

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2025-0027**

**FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT**

**April 14, 2025**

**SUBJECT: MINOR VARIANCE APPLICATION A30-24  
127 LAURENDALE AVENUE  
PLAN 65M-4131, LOT 45**

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**1. RECOMMENDATIONS:**

- 1) That the Committee of Adjustment receive Report No. DS-2025-0027 prepared by the Development Planning Division, Development Services Department, dated April 14, 2025, respecting Minor Variance Application A30-24, for the property municipally addressed as 127 Laurendale Avenue; and,
- 2) That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:
  - a) That the Committee of Adjustment approve Minor Variance Application A30-24 to permit relief from the following:
    - i) Section 7.5.81: To permit a minimum rear yard setback of 5 metres, whereas a minimum rear yard setback of 6 metres is required;
  - b) That the approval of Minor Variance Application A30-24 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-2025-0027, in accordance with the relief recommended to be approved in Recommendation 2a);
  - c) That the approval of Minor Variance Application A30-24 be subject to the following condition(s):
    - i) Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0027 have been addressed to the satisfaction of the Division; and
    - ii) 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 concerning Minor Variance Application A30-24 for the property located at 127 Laurendale Avenue regarding the construction of an addition to the rear of the single detached dwelling.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)  
 127 Laurendale Avenue  
 Plan 65M-4131, Lot 45  
 Roll #: 142-22945

**PROPOSAL**

The owner of the subject property is proposing to construct an addition to the rear of the single detached dwelling.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief:

- i) **Section 7.5.81:** To permit a minimum rear yard setback of 5 metres, whereas a minimum rear yard setback of 6 metres is required.

A Site Sketch and building plans showing the proposal and the requested relief are included as Attachment 2.

**3.1 SUBJECT PROPERTY AND THE SURROUNDING AREA:**

The subject property is located at 127 Laurendale Avenue. A summary of the characteristics of the property is as follows:

<b>General Property Information</b>	
<b>Municipal Address</b>	127 Laurendale Avenue
<b>Zoning</b>	Site Specific Low-Density Urban Residential (R1-110 (WS))
<b>Frontage</b>	14.36 Metres
<b>Area</b>	386.43 Square Metres
<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>Related Applications</b>	None
<b>Land Use and Environmental Considerations</b>	

<b>Existing Structures</b>	Single Detached Dwelling	
<b>Proposed Structures</b>	Addition to the Single Detached Dwelling	
<b>Heritage Status</b>	Neither listed nor designated	
<b>Regulated by LSRCA</b>	No	
<b>Key Natural Heritage Features</b>	None	
<b>Natural Hazards</b>	None	
<b>Servicing</b>		
	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
<b>Water</b>	Municipal	Municipal
<b>Sanitary</b>	Municipal	Municipal
<b>Access</b>	Existing Driveway	Existing driveway

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

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

In accordance with the provisions of the *Planning Act*, the Notice of Hearing for the subject application was sent by mail on March 25, 2025, to all landowners within 60.0 metres of the subject property.

As of the date of writing this report, Town Staff have not received any submissions from the general public.

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

All Town department and external agency comments for Minor Variance Application A30-24 are outlined below.

The Building Division has indicated no objections and advised the application that a building permit will be required for the sunporch addition and that the maximum permitted area of glazed openings (windows) on the left elevation will need to be calculated by the designer at the permit application stage which will confirm the maximum area of glazing (windows) (Attachment 4).

The Development Engineering Division has indicated no objections and requires, as a condition of the minor variance, that the applicant / owner provide a detailed grading and drainage plan, including existing and proposed entrances, prepared by a Professional Engineer or an Ontario Land Surveyor and a Complete drawing checklist for the lot grading and drainage plan (Attachment 4).

The following Town departments / divisions and external agencies have indicated no objections to the Minor Variance:

- Georgina Fire Department
- Ministry of Transportation
- Municipal Law Enforcement

- Tax and Revenue
- York Region

A number of external agencies and Town departments / divisions have not provided comments.

## 5. **ANALYSIS:**

The following evaluation of Minor Variance Application A30-24 is based on the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*:

### *i. Is the general intent and purpose of the Official Plan maintained? – Yes*

The subject property is designated Existing Neighbourhood Area in the Keswick Secondary Plan. Single detached dwellings and accessory buildings, structures and uses thereto are permitted in this designation.

Staff are of the opinion that the proposal maintains the general intent and purpose of the Official Plan.

### *ii. Is the general intent and purpose of the Zoning By-law maintained? – Yes*

The subject property is zoned site-specific Low-Density Urban Residential (R1-110 (WS)) on Map 1A of Schedule 'A' to Zoning By-law No. 500, as amended. Single-detached dwellings and accessory structures are permitted in the R1-110 (WS) zone.

#### **a. Rear Yard Setback**

Section 7.5.81 of Zoning By-law 500, as amended, requires a minimum rear yard setback of 6 metres for single detached dwellings. The Applicant is requesting relief to allow a minimum rear yard setback of 5 metres for the construction of an addition to the rear of the existing single detached dwelling.

The intent of the minimum rear yard setback provision is to ensure consistency and compatibility with surrounding lots with respect to backyard space, privacy and shadow casting and to ensure the neighbouring properties are not negatively impacted.

The reduced rear yard setback is not anticipated to adversely impact the neighbouring properties as the property currently has an existing deck where the proposed addition will be built upon. The proposed addition is a sunporch that is intended to be used in the warmer months. The proposed sunporch will be approximately 3.86 metres in height, which will not utilize the full height of the main dwelling.

Staff are of the opinion that the proposed variance maintains the general intent and purpose of Zoning By-law 500, as amended.

*iii) Is the Minor Variance desirable for the appropriate development of the property or use of land, building or structure? – Yes*

The proposed addition will not detract from the existing physical character of the neighbourhood, as the area consists of a subdivision of single detached dwellings.

Staff are satisfied that the proposal is desirable for the appropriate development of the subject land and surrounding neighbourhood.

*iv) Is the relief sought minor in nature? – Yes*

In considering whether the relief sought is minor, Staff note that this test is not simply a question of numerical value. The principal consideration is that of the potential impact the variance may have and whether those impacts are minor or acceptable. In light of the above evaluation of the application, Staff are of the opinion that the requested variance is minor in nature.

## **6. CONCLUSION:**

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application A30-24, as it pertains to the proposed addition, meets the four (4) prescribed tests as set out in Section 45(1) of the Planning Act, R.S.O. 1990 and represents good planning.

## **APPROVALS:**

Prepared by:

Monika Sadler  
Planner I

Approved By:

Jeff Healey, MCIP, RPP  
Supervisor of Development Planning

### ***Attachments:***

*Attachment 1 – Location Map*

*Attachment 2 – Site Plan and Elevation Drawings*

*Attachment 3 – Site Photos*

*Attachment 4 – Consolidated Comments Chart*