

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2026-0027

FOR THE CONSIDERATION OF  
COMMITTEE OF ADJUSTMENT

April 13, 2026

SUBJECT: MINOR VARIANCE APPLICATIONS MV-2025-0017 AND MV-2025-0018  
9 AND 9A BISCAYNE BOULEVARD, KESWICK  
PLAN 397, P

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1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment approve Minor Variance Application MV-2025-0017 to permit relief from the following:
  - a) Sections 8.5.24 (d) and 5.50 (g)(ii): To permit a maximum driveway or parking area of 90.1% of the lot frontage, whereas a maximum of 67% and 55%, respectively, is permitted;
- 2) That the approval of Minor Variance Application MV-2025-0017 be subject to the following term(s):
  - a) That the proposed driveway be constructed in general conformity with Attachment 2 to Report DS-2026-0027, in accordance with the relief recommended to be approved in Recommendation 1; and
  - b) That the proposed driveway shall not exceed 5.74 metres at the boulevard;
- 3) That the approval of Minor Variance Application MV-2025-0017 be subject to the following condition(s):
  - a) Submission to the Secretary-Treasurer of a Planting Plan, to the satisfaction of the Development Planning Division, indicating the proposed landscaping and street trees; and
  - b) That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.
- 4) That the Committee of Adjustment approve Minor Variance Application MV-2025-0018 to permit relief from the following:
  - a) Sections 8.5.24 (d) and 5.50 (g)(ii): To permit a maximum driveway or parking area of 90.1% of the lot frontage, whereas a maximum of 67% and 55%, respectively, is permitted;

- 5) That the approval of Minor Variance Application be subject to the following term(s):
- a) That the proposed driveway be constructed in general conformity with Attachment 2 to Report DS-2026-0027, in accordance with the relief recommended to be approved in Recommendation 4; and
  - b) That the proposed driveway shall not exceed 5.74 metres at the boulevard;
- 6) That the approval of Minor Variance Application MV-2025-0018 be subject to the following condition(s):
- a) Submission to the Secretary-Treasurer of a Planting Plan, to the satisfaction of the Development Planning Division, indicating the proposed landscaping and street trees; 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 Applications MV-2025-0017 and MV-2025-0018 for the property located at 9 and 9A Biscayne Boulevard regarding the expansion of their driveways.

**3. BACKGROUND:**

Property Description: (refer to Attachments 1 to 4)  
9 Biscayne Boulevard  
Plan 397, Part of Lot 91, 65R-40662, Part 2  
Roll #: 144-56402

Property Description: (refer to Attachments 1 to 4)  
9A Biscayne Boulevard  
Plan 397, Part of Lot 91, 65R-40662, Part 1  
Roll #: 144-56400

**3.1 PROPOSAL**

The owner of the subject property is proposing to expand the driveway on the subject lands.

Staff note that the existing driveway was widened after the site alteration and entrance permit was finalized. A new site alteration and entrance permit is required to facilitate a legal widening of the driveway.

Two Minor Variance applications have been submitted concerning the proposal, requesting the following relief for a driveway expansion:

- i) Sections 8.5.24 (d) and 5.50 (g)(ii): To permit a maximum driveway or parking area of 90.1% of the lot frontage, whereas a maximum of 67% and 55%, respectively, is permitted.

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 9 and 9A Biscayne Boulevard. A summary of the characteristics of the property is as follows:

<b>General Property Information</b>		
<b>Municipal Address</b>	9 and 9A Biscayne Boulevard	
<b>Zoning</b>	Site Specific Low-Density Urban Residential (R2-24) Zone	
<b>Frontage</b>	9.145 metres	
<b>Area</b>	557.3 square metres	
<b>Secondary Plan Land Use Designation</b>	Existing Neighbourhood (Keswick Secondary Plan)	
<b>Regional Official Plan Land Use Designation</b>	Community Area	
<b>Related Applications</b>	03.1165	
<b>Land Use and Environmental Considerations</b>		
<b>Existing Structures</b>	Semi-detached dwelling	
<b>Proposed Structures</b>	None	
<b>Heritage Status</b>	Neither Listed nor Designated	
<b>Regulated by LSRCA</b>	No	
<b>Key Natural Heritage Features</b>	None	
<b>Natural Hazards</b>	None	
<b>Servicing</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Water</b>	Municipal	Municipal
<b>Sanitary</b>	Municipal	Municipal
<b>Access</b>	Existing Driveways	Existing Driveways

### 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 Applications MV-2025-0017 and MV-2025-0018 are outlined below.

<b>Department or Agency</b>	<b>Comments</b>
Building Division	No comments received
Plumbing and Building Inspector – Building Division	No objections
Development Engineering	Please demonstrate how the stormwater will be conveyed to a sufficient outlet without impacting the adjacent properties. A Site Alteration and Entrance Permit will be required for the proposed construction. (Attachment 5)
Georgina Fire Department	No comments received
Operations and Infrastructure Department	No comments
Tax and Revenue	No tax concerns
Municipal Law Enforcement Division	We currently have a file open for 9A & 9 Biscayne Blvd regarding the expanded driveway.
LSRCA	No comments
Ministry of Transportation	No comments
York Catholic District School Board	No comments
York Region District School Board	No comments
York Region	No comments

## 4 ANALYSIS:

The following evaluation of Minor Variance Applications MV-2025-0017 and MV-2025-0018 are 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 Existing Neighbourhood in the Keswick Secondary Plan. Semi-detached dwellings 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 Site-Specific Low Density Urban Residential (R2-24) Zone on Map 2 (Page 2) of Schedule 'A' to Zoning Bylaw No. 500, as amended. Semi-detached dwellings are permitted in the R2-24 zone.

a. Driveway width

Section 8.5.24 (d) and 5.50 (g)(ii) of Zoning Bylaw No. 500, as amended, permit a maximum driveway of 67% and 55%, respectively. The Applicant has requested relief to permit two driveways measured at 90.1% of the width of the lot frontage for both semi-detached dwellings.

The general intent of this section is to maintain residential streetscapes, to ensure front yards are not dominated by parking, and to ensure that appropriate drainage and swales are provided.

The increased driveway width results from the semi-detached dwellings accommodating three units per building (six units total), thereby increasing on-site parking demand. The original Zoning Bylaw Amendment (File No. 03.1165) was approved prior to Bill 23, when only two units were permitted within each semi-detached dwelling (four units total). Following subsequent legislative changes, the semi-detached dwelling was revised to include three units per dwelling, necessitating additional parking.

To address this and avoid tandem parking, which would impact maneuvering of tenant vehicles, the owners widened the driveway after the site alteration and entrance permit was finalized. This widening extended into the boulevard, which staff were not able to support. In response, the applicant revised the plans to include additional landscaping at the front of the boulevard, to maintain engineering setback requirements for driveways (0.9 metres), and to agree to plant street trees to help maintain the residential streetscape. Development Planning will require a Planting Plan as a condition of the minor variance, to be implemented through the Site Alteration Permit process. This situation is considered unique, and staff do not anticipate similar requests in the future given the updated provisions for Additional Residential Units have been incorporated into Zoning Bylaw No. 500.

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*

Staff note that, to maintain the existing streetscape along Biscayne Boulevard, the driveway at the municipal boulevard will be limited to a maximum width of 5.74 metres. The proposed widening to 90.1% lot coverage is permitted only within the property boundaries to ensure space for street trees and landscaping along the

boulevard. To confirm that street trees are appropriately located and of suitable species, Town staff have included a condition requiring a landscaping plan to be submitted and then implemented through the Site Alteration and Entrance Permit process.

Provided a condition is added to require landscaping along the municipal boulevard and a Term is added to limit driveway width at the boulevard to 5.74 metres, 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 variances 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 variances are 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 Applications MV-2025-0017 and MV-2025-0018, as it pertains to the proposed driveway expansion, meet the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*, R.S.O. 1990.

## **APPROVALS:**

Prepared by:

Monika Sadler  
Planner I

Approved By:

Jeff Healey, MCIP, RPP  
Supervisor or Development Planning

## ***Attachments:***

*Attachment 1 – Location Map*

*Attachment 2 – Site Plan*

*Attachment 3 – R-Plan*

*Attachment 4 – Site Photos*

*Attachment 5 – Comments*