



GEORGINA

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

Date: Monday, November 4, 2024
Time: 7:30 PM

Members of
Committee Present:

John Rogers, Chair

Lynda Rogers
Joseph Bonello
Chris Burns

Members of
Committee Absent:

Karen Whitney

Staff Present:

Janet Porter, Manager of Development Planning
Monika Sadler, Planner I
Brianna Raines, Secretary-Treasurer to the Committee of
Adjustment
Jeff Healey, Supervisor of Development Planning

1. ROLL CALL

As noted above

“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, Council and Committee, 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)

There were two (2) addendum items.

1. COA 2025 Schedule

2. October 7, 2024 Minutes

3. DECLARATION OF PECUNIARY INTEREST

None.

4. EXPLANATION OF HEARING PROCEDURE

Brianna Raines, Secretary-Treasurer to the Committee of Adjustment read the explanation of hearing procedure.

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

None.

6. APPLICATIONS FOR CONSENT

None.

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A24-24
38 KLIMEK BOULEVARD, PEFFERLAW
PLAN 495 LOT 23

The Agent, Laura LaPierre spoke to the application.

Monika Sadler, Planner I, provided a presentation on the application.

There were no other public speakers or comments.

Committee Member Bonello asked if Hydro One requested a drawing of the panel in relation to the meter base. Mrs. LaPierre advised that they had Hydro One come out to the property, in which they advised there were no concerns with the relocated meter. and there is no need to relocate the meter back to the garage.

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

Moved By Chris Burns

Seconded By Lynda Rogers

1. **That the Committee of Adjustment receive Report No. DS-2024-0063 prepared by the Development Planning Division, Development Services Department, dated November 4, 2024, respecting Minor Variance Application A24-24, for the property municipally addressed as 38 Klimek Boulevard; 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 A24-24 to permit relief from the following:**
 - i. **Section 5.1(b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard.**
 - ii. **Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.7 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.**
 - iii. **Section 5.1(d): To legalize the existing rear yard setback of the existing rear framed shed of 0.7 metres; whereas 1m is required.**
 - iv. **Section 5.1(d): To legalize the existing west interior side yard setback of the existing rear framed shed of 0.6 metres; whereas 1m is required.**
- b. **That the approval of Minor Variance Application A24-24 be subject to the following term(s):**
 - i. **That the proposed addition be constructed in general conformity with Attachment 3 to Report DS-2024-0063, in accordance with the relief recommended to be approved in Recommendation 2a);**

Carried Unanimously

- 2. **MINOR VARIANCE APPLICATION A18-24
253 AND 253B THE QUEENSWAY SOUTH
CON 3 PT LOT 9 RP; 65R11093 PT PART 1, PART 2 AND PT**

The Agent, Deborah Alexander, Alexander Planning Inc. spoke to the application.

Monika Sadler, Planner I, made a presentation on the application.

There were two written comments.

A resident, Cathy Rozema, spoke in regard to the application. She was looking for clarification on reducing the planting strip and fence maintenance.

There were no other public speakers.

Committee Member Burns questioned whether the submitted parking study was an adequate study. Monika Sadler, Planner I, advised that a

parking study is required. She advised that the marina is in use, but will not be used on the subject property, and the study was amended to only use the boat slips. Given that, the parking study encompassed the existing restaurant (Boston Pizza), the patio, and is accurate for the current use and proposed uses for the property.

Committee Member Burns then asked for the proposed multi-tenant building, how do you enforce requests for additional restaurants from moving into the units. Janet Porter, Manager of Development Planning, advised that we would require them to comply with the Zoning By-Law. when the building permit comes in for the use. Any proposed use would need to provide proof of adequate parking on the property.

Committee Member Bonello inquired about the seating capacity in the proposed restaurants, will there be ample parking for the restaurant uses, and other proposed uses (medical/retail) which may require parking for a significant amount of time.

Mrs. Alexander advised the tenants have not been finalized and further noted that the parking study was conducted, in part during a Saturday evening when the patio was in use. Monika Sadler, Planner I advised that under the Zoning By-Law, a health care clinic is a permitted use.

Committee Member Bonello then asked if the Zoning By-Law stipulates seating capacity of the restaurants by size. Monika Sadler, Planner I clarified the parking rates for the proposed uses in accordance with the Zoning By-Law.

Aaron Clodd, Development Manager for the Applicant advised that no leases have been signed at this time, he advised that the middle units could be used for take-out food uses.

Committee Chair Rogers stated that the parking study specifically talks about the units 2-5 are not restaurants, if it is counter serve then it is a restaurant use. This will restrict those units to non-restaurant uses. Janet Porter, Manager of Development Planning advised that when the building permit application comes in, staff will have a better understanding of the units proposed and will determine if the amount of parking is sufficient.

Mr. Clodd advised that the uses proposed would fall within the 116 parking stalls, if all restaurants are proposed that they would have to come back for a further minor variance which is not the intent. He further advised that the owner has not used the property as a commercial marina since Boston Pizza has been operating, the dragon boats currently use the slips on weeknights for practice. He advised that they welcome the community to park their boats in the slips to go to the Boston Pizza but they do not let anyone store their boat there overnight, and if they do they are doing it illegally.

Committee Chair Rogers inquired on the parking impact of ten (10) slips to be rented out, when the parking study is based on no calculations for use of the marina. Mrs. Alexander advised that the intent was to not have the boat slips, staff advised that there were eleven extra spaces, if the boat slips remain then parking will not be required for them. Monika Sadler, Planner I, agreed that it was approved along that basis.

Committee Chair Rogers asked regarding the planting strip, is there a way the Notice of Decision can refine the variance to reflect the existing condition. Janet Porter, Manager of Development Planning, confirmed that it can be indicated on a schedule to the Notice of Decision.

Mrs. Rozema advised that the parking lot is very busy on the nights that the Dragon Boats practice as there are typically ten to fifteen people parking in the lot with a minimum of 2 Dragon Boats practicing.

Committee Member Bonello asked if the parking spots retained for cars and trailers are they the same size as all the other parking spaces or do they require two spaces one for the car and one for the trailer. Mrs. Alexander advised that they look to be the same size. If someone comes onto the property with a car and trailer, they will take two parking spots.

Mr. Clodd spoke on how it has hard to police people coming on to the property and what they do on the property. He spoke to the fact that the intent is to have enough parking for the proposed uses and unfortunately people do come on private property and its hard to police what they do on the property.

Following the vote, Committee Chair John Rogers advised that two of the requested variance applications are approved subject to a 20-day appeal period and two years to meet all conditions.

Motioned By Chris Burns

Seconded By Joseph Bonello

1. **That the Committee of Adjustment receive Report No. DS-2024-0064 prepared by the Development Planning Division, Development Services Department, dated November 4, 2024, respecting Minor Variance Application A18-24, for the property municipally addressed as 253 and 253B The Queensway South; and,**
 - a. **That the Committee of Adjustment approve Minor Variance Application A18-24 to permit relief from the following:**
 - i. **Section 5.31 (a): To permit a minimum planting strip width of 2.5 metres along the rear lot line abutting**

properties zoned Residential; whereas a minimum planting strip width of 3.0 metres is required

- ii. **Section 5.28(i):** To permit a minimum drive aisle width of 6 metres for two-way drive aisles providing direct, 90-degree access to parking spaces; whereas a minimum width of 7.0 metres is required
- b. That the approval of Minor Variance Application A18-24 be subject to the following term(s):
 - i. That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2024-0064, in accordance with the relief recommended to be approved in Recommendation 2a)ii) and 2a)iii);
- c. That the approval of Minor Variance Application A18-24 be subject to the following condition(s):
 - i. 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-2024-0064 have been addressed to the satisfaction of the LSRCA; and
 - ii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

Carried Unanimously

Committee Member Chris Burns brought a motion to defer Minor Variance:

- i. **Section 5.28 (b):** To permit a minimum of one-hundred and sixteen (116) parking spaces; whereas a minimum of one-hundred and forty-four (144) parking spaces are required.

Moved by Chris Burns

Carried Unanimously

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

None.

9. MINUTES OF PREVIOUS MEETING

1. October 7, 2024 Minutes

The minutes for October 7, 2024 were adopted.

Moved By Lynda Rogers
Seconded By Chris Burns

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

The 2025 Committee of Adjustment Schedule was sent to the Committee members. Janet Porter introduced the Committee members to the new Supervisor of Planning Jeff Healey.

12. NEXT MEETING

The next meeting is November 18, 2024.

13. ADJOURNMENT

Meeting was adjourned.

John Rogers, Chair

Brianna Raines, Secretary-Treasurer