



GEORGINA

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

Date: Monday, March 18, 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
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)

None.

3. DECLARATION OF PECUNIARY INTEREST

No pecuniary interests were declared.

4. EXPLANATION OF HEARING PROCEDURE

Matthew Ka, Acting Secretary-Treasurer to the Committee of Adjustment read the hearing procedure.

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

None.

6. APPLICATIONS FOR CONSENT

1. CONSENT APPLICATION B01-24
44 EDITH STREET, JACKSON'S POINT
PART OF LOT 18, CONCESSION 9 (NG)

The owner Michael Rogers spoke to the application.

Matthew Ka read the comments in Report DS-2024-0013.

There were no members of the public to speak to the application.

Committee Member Chris Burns asked for clarification on the location of the shipping container and advised that the Planning Department may require a minor variance as a condition of the consent. The owner advised that the shipping container is 8 feet from the property line. And advised that he calculated the lot coverage with the shipping container in mind. Chris Burns, Member advised the Owner to speak to planning regarding if the sea container is able to exist as an accessory structure.

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-2024-0013 prepared by the Development Planning Division, Development Services Department, dated March 18, 2024, respecting Consent Application B01-24, submitted by the owners for the property municipally addressed as 44 Edith Street, Jackson's Point; and,**
 - a. **That the Committee of Adjustment approve Consent Application B01-24, as it pertains to the property municipally addressed as 44 Edith Street to sever and convey Subject Land 'A' from Remainder Land 'B', as shown in Attachment 2 to Report No. DS-2024-0013, to create one (1) new residential building lot; and,**
 - b. **That the approval of Consent Application B01-24 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 Remainder Land 'B', as shown on Attachment 2 to Report No. DS-2024-0013;**
- iii. **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-2024-0013 have been addressed to the Region's satisfaction;**
- iv. **Submission to the Secretary-Treasurer of written confirmation from the Town's Development Planning Division that all matters identified in Attachment 4 to Report No. DS-2024-0013 have been addressed to the Division's satisfaction; and,**
- v. **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 B17-23 AND B02-24
9537 MORNING GLORY ROAD AND S/S MORNING GLORY ROAD,
PEFFERLAW
CON 5 PT LOT 20 RP 65R25429 PARTS 4 TO 6 & CON 5 PT LOT 20 RP
65R25429 PART 2

The owner Gerard Ratnarajah spoke to the application.

Matthew Ka read the comments from Report DS-2024-0014.

There were no other speakers or public comments.

Committee Chair, John Rogers noted that a Notice of Cancellation of a consent is required, it is to cancel one of the existing consent applications.

Committee Member Burns, clarified the proposed consents and asked if a deeming by-law is required to merge all together? Committee Chair John Rogers advised that a deeming by-law was not required.

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-2024-0014 prepared by the Development Planning Division, Development Services Department, dated March 18, 2024, respecting Consent Applications B17-23 and B02-24, submitted by the owners for the properties municipally addressed as 9537 Morning Glory Road and s/s Morning Glory Road, Pefferlaw; and,**
 - a. **That the Committee of Adjustment approve Consent Applications B17-23 and B02-24, as they pertain to the properties municipally addressed as 9537 Morning Glory Road and s/s Morning Glory Road to sever and convey Subject Land 'A' and Subject Land 'B' from Retained Land 'C', as shown in Attachment 2 to Report No. DS-2024-0014, to create two (2) new residential building lots; and,**
 - b. **That the approval of Consent Applications B17-23 and B02-24 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' and Subject Land 'B' from Retained Land 'C', as shown on Attachment 2 to Report No. DS-2024-0014;**
 - iii. **Submission to the Secretary-Treasurer of written confirmation from the Town of Georgina Development Planning Division that all matters identified in Attachment 4 to Report No. DS-2024-0014 have been addressed to the Division's satisfaction;**
 - iv. **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-2024-0014 have been addressed to the Division's satisfaction;**
 - v. **Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority (LSRCA) that all matters identified in Attachment 4 to Report No. DS-2024-0014 have been addressed to the LSCRA'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

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A20-23
586 Lake Drive EAST
PART OF LOT 13, CONCESSION 9 (NG) and PART OF LOTS 2 AND 3,
PLAN 8

The agent Michael Smith spoke to the application.

Matthew Ka read the comments from Report DS-2024-0016

No speakers or comments

Committee Member Burns asked Mr. Smith if moving the shed was an option. Mr. Smith advised that it is an option, but it would be more costly than obtaining an encroachment agreement. Committee Chair John Rogers, then asked if the owner can remove the eavestrough if they do not obtain an encroachment agreement. Mr. Smith then advised that the owner would have to remove the eavestrough and would still be encroaching.

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-2024-0016 prepared by the Development Planning Division, Development Services Department, dated March 18, 2024, respecting Minor Variance Application A20-23, for the property municipally addressed as 586 Lake Drive East; and,**
 - a. **That the Committee of Adjustment approve Minor Variance Application A20-23 to permit relief from the following:**
 - i. **Section 6.1(c): To permit a dwelling with a front yard setback of 4.8 metres, whereas a minimum front yard setback of 6.0 metres is required;**
 - ii. **Section 5.45 a): To permit the eaves of a dwelling to encroach 0.7 metres into the front yard, whereas an encroachment of 0.5 metres is permitted;**

- iii. **Section 5.1 b):** To permit an accessory structure with a setback from the main building of 1.6 metres, whereas a setback of 2.0 metres is required;
 - iv. **Section 5.1 d):** To permit an accessory structure with a setback from the front lot line of nil metres, whereas a setback of 6.0 metres is required;
 - v. **Section 5.1 d):** To permit an accessory structure with a setback from the interior lot line of 0.6 metres, whereas a setback of 1.0 metre is required; and,
 - vi. **Section 5.45 a):** To permit an accessory structure eaves to encroach 0.6 metres into the interior side yard setback, whereas an encroachment of 0.5 metres is permitted;
- b. That the approval of Minor Variance Application A20-23 be subject to the following condition(s):
- i. Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that the Applicant/Owner has removed the accessory structure eave encroachment into the municipal road allowance, or obtained an encroachment agreement, to their satisfaction;
 - ii. Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2024-0016 have been addressed to their satisfaction; and,
 - iii. 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

Some items needed resolution so they will be available for the next meeting.

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

Committee Chair John Rogers asked if anyone received their tax remuneration form. The Committee members confirmed that they did get a hard copy last tax year but have not received one yet this year. The OACA conference in Windsor is now open for registration and they are waiting on the budget from Matthew Ka to see who can attend.

12. NEXT MEETING

The meeting on April 3, 2024 has been cancelled, The next meeting is April 15, 2024.

13. ADJOURNMENT

Meeting was adjourned.

Moved By Karen Whitney
Seconded By Joseph Bonello

Carried Unanimously

John Rogers, Chair

Matthew Ka, Acting Secretary-Treasurer