



GEORGINA

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

Date: Monday, March 3, 2025
Time: 7:30 PM

Members of
Committee Present: John Rogers, Chair
Karen Whitney
Lynda Rogers
Joseph Bonello

Members of
Committee Absent: Chris Burns

Staff Present:
Jeff Healey, Supervisor of Development Planning
Brittany Dobrindt, Planner II
Monika Sadler, Planner I
Brianna Flatt, 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 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)

There was one addendum item, which was the February 19, 2025 meeting minutes.

3. DECLARATION OF PECUNIARY INTEREST

No pecuniary interests were declared.

4. EXPLANATION OF HEARING PROCEDURE

Brianna Flatt, Secretary-Treasurer read the explanation of hearing procedure.

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

None.

6. APPLICATIONS FOR CONSENT

None.

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION A21-24
5 BIRCH ROAD
JUDGES PLAN 602, PART LOT 12 AND 13

The agent Michael Smith, Michael Smith Planning Consultants Inc. gave a brief presentation on the application.

Brittany Dobrindt, Planner II, gave a presentation on the application.

There were no public speakers or comments.

Committee Chair John Rogers asked the agent Michael Smith if the lots across the road are non-related ownerships or is there a relationship with the church. Mr. Smith advised that there is a property on the south end of the road on the west side that is owned by the church, the closing of the end of the road will only affect the one lot that is owned by the church.

Committee Chair John Rogers asked Mr. Smith that if they are successful with the purchase of the road, will there be an issue with the setback of the summer pavilion. Mr. Smith advised that no they do not believe there will be.

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. DS-2025-0016 prepared by the Development Planning Division, Development Services Department, dated March 3, 2025, respecting Minor Variance Application A21-24, submitted by Michael Smith Planning Consultants Ltd. on behalf of the owner for the property municipally addressed as 5 Birch Road.**

2. Staff recommend the following:
- a. That the Committee of Adjustment approve Minor Variance Application A21-24 to permit relief from the following:
 - i. **Section 5.31:** To permit a 1.8-metre planting strip, whereas a minimum planting strip width of 3 metres when abutting a residential lot is required.
 - ii. **Sections 5.1d):** To permit an interior side yard setback of nil for the accessory structure (Summer Pavilion) whereas a minimum interior side yard setback of 3 metres is required for accessory structures.
 - iii. **Section 5.30:** To permit the minimum front yard setback to be applied from the existing front lot line, whereas Section 5.30 requires the minimum front yard setback to be applied from the planned width of street allowance where it lies within the lot.
 - iv. **Section 28.4 b):** To permit a lot area of 2,500 square metres, whereas a minimum lot area of 8,000 square metres is required.
 - v. **Section 5.45:** To permit an unenclosed porch (portico) to encroach 4.6 metres into the front yard, whereas unenclosed porches are permitted to encroach a maximum of 2 metres into a front yard
 - vi. **Section 28.4 c):** To permit a front yard setback of nil for an accessory structure (Summer Pavilion), whereas a front yard of 15 metres is required.
 - vii. **Section 28.4 c):** To permit a front yard setback of 5.5 metres, whereas a front yard of 15 metres is required.
 - viii. **Section 28.4 e):** To permit a rear yard setback of 3 metres for an accessory structure (the Chapel), whereas a rear yard setback of 9 metres is required.
 - ix. **Section 28.4 e):** To permit a rear yard setback of 4.9 metres for an accessory structure (the Shed), whereas a rear yard setback of 9 metres is required.
 - x. **Section 28.4 f):** To permit an interior side yard setback of 8.26 metres, whereas an interior side yard setback of 9 metres is required.
 - i. Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Regional Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2025-0016 have been

addressed to the satisfaction of the Lake Simcoe Region Conservation Authority;

- ii. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0016 have been addressed to the satisfaction of the Development Engineering Division;**
- iii. That the portion of the accessory structure (Summer Pavilion) that encroaches into Birch Road be removed, or the applicant enter into an encroachment agreement with the Town, or that this portion of the road be purchased by the applicant, to the satisfaction of the Development Planning Division;**
- iv. That the portion of the accessory structure (Summer Pavilion) that encroaches into the neighbouring property to the south be removed, to the satisfaction of the Development Planning Division; and**
- v. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision**
- xi. That the approval of Minor Variance Application A21-24 be subject to the following term(s):**
 - i. That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2025-0016, in accordance with the relief recommended to be approved in Recommendation 2a)**

Carried Unanimously

- 2. MINOR VARIANCE APPLICATION A32-24
15 NEWLANDS AVENUE
PLAN 65M-2772, PART OF LOT 12, PLAN 65R-14134, PARTS 51 AND 52**

The Agent, Sihong (Henry) Xu provided a brief overview of the application.

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

There were no public speakers or comments.

Committee Member, Karen Whitney, asked Monika Sadler, Planner I if Development Engineering considered the increase in hard surface in the front or if they are using permeable pavers. Monika Sadler, Planner I advised that the applicant is using the existing walkway that is already paved over, there will only be an increase of approximately twenty centimetres of hard scaping. Ms. Sadler indicated that Development Engineering provided no objections to the application.

Committee Chair, John Rogers, asked if the Mature tree in the yard will remain. Sihong (Henry) Xu advised that it will remain.

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 Lynda Rogers

1. **That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated March 3, 2025, respecting Minor Variance Application A32-24, for the property municipally addressed as 15 Newlands Avenue; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application A32-24 to permit relief from the following:**
 - i. **Section 5.28 (a): To permit one (1) parking space located in the driveway private to the dwelling and within the front yard, measuring 3.0 metres in width and 5.5 metres in length, whereas a minimum parking space of 5.7 metres in length is required;**
 - ii. **Section 5.28 (b): To permit a linked dwelling with an accessory apartment with a minimum of 2 parking spaces, whereas a minimum of 3 parking spaces is required;**
 - iii. **Section 5.28 (i): To permit a maximum driveway or parking area of 58% of the lot frontage, whereas a maximum of 55% is permitted;**
 - b. **That the approval of Minor Variance Application A32-24 be subject to the following term(s):**
 - i. **That the proposed parking area be constructed in general conformity with Attachment 2 to Report DS-2025-0014, in accordance with the relief recommended to be approved in Recommendation 2a);**

Carried Unanimously

3. MINOR VARIANCE APPLICATION MV-2025-0001
7 NASELLO AVENUE
PLAN 73 BLOCK 75E PART OF LOTS 36 AND 37

The Agent, Rod Larmer, Larmer Design, provided a brief overview of the application.

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

There were no public speakers or comments.

Committee Member, Karen Whitney, asked the agent Rod Larmer if there will be a new access on the side street (De Geer Street), or maintained on Nasello Avenue. Mr. Larmer advised that access will be on Nasello Avenue and four spots are proposed with access to the backyard. Committee Member, Karen Whitney asked if they would require temporary access to bring the building in through the side yard. Mr. Larmer advised that it will be the contractor's decision, as the accessory structure can come down the driveway as it is wide enough, only maneuvering the structure in the backyard will be complicated. Mr. Larmer further advised that if the structure does need to come off De Geer Street that the appropriate permits will be pulled with the Town.

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 Lynda Rogers
Seconded By Joseph Bonello

1. **That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated March 3, 2025, respecting Minor Variance Application MV-2025-0001, for the property municipally addressed as 7 Nasello Avenue; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0001 to permit relief from the following:**
 - i. **Section 5.1(f): To permit a detached accessory building with a height to the eaves of 3.8 metres, whereas detached accessory buildings may have a maximum height to the eaves of 3 metres;**

- b. **That the approval of Minor Variance Application MV-2025-0001 be subject to the following term(s):**
 - i. **That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0013, in accordance with the relief recommended to be approved in Recommendation 2a);**

Carried Unanimously

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

None.

9. MINUTES OF PREVIOUS MEETING

- 1. February 19, 2025 meeting minutes

The minutes from the February 19, 2025 meeting were adopted.

Moved By Lynda Rogers
Seconded By Joseph Bonello

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

None.

12. NEXT MEETING

The next meeting is March 17, 2025.

13. ADJOURNMENT

The meeting was adjourned.

John Rogers, Chair

Brianna Flatt, Secretary-Treasurer