



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

Date: Monday, April 13, 2026
Time: 7:30 PM

Members of
Committee Present: John Rogers, Chair

 Karen Whitney
 Chris Burns
 Lynda Rogers

Members of
Committee Absent: Joseph Bonello

Staff Present: Jeff Healey, Supervisor of Development Planning
 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)

There were five addendum items:

1. March 23, 2026 Meeting Minutes
2. MV-2025-0026 - 242 Pepperlaw Road - Comments

3. MV-2026-0001- Letter of Opposition
4. MV-2026-0004 - Letter of Support Petition
5. MV-2026-0001 - Letter of Opposition 2

3. DECLARATION OF PECUNIARY INTEREST

None.

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-2026-0001
259 LAKE DRIVE NORTH, KESWICK
CONCESSION 2 PART LOT 18, PLAN 77, LOT 19 PART LOT 18

The Agent, Les Jagoda, Lakeland Associated Ltd., gave a brief overview of the application.

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

There were two public comments which were attached to the agenda as addendum items, and one public speaker Diane Wood. Ms. Wood reiterated concerns with the proposed accessory structure and referred to the letter of opposition that was submitted.

Mr. Jagoda responded that they would like to talk to Ms. Woods if amenable as some of the information was not available until the COA meeting. The owners have made some minor adjustments since the application.

Committee member Chris Burns asked Mr. Jagoda for clarity on the proposed roofline. Mr. Jagoda advised that the roof was shown as two ridgelines, as the owners have not come up to a final decision. The shed is a customizable pre-fab; the east-west ridgeline is the one the owners are leaning toward.

Committee member Chris Burns confirmed that it is not going to be a shipping container. Mr. Jagoda confirmed it will not.

Committee member Chris Burns asked Ms. Sadler why there were no comments from the arborist. Ms. Sadler advised that minor variances do not fall under the purview of the Senior Landscape Architect.

Committee member Karen Whitney asked Mr. Jagoda for confirmation that there isn't going to be any proposed permanent access onto Elm Tree Lane, as past photos on Google maps shows a gate and a garage. Mr. Jagoda stated that it is clear from policy review that there cannot be an entry off Elm Tree Lane, the owners would only take some of the hedge out and put it back.

Committee member Karen Whitney asked if the proposed width of 3.4 metres is for a specific function. Mr. Jagoda advised that it is as much width as they can get, the 0.6 metre is to move the eavestrough onto the property not over the fence.

Committee member Karen Whitney asked if the agent has had any contact with the utilities for any clearance requirements. Mr. Jagoda advised that they have not, there are no easements on title, and that he would contact Hydro One if the application is approved.

Committee member Chris Burns mentioned that the accessory building is under the 10% maximum lot coverage, it was then asked if the whole site is under the max coverage as it is a split zone. Ms. Sadler advised that traditionally for transitional zone and residential zone they have to meet the 35% lot coverage under the zoning bylaw, the house is currently 28.2% and the accessory structure is 4.7% this brings the total lot coverage to 32.8% which is under the 35%. The transitional zone is the same as the residential zone just with different setbacks.

Karen Whitney made a motion to approve the application as recommended by staff.

Chris Burns seconded this.

A vote was not held, as the committee decided it would be best to defer the application to allow the Agent and resident to speak.

Karen withdrew the original motion, Chris confirmed.

The application was deferred to the May 4, 2026 Committee of Adjustment meeting.

Moved By Karen Whitney
Seconded By Chris Burns

Carried Unanimously

2. MINOR VARIANCE APPLICATION MV-2026-0004
73 PETE'S LANE, PEFFERLAW
CONCESSION 4, PART OF LOT 23

The Owners, Megan Kannegieter and Jordan Schlaich gave a brief overview of the application.

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

There was one letter of support petition signed by twelve neighbours, and there were no public speakers.

Committee member Chris Burns asked Ms. Sadler that if the existing house has to be demolished before occupancy can occur, and there is a condition that either a temporary use by-law or demolition must occur, , how does this work. Ms. Sadler advised that the building department is aware that the second house has been built, and the demolition permit has been issued for the original house. Town staff gave the owners two options as done in the past to either demolish the home or seek a Temporary Use By-law. If the owners obtain a temporary use bylaw it supersedes the existing bylaw. The Building Division did make the comment that they would need to demolish the existing single detached dwelling prior to issuing the occupancy on the new dwelling.

Committee member Chris Burns asked the owners if they are currently living in the existing house. Ms. Kannegieter advised that the existing house is deemed unlivable, as it is unsanitary and unsafe which is why there currently is a demolition permit. Ms. Kannegieter confirmed that they would not obtain an occupancy permit for the new house until the existing house is demolished.

Committee member Chris Burns then asked how the new house is up and it does not comply with the bylaw. Ms. Kannegieter advised that for the process began at the time of submission of the building permit as they needed a place to live, timing of weather conditions, and lengthy process, they tried to do their due diligence and measured off of the road.

Committee member Chris Burns confirmed that their intent was to comply with the by-law. Ms. Kannegieter advised that they had no intentions of not complying with the By-law and through the building permit review realized a minor variance was required. Mr. Schlaich advised that the barn that's on the property is existing, it came with the livestock which is why the house is placed where it currently is.

Committee member Chris Burns stated a concern with the proximity of the proposed dwelling to the existing barn and asked the applicant if they have completed a minimum distance separation for the residence. Any residences and new developments must be a minimum distance from livestock facilities. Ms. Kannegieter advised that all the distances are included in the drawings.

Committee member Chris Burns advised that MDS is not a zoning requirement, it is a building requirement. Ms. Sadler advised that planning staff do not calculate MDS. Committee member Burns advised the Chair

that he was uncomfortable with proceeding with the minor variance until the MDS information was obtained.

Mr. Schlaich advised that they have spoken with the building department and the Town's building inspector, the only concern they have is the zoning. Ms. Kannegieter further advised that the existing dwelling is closer to the livestock and the farm building. If we were to move the house any further away it would be closer to the road, The owners think the current location is best suited for the livestock and their family. Committee member Burns responded that he is trying to determine if the house is far enough away.

Committee member Karen Whitney asked if the existing house could be a secondary dwelling unit, is that why the demolition permit was required. Ms. Sadler advised that when reviewing the application, it was asked if the existing house will be an ARU as it is permitted in Pefferlaw as per the ARU bylaw that was passed December of last year. The owners did confirm that the existing house would be demolished.

Committee member Karen Whitney asked if Committee would add a condition that there is confirmation that the MDS distances would be met prior to occupancy. Committee member Chris Burns did not want to approve the variances until the number is known, that is why the Building process is necessary. Committee member Chris Burns advised he was open to deferring the application so the applicant can speak to the building department.

Committee chair John Rogers asked the applicant if they know what an MDS is. Ms. Kannegieter advised that they do not.

Committee chair John Rogers advised that the MDS is a provincial requirement, it takes into consideration the farm building on a property, it is based on many factors, ie number of animals, size of structure etc.

Ms. Kannegieter advised that it is a hobby farm there are two horses. Committee member Chris Burns advised that an MDS calculation cannot be done quickly, and he was unsure if 22 meters is enough and reiterated that the MDS is calculated on the number of livestock, how manure is dealt with etc.

Committee member Chris Burns made a motion to defer the application to the next meeting if the MDS can be provided by then.

Committee Chair John Rogers asked if the building staff can try to calculate the MDS quickly to confirm compliance. Ms. Sadler advised that Planning is not privy to this information.

Committee member Chris Burns advised that it's the municipality's choice on whether it is calculated internally or a report from a qualified professional.

The application was deferred.

Moved By Chris Burns
Seconded By Karen Whitney

Carried

3. MINOR VARIANCE APPLICATIONS MV-2025-0017 AND MV-2025-0018
9 AND 9A BISCAYNE BOULEVARD, KESWICK
PLAN 397 PT LOT 91 RP 65R40662 PART 1 and PLAN 397 PT LOT 91
RP 65R40662 PART 2

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

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

There were no public comments or speakers.

Committee member Chris Burns asked if the Site Alteration Entrance
Permit (SAEP) is a condition or is it just the planting plan. Ms. Sadler
advised that it is not a condition, as the SAEP cannot be finalized until the
minor variance is finalized. Town staff are only requiring the planting plan.

Committee member Chris Burns asked Mr. Smith if the owner can satisfy
the engineering departments comments. Mr. Smith advised that they can,
they had to have this completed for the building permit. Committee
member Chris Burns mentioned that it was not complied with. Mr. Smith
advised no but the drainage comes down the side yard, the owner will be
maintaining what was originally approved, there will be some changes due
to materials.

Committee member Chris Burns advised that he would like to make sure
the engineering department is satisfied and he would like to make a
condition to make sure they are satisfied. Ms. Sadler advised that a
grading and drainage plan can be submitted prior to applying for the
SAEP, which has been done previously. Committee member Chris Burns
advised yes that works.

Committee member Chris Burns made a motion to approve with the
addition of a condition submission of a lot grading drainage plan to the
satisfaction of the engineering department.

Following the vote, Committee Chair John Rogers advised that the
application is approved subject to a 20-day appeal period and two years to
meet all conditions.

Moved By Chris Burns
Seconded By Karen Whitney

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 , 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;
 - b. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that a lot grading and drainage plan has been submitted to the satisfaction of the Division; and
 - c. 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 , 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;
 - b. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that a lot grading and drainage plan has been submitted to the satisfaction of the Division; and
 - c. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

Carried Unanimously

4. MINOR VARIANCE APPLICATION MV-2025-0026
242 PEFFERLAW ROAD, PEFFERLAW
CONCESSION 5, PART OF LOT 23

The owner, Greg Neely, gave a brief presentation.

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

There was one public comment but no further speakers.

Committee member Karen Whitney asked if there are any proposed modifications with the ground floor to change it to a dwelling or is it being kept as a commercial space. Mr. Neely advised that they are not proposing any changes/additions they are just supporting the use.

Committee member Karen Whitney asked if the residents should move to another house, can this be converted back to commercial use without modifications. Mr. Neely advised that is correct.

Committee member Chris Burns advised that this property was marketed on the real estate market in 2023 as a 2-storey residential property with a finished basement. Committee member Burns asked how many units are in the building. Mr. Neely advised that there is the main floor then there is the upstairs with bedrooms. Committee member Chris Burns asked about the finished basement with separate entrance. Mrs. Neely advised that there was never a separate entrance, when you go in through the back

door you could go downstairs, there is a door, and the previous owner was adding walls, but it was not divided off.

Committee member Chris Burns advised that the real estate photos show two kitchens, it was asked how many units are in the building. The owners advised that there is a part upstairs and downstairs.

Committee member Chris Burns asked where the residents live in the building. Mr. Neely advised that they live upstairs and they do artwork downstairs.

Committee member Chris Burns wanted to confirm that a residence on the second floor is permitted. Ms. Sadler advised that is correct, one residential unit is permitted above or the rear of a non-residential building.

Committee Chair John Rogers asked when the building was last used as commercial space. Mr. Neely advised that the building was for sale for almost one year. Ms. Sadler advised that there are building permits from 2022 for a proposed convenience store. Mr. Neely advised that the previous owners had applied and never did the work and noted that they only found out that it was commercially zoned when their lawyer did the due diligence as the listing said residential.

Committee member Karen Whitney stated that she recognized staff recommended refusal based on the current official plan and zoning bylaw, but committee does have the ability to make the decision on the use, and residential is an existing use. She stated that there are quite a few vacant commercial properties in Pefferlaw. Committee Member Karen Whitney recommended approval with a condition for septic evaluation and Lake Simcoe Conservation Authority. It was stated that it is a community need even though it may not fit perfectly into the official plan designation.

Committee chair John Rogers asked what section this application falls under in the *Planning Act* 45 (1) or 45(2)(b)(2). Ms. Sadler advised that under the *Planning Act* it is 45(2) (b) of the *Planning Act*.

Following the vote, Committee chair John Rogers advised that the application is approved subject to a 20-day appeal period and two years to meet all conditions.

Moved By Karen Whitney
Seconded By Lynda Rogers

1. **That the Committee of Adjustment Approve Minor Variance Application to permit relief from the following:**
 - a. **Section 14.1: To permit a single detached dwelling, whereas the only residential use is one dwelling unit above the first-storey or within the rear of a non-residential building other than a mechanical garage.**

2025-0026

2. That the approval of Minor Variance Application MV- be subject to the following term(s):

a. That the existing building be maintained in general conformity with Attachment 2 to Report DS-2026-0014, in accordance with the relief recommended to be approved in recommendation 1.

3. That the approval of Minor Variance Application MV-2025 0026 be subject to the following condition(s):

a. Submission to the Secretary-Treasurer of written confirmation from the Lake Simcoe Regional Conservation Authority that all matters identified in Attachment 4 to Report No. DS-2026-0014 have been addressed to their satisfaction;

b. Submission to the Secretary-Treasurer of written confirmation from the Town of Georgina Building Division that a septic evaluation has been completed to the satisfaction of the division; and,

c. That the above noted condition(s) be fulfilled within two (2) years of the date of the Notice of Decision.

Carried

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

None.

9. MINUTES OF PREVIOUS MEETING

1. March 23, 2026 Meeting Minutes

The March 23, 2026 meeting minutes were adopted.

Moved By Chris Burns

Seconded By Lynda Rogers

Carried Unanimously

10. COMMUNICATIONS

None.

11. OTHER BUSINESS

Please provide any mileage information for Q1 by end of day today.

Thank you to all who voted for the in-person meeting, there were a few days that could work (May 25th and September 9th). A vote amongst the committee members will occur at a later date.

Committee chair John Rogers suggested an in-person education training in the end of May/ early June after the OACA conference. Jeff Healey, Supervisor of Development Planning advised that Town staff are still getting used to the new building and there are new visitor protocols in place. Town staff will need to investigate the protocol for meetings after hours.

Committee chair John Rogers and Committee member Karen Whitney are unable to attend the May 4, 2026 meeting, as such an acting chair needs to be elected, Chris Burns was elected acting chair for the May 4, 2026 meeting.

Moved By Lynda Rogers
Seconded By Karen Whitney

Carried

12. NEXT MEETING

The next meeting is May 4, 2026.

13. ADJOURNMENT

Meeting was adjourned.

John Rogers, Chair

Brianna Flatt, Secretary-Treasurer