



**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

5

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, PEPPERLAW  
CONCESSION 4, PART OF LOT 23

23

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

35

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

48

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

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2026-0029

FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT

April 13, 2026

SUBJECT: MINOR VARIANCE APPLICATION MV-2026-0001  
259 LAKE DRIVE NORTH, KESWICK  
CONCESSION 2 PART LOT 18, PLAN 77, L

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1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment approve Minor Variance Application MV-2026-0001 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 MV-2026-0001 be subject to the following term(s):
  - a) That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2026-0029, in accordance with the relief recommended to be approved in Recommendation 1;
- 3) That the approval of Minor Variance Application MV-2026-0001 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. PURPOSE:**

The purpose of this report is to provide Staff's analysis concerning Minor Variance Application MV-2026-0001 for the property located at 259 Lake Drive North, regarding the proposed accessory structure.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 4)  
259 Lake Drive North  
Concession 2 part of lot 18, Plan 277 Lot 19 and Part 18  
Roll #: 098-037

**3.1 PROPOSAL**

The owner of the subject property is proposing to construct an accessory structure on the subject lands.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief for the proposed accessory structure:

- 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.
- ii) 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.
- iii) 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.

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

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

The subject property is located at 259 Lake Drive North. A summary of the characteristics of the property is as follows:

<b>General Property Information</b>		
<b>Municipal Address</b>	259 Lake Drive North	
<b>Zoning</b>	Residential (R) and Transitional (T) Zones	
<b>Frontage</b>	15.54 metres	
<b>Area</b>	791 square meters	
<b>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 and shed	
<b>Proposed Structures</b>	Detached accessory structure	
<b>Heritage Status</b>	Neither Listed nor Designated	
<b>Regulated by LSRCA</b>	Partial (Lake Drive North)	
<b>Key Natural Heritage Features</b>	None	
<b>Natural Hazards</b>	None	
<b>Servicing</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Water</b>	Municipal	Municipal
<b>Sanitary</b>	Municipal	Municipal
<b>Access</b>	Existing Driveway	Existing Driveway

### 3 **COMMENTS:**

#### 3.2 **PUBLIC COMMENTS:**

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

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

All Town department and external agency comments for Minor Variance Application MV-2026-0001 are outlined below.

<b>Department or Agency</b>	<b>Comments</b>
Building Division	No comments received
Plumbing and Building Inspector – Building Division	No objections – on municipal services.
Development Engineering	No objections. Site Alteration and Entrance Permit will be required for the proposed construction (Attachment 5)

Georgina Fire Department	No comments received
Operations and Infrastructure Department	No comments
Tax and Revenue	No tax concerns
Municipal Law Enforcement Division	No comments
LSRCA	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 (Attachment 5)
Ministry of Transportation	No comments
York Catholic District School Board	No comments
York Region District School Board	No comments
York Region	No comments

#### 4 **ANALYSIS:**

The following evaluation of Minor Variance Application MV-2026-0001 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 in the Keswick Secondary Plan. Single detached dwellings, accessory buildings/structures, and uses 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 Bylaw maintained? – Yes*

The subject property is zoned Residential (R) and Transitional (T) Zones on Map 3 (page 2) of Schedule 'A' to Zoning Bylaw No. 500, as amended. Single detached dwellings, accessory buildings/structures, and uses are permitted in the R and T zones.

a. Accessory Structure proximity to Residential dwelling

Section 5.1 (b) of Zoning Bylaw 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 is requesting this relief to construct an accessory structure large enough to support their hobby. The proposed accessory dwelling does not exceed the lot coverage requirements for an accessory structure (4.7%).

Staff note that, provided the shed is not used for human habitation, it may be located 1.2 metres from the dwelling. The Building Division has confirmed that if the accessory structure is not used for human habitation, no spatial separation is required under the Ontario Building Code.

b. Accessory structure rear yard setback

Section 6.1 (e) of Zoning Bylaw No. 500, as amended, requires a minimum rear setback of 7 metres for an accessory structure in the Transitional (T) zone. The Applicant has requested relief to allow a minimum 0.6 metre rear yard setback for an accessory structure.

The general intent of this section is to ensure consistency and compatibility with surrounding lots regarding backyard space, privacy, and shadow casting, and to ensure that neighbouring properties are not negatively impacted.

Staff note that the accessory structures in the Transitional Zones must comply with the single-detached dwelling provisions of zoning bylaw 500. However, if this property were entirely zoned in the Residential (R) zone, the owners would need to comply with section 5.1(d), which requires a 1-metre rear yard setback for accessory structures with heights of 3 to 4.5 metres. The proposed accessory structures are projected to be 3.23 metres high.

Staff note that if the property were entirely zoned Residential (R) zone, a minor variance would still be required to facilitate a rear-yard reduction, but the reduction would be less than under the Transitional (T) zone provisions. The location and appropriateness of Transitional Zones in relation to Residential Zones will also be reviewed as part of the Town's upcoming Comprehensive Zoning Review.

Staff are of the opinion that since the subject property is located in a residential neighbourhood on Lake Drive North, the reduction in rear yard setback is acceptable.

c. Accessory structure interior side yard setback

Section 5.1(d) of Zoning Bylaw No. 500, as amended, requires a minimum interior side yard setback of 3 metres for an accessory structure located in the T zone. The Applicant has requested relief to allow a minimum 2.3-metre interior side-yard setback for an accessory structure.

The general intent of the side yard setback requirement is to ensure consistency and compatibility with surrounding lots and provide access to the rear yard.

Staff note that the accessory structures in the Transitional Zones can be reduced to 3 metres with the provisions of zoning bylaw 500. However, if this property were entirely zoned in the Residential (R) zone, the owners would need to comply with section 5.1 (d), which requires a 1-metre interior side yard setback for accessory structures with a height of 3-4.5 metres. The proposed accessory structures are projected to be 3.23 metres high.

Staff note that if the property were entirely zoned Residential (R) zone, a minor variance would not be required to reduce the side yard setback.

Staff are of the opinion that the proposed variances maintain the general intent and purpose of Zoning Bylaw 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 accessory structure is in keeping with the existing physical character of the neighbourhood, as the area generally consists of single detached dwellings and accessory structures in similar locations.

Staff note that the only other location to fit an accessory structure of this size on the subject property is in the front yard, which is not permitted in zoning bylaw 500.

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

## **5 CONCLUSION:**

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application MV-2026-0001, as it pertains to the proposed accessory structure, 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:***

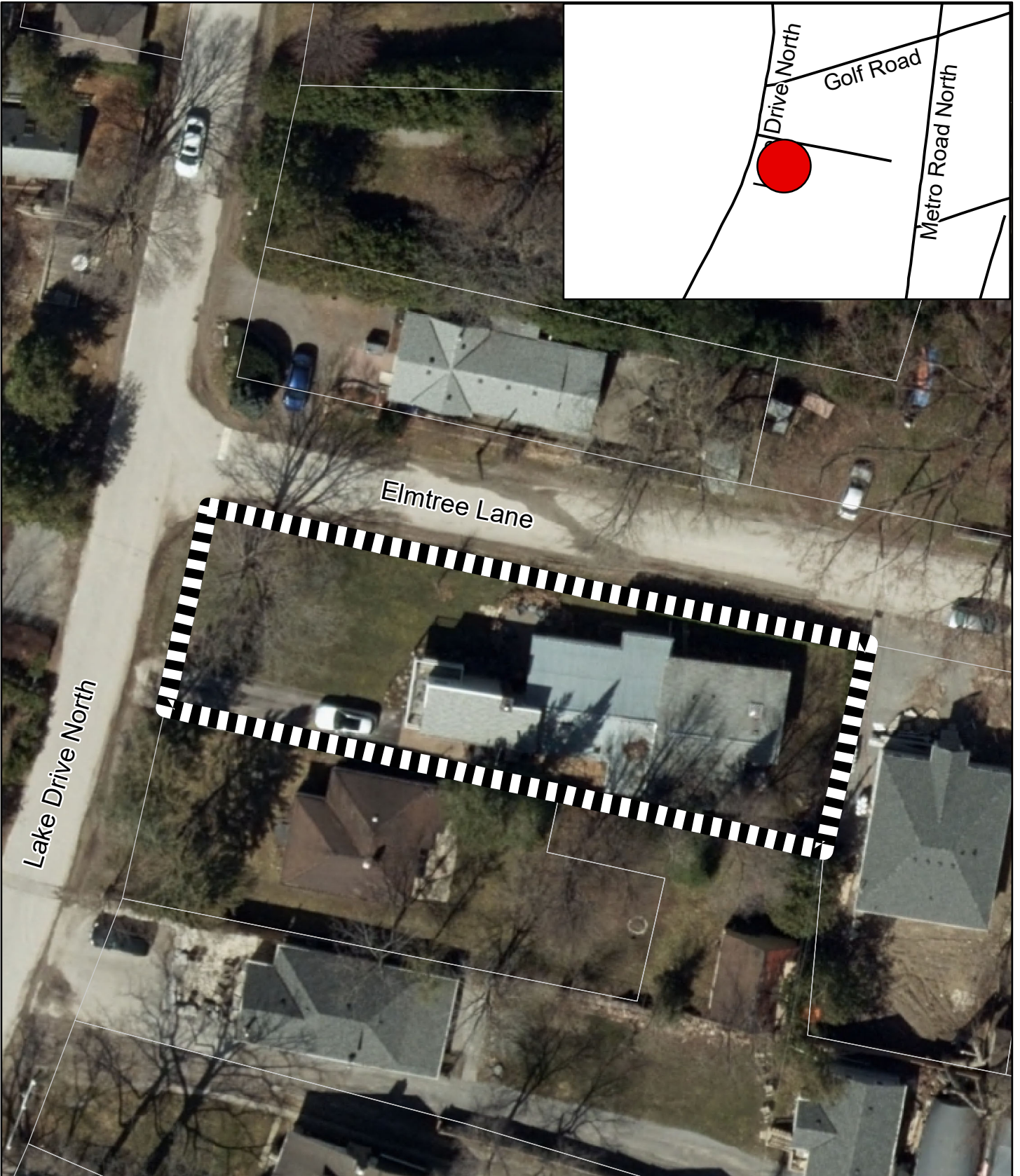
*Attachment 1 – Location Map*

*Attachment 2 – Site Plan*

*Attachment 3 - Drawings*

*Attachment 4 – Site Photos*

*Attachment 5 – Comments*

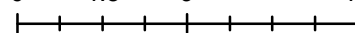


# LOCATION MAP



**SUBJECT LAND**

0 4.5 9 18 Meters

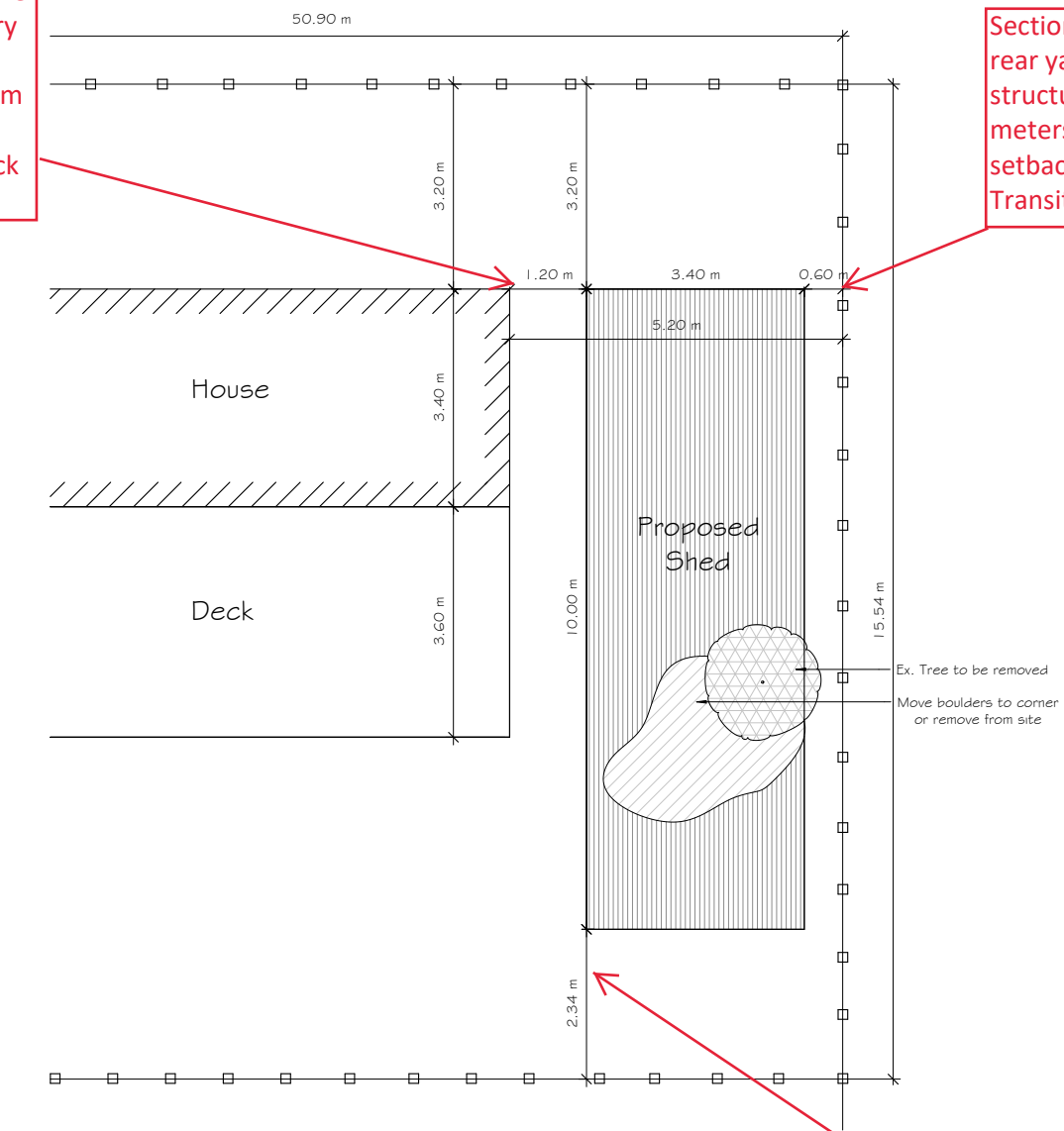


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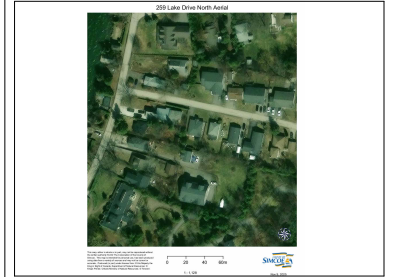
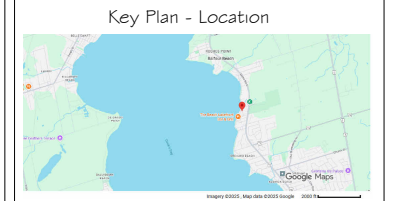
Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.2 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.

Section 6.1 (e) : To permit a minimum rear yard setback for an accessory structure in the Transitional Zone of 0.6 metres, whereas a minimum rear yard setback for an accessory structure in the Transitional Zone of 7 metres is required



Minor Variance Sketch  
1 : 50

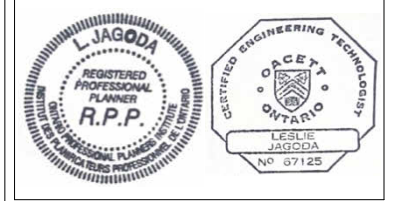
Section 5.1 (d): To permit an interior side yard setback of 2.3 metres for an accessory structure, whereas an interior side yard setback of 3 metres is required.



Legend

□ □ □	Fence Line / Property Line
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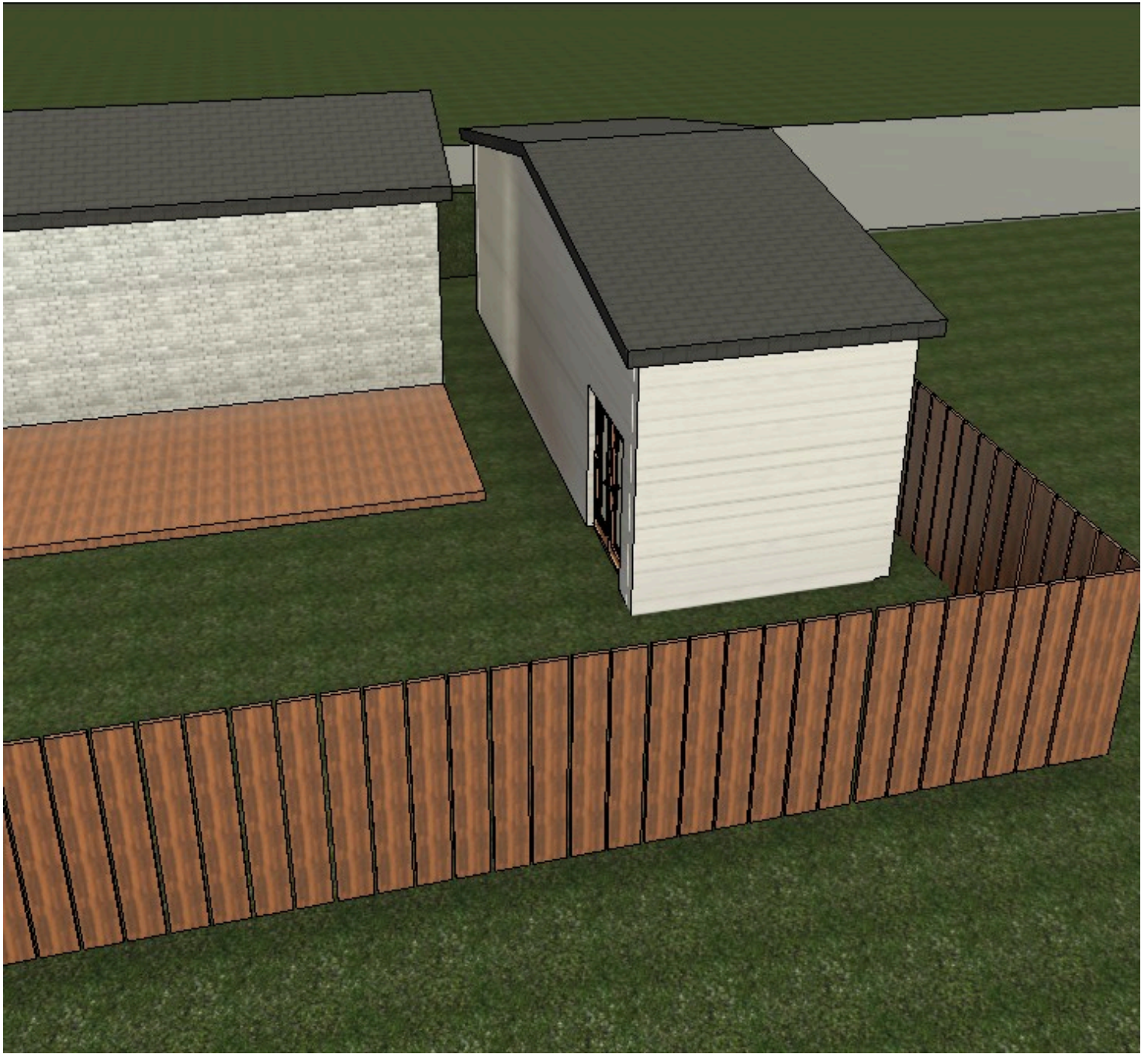
No.	Description	Date



Les Jagoda, MCIP, RPP, CET Planner / Landscape Architectural Intern		62 Bayshore Rd., Haliburton ON K0M 1S0 705.457.5016 ljagoda22@gmail.com	
Project Name	Minor Variance		
Date	November 14, 2025		
Drawn by	MW		
Checked by	LJ		
Minor Variance Sketch			
Scale	1		

-01-21 6:07:37 PM

Attachment 2  
MV-2026-0001  
259 Lake Drive North  
Page 1 of 1



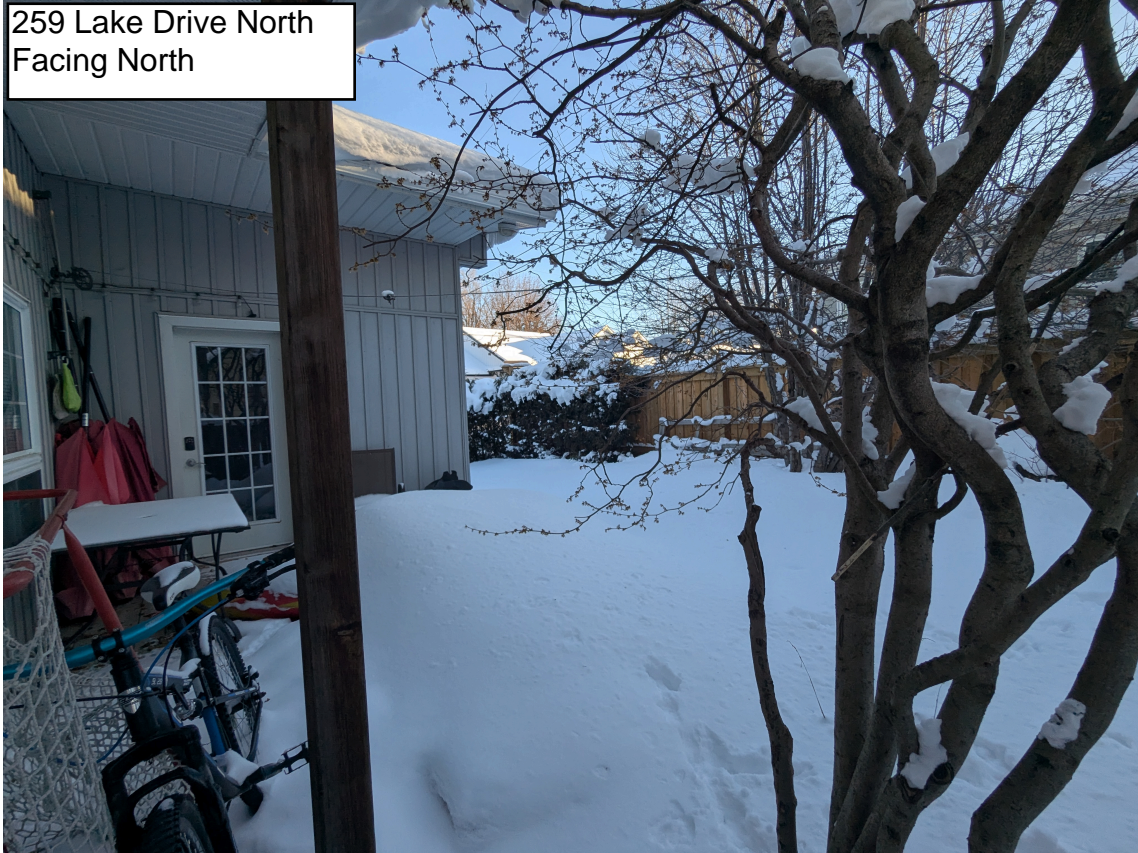


# Site Photos

259 Lake Drive North  
Facing East



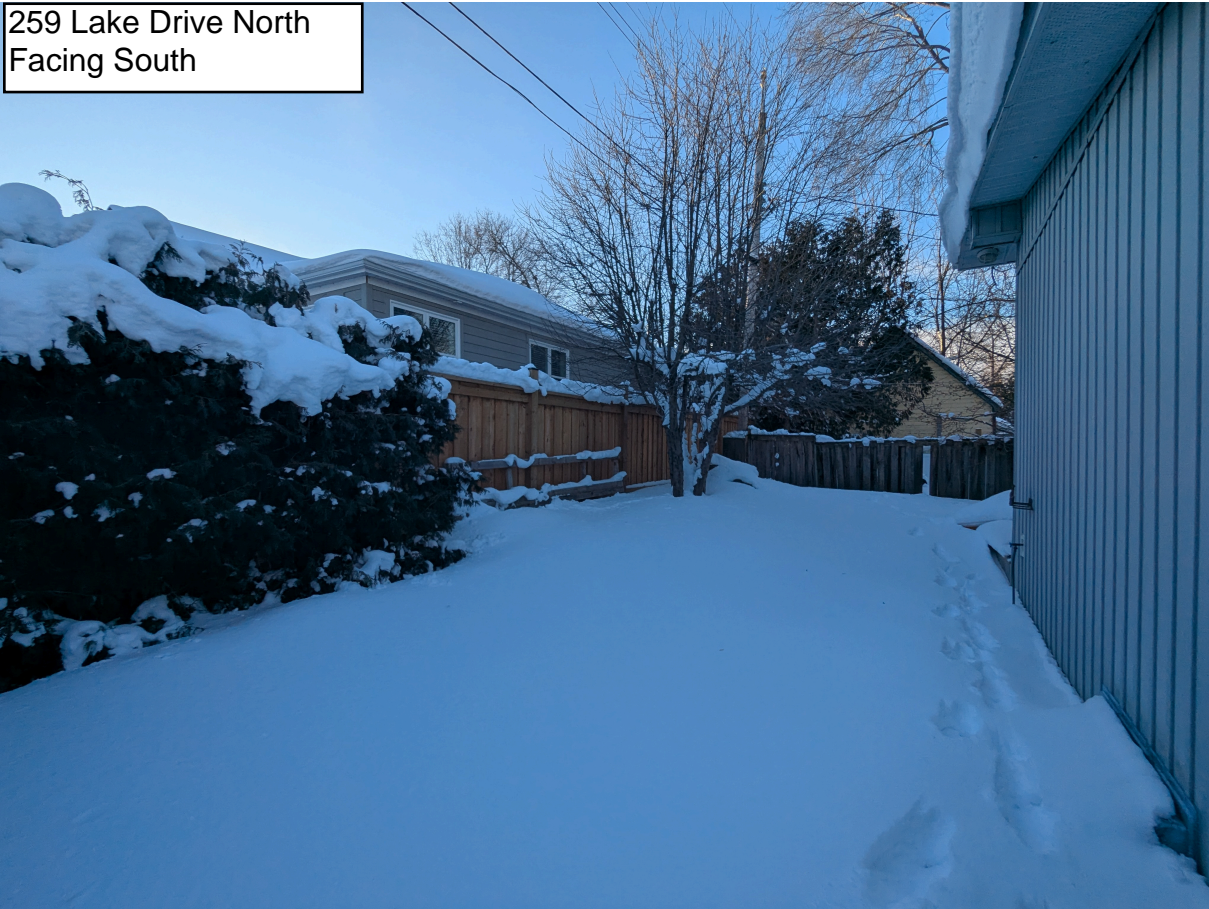
259 Lake Drive North  
Facing North



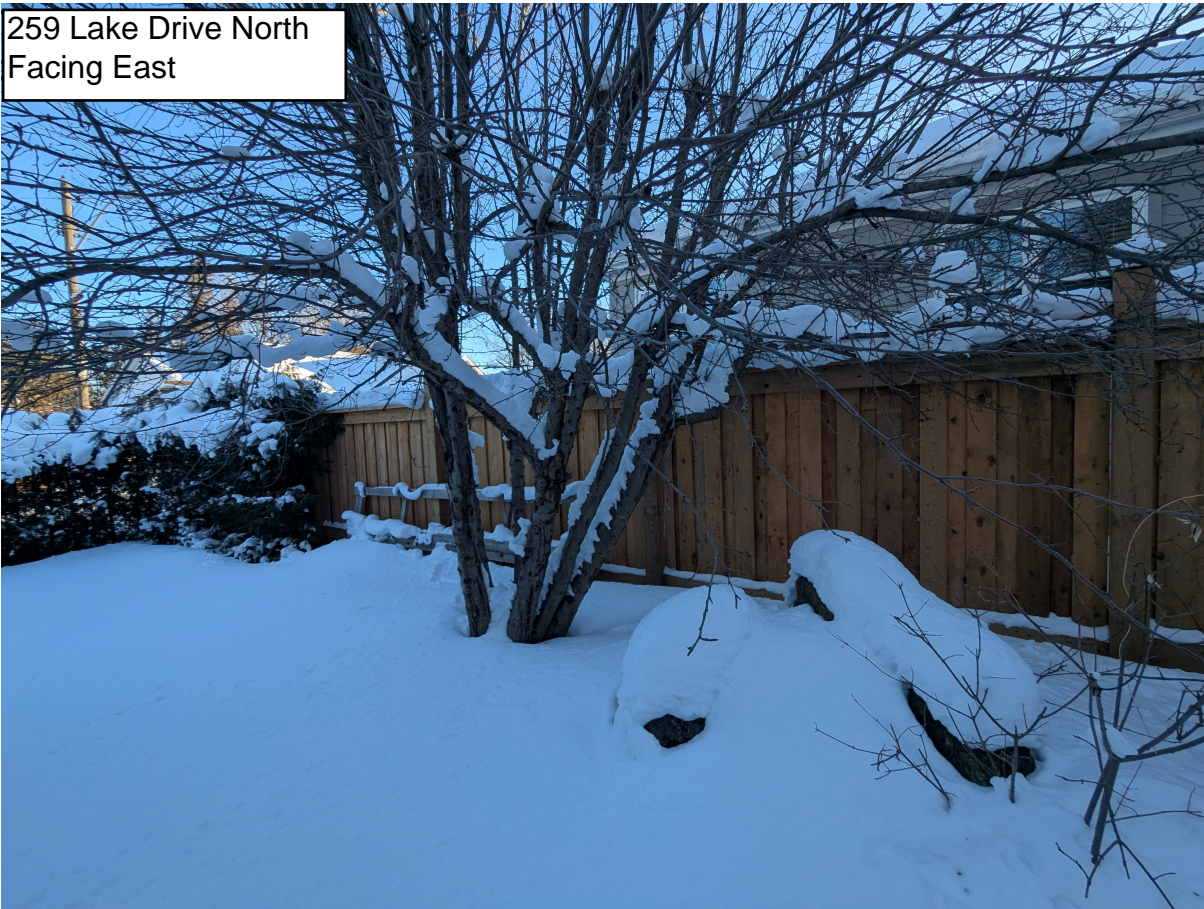
259 Lake Drive North  
Facing North



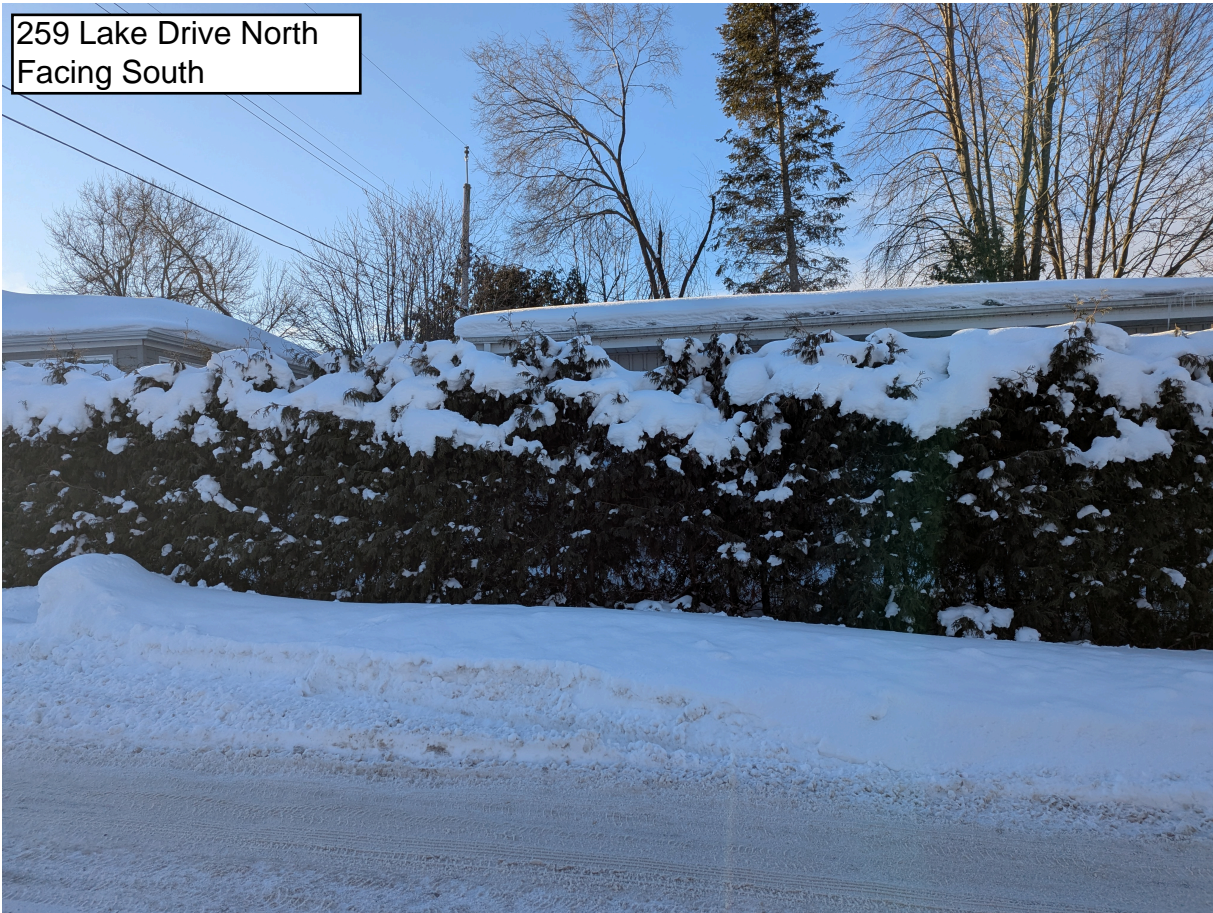
259 Lake Drive North  
Facing South



259 Lake Drive North  
Facing East



259 Lake Drive North  
Facing South





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

March 19, 2026

**Municipal File No.: MV-2026-0001**  
**LSRCA File No.: VA-145433-030126**

**Brianna Flatt**  
**Secretary-Treasurer to the Committee of Adjustment**  
**Planning Division, Development Services Department**  
**26557 Civic Centre Rd**  
**Keswick, ON L4P 3G1**

Dear Ms. Flatt,

**Re: Application for Minor Variance**  
**259 Lake Drive North**  
**Town of Georgina**  
**Owner: Reuban Moitra and Tammy Holwell**  
**Applicant: Lakeland Associates Ltd. (c/o Les Jagoda)**

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 500, as amended:

- **Section 5.1 (b)** which requires a minimum setback of 2.0 metres from the existing dwelling for an accessory structure, whereas the proposal is requesting a setback of 1.2 metres;
- **Section 6.1 (e)** which requires a minimum rear yard setback of 7 metres for an accessory structure in the Transitional Zone, whereas the proposal is requesting a rear yard setback of 0.6 metres;
- **Section 5.1 (d)** which requires an interior side yard setback of 3 metres, whereas the proposal is requesting an interior side yard setback of 2.3 metres.

**Documents Received and Reviewed by Staff**

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

- Notice of Hearing (dated February 27, 2026)
- Site Plan prepared by Lakeland Associates Ltd. (dated November 14, 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, 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:

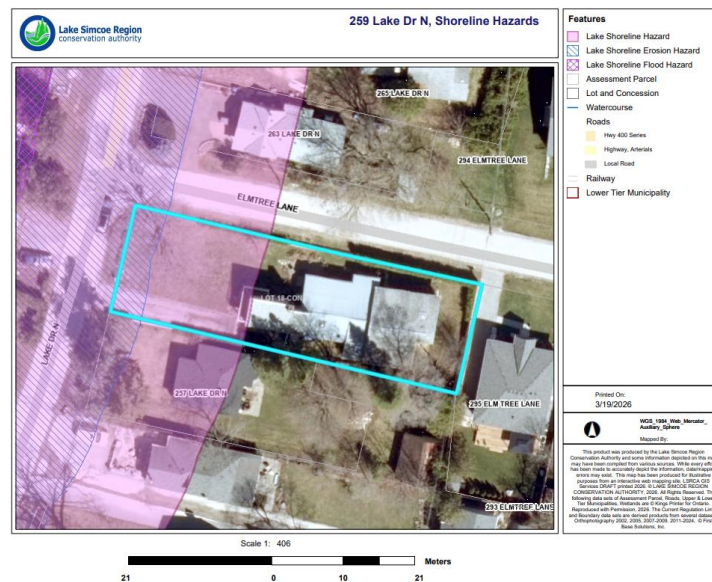
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

**Site Characteristics**

The subject land is approximately 0.08 hectares (0.20 acres) in area and is located east of Lake Drive North and south of Elmtree Lane within the Town of Georgina. The subject land is currently zoned ‘Transitional (T)’ and ‘Residential (R)’ per the Town of Georgina Zoning By-law 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 erosion hazards. Please see a detailed regulatory map below.



**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 (erosion hazard area). Based on the information submitted as part of this application, the proposal is located outside of hazardous lands and is therefore 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.

Ontario Regulation 41/24 applies to a portion of the subject property. It appears that the proposed development is not located within the regulated area, therefore a permit from the LSRCA is not required at this time.

#### **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 is not required at this time;
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 Flatt, Secretary-Treasurer - Committee of Adjustments

**From:** Manish Kaushal, Supervisor of Development Engineering

**cc:** Mike Iampietro, Manager of Development Engineering  
Monika Saddler, Planner  
Saleem Sial, Senior Development Engineering Technologist  
Cory Repath, Senior Development Inspector  
Michelle Gunn, Development Engineering Clerk

**Date:** March 23, 2026

**Re:** MINOR VARIANCE MV-2026-001  
259 Lake Drive North NORTH GWILLIMBURY  
CON 2 PT; LOT 18 PLAN 77 LOT 19 PT LOT; 18 Roll No.: 098-037

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The Development Engineering Division has the following comments for Minor Variance Application No. MV-2026-0001 to permit an accessory structure:

1. No objections
2. Site Alteration and Entrance Permit will be required for the proposed construction.

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2026-0028

FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT

April 13, 2026

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

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**1. RECOMMENDATIONS:**

- 1) That the Committee of Adjustment approve Minor Variance Application MV-2026-0004 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 MV-2026-0004 be subject to the following term(s):
  - a) That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2026-0028, in accordance with the relief recommended to be approved in Recommendation 1;
- 3) That the approval of Minor Variance Application MV-2026-0004 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.

**2. PURPOSE:**

The purpose of this report is to provide Staff's analysis concerning Minor Variance Application MV-2026-0004 for the property located at 73 Pete's Lane regarding the construction of a new single detached dwelling.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)  
 73 Pete’s Lane  
 Concession 4, Part of Lot 23  
 Roll #: 051-450

**3.1 PROPOSAL**

The owner of the subject property is proposing to construct a new single-detached dwelling on the subject lands.

Staff note that two building permits have been submitted for the demolition of the existing single-detached dwelling and the construction of the new single-detached dwelling. The owner of the subject property has already begun construction of the new single-detached dwelling without an issued building permit. The demolition permit for the existing single detached dwelling has been issued.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief for the construction of a new single detached dwelling:

- i) 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.
- ii) 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.

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

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

The subject property is located at 73 Pete’s Lane. A summary of the characteristics of the property is as follows:

<b>General Property Information</b>	
<b>Municipal Address</b>	73 Pete’s Lane
<b>Zoning</b>	Rural (RU) Zone
<b>Frontage</b>	140.82 metres
<b>Area</b>	108,241 square metres
<b>Secondary Plan Land Use Designation</b>	Residential (Pefferlaw 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 (to be demolished), two accessory structures (shop and farm building)	
<b>Proposed Structures</b>	New Single detached dwelling	
<b>Heritage Status</b>	No	
<b>Regulated by LSRCA</b>	Yes, partially, near the rear of the property	
<b>Key Natural Heritage Features</b>	Unevaluated wetland and woodland at the rear of the property.	
<b>Natural Hazards</b>	None	
<b>Servicing</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Water</b>	Private	Private
<b>Sanitary</b>	Private	Private
<b>Access</b>	Existing Driveway	Existing Driveway

### 3 **COMMENTS:**

#### 3.2 **PUBLIC COMMENTS:**

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

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

All Town department and external agency comments for Minor Variance Application MV-2026-0004 are outlined below.

<b>Department or Agency</b>	<b>Comments</b>
Building Division	The original single detached dwelling will need to be demolished prior to the issuance of occupancy for the new single detached dwelling.
Plumbing and Building Inspector – Building Division	No objections
Development Engineering	No objections
Georgina Fire Department	No comments received
Operations and Infrastructure Department	No comments
Tax and Revenue	No Tax concerns
Municipal Law Enforcement Division	No comments
LSRCA	Already obtained LSRCA written clearances (LSRCA file no. GS.2025.018)
Ministry of Transportation	No comments
York Catholic District School Board	No comments or objections
York Region District School Board	No comments or concerns

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York Region	No comments
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**4 ANALYSIS:**

The following evaluation of Minor Variance Application MV-2026-0004 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 Residential in the Pefferlaw Secondary Plan. Single detached dwelling and accessory building/structures and uses 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 Bylaw maintained? – Yes*

The subject property is zoned Rural (RU) Zone on Map 1 of Schedule ‘A’ to Zoning Bylaw No. 500, as amended. Single detached dwelling, accessory structures/buildings and uses are permitted in the RU zone.

Staff note that the owners have already begun construction of the new single-detached dwelling prior to issuance of a building permit. In accordance with Zoning Bylaw 500, as amended, only one single detached dwelling is permitted on the subject property. As such, Development Planning requires that the original house be demolished or a temporary use bylaw be obtained to permit two single detached dwellings on the property for a maximum of three years or until the construction of the new single detached dwelling is finalized as a condition of the minor variance.

a. Front Yard Setback

Section 6.1 (c) of Zoning Bylaw No. 500, as amended, requires a minimum front yard setback of 30 metres for lots 4.0 hectares or greater in the RU zone. The Applicant has requested relief to allow a minimum 20-metre front yard setback for the subject property.

The general intent of this section is to reduce negative impacts on neighbouring properties and ensure compatibility with surrounding properties.

Staff note that there is a large hedge/grouping of trees along the frontage of the property, which staff are of the opinion will reduce the impact on the streetscape.

Additionally, the existing single-detached dwelling is set much closer to the front lot line than the proposed single-detached dwelling.

Staff note that the subject property is one of the larger lots on Pete's Lane and requires a larger front yard setback than neighbouring properties. Many of the neighbouring properties' houses are located much closer to the front lot line than the proposed single detached dwelling on the subject land. Therefore, staff are of the opinion that the proposed single-detached dwelling is compatible with the surrounding properties.

b. Interior Side Yard Setback

Section 6.1 (f) of Zoning Bylaw No. 500, as amended. Requires a minimum interior side yard setback of 9 metres. The Applicant has requested relief to allow a minimum 7.9-metre interior side-yard setback for the proposed single-detached dwelling.

The general intent of this section is to mitigate potential massing impacts on nearby properties and to enable natural pedestrian access to the rear yard. Staff note that massing impacts are influenced by a combination of building height, lot coverage and setbacks.

The proposed side yard setback will maintain the general intent of the Rural Zone, as the side yard reduction is only 1.1 metres from the Bylaw requirement. Furthermore, staff note that the eastern lot line abuts a large section of trees on the neighbouring property, and pedestrian access to the rear is available along the western side.

Additionally, the subject property complies with all other provisions of zoning bylaw 500 including lot coverage and building height.

Staff are of the opinion that the proposed variances maintain the general intent and purpose of Zoning Bylaw 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 single detached dwelling is in keeping with the existing physical character of the neighbourhood, as the area generally consists of single detached dwellings and accessory structures located in similar or close proximity to the road as the proposed single detached dwelling. The proposed minor variances will maintain the existing rural setting along this section of Pete's Lane.

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

**5 CONCLUSION:**

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application MV-2026-0004, as it pertains to the proposed single detached dwelling, 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:

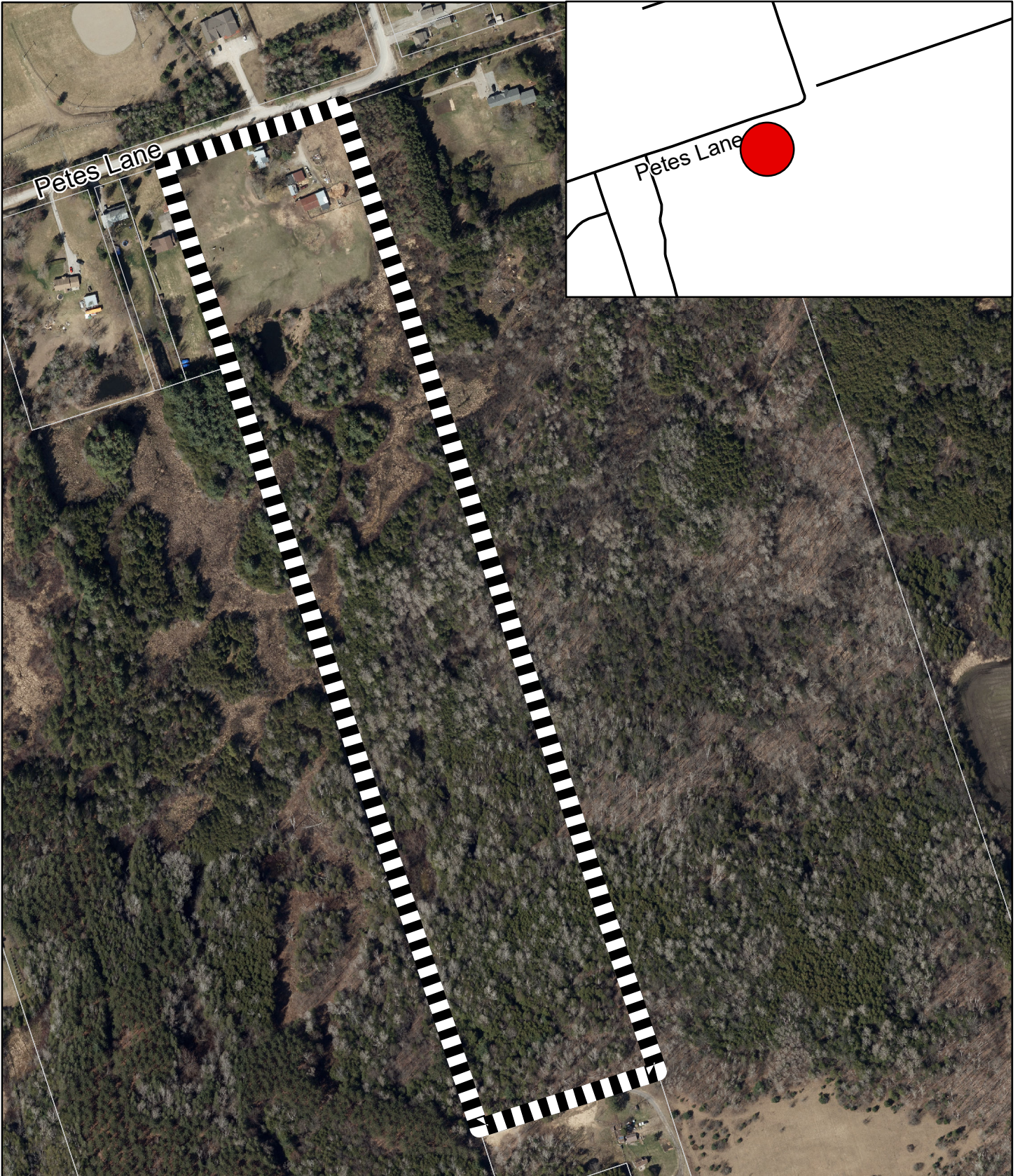
Jeff Healey, MCIP, RPP  
Supervisor of Development Planning

***Attachments:***

*Attachment 1 – Location Map*

*Attachment 2 – Site Plan*

*Attachment 3 – Site Photos*

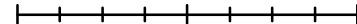


# LOCATION MAP



**SUBJECT LAND**

0 45 90 180 Meters

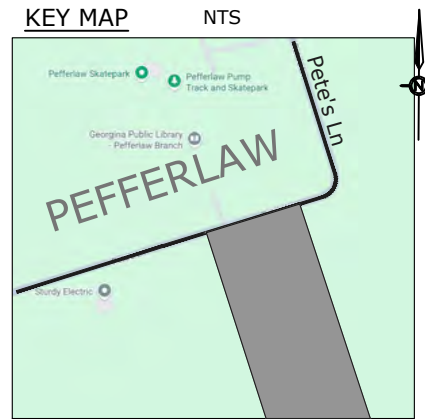


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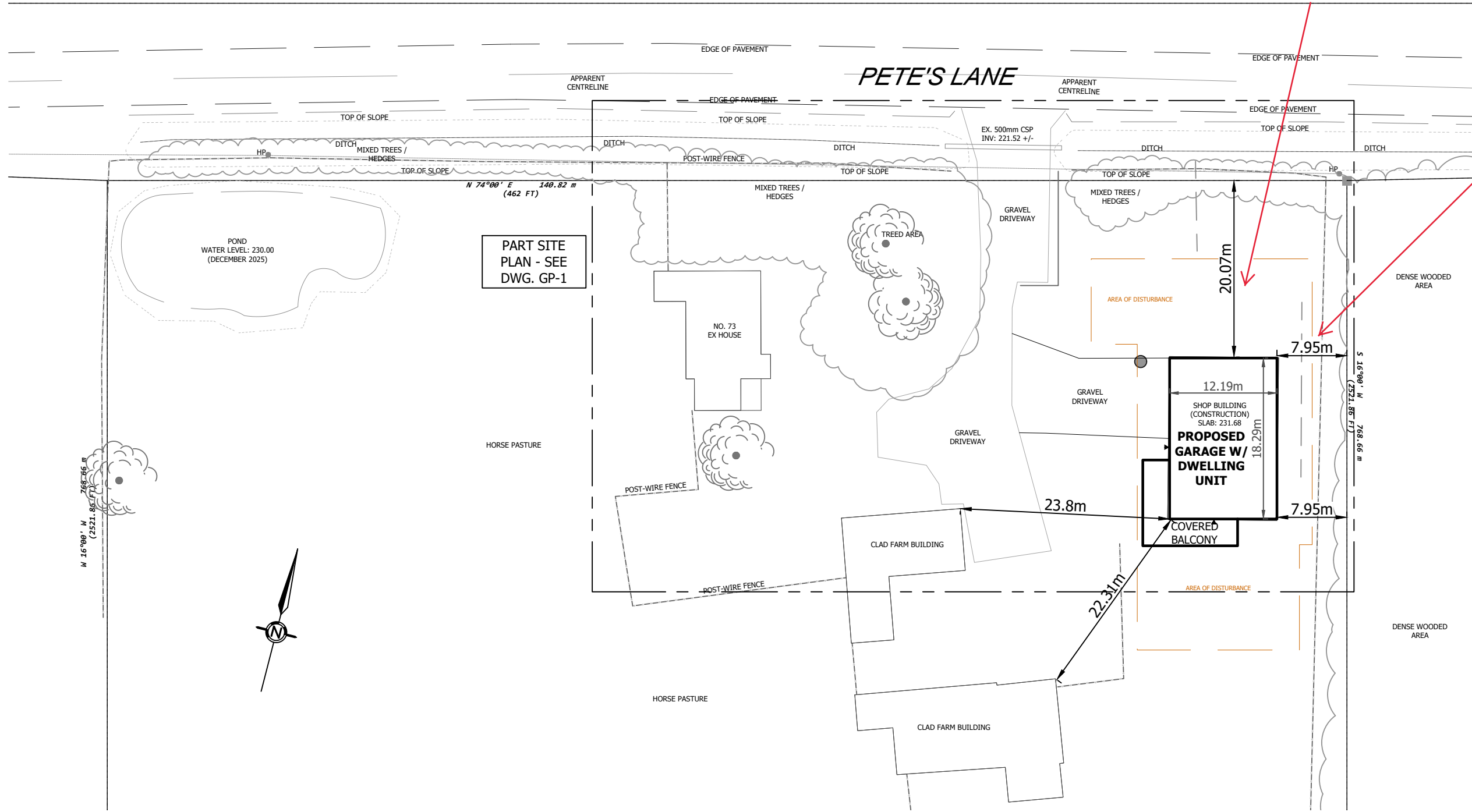
**SITE PLAN  
- ACCESSORY BUILDING**

LOT AREA:	108,241 sq.m
EX. HOUSE:	139 sq.m
EX. SHOP BLDG:	230 sq.m
EX. FARM BLDG:	130 sq.m
PROP. BLDG:	223 sq.m
TOTAL:	722 sq.m
LOT COVERAGE:	0.67 %



**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.

**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.



**KANNEGIETER RESIDENCE**  
#73 PETE'S LANE  
TOWN OF GEORGINA

**SITE PLAN**

**BJH Engineering Ltd.**  
#25944 WOODBINE AVENUE,  
KESWICK, ONT L4P 0L1  
phone: 1.888.530.0699  
email: bjhongconsulting@gmail.com  
www.bjhengineering.ca

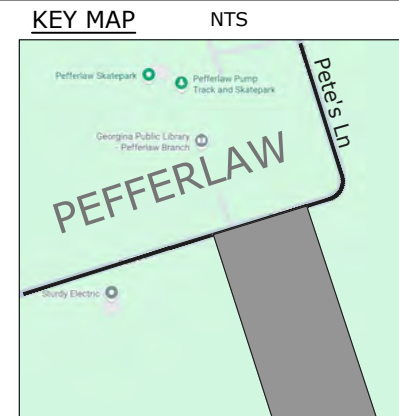
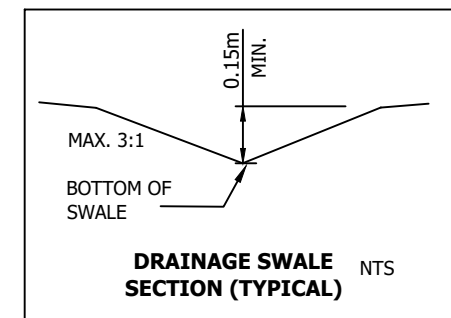
Attachment 2  
MV-2026-0004  
73 Pete's Lane  
Page 1 of 2

**GENERAL NOTES:**

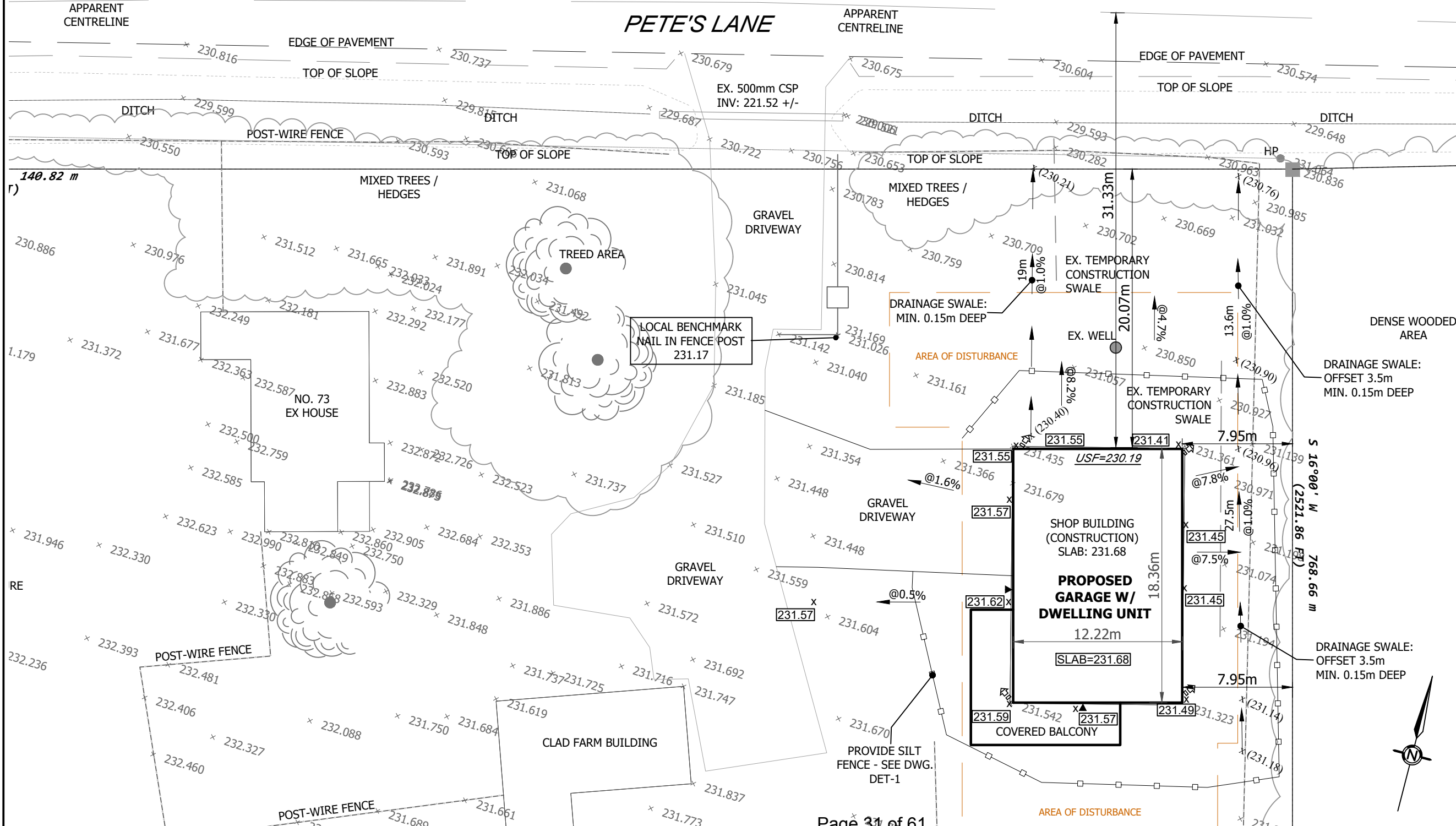
1. ALL SETBACKS AND ELEVATIONS TO BE CONFIRMED BY O.L.S. PRIOR TO PLACING ANY CONCRETE;
2. CONTRACTOR SHALL VERIFY BUILDING ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE FOUNDATION WORKS;
3. ALL GRADING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE APPROVED PLAN. THE TOWN WILL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE SITE GRADING. A REVISED PLAN OR AS-BUILT DRAWING MAY BE REQUIRED AT THE DISCRETION OF THE TOWN;
4. ALL DISTURBED AREAS SHALL BE RESTORED WITH 150MM TOPSOIL AND STABILIZED WITH SEED OR SOD;
5. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE PROJECT;
6. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 0.15M AND ALL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3:1;
7. SURFACE AND ROOF RUNOFF SHALL BE DIRECTED AS DETAILED;
8. THE CONSULTANT'S FINAL LOT GRADING CERTIFICATE IS REQUIRED TO BE PROVIDED PRIOR TO THE TOWN'S FINAL INSPECTION AND DEPOSIT RELEASE.

**SITE GRADING PLAN  
- ACCESSORY BUILDING**

LOT AREA:	108,241 sq.m
EX. HOUSE:	139 sq.m
EX. SHOP BLDG:	230 sq.m
EX. FARM BLDG:	130 sq.m
PROP. BLDG:	223 sq.m
TOTAL:	722 sq.m
LOT COVERAGE:	0.67 %



- LEGEND**
- x 230.669 EXISTING ELEVATIONS
  - x (230.76) SWALE ELEVATIONS
  - 231.57 PROPOSED ELEVATIONS
  - ROOF DOWNSPOUTS
  - SWALE DIRECTIONS
  - SURFACE DRAINAGE DIRECTIONS
  - HP HYDRO POLE



**KANNEGIETER RESIDENCE**

#73 PETE'S LANE  
TOWN OF GEORGINA

**PART SITE GRADING  
DRAINAGE PLAN**

**BJH Engineering Ltd.**  
#25944 WOODBINE AVENUE,  
KESWICK, ONT L4P 0L1  
phone: 1.888.530.0699  
email: bjhongconsulting@gmail.com  
www.bjhengineering.ca

Attachment 2  
MV-2026-0004  
73 Pete's Lane  
Page 2 of 2

# Site Photos

73 Pete's Lane  
Facing East



73 Pete's Lane  
Facing South



73 Pete's Lane  
Facing south



73 Pete's Lane  
Facing North



73 Pete's Lane  
Facing South



73 Pete's Lane  
Facing West



THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2026-0027

FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT

April 13, 2026

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

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1. RECOMMENDATIONS:

- 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 DS-2026-0027, 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 DS-2026-0027, 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.

**2. PURPOSE:**

The purpose of this report is to provide Staff's analysis concerning Minor Variance Applications MV-2025-0017 and MV-2025-0018 for the property located at 9 and 9A Biscayne Boulevard regarding the expansion of their driveways.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 4)  
9 Biscayne Boulevard  
Plan 397, Part of Lot 91, 65R-40662, Part 2  
Roll #: 144-56402

Property Description: (refer to Attachments 1 to 4)  
9A Biscayne Boulevard  
Plan 397, Part of Lot 91, 65R-40662, Part 1  
Roll #: 144-56400

**3.1 PROPOSAL**

The owner of the subject property is proposing to expand the driveway on the subject lands.

Staff note that the existing driveway was widened after the site alteration and entrance permit was finalized. A new site alteration and entrance permit is required to facilitate a legal widening of the driveway.

Two Minor Variance applications have been submitted concerning the proposal, requesting the following relief for a driveway expansion:

- i) 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.

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

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

The subject property is located at 9 and 9A Biscayne Boulevard. A summary of the characteristics of the property is as follows:

<b>General Property Information</b>		
<b>Municipal Address</b>	9 and 9A Biscayne Boulevard	
<b>Zoning</b>	Site Specific Low-Density Urban Residential (R2-24) Zone	
<b>Frontage</b>	9.145 metres	
<b>Area</b>	557.3 square metres	
<b>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>	03.1165	
<b>Land Use and Environmental Considerations</b>		
<b>Existing Structures</b>	Semi-detached dwelling	
<b>Proposed Structures</b>	None	
<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 Driveways	Existing Driveways

**3 COMMENTS:**

**3.2 PUBLIC COMMENTS:**

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

**3.3 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS**

All Town department and external agency comments for Minor Variance Applications MV-2025-0017 and MV-2025-0018 are outlined below.

<b>Department or Agency</b>	<b>Comments</b>
Building Division	No comments received
Plumbing and Building Inspector – Building Division	No objections
Development Engineering	Please demonstrate how the stormwater will be conveyed to a sufficient outlet without impacting the adjacent properties. A Site Alteration and Entrance Permit will be required for the proposed construction. (Attachment 5)
Georgina Fire Department	No comments received
Operations and Infrastructure Department	No comments
Tax and Revenue	No tax concerns
Municipal Law Enforcement Division	We currently have a file open for 9A & 9 Biscayne Blvd regarding the expanded driveway.
LSRCA	No comments
Ministry of Transportation	No comments
York Catholic District School Board	No comments
York Region District School Board	No comments
York Region	No comments

**4 ANALYSIS:**

The following evaluation of Minor Variance Applications MV-2025-0017 and MV-2025-0018 are 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 in the Keswick Secondary Plan. Semi-detached dwellings 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 Bylaw maintained? – Yes*

The subject property is zoned Site-Specific Low Density Urban Residential (R2-24) Zone on Map 2 (Page 2) of Schedule 'A' to Zoning Bylaw No. 500, as amended. Semi-detached dwellings are permitted in the R2-24 zone.

a. Driveway width

Section 8.5.24 (d) and 5.50 (g)(ii) of Zoning Bylaw No. 500, as amended, permit a maximum driveway of 67% and 55%, respectively. The Applicant has requested relief to permit two driveways measured at 90.1% of the width of the lot frontage for both semi-detached dwellings.

The general intent of this section is to maintain residential streetscapes, to ensure front yards are not dominated by parking, and to ensure that appropriate drainage and swales are provided.

The increased driveway width results from the semi-detached dwellings accommodating three units per building (six units total), thereby increasing on-site parking demand. The original Zoning Bylaw Amendment (File No. 03.1165) was approved prior to Bill 23, when only two units were permitted within each semi-detached dwelling (four units total). Following subsequent legislative changes, the semi-detached dwelling was revised to include three units per dwelling, necessitating additional parking.

To address this and avoid tandem parking, which would impact maneuvering of tenant vehicles, the owners widened the driveway after the site alteration and entrance permit was finalized. This widening extended into the boulevard, which staff were not able to support. In response, the applicant revised the plans to include additional landscaping at the front of the boulevard, to maintain engineering setback requirements for driveways (0.9 metres), and to agree to plant street trees to help maintain the residential streetscape. Development Planning will require a Planting Plan as a condition of the minor variance, to be implemented through the Site Alteration Permit process. This situation is considered unique, and staff do not anticipate similar requests in the future given the updated provisions for Additional Residential Units have been incorporated into Zoning Bylaw No. 500.

Staff are of the opinion that the proposed variances maintain the general intent and purpose of Zoning Bylaw 500, as amended.

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

Staff note that, to maintain the existing streetscape along Biscayne Boulevard, the driveway at the municipal boulevard will be limited to a maximum width of 5.74 metres. The proposed widening to 90.1% lot coverage is permitted only within the property boundaries to ensure space for street trees and landscaping along the

boulevard. To confirm that street trees are appropriately located and of suitable species, Town staff have included a condition requiring a landscaping plan to be submitted and then implemented through the Site Alteration and Entrance Permit process.

Provided a condition is added to require landscaping along the municipal boulevard and a Term is added to limit driveway width at the boulevard to 5.74 metres, staff are satisfied that, the proposal is desirable for the appropriate development of the subject land and the 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 variances 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 variances are minor in nature.

## 5 **CONCLUSION:**

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Applications MV-2025-0017 and MV-2025-0018, as it pertains to the proposed driveway expansion, meet the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*, R.S.O. 1990.

## **APPROVALS:**

Prepared by:

Monika Sadler  
Planner I

Approved By:

Jeff Healey, MCIP, RPP  
Supervisor or Development Planning

## ***Attachments:***

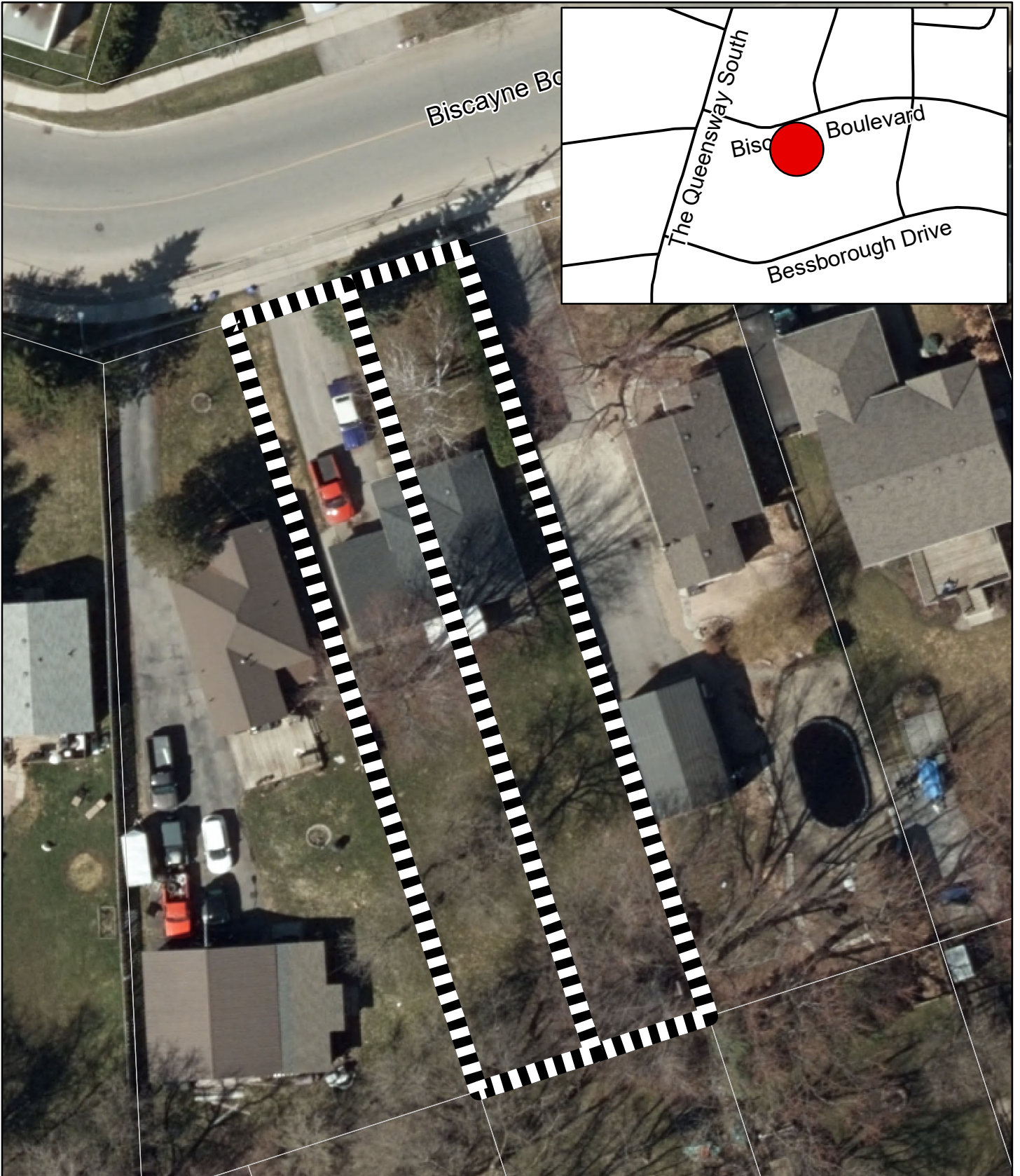
*Attachment 1 – Location Map*

*Attachment 2 – Site Plan*

*Attachment 3 – R-Plan*

*Attachment 4 – Site Photos*

*Attachment 5 – Comments*



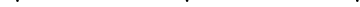
### LOCATION MAP

N



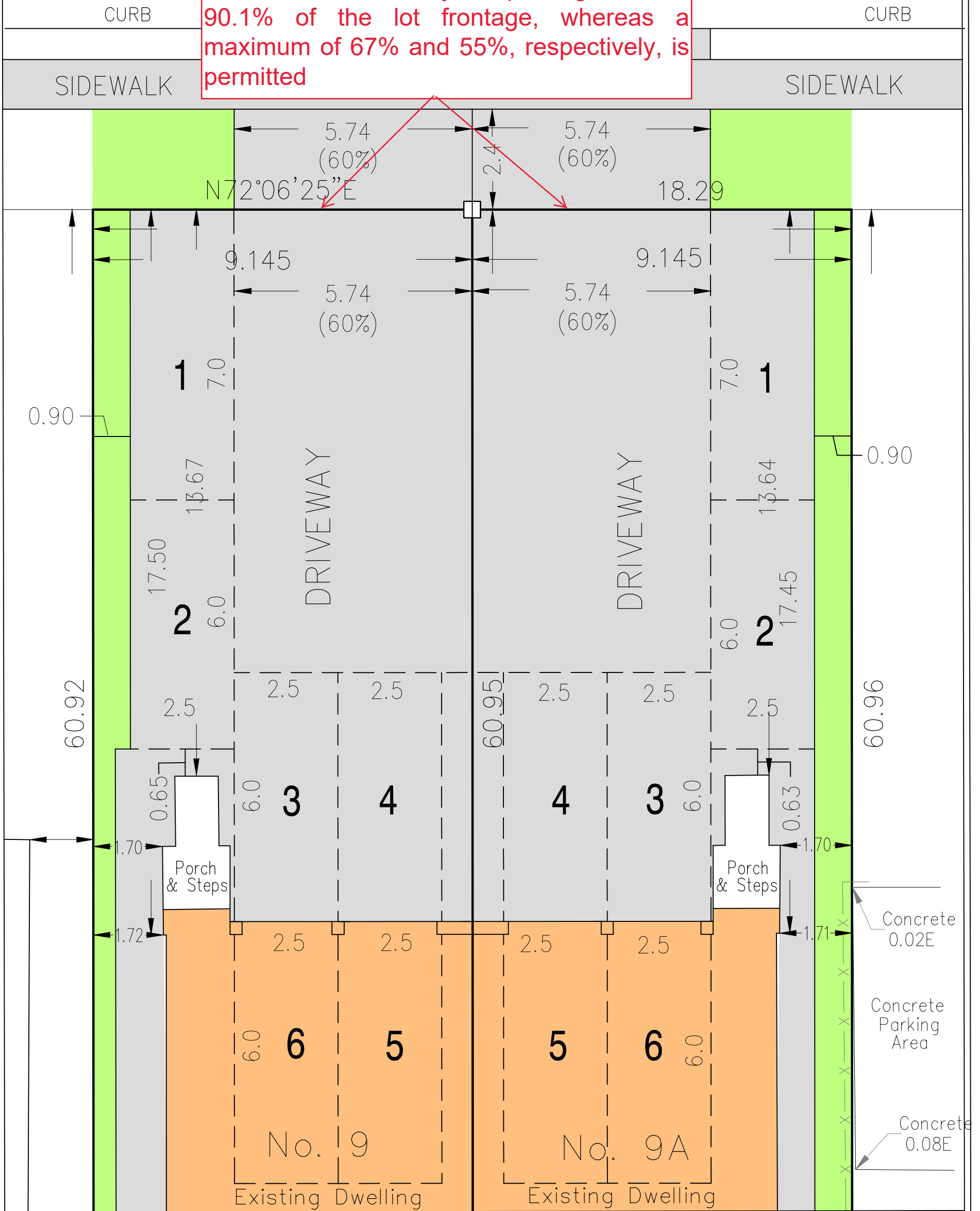
**SUBJECT LAND**

0 4.5 9 18 Meters



# BISCAYNE BOULEVARD

Section 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



## PARKING LAYOUT - PLAN D

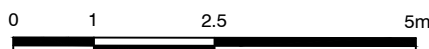
DOMENIC SORBARA - 9 BISCAYNE BLVD  
EUGENIO STURINO - 9A BISCAYNE BLVD

9 & 9A BISCAYNE BLVD.

LOT 91  
REGISTERED PLAN 397  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

Scale:	Approved By:	Drawn by:
Date: JAN 10, 2026	MRES	VT
<b>Michael Smith</b> PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
REVISIONS:	Drawing Number: 1416-00	

SCALE:



**Metric** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

Plan 65R-40662  
RECEIVED AND DEPOSITED :

DATE: Nov. 24 2023  
DATE: Nov. 28 2023

*[Signature]*  
JASON CHUN-HO MO  
ONTARIO LAND SURVEYOR

*'S. Sanchez'*  
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 85)

**Schedule**

PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA(Sq.m)
1	91	397	03476-0241	557.3
2				557.2

PLAN OF SURVEY OF LOT 91 REGISTERED PLAN 397 TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK SCALE 1:200

PEARSON & PEARSON SURVEYING LTD. 2023  
Ontario Land Surveyors

**Bearing Note**  
BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A, B, C & D BY REAL TIME NETWORK OBSERVATIONS, UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00) DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99975949 FOR BEARING COMPARISONS A ROTATION OF 0°10'35" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON RP & P1 TO CONVERT TO UTM BEARINGS.

**Integration Data**  
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK SERVICE AND ARE REFERRED TO UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00).  
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OREG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP A	4897814.87	622656.99
ORP B	4897820.49	622674.39
ORP C	4897762.49	622693.16
ORP D	4897736.92	622675.74

**SPECIFIED CONTROL POINTS (SCPs)**

MONUMENT ID.	NORTHING	EASTING
SCP 1	4897831.64	622648.63
SCP 2	4897845.39	622690.99

- Legend**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR (PLANTED DUE TO EXISTENCE OF BELOW GRADE SERVICES OR TREE ROOTS)
  - IB DENOTES IRON BAR
  - IP DENOTES IRON PIPE
  - CC DENOTES CUT CROSS
  - WT DENOTES WITNESS
  - OU DENOTES ORIGIN UNKNOWN
  - S DENOTES SET
  - M DENOTES MEASURED
  - N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
  - RP DENOTES REGISTERED PLAN 397
  - P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY PEARSON & PEARSON SURVEYING LTD., O.L.S., DATED SEPTEMBER 28, 2023.
  - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY E.R. GARDEN LTD., O.L.S., DATED NOVEMBER, 1995 (FILE No. : 95-4994).
  - 917 DENOTES R.A. GARDEN, O.L.S.
  - 1670 DENOTES PEARSON & PEARSON SURVEYING LTD., O.L.S.
  - DBF DENOTES BOARD FENCE
  - CLF DENOTES CHAIN LINK FENCE
  - CBLK DENOTES TIES TO CONCRETE BLOCK
  - FR DENOTES TIES TO FRAME
  - TFW DENOTES TOP OF FOUNDATION WALL ELEVATION

**Surveyor's Certificate**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF SEPTEMBER, 2023.

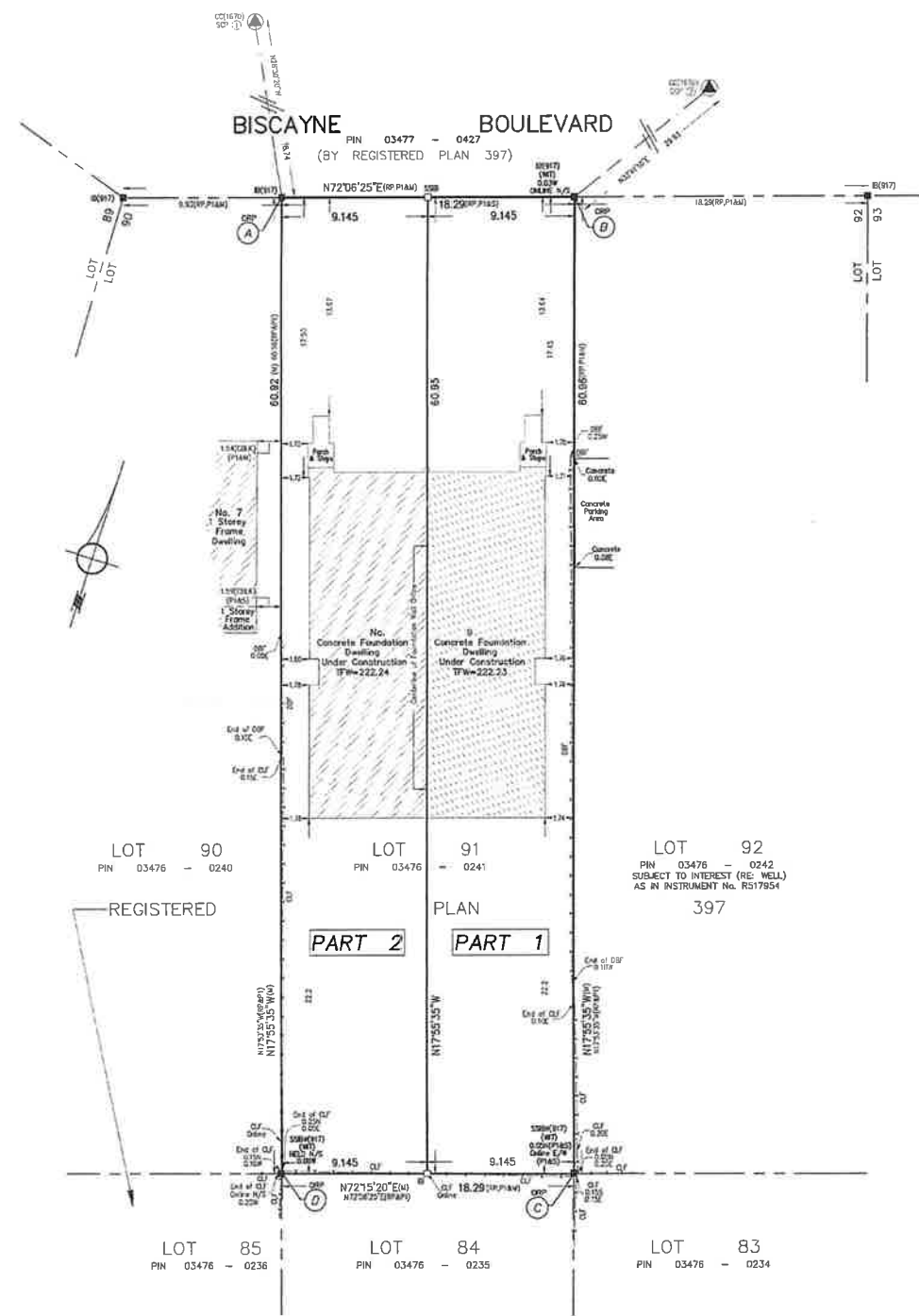
September 28, 2023  
Date  
Jason Chun-Ho Mo  
Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-55945

10211 KEELE STREET, UNIT #115, MAPLE ONTARIO, L6A 4R7  
O : (905) 553-5453  
E : michel@pearsonandpearson.com

**PEARSON & PEARSON**  
SURVEYING LTD.

DRAWING : 2609-BiscayneBoulevard9-PP.DWG PRD.ECT : 2689  
CALC. BY DL DRAWN BY JC/TM/JM CHECKED BY MP/JM



# Site Photos

9/9A Biscayne Blvd  
Facing South



9/9A Biscayne Blvd  
Facing South



9/9A Biscayne Blvd  
Facing East



9/9A Biscayne Blvd  
Facing North



9/9A Biscayne Blvd  
Facing North



9/9A Biscayne Blvd  
Facing East



**To:** Brianna Flatt, Secretary-Treasurer - Committee of Adjustments

**From:** Manish Kaushal, Supervisor of Development Engineering

**cc:** Mike Iampietro, Manager of Development Engineering  
Monika Saddler, Planner  
Saleem Sial, Senior Development Engineering Technologist  
Cory Repath, Senior Development Inspector  
Michelle Gunn, Development Engineering Clerk

**Date:** March 23, 2026

**Re:** MINOR VARIANCE MV-2025-0017 and MV-2025-0018  
9A and 9 Biscayne Blvd PLAN 397 PT LOT 91 RP 65R40662 PART 2 and  
PLAN 397 PT LOT 91 RP 65R40662 PART 1  
Roll No.: 144-564 and 255-56402

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The Development Engineering Division has the following comments for Minor Variance Application Nos. MV-2025-0017 and MV-2025-0018 to permit maximum driveway or parking area:

1. Please demonstrate how the stormwater will be conveyed to a sufficient outlet without impacting the adjacent properties.
2. Site Alteration and Entrance Permit will be required for the proposed construction.

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2026-0014

FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT

April 13, 2026

**SUBJECT: MINOR VARIANCE APPLICATION MV-2025-0026  
242 PEFFERLAW ROAD, PEFFERLAW  
CONCESSION 5, PART OF LOT 23**

---

**1. RECOMMENDATIONS:**

1) That the Committee of Adjustment deny Minor Variance Application MV-2025-0026 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.

**2. PURPOSE:**

The purpose of this report is to provide Staff's analysis concerning Minor Variance Application MV-2025-0026 for the property located at 242 Pefferlaw Road, regarding converting the existing commercial building into a single detached dwelling.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)  
242 Pefferlaw Road  
Concession 5, Part of Lot 23  
Roll #: 054-235

**3.1 PROPOSAL**

The owner of the subject property is proposing to convert the existing commercial building to a single detached dwelling on the subject property.

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

i) 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.

A Survey showing the proposal and the requested relief are included as Attachment 2.

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

The subject property is located at 242 Pefferlaw Road. A summary of the characteristics of the property is as follows:

<b>General Property Information</b>		
<b>Municipal Address</b>	242 Pefferlaw Road	
<b>Zoning</b>	Site Specific General Commercial (C1-1) Zone	
<b>Frontage</b>	17 metres	
<b>Area</b>	746.1 square metres	
<b>Secondary Plan Land Use Designation</b>	Commercial (Pefferlaw 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>	Commercial Building	
<b>Proposed Structures</b>	None	
<b>Heritage Status</b>	Neither Listed nor Designated	
<b>Regulated by LSRCA</b>	Partial, at the rear of the property	
<b>Key Natural Heritage Features</b>	None	
<b>Natural Hazards</b>	None	
<b>Servicing</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Water</b>	Private	Private
<b>Sanitary</b>	Private	Private
<b>Access</b>	Driveway	None

**3 COMMENTS:**

**3.2 PUBLIC COMMENTS:**

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

**3.3 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS**

All Town department and external agency comments for Minor Variance Application MV-2025-0026 are outlined below.

<b>Department or Agency</b>	<b>Comments</b>
Building Division	No comments received

Plumbing and Building Inspector – Building Division	No septic record. The septic system will need an evaluation.
Development Engineering Division	No comments
Economic Development and Tourism Division	No concerns
Georgina Fire Department	No objections
Operations and Infrastructure Department	No comments
Tax and Revenue	No Tax concerns
Municipal Law Enforcement Division	No comments
LSRCA	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. (Attachment 4)
Ministry of Transportation	No comments
York Catholic District School Board	No comments received
York Region District School Board	No comments
York Region	No comments

#### 4 **ANALYSIS:**

The following evaluation of Minor Variance Application MV-2025-0026 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? – No*

The subject property is designated Commercial in the Pefferlaw Secondary Plan. Section 13.3.4.2 of the Pefferlaw Secondary Plan states that Commercial classification shall be used for the purpose of buying, selling, leasing and exchanging of commodities and the supplying, selling and leasing of personal, business and recreational services. This section also references that Section 5.2.3 of the 1982 Georgina Official Plan continues to apply, which includes policies related to the Central Business Districts in Georgina, including this section of Pefferlaw (between Main Street and Station Road).

Section 5.2.3.1 of the 1982 Official Plan outlines principles for the development of Central Business Districts. The Plan specifies that in order to maintain a continuous pedestrian shopping frontage in the Central Business Districts, street frontages, where practical, should be restricted to commercial or office uses only. Residential uses in the Central Business District are permitted only in apartment units above permitted businesses on the second storey and in the rear and additional residential uses will only be permitted through a site-specific amendment to the zoning by-law. No stand-alone single detached dwellings are permitted in this area unless they existed prior to the date of passing of the bylaw.

Staff are of the opinion that the intent of the Commercial designation is to only permit accessory apartments above the first storey or in the rear of the building. The applicant is requesting a residential use to be a primary use on the lands, which if permitted would no longer meet the intent of the Commercial designation or comply with the designation's permitted uses. Should the applicant choose to pursue a residential use as a primary use on the property, a zoning bylaw amendment would be required and may also be required to submit an amendment to the Pefferlaw Secondary Plan.

Staff are of the opinion that the proposal does not maintain the general intent and purpose of the Official Plan.

*ii. Is the general intent and purpose of the Zoning By-law maintained? – No*

The subject property is zoned Site-Specific General Commercial (C1-1) Zone on Map 10 of Schedule 'A' to Zoning By-law No. 500, as amended. Single Detached Dwellings are not permitted in this zone.

a. Permitted Uses

Section 14.1 of Zoning By-law No. 500, as amended, permits one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a mechanical garage. The Applicant has requested relief to permit a single detached dwelling in the existing building.

The general intent of this section is to preserve the commercial downtown of Pefferlaw in order to maintain continuous pedestrian shopping frontage.

Staff note that Section 45(2) (b) of the *Planning Act* enables the Committee of Adjustment to add a permitted use which is similar to the uses already permitted in the zone:

“Where the uses of land, buildings or structures permitted in the by-law are defined in general terms, [the committee] may permit the use of any land, building or structure for any purpose that, in the opinion of the committee, conforms with the uses permitted in the by-law.”

Zoning Bylaw 500, as amended, lists the following permitted residential uses (Section 14.1) in the General Commercial (C1) zone:

- one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a mechanical garage

Additionally, Zoning Bylaw 500, as amended, outlines an extensive list of non-residential uses for the General Commercial (C1-1) zone outlined in section 14.2. Uses within the C1-1 zone include a variety of commercial uses, including but not limited to retail uses, restaurant uses, service commercial uses, studios,

automotive and service shop uses and accessory structures and uses to any permitted use.

The Applicant has indicated that they do not intend to operate a commercial business from the existing building and wish to use it solely as a residential dwelling. Staff are of the opinion that this use does not conform to the uses permitted in Zoning Bylaw 500, as amended. Staff are of the opinion that adding a standalone residential use does not comply with the intended commercial function for the C1 zone.

Changing the zoning to allow for a single detached dwelling to the residential uses may be facilitated through a Zoning Bylaw Amendment, which is decided by Council.

Staff are of the opinion that the proposed variance does not maintain the general intent and purpose of Zoning Bylaw 500, as amended.

*iii) Is the Minor Variance desirable for the appropriate development of the property or use of land, building or structure? – No*

The proposed use is not in keeping with the neighbourhood's existing physical character, as the intent of Pepperlaw Road is to have a walkable commercial downtown core.

Staff note that there are seven legal non-conforming single-detached dwellings within the C1-1 located near the subject property. These buildings may continue to be used as a single detached dwelling. However, if these buildings are converted to a commercial use, the buildings cannot revert back to a primary residential use without *Planning Act* Approval, typically obtained through a Zoning Bylaw Amendment.

Staff note that the existing building has previously operated as a commercial business on the ground floor with an accessory dwelling unit above.

Staff are of the opinion that the proposal is not desirable for the appropriate development of the subject land and the surrounding neighbourhood.

*iv) Is the relief sought minor in nature? – No*

In considering whether the relief sought is minor, 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 not minor in nature.

## 5 **CONCLUSION:**

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application MV-2025-0026, as it pertains to the proposed single detached dwelling use, does not meet the four (4) prescribed tests set out in Section 45(1) of the Planning Act, R.S.O. 1990.

Staff are of the opinion that a Zoning Bylaw Amendment is the appropriate application sought to request the proposed additional permitted uses.

**APPROVALS:**

Prepared by:

Monika Sadler  
Planner I

Approved By:

Jeff Healey, MCIP, RPP  
Supervisor of Development Planning

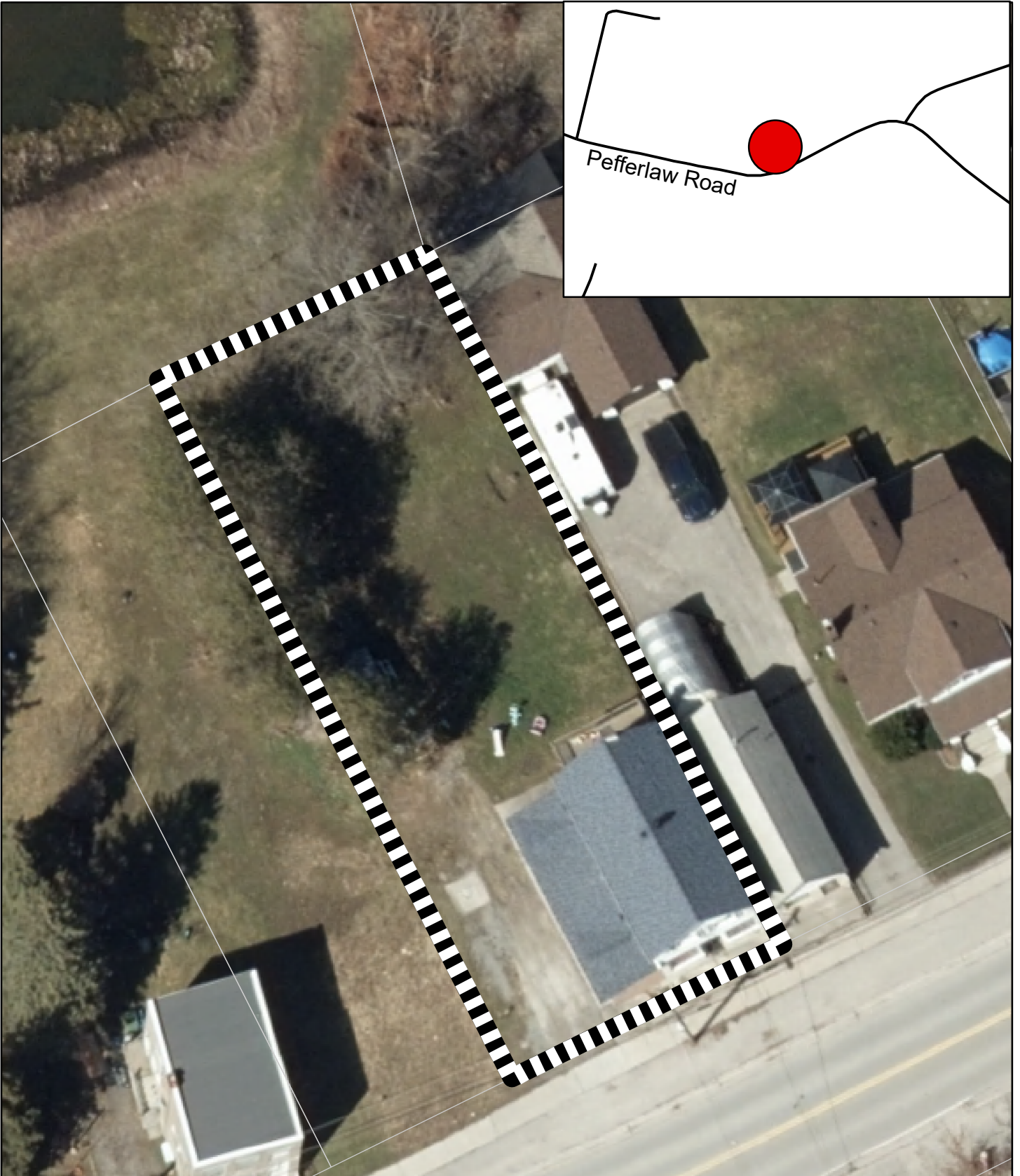
***Attachments:***

*Attachment 1 – Location Map*

*Attachment 2 – Survey*

*Attachment 3 – Site Photos*

*Attachment 4 – LSRCA Comments*

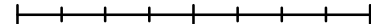


# LOCATION MAP



**SUBJECT LAND**

0 3.5 7 14 Meters



N





# Site Photos

242 Pefferlaw Road  
Facing North



242 Pefferlaw Road  
Facing North



242 Pepperlaw Road  
Facing North



242 Pepperlaw Road  
Facing East



242 Pepperlaw Road  
Facing East



242 Pepperlaw Road  
Facing North





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

February 11, 2026

**Municipal File No.: MV-2025-0026**  
**LSRCA File No.: VA-212771-012726**

**Brianna Flatt**  
**Secretary-Treasurer to the Committee of Adjustment**  
**Planning Division, Development Services Department**  
**26557 Civic Centre Rd**  
**Keswick, ON L4P 3G1**

Dear Ms. Flatt,

**Re: Application for Minor Variance**  
**242 Pefferlaw Road**  
**Town of Georgina**  
**Owner/Applicant: 2495296 Ontario Ltd. (c/o Greg Neely)**

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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 a single detached dwelling in the existing commercial building. The Applicant/Owner is seeking relief from the following section of the Town of Georgina Zoning By-law 500, as amended:

- **Section 14.1** of the By-law which states 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.

**Documents Received and Reviewed by Staff**

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

- Notice of Hearing (dated January 26, 2026)

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, 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:

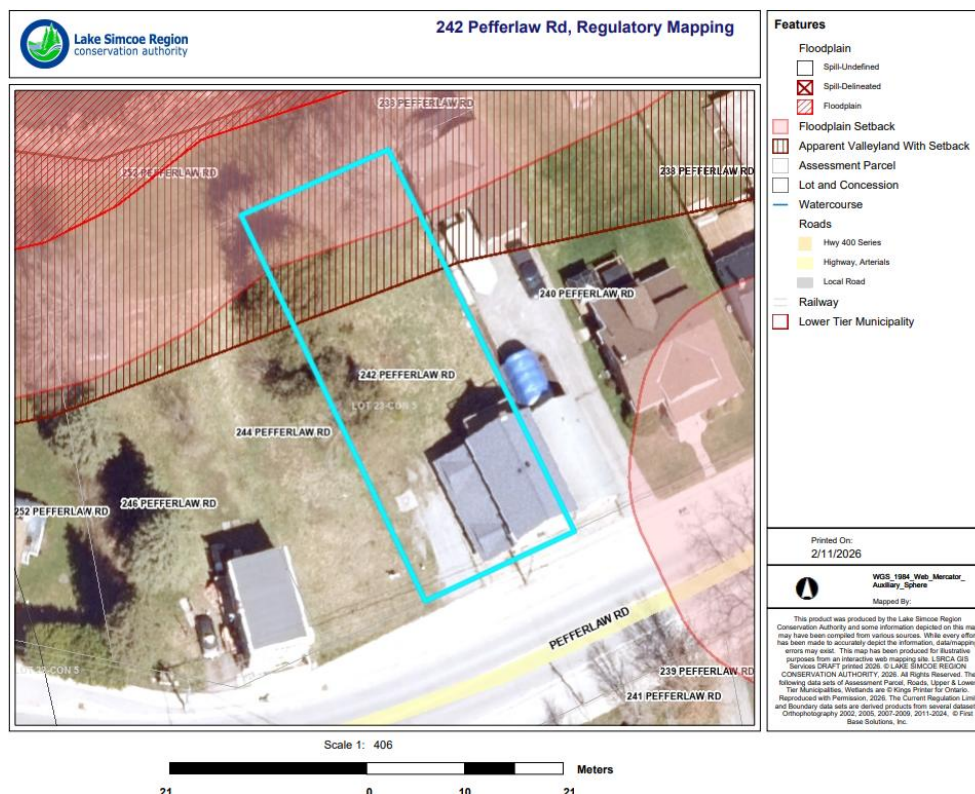
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

**Site Characteristics**

The subject land is approximately 0.07 hectares (0.18 acres) in area and is located northwest of Pefferlaw Road within the Town of Georgina. The subject land is currently zoned ‘Site-Specific General Commercial (C1-1)’ per the Town of Georgina Zoning By-law 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for regulatory floodplain and steep slopes/unstable soils associated with apparent valley lands.
- 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 is therefore 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.

Ontario Regulation 41/24 applies to a portion of the subject property. In future, any development or site alteration within the regulated portion will require a permit from the LSRCA.

#### **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 is not required at this time;
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)