

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2026-0032

FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT
May 4, 2026

SUBJECT: MINOR VARIANCE APPLICATION MV-2026-0010
29 PETE'S LANE, PEFFERLAW
LOT 11, PLAN 389

1. **RECOMMENDATIONS:**

- 1) That the Committee of Adjustment approve Minor Variance Application MV-2026-0010 to permit relief from the following:
 - a) **Section 6.1 (f):** To permit a minimum interior side yard setback of 1.7 metres, whereas a minimum interior side yard setback of 2.5 metres is required for one side for properties on private servicing;
- 2) That the approval of Minor Variance Application MV-2026-0010 be subject to the following term(s):
 - a) That the proposed addition be constructed in general conformity with Attachment 2 to Report DS-2026-0032, in accordance with the relief recommended to be approved in Recommendation 1;

2. **PURPOSE:**

The purpose of this report is to provide Staff's analysis concerning Minor Variance Application MV-2026-0010 for the property located at 29 Pete's Lane regarding a proposed addition including an attached garage.

3. **BACKGROUND:**

Property Description: (refer to Attachments 1 to 3)
29 Pete's Lane
Lot 11, Plan 289
Roll #: 052-194

3.1 **PROPOSAL**

The owner of the subject property is proposing to construct an addition to the existing single-detached home, including an attached garage, on the subject lands.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief for the proposed addition:

- i) Section 6.1 (f): To permit a minimum interior side yard setback of 1.7 metres, whereas a minimum interior side yard setback of 2.5 metres is required for one side for properties on private servicing.

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

3.2 SUBJECT PROPERTY AND THE SURROUNDING AREA:

The subject property is located at 29 Pete’s Lane. A summary of the characteristics of the property is as follows:

General Property Information		
Municipal Address	29 Pete’s Lane	
Zoning	Residential (R) Zone	
Frontage	18.29 metres	
Area	1,394 square metres	
Secondary Plan Land Use Designation	Residential (Pefferlaw Secondary Plan)	
Regional Official Plan Land Use Designation	Community Area	
Related Applications	None	
Land Use and Environmental Considerations		
Existing Structures	Single Detached dwelling	
Proposed Structures	Addition to the single detached dwelling	
Heritage Status	Neither listed nor designated	
Regulated by LSRCA	Yes	
Key Natural Heritage Features	None	
Natural Hazards	None	
Servicing		
	Existing	Proposed
Water	Private	Private
Sanitary	Private	Private
Access	Driveway	None

3 COMMENTS:

3.2 PUBLIC COMMENTS:

As of the date of writing this report, Town Staff have received 6 letters of support from the general public (Attachment 4).

3.3 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All Town department and external agency comments for Minor Variance Application MV-2026-0010 are outlined below.

Department or Agency	Comments
Building Division	No comments received
Plumbing and Building Inspector – Building Division	No comments or concerns
Development Engineering Division	No objections. A Site Alteration Permit shall be required from the Development Engineering Division before an application for a Building Permit (Attachment 5).
Georgina Fire Department	No comments
Operations and Infrastructure Department	No comments
Tax and Revenue	No tax concerns
Municipal Law Enforcement Division	No comments received
LSRCA	An LSRCA permit has already been obtained
Ministry of Transportation	No comments
York Catholic District School Board	No comments
York Region District School Board	No comments received
York Region	No comments

4 ANALYSIS:

The following evaluation of Minor Variance Application MV-2026-0010 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 Pefferlaw Secondary Plan. Single detached dwellings, accessory buildings/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 Residential (R) Zone on Map 10 of Schedule ‘A’ to Zoning Bylaw No. 500, as amended. Single detached dwellings and accessory structures are permitted in the R zone

a. Interior Side Yard Setback

Section 6.1 (f) of Zoning Bylaw No. 500, as amended, requires a minimum interior side yard setback of 2.5 metres on one side. The Applicant has requested relief to permit a minimum interior side yard setback of 1.7 metres.

The intent of the side yard setback provisions is to create a buffer between properties, to allow ease of travel from the front yard to the rear yard, and to provide adequate space for drainage. In addition, the 2.5 metre setback requirement is intended for properties on private services, allowing for the septic system to be accessed for maintenance.

Staff is of the opinion that the proposed 1.7 metres setback still allows for the buffer maintained between the properties, as other residentially zoned lots require a 1.2 metres setback on both sides in settlement areas if there is an attached garage. The main concern would be access to the septic. Staff note that septic systems have changed over the years, and the plumbing/building inspector has no concerns with the reduced setback.

Staff are of the opinion that the proposed variance maintains 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 addition is in keeping with the existing physical character of the neighbourhood, as the area generally consists of single detached dwellings and accessory structures in similar locations.

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-2026-0010, as it pertains to the proposed addition, 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

Attachment 4 – Public Comments

Attachment 5 – Comments