



THE CORPORATION OF THE
TOWN OF GEORGINA
Committee of Adjustment

Monday, July 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, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

2. INTRODUCTION OF ADDENDUM ITEM(S)

3. DECLARATION OF PECUNIARY INTEREST

4. EXPLANATION OF HEARING PROCEDURE

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

6. APPLICATIONS FOR CONSENT

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION MV-2025-0008
151 OAKCREST DRIVE
PLAN 65M-2480, LOT 37

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1. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated July 14, 2025, respecting Minor Variance Application MV-2025-0008 for the property municipally addressed as 151 Oakcrest 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-2025-0008 to permit relief from the following:
 - i. Section 6.1 (e): To permit a minimum rear yard setback of 6.8 metres, whereas a minimum rear yard setback of 7 metres is required;
- b. That the approval of Minor Variance Application MV-2025-0008 be subject to the following term(s):
 - i. That the addition be constructed in general conformity with Attachment 2 to Report DS-2025-0039, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application MV-2025-0008 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-2025-0039 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-2025-0009
S/S VAMBOLA AVENUE
PLAN 544, LOT 121

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1. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated July 14, 2025, respecting Minor Variance Application MV-2025-0009, for the property municipally addressed as S/S Vambola 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 MV-2025-0009 to permit relief from the following:
 - i. Section 5.1(a): To temporarily permit accessory structures without a primary use structure; whereas no accessory structure will be permitted without a primary use structure;
 - ii. Section 5.40: To temporarily permit a trailer for human habitation; whereas no trailer shall be permitted for human habitation;
 - iii. Section 5.40: To temporarily permit a shipping container, whereas a shipping container shall be

permitted for storage;

- b. That the approval of Minor Variance Application MV-2025-0009 be subject to the following term(s):
 - i. That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0040, in accordance with the relief recommended to be approved in Recommendation 2a);
 - ii. That the relief provided in Recommendation 2(a) be provided on the property for a limited period of two years following the date of the decision of the Committee of Adjustment.
- c. That the approval of Minor Variance Application MV-2025-0009 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-2025-0040 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-2025-0040 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.

3. MINOR VARIANCE APPLICATION MV-2025-0010
10101 OLD SHILOH ROAD
CONCESSION 1, PART OF LOT 21

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- 1. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated July 14, 2025, respecting Minor Variance Application MV-2025-0010, for the property municipally addressed as 10101 Old Shiloh Road; 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-2025-0010 to permit relief from the following:
 - i. Section 6.1 (c): To permit an addition to a single detached dwelling with a front yard setback of 6.5 metres, whereas a front yard setback of 15 metres is required;
 - ii. Section 6.1 (f): To legalize an interior side yard setback

of 2.7 metres, whereas an interior side yard setback of 9 metres is required for single detached dwellings;

- b. That the approval of Minor Variance Application MV-2025-0010 be subject to the following term(s):
 - i. That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2025-0041, in accordance with the relief recommended to be approved in Recommendation 2a);

- a. That the approval of Minor Variance Application MV-2025-0010 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-2025-0041 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.

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

9. MINUTES OF PREVIOUS MEETING

- 1. June 16, 2025 Meeting Minutes

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10. COMMUNICATIONS

11. OTHER BUSINESS

12. NEXT MEETING

The next meeting is August 18, 2025.

13. ADJOURNMENT