

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0070

**FOR THE CONSIDERATION OF
THE COMMITTEE OF ADJUSTMENT**

December 2, 2024

**SUBJECT: CONSENT APPLICATIONS B14-24
23596 WOODBINE AVENUE
CONCESSION 3 (NG) PART LOT 7 PL**

1. RECOMMENDATION:

- 1. That the Committee of Adjustment receive Report No. DS-2024-0070 prepared by the Development Planning Division, Development Services Department, dated December 2, 2024 respecting Consent Application B14-24, for the property municipally addressed as 23596 Woodbine Avenue, Keswick**
- 2. That the Committee of Adjustment require the separate issuance of Notices of Decision, Notices of Final and Binding, and Notices of Fulfillment of Conditions for each Consent application, as the individual circumstances require, for B14-24;**
- 3. 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 Consent Application B14-24 as it pertains to the properties municipally addressed as 23596 Woodbine Avenue, to convey an approximate 1-metre driveway easement over Servient Lands in favour of the neighbouring property to the East (Benefiting Lands) for access, as shown in Attachment 2 to Report No. DS-2024-0070.**
 - b. That the approval of Consent application B21-22 be subject to the following condition(s):**
 - 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 draft transfer documents, in duplicate, conveying an easement over Servient Lands in favour of Benefiting Lands to the east as indicated on Attachment 2 to Report No. DS-2024-0070;**

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

2. PURPOSE:

The purpose of this report is to provide Staff's analysis of the proposal and comments received regarding Consent applications B14-24, for the property municipally addressed as 23596 Woodbine Avenue, Keswick.

3. BACKGROUND:

Property Description: (refer to Attachments 2 and 3)
23596 Woodbine Avenue
Concession 3 (NG) Part of Lot 7, Plan 65R-31761
Parts 60, 61 and 63 to 65
Roll No.: 147-10110

3.1 PROPOSAL:

The Applicant is proposing to establish an easement for vehicular access of an approximate 1.0 metre driveway to be used for extending the vehicular access on the site from the east property line, as shown on Attachment 2.

Table 1 – Proposal Summary

	Frontage (m)	Depth (m)	Lot Area (m2)
Servient Lands	104.87	46.20 m	4,801.93
Easement	1.0	46.20	46.20

The Servient Lands and Benefitting Lands will have frontage on Dovedale Drive. The proposed easement is included as Attachment 2

3.2 SUBJECT PROPERTY AND SURROUNDING AREA:

The subject property has frontage on the south side of Dovedale Drive, East of Woodbine Avenue, in the community of Keswick. The Servient Lands currently contain Halo Car Wash and the Easement will provide additional vehicular access to the neighbouring properties, which is a condition of the Site Plan Agreement (B.1.346.2). There are currently two 3.5 metres of driveway easements already located on the Servient Lands, which are registered on title to provide access to the Benefitting lands to the east. Surrounding properties and land uses are as follows:

North: Open Space, Institutional and Commercial
South: Shopping Centre Commercial

East: Shopping Centre Commercial
West: Shopping Centre Commercial

A summary of property characteristics is below:

Table 4 – Summary of Property Characteristics

General Property Information	
Municipal Address	23596 Woodbine Avenue
Zoning	Site-specific Shopping Centre Commercial (C4-8)
Official Plan / Secondary Plan	Mixed-Use Corridor 2 (Keswick Secondary Plan)
Land Use Designation	
Regional Official Plan Land Use Designation	Community Area
Related Applications	Site Plan Control (B.1.346.2)
Land Use and Environmental Considerations	
Existing Structures	Halo Car Wash
Proposed Structures	None
Heritage Status	Neither listed nor designated
Regulated by LSRCA	No
Key Natural Heritage Features	None
Natural Hazards	None

4. PUBLIC CIRCULATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION

Under the provisions of the *Planning Act*, the Notice of Hearing for the subject application was sent by courier on November 15, 2024, to all landowners within 60.0 metres of the subject property and a placard was placed on the property.

As of the date of writing this report, Staff have not received any comments from the general public concerning Consent Application B14-24.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

Town departments and external agencies have been circulated for comments.

The following Town departments/divisions and external agencies have indicated no objections/comments to the proposed Consent.

- Building Division
- Development Engineering Division
- Georgina Fire Department
- Municipal Law Enforcement Division
- Tax and Revenue Division
- York Region

A number of external agencies and Town departments/divisions have not provided comments.

5. ANALYSIS:

The following is an evaluation of Consent Application B14-24 as it relates to the applicable policies of Provincial, Regional and Town planning documents.

5.1 Provincial Planning Statement (PPS) (2024), Greenbelt Plan (GBP) (2017), and Lake Simcoe Protection Plan (LSPP) (2009)

The subject properties are located within a 'settlement area' of the Provincial Planning Statement (PPS), the Greenbelt Plan (GBP), and the Lake Simcoe Protection Plan (LSPP).

Consents for lot additions and easements are generally permitted in settlement areas, subject to the prevailing policies of the Town's Official Plan and other regulatory authorities.

Staff are of the opinion that the proposal is consistent with the PPS and conforms to the GBP and the LSPP.

5.2 York Region Official Plan (YROP) (2022)

The subject property is designated 'Community Area' on Map 1a to the York Region Official Plan (YROP). Section 4.2.4 of the YROP states that municipalities will provide for compatible employment uses that provide services to residents throughout Community Areas to provide working, living and daily activities in close proximity. Staff have reviewed the proposal against the above-noted Regional Plan and are of the opinion that the proposal is consistent with the YROP.

5.3 Keswick Secondary Plan (KSP) (2023)

The Keswick Secondary Plan (KSP) provides more specific policies that direct how development occurs within the Keswick Settlement Area.

The subject properties are designated 'Mixed-Use Corridor' on Schedule 'B' to the KSP.

Section 13.1.8.4.2 (b) specifies that Consent may be permitted for such reasons as boundary adjustments and easements.

Section 13.1.8.4.2 (e) of the KSP also specifies eight (8) tests that specify that Consent shall only be granted where:

- i. It is clearly not in the public interest that a plan of subdivision be registered.*

Multi-lot creation is not proposed, nor is the extension of municipal infrastructure required. Staff are of the opinion that this test is met.

- ii. The lots are able to be adequately serviced by roads, sanitary, water and storm drainage facilities*

No new lots are being created. The proposed driveway easement will not require municipal water and sanitary services. The Servient Lands and the Benefitting Lands both front onto Dovedale Drive with driveway access through an existing easement and the proposed 1-metre easement. It is noted that in one location the easement has been reduced to 0.94 metres to accommodate an existing curb, staff are of the opinion that a minor adjustment to accommodate an existing condition is reasonable and continues to maintain the intent of the easement. Staff are of the opinion that this test is met.

- iii. No extension, improvement or assumption of municipal services is required;*

No extension or assumption of municipal services is required. Staff are of the opinion that this test is met.

- iv. Lots will have adequate frontage on an open and assumed public road and will not result in traffic hazards.*

No new lots are being created; however, Staff note that both the Servient Lands and Benefitting Lands will have adequate frontages on Dovedale Drive; which are both open, public and assumed roads. Staff are of the opinion that this test is met.

- v. Lots will not restrict the ultimate development of adjacent lands*

The proposed consent is an application to create easements over Part 63, intended to add additional vehicular access to the two existing 3.5 metres easements already located on the property in order to implement the

Attachments:

Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Site Photos