



**GEORGINA**

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

Monday, April 14, 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 APPLICATION B15-24  
56 OSBOURNE STREET AND 382 BOUCHI**

**5**

- a. **That the Committee of Adjustment receive Report No. DS-2025-0025 prepared by the Development Planning Division, Development Services Department, dated April 14, 2025, respecting Consent Application B15-24, submitted by the owners for the property municipally addressed as 56 Osbourne Street and 382 Bouchier Street; and,**
- b. **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 Consent Application B15-24 as it pertains to the property known as**

56 Osbourne Street and 382 Bouchier Street, to sever and convey Severed Lands from Remainder Lands and convey same to Beneficial Lands, as shown in Attachment 3 to Report No. DS-2025-0025; and,

- b. That the approval of Consent Applications B15-24 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 Lands to Beneficial Lands as indicated on Attachment 3 to Report No. DS-2025-0025;
  - iii. Submission to the Secretary-Treasurer of written confirmation for the Development Engineer Division that all matters identified in Attachment 4 to Report No. DS-2025-0025 have been addressed to the Division's Satisfaction;
  - iv. Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that all matters identified in Attachment 4 to Report No. DS-2025-0025 have been addressed to the Division's Satisfaction and,
  - v. 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 A30-24  
127 LAURENDALE AVENUE  
PLAN 65M-4131, LOT 45

20

1. That the Committee of Adjustment receive Report No. DS-2025-0027 prepared by the Development Planning Division, Development Services Department, dated April 14, 2025, respecting Minor Variance Application A30-24, for the property municipally addressed as 127 Laurendale Avenue; 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 A30-24 to permit relief from the following:
    - i. Section 7.5.81: To permit a minimum rear yard setback of 5 metres, whereas a minimum rear yard setback of 6 metres is required;
  - b. That the approval of Minor Variance Application A30-24 be



subject to the following term(s):

- i. That the proposed single detached dwelling be constructed in general conformity with Attachment 3 to Report DS-2025-0027, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application A30-24 be subject to the following condition(s):
  - i. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0027 have been addressed to the satisfaction of the Division; 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-2025-0005  
24 BLUE HERON DRIVE  
PLAN 302, LOT 11

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1. That the Committee of Adjustment receive Report No. DS-2025-0026 prepared by the Development Planning Division, Development Services Department, dated April 14, 2025, respecting Minor Variance Application MV-2025-0005, for the property municipally addressed as 24 Blue Heron Drive; 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-2025-0005 to permit relief from the following:
    - i. Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.2 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.
  - b. That the approval of Minor Variance Application MV-2025-0005 be subject to the following term(s):
    - i. That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2025-0026, in accordance with the relief recommended to be approved in Recommendation 2a);
  - c. That the approval of Minor Variance Application MV-2025-0005 be subject to the following condition(s):
    - i. Submission to the Secretary-Treasurer of written confirmation from The Lake Simcoe Regional Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2025-0026 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 5 to Report No. DS-2025-0026 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;

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

**9. MINUTES OF PREVIOUS MEETING**

- 1. March 31, 2025 meeting minutes

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**10. COMMUNICATIONS**

**11. OTHER BUSINESS**

**12. NEXT MEETING**

The next meeting April 28, 2025 is cancelled. The next meeting is May 12, 2025.

**13. ADJOURNMENT**

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2025-0025**

**FOR THE CONSIDERATION OF  
THE COMMITTEE OF ADJUSTMENT**

**April 14, 2025**

**SUBJECT: CONSENT APPLICATION B15-24  
56 OSBOURNE STREET AND 382 BOUCHI**

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**1. RECOMMENDATIONS:**

- a) That the Committee of Adjustment receive Report No. DS-2025-0025 prepared by the Development Planning Division, Development Services Department, dated April 14, 2025, respecting Consent Application B15-24, submitted by the owners for the property municipally addressed as 56 Osbourne Street and 382 Bouchier Street; and,
- b) 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 Consent Application B15-24 as it pertains to the property known as 56 Osbourne Street and 382 Bouchier Street, to sever and convey Severed Lands from Remainder Lands and convey same to Beneficial Lands, as shown in Attachment 3 to Report No. DS-2025-0025; and,
  - b. That the approval of Consent Applications B15-24 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 Lands to Beneficial Lands as indicated on Attachment 3 to Report No. DS-2025-0025;
    - iii. Submission to the Secretary-Treasurer of written confirmation for the Development Engineer Division that all matters identified in Attachment 4 to Report No. DS-2025-0025 have been addressed to the Division's Satisfaction;
    - iv. Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that all matters

- identified in Attachment 4 to Report No. DS-2025-0025 have been addressed to the Division's Satisfaction and,
- v. 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 to outline comments received with respect to Consent applications B15-24, submitted by the owners for the property known as 56 Osbourne Street and 382 Bouchier Street.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 4)  
56 Osbourne Street  
Part Residential North of Bouchier Street, Plan Town  
Plot of Keswick (NG) as in R633241  
Roll No.:123-185

382 Bouchier Street  
Part Residential North of Bouchier Street, Plan Town  
Plot of Keswick (NG) as in R645196  
Roll No.: 120-575

**3.1 PROPOSAL:**

The Applicant has applied for a consent for a lot boundary adjustment, seeking approval to sever a portion of 56 Osbourne Street (Remainder Lands) and add it to 382 Bouchier Street (Beneficial Lands). The application is for a boundary adjustment; thus, no new lots will be created.

The Applicant owns both properties and wishes to adjust the boundaries to make the lot lines more uniform.

The proposed consent plan is included as Attachment 3.

**3.2 SUBJECT PROPERTY AND SURROUNDING AREA:**

The subject properties are located in Keswick, South of Boyers Road. A summary of the property characteristics is below:

<b>Municipal Address</b>	56 Osbourne Street 382 Bouchier Street
<b>Zoning</b>	Residential (R) Zone

<b>Official Plan / Secondary Plan Land Use Designation</b>	Serviced Lakeshore Residential Area
<b>Regional Official Plan Land Use Designation</b>	Rural Area
<b>Existing Structures</b>	56 Osbourne Street: Single Detached Dwelling and one accessory structure 382 Bouchier Street: Single Detached Dwelling and two accessory structures
<b>Proposed Structures</b>	NA
<b>Heritage Status</b>	Neither listed nor designated
<b>Regulated by LSRCA</b>	No

The Remainder Lands has a frontage of approximately 21.34 metres and a lot area of approximately 834.04 square metres. The Beneficial Lands has a frontage of approximately 13.72 metres and a lot area of approximately 792.42 square metres. Approximately 74.32 square metres (as shown on Attachment 3 as the Severed Lands) are being severed and conveyed from the Remainder Lands to the Beneficial Lands. There is a single detached dwelling and two accessory structures on the Beneficial Lands.

The surrounding land uses are generally described as follows:

- North: low-density residential uses;
- East: low-density residential uses;
- South: low-density residential uses;
- West: low-density residential uses.

#### **4. PUBLIC CIRCULATION 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 25, 2025, to all landowners within 60.0 metres of the subject property.

As of the date of writing this report, Staff have not received any comments from the general public.

##### **4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS**

Town departments and external agencies have been circulated for comments.

The Development Engineering Division has indicated no objects and requires, as a condition of the consent, that the applicant / owner convey a road widening across the

frontage of Bouchier Street of 10 metres from the centreline of Bouchier Street (Attachment 4)

The Development Planning Division has indicated no objections and requires, as a condition of the consent, that the owner demonstrate that they are able to fit the required amount of parking (three spaces) on 382 Bouchier Street or submit and obtain approval of a Minor Variance application to permit two parking spaces instead of the required three (Attachment 4).

The following internal departments and external agencies have indicated no concerns:

- Building Division
- Georgina Fire Department
- Hydro One
- Ministry of Transportation
- Municipal Law Enforcement Division
- Tax and Revenue Division
- York Region

## 5. **ANALYSIS:**

### 5.1 Provincial Planning Statement (PPS) (2024), Greenbelt Plan (GBP) (2017), and Lake Simcoe Protection Plan (LSPP) (2009)

The subject property is located in a Rural Settlement Area under the Provincial Planning Statement, Greenbelt Plan, and the Lake Simcoe Protection Plan. Lot line adjustments and lot creation are permitted in Rural Settlement Areas, provided that the consideration is given to rural characteristics, the scale of development and the provision of appropriate services.

Staff have reviewed the proposal against the above-noted Provincial Plans and are of the opinion that the proposal is consistent with the Provincial Policy Statement and conforms to the Provincial Greenbelt Plan, and Lake Simcoe Protection Plan. It is also noted that the Lake Simcoe Region Conservation Authority (LSRCA) did not raise any concerns with the proposal as the properties are not located within the LSRCA-regulated area.

### 5.2 York Region Official Plan (YROP) (2022)

The subject property is designated 'Rural Area' on Map 1a of the York Region Official Plan (YROP). Staff have reviewed the subject Consent applications against the document. Section 4.2.4 of the YROP states that municipalities will provide a balance of residential uses. 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. Staff have reviewed the proposal against the above-noted Regional Plan and are of the opinion that the proposal is consistent with the York Region Official Plan.

### 5.3 Georgina Official Plan (OP) (2016)

The subject properties are designated 'Serviced Lakeshore Residential Area' on Schedule 'A2' – Lane Use Plan to the Official Plan ("OP") 2016. Single detached dwellings and accessory buildings are permitted in the Serviced Lakeshore Residential Area designation.

Pursuant to Section 11.4.2.1 (a) of the OP, consents may be permitted in all designations for easements and minor lot boundary adjustments, provided a new separate lot is not created. The proposed consent is for a lot boundary adjustment that will sever the Severed Lands from the Remainder Lands and be added to the Beneficial Lands.

Further, Section 11.4.1 of the OP provides criteria that must be met in order for a consent application to be considered for approval. Below is Staff's assessment of the proposed consent against the criteria provided:

- a) *The proposed use must conform with the policies of this Plan and the requirements of the Zoning By-law. Should an amendment to this Plan or the Zoning By-law, or both, be required, the applicant for consent, prior to making the application, must obtain the required amendments;*

The subject properties are designated Serviced Lakeshore Residential Area in the Town's Official Plan and zoned Residential (R) Zone in Zoning By-law 500, as amended; single detached dwellings and accessory structures are permitted in this designation and zone.

Staff note that the request for a road widening from the Development Engineering Division on Bouchier Street could possibly create a zoning deficiency for the required amount of parking (three) as such, Development Planning is requiring as a condition of the consent that the applicant provide proof that the three parking spaces can be located within 382 Bouchier Street lot or a minor variance is sought to request relief from the parking space requirements.

Town Staff note that if a minor variance is sought as a condition to the consent, this condition will be able to be sought prior to the lapsing date.

Staff are of the opinion that the subject properties are compliant with the policies of the Official Plan and the applicable provisions of the Zoning By-law.

- b) *Consents should be granted only after it has been established that the lot size(s) and frontage(s) are adequate and soil and drainage conditions will permit proper use of land and siting of buildings. Generally, the size of the lot shall be limited to the minimum size needed to accommodate the use, except for permitted severances for agriculture, forestry, conservation or other non-residential uses;*

No new lots are being created. The Remainder Land will sever approximately 74.32 square metres to give to the Beneficial Land. The frontage on both properties will not change. The subject properties already had two existing single detached dwellings that will remain on their respective lots.

- c) *The building lot has a depth of not more than four times the frontage;*

No new lots are being created. The Lot boundary adjustment will remove 6.1 m from the Remainder Lands depth and will not change the depth to the Beneficial Lands. The depth will not be more than four times the frontage on the Remainder Lands or the Beneficial Lands.

- d) *Where full municipal services are not available, all development on private services must be in accordance with the policies of this Official Plan;*

The subject properties are on full municipal services.

- e) *Consents for new building lots will not be granted unless the lot to be severed and the retained parcel have adequate frontages on an assumed public road;*

No new building lots are being created. Remainder Lands will front onto Osbourne Street, and Beneficial Lands will front onto Bouchier Street; both are assumed to be public roads.

- f) *Decisions of the Committee of Adjustment shall comply with the Minimum Distance Separation Formulae and Guidelines when considering a consent application which would affect agricultural lands;*

The Remainder Lands and Beneficial Lands are not in proximity to agricultural lands and, therefore, will not affect agricultural lands.

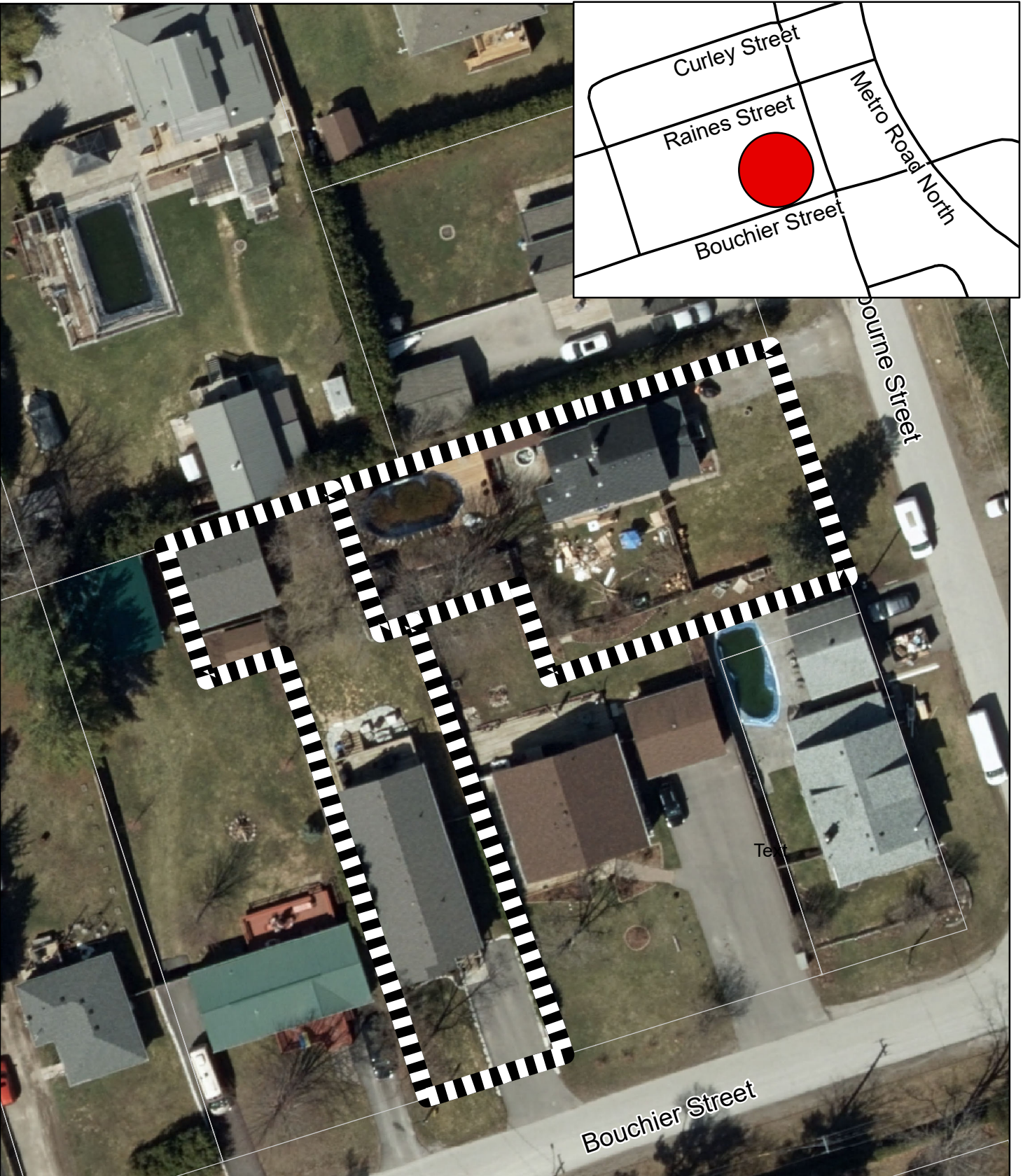
Section 11.4.2.8 of the Official Plan does not apply for this consent as a consent for severance (lot creation) is not proposed.

## **6. CONCLUSION:**

Staff are of the opinion that Consent application B15-24 is consistent with the relevant Provincial, Regional and Town planning policies and complies with the criteria under Section 51(24) of the *Planning Act*.



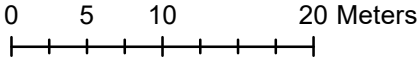




# LOCATION MAP



**SUBJECT LAND**





# Site Photos

56 Osbourne Street  
Facing West

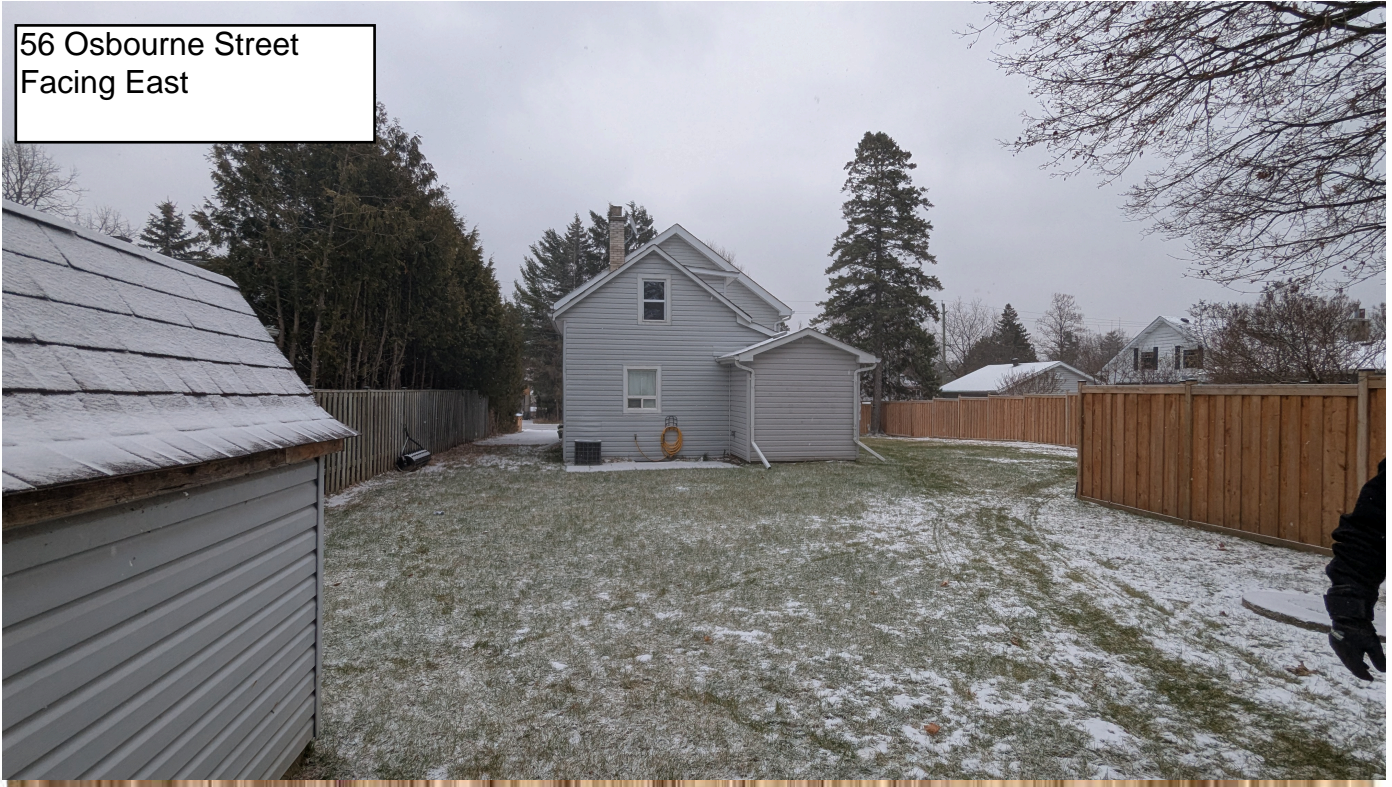


56 Osbourne Street  
Facing West





56 Osbourne Street  
Facing East



382 Bouchier Street  
Facing East





382 Bouchier Street  
Facing South

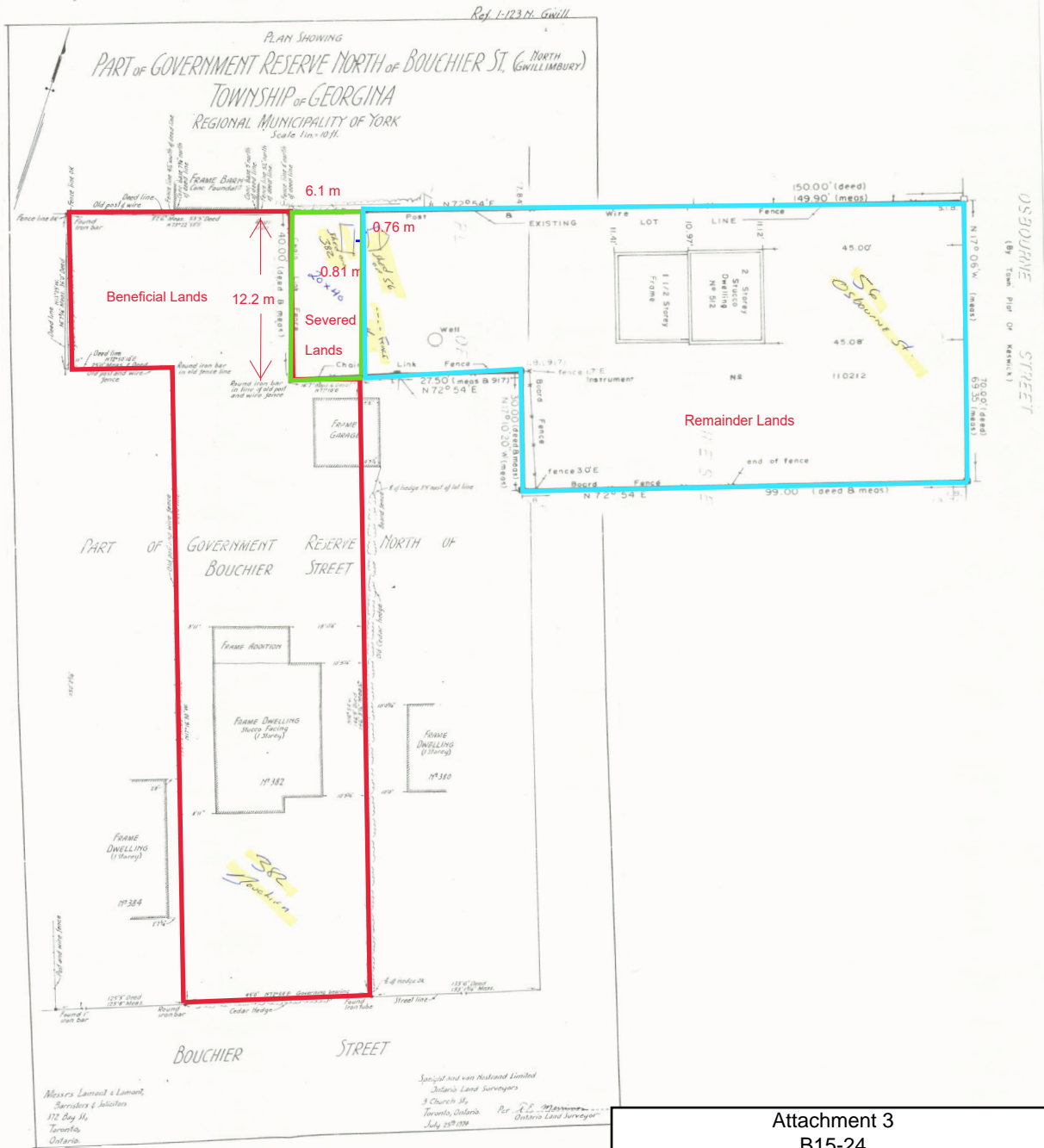


382 Bouchier Street  
Facing South East





# CONSENT PLAN



Consolidated Comments for B15-24 - 56 Osbourne St. and 382 Bouchier St.

Department/Agency	Date Received	Response:
Building Division	March 17, 2025	No Concerns
Building/Plumbing Inspector		
Clerks Division		
Community Services		
Development Engineering	March 24, 2025	See Attached
Development Planning	April 7, 2025	The owner demonstrates that three parking spaces can be located on 382 Bouchier Street or the owner applies and obtains a minor variance to permit two legal parking spaces within the property limits.
Economic Development		
Georgina Fire Department	March 31, 2025	Georgina Fire Department has no objections to this minor variance.
Municipal Law	March 6, 2025	No Comments
Operations & Infrastructure		
Tax & Revenue	March 6, 2025	No Tax Concerns
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas		
Hydro One	March 24, 2025	No concerns
Lake Simcoe Region Conservation Authority (LSRCA)		
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	March 6, 2025	No comments or concerns

Consolidated Comments for B15-24 - 56 Osbourne St. and 382 Bouchier St.

Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers		
Southlake Regional Health Centre		
York Catholic Separate District School Board		
York Region - Community Planning & Development Services	March 6, 2025	No comments
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  
Ben Pressman, Supervisor of Development Engineering  
Domenic Romano, Development Inspector  
Matthew DeLuca, Jr. Development Inspector  
Michelle Gunn, Development Engineering Clerk

**Date:** March 24<sup>th</sup>, 2025

**Re:** CONSENT B15-24  
56 Osbourne Street and 382 Bouchier Street  
PART RES N OF BOUCHIER ST PLAN TOWN PLOT OF KESWICK N GWILLIMBURY AS IN  
R633241 ; GEORGINA and PART RES N OF BOUCHIER ST PLAN TOWN PLOT OF KESWICK N  
GWILLIMBURY AS IN R645196  
Roll Nos.: 123-185 and 120-575

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- The Development Engineering Division has the following **condition(s)** for Consent Application No. B15-24:

1. The Owner shall convey lands to the Town to facilitate a road widening across the full frontage of **Bouchier Street**. The road widening shall be of sufficient width to provide a maximum of **10** metres from the centerline of **Bouchier Street** as outlined in Sec 5 of Town of Georgina By-Law 500, to the satisfaction of the Town's Development Engineering Division

Please contact the Development Engineering Division to fulfill your conditions, or if you have any questions or concerns by emailing [ssial@georgina.ca](mailto:ssial@georgina.ca).

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0027

FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT

April 14, 2025

SUBJECT: MINOR VARIANCE APPLICATION A30-24  
127 LAURENDALE AVENUE  
PLAN 65M-4131, LOT 45

---

1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment receive Report No. DS-2025-0027 prepared by the Development Planning Division, Development Services Department, dated April 14, 2025, respecting Minor Variance Application A30-24, for the property municipally addressed as 127 Laurendale Avenue; 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 A30-24 to permit relief from the following:
    - i) Section 7.5.81: To permit a minimum rear yard setback of 5 metres, whereas a minimum rear yard setback of 6 metres is required;
  - b) That the approval of Minor Variance Application A30-24 be subject to the following term(s):
    - i) That the proposed single detached dwelling be constructed in general conformity with Attachment 3 to Report DS-2025-0027, in accordance with the relief recommended to be approved in Recommendation 2a);
  - c) That the approval of Minor Variance Application A30-24 be subject to the following condition(s):
    - i) Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0027 have been addressed to the satisfaction of the Division; 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 A30-24 for the property located at 127 Laurendale Avenue regarding the construction of an addition to the rear of the single detached dwelling.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)  
 127 Laurendale Avenue  
 Plan 65M-4131, Lot 45  
 Roll #: 142-22945

**PROPOSAL**

The owner of the subject property is proposing to construct an addition to the rear of the single detached dwelling.

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

- i) **Section 7.5.81:** To permit a minimum rear yard setback of 5 metres, whereas a minimum rear yard setback of 6 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 127 Laurendale Avenue. A summary of the characteristics of the property is as follows:

<b>General Property Information</b>	
<b>Municipal Address</b>	127 Laurendale Avenue
<b>Zoning</b>	Site Specific Low-Density Urban Residential (R1-110 (WS))
<b>Frontage</b>	14.36 Metres
<b>Area</b>	386.43 Square Metres
<b>Official Plan / Secondary Plan Land Use Designation</b>	Existing Neighbourhood (Keswick Secondary Plan)
<b>Regional Official Plan Land Use Designation</b>	Community Area
<b>Related Applications</b>	None
<b>Land Use and Environmental Considerations</b>	

<b>Existing Structures</b>	Single Detached Dwelling	
<b>Proposed Structures</b>	Addition to the Single Detached Dwelling	
<b>Heritage Status</b>	Neither listed nor designated	
<b>Regulated by LSRCA</b>	No	
<b>Key Natural Heritage Features</b>	None	
<b>Natural Hazards</b>	None	
<b>Servicing</b>		
	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
<b>Water</b>	Municipal	Municipal
<b>Sanitary</b>	Municipal	Municipal
<b>Access</b>	Existing Driveway	Existing driveway

**4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

**4.1 PUBLIC CIRCULATION**

In accordance with the provisions of the *Planning Act*, the Notice of Hearing for the subject application was sent by mail on March 25, 2025, to all landowners within 60.0 metres of the subject property.

As of the date of writing this report, Town Staff have not received any submissions from the general public.

**4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS**

All Town department and external agency comments for Minor Variance Application A30-24 are outlined below.

The Building Division has indicated no objections and advised the application that a building permit will be required for the sunporch addition and that the maximum permitted area of glazed openings (windows) on the left elevation will need to be calculated by the designer at the permit application stage which will confirm the maximum area of glazing (windows) (Attachment 4).

The Development Engineering Division has indicated no objections 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 and a Complete drawing checklist for the lot grading and drainage plan (Attachment 4).

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

- Georgina Fire Department
- Ministry of Transportation
- Municipal Law Enforcement

- 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 A30-24 is based on the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*:

### *i. Is the general intent and purpose of the Official Plan maintained? – Yes*

The subject property is designated Existing Neighbourhood Area 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 site-specific Low-Density Urban Residential (R1-110 (WS)) on Map 1A of Schedule 'A' to Zoning By-law No. 500, as amended. Single-detached dwellings and accessory structures are permitted in the R1-110 (WS) zone.

#### **a. Rear Yard Setback**

Section 7.5.81 of Zoning By-law 500, as amended, requires a minimum rear yard setback of 6 metres for single detached dwellings. The Applicant is requesting relief to allow a minimum rear yard setback of 5 metres for the construction of an addition to the rear of the existing single detached dwelling.

The intent of the minimum rear yard setback provision is to ensure consistency and compatibility with surrounding lots with respect to backyard space, privacy and shadow casting and to ensure the neighbouring properties are not negatively impacted.

The reduced rear yard setback is not anticipated to adversely impact the neighbouring properties as the property currently has an existing deck where the proposed addition will be built upon. The proposed addition is a sunporch that is intended to be used in the warmer months. The proposed sunporch will be approximately 3.86 metres in height, which will not utilize the full height of the main dwelling.

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

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

The proposed addition will not detract from the existing physical character of the neighbourhood, as the area consists of a subdivision of single detached dwellings.

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 A30-24, as it pertains to the proposed addition, 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

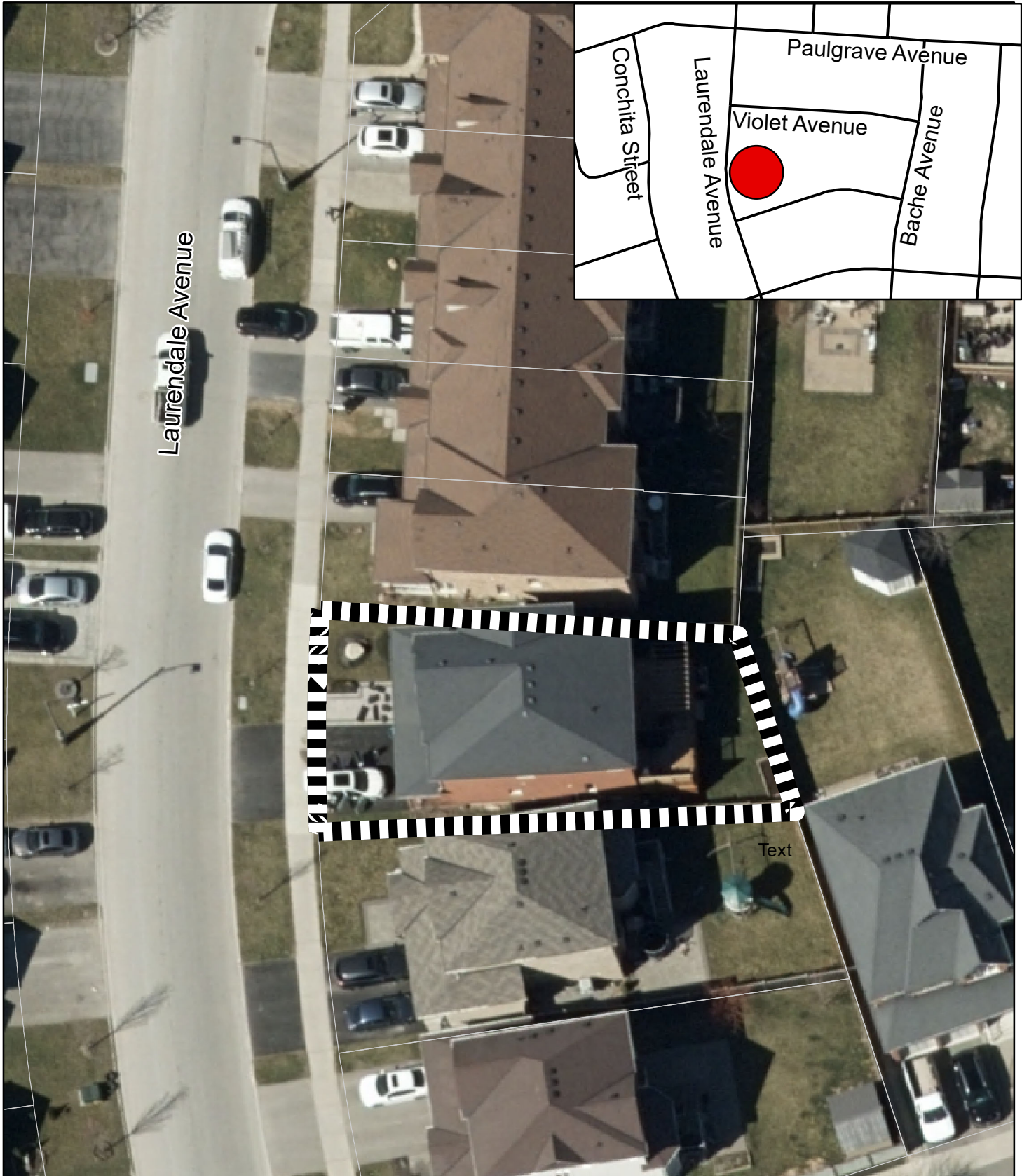
### ***Attachments:***

*Attachment 1 – Location Map*

*Attachment 2 – Site Plan and Elevation Drawings*

*Attachment 3 – Site Photos*

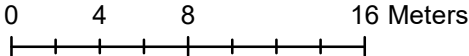
*Attachment 4 – Consolidated Comments Chart*



**LOCATION MAP**

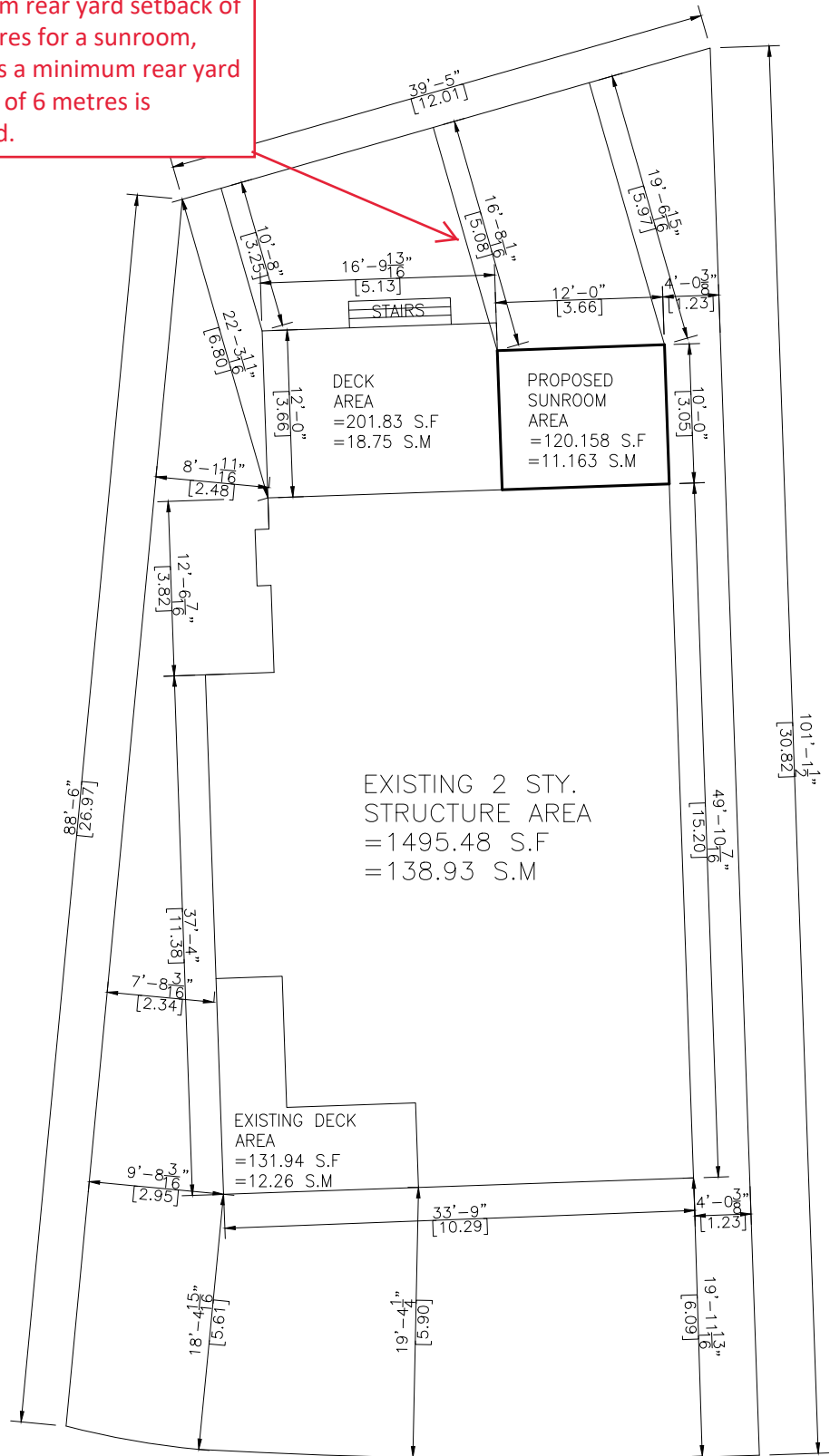


**SUBJECT LAND**





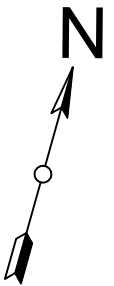
Section 7.5.81: To permit a minimum rear yard setback of 5.0 metres for a sunroom, whereas a minimum rear yard setback of 6 metres is required.



THIS SITE PLAN IS DRAWN PER THE OWNER INFORMATION

**NOTES:**

1. THE WALLS AND ROOF STRUCTURAL PANELS OF THE SUNROOM WILL BE PREFABRICATED BY LIFESTYLE SUNROOMS INC. AND WILL BE INSTALLED BY ITS TRAINED SKILLED INSTALLERS.
2. A PROFESSIONAL ENGINEER UNDERTAKES THE GENERAL REVIEW OF THE INSTALLATION.
3. A FINAL PROJECT REVIEW LETTER WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER THE COMPLETION.
4. (1). STAIRS RISER DIMENSIONS SHALL CONFIRM TO ARTICLES 9.8.4.2 AND 9.8.4.3 OF THE 2012 OBC WHICH STIPULATES THAT RISERS DESIGNED FOR PRIVATE USE MUST HAVE A MAXIMUM RISE OF NO MORE THAN 200 mm OR A MINIMUM RISE OF NO LESS THAN 125 mm AND A MAXIMUM RUN OF NO MORE THAN 355 mm OR A MINIMUM RUN OF NO MORE THAN 255 mm AND A MAXIMUM TREAD DEPTH OF 355 mm OR A MINIMUM TREAD DEPTH OF NO LESS THAN 235 mm.
4. (2). REQUIRED EXIT STAIRS SHALL HAVE A WIDTH, MEASURED BETWEEN WALL FACES OR GUARDS, OF NOT LESS THAN 900 mm AS PER ARTICLE 9.8.2.1 OF THE 2012 OBC.
5. THE WIDTH OF THE LANDING IF REQUIRED SHALL BE NOT LESS THAN THE GREATER REQUIRED STAIR WIDTH WHERE ONE OR MORE OF THE STAIR WIDTHS DO NOT EXCEED THEIR RESPECTIVE REQUIRED WIDTHS, OR NOT LESS THAN THE LESSER ACTUAL STAIR WIDTH WHERE ALL OF THE WIDTHS OF THE STAIRS EXCEED THEIR RESPECTIVE REQUIRED WIDTHS AS PER ARTICLES 9.8.6.2 AND 9.8.6.3 OF THE 2012 OBC.
6. ALL HAND RAILS AND GUARDS SHALL BE BUILT AS PER OBC 2012 AND SUPPLEMENTARY STANDARD SB-7. EXTERIOR HANDRAIL AND GUARDS TO BE AT LEAST 900 mm OR 36" MEASURED VERTICALLY ABOVE THE NOSING OF ANY TREAD AND/OR PLATFORM NOT MORE THAN 1800 mm OR 5'-11" ABOVE THE FINISHED GROUND AS PER SUBSECTIONS 9.8.7 AND 9.8.8 OF 2012 OBC; ALL PICKET AND/OR GUARD SPACING MUST BE NO MORE THAN 100 mm OR 4" APART AS PER ARTICLE 9.8.8.5 OF THE 2012 OBC; ALL BALUSTERS TO BE SPACED NO MORE THAN 1200 mm OR 48" APART.
7. TO CARRY RAINWATER AWAY FROM THE SUNROOM, DOWNSPOUTS WILL BE INSTALLED AT THE OUTSIDE CORNERS OF ROOM IN ACCORDANCE TO ARTICLES 9.26.18.2, 7.3.3.7, AND 5.6.2.2 OF THE 2012 OBC.
8. ALL ADDITIONAL ASPECTS OF THE PROJECT WILL BE INSTALLED ACCORDING TO TACBOC DETAILS AND COMPLY WITH THE REQUIREMENTS STIPULATED BY THE 2012 OBC, INCLUDING DOORS (TO SECTION 9.6.); WINDOWS (TO SECTION 9.7.); SKYLIGHTS (TO SUBSECTION 9.7.7.); GLASSES (TO SUBSECTION 9.7.3.); WOOD FRAME CONNECTIONS, DECK FARMING, STICK BUILT WALLS AND SUBFLOORING (TO SUBSECTION 9.23.14); BUILT-UP BEAMS (TO ARTICLE 9.23.8.3); BUILT-UP COLUMNS (TO ARTICLE 9.17.4.2); ROOFING (TO SECTION 9.26.); ROOF DRAINS AND DOWNSPOUTS (TO SUBSECTION 9.26.18.); FLASHING (TO SUBSECTIONS 9.20.13 & 9.26.3 & 9.26.4); CLADDING (TO SECTION 9.27.); CAULKING (TO SUBSECTION 9.27.4.); INTERIOR FINISHING (TO SUBSECTION 9.29.); FLOORING (TO SECTION 9.30.); STAIRS, RAMPS, HANDRAILS AND GUARDS (TO SECTION 9.8.); LIGHTING OUTLETS (TO SECTION 9.34.).



LOT AREA	386.43 m <sup>2</sup>	4159.51 ft <sup>2</sup>
TOTAL EXISTING FLOOR AREA	138.93 m <sup>2</sup>	1495.48 ft <sup>2</sup>
PROPOSED SUNROOM AREA	13.38 m <sup>2</sup>	144.00 ft <sup>2</sup>
EXISTING DECK AREA	31.01 m <sup>2</sup>	333.79 ft <sup>2</sup>
TOTAL EXISTING AND PROPOSED FLOOR AREA	152.31 m <sup>2</sup>	1639.48 ft <sup>2</sup>
TOTAL LOT COVERAGE	~39.41 %	

**SITE PLAN**

SCALE = 1:150



944 Crawford Dr.  
Peterborough, Ontario K9J 3X2  
[www.lifestylesunrooms.com](http://www.lifestylesunrooms.com)  
Tel: 800-465-0593  
Fax: 800-934-0822

**PROJECT**  
**LIFESTYLE SUNROOM ADDITION**

**PROJECT ADDRESS**  
127 LAURENDALE AVENUE  
KESWICK  
ONTARIO L4P 0C4

**DRAWING TITLE**  
**SITE PLAN**

**DRAWING NUMBER**  
**01**

REVISION	PROJECT#	DESIGN#
	98730	

**MODEL TYPE**  
3125 SUNROOM (5.5 ALUM ROOF)

**CLIENT**  
AFTAB KHALIQ CHAUDARY

DATE	SCALE
NOV 25 2024	

DRAWN BY:	CHECKED BY:
A.A.	J.P.

**LIFESTYLE ENGINEERING**



Attachment 2  
A30-24 127 Laurendale Avenue  
Page 1 of 3



**PROJECT**

**LIFESTYLE SUNROOM ADDITION**

**PROJECT ADDRESS**

127 LAURENDALE AVENUE  
KESWICK  
ONTARIO L4P 0C4

**DRAWING TITLE**

**ELEVATIONS**

**DRAWING NUMBER**

**03**

REVISION	PROJECT#	DESIGN#
	98730	

**MODEL TYPE**

3125 SUNROOM (5.5 ALUM ROOF)

**CLIENT**

AFTAB KHALIQ CHAUDARY

**DATE**      **SCALE**

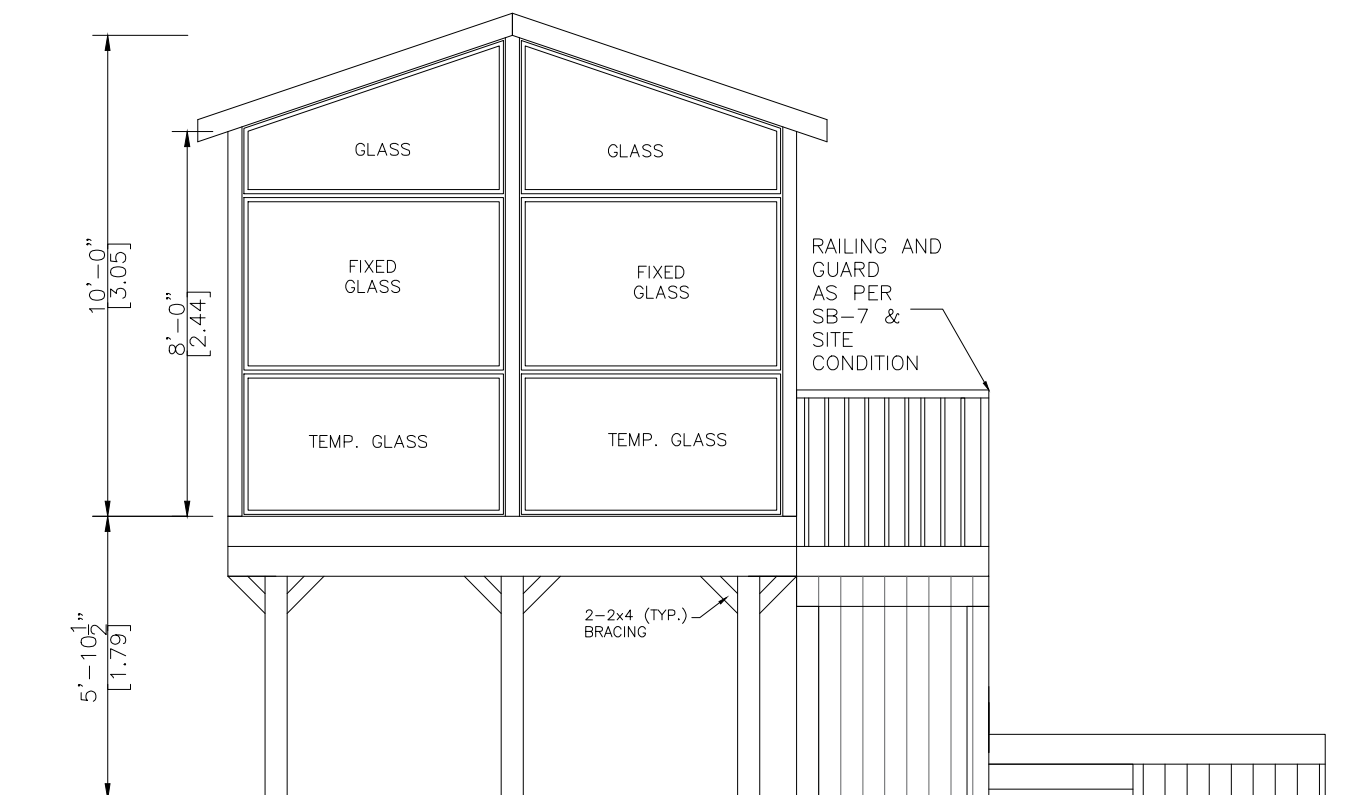
JULY 30 2024

**DRAWN BY:**      **CHECKED BY:**

A.A.

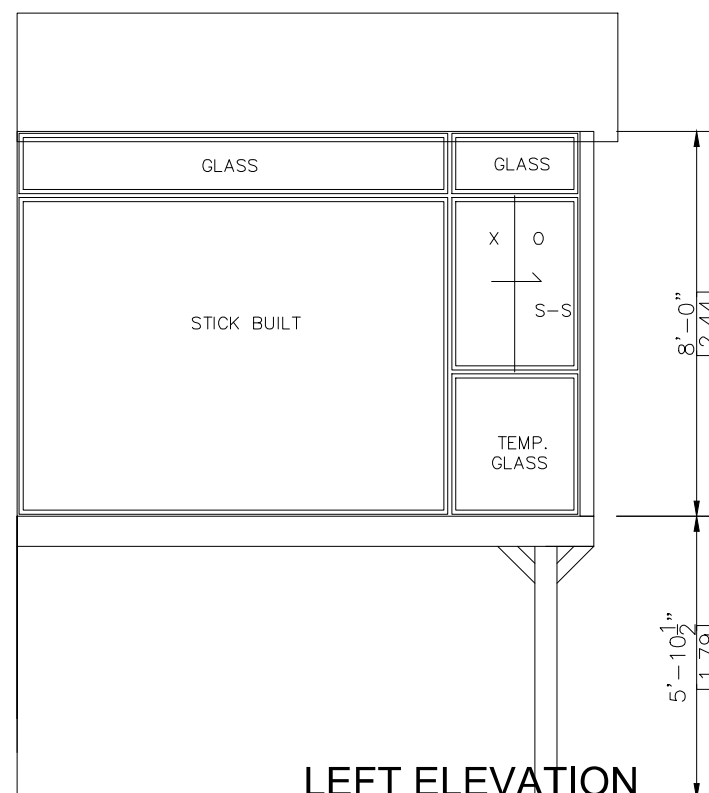
J.P.

**LIFESTYLE ENGINEERING**



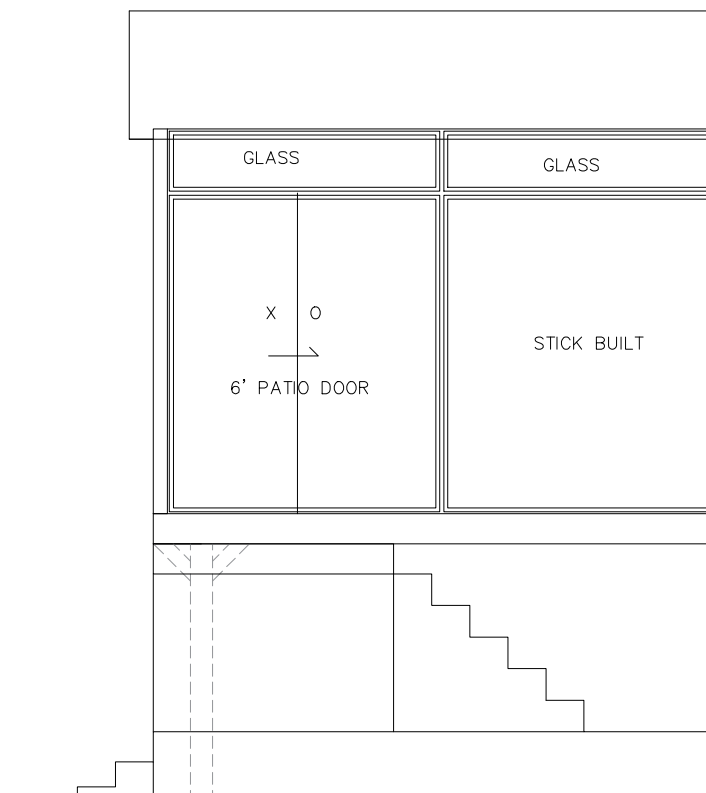
**FRONT ELEVATION**

SCALE 1/4"=1'-0"



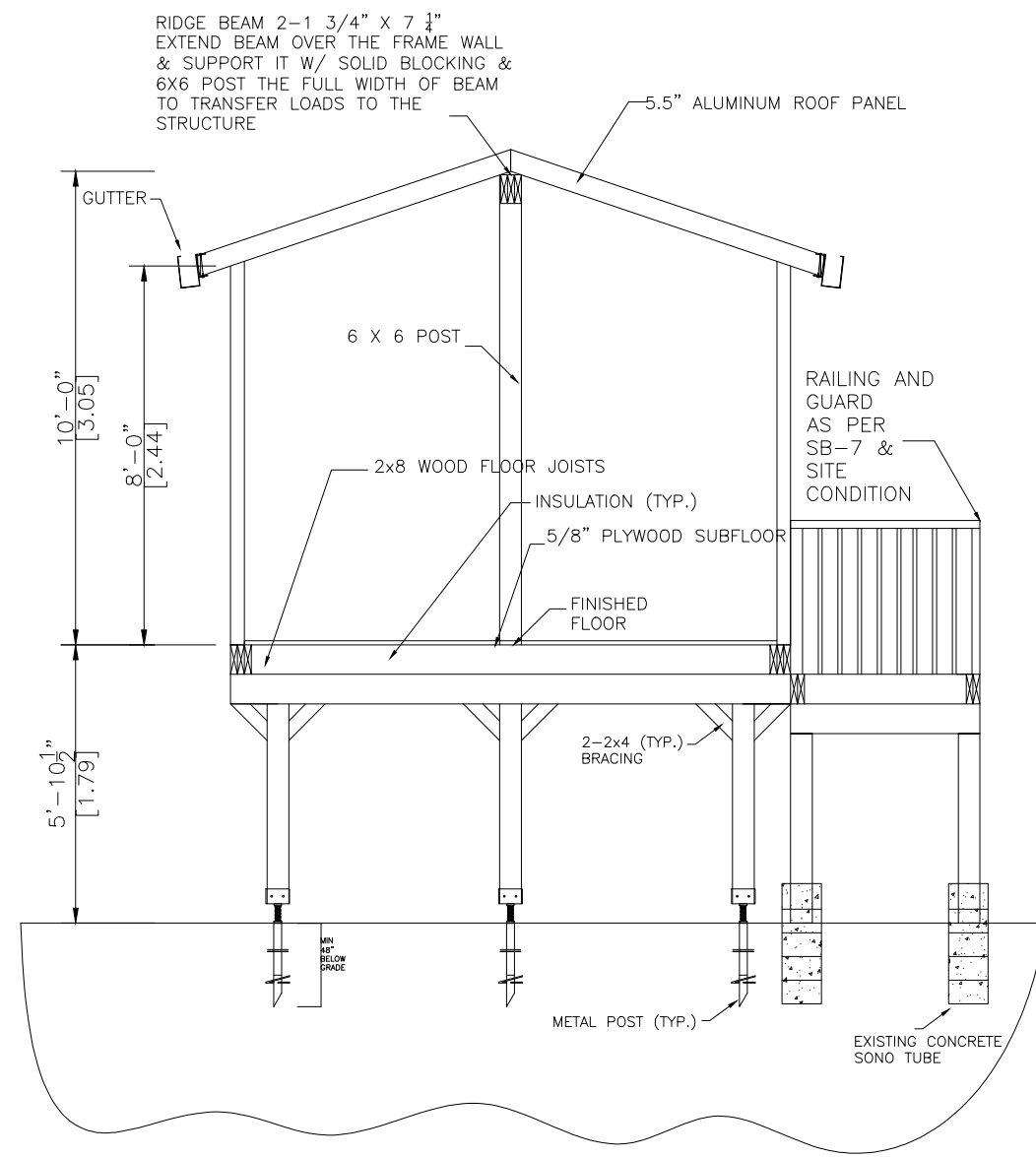
**LEFT ELEVATION**

SCALE 1/4"=1'-0"



**RIGHT ELEVATION**

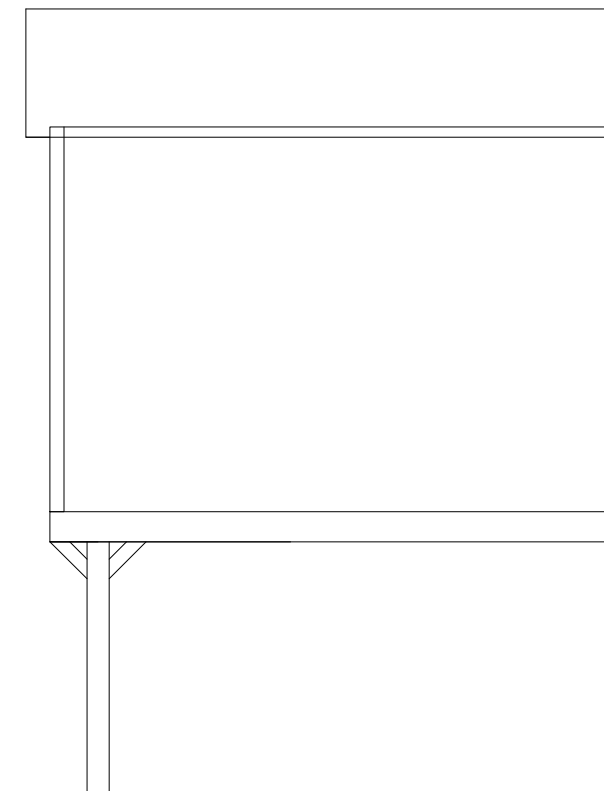
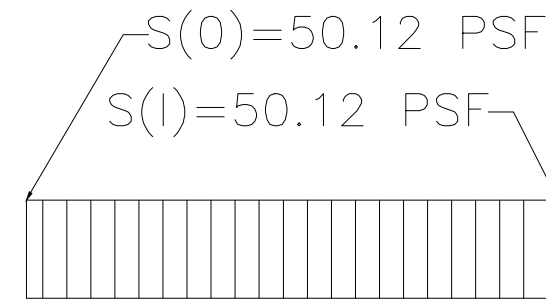
SCALE 1/4"=1'-0"



**A-A SECTION**  
SCALE= 1/4"=1'-0"

**NOTE:**

-HELICAL PILES MADE OF STEEL IN ACCORDANCE WITH ASTM A500 GRADE C AND CAN/CSA-G40.21-97 HEAT GALVANIZED WITH A GALVANIZATION RATING OF AT LEAST 610 g/m<sup>2</sup> ACCORDING TO THE CSA-G164M-92 STANDARDS. ALL HELICAL PILES MUST BE INSTALLED TO A DEPTH OF AT LEAST 48" OR GREATER BELOW GRADE LEVEL AND IN ACCORDANCE WITH THE TORQUE SPECIFICATIONS.(REFER TO STRUCTURAL CALCULATION)  
-ALL CONCRETE PIER DESIGNS BASED ON SOIL BEARING CAPACITY OF 1500 P.s.f. (REFER TO STRUCTURAL CALCULATIONS)



**SNOW ACCUMULATION**  
REFER TO ATTACHED CALCULATION



944 Crawford Dr.  
Peterborough, Ontario K9J 3X2  
[www.lifestylesunrooms.com](http://www.lifestylesunrooms.com)  
Tel: 800-465-0593  
Fax: 800-934-0822

**PROJECT**

**LIFESTYLE SUNROOM  
ADDITION**

**PROJECT ADDRESS**

127 LAURENDALE AVENUE  
KESWICK  
ONTARIO L4P 0C4

**DRAWING TITLE**

A-A SECTION & SNOW  
ACCUMULATION

**DRAWING NUMBER**

04

REVISION	PROJECT#	DESIGN#
	98730	

**MODEL TYPE**

3125 SUNROOM (5.5 ALUM ROOF)

**CLIENT**

APTAB KHALIQ CHAUDARY

DATE	SCALE
JULY 30 2024	

DRAWN BY:	CHECKED BY:
A.A.	J.P.

**LIFESTYLE ENGINEERING**



Attachment 2  
A30-24 127 Laurendale Avenue  
Page 3 of 3



# Site Photos

127 Laurendale Avenue  
Facing East



127 Laurendale Avenue  
Facing South-East





127 Laurendale Avenue  
Facing West



127 Laurendale Avenue  
Facing North-West





127 Laurendale  
Avenue  
Facing South



127 Laurendale Avenue  
Facing North East





127 Laurendale  
Avenue  
Facing East



127 Laurendale  
Avenue  
Facing East



Consolidated Comments for A30-24 - 127 Laurendale Avenue

Department/Agency	Date Received	Response:
Building Division	March 17, 2025	The following should be considered a comment, not a condition: A building permit will be required for the sunroom addition. The maximum permitted area of glazed openings (windows) on the left elevation will need to be calculated by the designer at the permit application stage which will confirm the maximum area of glazing (windows)
Building/Plumbing Inspector		
Clerks Division		
Community Services		
Development Engineering	March 24, 2025	See Attached Letter
Economic Development		
Georgina Fire Department	March 31, 2025	No Objections
Municipal Law	March 6, 2025	No comments
Operations & Infrastructure		
Tax & Revenue	March 6, 2025	No Tax Concerns
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas		
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)		
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	March 6, 2025	No comments or concerns
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		

Consolidated Comments for A30-24 - 127 Laurendale Avenue

Rogers		
Southlake Regional Health Centre		
York Catholic Separate District School Board		
York Region - Community Planning & Development Services	March 6, 2025	No comments
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  
Matthew DeLuca, Jr. Development Inspector  
Michelle Gunn, Development Engineering Clerk

**Date:** March 24<sup>th</sup>, 2025

**Re:** MINOR VARIANCE A30-24  
127 Laurendale Avenue  
PLAN 65M4131 LOT 45  
ROLL NO.: 142-22945

---

The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. A30-24:

The Development Engineering Division has no objection to Minor Variance Application No. A21-24, 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 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](#).

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 to fulfill your conditions, or if you have any questions or concerns by emailing [ssial@georgina.ca](mailto:ssial@georgina.ca).

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0026

FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT

April 14, 2025

SUBJECT: MINOR VARIANCE APPLICATION MV-2025-0005  
24 BLUE HERON DRIVE  
PLAN 302, LOT 11

---

1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment receive Report No. DS-2025-0026 prepared by the Development Planning Division, Development Services Department, dated April 14, 2025, respecting Minor Variance Application MV-2025-0005, for the property municipally addressed as 24 Blue Heron Drive; 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-2025-0005 to permit relief from the following:
    - i) Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.2 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.
  - b) That the approval of Minor Variance Application MV-2025-0005 be subject to the following term(s):
    - i) That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2025-0026, in accordance with the relief recommended to be approved in Recommendation 2a);
  - c) That the approval of Minor Variance Application MV-2025-0005 be subject to the following condition(s):
    - i) Submission to the Secretary-Treasurer of written confirmation from The Lake Simcoe Regional Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2025-0026 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 5 to Report No. DS-2025-0026 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;**

**2. PURPOSE:**

The purpose of this report is to provide Staff's analysis concerning Minor Variance Application MV-2025-0005 for the property located at 24 Blue Heron Drive regarding the construction of an accessory structure, cover porch and carport.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 4)  
24 Blue Heron Drive  
Plan 302, Lot 11  
Roll #: 044-133

**PROPOSAL**

The owner of the subject property is proposing the construction of an accessory structure, carport and covered porch.

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

- i) **Section 5.1 (b):** To permit the construction of an accessory structure to be located a minimum of 1.2 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.

A Site Sketch showing the proposal, and the requested relief are included as Attachment 2.

**3.1 SUBJECT PROPERTY AND THE SURROUNDING AREA:**

The subject property is located at 24 Blue Heron Drive. A summary of the characteristics of the property is as follows:

<b>General Property Information</b>	
<b>Municipal Address</b>	24 Blue Heron Drive
<b>Zoning</b>	Residential (R) Zone
<b>Frontage</b>	15.24 Metres

<b>Area</b>	773.6 Square Metres	
<b>Official Plan / Secondary Plan Land Use Designation</b>	Lakeshore Residential Area	
<b>Regional Official Plan Land Use Designation</b>	Rural Area	
<b>Related Applications</b>	None	
<b>Land Use and Environmental Considerations</b>		
<b>Existing Structures</b>	Single Detached Dwelling and shed	
<b>Proposed Structures</b>	Accessory structure, carport, and covered porch	
<b>Heritage Status</b>	Neither listed nor designated	
<b>Regulated by LSRCA</b>	Partial, western portion of the property	
<b>Key Natural Heritage Features</b>	None	
<b>Natural Hazards</b>	None	
<b>Servicing</b>		
	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
<b>Water</b>	Private	Private
<b>Sanitary</b>	Private	Private
<b>Access</b>	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 25, 2025, to all landowners within 60.0 metres of the subject property.

As of the date of writing this report, Town Staff have not received any submissions from the general public.

**4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS**

All Town department and external agency comments for Minor Variance Application MV-2025-0005 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 5).

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 and a Complete drawing checklist for the lot grading and drainage plan (Attachment 5).

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

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

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

## 5. **ANALYSIS:**

The following evaluation of Minor Variance Application MV-2025-0005 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 Lakeshore Residential Area in the Official 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 6, 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 proximity to Residential dwelling

Section 5.1 (b) of Zoning By-law 500, as amended, requires an accessory structure to be located a minimum of 2 metres from the dwelling. The Applicant is requesting relief to allow an accessory structure to be located 1.2 metres from a dwelling.

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

The applicant required this change in order to comply with the interior side yard setbacks and accommodate a workshop and mechanical room. In order to comply with the required 2-metre separation between the single detached dwelling and the proposed accessory structure, the applicant would have to relocate the existing single detached dwelling further south.

The reduction in the distance between the single detached dwelling and the detached garage will not create an adverse impact on the neighbourhood. The roof from the accessory structure will be connected to the existing single detached garage, creating a cohesive build (Attachment 4).

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

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

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

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

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

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

## **6. CONCLUSION:**

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application MV-2025-0005, as it pertains to the proposed detached accessory structure, carport and covered porch, 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*

*Attachment 3 – Architectural Renderings*

*Attachment 4 – Site Photos*

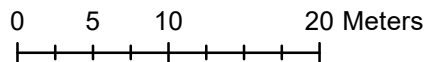
*Attachment 5 – Comments*



# LOCATION MAP



**SUBJECT LAND**





KEYNOTES - SITE PLAN

- LEVEL**  
THE LEVELS INDICATED ARE FOR GUIDANCE ONLY AND MUST BE CONFIRMED ON SITE. THE FINISH GRADE SHOULD BE SLOPED TO DRAIN SURFACE WATER AWAY FROM THE HOUSE
- HOUSE STAKING**  
THE SURVEYOR WILL COME TO STAKE OUT THE HOUSE BEFORE THE START OF CONSTRUCTION
- TREE CUTTING AND PROTECTION**  
TREE CUTTING WILL BE COORDINATED BY THE CLIENTS. ONLY THE TREES INDICATED BY THE CLIENTS AS "TO BE REMOVED" CAN BE CUT.  
  
TREES THAT ARE TO BE PRESERVED AND ARE NEAR THE CONSTRUCTION ACTIVITIES SHOULD BE PROTECTED.

LEGEND - SITE PLAN

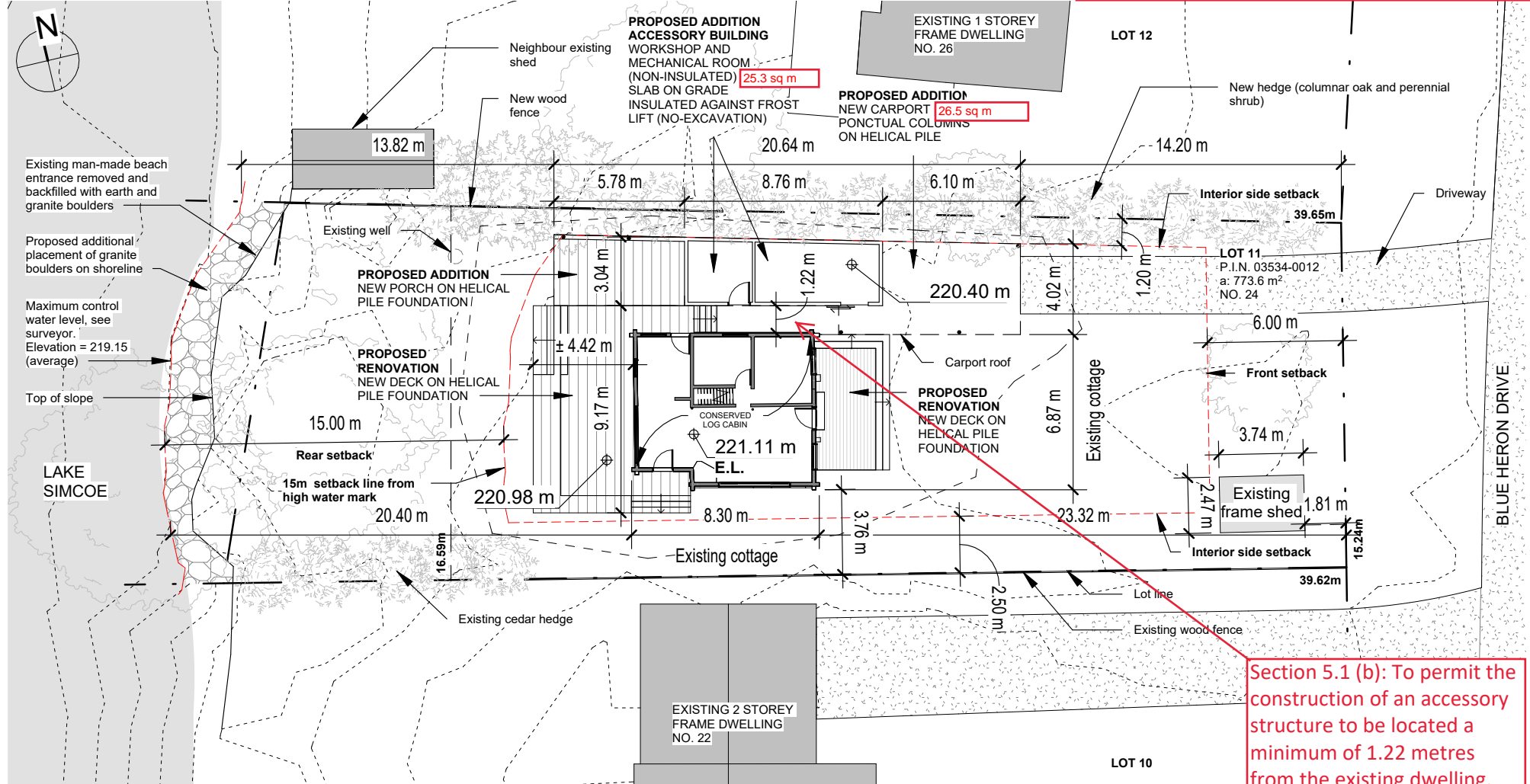
- E.L. EXISTING LEVEL SURVEYED BY THE SURVEYOR.
- B.L. BACKFILLED LEVEL.
- 1-F.L. FIRST-FLOOR LEVEL (100'-0").
- BACKFILLED AREA. MUST JOIN THE EXISTING LEVELS AS NATURALLY AS POSSIBLE (TO BE SEEN ON SITE).
- NEW WALL OR PARTITION
- EXISTING WALL OR PARTITION
- SITE SLOPE (SEE SURVEYOR PLAN)
- G GAS LINE (UNDERGROUND), SEE ENGINEER
- E ELECTRICITY POWER LINE (UNDERGROUND), SEE ENGINEER

LOT COVERAGE

EXISTING DWELLING (LOG COTTAGE) 52m<sup>2</sup> (566 ft<sup>2</sup>)  
 NEW ACCESSORY BUILDING 26m<sup>2</sup> (278 ft<sup>2</sup>) → **25.3 sq m**  
 EXISTING SHED (ACCESSORY BUILDING) 9.2m<sup>2</sup> (97 ft<sup>2</sup>)  
 TOTAL LOT COVERAGE 87.2m<sup>2</sup> (844 ft<sup>2</sup>)

LOT AREA : 773.6m<sup>2</sup> (8327.5pft)  
 LOT COVERAGE (ACCESSORY BUILDING) 4.5% (MAX 10% PERMITTED)  
 LOT COVERAGE TOTAL : 11% (MAX. 35% PERMITTED)

Additional information from PBA - 2025.02.28  
 - New covered porch area : 16,5 m<sup>2</sup>  
 - New carport area : 26,5 m<sup>2</sup>  
 - Lot coverage of all roofed structures except existing dwelling : 77,5 m<sup>2</sup> (10%)  
 - Lot coverage of all roofed structures including existing dwelling : 129,5 m<sup>2</sup> (17%)



Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.22 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required

# 1 SITE PLAN - MINOR VARIANCE (8.5 X 11)

3/64" = 1'-0"

ARCHITECTURE  
**Paul Bernier Architecte**  
 4755 Pontiac Montréal Qc H2J 2T4  
 514 303 3001 paulbernier.com

PROJET / CLIENTS  
 LAKE SIMCOE  
 LORRAINE MINGIE ET RODNEY DOBSON

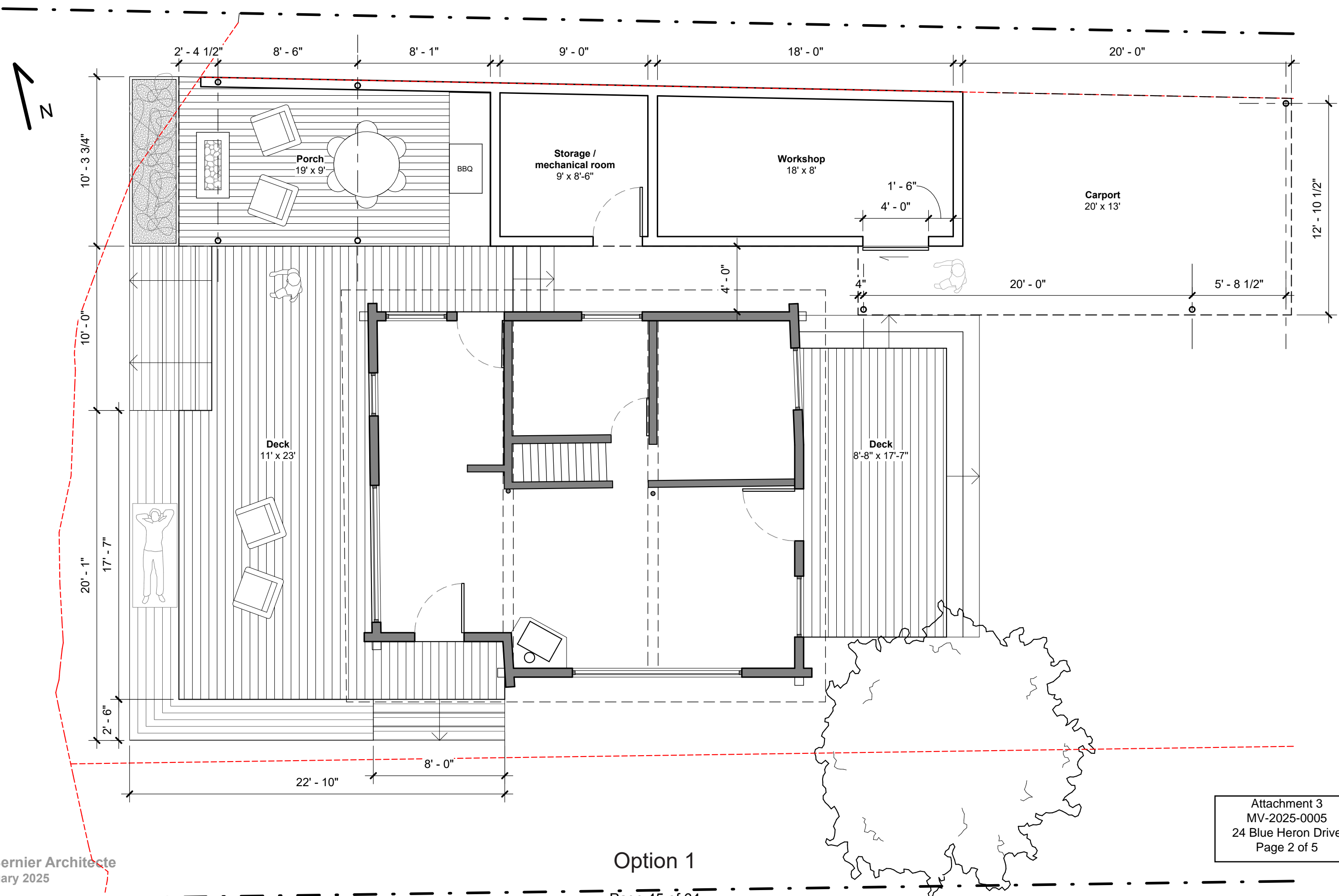
NO.	DESCRIPTION	DATE
1	ISSUED FOR INFORMATION	2025.01.2

TITRE  
 SITE PLAN - MINOR VARIANCE (8.5 X 11)

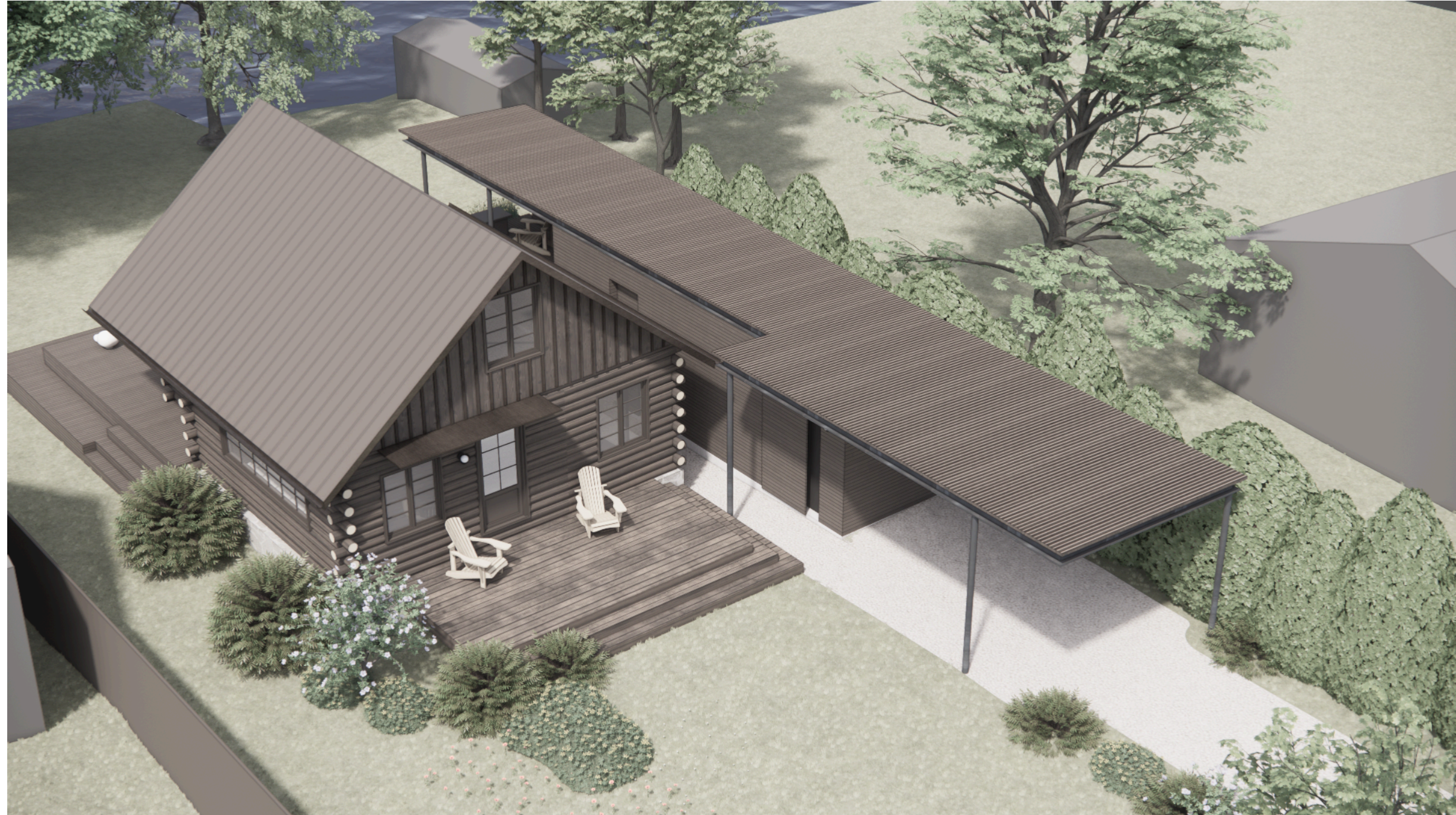
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 24-143  
 DATE  
 2025.01.28  
 ECHELLE  
 TELLE QU'INDIQUEE

Attachment 2  
 MV-2025-0005  
 24 Blue Heron Drive  
 Page 1 of 1

**LAKE SIMCOE 2**  
Design presentation  
Rev. 1







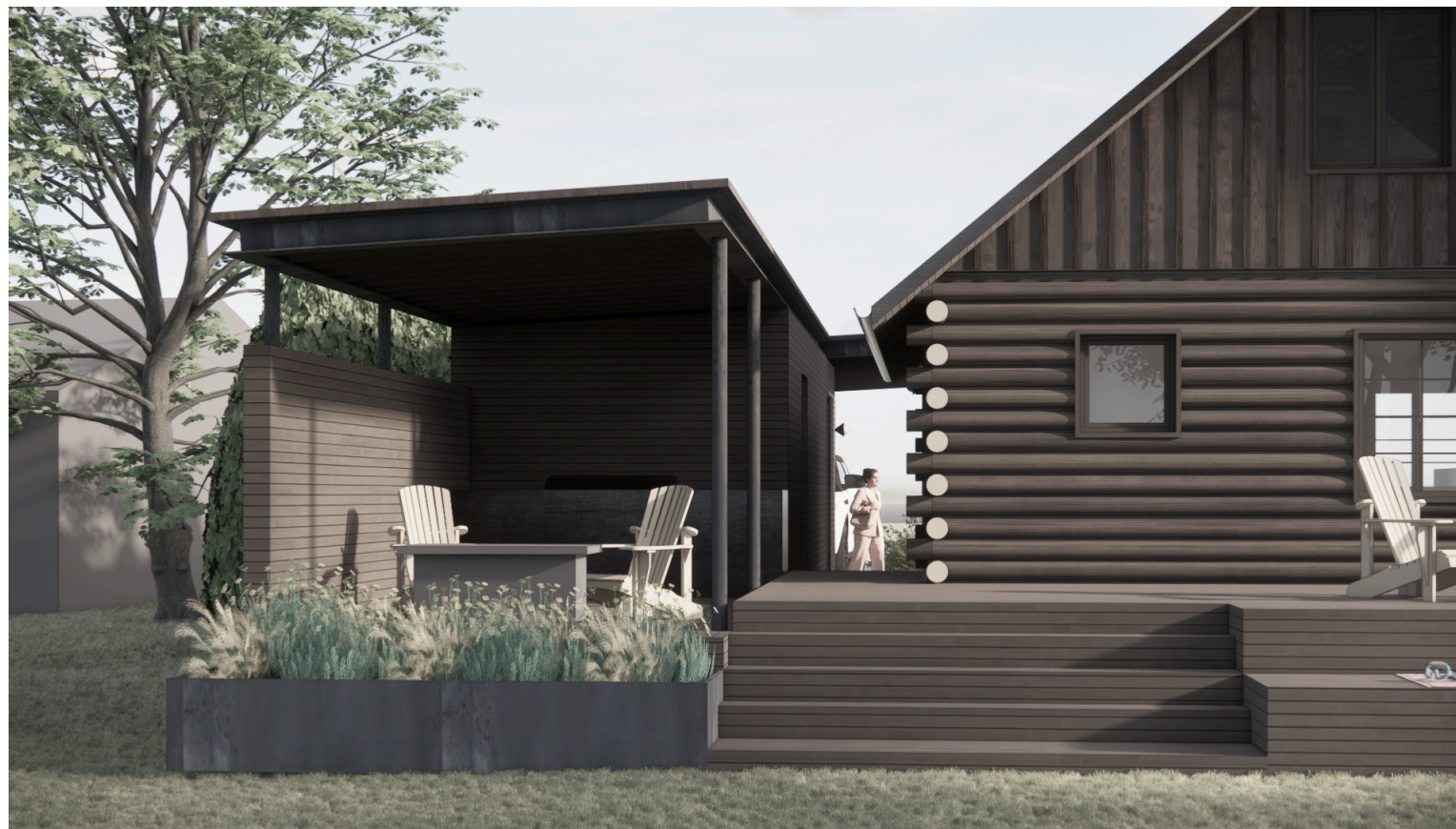
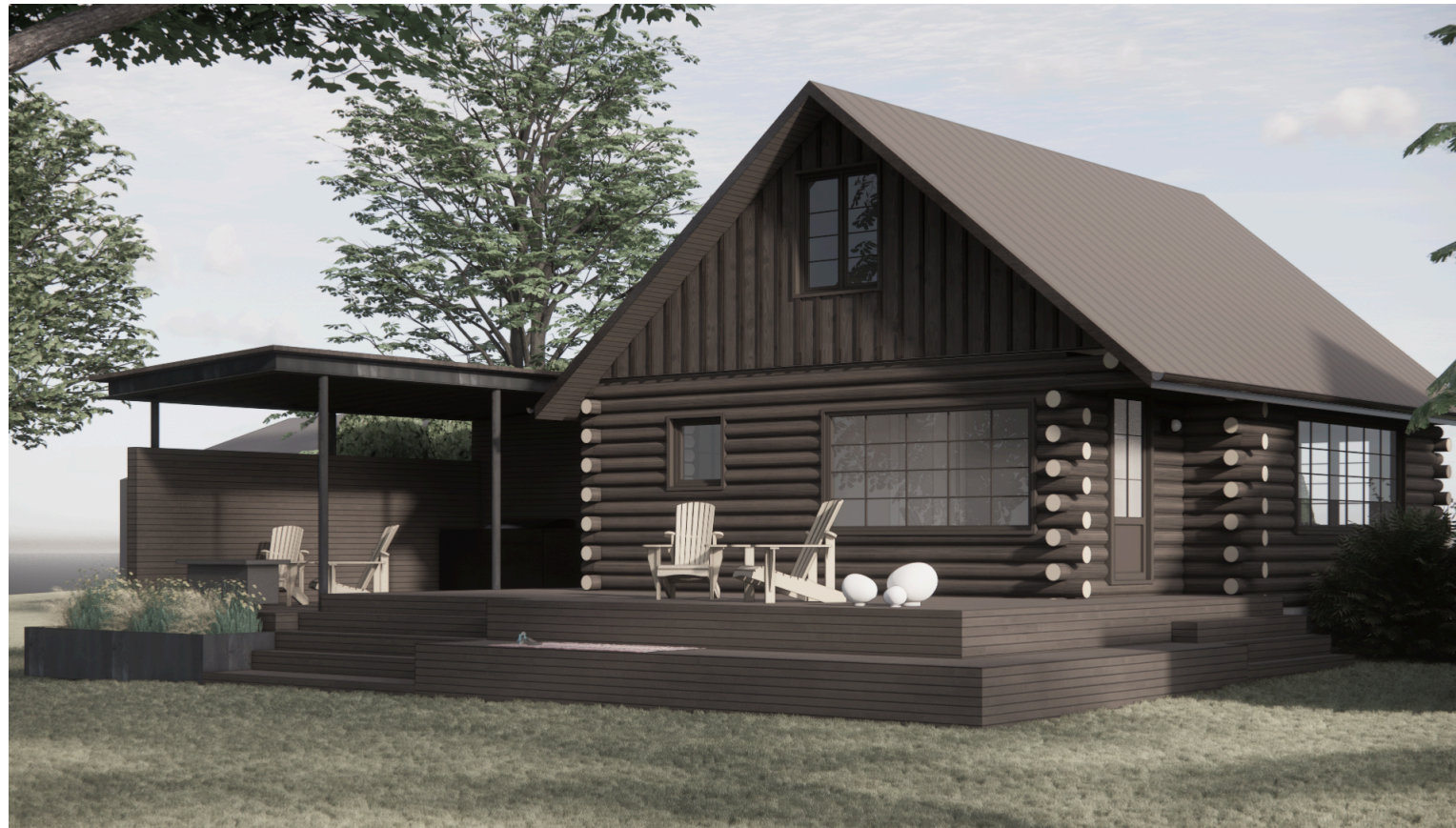
Aerial view





Front view perspectives



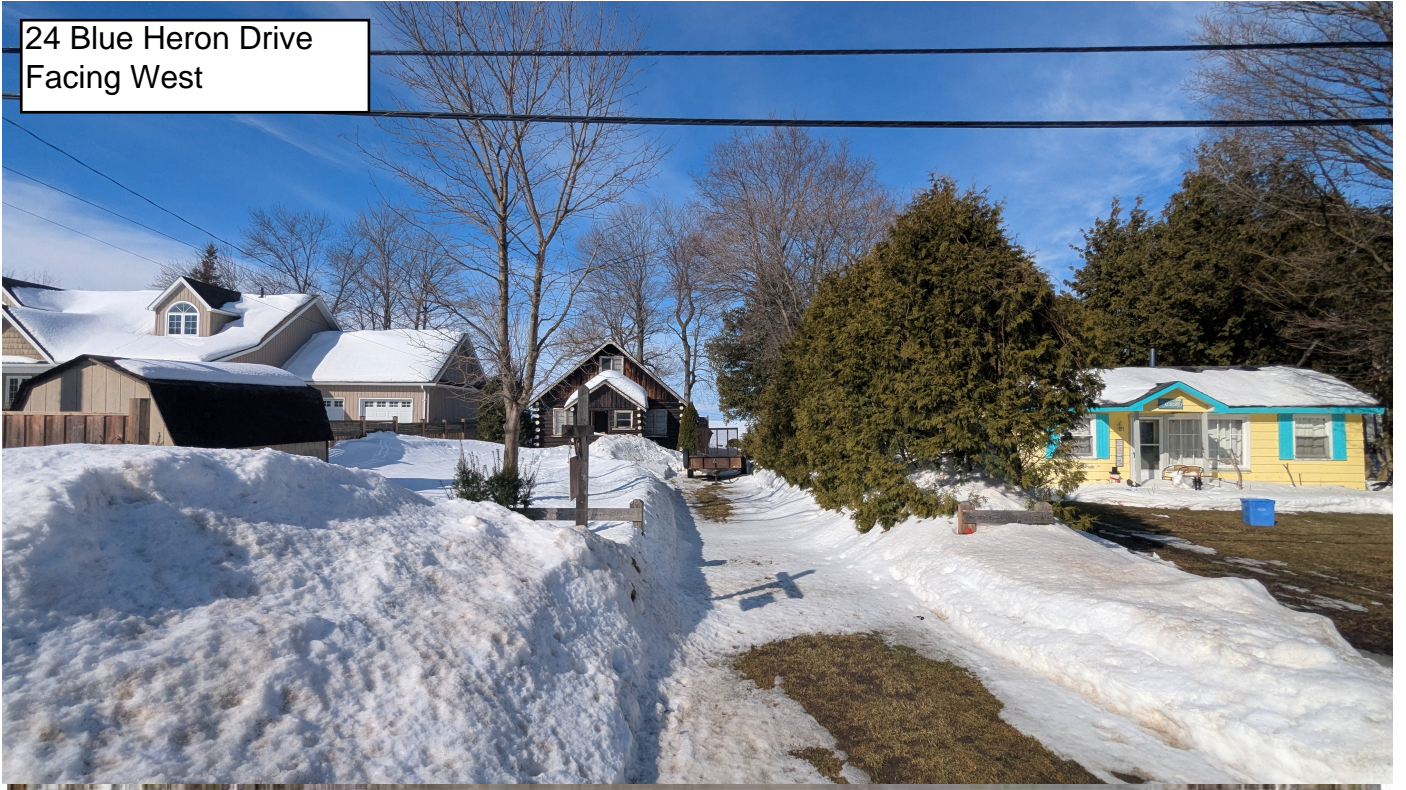


Rear view perspectives



# Site Photos

24 Blue Heron Drive  
Facing West



24 Blue Heron Drive  
Facing West





24 Blue Heron Drive  
Facing East



24 Blue Heron Drive  
Facing East





24 Blue Heron Drive  
Facing South



24 Blue Heron Drive  
Facing South







Sent via e-mail: [braines@georgina.ca](mailto:braines@georgina.ca)

March 24, 2025

**Municipal File No.: MV-2025-0005**  
**LSRCA File No.: VA-208467-030625**

**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**  
**24 Blue Heron Drive**  
**Town of Georgina**  
**Owner/Applicant: Rodney and Lorraine Dobson**

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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 (b)** of the By-law which requires an accessory structure to be located a minimum of 2.0 metres from the existing dwelling, whereas the proposal is requesting a setback of 1.22 metres.

**Documents Received and Reviewed by Staff**

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

- Agency Circulation (dated March 6, 2025)
- Site Plan prepared by Paul Bernier Architecte (dated January 28, 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:

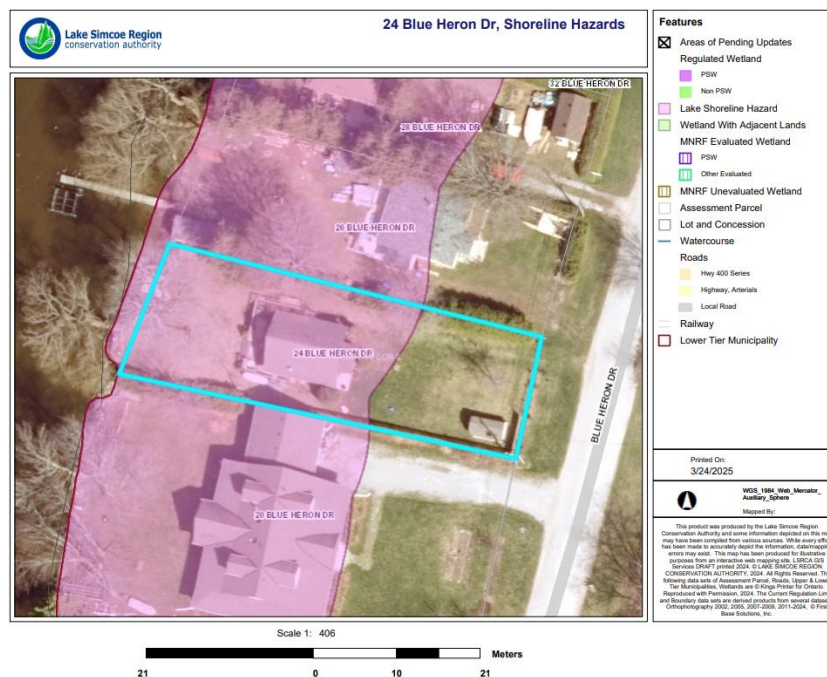
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

**Site Characteristics**

The subject land is approximately 0.08 hectares (0.19 acres) in area and is located east of Blue Heron Drive 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.

LSRCA staff note that the Applicant/Owner has obtained a permit from the LSRCA regarding the proposal submitted as part of this application (LSRCA file no. GP.2024.096).

#### **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 has been obtained;
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](mailto: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:** Saleem Sail, Senior Development Technologist  
Mike Iampietro, Manager, Development Engineering

**cc:** Ben Pressman, Supervisor of Development Engineering  
Domenic Romano, Development Inspector  
Matthew DeLuca, Jr. Development Inspector  
Michelle Gunn, Development Engineering Clerk

**Date:** March 24<sup>th</sup>, 2025

**Re:** MINOR VARIANCE MV-2025-0005  
24 Blue Heron Drive  
PLAN 302 LOT 11  
Roll No.: 044-133

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The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0005:

The Development Engineering Division has no objection to Minor Variance Application No. A21-24, 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 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](#).

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 to fulfill your conditions, or if you have any questions or concerns by emailing [ssial@georgina.ca](mailto:ssial@georgina.ca).



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

Date: Monday, March 31, 2025  
Time: 7:30 PM

Members of  
Committee Present:            John Rogers, Chair  
  
   Karen Whitney  
   Chris Burns  
   Lynda Rogers

Members of  
Committee Absent:            Joseph Bonello

Staff Present:                    Jeff Healey, Supervisor of Development Planning  
   Brittany Dobrindt, Planner II  
   Monika Sadler, Planner I  
   Brianna Flatt, Secretary-Treasurer

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**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 APPLICATIONS CON-2025-0002, CON-2025-0003 and CON-2025-0004  
Part of Lots 22 and 23, Concession 5 (G) Part of Part 1, Reference Plan 65R—5511

The Agent Michael Smith, Michael Smith Planning Consultants, gave a brief presentation on the application.

Brittany Dobrindt, Planner II, gave a presentation on the application. Ms. Dobrindt advised that a new condition was added to the conditions list following the published report, the new condition was sent to Committee members prior to the meeting.

There were no public speakers or comments.

Committee member Chris Burns asked Brittany Dobrindt, Planner II, how the accessory buildings on the newly created lot with frontage and no main use will be dealt with. Ms. Dobrindt advised that a provision included within in the site-specific zoning for the lands allow the sheds without a main building.

Committee member Chris Burns then asked for confirmation that the septic on the retained land is right behind the dwelling and is not on the piece being conveyed. The agent Michael Smith confirmed this.

Committee member Chris Burns asked if there are any adjacent wells on the property to the west that would be affected by the new septic for the proposed house on the beneficial lands. Mr. Smith advised that he did not have that information. Committee member Burns advised that it would impact the septic location, and they will want to find out if the well was dug or drilled, as this may affect their plans.

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 Karen Whitney

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 Pefferlaw Road, Pefferlaw;**

- 2. 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 Pefferlaw Road, Pefferlaw, 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. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that the applicants' environmental consultant has demonstrated that the recommendations of the Environmental Impact Statement have or will be met, to the Division's satisfaction; and**
- viii. 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-2025-0004  
97 NORTH STREET  
PLAN 69, BLOCK 2, LOT 3

The applicant Karyn Stone gave a brief overview of the application. Mrs. Stone requested that the Committee remove a condition of approval from Development Engineering. Ms. Stone advised that she spoke with the engineering department, and they confirmed that with the condition may be removed and modified to be advisory, that a grading, drainage plan and entrance permit would be required at the time of building permit.

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

There were no public speakers or comments.

Committee member Chris Burns pointed out the laneway at the back and asked if it will be used to access the garage. The owner Karyn Stone advised that it is a grass laneway, it is more of a path with a mature cedar hedge. There is no intent to use the laneway to access the garage.

Committee member Chris Burns then asked if the existing garage would be remaining. Mrs. Stone advised that the smaller garage is currently used for storage, in the long term it will be relocated or removed from the site. Committee member Chris Burns then confirmed with Mrs. Stone that the existing garage is included in the proposed lot coverage.

Committee member Chris Burns asked if the garage doors are being used for pedestrian access, not vehicle access, and the existing garage is maintained, you will not be able to get a car to the proposed structure. Mrs. Stone advised that is correct and with the size of the lot. Ms. Stone advised there is potential to change the driveway entrance, but this has not been contemplated at this time.

Committee member Karen Whitney, motioned to approve the application and move condition 2 c) i) to an advisory term.

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 31, 2025, respecting Minor Variance Application MV-2025-0004 for the property municipally addressed as 97 North Street; and,**
2. **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);**
    - ii. **That 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, will be required prior to the building permit stage.**

**Carried Unanimously**

2. MINOR VARIANCE APPLICATION MV-2025-0002  
305 LAKE DRIVE NORTH  
CONCESSION 2, PART OF LOT 19

The agent Russ Gregory, Gregory Design Group, gave a brief overview of the application.

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

There was one public comment and five public speakers.

The public speakers were Kyle Gorgan: 291 Post Office Road, Reinhold Kowaluk: 292 Post Office Road, Alan Higgins: 303 Lake Drive North Randy Pegg: 290 Post Office Road and David O'Hara: 288 Post Office Road. Each member of the public was given the opportunity to speak, there were many concerns that were raised by the public, including the setbacks from the property lines, maintenance/ access of the proposed garage, shadowing the neighbours properties, the view of the lake, coverage of the lot, lack of green space, impact on surrounding property values, affect enjoyment of abutting properties, possibility of converting the storage into a residential loft space, lack of privacy, and the overall size of the proposed garage.

Mr. Gregory responded to the public concerns.

Committee member Karen Whitney noted that there is a one foot four-inch overhang off the eaves. It was then asked if the requested setback is from the eaves or the overhang. Mr. Gregory advised that the requested setback is from the building, the eaves will be eight inches off the lot line. Committee member Karen Whitney then asked how they would access the back or the side of the garage for maintenance. Mr. Gregory advised the two feet is enough space to put a ladder up, the prefinished siding and aluminum can be put up by ladders. There is no eavestrough on the one side as it is a gable end. Committee member Karen Whitney asked what the proposed siding will be and if it needs to be fireproofed. Mr. Gregory advised that at a two feet setback it is not required to be fire rated and that it would be a Maybeck pre-finished siding, if the setback is less than two feet it would need to be fire rated (ie stucco or Hardie board) this will be dealt with at building permit stage.

Committee member Chris Burns asked why they couldn't comply with the current setback requirements. Mr. Gregory advised that the existing garage is currently 8 inches off the lot line, the proposed garage will be

moved to over 2 feet. If the proposed garage was moved over more, it will be hard to get a car in the garage due to the depth of the house.

Committee member Chris Burns asked if the garage needed to be that tall. Mr. Gregory advised that they could lower the slopes, currently the proposed height is only 1.5 metres over what is allowed in the by-law for the height. They can lower the height of the eaves by 1.5 inches. Ultimately, they are trying to get decent space for the storage loft.

Committee member Chris Burns asked if the rear elevation would be facing east, and if they are permitted to have openings on that face of the building. Mr. Gregory advised that at four feet they would be able to have the window, but they will lose that window if they go down to a 2 feet setback. Committee member Chris Burns asked if there was a current survey showing the garage. Mr. Gregory advised that the lot lines, were taken from the surveyor.

Committee Chair John Rogers advised that the committee may impose a term to not have plumbing fixtures in the garage, it was confirmed with Mr. Gregory that they are not opposed to the potential term being added.

Committee member Chris Burns motioned to approve the application. There were no seconders to approve the application.

Committee member Karen Whitney motioned to approve the application for the increased height and deny the application for the decreased setbacks.

Committee member Chris Burns seconded this motion.

Mr. Gregory asked if they went down to three feet by three feet setback instead of four feet by four feet, and if it was it possible to increase the setbacks to 0.91 metres. Committee member Karen Whitney advised that they were concerned about the side yard setback. Committee member Karen Whitney advised that 1.2 metres is an appropriate set back for a building like this.

Following the vote, Committee Chair John Rogers advised that the application was approved for the height of the proposed garage and denied for the setbacks of the proposed garage and is subject to a 20-day appeal period and two years to meet all conditions.

Moved By Karen Whitney  
Seconded By Chris Burns

- 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,**



- 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;
- b. That the Committee of Adjustment deny Minor Variance Application MV-2025-0002 to refuse relief from the following:
  - i. **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;
  - ii. **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.
- c. That the approval of Minor Variance Application MV-2025-0002 be subject to the following term:
  - 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);
- d. That the approval of Minor Variance Application MV-2025-0002 be subject to the following conditions:
  - 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.

Carried

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

None.

**9. MINUTES OF PREVIOUS MEETING**

1. March 17, 2025 meeting minutes

The March 17, 2025 meeting minutes were adopted.

Moved By Lynda Rogers  
Seconded By Chris Burns

Carried Unanimously

**10. COMMUNICATIONS**

None.

**11. OTHER BUSINESS**

Q1 expenses are due by April 14, 2025.

If you are interested in attending the OACA conference in Blue Mountain this year, please reach out to Brianna Flatt to show your interest.

**12. NEXT MEETING**

The next meeting is April 14, 2025.

**13. ADJOURNMENT**

The meeting was adjourned.

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John Rogers, Chair

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Brianna Flatt, Secretary-Treasurer