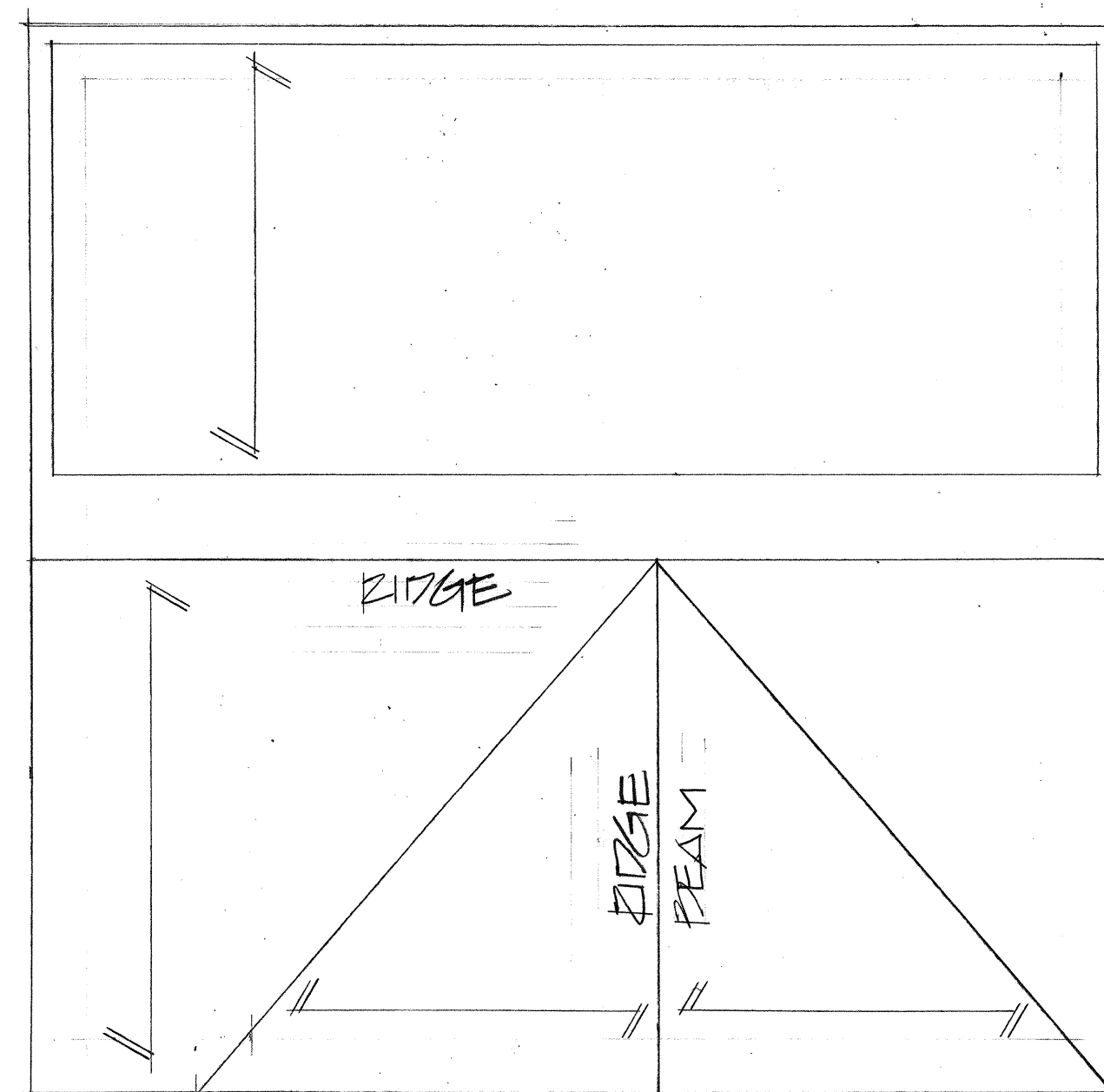
LEFT SIDE



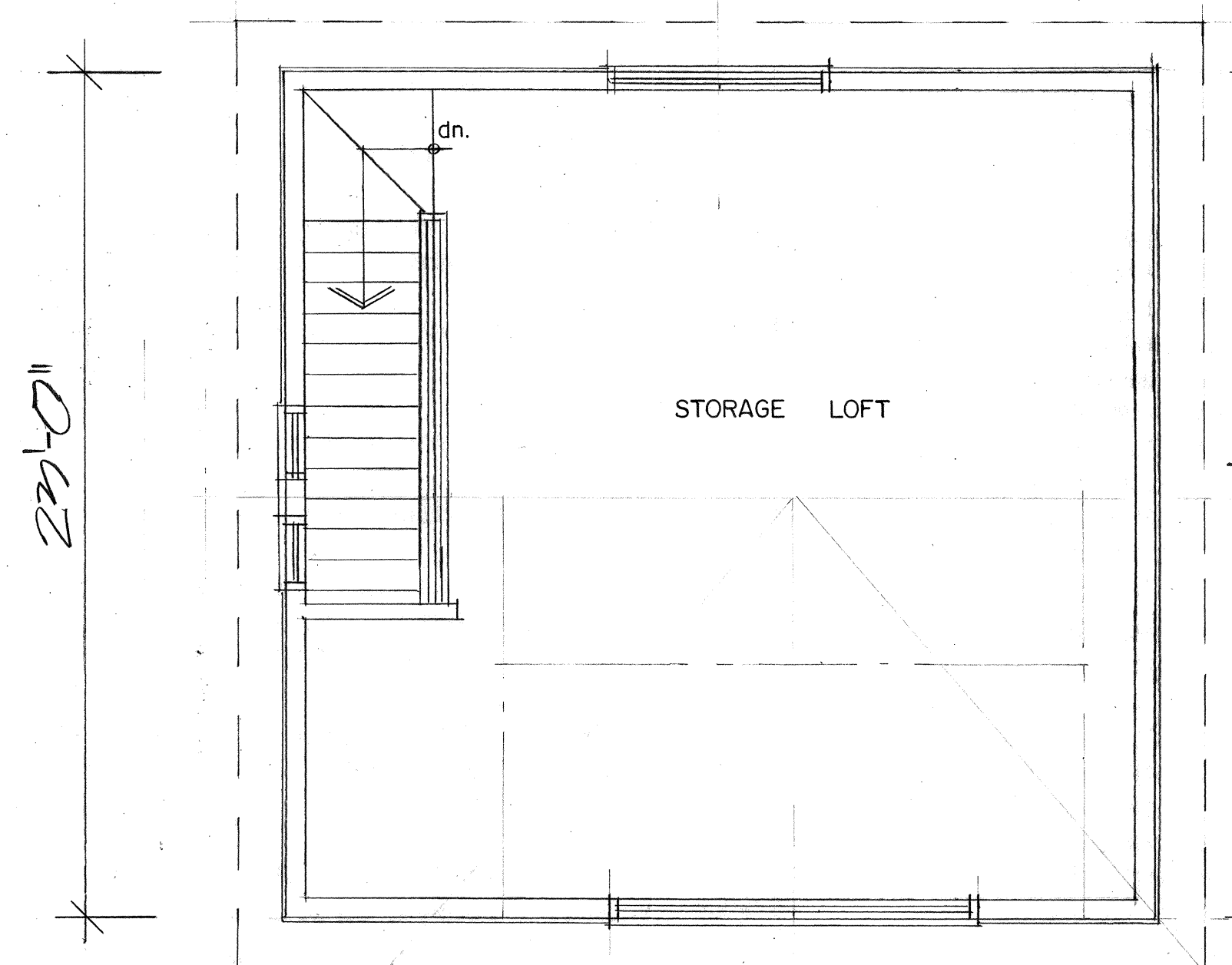
FRONT ELEVATION



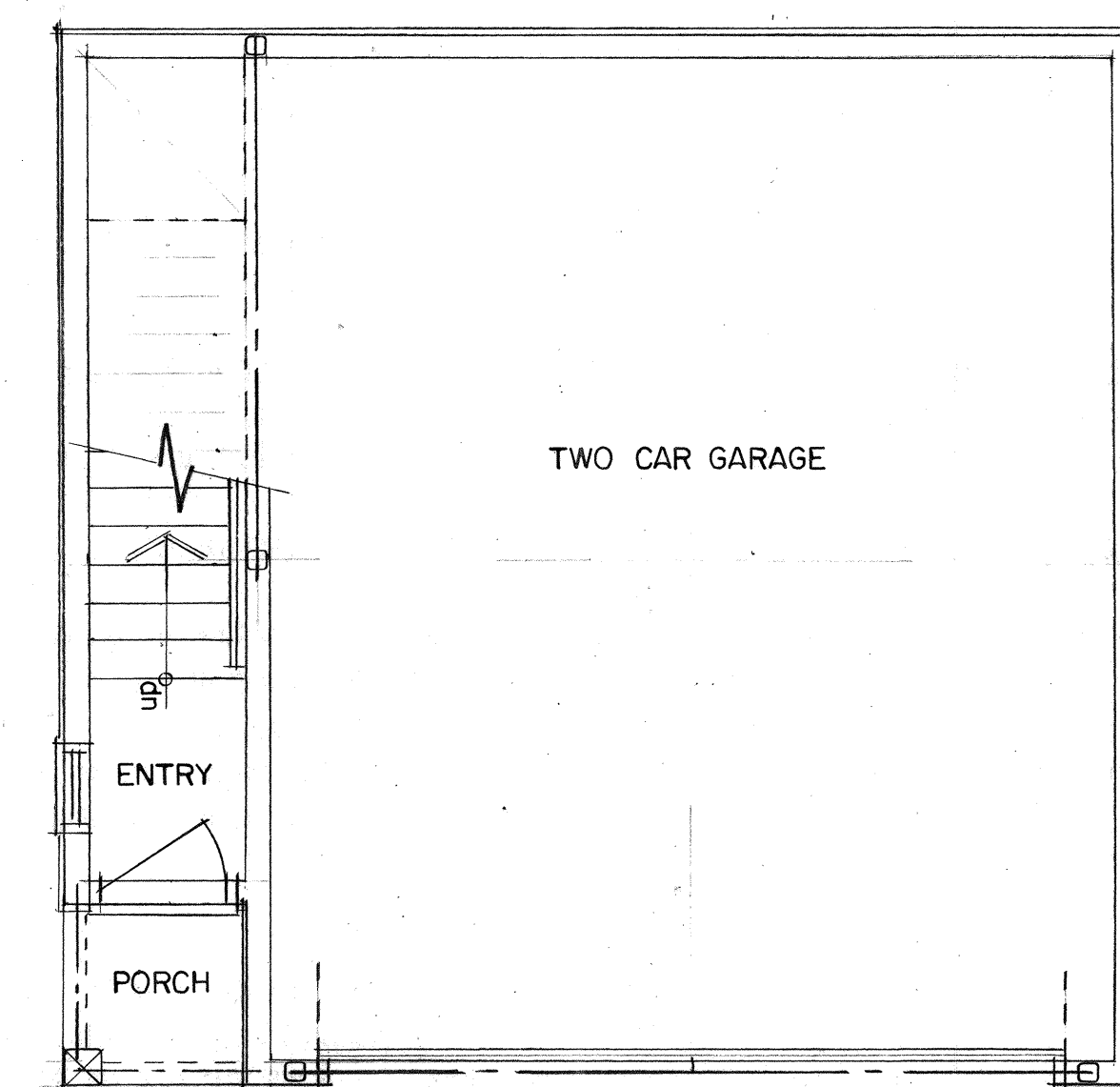
RIGHT SIDE



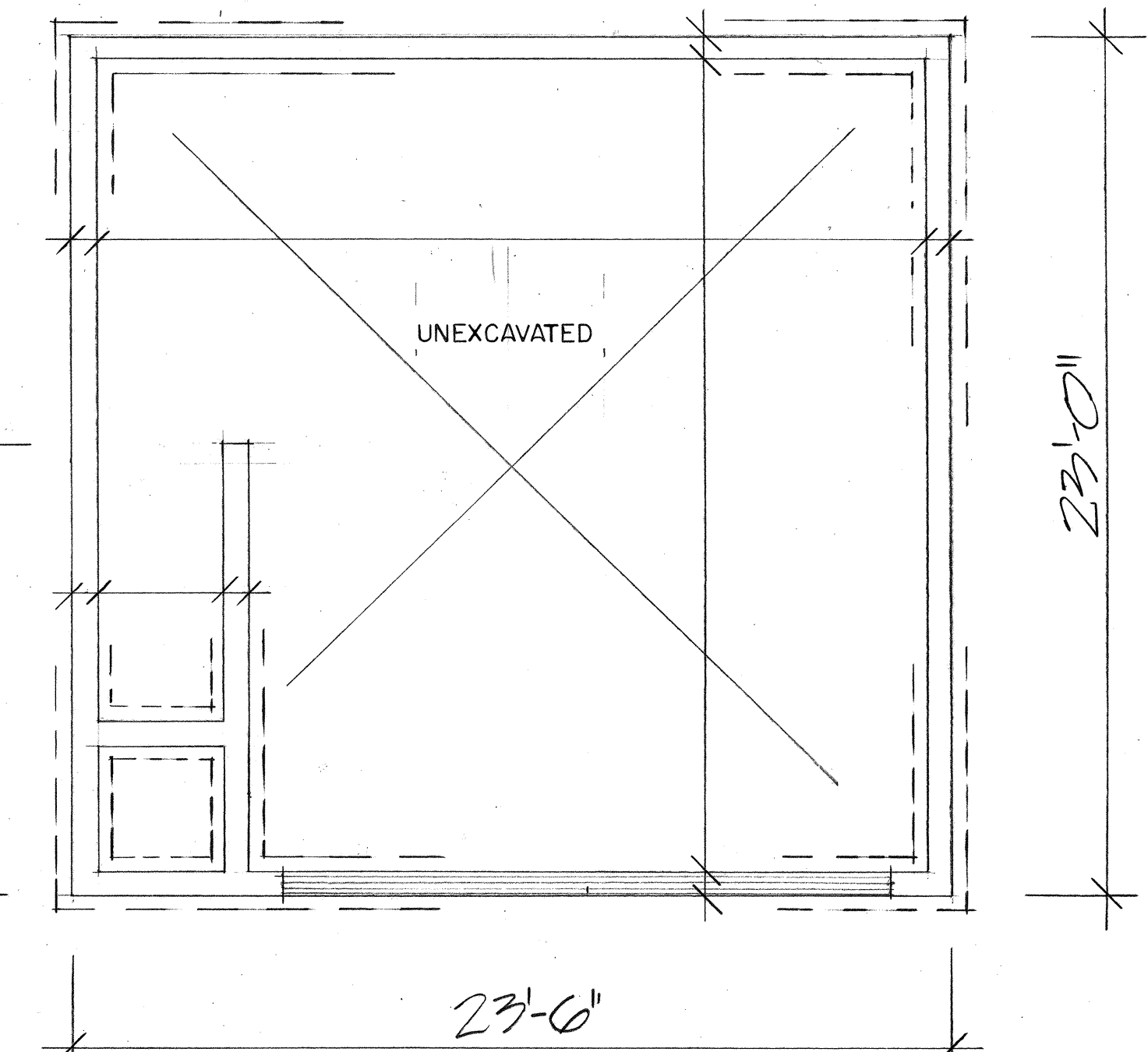
ROOF PLAN



LOFT PLAN



GARAGE PLAN



FOUNDATION PLAN

PROJECT: COACH HOUSE Attachment 2 MV-2025-0002 305 Lake Dr N Page 2 of 2	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C. of the Building Code, I am qualified, and the firm registered, in the appropriate classes/categories. Rus Gregory NAME SIGNATURE	DRAWN: R. GREGORY
		DATE: 1/4/25
THE GREGORY DESIGN GROUP 18 Paradise Ave MARKHAM, ONTARIO, L3P 3B9 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: All construction is to conform to section "1" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor/designer is responsible to re-check and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	SCALE: 1/4" = 1'-0"
		PROJECT NO.: 2408-24
		DRAWING NO.: A-1

Site Photos

305 Lake Dr N
Facing East



305 Lake Dr N
Facing East



305 Lake Dr N
Facing South



305 Lake Dr N
Facing West



305 Lake Dr N
Facing South



305 Lake Dr N
Facing East





Sent via e-mail: braines@georgina.ca

March 11, 2025

Municipal File No.: MV-2025-0002
LSRCA File No.: VA-145342-022525

Brianna Raines
Secretary-Treasurer to the Committee of Adjustment
Planning Division, Development Services Department
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Ms. Raines,

Re: Application for Minor Variance
305 Lake Drive North
Town of Georgina
Owner: Jennifer Kah
Applicant: Gregory Design Group (c/o Russ Gregory)

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 an accessory structure. The Applicant/Owner is seeking relief from the following section of the Town of Georgina Zoning By-law No. 500, as amended:

- **Section 5.1 (d)** which requires a rear yard setback of 1.2 metres, whereas the proposal is requesting a rear yard setback of 0.61 metres;
- **Section 5.1 (d)** which requires an interior side yard setback of 1.2 metres, whereas the proposal is requesting an interior side yard setback of 0.61 metres;
- **Section 5.1 (f)** which restricts the height of a peaked roof to 6.0 metres, whereas the proposal is requesting a height of 7.5 metres;
- **Section 5.1 (f)** which restricts the height of a peaked roof to the eaves to 4.5 metres, whereas the proposal is requesting a height of 4.6 metres.

Documents Received and Reviewed by Staff

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

- Agency Circulation (dated February 21, 2025)
- Site Plan prepared by Gregory Design Group (dated February 3, 2025)

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 5.2 of the Provincial Planning

Statement (PPS, 2024) 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 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:

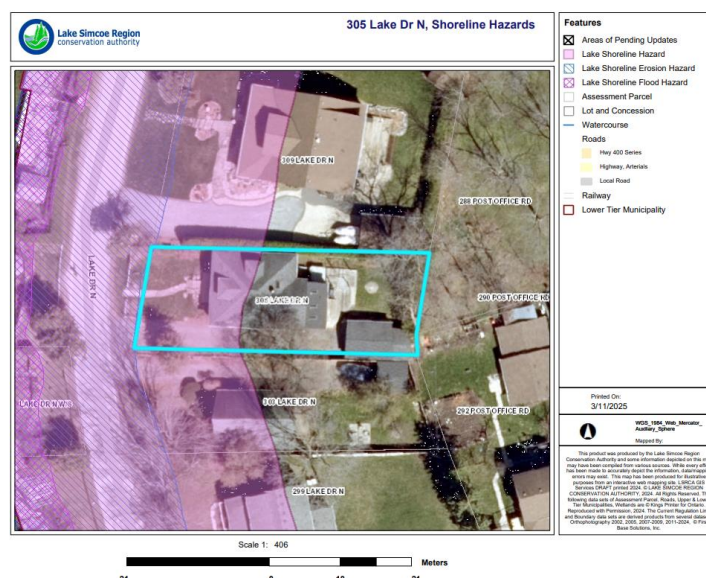
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 0.06 hectares (0.14 acres) in area and is located east of Lake Drive North within the Town of Georgina. The subject property is currently zoned 'Residential (R)' per the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for shoreline flooding and erosion hazards. Please see a detailed regulatory map below.
- 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 5.2 of the Provincial

Planning 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 therefore is consistent with 5.2 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 a portion of the subject property. It appears that the proposal is located outside of the regulated area therefore a permit from the LSRCA is not required at this time.

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 5.2 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to a portion of the subject site. A permit from the LSRCA is not required at this time;
3. 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,



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

To: Brianna Raines, 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: March 14th, 2025

Re: MINOR VARIANCE MV-2025-0002
305 Lake Dr N
CONCESSION 2 PART LOT 19
ROLL NO.: 098-007

The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0002:

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.

From: [REDACTED]
To: [Brianna Raines](#)
Subject: MV-2025-0002 305 Lake Drive
Date: March 24, 2025 9:05:49 AM



Hello

I am homeowner of [REDACTED] and above
Zoning Variance application has a direct bearing
on our property...
I understand there is a zoom meeting March 31st@ 7:30...
My wife and i would like an invite due to our proximity
to building....

As a side note our hope is the Town stands by its Building
Codes or why have them?

Thanks in advance

[REDACTED]



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

Date: Monday, March 17, 2025
Time: 7:30 PM

Members of
Committee Present:

John Rogers, Chair
Karen Whitney
Chris Burns
Lynda Rogers
Joseph Bonello

Staff Present:

Janet Porter, Manager of Development Planning
Monika Sadler, Planner I
Brianna Flatt, Secretary-Treasurer

1. ROLL CALL

As noted above.

“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)

None.

3. DECLARATION OF PECUNIARY INTEREST

No pecuniary interests were declared.

4. EXPLANATION OF HEARING PROCEDURE

Brianna Flatt, Secretary-Treasurer read the explanation of hearing procedure.

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

None.

6. APPLICATIONS FOR CONSENT

**1. CONSENT APPLICATION CON-2025-0001
371 LAKE DRIVE NORTH**

The owner Tom Ingersoll gave a brief explanation on the application.

Monika Sadler, Planner I, gave a presentation on the application.

There were no public speakers or comments.

Committee member Chris Burns questioned if the proposed rear property line would be in line with the properties to the south.

Mr. Ingersoll advised that the rear property line is in line with the adjacent property to the north, not the adjacent property to the south. The property to the south was previously severed into 4 separate properties and was a deeper property. Committee member Burns confirmed that the property to the north is 375 Lake Drive North.

Committee member Chris Burns then confirmed that the property has already been serviced from Metro Road. Mr. Ingersoll advised that it was completed in 2002.

Following the vote, Committee Chair John Rogers advised that the application is approved subject to a 20-day appeal period and two years to meet all conditions.

Moved By Chris Burns

Seconded By Joseph Bonello

- 1. That the Committee of Adjustment receive Report No. DS-2025-0020 prepared by the Development Planning Division, Development Services Department, dated March 17, 2025 respecting Consent Application CON-2025-0001, submitted by the owners for the property municipally addressed as 371 Lake Drive North, Keswick; and,**
- 2. Staff recommend the following:**
 - a. That the Committee of Adjustment approve Consent Application CON-2025-0001 as it pertains to the property known as 371 Lake Drive North, Keswick, to sever and convey Severed Lands from Retained Lands, as shown in Attachment 3 to Report No. DS-2025-0020; and,**

- b. That the approval of Consent Applications CON-2025-0001 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-2025-0020;
 - iii. That the Committee Reserve 2.78 persons equivalent of Sanitary Sewer and Water Allocation for the proposed development from Category 5- Willow Beach / Serviced Lakeshore Residential for a period of up to 2 years, and that the 'Reserved' servicing allocation be formally 'Committed' and assigned by the Director of Development Services upon the issuance of the Certificate of Official; and
 - iv. That the 'Reserved' servicing allocation be automatically rescinded in the event that conditions of provisional consent are not fulfilled prior to the two year lapsing date as specified in the Notice of Decision;
 - v. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that Severed Land has been assigned a tentative civic address;
 - vi. Submission to the Secretary-Treasurer of written confirmation from York Region that all matters identified in Attachment 4 to Report No. DS-2025-0020 have been addressed to the Region's satisfaction; and
 - vii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

Carried Unanimously

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION MV-2025-0003
5661 LATIMER ROAD
CONCESSION 5, PART OF LOT 2

The owner, Shona Cronsberry, gave a brief explanation on the application.

Monika Sadler, Planner I, gave a presentation on the application.

There were no public comments or speakers.

Committee member Karen Whitney, asked about the status of the Zoning By-law 600 which is currently at the Ontario Land Tribunal. Monika Sadler, Planner I, advised that the Zoning By-law 600 has been heard by the Tribunal, but a final order has not been rendered. Janet Porter, Manager of Development Planning confirmed that there is no further information at this time.

Following the vote, Committee Chair John Rogers advised that the application is approved subject to a 20-day appeal period and two years to meet all conditions.

Moved By Karen Whitney

Seconded By Lynda Rogers

1. **That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated March 17, 2025, respecting Minor Variance Application MV-2025-0003, for the property municipally addressed as 5661 Latimer Road; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0003 to permit relief from the following:**
 - i. **Section 6.1(i): To permit a maximum lot coverage of 14%, whereas a maximum lot coverage of 10% is permitted;**
 - b. **That the approval of Minor Variance Application MV-2025-0003 be subject to the following term:**
 - i. **That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2025-0019, in accordance with the relief recommended to be approved in Recommendation 2a);**
 - c. **That the approval of Minor Variance Application MV-2025-0003 be subject to the following conditions:**
 - i. **Submission to the Secretary-Treasurer of written confirmation from the Ministry of Transportation that all matters identified in Attachment 4 to Report No. DS-2025-0019 have been addressed to the satisfaction of the Ministry;**

- 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-2025-0019 have been addressed to the satisfaction of the Division; and**
- iii. **That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.**

Carried Unanimously

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

None.

9. MINUTES OF PREVIOUS MEETING

- 1. March 3, 2025 Meeting Minutes

The March 3, 2025 meeting minutes were adopted.

Moved By Joseph Bonello
Seconded By Lynda Rogers

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

None.

12. NEXT MEETING

The next meeting is March 31, 2025.

13. ADJOURNMENT

The meeting was adjourned.

John Rogers, Chair

Brianna Flatt, Secretary-Treasurer