

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0046

**FOR THE CONSIDERATION OF
THE COMMITTEE OF ADJUSTMENT
August 18, 2025**

**SUBJECT: CONSENT APPLICATION CON-2025-0007
208 WYNHURST ROAD**

1. RECOMMENDATIONS:

- a) That the Committee of Adjustment receive Report No. DS-2025-0046 prepared by the Development Planning Division, Development Services Department, dated August 18, 2025, respecting Consent Application CON-2025-0007 submitted by the owners for the properties municipally addressed as 204 and 208 Wynhurst Road; 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 CON-2025-0007 as it pertains to the properties known as 204 and 208 Wynhurst Road, to sever and convey the Severed Lands from the Remainder Lands and convey same to the Beneficial Lands, as shown in Attachment 2 to Report No.DS-2025-0046; and,
 - b. That the approval of Consent Applications CON-2025-0007 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 2 to Report No. DS-2025-0046;
 - iii. Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Region Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2025-0046 have been addressed to the Authority's satisfaction;
 - iv. 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 CON-2025-0007, submitted by the owners for the property known as 208 Wynhurst Road.

3. **BACKGROUND:**

Property Description: (refer to Attachments 1 to 4)
208 Wynhurst Road
Concession 3, Part of Lot 8, Registered Plan 65R-25043 Part 2
Roll No.:144-54175

204 Wynhurst Road
Plan 244 Lot 32
Roll No.: 144-543

3.1 **PROPOSAL:**

The Applicant has applied for a consent for a lot boundary adjustment, seeking approval to sever a portion of 204 Wynhurst Road (Remainder Lands) and add it to 208 Wynhurst Road (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 2.

3.2 **SUBJECT PROPERTY AND SURROUNDING AREA:**

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

General Property Information	
Municipal Address	208 Wynhurst Road (Beneficial Lands) 204 Wynhurst Road (Retained Lands)
Zoning	Low-Density Urban Residential (R1) Zone
Frontage	Retained Lands: 39.81 metres Beneficial Lands: 17.95 metres Severed Lands: 17.11 metres
Area	Retained Lands: 1391.03 square metres Beneficial Lands: 975 square metres Severed Lands: 317.06 square metres

Official Plan / Secondary Plan Land Use Designation	Existing Neighbourhood (Keswick Secondary Plan)	
Regional Official Plan Land Use Designation	Community Area	
Related Applications	NA	
Land use and Environmental	Considerations	
Existing Structures	208 Wynhurst Road: Single Detached Dwelling and one accessory structure 204 Wynhurst Road: Single Detached Dwelling and three accessory structures Proposed Severed Lands: None	
Proposed Structures	NA	
Heritage Status	Neither listed nor designated	
Regulated by LSRCA	The Beneficial Lands and the Severed Lands are partially within the Regulated Area	
Services		
	Existing	Proposed
Water	Municipal	Municipal
Sanitary	Municipal	Municipal
Driveway	Existing Driveways	Existing Driveways

The Remainder Lands has a frontage of approximately 39.81 metres and a lot area of approximately 1391.03 square metres. The Beneficial Lands has a frontage of approximately 17.95 metres and a lot area of approximately 975 square metres. Approximately 317.06 square metres (as shown on Attachment 2), as the Severed Lands are being severed and conveyed from the Remainder Lands to the Beneficial Lands. There is a single detached dwelling and one accessory structure on the Beneficial Lands. There is a single detached dwelling and three accessory structures located on the Retained lands.

The surrounding land uses are generally described as follows:

North: Krates Marina;
 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 July 29, 2025, to all landowners within 60.0 metres of the subject property.

As of the date of writing this report, Staff have received one comment from the general public.

The submitted comment from the public does not object to the proposal but has concerns with the boundaries and land use issues in the surrounding neighbourhood and how it affects their property.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

Town departments and external agencies have been circulated for comments.

The Lake Simcoe Region Conservation Authority (LSRCA) has indicated no objections and requires, as a condition of the minor variance, that the application / owner shall pay the LSRCA Plan review Fee in accordance with the approved LSRCA Fee Schedule (Attachment 4).

The Operations and Infrastructure Department has indicated no objections and acknowledges that Wynhurst Road is not owned or assumed by the Town of Georgina. As a result, it falls outside the scope of the Town's regular infrastructure programs and services (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 District School Board
- York Catholic District School Board
- 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 Keswick, a defined 'Settlement Area' under the Provincial Planning Statement, Greenbelt Plan, and the Lake Simcoe Protection Plan. Lot line adjustments and lot creation are permitted in Settlement Areas.

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 208 Wynhurst Road is only partially regulated by the LSRCA.

5.2 York Region Official Plan (YROP) (2022)

The subject property is designated 'Community 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 KESWICK SECONDARY PLAN (2023)

The subject properties are designated 'Existing Neighbourhood' on Schedule 'B' – Lane Use Plan to the Keswick Secondary Plan (KSP) 2023. Single detached dwellings and accessory buildings are permitted in the Existing Neighbourhood Area designation.

Section 13.1.8.4.2 (b) specifies that Consents may be permitted for such reasons as the creation of a new lot, lot boundary adjustments, right-of-way, easements, or to convey additional lands to an abutting lot, provided an undersized lot is not created. Section 13.1.8.4.2 (e) of the KSP also specified eight tests that specify Consents shall only be granted where:

- i) It is clearly not in the public interest that a plan of subdivision be registered;*

A plan of subdivision is not required since no new lots are being created.

- ii) The lot can be adequately serviced by roads, municipal sanitary sewage disposal, municipal water supply, and storm drainage facilities;*

No new lots are being created. Both lots have frontage on Wynhurst Road, which is maintained by municipal services and is serviced by municipal services.

- iii) No extension, improvement or assumption of municipal services is required;*

No new lots are being created; therefore, no extension, improvement or assumption of municipal services is required.

- iv) *The lot will have adequate frontage on an open and assumed public road, and access will not result in traffic hazards;*

Wynhurst Road is a private, unassumed road. However, no new lots are being created; as such, this policy does not apply to lot boundary additions/adjustments.

- v) *The lot will not restrict the ultimate development of adjacent lands;*

The properties are located in an established neighbourhood of Keswick. Staff note that the adjacent lands are already developed and are not designated for future redevelopment; therefore, the proposal is not anticipated to restrict the ultimate development of the adjacent lands.

- vi) *The size and shape of the lot conforms to the Zoning By-law, and is appropriate for the use proposed and is compatible with adjacent lots;*

The subject properties are zoned Low Density Urban Residential (R1) in Zoning Bylaw 500, as amended. Both properties already contain single-detached dwellings and accessory structures, which will remain on their respective lots. A zoning review has determined that the lot boundary addition will not cause any deficiencies in lot coverage or setbacks, nor require additional relief to be sought to the By-law. Furthermore, the lot boundary addition also complies with the minimum lot area (450 square metres) and minimum lot frontage (15 metres) requirements set out in the zoning for the R1 zone.

6. CONCLUSION:

Staff are of the opinion that Consent application CON-2025-0007 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 CON-2025-0007 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 Sketch

Attachment 3 – Site Photos

Attachment 4 – Consolidated Comment Chart

Attachment 5 – Public Comments