



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

Date: Monday, March 23, 2026
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
Mark Stone, Planning Consultant
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

None.

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION MV-2026-0002
12 SECOND STREET
LOT 21, PLAN 140

The owner, Jacob Johnson, gave a brief overview of the application.

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

There were no public comments or speakers.

Committee member Chris Burns, asked if the addition was built without a permit. Mr. Johnson advised that the addition was built without a permit. Committee member Chris Burns, further sought clarification that the Town has not issued a building permit. Mr. Johnson advised that they have not.

Committee member Chris Burns, asked Ms. Sadler if the owner would still have to obtain a building permit. Ms. Sadler advised that a building permit is required. There is a building permit that remains open as the previous minor variance lapsed.

Committee member Chris Burns, further asked if the owner rented out jet-ski's, and if they have run into any by-law complaints for the jet-ski's and the trailers on the property. Mr. Johnson advised the Jet ski's are owned by him and his family, they are normally stored at the family cottage, but as the cottage was recently sold they are stored at the subject property.

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

Moved By Joseph Bonello

Seconded By Chris Burns

1. **That the Committee of Adjustment approve Minor Variance Application to permit relief from the following:**

- a. **Section 6.1 (e): To permit a minimum rear yard setback of 6.7 metres, whereas a minimum rear yard setback of 12 metres is required.**

2. **That the approval of Minor Variance Application be subject to the following term(s):**
 - a. **That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2026-0020, in accordance with the relief recommended to be approved in Recommendation 1;**

Carried Unanimously

2. MINOR VARIANCE APPLICATION MV-2025-0037
24996 WOODBINE AVENUE, KESWICK
LOTS 10-24, REGISTERED PLAN 65M-4857

The Agent, Michael Smith, Michael Smith Planning Consultants; Development Coordinators Ltd, gave a presentation on the application.

The Planner, Mark Stone, provided a summary of the applications.

There were no public comments or speakers.

Committee Member, Karen Whitney asked if the part lot control by-law being dealt with at the March 25th Council meeting has a full report or just the By-Law being brought to Council. Mr. Stone advised that there is no longer reporting to Council only internal reporting on part lot control by-laws. Part lot control exemptions have been delegated to the director, and it is now all an internal process

Committee Member, Karen Whitney asked if the detail on renumbering is dealt with at the staff level. Mr. Stone confirmed this. Committee Member, Karen Whitney further asked if York Region will be informed about the new lot numbering. Mr. Stone advised that the Region will be circulated.

The Chair advised the Committee that a vote would be needed for each minor variance application (items 2-7, inclusive).

Moved By Karen Whitney
Seconded By Chris Burns

1. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0037 to permit relief from the following:**
 - a. **Section 5.28 (i): To permit a maximum driveway or parking area width of 60% of the lot frontage, whereas a maximum of 55% is permitted;**

- b. **Section 5.35 (a): To permit a minimum size of a sight triangle of 5 metres at the intersection of local streets in a Residential Zone, whereas a minimum size of sight triangle at the intersection of local streets in a Residential Zone of 6 metres is required;**
 - c. **Section 7.5.113 (a): To permit a rear yard setback of 6 metres, whereas a rear yard setback of 7 metres is required;**
 - d. **Section 7.5.113 (b)(ii): To permit a maximum interior garage width of 8.9 metres, whereas the maximum interior garage width of 6 metres is permitted;**
 - e. **Section 7.5.113 (b)(v): To permit a maximum driveway or parking area width of 9.9 metres, whereas the maximum driveway width permitted is the width of the interior garage plus 0.5 metres.**
2. **That the approval of Minor Variance Application be subject to the following term(s):**
- a. **That the proposed subdivision be constructed in general conformity with Attachment 6 to Report DS-2026-0021, in accordance with the relief recommended to be approved in Recommendation 1.**

Carried Unanimously

3. **MINOR VARIANCE APPLICATION MV-2025-0038
24996 WOODBINE AVENUE, KESWICK
LOTS 25-28, REGISTERED PLAN 65M-4857**

Moved By Karen Whitney
Seconded By Chris Burns

1. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0038 to permit relief from the following:**
- a. **Section 5.28 (i): To permit a maximum driveway or parking area width of 60% of the lot frontage, whereas a maximum of 55% is permitted;**
 - b. **Section 5.35 (a): To permit a minimum size of a sight triangle of 5 metres at the intersection of local streets in a Residential Zone, whereas a minimum size of sight triangle at the intersection of local streets in a Residential Zone of 6 metres is required;**

- c. **Section 7.5.113 (a): To permit a rear yard setback of 6 metres, whereas a rear yard setback of 7 metres is required;**
 - d. **Section 7.5.113 (a): To permit a minimum lot frontage of 12.9 metres for a corner lot, whereas a minimum lot frontage of 15.0 metres is required;**
 - e. **Section 7.5.113 (a): To permit a minimum lot area of 380 square metres for a corner lot, whereas a minimum lot area of 450 square metres is required;**
 - f. **Section 7.5.113 (a): To permit a minimum exterior side yard of 2.5 metres, whereas a minimum exterior side yard of 4 metres is required;**
 - g. **Section 7.5.113 (a) (i): To permit a minimum setback for the main wall of a dwelling to a sight triangle which forms part of the street of 2.35 metres, whereas 2.5 metres is required;**
 - h. **Section 7.5.113 (b)(ii): To permit a maximum interior garage width of 8.9 metres, whereas the maximum interior garage width of 6 metres is permitted;**
2. **That the approval of Minor Variance Application be subject to the following term(s):**
- a. **That the proposed subdivision be constructed in general conformity with Attachment 6 to Report DS-2026-0022, in accordance with the relief recommended to be approved in Recommendation 1.**

Carried Unanimously

4. **MINOR VARIANCE APPLICATION MV-2025-0039
24996 WOODBINE AVENUE, KESWICK
LOTS 47-55 REGISTERED PLAN 65M-4857**

Moved By Karen Whitney
Seconded By Chris Burns

1. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0039 to permit relief from the following:**
- a. **Section 5.28 (i): To permit a maximum driveway or parking area width of 60% of the lot frontage, whereas a maximum of 55% is permitted;**

- b. **Section 7.5.113 (a): To permit a rear yard setback of 6 metres, whereas a rear yard setback of 7 metres is required;**
 - c. **Section 7.5.113 (a): To permit a minimum lot frontage of 11 metres for interior lots, whereas a minimum lot frontage of 12 metres is required;**
 - d. **Section 7.5.113 (b)(ii): To permit a maximum interior garage width of 8.9 metres, whereas the maximum interior garage width of 6 metres is permitted;**
2. **That the approval of Minor Variance Application be subject to the following term(s):**
- a. **That the proposed subdivision be constructed in general conformity with Attachment 6 to Report DS-2026-0023, in accordance with the relief recommended to be approved in Recommendation 1.**

Carried Unanimously

5. MINOR VARIANCE APPLICATION MV-2025-0040
24996 WOODBINE AVENUE, KESWICK
LOTS 101-104 REGISTERED PLAN 65M-4857

Moved By Karen Whitney
Seconded By Chris Burns

1. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0040 to permit relief from the following:**
- a. **Section 5.28 (i): To permit a maximum driveway or parking area width of 60% of the lot frontage, whereas a maximum of 55% is permitted;**
 - b. **Section 7.5.113 (a): To permit a rear yard setback of 6 metres, whereas a rear yard setback of 7 metres is required;**
 - c. **Section 7.5.113 (b)(ii): To permit a maximum interior garage width of 8.9 metres, whereas the maximum interior garage width of 6 metres is permitted;**
2. **That the approval of Minor Variance Application be subject to the following term(s):**
- a. **That the proposed subdivision be constructed in general conformity with Attachment 6 to Report DS-**

**2026-0024, in accordance with the relief
recommended to be approved in Recommendation 1.**

Carried Unanimously

6. MINOR VARIANCE APPLICATION MV-2025-0041
24996 WOODBINE AVENUE, KESWICK
LOTS 111-126, REGISTERED PLAN 65M-4857

Moved By Karen Whitney
Seconded By Chris Burns

1. **That the Committee of Adjustment approve Minor Variance Application MV-2025-041 to permit relief from the following:**
 - a. **Section 5.28 (i): To permit a maximum driveway or parking area width of 60% of the lot frontage, whereas a maximum of 55% is permitted;**
 - b. **Section 5.35 (a): To permit a minimum size of a sight triangle of 5 metres at the intersection of local streets in a Residential Zone, whereas a minimum size of sight triangle at the intersection of local streets in a Residential Zone of 6 metres is required;**
 - c. **Section 7.5.113 (a): To permit a rear yard setback of 6 metres, whereas a rear yard setback of 7 metres is required;**
 - d. **Section 7.5.113 (a): To permit a minimum lot area of 380 square metres for a corner lot, whereas a minimum lot area of 420 square metres is required;**
 - e. **Section 7.5.113 (b)(ii): To permit a maximum interior garage width of 8.9 metres, whereas the maximum interior garage width of 6 metres is permitted;**
 - f. **Section 7.5.113 (b)(v): To permit a maximum driveway or parking area width of 9.9 metres, whereas the maximum driveway width permitted is the width of the interior garage plus 0.5 metres.**
2. **That the approval of Minor Variance Application be subject to the following term(s):**
 - a. **That the proposed subdivision be constructed in general conformity with Attachment 6 to Report DS-2026-0025, in accordance with the relief recommended to be approved in Recommendation 1.**

Carried Unanimously

7. MINOR VARIANCE APPLICATION MV-2025-0042
24996 WOODBINE AVENUE, KESWICK
LOTS 84-92 REGISTERED PLAN 65M-4857

Moved By Karen Whitney
Seconded By Chris Burns

1. **That the Committee of Adjustment approve Minor Variance Application MV-2025-0042 to permit relief from the following:**
 - a. **Section 5.28 (i): To permit a maximum driveway or parking area width of 60% of the lot frontage, whereas a maximum of 55% is permitted;**
 - b. **Section 5.35 (a): To permit a minimum size of a sight triangle of 5 metres at the intersection of local streets in a Residential Zone, whereas a minimum size of sight triangle at the intersection of local streets in a Residential Zone of 6 metres is required;**
 - c. **Section 7.5.113 (b)(ii): To permit a maximum interior garage width of 8.9 metres, whereas the maximum interior garage width of 6 metres is permitted;**
 - d. **Section 7.5.113 (b)(v): To permit a maximum driveway or parking area width of 9.9 metres, whereas the maximum driveway width permitted is the width of the interior garage plus 0.5 metres.**
2. **That the approval of Minor Variance Application be subject to the following term(s):**
 - a. **that the proposed subdivision be constructed in general conformity with Attachment 6 to Report DS-2026-0026, in accordance with the relief recommended to be approved in Recommendation 1.**

Carried Unanimously

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

8. **POWER OF SALE/FORECLOSURE/VALIDATION OF TITLE APPLICATIONS**

None.

9. MINUTES OF PREVIOUS MEETING

1. March 2, 2026 - Meeting Minutes

The March 2, 2026 meeting minutes be adopted.

Moved By Joseph Bonello
Seconded By Lynda Rogers

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

Committee Chair, John Rogers advised the end of Q1 is approaching, please provide any expense claims to Brianna Flatt by April 13, 2026.

Brianna Flatt will be sending out a Poll with potential in person meeting dates, for use of the new council chambers.

Jeff Healey, Supervisor of Development Planning gave a brief update on the OACA conference and potential number of attendees.

12. NEXT MEETING

The next meeting is April 13, 2026.

13. ADJOURNMENT

Meeting was adjourned.

John Rogers, Chair

Brianna Flatt, Secretary-Treasurer