

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2024-0011**

**FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT**

**March 4, 2024**

**SUBJECT: CONSENT APPLICATIONS B15-23 AND B16-23  
106 VICTORIA ROAD, UDORA  
PART OF LOT 21, CONCESSION 1 (G)  
PART 2,**

---

**1. RECOMMENDATIONS:**

- 1. That the Committee of Adjustment receive Report No. DS-2024-0011 prepared by the Development Planning Division, Development Services Department, dated March 4, 2024, respecting Consent Applications B15-23 and B16-23, submitted by the Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owners of the property municipally addressed as 106 Victoria Road, Udora.**
- 2. That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:**
  - a) That the Committee of Adjustment approve Consent Applications B15-23 and B16-23, as they pertain to the property municipally addressed as 106 Victoria Road to sever and convey Subject Lands 'A' and 'B' from Retained Land 'C', as shown in Attachment 2 to Report No. DS-2024-0011, to create two (2) new residential building lots; and,**
  - b) That the approval of Consent Applications B15-23 and B16-23 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 applications, as submitted;**
    - ii) Submission to the Secretary-Treasurer of a draft deed, in duplicate, conveying Subject Land 'A' from Retained Land 'C', and conveying Subject Land 'B' from Retained Land 'C' as shown on Attachment 2 to Report No. DS-2024-0011;**
    - iii) Submission to the Secretary-Treasurer of written confirmation that the existing accessory structures on Subject Land 'B' have been removed; and,**
    - iv) That the above-noted condition(s) 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 and to outline comments received with respect to Consent Applications B15-23 and B16-23 to create two (2) new residential building lots.

**3. BACKGROUND:**

Agent: Michael Smith Planning Consultants; Development Coordinators Ltd.

Property Description: (refer to Attachments 1 to 3)  
 106 Victoria Road  
 Par of Lot 21, Concession 1 (G)  
 Part 2, Plan 65R-11927  
 Roll #: 021-48400

**3.1 PROPOSAL:**

The owners have applied to divide the subject property into three (3) residential lots, as shown on Attachment 2.

The owners are applying for consent to create three (3) separately conveyable parcels. The created lots (Subject Land ‘A’ and ‘B’) are proposed to contain future residential uses.

Subject Lands ‘A’ and ‘B’ and Retained Land ‘C’ will have the following characteristics:

**Table 1 – Proposal Summary**

	Frontage (m)	Depth (m)	Lot Area (m2)
Subject Land ‘A’	22.86	57.29	1,313
Subject Land ‘B’	32.85	30.44	1,000
Retained Land ‘C’	28.95	77.11	2,458

The Subject Lands ‘A’ and ‘B’ will have frontage on Polva Promenade and Retained Land ‘C’ will have frontage on Victoria Road.

The proposed Consent Plan is included as Attachment 2.

### 3.2 SUBJECT PROPERTY AND SURROUNDING AREA:

The subject property is a flag-shaped lot with frontage on the west side of Victoria Road and the north side of Polva Promenade in the community of Udora. Subject Land 'A' is currently vacant, while there is an existing shed on Subject Land 'B' and a single detached dwelling on Retained Land 'C'. Surrounding properties and land uses are as follows:

**North:** Residential  
**South:** Residential  
**East:** Agricultural  
**West:** Residential

A summary of the characteristics of the property is as follows:

<b>General Property Information</b>	
<b>Municipal Address</b>	106 Victoria Road
<b>Zoning</b>	Residential (R)
<b>Frontage</b>	Subject Land 'A' – 22.86 Metres Subject Land 'B' – 32.85 Metres Retained Land 'C' – 28.95 Metres
<b>Area</b>	Subject Land 'A' - Approx. 1,313 Square Metres Subject Land 'B' - Approx. 1,000 Square Metres Retained Land 'C' – Approx. 2,458 Square Metres
<b>Official Plan Land Use Designation</b>	Hamlet
<b>Regional Official Plan Land Use Designation</b>	Hamlet
<b>Related Applications</b>	None
<b>Land Use and Environmental Considerations</b>	
<b>Existing Structures</b>	Single Detached Dwelling and one (1) Accessory Building
<b>Proposed Structures</b>	Future Single Detached Dwelling for Subject Lands 'A' and 'B'
<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>Existing</b>	<b>Proposed</b>
<b>Water</b>	Well	Future Well
<b>Sanitary</b>	Septic	Future Septic
<b>Access</b>	Existing driveway	Future Driveway for Subject Lands 'A' and 'B' respectively

**4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

**4.1 PUBLIC CIRCULATION**

Under the provisions of the *Planning Act*, the Notice of Hearing for the subject applications was sent by mail on February 16, 2024, to all landowners within 60.0 metres of the subject property and a placard was placed on the property.

As of the date of writing this report, Staff have not received any comments from the general public concerning Consent Applications B15-23 and B16-23.

**4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS:**

All Town department and external agency comments for Consent Applications B15-23 and B16-23 have been consolidated into a chart, which is included as Attachment 4.

The Town's Operations and Infrastructure Department has provided the following comment(s):

- Upon review, it appears that a planned street width of 20 metres applies to Polva Promenade.
- Operations and Infrastructure will be undertaking a 10-year multimillion dollar project to upgrade roads in Udora like Polva Promenade. The preliminary design for the Udora Roads Upgrade Project did not identify any road widening requirements. A key guiding principle of the project is to keep the natural heritage and 'feel' of the area. Therefore, there are no anticipated road widenings required.
- Operations and Infrastructure believes that a planned street width on Polva Promenade of 9.14 metres along the frontage of Subject Lands 'A' and 'B' is sufficient at this time and a road widening is not necessary.
- The Owner is advised that an entrance permit(s) shall be obtained from the applicable road authority.

The Town's Building Division has provided the following comment(s):

- Each lot will need to be able to accommodate a well, septic with the proper setbacks.

The following Town departments / divisions and external agencies have indicated no objections/comments to the proposed Consents:

- Tax and Revenue Division
- Development Engineering Division
- Economic Development Division
- Municipal Law Enforcement Division
- York Catholic District School Board
- Enbridge
- Rogers
- Planning Policy Division
- Lake Simcoe Region Conservation Authority

A number of external agencies and Town departments/divisions have not provided comments.

## **5. ANALYSIS:**

The following is an evaluation of Consent Applications B15-23 and B16-23 as it relates to the applicable policies of Provincial, Regional, and Town planning documents.

### **5.1 PROVINCIAL POLICY STATEMENT (2020), GREENBELT PLAN (2017), GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020), & LAKE SIMCOE PROTECTION PLAN (2009):**

The subject property is located within a 'Protected Countryside' of the Provincial Policy Statement, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, and the Lake Simcoe Protection Plan.

Staff have reviewed the subject Consent Applications against the above-noted Provincial Plans and are of the opinion that the proposal is consistent with the Provincial Policy Statement and conforms to the Provincial Greenbelt Plan, Growth Plan for the Greater Golden Horseshoe, and Lake Simcoe Protection Plan. In addition, the Lake Simcoe Region Conservation Authority (LSRCA) has indicated no concerns with the proposed lot creation.

### **5.2 YORK REGION OFFICIAL PLAN (2022):**

The subject property is designated as 'Hamlet' on Map 1a to the York Region Official Plan (YROP). Staff have reviewed the Consent applications against the document. Section 5.4.6 of the YROP states that municipalities will provide a balance of

residential uses. Staff have reviewed the proposal against the above-noted Regional Plan and are of the opinion that the proposal conforms with the York Region Official Plan.

### 5.3 OFFICIAL PLAN OR SECONDARY PLANS, ZONING BY-LAW 500

The subject property is designated 'Hamlet Areas' in Schedule H4 of Georgina's Official Plan (OP), and is zoned 'Residential (R)' on Map 11 on Schedule 'A' to Zoning By-law 500. Single detached dwellings and accessory uses are permitted within the 'Hamlet Area' designation and Residential (R) zone.

Section 7.3.3 of the OP states that within the defined Hamlet Area boundaries, new residential lot creation that is compatible with the existing character of the community may be permitted as infilling and minor rounding out to the existing development, in accordance with Section 11.4.2.7.

**(i) It is clearly not in the public interest that a plan of subdivision be registered.**

A plan of subdivision is not required for the orderly development of the subject properties as only two (2) new residential lots are being proposed.

**(ii) The lot can be adequately serviced by roads, sanitary sewage disposal, water supply, and storm drainage facilities.**

Subject Lands 'A' and 'B' will front onto Polva Promenade, a Municipally-owned, assumed road. Retained Land 'C' will front onto Victoria Road, a Regional-owned, assumed road. Future dwellings on Subject Lands 'A' and 'B' will be required to connect to private wells and septic systems. Both lots will also have adequate frontage and would be able to drain to an approved outlet.

**(iii) No extension, improvement or assumption of municipal services is required.**

The existing single detached dwelling on Retained Lands 'C' fronts on Victoria Road and is currently serviced by existing a private sanitary and water systems.

Subject Lands 'A' and 'B' will front onto Polva Promenade, a Municipally-owned, assumed road.

Staff are of the opinion that the proposed Consent will enable development that is adequately serviced.

**(iv) The lot will have adequate frontage on an open and assumed public road, and access will not result in traffic hazards.**

Subject Land 'A' and 'B' will front onto Polva Promenade with a frontage of 22.86 metres and 32.85 metres respectively, while the Retained Land 'C' will

maintain its existing frontage of 28.95 metres onto Victoria Road. Both Polva Promenade and Victoria Road are assumed public roads. A planned street width of 20 metres applies to Polva Promenade; however, no road widening is necessary at this time, and it is not anticipated that the access will result in traffic hazards.

**(v) The lot will not restrict the ultimate development of adjacent lands.**

The subject lands are located in an established neighbourhood in Udora. Staff note that the adjacent lands are already developed and are not designated for future redevelopment, therefore, the proposal is not anticipated to restrict the ultimate development of the adjacent lands.

**(vi) The size and shape of the lot conforms to the Zoning By-law, and is appropriate for the use proposed and is compatible with adjacent lots.**

The proposal does not change the use of the Subject Properties, which is single detached dwellings within a Residential (R) zone.

The consent complies with all relevant policies/provisions of this Official Plan. Any building proposed in the future on the Subject Lands 'A' and 'B' and Retained Lands 'C' must be compliant with all applicable performance standards under the Zoning By-law. Therefore, the resulting single detached dwellings will be compatible with existing adjacent areas and will create little to no impact further than what the Zoning By-law already contemplates in terms of orientation, privacy, landscaping, shadow casting and visual impact.

The lot sizes of Subject Lands 'A' and 'B' and Retained Land 'C' are considered appropriate according to Section 6.1 (a) and (b) of the Zoning By-law. The minimum lot frontage requirement is 30 metres and the minimum lot area requirement is 4000 square metres, which the proposed frontages of Subject Land 'A' and Retained Land 'C' and areas of the three lots do not comply with the minimum requirements of the Zoning By-law. However, lots created by consent are deemed to comply with the frontage and area of such lot. The proposed lot frontages and lot areas of Subject Land 'A' and 'B' and Retained Land 'C' are compatible in sizes to the surrounding communities. Furthermore, staff note that there has been direction from the province to encourage infill and intensification.

**(vii) The Consent complies with all relevant provisions of this Secondary Plan**

Staff have reviewed the proposed Consent relative to the relevant provisions of the OP and are satisfied that the proposal conforms with the Official Plan.

**(viii) The area's natural features, values or ecological processes are not negatively affected.**

Subject Land 'A' and 'B' and Retained Land 'C' are located within a developed neighbourhood. These lands are not regulated by the Lake Simcoe Region Conservation Authority (LSRCA). Staff of the LSRCA have reviewed the applications and have advised that they have no objections to the approval of the proposed consents. Accordingly, Staff are satisfied this criterion has been met.

## **6. CONCLUSION:**

Staff are of the opinion that Consent Applications B15-23 and B16-23 to create two (2) new residential building lots are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Lake Simcoe Protection Plan, the York Region Official Plan, the Georgina's Official Plan and Zoning By-law 500, and represent good planning. In this regard, Staff recommend approval of the applications subject to the conditions noted in Section 1 of this report.

## **APPROVALS**

Prepared By: Matthew Ka  
Secretary Treasurer to the Committee of Adjustment

Approved By: Denis Beaulieu, MCIP, RPP  
Director of Development Services

### ***Attachments:***

*Attachment 1 – Location Map*

*Attachment 2 – Consent Plan*

*Attachment 3 – Site Photos*

*Attachment 4 – Consolidated Comments Chart*