

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2025-0025**

**FOR THE CONSIDERATION OF  
THE COMMITTEE OF ADJUSTMENT  
April 14, 2025**

**SUBJECT: CONSENT APPLICATION B15-24  
56 OSBOURNE STREET AND 382 BOUCHI**

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**1. RECOMMENDATIONS:**

- 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) 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 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.

## **2. PURPOSE:**

The purpose of this report is to provide Staff's analysis and to outline comments received with respect to Consent applications B15-24, submitted by the owners for the property known as 56 Osbourne Street and 382 Bouchier Street.

## **3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 4)  
56 Osbourne Street  
Part Residential North of Bouchier Street, Plan Town  
Plot of Keswick (NG) as in R633241  
Roll No.:123-185

382 Bouchier Street  
Part Residential North of Bouchier Street, Plan Town  
Plot of Keswick (NG) as in R645196  
Roll No.: 120-575

### **3.1 PROPOSAL:**

The Applicant has applied for a consent for a lot boundary adjustment, seeking approval to sever a portion of 56 Osbourne Street (Remainder Lands) and add it to 382 Bouchier Street (Beneficial Lands). The application is for a boundary adjustment; thus, no new lots will be created.

The Applicant owns both properties and wishes to adjust the boundaries to make the lot lines more uniform.

The proposed consent plan is included as Attachment 3.

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

The subject properties are located in Keswick, South of Boyers Road. A summary of the property characteristics is below:

<b>Municipal Address</b>	56 Osbourne Street 382 Bouchier Street
<b>Zoning</b>	Residential (R) Zone

<b>Official Plan / Secondary Plan Land Use Designation</b>	Serviced Lakeshore Residential Area
<b>Regional Official Plan Land Use Designation</b>	Rural Area
<b>Existing Structures</b>	56 Osbourne Street: Single Detached Dwelling and one accessory structure 382 Bouchier Street: Single Detached Dwelling and two accessory structures
<b>Proposed Structures</b>	NA
<b>Heritage Status</b>	Neither listed nor designated
<b>Regulated by LSRCA</b>	No

The Remainder Lands has a frontage of approximately 21.34 metres and a lot area of approximately 834.04 square metres. The Beneficial Lands has a frontage of approximately 13.72 metres and a lot area of approximately 792.42 square metres. Approximately 74.32 square metres (as shown on Attachment 3 as the Severed Lands) are being severed and conveyed from the Remainder Lands to the Beneficial Lands. There is a single detached dwelling and two accessory structures on the Beneficial Lands.

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:**

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, Staff have not received any comments from the general public.

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

Town departments and external agencies have been circulated for comments.

The Development Engineering Division has indicated no objects and requires, as a condition of the consent, that the applicant / owner convey a road widening across the

frontage of Bouchier Street of 10 metres from the centreline of Bouchier Street (Attachment 4)

The Development Planning Division has indicated no objections and requires, as a condition of the consent, that the owner demonstrate that they are able to fit the required amount of parking (three spaces) on 382 Bouchier Street or submit and obtain approval of a Minor Variance application to permit two parking spaces instead of the required three (Attachment 4).

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

- Building Division
- Georgina Fire Department
- Hydro One
- Ministry of Transportation
- Municipal Law Enforcement Division
- Tax and Revenue Division
- York Region

## **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 a Rural Settlement Area under the Provincial Planning Statement, Greenbelt Plan, and the Lake Simcoe Protection Plan. Lot line adjustments and lot creation are permitted in Rural Settlement Areas, provided that the consideration is given to rural characteristics, the scale of development and the provision of appropriate services.

Staff have reviewed the proposal against the above-noted Provincial Plans and are of the opinion that the proposal is consistent with the Provincial Policy 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 as the properties are not located within the LSRCA-regulated area.

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

The subject property is designated 'Rural 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 York Region Official Plan.

### 5.3 Georgina Official Plan (OP) (2016)

The subject properties are designated 'Serviced Lakeshore Residential Area' on Schedule 'A2' – Lane Use Plan to the Official Plan ("OP") 2016. Single detached dwellings and accessory buildings are permitted in the Serviced Lakeshore Residential Area designation.

Pursuant to Section 11.4.2.1 (a) of the OP, consents may be permitted in all designations for easements and minor lot boundary adjustments, provided a new separate lot is not created. The proposed consent is for a lot boundary adjustment that will sever the Severed Lands from the Remainder Lands and be added to the Beneficial Lands.

Further, Section 11.4.1 of the OP provides criteria that must be met in order for a consent application to be considered for approval. Below is Staff's assessment of the proposed consent against the criteria provided:

- a) *The proposed use must conform with the policies of this Plan and the requirements of the Zoning By-law. Should an amendment to this Plan or the Zoning By-law, or both, be required, the applicant for consent, prior to making the application, must obtain the required amendments;*

The subject properties are designated Serviced Lakeshore Residential Area in the Town's Official Plan and zoned Residential (R) Zone in Zoning By-law 500, as amended; single detached dwellings and accessory structures are permitted in this designation and zone.

Staff note that the request for a road widening from the Development Engineering Division on Bouchier Street could possibly create a zoning deficiency for the required amount of parking (three) as such, Development Planning is requiring as a condition of the consent that the applicant provide proof that the three parking spaces can be located within 382 Bouchier Street lot or a minor variance is sought to request relief from the parking space requirements.

Town Staff note that if a minor variance is sought as a condition to the consent, this condition will be able to be sought prior to the lapsing date.

Staff are of the opinion that the subject properties are compliant with the policies of the Official Plan and the applicable provisions of the Zoning By-law.

- b) *Consents should be granted only after it has been established that the lot size(s) and frontage(s) are adequate and soil and drainage conditions will permit proper use of land and siting of buildings. Generally, the size of the lot shall be limited to the minimum size needed to accommodate the use, except for permitted severances for agriculture, forestry, conservation or other non-residential uses;*

No new lots are being created. The Remainder Land will sever approximately 74.32 square metres to give to the Beneficial Land. The frontage on both properties will not change. The subject properties already had two existing single detached dwellings that will remain on their respective lots.

- c) *The building lot has a depth of not more than four times the frontage;*

No new lots are being created. The Lot boundary adjustment will remove 6.1 m from the Remainder Lands depth and will not change the depth to the Beneficial Lands. The depth will not be more than four times the frontage on the Remainder Lands or the Beneficial Lands.

- d) *Where full municipal services are not available, all development on private services must be in accordance with the policies of this Official Plan;*

The subject properties are on full municipal services.

- e) *Consents for new building lots will not be granted unless the lot to be severed and the retained parcel have adequate frontages on an assumed public road;*

No new building lots are being created. Remainder Lands will front onto Osbourne Street, and Beneficial Lands will front onto Bouchier Street; both are assumed to be public roads.

- f) *Decisions of the Committee of Adjustment shall comply with the Minimum Distance Separation Formulae and Guidelines when considering a consent application which would affect agricultural lands;*

The Remainder Lands and Beneficial Lands are not in proximity to agricultural lands and, therefore, will not affect agricultural lands.

Section 11.4.2.8 of the Official Plan does not apply for this consent as a consent for severance (lot creation) is not proposed.

## **6. CONCLUSION:**

Staff are of the opinion that Consent application B15-24 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 B15-24 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 – Consolidated Comments*