



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

Date: Monday, July 18, 2022
Time: 7:30 PM

Members of Committee Present:	John Rogers, Acting Chair Donald Rae Karen Whitney Chris Burns Lynda Rogers
Staff Present:	Jessica Peake, Acting Secretary-Treasurer Kim Harris, Planning Clerk Matthew Ka, Acting Secretary-Treasurer (Training) Alan Drozd, Manager of Planning Policy
Others Present:	

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.”

As noted above

2. INTRODUCTION OF ADDENDUM ITEM(S)

1. B05-22, 389 Curley Street, Attachment No. 6 labelled

Jessica Peake, Secretary-Treasurer, read the addendum item for report DS-2022-0052.

3. DECLARATION OF PECUNIARY INTEREST

None

4. EXPLANATION OF HEARING PROCEDURE

Jessica Peake, Secretary-Treasurer, read the explanation of hearing procedure.

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

1. Deferral Memo B06-22 and B07-22, 228 and 230 Elm Ave.

Jessica Peake, Secretary-Treasurer, read the request for deferral of application B06-22 and B07-22 as the applicant is revising the applications.

Following the vote, John Rogers, Chair, advised the application is approved for deferral.

Moved By Chris Burns
Seconded By Donald Rae

Carried Unanimously

6. APPLICATIONS FOR CONSENT

1. CONSENT B05-22 APPLICATION MARGARET AND LAWRENCE GALLINA, LOT 17 & PART LOT 18, PLAN TOWN PLOT OF KESWICK

Agent, Mark Stone, provided a presentation explaining the application proposal. Sever southern half of the property, which would front on Raines St, for the construction of a single detached dwelling.

Jessica Peake, Secretary-Treasurer, read the notable comments and conditions.

Chris Burns, Committee Member, asked the agent what the new coverage of the retained lands and the subject lands would be with the proposed residence and the existing residence. Will the retained land comply with the zoning by-law coverage requirements? The agent advised that it will comply.

Following the vote, John Rogers, Committee Chair, advised the application is approved subject to the 20-day appeal period.

Moved By Karen Whitney
Seconded By Donald Rae

1. **That the Committee of Adjustment receive Report No. DS-2022-0052 prepared by the Development Planning Division, Development Services Department, dated July 18, 2022, respecting Consent application B05-22, submitted by Margaret and Lawrence Gallina for 389 Curley Street.**

2. **That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommends the following:**
3. **That the approval of Consent Application B05-22 be subject to the following condition(s):**
 - i. **Submission to the Secretary –Treasurer of two (2) white prints and a digital copy of a deposited reference plan of survey to conform substantially with the application, as submitted;**
 - ii. **Submission to the Secretary-Treasurer of a draft deed, in duplicate, conveying the Subject Lands "A", as shown on Attachment 5 to Report No.DS-2022-0052;**
 - iii. **Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that appropriate servicing allocation has been assigned to Subject Lands "A";**
 - iv. **Submission to the Secretary –Treasurer of written confirmation that the existing sheds on the property have been demolished and removed from the property, to the satisfaction of the Town.**
 - v. **Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that a new civic address has been assigned to Subject Lands "A";**
 - vi. **That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.**

Carried Unanimously

7. APPLICATIONS FOR MINOR VARIANCE

1. **MINOR VARIANCE APPLICATIONS A05-22 AND A06-22 AND
CONSENT APPLICATION B03-22 - 2661180 ONTARIO INC.
- 281 HILLCREST RD**

The agent provided a presentation to explain the reason for the proposal. Previous proposal was to sever the property into three lots, however, concerns expressed by the Town prompted a change in proposal to sever the property into two lots. The retained lot would maintain the existing single detached dwelling, the new lot would be for a new two-story single detached dwelling.

For the existing lot, two variances are being requested. One, to recognize the existing rear yard set back and the other for lot coverage. Another

minor variance will be required to lot coverage for the new lot due to the municipality's request for a road widening conveyance.

Jessica Peake, Secretary-Treasurer, read the notable comments and conditions, and provided clarification on file numbers noted in the staff report DS-2022-0054. Also, one verbal comment from a member of the public requesting no new driveways be permitted on Hillcrest and a concern that his son's view to the lake would be impacted by the proposed dwelling.

Member of the public, Kevin Mitchell, expressed concerns with the need to continue to carve up new lots, new homes being built that do not fit with the existing architecture, the property already not maintained, increased traffic, issues with services (i.e. snowplowing), and it is changing the look and the feel of the neighbourhood.

Chris Burns, Committee Member, asked if all three applications are being dealt with as one or the Consent first. John Rogers, Committee Chair, advised we will deal with the Consent first.

Chris Burns, Committee Member, questioned the minor variance(s) required for the new lot and suggested we may need to defer the minor variance pending modifications. After some discussion it was decided it may be best defer and address at another time. John Rogers advised the minor variance on the severed property should be deferred and move forward on the consent and minor variances on the retained portion.

Karen Whitney, Committee Member, supported to create 3 lots for the consent.

Following the votes, John Rogers, Committee Chair, advised the consent is approved, the minor variance for the retained lot is approved and the minor variance for the new lot is deferred.

Moved By Chris Burns

Seconded By Karen Whitney

A. That the Committee of Adjustment receive Report No. DS-2022-0054 prepared by the Development Planning Division, Development Services Department, dated July 18, 2022, respecting Consent Applications B3-22 and B4-22, and respecting Minor Variance Applications A05-22 and A06-22 submitted by JKO Planning Services, on behalf of 2661180 Ontario Inc., for 281 Hillcrest Road.

That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:

- a. That the Committee of Adjustment approve Consent Application B03-22, as it pertains to the property municipally**

addressed as 281 Hillcrest Road to sever and convey Subject Land 'A1' from Remainder Land 'B1', as shown in Attachment 6 to Report No. DS-2022-0054, for the purpose of a lot creation;

- b. That the approval of Consent Application B03-22 be subject to the following conditions:
 - i. Submission to the Secretary-Treasurer of two (2) white prints of a deposited reference plan of survey to conform substantially with the application, as submitted.
 - ii. As it relates to Consent application B03-22, submission to the Secretary-Treasurer of a draft transfer document, in duplicate, conveying the subject land;
 - iii. Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that a new civic address has been assigned to Subject Land 'A';
 - iv. Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that appropriate servicing allocation has been assigned to Subject Land 'A';
 - v. Submission to the Secretary-Treasurer written evidence that the existing shed on Subject Land 'A' has been removed;
 - vi. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that the matters outlined in Attachment 9 have been fulfilled to the Division's satisfaction;
 - vii. That the above-noted condition(s) be fulfilled within two (2) years of the date of the Notice of Decision.
- c. That the Committee of Adjustment approve Minor Variance Application A05-22 as it pertains to the property municipally addressed as 281 Hillcrest Road, and identified as Land to be Retained as shown on Attachment 7.
- d. That the Committee of Adjustment approve Minor Variance Application A06-22 as it pertains to the property identified as Land to be Severed as shown on Attachment 8.

Carried Unanimously

Moved By Chris Burns
Seconded By Karen Whitney

Motion to approve the two requested variances on the retained land, application A05-22.

Carried Unanimously

Moved By Chris Burns
Seconded By Karen Whitney

Motion to defer A06-22 upon further review by the client and staff.

Carried Unanimously

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

None.

9. MINUTES OF PREVIOUS MEETING

1. COA Minutes - July 4, 2022

Meeting minutes for July 4, 2022 approved.

Moved By Lynda Rogers
Seconded By Donald Rae

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

None.

12. NEXT MEETING

Next meeting is August 2, 2022 - This is a Tuesday.

13. ADJOURNMENT

Meeting adjourned 8:22 pm.

Moved By Karen Whitney
Seconded By Donald Rae

Carried Unanimously

John Rogers, Acting Chairperson

Matthew Ka, Acting Secretary-Treasurer