



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

Date: Monday, December 2, 2024
Time: 7:30 PM

Members of
Committee Present: John Rogers, Chair

 Karen Whitney
 Chris Burns
 Lynda Rogers
 Joseph Bonello

Staff Present: Jeff Healey, Supervisor Development Planning
 Brianna Raines, Secretary-Treasurer
 Monika Sadler, Planner I

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)

1. June 3, 2024 Meeting Minutes
2. June 17, 2024 Meeting Minutes
3. July 29, 2024 Meeting Minutes
4. August 26, 2024 Meeting Minutes

5. November 18, 2024 Meeting Minutes

3. DECLARATION OF PECUNIARY INTEREST

Committee Chair John Rogers Declared a Pecuniary Interest in A29-24 – 43 The Queensway North. Committee Member Whitney was elected Acting Chair for this application.

Moved By Joseph Bonello
Seconded By Lynda Rogers

Carried Unanimously

There were no further Declarations of Pecuniary Interest.

4. EXPLANATION OF HEARING PROCEDURE

The Secretary-Treasurer to the Committee of Adjustment Brianna Raines read the explanation of Hearing procedure.

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

An issue was raised with the Members of the Committee, Applications A28-24 - A29-24 notices for the meetings were sent out Wednesday November 13, 2024 and Canada Post went on strike on November 15, 2024. Jeff Healey, Supervisor of Development Planning confirmed that Notice was given to all residents in the 60-metre radius, but it was unclear if the residents had received the notice before the strike commenced. Committee Member Whitney advised that the *Planning Act* is to make sure Residents are notified and participate, especially now that the *Planning Act* has changed to not allow residents to appeal the Committee's Decision. It was the Committee's decision to Defer Applications A28-24 and A29-24 to the January 20, 2025 meeting.

Moved By Karen Whitney
Seconded By Lynda Rogers

Carried Unanimously

6. APPLICATIONS FOR CONSENT

1. CONSENT APPLICATIONS B14-24
23596 WOODBINE AVENUE
CONCESSION 3 (NG) PART LOT 7 PL

The Agent Jenna Wenzel from GSP Group spoke to the Application.

Monika Sadler, Planner I provided a presentation on the Application.

There were no Public Comments or Speakers on this application.

Committee Member Whitney stated that the site plan agreement was completed in 2018, it was questioned on why the application is being completed now and not back in 2018. Jenna Wenzel, GSP Group advised that she didn't have too much backstory, but she advised that they have been working with the client to submit this easement application with the Town.

Committee Member Whitney confirmed that the site is currently being used for driveway access, therefore clarified that the request was to clean up title. Ms. Wenzel advised that the easement is to just add on to the existing access; there is nothing blocking access.

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-2024-0070 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.**

Carried Unanimously

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A28-24
837 TRIVETTS LANE
PLAN 65M-4740 LOT 13

This Application was Deferred until the January 20, 2025 Meeting.

2. MINOR VARIANCE APPLICATION A29-24
43 THE QUEENSWAY NORTH
CON 3 PT LOT 14 RS65R13228; PART 1

This Application was Deferred until the January 20, 2025 Meeting.

3. MINOR VARIANCE APPLICATION A18-24
253 AND 253B THE QUEENSWAY SOUTH
CON 3 PT LOT 9 RP; 65R11093 PT PART 1, PART 2 AND PT

The Agent Deborah Alexander from Alexander Planning Inc. spoke to the Application.

Monika Sadler, Planner I provided a presentation on the Application.

There were no Public Comments or Speakers on this 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 Chris Burns
Seconded By Lynda Rogers

1. That the Committee of Adjustment receive Report No. DS-2024-0071 prepared by the Development Planning Division, Development Services Department, dated December 2nd, 2024, respecting Minor Variance Application A18-24, for the property municipally addressed as 253 and 253B The Queensway South; and,
 - a. That the Committee of Adjustment approve Minor Variance Application A18-24 to permit relief from the following:
 - i. Section 5.28 (b): To permit a minimum of one-hundred and sixteen (116) parking spaces; whereas a minimum of one-hundred and forty-four (144) parking spaces are required
 - b. That the approval of Minor Variance Application A18-24 be subject to the following term(s):
 - i. That the marina use shall only be used as day-use boat slips for visitors by boat;
 - ii. That the Restaurant uses, including outdoor patios, on the subject properties do not exceed a maximum combined Gross Floor Area of 1,400 square metres; and
 - iii. That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2024-0071, in accordance with the relief recommended to be approved in Recommendation 2a);
 - c. That the approval of Minor Variance Application A18-24 be subject to the following condition(s):
 - i. 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-2024-0064 have been addressed to the satisfaction of the LSRCA;
 - ii. That the application re-circulation, additional Public circulation and additional planning report fees be paid to the satisfaction of the Development Planning Division; and
 - iii. That the above-noted conditions 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

Meeting minutes from June 3, 2024, June 17, 2024, July 29, 2024, August 26, 2024 and November 18, 2024 meetings were adopted by the Committee.

Moved By Joseph Bonello
Seconded By Chris Burns

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

Committee Chair John Rogers advised that this is the last meeting which means Fourth Quarter expenses are due. Committee Chair John Rogers also advised that OACA membership renewal notices should be out soon, please forward to Secretary-Treasurer Brianna Raines and we can get them paid for. Committee Member Burns asked in regards to the Code of conduct for members of committee if there is an electronic one available. Secretary-Treasurer Brianna Raines advised that she could look into it and send it off to Members. Further there is confirmation that Members can receive expenses by EFT from the Town of Georgina, if Members would like to opt in, please provide the form for future remuneration periods.

12. NEXT MEETING

The next meeting is January 20, 2025.

13. ADJOURNMENT

Meeting was adjourned.

John Rogers, Chair

Brianna Raines, Secretary-Treasurer