

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2026-0028

FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT

April 13, 2026

SUBJECT: MINOR VARIANCE APPLICATION MV-2026-0004  
73 PETE'S LANE, PEPPERLAW  
CONCESSION 4, PART OF LOT 23

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1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment approve Minor Variance Application MV-2026-0004 to permit relief from the following:
  - a) Section 6.1 (c): To permit a minimum front yard setback of 20 metres, whereas a minimum front yard setback of 30 metres is required;
  - b) Section 6.1 (f): To permit a minimum interior side yard setback of 7.9 metres, whereas a minimum interior side yard setback of 9 metres is required;
- 2) That the approval of Minor Variance Application MV-2026-0004 be subject to the following term(s):
  - a) That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2026-0028, in accordance with the relief recommended to be approved in Recommendation 1;
- 3) That the approval of Minor Variance Application MV-2026-0004 be subject to the following condition(s):
  - a) Submission to the Secretary-Treasurer of written confirmation from the Development Planning Division that the existing house has been demolished or a temporary use bylaw be sought and obtained to the Division's satisfaction; and
  - b) 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 concerning Minor Variance Application MV-2026-0004 for the property located at 73 Pete's Lane regarding the construction of a new single detached dwelling.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)  
73 Pete's Lane  
Concession 4, Part of Lot 23  
Roll #: 051-450

**3.1 PROPOSAL**

The owner of the subject property is proposing to construct a new single-detached dwelling on the subject lands.

Staff note that two building permits have been submitted for the demolition of the existing single-detached dwelling and the construction of the new single-detached dwelling. The owner of the subject property has already begun construction of the new single-detached dwelling without an issued building permit. The demolition permit for the existing single detached dwelling has been issued.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief for the construction of a new single detached dwelling:

- i) Section 6.1 (c): To permit a minimum front yard setback of 20 metres, whereas a minimum front yard setback of 30 metres is required.
- ii) Section 6.1 (f): To permit a minimum interior side yard setback of 7.9 metres, whereas a minimum interior side yard setback of 9 metres is required.

A Site Plan showing the proposal and the requested relief are included as Attachment 2.

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

The subject property is located at 73 Pete's Lane. A summary of the characteristics of the property is as follows:

<b>General Property Information</b>	
<b>Municipal Address</b>	73 Pete's Lane
<b>Zoning</b>	Rural (RU) Zone
<b>Frontage</b>	140.82 metres
<b>Area</b>	108,241 square metres
<b>Secondary Plan Land Use Designation</b>	Residential (Pefferlaw Secondary Plan)
<b>Regional Official Plan Land Use Designation</b>	Community Area
<b>Related Applications</b>	None

<b>Land Use and Environmental Considerations</b>		
<b>Existing Structures</b>	Single detached dwelling (to be demolished), two accessory structures (shop and farm building)	
<b>Proposed Structures</b>	New Single detached dwelling	
<b>Heritage Status</b>	No	
<b>Regulated by LSRCA</b>	Yes, partially, near the rear of the property	
<b>Key Natural Heritage Features</b>	Unevaluated wetland and woodland at the rear of the property.	
<b>Natural Hazards</b>	None	
<b>Servicing</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Water</b>	Private	Private
<b>Sanitary</b>	Private	Private
<b>Access</b>	Existing Driveway	Existing Driveway

### 3 **COMMENTS:**

#### 3.2 **PUBLIC COMMENTS:**

As of the date of writing this report, Town Staff have not received any submissions from the general public.

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

All Town department and external agency comments for Minor Variance Application MV-2026-0004 are outlined below.

<b>Department or Agency</b>	<b>Comments</b>
Building Division	The original single detached dwelling will need to be demolished prior to the issuance of occupancy for the new single detached dwelling.
Plumbing and Building Inspector – Building Division	No objections
Development Engineering	No objections
Georgina Fire Department	No comments received
Operations and Infrastructure Department	No comments
Tax and Revenue	No Tax concerns
Municipal Law Enforcement Division	No comments
LSRCA	Already obtained LSRCA written clearances (LSRCA file no. GS.2025.018)
Ministry of Transportation	No comments
York Catholic District School Board	No comments or objections
York Region District School Board	No comments or concerns

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York Region	No comments
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**4 ANALYSIS:**

The following evaluation of Minor Variance Application MV-2026-0004 is based on the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*:

*i. Is the general intent and purpose of the Official Plan maintained? – Yes*

The subject property is designated Residential in the Pepperlaw Secondary Plan. Single detached dwelling and accessory building/structures and uses are permitted in this designation.

Staff are of the opinion that the proposal maintains the general intent and purpose of the Official Plan.

*ii. Is the general intent and purpose of the Zoning Bylaw maintained? – Yes*

The subject property is zoned Rural (RU) Zone on Map 1 of Schedule ‘A’ to Zoning Bylaw No. 500, as amended. Single detached dwelling, accessory structures/buildings and uses are permitted in the RU zone.

Staff note that the owners have already begun construction of the new single-detached dwelling prior to issuance of a building permit. In accordance with Zoning Bylaw 500, as amended, only one single detached dwelling is permitted on the subject property. As such, Development Planning requires that the original house be demolished or a temporary use bylaw be obtained to permit two single detached dwellings on the property for a maximum of three years or until the construction of the new single detached dwelling is finalized as a condition of the minor variance.

a. Front Yard Setback

Section 6.1 (c) of Zoning Bylaw No. 500, as amended, requires a minimum front yard setback of 30 metres for lots 4.0 hectares or greater in the RU zone. The Applicant has requested relief to allow a minimum 20-metre front yard setback for the subject property.

The general intent of this section is to reduce negative impacts on neighbouring properties and ensure compatibility with surrounding properties.

Staff note that there is a large hedge/grouping of trees along the frontage of the property, which staff are of the opinion will reduce the impact on the streetscape.

Additionally, the existing single-detached dwelling is set much closer to the front lot line than the proposed single-detached dwelling.

Staff note that the subject property is one of the larger lots on Pete's Lane and requires a larger front yard setback than neighbouring properties. Many of the neighbouring properties' houses are located much closer to the front lot line than the proposed single detached dwelling on the subject land. Therefore, staff are of the opinion that the proposed single-detached dwelling is compatible with the surrounding properties.

b. Interior Side Yard Setback

Section 6.1 (f) of Zoning Bylaw No. 500, as amended. Requires a minimum interior side yard setback of 9 metres. The Applicant has requested relief to allow a minimum 7.9-metre interior side-yard setback for the proposed single-detached dwelling.

The general intent of this section is to mitigate potential massing impacts on nearby properties and to enable natural pedestrian access to the rear yard. Staff note that massing impacts are influenced by a combination of building height, lot coverage and setbacks.

The proposed side yard setback will maintain the general intent of the Rural Zone, as the side yard reduction is only 1.1 metres from the Bylaw requirement. Furthermore, staff note that the eastern lot line abuts a large section of trees on the neighbouring property, and pedestrian access to the rear is available along the western side.

Additionally, the subject property complies with all other provisions of zoning bylaw 500 including lot coverage and building height.

Staff are of the opinion that the proposed variances maintain the general intent and purpose of Zoning Bylaw 500, as amended.

*iii) Is the Minor Variance desirable for the appropriate development of the property or use of land, building or structure? – Yes*

The proposed single detached dwelling is in keeping with the existing physical character of the neighbourhood, as the area generally consists of single detached dwellings and accessory structures located in similar or close proximity to the road as the proposed single detached dwelling. The proposed minor variances will maintain the existing rural setting along this section of Pete's Lane.

Staff are satisfied that the proposal is desirable for the appropriate development of the subject land and the surrounding neighbourhood.

*iv) Is the relief sought minor in nature? – Yes*

In considering whether the relief sought is minor, Staff note that this test is not simply a question of numerical value. The principal consideration is that of the

potential impact the variance may have and whether those impacts are minor or acceptable. In light of the above evaluation of the application, Staff are of the opinion that the requested variance is minor in nature.

**5 CONCLUSION:**

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application MV-2026-0004, as it pertains to the proposed single detached dwelling, meets the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*, R.S.O. 1990 and represents good planning.

**APPROVALS:**

Prepared by:

Monika Sadler  
Planner I

Approved By:

Jeff Healey, MCIP, RPP  
Supervisor of Development Planning

***Attachments:***

*Attachment 1 – Location Map*

*Attachment 2 – Site Plan*

*Attachment 3 – Site Photos*