



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

Date: Wednesday, February 21, 2024
Time: 7:30 PM

Members of
Committee Present: John Rogers, Chair

 Karen Whitney
 Lynda Rogers
 Joseph Bonello

Members of
Committee Absent: Chris Burns

Staff Present:

 Matthew Ka, Acting Secretary-Treasurer to the Committee of
 Adjustment
 Janet Porter, Manager 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)

1. Minutes from February 5, 2024

3. DECLARATION OF PECUNIARY INTEREST

No pecuniary interests were declared.

4. EXPLANATION OF HEARING PROCEDURE

Matthew Ka, acting Secretary-Treasurer for the Committee of Adjustment read the hearing procedure.

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

None.

6. APPLICATIONS FOR CONSENT

None.

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATIONS A18-23 AND A19-23
281 HILLCREST ROAD
LOTS 32 AND 33, PLAN 180

The Agent, Peter Zaharatos from JKO Planning Services, spoke to the application. This was deferred from the January 22nd meeting.

Matthew Ka read the comments from report DS-2024-0009.

There were no members of the public to speak.

Member Whitney advised that deferral was beneficial to ensure design would be accommodated within the previously approved severance.

John Rogers wanted clarification as to the drawings, both houses have an encroachment into the side yard and rises up to the second level, which seemed to encroach onto the requested side yard setback. Mr. Zaharatos advised that the encroachment is a chimney/ ventilation area with no living space, which is a permitted encroachment in the side yard and is not captured in the proposed building's gross floor area.

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

Moved By Karen Whitney

Seconded By Joseph Bonello

1. **That the Committee of Adjustment receive Report No. DS-2024-0009 prepared by the Development Planning Division, Development Services Department, dated February 21, 2024 respecting Minor Variance Applications A18-23 and A19-23 submitted by JKO Planning Services on behalf of the owners of the property at 281 Hillcrest Road, Keswick;**
2. **That in the event no public or Committee concerns are raised at the meeting warranting investigating and a further meeting, staff recommend the following:**

a. That the Committee of Adjustment approve Minor Variance Application A18-23 to permit relief from the following:

i) Section 6.1 (i): To permit a maximum lot coverage of 38% for a new single detached dwelling, whereas a maximum lot coverage of 35% is permitted;

ii) Section 6.1 (c): To permit a minimum front yard setback of 5.38 metres above the first storey of a single detached dwelling and to accommodate an unenclosed porch, whereas a minimum front yard setback of 6 metres is required; and,

iii) Section 6.1 (f): To permit a minimum interior side yard of 1.22 metres for a dwelling with three storeys whereas a minimum setback of 1.2 metres plus 0.5 metres for each additional or partial storey above the second is required;

a. That the Committee of Adjustment approve Minor Variance Application A19-23 to permit relief from the following:

i) Section 6.1 (c): To permit a minimum front yard setback of 5.38 metres above the first storey of a single detached dwelling, whereas a minimum front yard setback of 6 metres is required; and,

ii) Section 6.1 (f): To permit a minimum interior side yard of 1.22 metres for a dwelling with three storeys whereas a minimum setback of 1.2 metres plus 0.5 metres for each additional or partial storey above the second is required; and,

a. That approval of Minor Variances Applications A18-23 and A19-23 be subject to the following condition(s):

b. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2024-0009 have been addressed to the Division's satisfaction; and,

c. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

Carried Unanimously

2. MINOR VARIANCE APPLICATION A28-23
DUCLOS POINT ROAD
PART OF BLOCK C, PLAN 192

The president of the property Linda Wahrer spoke to the application.

Matthew Ka read the comments from Report DS-2024-0008.

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

Moved By Lynda Rogers

Seconded By Joseph Bonello

1. **That the Committee of Adjustment receive Report No. DS-2024-0008 prepared by the Development Planning Division, Development Services Department, dated February 21, 2024, respecting Minor Variance Application A28-23, for the property known as Duclos Point Park on Duclos Point Road; 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 A28-23 to permit relief from the following:**
 - i. **Section 27.4 (b): To permit a west property line setback of 1 metre for an accessory structure, whereas a minimum setback of 9 metres is required;**
 - b. **That the approval of Minor Variance Application A28-23 be subject to the following term(s):**
 - i. **That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report No. DS-2024-0008, in accordance with the relief recommended to be approved in Recommendation 2 a); and,**
 - c. **That the approval of Minor Variance Application A28-23 be subject to the following condition(s):**
 - i. **Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority that all matters identified in Attachment 4 of Report No. DS-2024-0008 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

1. Minutes from Feb 5, 2024

The February 5, 2024 minutes were adopted as amended.

Moved By Karen Whitney
Seconded By Lynda Rogers

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

Committee Chair, John Rogers advised that they are getting close to being registered with the OACA, and they will aim to conduct training in March.

12. NEXT MEETING

Next meeting is March 4, 2024.

13. ADJOURNMENT

Meeting was adjourned.

Moved By Karen Whitney
Seconded By Joseph Bonello

Carried Unanimously

John Rogers, Chair

Matthew Ka, Acting Secretary-Treasurer