



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

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

Members of  
Committee Present:            John Rogers, Chair

   Karen Whitney  
   Chris Burns  
   Lynda Rogers  
   Joseph Bonello

Staff Present:                    Matthew Ka, Acting Secretary-Treasurer to the Committee of  
Adjustment

**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 addendum Items:

1. Public comments for B14-23 - 323 Winnifred Dr
2. Public Comments - B15a-23 and B15b-23 - 106 Victoria Rd

**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 explanation of hearing procedure.

**5. REQUESTS FOR DEFERRAL OR WITHDRAWAL**

None.

**6. APPLICATIONS FOR CONSENT**

1. CONSENT APPLICATION B14-23  
323 WINNIFRED DRIVE, KESWICK  
LOT 36, PLAN 454

The Owner Bill Han spoke to the application.

Matthew Ka read the comments from report DS-2024-0010.

A member of the public Gary Cole spoke. Mr. Cole asked if all the trees at the front of the house are coming down, as the plan shows three (3) trees staying and the one tree is currently dead and needs to come down. The owner advised that the dead tree is being removed.

Committee Member Chris Burns advised that the side yard would be 1.7 metres on each side for a two-storey structure and if the owner intended to have a two-car garage there will not be enough space for a front door.

Following the vote, Committee Chair John Rogers advised that 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-2024-0010 prepared by the Development Planning Division, Development Services Department, dated March 4, 2024, respecting Consent Application B14-23, submitted by Xu Han on behalf of the owners of the property municipally addressed as 323 Winnifred Drive, Keswick;**
  - a. **That the Committee of Adjustment approve Consent Application B14-23, as it pertains to the property municipally addressed as 323 Winnifred Drive to sever and convey Subject Land 'A' from Retained Land 'B', as shown in Attachment 2 to Report No. DS-2024-0010, to create one (1) new residential building lot; and,**
  - b. **That the approval of Consent Application B14-23 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 application, as submitted;**
- ii. **Submission to the Secretary-Treasurer of a draft deed, in duplicate, conveying Subject Land 'A' from Retained Land 'B', as shown on Attachment 2 to Report No. DS-2024-0010;**
- iii. **Submission to the Secretary-Treasurer of written confirmation that a permit has been obtained for the demolition of the existing dwelling and all associated existing structures on the Subject Land and Retained Land and that all demolition and removal have been completed;**
- iv. **Submission to the Secretary-Treasurer of written confirmation from the Town of Georgina Development Planning Division that there is sufficient water supply and sewage capacity allocated for Subject Land 'A';**
- v. **Submission to the Secretary-Treasurer of written confirmation from the Regional Municipality of York that all matters identified in Attachment 4 to Report No. DS-2024-0010 have been addressed to the Region's satisfaction; and,**
- vi. **That the above-noted condition(s) be fulfilled within two (2) years of the date of the Notice of Decision.**

**Carried Unanimously**

2. **CONSENT APPLICATIONS B15a-23 AND B15b-23  
106 VICTORIA ROAD, UDORA  
PART OF LOT 21, CONCESSION 1 (G) PART 2,**

The Agent, Gord Mahoney spoke to the application

Matthew Ka read the comments from the report DS-2024-0011 and advised that 9 public comments were received.

A member of the public, Sylvia Fisch spoke; Ms. Fisch advised that the houses on Polva Promenade are at a lower elevation than the houses on Victoria Street, as such grading slopes westward towards Polva Promenade. Ms. Fisch further advised concerns related to septic and sump pump drainage as Polva Promenade has no ditches.

Mr. Mahoney advised that he read all the public comments and advised that the road will be upgraded in the next ten years per the municipality and as proposed ditches will be installed. In regards to traffic, Mr. Mahoney did not anticipate an influx of traffic as a result of the severance. Mr. Mahoney advised that drainage and grading plans for the lands must be approved prior to obtaining a building permit. Lastly, Mr. Mahony advised that the subject lands are not in the Greenlands System, the Greenlands System falls to the west of the subject property and the proposed development would not have a negative impact on the environment.

John Rogers, Committee Chair, mentioned that there is concern about a tree, he asked Mr. Mahoney if these trees are on the client's property and will they be saved or removed. Mr. Mahoney advised that the pine tree that was the centre of comments; the location of the tree will be confirmed in a future survey. The property owner intends to keep the tree.

Committee Member Burns asked what would happen if the pine tree were on the roadway would it not cause issues putting a driveway in as the frontage is only 75 feet (22.86 metres).

Mr. Mahoney responded that if the tree is in the middle of the frontage, there would be 11 metres per side. Committee Member Burns stated it would be prudent to find out where the tree lies within a completed survey. Mr. Mahoney then confirmed that they do not have a topographic survey at this time.

Committee Member Burns asked Mr. Mahoney, his thoughts towards including a condition for a topographical survey. Mr. Mahoney mentioned that it was a wise idea to find out the location of the tree, in case any future owner must do tree protection it could be very difficult to access the property if the tree is not located on the property. Mr. Mahoney advised that he could have the surveyor put the tree on the draft reference plan.

Committee Member Bonello asked if there was any way of finding out when in the next ten years the road widening will take place and how it is going to take place as this will have an impact on the trees.

Committee Member Whitney advised that generally, the annual budget will show the capital works for refurbishing roads, it could shift a year or two depending on the budget.

The application was approved with a new condition to have the draft reference plan to show the trees near the property.

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

B15a-23

Moved By Chris Burns  
Seconded By Karen Whitney

B15b-23

Moved By Chris Burns  
Seconded By Karen Whitney

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 B15a-23 and B15b-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.**
  - 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. **Submission to the Secretary-Treasurer of written confirmation from a professional Surveyor to determine the location of the trees near Polva Promenade.**
    - v. **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**

None.

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

None.

**9. MINUTES OF PREVIOUS MEETING**

The minutes from the February 21, 2024 were deferred to the next meeting.

**10. COMMUNICATIONS**

None.

**11. OTHER BUSINESS**

Committee Chair John Rogers asked if the Committee Members would agree with sharing phone numbers for correspondence reasons. Everyone agreed and Matthew Ka will provide the numbers through email. Committee Member Burns asked if they were all now fully enrolled members to OACA, Matthew Ka advised that he is still working on it. Karen Whitney advised that the OACA conference is in June and was curious as to if there is a budget for any attendees to go to the conference. Matthew Ka advised that he would look into this.

**12. NEXT MEETING**

The next meeting is on March 18, 2024.

**13. ADJOURNMENT**

Meeting was adjourned.

Moved By Karen Whitney  
Seconded By Lynda Rogers

**Carried Unanimously**

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John Rogers, Chair

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Matthew Ka, Acting Secretary-Treasurer