



GEORGINA

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

Date: Monday, March 17, 2025
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
Monika Sadler, Planner I
Brianna Flatt, Secretary-Treasurer

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)

None.

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

1. CONSENT APPLICATION CON-2025-0001
371 LAKE DRIVE NORTH

The owner Tom Ingersoll gave a brief explanation on the application.

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

There were no public speakers or comments.

Committee member Chris Burns questioned if the proposed rear property line would be in line with the properties to the south.

Mr. Ingersoll advised that the rear property line is in line with the adjacent property to the north, not the adjacent property to the south. The property to the south was previously severed into 4 separate properties and was a deeper property. Committee member Burns confirmed that the property to the north is 375 Lake Drive North.

Committee member Chris Burns then confirmed that the property has already been serviced from Metro Road. Mr. Ingersoll advised that it was completed in 2002.

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-2025-0020 prepared by the Development Planning Division, Development Services Department, dated March 17, 2025 respecting Consent Application CON-2025-0001, submitted by the owners for the property municipally addressed as 371 Lake Drive North, Keswick; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Consent Application CON-2025-0001 as it pertains to the property known as 371 Lake Drive North, Keswick, to sever and convey Severed Lands from Retained Lands, as shown in Attachment 3 to Report No. DS-2025-0020; and,**

- b. That the approval of Consent Applications CON-2025-0001 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 Land, as indicated on Attachment 3 to Report No. DS-2025-0020;
 - iii. That the Committee Reserve 2.78 persons equivalent of Sanitary Sewer and Water Allocation for the proposed development from Category 5- Willow Beach / Serviced Lakeshore Residential for a period of up to 2 years, and that the 'Reserved' servicing allocation be formally 'Committed' and assigned by the Director of Development Services upon the issuance of the Certificate of Official; and
 - iv. That the 'Reserved' servicing allocation be automatically rescinded in the event that conditions of provisional consent are not fulfilled prior to the two year lapsing date as specified in the Notice of Decision;
 - v. Submission to the Secretary-Treasurer of written confirmation from The Town of Georgina Development Planning Division that Severed Land has been assigned a tentative civic address;
 - vi. Submission to the Secretary-Treasurer of written confirmation from York Region that all matters identified in Attachment 4 to Report No. DS-2025-0020 have been addressed to the Region's satisfaction; and
 - vii. 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 MV-2025-0003
5661 LATIMER ROAD
CONCESSION 5, PART OF LOT 2

The owner, Shona Cronsberry, gave a brief explanation on the application.

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

There were no public comments or speakers.

Committee member Karen Whitney, asked about the status of the Zoning By-law 600 which is currently at the Ontario Land Tribunal. Monika Sadler, Planner I, advised that the Zoning By-law 600 has been heard by the Tribunal, but a final order has not been rendered. Janet Porter, Manager of Development Planning confirmed that there is no further information at this time.

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 March 17, 2025, respecting Minor Variance Application MV-2025-0003, for the property municipally addressed as 5661 Latimer Road; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0003 to permit relief from the following:**
 - i. **Section 6.1(i): To permit a maximum lot coverage of 14%, whereas a maximum lot coverage of 10% is permitted;**
 - b. **That the approval of Minor Variance Application MV-2025-0003 be subject to the following term:**
 - i. **That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2025-0019, in accordance with the relief recommended to be approved in Recommendation 2a);**
 - c. **That the approval of Minor Variance Application MV-2025-0003 be subject to the following conditions:**
 - i. **Submission to the Secretary-Treasurer of written confirmation from the Ministry of Transportation that all matters identified in Attachment 4 to Report No. DS-2025-0019 have been addressed to the satisfaction of the Ministry;**

- 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-2025-0019 have been addressed to the satisfaction of the 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

- 1. March 3, 2025 Meeting Minutes

The March 3, 2025 meeting minutes were adopted.

Moved By Joseph Bonello
Seconded By Lynda Rogers

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

None.

12. NEXT MEETING

The next meeting is March 31, 2025.

13. ADJOURNMENT

The meeting was adjourned.

John Rogers, Chair

Brianna Flatt, Secretary-Treasurer