

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2025-0020**

**FOR THE CONSIDERATION OF  
THE COMMITTEE OF ADJUSTMENT  
March 17, 2025**

**SUBJECT: CONSENT APPLICATION CON-2025-0001  
371 LAKE DRIVE NORTH**

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**1. RECOMMENDATIONS:**

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. 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 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 That the 'Reserved' servicing allocation be automatically rescinded in the event that conditions of provisional consent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.

## **2. PURPOSE:**

The purpose of this report is to provide Staff's analysis and to outline comments received with respect to Consent applications CON-2025-0001, submitted by the owners for the property known as 371 Lake Drive North.

## **3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)  
371 Lake Drive North  
Part of Lot 20, Concession 2 (N.G.)  
Roll No.: 976-620

### **3.1 PROPOSAL:**

The Applicant has applied for a consent to divide the subject property into two (2) separately conveyable parcels, as shown on Attachment 3. Severed Lands would have frontage on Metro Road, and Retained Lands would have frontage on Lake Drive North. Both of these streets are open and assumed public roads.

The created lot (Severed Land) is proposed to eventually be developed with a single detached dwelling. Retained Lands will retain its existing single detached dwelling.

The proposed consent plan is included as Attachment 3.

### **3.2 SUBJECT PROPERTY AND SURROUNDING AREA:**

The subject property is a through lot located in Keswick, South of Boyers Road. A summary of the property characteristics is below:

|  |   |
|--|---|
| <b>Municipal Address</b>                                   | 371 Lake Drive North                            |
| <b>Zoning</b>  | Residential (R) Zone                            |
| <b>Official Plan / Secondary Plan Land Use Designation</b> | Existing Neighbourhood (Keswick Secondary Plan) |

|  |  |
|--|--|
| <b>Regional Official Plan Land Use Designation</b> | Community Area                                   |
| <b>Existing Structures</b>                         | Single Detached Dwelling and Accessory Structure |
| <b>Proposed Structures</b>                         | None   |
| <b>Heritage Status</b>                             | Neither listed nor designated                    |
| <b>Regulated by LSRCA</b>                          | No   |

The subject property is located within the community of Keswick. It has a frontage of approximately 30.73 metres and a lot area of approximately 3,042 square metres. There is a single detached dwelling, and accessory structures located on the property.

The surrounding land uses are generally described as follows:

North: low-density residential uses;  
 East: low-density residential uses;  
 South: low-density residential uses;  
 West: low-density residential uses.

#### **4. PUBLIC CIRCULATION AND NOTICE REQUIREMENTS:**

##### **4.1 PUBLIC CIRCULATION**

As per the *Planning Act*, Notices of Hearing were sent by mail on February 25, 2025, to all landowners within 60 metres of the subject property. As of this report's writing, no comments from members of the public have been received.

##### **4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS:**

Town departments and external agencies have been circulated for comments.

York Region has indicated no objection to the applications and required several conditions related to a road widening measuring 15 metres from the centre line of Metro Road being provided, servicing allocation, driveway access and requires a Phase One Environmental Site Assessment (See Attachment 4 for further details).

The Development Engineering Division has indicated no objection to the application and advises the applicant that prior to the issuance of a building permit, the applicant/owner shall provide a Lateral Application with initial payment of \$15,000 along with a professionally engineered site servicing plan indicating the existing and proposed water and sanitary lateral locations and inverts of the same.

The Development Engineering Division also advises the applicant / owners that a detailed lot grading and drainage plan including existing and proposed entrance prepared by a Professional Engineer or Ontario Land Surveyor will be required prior

to the issuance of a building permit and that the applicant / owner shall apply for an Entrance Permit through the applicable road authority.

The following internal departments and external agencies have indicated no concerns:

- Building Division
- Plumbing / Building Inspector – Building Division
- Enbridge Gas
- Ministry of Transportation
- Municipal Law Enforcement Division
- Tax and Revenue Division
- Georgina Fire Department

## **5. ANALYSIS:**

### 5.1 Provincial Planning Statement (PPS) (2024), Greenbelt Plan (GBP) (2017), and Lake Simcoe Protection Plan (LSPP) (2009)

The subject property is located in Keswick, a defined 'Settlement Area' under the Provincial Planning Statement, Greenbelt Plan, and the Lake Simcoe Protection Plan. Lot line adjustments and lot creation are permitted in Settlement Areas, provided that the overall economic, social, environmental and infrastructure policies of the aforementioned Provincial Plans are met.

Staff have reviewed the proposal against the above-noted Provincial Plans and are of the opinion that the proposal is consistent with the Provincial Planning Statement and conforms to the Provincial Greenbelt Plan, and Lake Simcoe Protection Plan. It is also noted that the Lake Simcoe Region Conservation Authority (LSRCA) did not raise any concerns with the proposal.

### 5.2 York Region Official Plan (YROP) (2022)

The subject property is designated 'Community Area' on Map 1a of the York Region Official Plan (YROP). Staff have reviewed the subject Consent applications against the document. Section 4.2.4 of the YROP states that municipalities will provide a balance of residential uses. Pursuant to Section 70.13 (2) of the *Planning Act* (as amended by Bill 23), the relevant policies of the YROP are deemed to constitute part of the Town of Georgina Official Plan until the Town either revokes or amends them to provide otherwise. In this regard, it is anticipated that the relevant policies of the YROP will be incorporated into the Town's Official Plan as part of a future comprehensive update. Staff have reviewed the proposal against the above-noted Regional Plan and are of the opinion that the proposal is consistent with the YROP.

### 5.3 Keswick Secondary Plan

The Keswick Secondary Plan (KSP) provides more specific policies that direct how development occurs within the Keswick Settlement Area.

The subject property is designated 'Existing Residential' on Schedule 'B' to the KSP.

Section 13.1.8.4.2 (b) specifies that Consents may be permitted for such reasons as the creation of a new lot, lot boundary adjustments, right-of-way, easements, or to convey additional lands to an abutting lot, provided an undersize lot is not created.

Section 13.1.8.4.2 (e) of the KSP also specified eight tests that specify Consents shall only be granted where:

*i. It is clearly not in the public interest that a plan of subdivision be registered;*

A plan of subdivision is not required for orderly development as only one (1) additional lot is proposed.

*ii. The lot can be adequately serviced by roads, municipal sanitary sewage disposal, municipal water supply, and storm drainage facilities;*

The proposed lot has access to full municipal sanitary services, storm ditches, and frontage on a public-assumed road.

*iii. No extension, improvement or assumption of municipal services is required;*

The Severed Land and Retained Land have access to full municipal water and sanitary services.

*iv. The lot will have adequate frontage on an open and assumed public road, and access will not result in traffic hazards;*

Both the Severed and Retained Lands front on existing public roads: Metro Road and Lake Drive North, respectively. No extension or expansion of the road is required, and it is not anticipated that the access will result in traffic hazards.

*v. The lot will not restrict the ultimate development of adjacent lands;*

As the neighbouring lands are already developed with single detached dwellings, it is not anticipated the lot will restrict the ultimate development of adjacent lands.

*vi. The size and shape of the lot conforms to the Zoning By-law, and is appropriate for the use proposed and is compatible with adjacent lots;*

Both the severed and retained lots are zoned Residential (R) Zone. The proposed use for the proposed lot, a single detached dwelling, is a permitted use in the Residential (R) zone.

Refer to Table 2 below for a summary of the proposed lot characteristics.

**Table 1 – Lot Frontage, Depth and Area Summary**

|                      | <b>Frontage (m)</b> | <b>Depth (m)</b> | <b>Lot Area (m2)</b> |
|----------------------|---------------------|------------------|----------------------|
| <b>Severed Land</b>  | 30.02               | 30.48            | 985                  |
| <b>Retained Land</b> | 30.73               | 63.15            | 2057                 |

The R zone permits a minimum lot frontage of 30.0 metres and a minimum lot area of 4,000 square metres. While the severance does not comply with the minimum lot frontage and lot area requirements for the R zone, Section 6 of Zoning By-law 500, as amended, does permit lesser lot areas and frontages for lots created by consent. Staff also note that the surrounding neighbourhood consists of lots with a variety of lot frontages areas. Staff are of the opinion that Severed and Retained Land have appropriate frontages and lot areas to permit single detached dwellings. Additionally, staff note that the proposed rear line aligns with the neighbouring properties' approved rear lot line to the North (refer to Consent application B18/23). Staff are of the opinion that Severed Land and Retained Land would be of adequate size for the existing and potential future single detached dwellings.

*vii. The consent complies with all relevant policies/provisions of this Secondary Plan;*

Staff are of the opinion that the Consent application complies with all relevant provisions of the Keswick Secondary Plan.

*viii. The area's natural features, values or ecological processes are not negatively affected.*

The proposed severed and retained lands do not contain any significant natural features, values or ecological processes.

*d) Lot creation will not be permitted within natural hazard areas (such as floodplains, erosion hazards, area of unstable soils, and/or steep slopes).*

The proposed development is not located within natural hazard areas.

Given the above, Staff believe that the proposal meets the relevant policies of Provincial and Regional policies, as well as the Town's Official Plan and Zoning By-law.

## **6. CONCLUSION:**

Staff are of the opinion that Consent application CON-2025-0001 is consistent with the relevant Provincial, Regional and Town planning policies and complies with the criteria under Section 51(24) of the *Planning Act*.

Staff recommend that Consent application CON-2025-0001 be approved, subject to the recommended conditions.

**APPROVAL**

Prepared By:                      Monika Sadler  
Planner I

Approved By:                     Jeff Healey, MCIP, RPP  
Supervisor of Development Planning

***Attachments:***

*Attachment 1 – Location Map*

*Attachment 2 – Site Photos*

*Attachment 3 – Site Sketch*

*Attachment 4 – Comments*