

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

MINUTES

**2009-Feb-02
7:30 P.M.**

1. ROLL CALL:

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

Stephen Pallett, Chairperson	Karen Whitney, Member
Donald Rae, Member	Chris Burns, Member

The following staff members were present:

Kathleen Foster, Secretary-Treasurer
Carmel Goodman, Administrative Clerk

2. DECLARATION OF PECUNIARY INTEREST:

None.

3. EXPLANATION OF HEARING PROCEDURE:

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

4. REQUESTS FOR DEFERRAL OR WITHDRAWAL:

None.

5. APPLICATIONS FOR MINOR VARIANCE:

5.1 Application P410901

SHANNON, JOHN EDWARD
901 Lake Drive North
Concession 3(G), Part Lot 27
Roll No. 123-371

Mr. Joseph Campitelli, the agent stated that they are requesting a one storey addition to an existing legal non-conforming two storey single family residence. He also stated that an Engineer has been retained to prepare an engineered plan as requested by the Engineering Department.

The Secretary-Treasurer read the following correspondence:

- The comments of the Planner as outlined in Report No. PB-2009-0010.
- E-mail from David Jones, On Site Sewage Inspector received January 23, 2009.
- Memorandum from Michael Baskerville, Engineering Manager, dated January 21, 2009.
- E-mail from Brock McDonald, Leisure Services Manager of Policy and Development received January 20, 2009.
- E-mail from Bill O'Neill, Fire Chief received January 12, 2009.
- E-mail from Pamela Hunt, By-law Secretary received January 14, 2009.

There were no others in attendance with an interest in this application.

Mr. Campitelli, the agent advised that although the Planner has suggested that the Committee allow future additions without further minor variances, the owner has no plans at this time for any future additions.

Moved by Karen Whitney

Seconded by Chris Burns

THAT MINOR VARIANCE APPLICATION P410901, TO REQUEST PERMISSION TO EXPAND THE LEGAL NON-CONFORMING RESIDENTIAL USE OF THE ABOVE NOTED PROPERTY WHICH WILL INCLUDE THE CONSTRUCTION OF A 1 STOREY ADDITION TO THE EXISTING 2 STOREY DWELLING, AS SHOWN ON SCHEDULE '1' ATTACHED TO THE DECISION IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE DEPARTMENT OF ENGINEERING AND PUBLIC WORKS THAT THE CONCERNS OUTLINED IN THE MEMORANDUM DATED JANUARY 21, 2009 AND ATTACHED AS SCHEDULE 2 TO THE DECISION HAVE BEEN RESOLVED.**
- 2. ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

Stephen Pallett, Chairperson advised those in attendance of the twenty day appeal period.

5.2 Application P410902

BUCH, GORDON CHRISTOPHER
330 Tampa Drive
Plan 306, Lot 40 and Part of Lot 41
Roll No. 141-081

Mr. Gordon Buch, the applicant stated that he is requesting permission to construct a detached garage in the rear yard and is seeking relief from the height provision from grade to peak in order to provide a storage area high enough for ease of movement and to be able to stand up in the storage area.

The Secretary-Treasurer read the following correspondence:

- The comments of the Planner as outlined in Report No. PB-2009-0012.
- E-mail from David Jones, On Site Sewage Inspector received January 23, 2009.
- Memorandum from Michael Baskerville, Engineering Manager, dated January 21, 2009.
- E-mail from Brock McDonald, Leisure Services Manager of Policy and Development received January 20, 2009.
- E-mail from Bill O'Neill, Fire Chief received January 12, 2009.
- E-mail from Pamela Hunt, By-law Secretary received January 14, 2009.

There were no others in attendance with an interest in this application.

Mr. Buch acknowledged that some of the metric dimensions on the sketches submitted are in error and confirmed that the correct size of the garage is 20 feet by 36 feet 4 inches.

The Committee instructed the Secretary-Treasurer to change all of the dimensions on the sketches to accompany the Committee's decision to imperial measurements as provided by Mr. Buch as 20 feet by 36 feet 4 inches.

Mr. Buch asked the Committee to consider waiving the request of the Engineering Department for an Engineered Grading and Drainage Plan on the basis that he is only going higher and if he had not applied for the minor variance the Engineering Drawing would not be required which will cost him more money.

Moved by Donald Rae

Seconded by Chris Burns

THAT MINOR VARIANCE APPLICATION P410902, TO REQUEST RELIEF FROM SECTION 5.1(f) TO PERMIT THE CONSTRUCTION OF A DETACHED

GARAGE HAVING AN INCREASED MAXIMUM HEIGHT FROM GRADE TO PEAK OF 6.1 METRES, AS SHOWN ON SCHEDULE 1 ATTACHED TO THE DECISION IS HEREBY APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. SUBMISSION TO THE SECRETARY-TREASURER OF WRITTEN CONFIRMATION FROM THE DEPARTMENT OF ENGINEERING AND PUBLIC WORKS THAT THE CONCERNS OUTLINED IN THE MEMORANDUM DATED JANUARY 21, 2009 AND ATTACHED AS SCHEDULE 2 TO THE DECISION HAVE BEEN RESOLVED.**
- 2. CONFIRMATION FROM THE SECRETARY-TREASURER THAT CONSENT APPLICATION P420843 HAS RECEIVED FINAL APPROVAL AND THE DEEDS HAVE BEEN STAMPED.**
- 3. ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

Stephen Pallett, Chairperson advised those in attendance of the twenty day appeal period.

6. APPLICATIONS FOR CONSENT:

6.1 Application P420848

**KAR DEVELOPMENT CORP.
HENDERSON, NATALIE NICOLE**
Land locked parcel behind
949 Lake Drive North
Concession 3(NG), Part Lot 28
Part of Roll Nos. 123-332 & 123-333

Roxanne Henderson, the agent was in attendance on behalf of the applicants. She stated that the property in question was purchased in August 2008 and the applicants wish to convey a portion of the land in order to provide two lot additions with no new building lots being created.

The Secretary-Treasurer read the following correspondence:

- The comments of the Planner as outlined in Report No. PB-2009-0011.
- E-mail from David Jones, On Site Sewage Inspector received January 23, 2009.
- E-mail from Darlene Folmeg, Engineering Secretary received January 22, 2009.
- E-mail from Brock McDonald, Leisure Services Manager of Policy and Development received January 20, 2009.

- E-mail from Bill O'Neill, Fire Chief received January 12, 2009.
- E-mail from Pamela Hunt, By-law Secretary received January 14, 2009.
- E-mail from Trevor Catherwood of York Region Transportation Services Received January 20, 2009.
- Copy of Notice of Hearing stamped No Objection from the Lake Simcoe Region Conservation Authority received on January 28, 2009.

There were no others in attendance with an interest in this application.

The Secretary-Treasurer advised the agent that maintaining the existing well for their own use is subject to the approval of the On Site Sewage Inspector.

Moved by Chris Burns

Seconded by Donald Rae

THAT CONSENT APPLICATION P420848, 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 LOTS 54 AND 55, REGISTERED PLAN 124.**
- 5. SUBMISSION TO THE SECRETARY-TRESURER OF WRITTEN CONFIRMATION FROM THE ON-SITE SEWAGE INSPECTOR THAT THE CONCERNS OUTLINED IN THE EMAIL RECEIVED JANUARY 23, 2009 AND ATTACHED AS SCHEDULE 2 TO THE DECISION HAVE BEEN RESOLVED.**

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

Carried.....

Ms. Henderson, the agent wished to express her appreciation to Karyn Stone for her assistance with this application and the other matters she has assisted her with in relation to her Real Estate Business.

Stephen Pallett, Chairperson advised those in attendance of the twenty day appeal period.

7. POWER OF SALE/FORECLOSURE/VALIDATION OF TITLE APPLICATIONS:

None.

8. MINUTES OF PREVIOUS MEETING:

8.1 Minutes of the Meeting of January 19, 2009

It was noted that the last name of the Seconder for item 9.1 was omitted.

Moved by Chris Burns

Seconded by Karen Whitney

THAT THE MINUTES OF THE MEETING OF JANUARY 19, 2009 BE APPROVED WITH THE FOLLOWING AMENDMENT:

PAGE 8 ITEM 9.1 – ADD THE SECONDER’S LAST NAME “BURNS” AFTER THE FIRST NAME “CHRIS” SO THAT IT NOW READS “CHRIS BURNS”.

Carried.....

9. COMMUNICATIONS:

None.

10. OTHER BUSINESS:

None.

11. ADJOURNMENT:

Moved by Karen Whitney

Seconded by Donald Rae

THAT THE MEETING ADJOURN AT THIS TIME (7:55 PM).

Carried.....

STEPHEN PALLETT, CHAIRPERSON

KATHLEEN FOSTER,
SECRETARY-TREASURER