



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

Date: Monday, May 12, 2025  
Time: 7:30 PM

Members of  
Committee Present: Karen Whitney, Acting Chair  
Lynda Rogers  
Joseph Bonello

Members of  
Committee Absent: John Rogers, Chair  
Chris Burns

Staff Present: Jeff Healey, Supervisor of Development Planning  
Monika Sadler, Planner I  
Brianna Flatt, Secretary-Treasurer

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**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)**

There were three addendum items:

1. Letter of Support - MV-2025-0006 - 143 Moore's Beach Road
2. Letter of Support - MV-2025-0006 - 143 Moore's Beach Road
3. April 14, 2025 meeting minutes

**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**

None.

**7. APPLICATIONS FOR MINOR VARIANCE**

**1. MINOR VARIANCE APPLICATION MV-2025-0006**

**143 MOORE'S BEACH ROAD  
CONCESSION 8, PART OF LOT 17**

The Owner, Marc Young, gave a brief overview of the application.

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

Following the vote, Acting Chair Karen Whitney advised that the application is approved subject to a 20-day appeal period.

Moved By Lynda Rogers

Seconded By Joseph Bonello

- 1. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated May 12, 2025, respecting Minor Variance Application MV-2025-0006 for the property municipally addressed as 143 Moore's Beach Road; and,**
- 2. Staff recommend the following:**
  - a. That the Committee of Adjustment approve Minor Variance Application MV-2025-0006 to permit relief from the following:**
    - i. Section 5.1(b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard;**
    - ii. Section 5.1(d): To permit the construction of an accessory structure with a driveway providing access to a street with a minimum setback of 4.8 metres from the front lot line, whereas a minimum of 6 metres is required;**

- b. That the approval of Minor Variance Application MV-2025-0006 be subject to the following term(s):
  - i. That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0030, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application MV-2025-0006 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-2025-0030 have been addressed to the Division's satisfaction;
  - ii. 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**

The April 14, 2025 meeting minutes were adopted.

Moved By Joseph Bonello

Seconded By Lynda Rogers

**Carried Unanimously**

**10. COMMUNICATIONS**

None.

**11. OTHER BUSINESS**

The meeting structure report will be brought forward at the next meeting.

Acting Chair Karen Whitney advised that there is a new piece of legislation introduced by the province, being Bill 17, this may impact the number of variances that are applied for. Acting Chair Karen Whitney asked if there will be a report on this to the committee on how this will impact the committee of adjustment. Jeff Healey, Supervisor of Development Planning, advised that there should be a report from staff to council with any changes to the *Planning Act* and the processes. Mr. Healey then advised that Town staff can inform the committee

of any potential changes to the legislation. Acting Chair Karen Whitney further advised that the Bill 17 is in its first reading.

**12. NEXT MEETING**

The June 2, 2025 meeting is cancelled. The next meeting is June 16, 2025.

**13. ADJOURNMENT**

Meeting was adjourned.

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Karen Whitney, Acting Chair

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Brianna Flatt, Secretary-Treasurer