

THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK

COMMITTEE OF ADJUSTMENT

**MINUTES**

**2008-Jan-07  
7:30 P.M.**

**1. ROLL CALL:**

The Secretary-Treasurer gave the roll call and the following Members were present:

Stephen Pallett, Chairperson    Danny Wheeler, Member  
Karen Whitney, Member        Donald Rae, Member

**2. DECLARATION OF PECUNIARY INTEREST:**

None.

**3. REQUESTS FOR DEFERRAL OR WITHDRAWAL:**

None.

Stephen Pallett, Chairperson explained to the public in attendance, the procedure to obtain a copy of any decision made by the Committee tonight.

**4. APPLICATIONS FOR MINOR VARIANCE AND CONSENT:**

**Application P410750**

**5.1 Application P420729**

**YORK REGION ROMAN**

**CATHOLIC DISTRICT S.B.**

181 Glenwoods Ave.,  
Concession 3 (NG), Part Lot 5,  
RS65R14935, Part 1  
Roll No. 143-30050

Mr. Gord Mahoney, of Michael Smith Planning Consultants, agent for the applicant explained that the purpose of the consent application is to provide for the installation of a Bell Switching Box on a permanent easement area 4m X 4m which will provide better service for their customers. He also noted that the

variance requested is to reduce the required setbacks from 5 metres to 1.4 metres.

Mr. Mahoney explained that the subject property is designated Neighbourhood Residential in the Keswick Secondary Plan and zoned Institutional in accordance with Zoning By-law 500. He stated that the consent and variance applications comply with the provisions of the Keswick Secondary Plan as public utilities are permitted and further that the variance will not impact and will not adversely affect the use of the school property. He noted that landscaping will be provided on the easement area and that no objections had been received from internal or external agencies.

Mr. Mahoney concluded by stating that the applications comply with the Keswick Secondary Plan and Zoning By-law 500 and requested approval of the applications.

The Secretary-Treasurer read the following correspondence:

- the comments of the Planner as outlined in Report No. PB-2008-0003.
- stamped Notice of Hearing with “No Objection” from David Jones, On Site Sewage Inspector, received December 17, 2007.
- 2 memorandums from M. E. Baskerville, Engineering Manager dated December 17, 2007.
- memorandum from Brock McDonald, Manager of Leisure Services, received December 14, 2007
- email from Bill Oneill, Fire Chief, received December 14, 2007.

There were no other persons in attendance with an interest in these applications.

The agent confirmed that his client is in agreement with the conditions requested.

Moved by Donald Rae

Seconded by Karen Whitney

**THAT CONSENT APPLICATION P420729, TO REQUEST PERMISSION TO GRANT AN EASEMENT FOR A PERIOD MORE THAN 21 YEARS IN FAVOUR OF BELL CANADA FOR THE CONSTRUCTION AND MAINTENANCE OF THE ‘SWITCH BOX’ ON THE EASEMENT AREA INDICATED AS ‘A’, AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION, IS HEREBY APPROVED, SUBJECT TO THE FULFILLMENT OF THE FOLLOWING CONDITIONS:**

1. **SUBMISSION TO THE SECRETARY-TREASURER OF SIX (6) WHITE PRINTS OF A DEPOSITED REFERENCE PLAN OF SURVEY TO CONFORM SUBSTANTIALLY WITH THE APPLICATION AS SUBMITTED.**
2. **SUBMISSION TO THE SECRETARY-TREASURER OF A FULLY EXECUTED DEED, IN DUPLICATE, GRANTING THE EASEMENT.**
3. **ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

Moved by Donald Rae

Seconded by Karen Whitney

**THAT MINOR VARIANCE APPLICATION P410750, TO REQUEST RELIEF FROM:**

- **SECTION 12.2 TO PERMIT THE ERECTION OF A BELL CANADA 'SWITCH BOX';**
- **SECTION 12.4(C) TO PERMIT A FRONT YARD SETBACK OF 1.4 METRES FOR THE PROPOSED 'SWITCH BOX'; AND**
- **SECTION 12.4(F) TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 1.4 METRES FOR THE PROPOSED 'SWITCH BOX',**

**AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION IS HEREBY APPROVED.**

Carried.....

Stephen Pallett, Chairperson advised the agent of the 20 day appeal period.

**4.2 Application P410751**

**GELLARD, MARY ELIZABETH**  
419 Lake Drive East  
Plan 212A, Lot 1  
Roll No. 132-073

Mr. Eric Gunnell, agent, noted that the owner is proposing to build a two storey addition to the existing single family dwelling. He indicated that the 2.68 metre setback to the existing house from Churchill Lane is legal non-conforming. Mr. Gunnell said that they have talked to the neighbours directly to the South of the property and they have no objection to the application. Mr. Gunnell confirmed that his client is willing to accept the 8 metre maximum height restriction for the proposed addition, as recommended by the Planner.

The Secretary-Treasurer read the following correspondence:

- the comments of the Planner as outlined in Report No. PB-2008-0002.
- Notice of Hearing with “No objection” from M. E. Baskerville, Engineering Manager received January 2, 2008.
- stamped Notice of Hearing with “No Objection” from David Jones, On Site Sewage Inspector, received December 17, 2007.
- memorandum from Brock McDonald, Manager of Leisure Services, received December 14, 2007
- email from Bill Oneill, Fire Chief, received December 14, 2007.

There were no other persons having an interest in this application.

Moved by Karen Whitney

Seconded by Donald Rae

**THAT MINOR VARIANCE APPLICATION P410751, TO REQUEST RELIEF FROM SECTION 6.1(d) TO PERMIT A REDUCED EXTERIOR SIDE YARD SETBACK OF 2.68 METRES FOR THE PROPOSED TWO STOREY ADDITION TO THE SINGLE FAMILY DWELLING , AS SHOWN ON SCHEDULE ‘1’ ATTACHED TO THE DECISION, IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING TERM:**

- (I) THAT THE MAXIMUM HEIGHT OF THE PROPOSED TWO STOREY ADDITION DOES NOT EXCEED 8 METRES IN HEIGHT.**

Carried.....

Stephen Pallett, Chairperson advised the agent of the 20 day appeal period.

## **5. APPLICATIONS FOR CONSENT:**

**5.2 Application P420730  
Application P420731  
Application P420732  
Application P420733  
Application P420734**

**MARKWAY HOMES (KESWICK)**  
Lake Drive North (S/S)  
Concession 3 (NG), Part Lot 29  
Roll No. 123-278

Mr. Eric Gunnell, agent, representing Markway Homes, addressed the Committee and noted that the owner has 6 lots and part of a concession lot to the rear of each of the 6 lots. He indicated that the 5 severance applications are

proposed to split up the rear lot and add a portion to each of the existing lots fronting on Lake Drive. Mr. Gunnell confirmed that no new lots would be created and that the severances are really only lot line adjustments. Mr. Gunnell noted that the entire land holding is zoned residential and that a single family dwelling is permitted on each lot on Lake Drive, but the owner wishes to create larger and deeper lots through these severance proposals.

The Secretary-Treasurer and the Assistant Secretary-Treasurer read the following correspondence:

- the comments of the Planner as outlined in Report No. PB-2008-0001.
- email from David Jones, On Site Sewage Inspector, received December 14, 2007.
- memorandum from M. E. Baskerville, Engineering Manager dated January 2, 2008.
- 5 memorandums from Brock McDonald, Manager of Leisure Services, received December 14, 2007
- email from Bill Oneill, Fire Chief, received December 14, 2007.

There were no other persons having an interest in this application.

The agent confirmed that his client agrees to the conditions requested.

Mr. Gunnell confirmed that the structures straddling the lot line shown on the site plan are proposed detached garages for each of the new homes being built and that each new home will, in addition to the proposed detached garage, have an attached double car garage.

Moved by Karen Whitney

Seconded by Donald Rae

**THAT CONSENT APPLICATION P420730, TO REQUEST PERMISSION TO SEVER AND CONVEY THE SUBJECT LANDS INDICATED AS 'A' FROM THE REMAINDER LANDS INDICATED AS 'B' TO BE MERGED IN TITLE WITH THE LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION, IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. SUBMISSION TO THE SECRETARY-TREASURER OF SIX (6) WHITE PRINTS OF A DEPOSITED REFERENCE PLAN OF SURVEY TO CONFORM SUBSTANTIALLY WITH THE APPLICATION AS SUBMITTED.**

2. **SUBMISSION TO THE SECRETARY-TREASURER OF A FULLY EXECUTED DEED, IN DUPLICATE, CONVEYING THE SUBJECT LANDS INDICATED AS 'A' TO THE OWNER OF THE ABUTTING LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION.**
3. **THAT SUBSECTION 50(3) OF THE PLANNING ACT SHALL APPLY TO ANY FUTURE CONVEYANCE OF THE SUBJECT LANDS.**
4. **SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE PLANNING DIVISION, THAT A DEEMING BY-LAW HAS BEEN REGISTERED ON TITLE WITH RESPECT TO PART LOT 10, PLAN 124.**
5. **ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

Moved by Karen Whitney

Seconded by Donald Rae

**THAT CONSENT APPLICATION P420731, TO REQUEST PERMISSION TO SEVER AND CONVEY THE SUBJECT LANDS INDICATED AS 'A' FROM THE REMAINDER LANDS INDICATED AS 'B' TO BE MERGED IN TITLE WITH THE LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION, IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

1. **SUBMISSION TO THE SECRETARY-TREASURER OF SIX (6) WHITE PRINTS OF A DEPOSITED REFERENCE PLAN OF SURVEY TO CONFORM SUBSTANTIALLY WITH THE APPLICATION AS SUBMITTED.**
2. **SUBMISSION TO THE SECRETARY-TREASURER OF A FULLY EXECUTED DEED, IN DUPLICATE, CONVEYING THE SUBJECT LANDS INDICATED AS 'A' TO THE OWNER OF THE ABUTTING LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION.**
3. **THAT SUBSECTION 50(3) OF THE PLANNING ACT SHALL APPLY TO ANY FUTURE CONVEYANCE OF THE SUBJECT LANDS.**
4. **SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE PLANNING DIVISION, THAT A DEEMING**

**BY-LAW HAS BEEN REGISTERED ON TITLE WITH RESPECT TO PART LOT 9, PLAN 124.**

- 5. CONFIRMATION FROM THE SECRETARY-TREASURER THAT THE DEEDS TO CONVEY THE SUBJECT LAND OF CONSENT P420730 HAVE BEEN STAMPED AND ALL CONDITIONS IMPOSED HAVE BEEN FULFILLED.**
- 6. ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

Moved by Karen Whitney

Seconded by Donald Rae

**THAT CONSENT APPLICATION P420732, TO REQUEST PERMISSION TO SEVER AND CONVEY THE SUBJECT LANDS INDICATED AS 'A' FROM THE REMAINDER LANDS INDICATED AS 'B' TO BE MERGED IN TITLE WITH THE LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION, IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. SUBMISSION TO THE SECRETARY-TREASURER OF SIX (6) WHITE PRINTS OF A DEPOSITED REFERENCE PLAN OF SURVEY TO CONFORM SUBSTANTIALLY WITH THE APPLICATION AS SUBMITTED.**
- 2. SUBMISSION TO THE SECRETARY-TREASURER OF A FULLY EXECUTED DEED, IN DUPLICATE, CONVEYING THE SUBJECT LANDS INDICATED AS 'A' TO THE OWNER OF THE ABUTTING LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION.**
- 3. THAT SUBSECTION 50(3) OF THE PLANNING ACT SHALL APPLY TO ANY FUTURE CONVEYANCE OF THE SUBJECT LANDS.**
- 4. SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE PLANNING DIVISION, THAT A DEEMING BY-LAW HAS BEEN REGISTERED ON TITLE WITH RESPECT TO PART LOT 8, PLAN 124.**
- 5. CONFIRMATION FROM THE SECRETARY-TREASURER THAT THE DEEDS TO CONVEY THE SUBJECT LAND OF CONSENT P420731 HAVE BEEN STAMPED AND ALL CONDITIONS IMPOSED HAVE BEEN FULFILLED.**

**6. ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

Moved by Karen Whitney

Seconded by Donald Rae

**THAT CONSENT APPLICATION P420733, TO REQUEST PERMISSION TO SEVER AND CONVEY THE SUBJECT LANDS INDICATED AS 'A' FROM THE REMAINDER LANDS INDICATED AS 'B' TO BE MERGED IN TITLE WITH THE LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION, IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. SUBMISSION TO THE SECRETARY-TREASURER OF SIX (6) WHITE PRINTS OF A DEPOSITED REFERENCE PLAN OF SURVEY TO CONFORM SUBSTANTIALLY WITH THE APPLICATION AS SUBMITTED.**
- 2. SUBMISSION TO THE SECRETARY-TREASURER OF A FULLY EXECUTED DEED, IN DUPLICATE, CONVEYING THE SUBJECT LANDS INDICATED AS 'A' TO THE OWNER OF THE ABUTTING LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION.**
- 3. THAT SUBSECTION 50(3) OF THE PLANNING ACT SHALL APPLY TO ANY FUTURE CONVEYANCE OF THE SUBJECT LANDS.**
- 4. SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE PLANNING DIVISION, THAT A DEEMING BY-LAW HAS BEEN REGISTERED ON TITLE WITH RESPECT TO PART LOT 7, PLAN 124.**
- 5. CONFIRMATION FROM THE SECRETARY-TREASURER THAT THE DEEDS TO CONVEY THE SUBJECT LAND OF CONSENT P420732 HAVE BEEN STAMPED AND ALL CONDITIONS IMPOSED HAVE BEEN FULFILLED.**
- 6. ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

Moved by Karen Whitney

Seconded by Donald Rae

**THAT CONSENT APPLICATION P420734, TO REQUEST PERMISSION TO SEVER AND CONVEY THE SUBJECT LANDS INDICATED AS 'A' FROM THE REMAINDER LANDS INDICATED AS 'B' TO BE MERGED IN TITLE WITH THE LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION, IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. SUBMISSION TO THE SECRETARY-TREASURER OF SIX (6) WHITE PRINTS OF A DEPOSITED REFERENCE PLAN OF SURVEY TO CONFORM SUBSTANTIALLY WITH THE APPLICATION AS SUBMITTED.**
- 2. SUBMISSION TO THE SECRETARY-TREASURER OF A FULLY EXECUTED DEED, IN DUPLICATE, CONVEYING THE SUBJECT LANDS INDICATED AS 'A' TO THE OWNER OF THE ABUTTING LANDS INDICATED AS 'C' AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION.**
- 3. THAT SUBSECTION 50(3) OF THE PLANNING ACT SHALL APPLY TO ANY FUTURE CONVEYANCE OF THE SUBJECT LANDS.**
- 4. SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE PLANNING DIVISION, THAT A DEEMING BY-LAW HAS BEEN REGISTERED ON TITLE WITH RESPECT TO PART LOT 5 AND 6, PLAN 124.**
- 5. CONFIRMATION FROM THE SECRETARY-TREASURER THAT THE DEEDS TO CONVEY THE SUBJECT LAND OF CONSENT P420733 HAVE BEEN STAMPED AND ALL CONDITIONS IMPOSED HAVE BEEN FULFILLED.**
- 6. ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

Stephen Pallett, Chairperson advised the agent of the 20 day appeal period.

**6. POWER OF SALE/FORECLOSURE/VALIDATION OF TITLE APPLICATIONS:**

None.

**7. MINUTES OF PREVIOUS MEETING:**

Minutes of the Meeting of December 17, 2007

Moved by Danny Wheeler

Seconded by Karen Whitney

**THAT THE MINUTES OF THE MEETING OF DECEMBER 17, 2007 BE ADOPTED AS PRESENTED.**

Carried.....

**8. COMMUNICATIONS:**

None.

**9. OTHER BUSINESS:**

9.1 Meeting cancellations.

The Members were notified that the hearing scheduled for January 21<sup>st</sup>, 2008 was cancelled because no applications were submitted prior to the deadline.

**10. ADJOURNMENT:**

Moved by Karen Whitney

Seconded by Donald Rae

**THAT THE MEETING ADJOURN AT THIS TIME (8:55 pm).**

Carried.....

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STEPHEN PALLETT,  
CHAIRPERSON

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KATHLEEN FOSTER,  
SECRETARY-TREASURER