



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

Date: Monday, June 16, 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

“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.”

As noted above

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 APPLICATIONS CON-2025-0005
9597 MORNING GLORY ROAD, PEFFERLAW
CONCESSION 5, PART OF LOT 20, PLAN 65R-25429 P

The Agent, Gerard Ratnarajah, spoke to the application.

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

There were no public speakers or comments.

Committee member Chris Burns asked Ms. Sadler about the hydrogeological study and if just drilling a new well and providing a well record is suffice or is a study necessary. Ms. Sadler advised that the Town does require a study through a tabletop exercise, the applicant has done one in the past, with a previously severed property. Ms. Sadler further advised that the Engineering division reviews the study. Committee member Christ Burns further asked if the 1.48 metre new side yard setback would comply with the R zoning. Ms. Sadler advised that this was correct.

Committee Chair John Rogers mentioned that the frontage of retained lands is a little bit shy of the requirements, is it because if we granted the consent it would conform. Ms. Sadler advised that is correct according to our policies if a lot is created by consent it does not need to meet the frontage and area requirements in the R-Zone.

Following the vote, Committee Chair John Rogers advised that the application is approved subject to a 20-day appeal period.

Moved By Chris Burns

Seconded By Joseph Bonello

1. **That the Committee of Adjustment receive Report No. DS-2025-0038 prepared by the Development Planning Division, Development Services Department, dated June 16, 2025, respecting Consent Applications CON-2025-0005, submitted by the owners for the properties municipally addressed as 9597 Morning Glory Road, Pefferlaw; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Consent Applications CON-2025-0005 as they pertain to the properties municipally addressed as 9597 Morning Glory**

Road to sever and convey Subject Land from Retained Land, as shown in Attachment 2 to Report No. DS-2025-0038, to create one (1) new residential building lot; and,

- b. That the approval of Consent Applications CON-2025-0005 be subject to the following conditions:
 - 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 a draft deed, in duplicate, conveying Subject Land from Retained Land as shown on Attachment 2 to Report No. DS-2025-0038;
 - iii. Submission to the Secretary-Treasurer of written confirmation from the Town of Georgina Development Planning Division that a municipal address has been tentatively assigned to the Subject Land;
 - iv. Submission to the Secretary-Treasurer of written confirmation from the Town of Georgina Development Planning Division that the accessory structure on the Retained Land has been removed to the Division's Satisfaction;
 - v. Submission to the Secretary-Treasurer of written confirmation from the Town of Georgina Development Planning Division that a Hydrogeological Study has been submitted for the Retained Lands to the Division's satisfaction; and
 - vi. Submission to the Secretary-Treasurer of written confirmation from the Town of Georgina Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0038 have been addressed to the Division's satisfaction;
 - vii. That the above-noted condition(s) 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 MV-2025-0007
411 BOUCHIER STREET

TOWN PLOT LOT 9 PART LOTS 8 AND 10 PART RESERVE PART
BLOCK D PA

The Agent, Michael Smith, Michael Smith Planning Consultants;
Development Coordinators Ltd., spoke to the application.

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

There were no public speakers or comments.

Committee Chair John Rogers, noted that there is a fair grade, and wanted to confirm that the intention of the addition is to keep it on the same level of the garage, meaning there is no crawl space intended to be in there. Paul Roth, Paul Roth Architect Inc. confirmed.

Following the vote, Committee Chair John Rogers advised that the application is approved subject to a 20-day appeal period.

Moved By Karen Whitney

Seconded By Joseph Bonello

1. **That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated June 16, 2025, respecting Minor Variance Application MV-2025-0007 for the property municipally addressed as 411 Bouchier Street; and,**
2. **Staff recommend the following:**
 - a. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0007 to permit relief from the following:**
 - i. **Section 5.1(d): To permit a front yard setback of 5 metres for an accessory structure, whereas a setback of 6 metres is required;**
 - b. **That the approval of Minor Variance Application MV-2025-0007 be subject to the following term(s):**
 - i. **That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0037, in accordance with the relief recommended to be approved in Recommendation 2a);**
 - ii. **That interior water fixtures and/or washroom facilities (i.e. sink, toilet, shower or bathtub) shall be permitted on the ground floor of the detached garage. For clarity, this term supersedes Condition No. II. set out in approved minor variance A23-21 regarding the prohibition of interior water fixtures and/or washroom facilities in the detached garage;**

c. **That the approval of Minor Variance Application MV-2025-0007 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-2025-0037 have been addressed to the Division's satisfaction; and**
- 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 May 12, 2025 meeting minutes were adopted.

Moved By Joseph Bonello

Seconded By Karen Whitney

Carried Unanimously

10. COMMUNICATIONS

1. Memorandum, Proposed Advisory Committee Meeting Format

Committee member Karen Whitney indicated the virtual meetings have been working very well and provide accessibility to the public and proposed that the Committee should continue with Virtual (Option 1).

Committee member Chris Burns concurred with Committee member Whitney. Mr. Burns stated that it gives the members and the public an option to join when it is convenient to them and from a location convenient to them.

Committee Chair John Rogers advised that he prefers virtual, it gives the Chair more control on how the meeting proceeds. Mr. Rogers noted that we should continue with virtual. Mr. Rogers further advised that the Committee for the next term will be able to vote on how they would like to proceed.

Brianna Flatt, Secretary-Treasurer, advised that the Committee does have the chance to have one meeting a year in person.

The Committee of Adjustment voted to remain virtual.

Moved By Karen Whitney

Seconded By Chris Burns

Carried Unanimously

11. OTHER BUSINESS

Brianna Flatt, Secretary-Treasurer, is currently working on an in-person learning session and are looking to set up a time to do this, Brianna will be sending a poll to committee members with available dates and times.

12. NEXT MEETING

The next meeting is July 14, 2025.

13. ADJOURNMENT

Meeting was adjourned.

John Rogers, Chair

Brianna Flatt, Secretary-Treasurer