

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

**MINUTES**

**2009-Apr-06  
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
Danny Wheeler, Member	

The following staff members were present:

Kathleen Foster, Secretary-Treasurer  
Fernando Lamanna, Assistant Secretary-Treasurer

**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:**

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| <b>4.1 <u>Application P420903</u><br/>(To be heard in conjunction with Consent Applications P420904 &amp; P420905)</b> | <b>CLIVE WINCHESTER</b><br>1974 Metro Road North<br>Conc. 9(NG), Part Lot 18<br>Roll No. 138-017          |
| <b>4.2 <u>Application P420904</u><br/>(To be heard in conjunction with Consent Applications P420903 &amp; P420905)</b> | <b>ESTATE OF PATRICIA MARLES</b><br>1976 Metro Road North<br>Conc. 9(NG), Part Lot 18<br>Roll No. 138-016 |

**4.3 Application P420905****(To be heard in conjunction with Consent Applications P420903 & P420904)****KELLY MARLES**1978 Metro Road North  
Conc. 9(NG), Part Lot 18  
Roll No. 138-014

The Secretary-Treasurer read the deferral memorandum from Denis Beaulieu, Planner dated March 31, 2009.

Mr. Michael Smith, agent, explained that he is not opposing the deferral request as he indicated in his earlier email as new information was provided to him by his client recently. He noted that his client has purchased, from his neighbours, the entire lands that are subject to the consent applications.

Mr. Smith indicated that he opposes the Planner's request to defer the applications until Council has reviewed and made a decision on the new development proposal. He noted that he is meeting with planning staff tomorrow and would request a deferral to the April 20<sup>th</sup> hearing.

Moved by Karen Whitney

Seconded by Chris Burns

**THAT CONSENT APPLICATIONS P420903, P420904 AND P420905 BE DEFERRED TO THE HEARING TO BE HELD MAY 4, 2009.**

Carried.....

There were interested parties in attendance and they were told by the Chairman to fill out the pink form to identify themselves as an interested party.

The Assistant Secretary-Treasurer exited Council Chambers with the interested parties and collected the pink forms.

**5. APPLICATIONS FOR MINOR VARIANCE:****5.1 Application P410906****(To be heard in conjunction with Minor Variance P410907 and Consent Application P420902)****JOHN BOYD****JAQUELINE BOYD**Lyons Lane  
Plan 176, Lot 30 & Pt Lt 31  
Roll No. 134-877**5.2 Application P410907****(To be heard in conjunction with Minor Variance P410906 and Consent Application P420902)****JOHN BOYD****JAQUELINE BOYD**Lyons Lane  
Plan 176, Lot 32 & Pt Lt 31  
Roll No. 134-875

**6. APPLICATIONS FOR CONSENT:****6.1 Application P420902  
(To be heard in conjunction with Minor  
Variance P410906 and P410907****JOHN BOYD  
JAQUELINE BOYD**  
Lyons Lane  
Plan 176, Lot 31  
Roll No. 134-876

Mrs. Jaqueline Boyd, applicant, noted that her and her husband own 3 lots and they wish to divide the lots so that they have 2 larger lots. She indicated that the minor variance on lot 30 which abuts Lake Drive is for a reduced side yard setback in order to construct a 2 storey house with a garage. She noted that the other minor variance is for an increase in height for a detached garage that will have a second floor with no washroom.

The Secretary-Treasurer read the following correspondence:

- The revised recommendations of the Planner as outlined in Report No. PB-2009-0026.
- E-mail from David Jones, On Site Sewage Inspector received March 24, 2009.
- Three memorandums from Michael Baskerville, Engineering Manager received March 25, 2009 and March 26, 2009.
- E-mail from Cathy Hillier, Senior Tax & Water Collection Clerk received March 9, 2009.
- E-mail from Brock McDonald, Leisure Services Manager of Policy and Development received March 10, 2009.
- E-mail from Bill O'Neill, Fire Chief received March 9, 2009.
- E-mail from Pamela Hunt, By-law Secretary received March 10, 2009.
- Notice of Decision stamped "No Objection" from the Lake Simcoe Region Conservation Authority, received March 11, 2009.
- E-mail from Trevor Catherwood, Development Review Technologist with the Region of York Transportation and Works Department, received March 26, 2009.

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

Mrs. Boyd confirmed that she agrees with the proposed conditions and noted that they were not going to build for a couple of years but would get their designer to draw up a lot grading plan for both lots.

Moved by Chris Burns

Seconded by Karen Whitney

**THAT NO FURTHER NOTICE IS REQUIRED TO AMEND CONSENT APPLICATION P420902 FOR THE CREATION OF ONE NEW LOT FROM THE LOT CREATED IN THE FUTURE BY THE DEEMING TOGETHER LOTS 30, 31 & 32, PLAN 176. WHERE THE ORIGINAL APPLICATION WAS FOR A LOT ADDITION.**

Carried.....

Moved by Chris Burns

Seconded by Donald Rae

**THAT CONSENT APPLICATION P420902 AS AMENDED, TO REQUEST PERMISSION TO SEVER AND CONVEY THE SUBJECT LANDS INDICATED AS 'A' AND RETAIN THE REMAINDER LANDS INDICATED AS 'B' 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.**
- 3. 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 30, 31 & 32, PLAN 176, MERGING THESE LOTS INTO ONE LOT.**
- 4. 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 Chris Burns

**THAT MINOR VARIANCE APPLICATION P410906, TO REQUEST RELIEF FROM SECTION 6.1(d) TO PERMIT THE CONSTRUCTION OF A SINGLE FAMILY DWELLING ON THE SUBJECT LAND HAVING A REDUCED EXTERIOR SIDEYARD SETBACK OF 5 METRES TO THE SOUTH LOT LINE WHICH IS 2.62 METRES FROM THE EXTENT OF THE PLANNED STREET**

**WIDTH, 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 THEIR CONCERNS OUTLINED IN THE MEMORANDUM DATED MARCH 25, 2009 AND ATTACHED TO THE DECISION AS SCHEDULE '1' HAVE BEEN RESOLVED.**
- 2. ALL CONDITIONS MUST BE SATISFIED WITHIN ONE (1) YEAR OF THE DATE OF THE NOTICE OF THE DECISION.**

Carried.....

Moved by Chris Burns

Seconded by Karen Whitney

**THAT MINOR VARIANCE APPLICATION P410907, TO REQUEST RELIEF FROM SECTION 5.1 (f) TO PERMIT THE CONSTRUCTION OF A DETACHED GARAGE ON THE SUBJECT LAND HAVING AN INCREASED MAXIMUM HEIGHT OF 3.35 METRES FROM GRADE TO EAVES AND 6.5 METRES FROM GRADE TO PEAK, 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 THEIR CONCERNS OUTLINED IN THE MEMORANDUM DATED MARCH 25, 2009 AND ATTACHED TO THE DECISION AS SCHEDULE '1' 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 20 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 March 2, 2009**

Moved by Danny Wheeler

Seconded by Chris Burns

**THAT THE MINUTES OF THE MEETING OF MARCH 2, 2009 BE APPROVED AS PRESENTED.**

Carried.....

**9. COMMUNICATIONS:**

None.

**10. OTHER BUSINESS:**

**10.1 Status Pending List**

Moved by Karen Whitney

Seconded by Chris Burns

**THAT THE STATUS PENDING LIST BE RECEIVED FOR INFORMATION.**

Carried.....

**11. ADJOURNMENT:**

Moved by Karen Whitney

Seconded by Danny Wheeler

**THAT THE MEETING ADJOURN AT THIS TIME (8:00 PM).**

Carried.....

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STEPHEN PALLETT, CHAIRPERSON

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KATHLEEN FOSTER,  
SECRETARY-TREASURER