



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**

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- 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

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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