



GEORGINA

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

Date: Monday, May 13, 2024
Time: 7:30 PM

Members of
Committee Present: John Rogers, Chair

Karen Whitney
Chris Burns
Lynda Rogers
Joseph Bonello

Staff Present: Janet Porter, Manager of Development Planning
Kim Harris, Planning Clerk
Monika Sadler, Acting Secretary-Treasurer

1. ROLL CALL

“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, 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.”

As noted above

2. INTRODUCTION OF ADDENDUM ITEM(S)

1. Applicant's comment on staff report A02-24 443 The Queensway S

3. DECLARATION OF PECUNIARY INTEREST

None.

4. EXPLANATION OF HEARING PROCEDURE

Acting Secretary Treasure, Monica Sandler, explained the hearing procedure.

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

None.

6. APPLICATIONS FOR CONSENT

None.

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A02-24
443 THE QUEENSWAY SOUTH
LOT 6, CONCESSION 3 (NG), PART 5 PLAN RS65R8344, PARTS 4-8
PLAN RS6545

The Agent, Justin provided an explanation of the application proposal. Requesting the change of use to a childcare facility.

Acting Secretary-Treasurer, Monika Sadler read the notable conditions and comments.

Committee Member Chris Burns asked the Agent how the walkway to the bus stop should be addressed. The Agent advised that they are aware of it and will address it. Member Burns asked what is the capacity of the day care. The Agent advised it will be limited to 5000 sqft, Chris Burn then added if the Agent knows the number of children in the daycare, it will impact the size of the proposed playground. The Agent does not have a number but will keep that in mind when they revisit the site plan. Member Burns also advised the Agent that he noticed that the daycare will take up some of the existing parking spots at the plaza, and asked if there will be handicap parking spots. The Agent advised they will follow according to the by-law on the number of parking including handicapped spaces. The Agent also advised his client is providing information for him through the livestream, and mentioned there will be a maximum of 50 children for the daycare, the sidewalk will be removed, and the daycare is separated from the other buildings.

Committee Member, Karen Whitney, advised that staff are recommending to deny the application, as a rezoning would be more appropriate, and she asked if the Agent can address that. The Agent advised there are existing uses that conform with the Planning Act, there is already a C4 Zoning on Woodbine that permits a childcare use. He added there is a gymnastic studio that allows parents to leave their children there and itself act as a "childcare facility". He also mentioned that they are not changing the entire plaza's use. Member Whitney asked if the Agent has any issue if they go through a full Site Plan Application Process to make sure it is designed appropriately.

Committee Member, Chris Burns asked if Member Whitney is looking to add a condition for approval. Member Whitney said she recommends adding a condition that a full Site Plan Application be approved. The Agent advised that the Owner has no issue with providing a full Site Plan. Committee Chair John Rogers asked Member Whitney if there would be a Development Agreement with amended Site Plan conditions. Development Planning Manager Janet Porter advised the Committee that the intention is to have a Development Agreement as well as the Site Plan amendment and also a few other conditions requested from various departments.

Acting Secretary-Treasurer Monika Sadler read the full description of the Development Agreement in the report.

Member Whitney Moved to approve the application with the recommended conditions from staff, with the added condition that a full Site Plan application be submitted.

Chair Rogers is concerned about the slope down to the Queensway, and he advised the Agent to ensure the Site Plan can deal with the slope appropriately to protect the children's safety. Member Burns added that his concern is the items could be approved in the Minor Variance stage but not the Site Plan Application.

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 Joseph Bonello

1. **That the Committee of Adjustment receive Report No. DS-2024-0026 prepared by the Development Planning Division, Development Services Department, dated May 13, 2024, respecting Minor Variance Application A02-24, for the property municipally addressed as 443 The Queensway South; 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 deny Minor Variance Application A02-24 to permit relief from the following:**
 - i. **Section 17.2:** To permit a childcare centre (Day Nursery) with an outdoor playground, a Private School, and a Commercial School, whereas a childcare centre (Day Nursery), Private School and Commercial School are not permitted in the Shopping Centre Commercial zone.

Carried Unanimously

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

None.

9. MINUTES OF PREVIOUS MEETING

The minutes of April 29, 2024 has been deferred.

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

Chari Rogers advised he will be at the OACA conference and if allowed, he will share the OACA information to other members.

12. NEXT MEETING

The next meeting is June 3, 2024.

13. ADJOURNMENT

Moved By Karen Whitney
Seconded By Lynda Rogers

Carried Unanimously

John Rogers, Chairperson

Monika Sadler, Acting Secretary-Treasurer