



GEORGINA

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

Monday, April 13, 2026

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-2026-0001
259 LAKE DRIVE NORTH, KESWICK
CONCESSION 2 PART LOT 18, PLAN 77, L

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1. That the Committee of Adjustment approve Minor Variance Application to permit relief from the following:
 - a. 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. Section 6.1 (e): To permit a minimum rear yard setback for

an accessory structure in the Transitional Zone of 0.6 meters, whereas a minimum rear yard setback for an accessory structure in the Transitional Zone of 7 meters is required;

- c. Section 5.1 (d): To permit a minimum interior side yard setback of 2.3 metres for an accessory structure, whereas a minimum interior side yard setback of 3 metres is required;
2. That the approval of Minor Variance Application be subject to the following term(s):
 - a. 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 1;
 3. That the approval of Minor Variance Application be subject to the following condition(s):
 - a. Submission to the Secretary–Treasurer of written confirmation from the Development Planning Division that a deeming bylaw has been registered on title for the subject property;
 - b. Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority (LSRCA) that all matters identified in Attachment 5 to Report No. DS-2026-0029 have been addressed to the LSRCA's satisfaction; and
 - c. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

2. MINOR VARIANCE APPLICATION MV-2026-0004
73 PETE'S LANE, PEFFERLAW
CONCESSION 4, PART OF LOT 23

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1. That the Committee of Adjustment approve Minor Variance Application to permit relief from the following:
 - a. Section 6.1 (c): To permit a minimum front yard setback of 20 metres, whereas a minimum front yard setback of 30 metres is required;
 - b. Section 6.1 (f): To permit a minimum interior side yard setback of 7.9 metres, whereas a minimum interior side yard setback of 9 metres is required;
2. That the approval of Minor Variance Application be subject to the following term(s):
 - a. 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 1;

3. That the approval of Minor Variance Application be subject to the following condition(s):
 - a. Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that the existing house has been demolished or a temporary use bylaw be sought and obtained to the Division's satisfaction; and
 - b. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

3. MINOR VARIANCE APPLICATIONS MV-2025-0017 AND MV-2025-0018
9 AND 9A BISCAYNE BOULEVARD, KESWICK
PLAN 397, P

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1. That the Committee of Adjustment approve Minor Variance Application MV-2025-0017 to permit relief from the following:
 - a. Sections 8.5.24 (d) and 5.50 (g)(ii): To permit a maximum driveway or parking area of 90.1% of the lot frontage, whereas a maximum of 67% and 55%, respectively, is permitted;
2. That the approval of Minor Variance Application MV-2025-0017 be subject to the following term(s):
 - a. That the proposed driveway be constructed in general conformity with Attachment 2 to Report , in accordance with the relief recommended to be approved in Recommendation 1; and
 - b. That the proposed driveway shall not exceed 5.74 metres at the boulevard;
3. That the approval of Minor Variance Application MV-2025-0017 be subject to the following condition(s):
 - a. Submission to the Secretary-Treasurer of a Planting Plan, to the satisfaction of the Development Planning Division, indicating the proposed landscaping and street trees; and
 - b. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.
4. That the Committee of Adjustment approve Minor Variance Application MV-2025-0018 to permit relief from the following:
 - a. Sections 8.5.24 (d) and 5.50 (g)(ii): To permit a maximum driveway or parking area of 90.1% of the lot frontage, whereas a maximum of 67% and 55%, respectively, is permitted;
5. That the approval of Minor Variance Application be subject to the following term(s):
 - a. That the proposed driveway be constructed in general conformity with Attachment 2 to Report , in accordance with

the relief recommended to be approved in Recommendation 4; and

- b. That the proposed driveway shall not exceed 5.74 metres at the boulevard;
6. That the approval of Minor Variance Application MV-2025-0018 be subject to the following condition(s):
- a. Submission to the Secretary-Treasurer of a Planting Plan, to the satisfaction of the Development Planning Division, indicating the proposed landscaping and street trees; and
 - b. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

4. MINOR VARIANCE APPLICATION MV-2025-0026
242 PEFFERLAW ROAD, PEFFERLAW
CONCESSION 5, PART OF LOT 23

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1. That the Committee of Adjustment deny Minor Variance Application to permit relief from the following:
 - a. Section 14.1: To permit a single detached dwelling, whereas the only residential use is one dwelling unit above the first-storey or within the rear of a non-residential building other than a mechanical garage.

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

9. MINUTES OF PREVIOUS MEETING

10. COMMUNICATIONS

11. OTHER BUSINESS

12. NEXT MEETING

The next meeting is May 4, 2026.

13. ADJOURNMENT