



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

Date: Monday, April 29, 2024
Time: 7:30 PM

Members of
Committee Present: John Rogers, Chair

 Karen Whitney
 Chris Burns
 Lynda Rogers
 Joseph Bonello

Staff Present: Janet Porter, Manager of Development Planning
 Matthew Ka, Secretary Treasure
 Monika Sadler, Planner I

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. Public Written Comments for B04-24 & B05-24 300 Metro Rd

Secretary Treasure, Matthew Ka advised 2 public written comments have been received for Consent Applications B04-24 & B05-24 300 Metro Road

3. DECLARATION OF PECUNIARY INTEREST

None.

4. EXPLANATION OF HEARING PROCEDURE

Matthew read the hearing procedure.

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

None.

6. APPLICATIONS FOR CONSENT

1. CONSENT APPLICATIONS B04-24 AND B05-24
300 METRO ROAD, KESWICK
PART LOT 18, CONCESSION 2, RS65R1422 PART 1

The Owner, Faisal provided an explanation of the application proposal. Requesting severance to create 2 new lots.

Secretary-Treasurer, Matthew Ka read the notable conditions and comments.

A Resident, Randy has concerns over the road widening and would like to have more details about it. The Committee Chair advised that the report indicated staff had commented that there will be a Development Agreement between the owner and the Town to address the issues of drainage and road widening.

Randy questioned the need of a cul-de-sac on Post Office Road. The Chair advised that it is designed to Town standards, and provides space for snow plowing and it will be set out in the Development Agreement.

Randy questioned whether there be any contingencies on not creating multiple lots down the road. The Chair advised there will never be any assurance on whether the owner decides to do that, but applying for a severance does not mean it is approved, rather it is the decision of the Committee to review and vote. The Owner, Faisal advised that there would not be any development in the larger severed lot and he is only focusing on the lot where a dwelling unit is built.

Ryan questioned the parking issues when a road widening is done and also the drainage issues when even more houses will be built. He advised he has to clear the water by himself on some occasions due to flooding. The Chair advised the road widening is established through the Official Plan and the Zoning By-Law of the Town. Furthermore, it does not take any lands of abutting properties without permission. There would also not be a plan for the road widening at this time, as the Committee needs to grant the applicant the approval of the application with the conditions and the plan will be created after the approval. The Chair also advised drainage is also dealt with as an Engineering condition. Ryan also advised there were 2 written comments submitted. The Chair confirmed receipt of those comments.

Dave questioned about the pond in the middle and also the lack of maintenance on the larger severed lot. Faisal advised he has difficulty maintaining the lot, but will ensure the remainder of the lot is kept clear. In terms of the pond, the previous owner did some fill work on the property and the land has absorb more of the water. Faisal also advised there will not be any disruption for drainage as there will be study done to submit to the Town's Engineering department.

Committee Member, Chris Burns advised that there is a shed on subject land 'B' and it has to be removed since there cannot be a accessory structure without a main dwelling unit. Member Burns also advised there will be 2 years to fulfill the conditions.

The Chair reminded Faisal that there will be a development agreement done and there will be significant obligations. The agreement will normally have securities, but this will be dealt with the Engineering department. Secretary-Treasure, Matthew Ka, advised the Development Agreement is done with the Town's Engineering Division.

Member Burns questioned the Tax and Revenue Division's comment that there are serious tax arrears. Faisal responded that he had previous communication with the Tax department to pay it off over time.

Following the vote, Committee Chair, John Rogers, advised the application is approved subject to a 20-day appeal period, and two years to meet all conditions.

Moved By Chris Burns
Seconded By Karen Whitney

1. **That the Committee of Adjustment receive Report No. DS-2024-0024 prepared by the Development Planning Division, Development Services Department, dated April 29, 2024, respecting Consent Applications B04-24 and B05-24, submitted by the owner for the property municipally addressed as 300 Metro Road, Keswick; and,**
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 B04-24 and B05-24, as it pertains to the property municipally addressed as 300 Metro Road to sever and convey Subject Land 'A' and Subject Land 'B' from Retained Land 'C', as shown in Attachment 2 to Report No. DS-2024-0024, to create one (1) new residential building lot and one (1) new lot for future residential development; and,**

- b. That the approval of Consent Applications B04-24 and B05-24 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. Submission to the Secretary-Treasurer of a draft deed, in duplicate, conveying Subject Land 'A' and Subject Land 'B' from Retained Land 'C', as shown on Attachment 2 to Report No. DS-2024-0024;
 - iii. Submission to the Secretary-Treasurer of written confirmation from The Lake Simcoe Region Conservation Authority (LSRCA) that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the LSRCA's satisfaction;
 - iv. Submission to the Secretary-Treasurer of written confirmation from the Town's Policy Planning Division that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the Division's satisfaction;
 - v. Submission to the Secretary-Treasurer of written confirmation from The Regional Municipality of York Region that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the Region's satisfaction;
 - vi. Submission to the Secretary-Treasurer of written confirmation from the Town's Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2024-0024 have been addressed to the Division's satisfaction; and,
 - vii. That the above-noted condition(s) be fulfilled within two (2) years of the date of the Notice of Decision.

Carried Unanimously

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A03-24
328 PEPPERLAW ROAD
PART OF LOT 22, CONCESSION 5, PART 4, PLAN 65R40441

The Owner, Lindsay provided an explanation of the application proposal. Requesting a detached dwelling on the existing commercial lot.

Secretary-Treasurer, Matthew Ka read the notable conditions and comments.

Committee Chair, John Rogers, questioned Lindsay about putting the residential garage on the South side of the building, next to the commercial dwelling. Lindsay advised that due to the location of the septic, it would not fit. is the Chair asked if the commercial building is being use at the moment. Lindsay advised that currently it is a storage building as there are no water and sewage going in and out at this time. The Chair is concerned that since this is commercially zoned, it needs to keep the commercial use to make it all work. Lindsay advised after this is approved, she will propose a renovation and it will become a useable business space.

Following the vote, Committee Chair, John Rogers, advised the application is approved subject to a 20-day appeal period, and two years to meet all conditions.

Moved By Chris Burns

Seconded By Joseph Bonello

1. **That the Committee of Adjustment receive Report No. DS-2024-0023 prepared by the Development Planning Division, Development Services Department, dated April 29, 2024, respecting Minor Variance Application A03-24, for the property municipal addressed as 328 Pefferlaw Road, Pefferlaw; and,**
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 Minor Variance Application A03-24 to permit relief from the following:**
 - i. **Section 15.1 To permit a single detached dwelling on an existing commercial lot, whereas one dwelling unit is permitted above the first-storey or within the rear of a non-residential building other than a mechanical garage;**
 - b. **That the approval of Minor Variance Application A03-24 be subject to the following term(s):**
 - i. **That the proposed single detached dwelling conforms with the setbacks put forth in Section 6 of the Zoning By-law 500 in accordance with the Residential (R) zone;**

- ii. That the front, rear, interior side, and exterior side lot lines for the proposed single detached dwelling shall be deemed to be as shown in Attachment 5 of Report No. DS-2024-0023;
 - iii. That the front, rear, interior side, and exterior side lot lines for the commercial use shall be deemed to be as shown in Attachment 5 of Report No. DS-2024-0023;
 - iv. That the primary use of the property will remain commercial and that the proposed single detached dwelling shall be accessory to a non-residential building containing a permitted non-residential use;
 - v. That no other dwelling units shall be permitted on the subject property; and
 - vi. That the proposed single detached dwelling be constructed in general conformity with Attachment 2 to Report No. DS-2024-0023, in accordance with the relief recommended to be approved in Recommendation 2 a);
- c. That the approval of Minor Variance Application A03-24 be subject to the following condition(s):
- i. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 of Report No. DS-2024-0023 have been addressed to their satisfaction; and,
 - ii. That the above noted condition(s) be fulfilled within two (2) years of the date of the Notice of Decision.

Carried Unanimously

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

None.

9. MINUTES OF PREVIOUS MEETING

The Minutes from March 18, 2024 have been deferred.

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

- 1. OACA In-Person Training on Tuesday April 30th, 2024 from 6pm-8pm

2. 2024 First Quarter mileage/expense submissions should be made by Members
3. Motion for Acting Secretary-Treasurer for the next meeting - Monika Sadler

Matthew advised the In-person OACA training will be on the second floor, and Staff will be at the front door to greet members.

Moved By Joseph Bonello
Seconded By Lynda Rogers

Carried Unanimously

12. NEXT MEETING

The next meeting is on Monday, May 13th, 2024.

13. ADJOURNMENT

Moved By Karen Whitney
Seconded By Lynda Rogers

Carried Unanimously

John Rogers, Chairperson

Matthew Ka, Secretary-Treasurer