



GEORGINA

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

Date: Monday, November 18, 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 of Development Planning
Monika Sadler, Planner I
Brianna Raines, 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 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)

There were four addendum items:

1. A27-24 and B13-24 - Public Comment

2. January 22, 2024 Meeting Minutes
3. March 4, 2024 Meeting Minutes
4. March 18, 2024 Meeting Minutes

3. DECLARATION OF PECUNIARY INTEREST

Committee Member Chris Burns declared a pecuniary interest on Minor Variance A20-24 - 32 Snooks Road.

4. EXPLANATION OF HEARING PROCEDURE

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

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

1. Deferral of Minor Variance A20-24 - 32 Snooks Road

Committee Member Burns declared a pecuniary interest on this application and did not vote on the deferral.

Minor Variance A20-24 - 32 Snooks Road was deferred.

Moved By Karen Whitney
Seconded By Joseph Bonello

Carried Unanimously

6. APPLICATIONS FOR CONSENT

1. MINOR VARIANCE A27-24 AND CONSENT B13-24
306 GLENWOODS AVENUE
PLAN 231 LOT 95

The Agent Alex Smith spoke to the application.

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

There was one (1) public comment, as well a member of the public was registered to speak at the meeting but did not attend.

Committee Member Burns asked for clarification on the proposed side yard setbacks and building height, the Agent Alex Smith advised that the dwelling is proposed to be a 2-storey detached dwelling and the 1.2 metre side yard setback is for the first 2-storeys and any additional stories must have 0.5 metres added to the setback. Committee Member Burns then asked will the proposed dwelling be at grade for the ground floor. Mr. Smith advised that he did not have specifics on the construction.

Committee Member Burns asked Monika Sadler, Planner I if allowable encroachments would be allowed in the 3-metre setback in the front yard and the rear yard to allow for a porch or a deck. Ms. Sadler advised that a deck or porch can only encroach 2 metres into the required front yard.

Committee Member Burns further advised that houses on the rear lower end of Keswick are mostly raised half basements, and the property owner should be conscious of those requirements.

Committee Member Burns then asked Mr. Smith if the existing hedge on the north lot line will be retained. Mr. Smith advised that he could not speak to the location of the trunks of the hedge and where they reside on the lot line. Mr. Smith did confirm that the foliage does encroach onto the property. Mr. Smith does not have any specifics on the retention of the hedges, but there has been no discussion with his client about removal of the hedge, as such the proposed dwelling is not proposed to be located any closer than the existing detached garage.

The Committee decided to deal with the Consent and Minor Variance in two separate Motions:

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.

B13-24 be approved as presented by staff:

Motioned By: Chris Burns

Seconded By: Karen Whitney

1. **That the Committee of Adjustment receive Report No. DS-2024-0066 prepared by the Development Planning Division, Development Services Department, dated November 18, 2024, respecting Consent Application B13-24 and Minor Variance Application A27-24, for the property municipality address 306 Glenwoods Avenue; and,**
 - a. **That the Committee of Adjustment approve Consent Application B13-24 as it pertains to the property known as 306 Glenwoods Avenue, Keswick, to sever and convey the Severed Lands from the Retained Lands, as shown in Attachment 2 to Report No. DS-2024-0066;**
 - b. **That the Committee of Adjustment approve Minor Variance Application A27-24 to permit relief from the following:**

- i. **Section 6.1 (c): To permit the construction of a single detached dwelling on the Severed Lands with a front yard setback of 3 metres, whereas a minimum of 6 meters is required;**
 - ii. **Section 6.1 (e): To permit the construction of a single detached dwelling on the Severed Lands with a rear yard setback of 3 metres, whereas a minimum of 7 metres is required;**
 - iii. **Section 6.1 (i): To permit the construction of a single detached dwelling on the Severed Lands with a lot of coverage of 41.6%, whereas a maximum lot coverage of 35% is permitted;**
 - iv. **Section 5.1(e): To permit a maximum lot coverage of 11.5% for all accessory structures on the Retained Lands, whereas a maximum lot coverage of 10% for all accessory structures is required;**
- c. **That the approval of Consent Application B13-24 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 the Severed Lands, as indicated on Attachment 2 to Report No. DS-2024-0066;**
 - iii. **Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that there is sufficient water supply and sewage capacity allocated for the Severed Lands;**
 - iv. **Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that the Severed Lands have been assigned a civic address;**
 - v. **Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that any accessory structures on the Severed Lands have been removed, to the satisfaction of the Development Planning Division;**
 - vi. **Submission to the Secretary-Treasurer of written confirmation from York Region that the Town of**

Georgina provided confirmation of adequate water supply and sewage capacity have been allocated for the proposed new lot;

- vii. Submission to the Secretary-Treasurer of written confirmation from Lake Simcoe Region Conservation Authority that all matters identified in Attachment 5 to Report No. DS-2024-0066 have been addressed to their satisfaction;**
- viii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision; and,**

Carried Unanimously

A27-24 be approved as presented by staff:

Motioned By: Chris Burns

Seconded By: Karen Whitney

1. That the Committee of Adjustment receive Report No. DS-2024-0066 prepared by the Development Planning Division, Development Services Department, dated November 18, 2024, respecting Consent Application B13-24 and Minor Variance Application A27-24, for the property municipality address 306 Glenwoods Avenue; and, the Committee approves Minor Variance Application A27-24 as it pertains to the property known as 306 Glenwoods Avenue, Keswick, to sever and convey the Severed Lands from the Retained Lands, as shown in Attachment 2 to Report No. DS-2024-0066;

- a. That the approval of Minor Variance Application A27-24 be subject to the following term(s):**
 - i. That the proposed single detached dwelling attached garage has a front yard setback of 5.7 metres to accommodate for parking; and**
 - ii. That the proposed single detached dwelling, be constructed in general conformity with Attachment 3 to Report DS-2024-0066, in accordance with the relief recommended to be approved in Recommendation 2 b).**
- b. That the approval of Minor Variance Application A27-24 be subject to the following condition(s):**

- i. **Submission to the Secretary-Treasurer of written confirmation from the Town of Georgina Development Engineering Division that all matters identified in Attachment 5 to Report No. DS-2024-0066 have been addressed to their satisfaction;**
- ii. **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

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

None.

9. MINUTES OF PREVIOUS MEETING

The Committee Members decided to do one motion to adopt all minutes, the Minutes for January 22, 2024, February 21, 2024, March 4, 2024, March 18, 2024 and November 4, 2024 were adopted.

Moved By Joseph Bonello
Seconded By Lynda Rogers

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

Committee Member Burns requested clarification on the section of the staff report where departments and Agencies indicate no comment, or did the department or agency not respond at all. Committee Chair John Rogers advised the staff report is structured to include a section where departments and agencies that have no comment are in one section and another section of departments and agencies that did not respond in time for the meeting.

12. NEXT MEETING

The next meeting is December 2, 2024.

13. ADJOURNMENT

Meeting is adjourned.

John Rogers, Chair

Brianna Raines, Secretary-Treasurer