



THE CORPORATION OF THE
TOWN OF GEORGINA
Committee of Adjustment

Monday, August 18, 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

1. CONSENT APPLICATION CON-2025-0007
208 WYNHURST ROAD

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- a. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated August 18, 2025, respecting Consent Application CON-2025-0007 submitted by the owners for the properties municipally addressed as 204 and 208 Wynhurst Road; 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 CON-2025-0007 as it pertains to the properties

known as 204 and 208 Wynhurst Road, to sever and convey the Severed Lands from the Remainder Lands and convey same to the Beneficial Lands, as shown in Attachment 2 to Report No.; and,

- b. That the approval of Consent Applications CON-2025-0007 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 2 to Report No. ;
 - iii. 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. have been addressed to the Authority's satisfaction;
 - iv. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

7. APPLICATIONS FOR MINOR VARIANCE

- 1. MINOR VARIANCE APPLICATION MV-2025-0011
34 DELLA STREET
PLAN 191, PART OF LOT 22

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- 1. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated August 18, 2025, respecting Minor Variance Application MV-2025-0011, for the property municipally addressed as 34 Della Street; and,
- 2. That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:
 - a. That the Committee of Adjustment approve Minor Variance Application MV-2025-0011 to permit relief from the following:
 - i. Section 6.1(f): To permit an interior side yard setback of 1.3 metres, whereas a minimum interior side yard of 2.5 metres is required;
 - ii. Section 6.1(i): To permit a maximum lot coverage of 36% whereas a maximum lot coverage of 35% is required;
 - b. That the approval of Minor Variance Application MV-2025-

0011 be subject to the following term(s):

- i. That the proposed single detached dwelling be constructed in general conformity with Attachment 2 to Report , in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application MV-2025-0011 be subject to the following condition(s):
 - i. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that the grading and drainage plan and complete drawing checklist have been addressed to the Division's satisfaction;
 - ii. Submission to the Secretary Treasurer of written confirmation from Development Planning Division that the existing shed be demolished; and
 - iii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

2. MINOR VARIANCE APPLICATION MV-2025-0014
19 KLIMEK BOULEVARD
PLAN 495, LOTS 11 AND 12

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1. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated August 18, 2025, respecting Minor Variance Application MV-2025-0014 for the property municipally addressed as 19 Klimek Boulevard; 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-2025-0014 to permit relief from the following:
 - i. Section 5.1(b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard;
 - b. That the approval of Minor Variance Application MV-2025-0014 be subject to the following term(s):
 - i. That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report , in accordance with the relief recommended to be approved in Recommendation 2a);
 - c. That the approval of Minor Variance Application MV-2025-0014 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. have been addressed to the Division's satisfaction;

- ii. 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. have been addressed to the Authority's satisfaction;
- 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. July 14, 2025 Meeting Minutes

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10. COMMUNICATIONS

11. OTHER BUSINESS

12. NEXT MEETING

The next meeting is September 8, 2025.

13. ADJOURNMENT