

Town of Georgina
Committee of Adjustment
Monday, June 17, 2024 at 7:30 p.m.
Consent Application B08-24 & B09-24
40 Brule Lakeway

Submission by [REDACTED]

Owners and Residents of [REDACTED]

We are pleased to provide written comments on the Consent Application B08-24 & B09-24 for the severance of 40 Brule Lakeway, Judge's Plan 602, Lots 78 and 99.

Recommendation to the Committee: *We recommend that the Committee of Adjustment make no decision on this application for consent at this time and refer any decision to the Georgina Town Council, as previously directed by Council. Below we will elaborate on the rationale for this recommendation and believe this course of action should have also been made an option in the Staff Report for the Committee to consider.*

Over the past five years the zoning of Judge's Plan has been the subject of public consultations and three decisions by the Town Council. We were pleased to have had the opportunity to make written and/or verbal submissions at the three most recent Council Meetings (available on request).

Most importantly, the Council has made decisions with respect to the handling of future lot severances within Judge's Plan after April 27, 2021. These decisions were specifically aimed at not having additional severances without a new comprehensive zoning plan for the Judge's Plan area.

For context, following is a summary of the relevant Council decisions.

Council Minutes: November 27, 2019: At this Council Meeting the Council rejected the severance of a lot on Edith Street that would have created two lots with a frontage smaller than allowed in the R1-117 Zone. The Council directed Staff to come back to Council after assessing several issues.

RESOLUTION NO. C-2019-0624

1. *That Council receive Report No. DS-2019-0143 prepared by the Planning Division, Development Services Department, dated November 27, 2019, respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of 1084466 Ontario Ltd. for the unaddressed property on Edith Street.*
2. *That Staff report back to Council following the receipt and assessment of internal department and external agency comments and after the applicant addresses any public and/or Council concerns raised at the statutory public meeting.*
3. *That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:*
 - a. *Any person or public body that has requested to be notified of any future public meeting(s); and,*

- b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.*

Carried.

Council Minutes: October 7, 2020: At this Meeting, the Council reviewed the staff report resulting from the Community Consultations of March 17, 2020. We made a written submission as part of that Community Consultation, and subsequently submitted the submission to the October 7, 2020 Meeting. At the October 7th meeting the Council directed the staff to obtain further community input and consider the amendments to the Sutton/Jackson's Point Secondary Plan as proposed by our submission.

RESOLUTION NO. C-2020- 0314

Moved By Councillor Sebo

Seconded By Councillor Neeson

- 1. That Council receive Report No. DS-2020-0081 prepared by the Planning Division, Development Services Department, dated October 7, 2020, respecting an update on the consultation conducted within the Judge's Plan 602 neighbourhood looking at the existing zoning provisions.*
- 2. That Staff be directed to proceed to a Statutory Public Meeting on the basis of considering the proposed zone changes within the Judge's Plan 602 neighbourhood as set out in Options 1 and 2, as described in Section 4.4 of Report No. DS-2020-0081, as well as proposed amendments to the Sutton/Jackson's Point Secondary Plan with respect to the severance policies.*

Carried

Council Minutes: Wednesday, April 21, 2021: At this Meeting, the Council directed the staff to come back to Council after investigating the concerns raised by both the public and the Council. More specifically the staff was requested to consider our comprehensive submission regarding minimum lot sizes.

RESOLUTION NO. C-2021-0121

Moved By Councillor Sebo

Seconded By Councillor Neeson

- 1. That Council receive Report No. DS-2021-0031 prepared by the Planning Division, Development Services Department, dated April 21, 2021, respecting the review of Zoning By-law 500 in relation to the existing zoning within the Judge's Plan 602 neighbourhood.*
- 2. In response to concerns raised by the public and/or Council which require further investigation, Staff recommend the following:*
 - a. That Staff report further to Council following the investigation of the concerns raised; and,*

- b. That Staff provide written notice of the next public meeting, a minimum of two (2) weeks in advance of the date of said meeting, to the following:
- i. Any person or public body that has requested to be notified of any future public meeting(s); and,
 - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

Carried

- **If in the event there is an influx of severance requests, staff was requested to advise Council accordingly, for resolution.**
- **The Director of Development Services was requested to consider Katherine Stewart's comprehensive submission regarding lot sizes to determine a resolution that respects the community's preferences.***

*For context the minimum lot sizes recommendations were as follows:

Zone	Minimum Frontage *	Proposed Minimum Area
	Metre	sq. m.
R1-117	30.0	1000
R1-116	26.0	1350
R1-115	22.0	1350

* As Per 2006 By-Law

It is our understanding that further review of the zoning for Judge's Plan will now be incorporated into the upcoming review of the Sutton/Jackson's Point Secondary Plan. This will follow the successful review and approval of the new Keswick Secondary Plan. At the proper time we look forward to providing input and having discussions on the Sutton/Jackson's Point Secondary Plan review. We expect the results of the Keswick review will be applicable, including the provision for lot size minimums of 1000 square metres in designated areas.

Therefore, as stated in our recommendation at the start of this submission, we believe it is appropriate and prudent to refer this application to Council, to ensure a precedent is not made that could compromise the future development of the Sutton/Jackson's Point Secondary plan as it applies to Judge's Plan.