



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

Date: Monday, April 14, 2025
Time: 7:30 PM

Members of
Committee Present:

John Rogers, Chair
Karen Whitney
Chris Burns
Lynda Rogers
Joseph Bonello

Staff Present

Jeff Healey, Supervisor 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 B15-24
56 OSBOURNE STREET AND 382 BOUCHIER STREET

The owner John Storey gave a brief overview of the application.

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

There were no public comments or speakers.

Committee member Chris Burns asked the owner Mr. Storey if the survey that was submitted showed the current conditions. Committee member Burns confirmed that 382 Bouchier had an addition constructed to the dwelling which enlarged the footprint. The footprint on the survey is from 1974.

Mr. Storey advised that they added a full basement and extension of the kitchen, everything still exists of the existing house. The extension was built into the backyard not towards the street.

Committee member Chris Burns asked Mr. Storey if they had looked into providing 3 parking spaces. Mr. Storey confirmed that they tested this out and the vehicles are well away from the street. Committee Member Chris Burns advised that Development Engineering wants two feet from the front of the property, because of this could they park farther north and could they comply with the three parking spaces. Mr. Storey confirmed that they could park farther north and that they can comply with the three parking spaces.

Committee member Karen Whitney advised that Bouchier Street currently has no road widenings. This will be the first, is there a planned improvement to the road in the capital plan. Monika Sadler, Planner I advised that the Zoning By-law advises that the road widening is 20 metres, this is why they requested the road widening.

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 Lynda Rogers

- a. **That the Committee of Adjustment receive Report No. DS-2025-0025 prepared by the Development Planning Division, Development Services Department, dated April 14, 2025,**

respecting Consent Application B15-24, submitted by the owners for the property municipally addressed as 56 Osbourne Street and 382 Bouchier Street; and,

- b. Staff recommend the following:
 - a. That the Committee of Adjustment approve Consent Application B15-24 as it pertains to the property known as 56 Osbourne Street and 382 Bouchier Street, to sever and convey Severed Lands from Remainder Lands and convey same to Beneficial Lands, as shown in Attachment 3 to Report No. DS-2025-0025; and,
 - b. That the approval of Consent Applications B15-24 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 Beneficial Lands as indicated on Attachment 3 to Report No. DS-2025-0025;
 - iii. Submission to the Secretary-Treasurer of written confirmation for the Development Engineer Division that all matters identified in Attachment 4 to Report No. DS-2025-0025 have been addressed to the Division's Satisfaction;
 - iv. Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that all matters identified in Attachment 4 to Report No. DS-2025-0025 have been addressed to the Division's Satisfaction 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

- 1. MINOR VARIANCE APPLICATION A30-24
127 LAURENDALE AVENUE
PLAN 65M-4131, LOT 45

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

There were no public comments or speakers.

Committee member Chris Burns asked Monika Sadler, Planner I, what the coverage requirements are, is it 40%. Ms. Sadler advised that there are no lot coverage requirements for this subdivision.

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-2025-0027 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. **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.**

Carried Unanimously

2. MINOR VARIANCE APPLICATION MV-2025-0005
24 BLUE HERON DRIVE
PLAN 302, LOT 11

The owner, Rodney Dobson, gave a brief overview of the application.

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

There were no public comments or speakers.

Committee Chair John Rogers advised that there is a mature hedge to the north side of the property, it was then asked if the hedge is going to continue to remain there. Mr. Dobson advised that the opposite side of the hedge has been striped down to it's roots. The Architect proposed removal of the hedge and do a beautiful new planting with other native non-invasive species.

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-2025-0026 prepared by the Development Planning Division, Development Services Department, dated April 14, 2025, respecting Minor Variance Application MV-2025-0005, for the property municipally addressed as 24 Blue Heron Drive; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0005 to permit relief from the following:**
 - i. **Section 5.1 (b): To permit the construction of an accessory structure to be located a minimum of 1.2 metres from the existing dwelling, whereas a minimum setback of 2.0 metres is required.**
 - b. **That the approval of Minor Variance Application MV-2025-0005 be subject to the following term(s):**
 - i. **That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2025-0026, in accordance with the relief recommended to be approved in Recommendation 2a);**

- c. **That the approval of Minor Variance Application MV-2025-0005 be subject to the following condition(s):**
- 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-2025-0026 have been addressed to the Authority's satisfaction;**
 - ii. **Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 5 to Report No. DS-2025-0026 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

Committee Chair John Rogers advised that the application was approved and that there is a 20-day appeal period.

Syed from Sunrooms Inc., the agent for A30-24 127, Laurendale Avenue, joined the meeting at this time and the Chair advised him of the outcome of application A30-24.

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

None.

9. MINUTES OF PREVIOUS MEETING

1. March 31, 2025 meeting minutes

The March 31, 2025 meeting minutes were adopted.

Moved By Chris Burns

Seconded By Karen Whitney

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

Q1 expenses are due April 14, 2025. Please submit tonight if possible.

An acting chair will need to be elected for the next meeting. Karen Whitney was elected the acting chair for the May 12, 2025 meeting.

Moved by: Lynda Rogers

Seconded by: Joseph Bonello

Carried Unanimously

This Wednesday, Council is considering the report for hybrid meetings. Staff will await Council's decision and advise the Committee Members accordingly. Committee member Chris Burns asked if the public was surveyed on the potential hybrid. Jeff Healey, Supervisor of Development Planning advised that there was a survey sent out to all committees.

12. NEXT MEETING

The April 28, 2025 meeting is cancelled. The next meeting is May 12, 2025.

13. ADJOURNMENT

Meeting was adjourned.

John Rogers, Chair

Brianna Flatt, Secretary-Treasurer