



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

Date: Monday, August 26, 2024  
Time: 7:30 PM

Members of  
Committee Present:

John Rogers, Chair  
Karen Whitney  
Chris Burns  
Lynda Rogers

Members of  
Committee Absent:

Joseph Bonello

Staff Present:

Matthew Ka, Acting Secretary-Treasurer to the Committee of Adjustment  
Monika Sadler, Planner I  
Janet Porter, Manager of Development Planning

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**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 and 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)**

None.

**3. DECLARATION OF PECUNIARY INTEREST**

None.

**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**

A14-24 - 2874 McCowan Road was deferred to the next meeting.

Moved By Chris Burns

Seconded By Karen Whitney

**Carried Unanimously**

**6. APPLICATIONS FOR CONSENT**

None.

**7. APPLICATIONS FOR MINOR VARIANCE**

1. MINOR VARIANCE APPLICATION A17-24  
6 AND 8 SCOTIA ROAD, SUTTON  
PLAN 65M-4811, LOT 5

The Agent, Gord Mahoney spoke to the application.

Monika Sadler, Planner I, did a presentation about the application.

There were no public comments or speakers.

Committee Chair Rogers asked Mr. Mahoney if the garage will have to be used as a parking space. Mr. Mahoney advised that was correct and that the garages are deeper than a parking space, so that there will be storage in front of the car for waste storage.

Committee Member Burns asked Mr. Mahoney if there will be a landing or stairs in the garage, Mr. Mahoney responded advising that there will be a landing and stairs in the garage the width of the stairs and the landing fits into the extra space at the west side of the garage.

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 Karen Whitney

Seconded By Lynda Rogers

1. **That the Committee of Adjustment receive Report No. DS-2024-0048 prepared by the Development Planning Division, Development Services Department, dated August 26, 2024, respecting Minor Variance Application A17-24, for the properties municipally addressed as 6 and 8 Scotia Road;**
  - a. **That the Committee of Adjustment approve Minor Variance Application A17-24 to permit relief from the following:**
    - i. **Section 5.28 (b): To permit a semi-detached dwelling unit with a minimum of 2 parking spaces, whereas a minimum of 3 parking spaces are required; and**
  - b. **That the approval of Minor Variance Application A17-24 be subject to the following term(s):**
    - i. **That the proposed semi-detached dwelling be constructed in general conformity with attachment 2 to Report DS-2024-0048, in accordance with the relief recommended to be approved in Recommendation 2a).**

**Carried Unanimously**

2. MINOR VARIANCE APPLICATION A09-24  
23256 HIGHWAY 48  
CONCESSION 8 PART OF LOT 4

The Agent, Jessica Wu spoke to the application.

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

There were no public comments or speakers.

Committee Member Burns asked Monika Sadler, Planner I if there is any limit on outdoor storage with the home industry use. Monika Sadler, Planner I advised that there are no provisions for home industry that limits outdoor storage, she then checked the EP zone and AP zone, each zone did not indicate outdoor storage being a permitted use. Committee Member Burns advised that the owner should be advised of this if there is anything restricted.

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 Karen Whitney

1. That the Committee of Adjustment receive Report No. DS-2024-0046 prepared by the Development Planning Division, Development Services Department, dated August 26, 2024, respecting Minor Variance Application A09-24, for the property municipally addressed as 23256 Highway 48;
  - a. That the Committee of Adjustment approve Minor Variance Application A09-24 to permit relief from the following sections of Zoning By-law 500:
    - i. Section 5.20(d): To permit a home industry in an accessory structure to have a floor area of 204 square metres, whereas a home industry floor area shall not exceed 190 square metres;
  - b. That the Committee of Adjustment approve Minor Variance Application A09-24 to permit relief from the following sections of Zoning By-law 600, which will be implemented at the time Zoning Bylaw 600 is in force and effect:
    - i. Section 10.2: To permit a home industry, whereas a home industry is not permitted in the Environmental Protection Zone; and,
  - c. That the approval of Minor Variance Application A09-24 be subject to the following term(s):
    - i. That the existing accessory structure used for a home industry be in general conformity with Attachment 3 to Report DS-2024-0046, in accordance with the relief recommended to be approved in Recommendation 2a).

**Carried Unanimously**

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

None.

**9. MINUTES OF PREVIOUS MEETING**

Minutes have been Deferred to the next meeting June 3, June 17, and July 29 meeting.

**10. COMMUNICATIONS**

None.

**11. OTHER BUSINESS**

Committee Chair, John Rogers advises the members about the OACA Fall seminar and if committee members are interested, please reach out to Matthew Ka. Committee Member Burns inquired about the deferred item A14-24, Monika Sadler, Planner I provided clarity in regards to the proposed relief to By-laws 500 and 600 and Staff are working with the applicant to finalize the nature of the relief to be requested.

**12. NEXT MEETING**

The meeting on September 9, 2024 is cancelled. The next meeting is on September 23, 2024.

**13. ADJOURNMENT**

The meeting was adjourned.

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John Rogers, Chair

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Matthew Ka, Acting Secretary-Treasurer