



**GEORGINA**

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

Monday, May 4, 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. MV-2026-0001 - 259 Lake Drive North Update 5

2. MINOR VARIANCE APPLICATION MV-2026-0004 24  
73 PETE’S LANE, PEFFERLAW  
CONCESSION 4, PART OF LOT 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;
  - c. **Section 6.1 (l):** To permit a new single detached dwelling to be setback a minimum of 22.3 metres from any livestock building or manure storage facilities, whereas a new single detached dwelling must be located a minimum of 60 metres from any livestock building or manure storage facilities;
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 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 APPLICATION MV-2026-0010  
 29 PETE'S LANE, PEFFERLAW  
 LOT 11, PLAN 389

34

1. That the Committee of Adjustment approve Minor Variance Application to permit relief from the following:
  - a. **Section 6.1 (f):** To permit a minimum interior side yard setback of 1.7 metres, whereas a minimum interior side yard setback of 2.5 metres is required for one side for properties on private servicing;
2. That the approval of Minor Variance Application be subject to the following term(s):
  - a. That the proposed addition be constructed in general conformity with Attachment 2 to Report , in accordance with the relief recommended to be approved in Recommendation 1;

4. MINOR VARIANCE APPLICATION MV-2025-0032  
 55 MALONE ROAD, JACKSONS POINT  
 PLAN 168, PART OF LOT 12 PART WATE

51

1. That the Committee of Adjustment approve Minor Variance Application to permit relief from the following:

- a. Section 10.5.49 and Schedule B-60: To permit an addition measured at 0.7 metres by 9.2 metres, whereas an addition is not permitted;
- 2. That the approval of Minor Variance Application be subject to the following term(s):
  - a. That the addition remains 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 MV-2025-0032 be subject to the following condition(s):
  - a. Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority that all LSRCA matters identified in Attachment 4 to Report No. DS-2026-0008 have been addressed to the Agency's satisfaction; and
  - b. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

5. MINOR VARIANCE APPLICATION MV-2026-0003  
 195 LAKE DRIVE EAST  
 LOT 10, PLAN 141

66

- 1. That the Committee of Adjustment approve Minor Variance Application to permit relief from the following:
  - a. Section 5.1 (e): To permit a maximum lot coverage of 12% for all accessory structures, whereas a maximum lot coverage of 10% for all accessory structures is permitted;
  - b. Section 5.1 (f) and 5.50 (c) (i): To permit an accessory structure with a height of 7.9 metres to the peak and 6.1 metres to the eaves, whereas for an accessory building with a peaked roof design, a maximum height of 6.0 metres to the top of the peak and 4.5 metres to the eaves, measured from the average finished grade, is permitted;
- 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 Attachments 2 and 3 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 applicant / owner provides a Fence Plan 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.

6. MINOR VARIANCE APPLICATION MV-2025-0033  
6311 SMITH BOULEVARD  
CONCESSION 3, PART OF LOT 4

86

1. That the Committee of Adjustment approve Minor Variance Application to permit relief from the following:
  - a. Section 10.1: To permit an additional dwelling unit in a detached building, whereas an additional dwelling unit is not permitted;
  - b. Section 6.2 (a) (iii): To permit an additional dwelling unit in a detached building, whereas an additional dwelling unit is not permitted;
  - c. Section 6.2 (b) (iii): to permit a detached additional dwelling unit at a height of 9.0 m, whereas a maximum height of 7.5 m is required for an additional dwelling unit;
  - d. Section 10.4 (f): to permit a detached additional dwelling unit with a minimum interior side yard setback of 8.7 metres, whereas a minimum interior side yard setback of 9 m is required for the Environmental Protection zone;
2. That the approval of Minor Variance Application be subject to the following term(s):
  - a. That the proposed additional dwelling unit 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 additional dwelling unit must comply with Section 6.2 (b) of Zoning Bylaw 600, as amended, unless otherwise noted in this minor variance.

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

9. MINUTES OF PREVIOUS MEETING

1. April 13, 2026 Meeting Minutes

103

10. COMMUNICATIONS

11. OTHER BUSINESS

12. NEXT MEETING

13. ADJOURNMENT