



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

Date: Monday, January 20, 2025
Time: 7:30 PM

Members of
Committee Present: John Rogers, Chair

Karen Whitney
Chris Burns
Lynda Rogers
Joseph Bonello

Staff Present: Brianna Raines, Secretary Treasurer of the Committee of
Adjustment
Jeff Healey, Supervisor of Development Planning
Monika Sadler, Planner I

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 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.”

As noted above

2. INTRODUCTION OF ADDENDUM ITEM(S)

1. A33-24 - 87 Sibbald Crescent - Letter of Support

3. DECLARATION OF PECUNIARY INTEREST

Committee Member, Chris Burns declared a pecuniary interest for applications A20-24 and A33-24.

Committee Chair, John Rogers declared a pecuniary interest for application A29-24. Committee Member Karen Whitney was appointed Acting Chair for this application.

Moved By Joseph Bonello
Seconded By Lynda Rogers

Carried Unanimously

4. EXPLANATION OF HEARING PROCEDURE

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

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

There are none.

A motion was made to move A33-24 into second position under Agenda item 7.

Moved By Karen Whitney
Seconded By Lynda Rogers

Carried Unanimously

6. APPLICATIONS FOR CONSENT

**1. CONSENT APPLICATION B18-24
5 AND 5A EVELYN AVENUE**

The Agent, Alicia Monteith from Corbett Land Strategies did a presentation on the application.

There were no public speakers or public comments on the 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 Joseph Bonello
Seconded By Chris Burns

- 1. That the Committee of Adjustment receive Report No. DS-2025-0005 prepared by the Development Planning Division, Development Services Department, dated January 20, 2025, respecting Consent Application B18-24, submitted by the owners for the property municipally addressed as 5 and 5A Evelyn Avenue; and,**

2. **Staff recommend the following:**
- a. **That the Committee of Adjustment approve Consent Application B18-24 as it pertains to the property known as 5 and 5A Evelyn Avenue, to sever and convey Severed Lands from Retained Lands and convey same to Benefitting Lands, as shown in Attachment 3 to Report No. DS-2025-0005; and,**
 - b. **That the approval of Consent Applications B18-24 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 applications, as submitted;**
 - ii. **Submission to the Secretary-Treasurer of draft transfer documents, in duplicate, conveying Severed Lands to Benefitting Lands as indicated on Attachment 3 to Report No. DS-2025-0005;**
 - iii. **Submission to the Secretary-Treasurer of written confirmation from the Town of Georgina Development Planning Division that the Owner / Applicant submit and obtain approval for a Cancellation of Consent (B19- 24) related to previous Consent Application B10-17 from 2017;**
 - iv. **Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that the shed located on Retained Lands has been removed; and,**
 - v. **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

Committee Member Chris Burns left the meeting, as a pecuniary interest was declared.

- 1. **MINOR VARIANCE APPLICATION A20-24
32 SNOOKS ROAD
PLAN 69, PART OF BLOCK 4, PART OF LOT 5, PLAN 65R-1648, PART 3**
The owner, Lois Andrews, did a brief presentation on the application.

There were no public speakers or public comments on the application.

Committee Member Lynda Rogers wanted confirmation that the issue of the ramp was to be discussed as well. Committee Chair John Rogers confirmed that it was a condition of the Minor Variance. Mrs. Andrews confirmed that she was aware that an encroachment agreement would be required once the minor variance was approved.

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-2025-0002 prepared by the Development Planning Division, Development Services Department, dated January 20, 2024, respecting Minor Variance Application A20-24, for the property municipally addressed as 32 Snooks Road; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application A20-24 to permit relief from the following:**
 - i. **Section 6.1(c): To permit an addition to the single detached dwelling with a front yard setback of 0.8 metres, whereas a front yard setback of 6 metres is required;**
 - ii. **Section 5.45 (h): To permit a handicap ramp to encroach nil metres into the front yard setback, whereas an encroachment of 2 metres into the required front yard is permitted;**
 - b. **That the approval of Minor Variance Application A20-24 be subject to the following condition(s):**
 - i. **Submission to the Secretary-Treasurer that the re-circulation fee has been paid to the satisfaction of the Development Planning Division;**
 - ii. **Submission to the Secretary-Treasurer of written confirmation from the Operations and Infrastructure Division that all matters identified in Attachment 4 to Report No. DS-2025-0002 have been addressed to the Division's satisfaction; and**
 - iii. **That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision**

- c. **That the approval of Minor Variance Application A20-24 be subject to the following term(s):**
 - i. **That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2025-0002, in accordance with the relief recommended to be approved in Recommendation 2a);**

Carried Unanimously

2. **MINOR VARIANCE APPLICATION A33-24
87 SIBBALD CRESCENT
PLAN 204 LOT 56**

The owner, Melissa Pestill, did a brief presentation on the application.

Committee Chair John Rogers wanted some clarification on whether the existing house was being replaced or being modified. Mrs. Pestill advised that it is being cleaned up. Committee Chair John Rogers, then advised that in Monika's report there was discussion of the height of the building, the main building is shorter than the garage will be. Committee Chair John Rogers mentioned that he did see that there is an elevation difference. Mrs. Pestill advised that the garage will just be slightly taller than the house thus making it more visually appealing as the house is sitting up at a higher elevation.

There were no public speakers. Committee did receive a public comment that was mentioned in the addendum items, being a letter of support for the 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 Lynda Rogers

- 1. **That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated January 20, 2025, respecting Minor Variance Application A33-24, for the property municipally addressed as 87 Sibbald Crescent; and,**
- 2. **Staff recommend the following:**

- a. **That the Committee of Adjustment approve Minor Variance Application A33-24 to permit relief from the following:**
 - i. **Section 5.1(f): To permit a detached accessory building with a height to the roof peak of 6.95 metres, whereas detached accessory buildings may have a maximum height to the roof peak of 6 metres;**
 - ii. **Section 5.1(f): To permit a detached accessory building with a height to the eaves of 5.49 metres, whereas detached accessory buildings may have a maximum height to the eaves of 4.5 metres;**
- b. **That the approval of Minor Variance Application A33-24 be subject to the following term(s):**
 - i. **That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0006, in accordance with the relief recommended to be approved in Recommendation 2a);**
 - ii. **That the detached garage shall not have any interior water fixtures and/or washroom facilities (i.e. sink, toilet, shower or bathtub); and,**
 - iii. **That the detached garage shall not be utilized for sleeping accommodation/living quarters at any time.**
- c. **That the approval of Minor Variance Application A33-24 be subject to the following condition(s):**
 - i. **Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2025-0006 have been addressed to the satisfaction of the Conservation Authority; and**
 - ii. **That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.**

Carried Unanimously

Committee Member Chris Burns returned to the meeting.

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

The agents, Ashley and Antonio Ingoglia, did a brief explanation on the application.

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

There were no public speakers or comments.

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-2025-0001 prepared by the Development Planning Division, Development Services Department, dated January 20, 2025, respecting Minor Variance Application A28-24, for the property municipally addressed as 837 Trivetts Lane; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application A28-24 to permit relief from the following:**
 - i. **Section 10.5.68: To permit a minimum rear yard setback of 5 metres, whereas a minimum rear yard setback of 8 metres is required;**
 - ii. **Section 6.1 (i): To permit a maximum lot coverage of 38.5%; whereas a maximum lot coverage of 35% is required;**
 - iii. **Section 6.1(j): To permit a maximum building height of 11.5 metres, whereas a maximum building height of 11 metres is required;**
 - iv. **Section 5.28(i): To permit a maximum driveway width of 9.45 metres, whereas a maximum driveway width of 9 metres is required;**
 - b. **That the approval of Minor Variance Application A28-24 be subject to the following term(s):**
 - i. **That the proposed single detached dwelling be constructed in general conformity with Attachment 3 to Report DS-2025-0001, in accordance with the relief recommended to be approved in Recommendation 2a);**
 - c. **That the approval of Minor Variance Application A28-24 be subject to the following condition(s):**

- i. **Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2025-0001 have been addressed to the satisfaction of the Conservation Authority; and**
- ii. **That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.**

Carried Unanimously

Committee Chair John Rogers left the meeting, as a potential pecuniary interest was declared. and Karen Whitney took the Chair as Acting Chair.

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

The agent, Lisa Rapoport, did a brief presentation on the application.

There were no public speakers or public comments.

Committee Member Chris Burns asked the agent how they will maintain the accessibility of the exit path while still securing it for residents. Ms. Rapoport advised that they use a Mag Lock.

Following the vote, Acting Committee Chair Karen Whitney 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-2025-0003 prepared by the Development Planning Division, Development Services Department, dated January 20, 2025, respecting Minor Variance Application A29-24, for the property municipally addressed as 43 The Queensway North; and,**
- 2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application A29-24 to permit relief from the following:**
 - i. **Section 5.1 (b): To permit the construction of an accessory building (pergola) in a front yard, whereas an**

- accessory building or structure shall not be erected in any yard other than an interior side yard or rear yard;
- ii. **Section 5.1(b):** To permit the construction of an accessory building (shed) in a front yard; whereas an accessory building or structure shall not be erected in any yard other than an interior side yard or rear yard;
 - iii. **Section 5.12:** To permit a 2.4-metre high fence with nil front yard setbacks, whereas adherence to the minimum yard requirements is required for a fence with a maximum height exceeding 2 metres;
- b. That the approval of Minor Variance Application A29-24 be subject to the following term(s):
- i. That the proposed accessory structures be constructed in general conformity with Attachment 2 to Report DS-2025-0003, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application A29-24 be subject to the following condition(s):
- i. 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-2025-0003 have been addressed to the satisfaction of the Conservation Authority; and
 - ii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

Carried Unanimously

Committee Chair John Rogers returned to the meeting.

5. MINOR VARIANCE APPLICATION A25-24
24996 WOODBINE AVENUE
CONCESSION 3, PART LOTS 14 AND 15 (NG), 65R-38842, PART OF
PART 1

The agent, Michael Smith, did a brief presentation on the application.

There were no public speakers or public comments.

Committee Member Chris Burns asked for clarification as to how Mr. Smith's presentation showed seven (7) variances, the map in the agenda shows six (6) variances. Mr. Smith advised that when the staff report was completed one of the variances was divided into two parts, being lots with frontage 15 metre and 18 metre corner lots. Committee Member Chris Burns then asked if the lots are currently sold. Matthew Creador, representative for Treasure Hill, advised that the lots have not been sold yet as they are gearing up for the springtime sales launch. Committee Member Chris Burns then pointed out that Lot 43 does not front on a street. Mr. Smith confirmed that they won't be able to pull a permit on that lot until the second phase.

Committee Chair John Rogers asked if Danny Wheeler Boulevard was to be extended to Woodbine during this phase of the subdivisions. Mr. Smith confirmed that is correct.

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-2025-0004 prepared by the Development Planning Division, Development Services Department, dated January 20, 2025, respecting Minor Variance Application A25-24, for the property municipally addressed as 24996 Woodbine Avenue; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application A25-24 to permit relief from the following:**
 - i. **Section 7.5.113 (b) (ii): To permit a maximum interior garage width of 8.9 metres, whereas the maximum interior garage width of 6 metres is permitted;**
 - ii. **Section 5.28(i): To permit a maximum driveway or parking area width of 60% of the lot frontage for the 15-metre (minimum) interior lots, whereas a maximum of 55% is permitted;**
 - iii. **Section 7.5.113 (b) (v): To permit a maximum driveway or parking area width of 9.9 metres for the 18-metre corner lots, whereas a maximum driveway width is the width of the interior garage, plus 0.5 metres is permitted;**
 - iv. **Section 7.5.113 (a): To permit an interior side yard setback of 0.6 metres on one side, whereas an interior**

side yard setback on both sides of 1.2 metres is required;

- v. **Section 5.28(i):** To permit a minimum distance between the driveway and the intersection of street lines of 6 metres, whereas a minimum distance of 9 metres is permitted;
 - vi. **Section 5.35 (a):** To permit a minimum size of a sight triangle of 5 metres at the intersection of local streets in a Residential Zone, whereas a minimum size of sight triangle at the intersection of local streets in a Residential Zone of 6 metres is permitted;
 - vii. **Section 7.5.113 (a):** To permit a rear yard setback of 6 metres, whereas a rear yard setback of 7 metres is required.
- b. That the approval of Minor Variance Application A25-24 be subject to the following term(s):
- i. That the proposed subdivision be constructed in general conformity with Attachment 3 to Report DS-2025-0004, in accordance with the relief recommended to be approved in Recommendation 2a);

Carried Unanimously

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

There are none.

9. MINUTES OF PREVIOUS MEETING

1. December 2, 2024 Meeting Minutes

The minutes from December 2, 2024 meeting were adopted by the Committee.

Moved By Joseph Bonello
Seconded By Lynda Rogers

Carried Unanimously

10. COMMUNICATIONS

There are none.

11. OTHER BUSINESS

A timeline of January 31, 2025 was given for Committee Members to provide a photo to receive a photo card from the Town of Georgina.

A reminder was given to renew the OACA membership, either by renewing themselves or renewing by sending login information to the Secretary Treasurer of the Committee of Adjustment.

12. NEXT MEETING

The February 3, 2025 meeting is cancelled. The next meeting will be Wednesday, February 19, 2025.

13. ADJOURNMENT

Meeting was adjourned.

John Rogers, Chair

Brianna Raines, Secretary-Treasurer