



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE
NOTICE OF HEARING
PUBLIC CIRCULATION**

Application: **MV-2026-0036**

IN THE MATTER OF SECTION 45 OF THE *PLANNING ACT*, R.S.O. 1990, AS AMENDED, AND IN THE MATTER OF AN APPLICATION BY: **Michael Smith Planning Consultants, on behalf of the Regional Municipality of York**

Subject Lands:

187-195 The Queensway South

Part of the North Half of Lot 10, Con 3 (NG), Part 1 on Plan 65R-35285, S/T Interest in R643456; Part of the North Half of Lot 10, Con 3 (NG), as in B27716B; Part of the North Half of Lot 10, Con 3 (NG), as in R634684, Except Part 10, Plan 65R-21325, Lot 1, Plan 211, Except Part 9, Plan 65R-21325

Roll Nos.: 146-45800, 146-46000, 146-46100 & 146-46300

A Key Map showing the Subject Lands is attached to this Notice.

The Owner of the above-noted properties (187 to 195 The Queensway South), which are zoned various site-specific Medium Density Urban Residential (R3-67, R3-68 & R3-69) Zones and a site-specific Open Space (OS-125) Zone on Map 3, Page 2, of Schedule 'A' to Zoning Bylaw 500, as amended, is proposing to construct a 5-storey mixed-use apartment building. The Applicant has submitted a Minor Variance application concerning the proposal, requesting the following relief from Zoning Bylaw 500, as amended:

- i. **Sections 5.12, 9.5.57(d) i) & ii), 9.5.58(c) i) & ii), & 9.5.59(d) i) & ii):** To permit a maximum fence height of 2.5 metres in the rear yard and interior side yard, as well as a maximum fence height of 2.0 metres in the front yard; whereas, a maximum fence height of 2.0 metres is permitted in the rear yard and interior side yards, and a maximum fence height of 0.9 metres is permitted in the front yard.
- ii. **Section 5.28(h):** To permit a drive aisle to be located within the minimum required front yard; whereas, a drive aisle is not permitted to be located within the minimum required front yard.
- iii. **Section 6.8(j):** To permit a maximum height of 19 metres for the proposed apartment building; whereas, a maximum height of 11 metres is permitted.
- iv. **Section 6.8(m):** To permit a minimum landscaped open space requirement of 20%; whereas, a minimum landscaped open space of 35% is required.
- v. **Section 9.5.57 b):** To require that the definitions of front lot line and rear lot line under Sections 2.123 and 2.124 apply to the proposed development; whereas, the existing zoning references site-specific lot line definitions.
- vi. **Sections 9.5.57(f) i) & ii), 9.5.58(e) i) & ii), & 9.5.59(f) i) & ii):** To require that the provisions under Section 5.28 (h) and (i) shall apply to the proposed apartment building; whereas, the existing zoning references site-specific driveway and attached garage requirements.
- vii. **Section 9.5.58(f):** To require that the provisions under Section 5.1(e) shall apply to the proposed development; whereas, the existing zoning references site-specific requirements for detached accessory buildings and structures.
- viii. **Section 9.5.60:** To require that the definition of front yard under Section 2.229 applies to the proposed development; whereas, the existing zoning references a site-specific front yard definition.

- ix. **Section 9.5.60:** To require that the definition of rear yard under Section 2.231 applies to the proposed development; whereas, the existing zoning references a site-specific rear yard definition.
- x. **Sections 5.12 & 27.5.122:** To permit a chain-link fence not exceeding 2.5 metres in height; whereas, a maximum height of 2.0 metres is permitted.

A copy of the Site Plan is attached to this Notice.

Please note that the Subject Lands are subject to an application under the *Planning Act* for approval of a plan of subdivision (Town File No. 01.152).

The Committee of Adjustment appoints **September 9, 2026**, at **7:30 p.m.** for the hearing of all persons who desire to be heard in support of, or in opposition to, the application.

In accordance with Bylaw 2022-0099 (COU-2), **this Committee hearing will be conducted through a hybrid format (digitally and in-person) for this hearing only.** For in-person attendance, please visit the Council Chambers of the Civic Centre located at 26557 Civic Centre Road, Keswick, ON L4P 3G1.

To make a deputation at the hearing, please refer to **Attachment 1** for instructions. Written comments and public deputation requests must be received by the Acting Secretary-Treasurer no later than **12:00 p.m.** on **September 7, 2026**.

Dated at the Town of Georgina on **August 6th, 2026**.



Monika Sadler

Acting Secretary-Treasurer to the Committee of Adjustment
Development Planning Division – Development Services Department
905-476-4301 Ext. 2370 | msadler@georgina.ca

IMPORTANT INFORMATION

PUBLIC COMMENT SUBMISSION: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an application must be received by **12:00 p.m. on September 7, 2026**. Written submissions can be mailed or emailed to:

Town of Georgina

Monika Sadler, Acting Secretary-Treasurer to the Committee of Adjustment

26557 Civic Centre Road, Keswick, ON L4P 3G1

msadler@georgina.ca

PARTICIPATION: To make a deputation, residents must complete and submit a Request to Speak form no later than **12:00 p.m. on September 7, 2026** (see above for contact details). The Request to Speak form can be found on **Page 2**, attached. For additional information regarding meeting procedures and public participation, please visit www.georgina.ca (search Committee of Adjustment).

Presentations to the Committee are limited to five (5) minutes in length. Please note that Committee of Adjustment hearings are audio/video recorded. Your name, address, comments and any other personal information will form part of the public record pertaining to this application.

Any person who is planning to participate in the hearing and has any accessibility needs should contact the Acting Secretary-Treasurer to the Committee of Adjustment as soon as possible.

PUBLIC RECORD: Personal information collected as part of this public hearing is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act*, and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected, will become the property of the Town of Georgina, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

TO OBTAIN MORE INFORMATION: To obtain more information regarding this application, including plans, sketches and/or staff reports, please contact the Acting Secretary-Treasurer during regular business hours (Monday to Friday, 8:30 a.m. to 4:30 p.m.). A copy of the staff report may be obtained from the Acting Secretary-Treasurer at any time after **12:00 p.m. on September 2, 2026**, or it may be found online at: [https:// www.georgina.ca/municipal-government/council-meetings/agendas-minutes-and-meetings](https://www.georgina.ca/municipal-government/council-meetings/agendas-minutes-and-meetings)

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing, you must complete and submit the Request to be Notified form to the Active Secretary-Treasurer. The Request to be Notified form can be found on **Page 3**, attached. In the absence of a written request to be notified for the Committee's decision, you will not receive notice.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: Under Ontario Regulation 197/96, if you own a building that contains more than seven (7) residential units, you must post this public notice in a location that is visible to all residents within your building. Under the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47(2) and shall make a copy of the notice available for examination.

IMPORTANT NOTICE TO OWNER AND/OR AGENT: If you do not attend or are not represented at this hearing, the Committee may adjourn the file or proceed in your absence and make a decision or may consider the application to have been abandoned or withdrawn and close the file.



Monika Sadler

Acting Secretary-Treasurer to the Committee of Adjustment

Development Planning Division – Development Services Department

905-476-4301 Ext.2370 | msadler@georgina.ca

REQUEST TO SPEAK FORM FOR ELECTRONIC MEETINGS

Per Municipal ByLaw 2022-0099 (COU-2) of the Town of Georgina, the Committee of Adjustment is permitted to hold electronic meetings during this time. For persons who would like to address the Committee during an electronic meeting, please send this completed form, together with any speaker notes and/or written questions for consideration by the Committee, to Monika Sadler, Acting Secretary-Treasurer, at msadler@georgina.ca, no later than noon on the last business day before a scheduled meeting to pre-register.

PLEASE PRINT CLEARLY:

NAME: _____

(Street Address)

(Town/City)

(Postal Code)

PHONE #: DAY: _____

EVENING: _____

E-MAIL: _____

Please send me correspondence by email: ☐

NAME OF ORGANIZATION OR PERSON(S) BEING REPRESENTED (IF APPLICABLE):

1) DATE OF HEARING YOU WISH TO ATTEND: _____
(Day) (Month) (Year)

2) BRIEF SUMMARY OF THE REPORT OR PURPOSE OF YOUR SPEAKER REQUEST:

3) WILL YOU BE MAKING A PRESENTATION? Yes ☐ No ☐

4) HAVE YOU BEEN IN CONTACT WITH A TOWN STAFF MEMBER REGARDING YOUR MATTER OF INTEREST? Yes ☐ No ☐ Not Applicable ☐

If yes, with whom, and what was the outcome of your discussion?

5) REQUEST NOTIFICATION OF DECISION? Yes ☐ No ☐

NOTES:
I confirm that I have read and understand the instructions and procedure and shall abide by the Speaker Procedures under the Procedural Bylaw 2022-0099, as amended.

Signature

Date

Personal Information on this form is being collected under the authority of the *Municipal Act* and will be used for the purposes of sending correspondence relating to matters before the Committee of Adjustment. Your name, address, comments and any other personal information are collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the Internet in an electronic format pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, as amended. Questions about this collection should be directed to the Clerk's Division, Town of Georgina, 26557 Civic Centre Road, Keswick, ON, L4P 3G1. Telephone 905-476-4301, Ext. 2223; Fax905-476-1475.

REQUEST TO BE NOTIFIED

I, _____
(Print Name in Full)

HEREWITH SUBMIT NOTICE IN WRITING FOR THE FOLLOWING (Please check below):

I REQUEST TO BE NOTIFIED OF ANY FUTURE PUBLIC MEETING(S) REGARDING THE APPLICATION NOTED BELOW.

I REQUEST TO BE NOTIFIED OF THE COMMITTEE’S DECISION REGARDING THE DEFERRAL, APPROVAL OR REFUSAL OF THE APPLICATION,

CONCERNING THE FOLLOWING COMMITTEE OF ADJUSTMENT MATTER CONSIDERED BY THE COMMITTEE ON THE _____ day of _____, 2026.

APPLICANT NAME: _____

PROPERTY ADDRESS: _____

APPLICATION #: _____

Please fill in your information below:

NAME: _____

ADDRESS: _____

CITY: _____ **POSTAL CODE:** _____

PHONE: _____

E-MAIL: _____

(Signature)

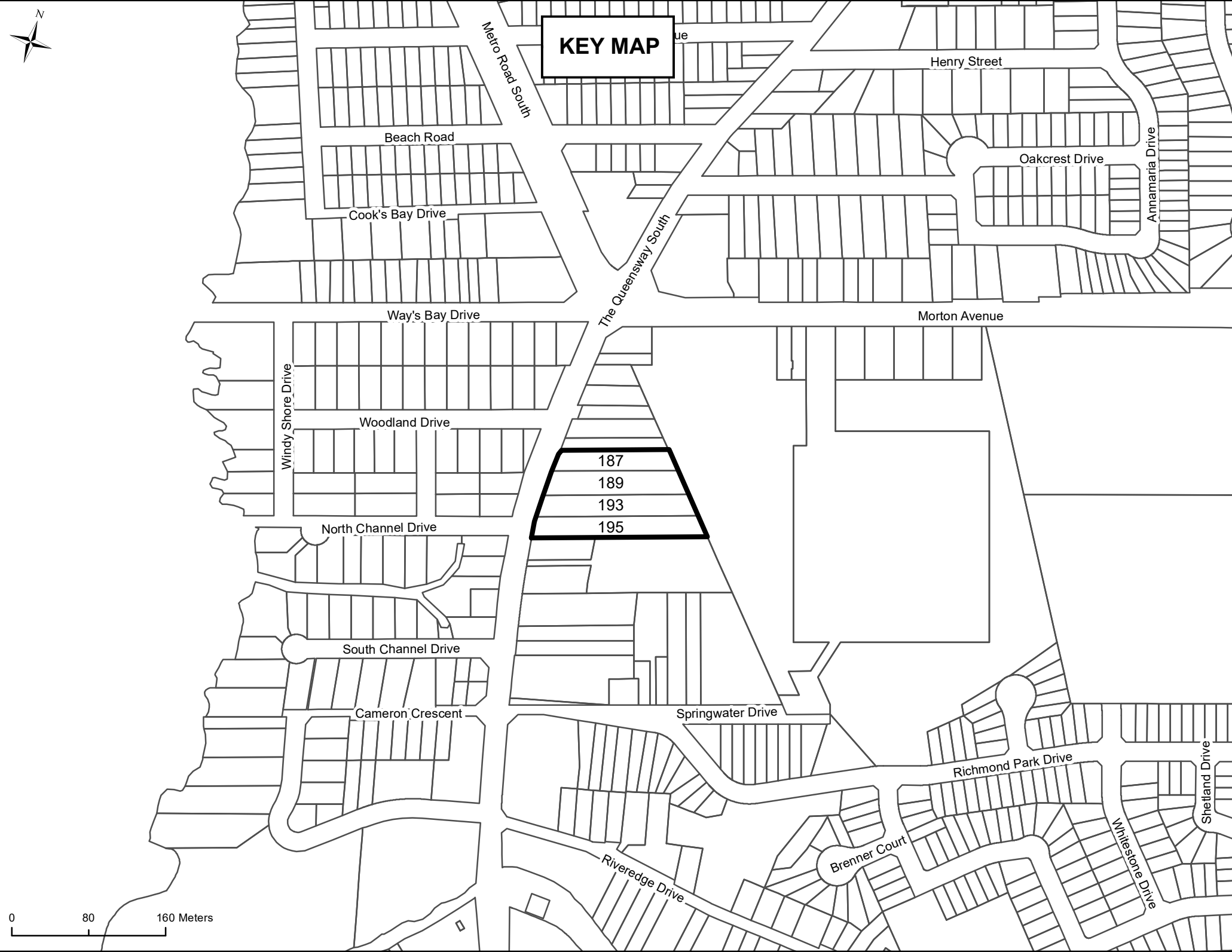
THIS FORM SHOULD BE SUBMITTED TO THE FOLLOWING MAILING ADDRESS OR E-MAIL ADDRESS:

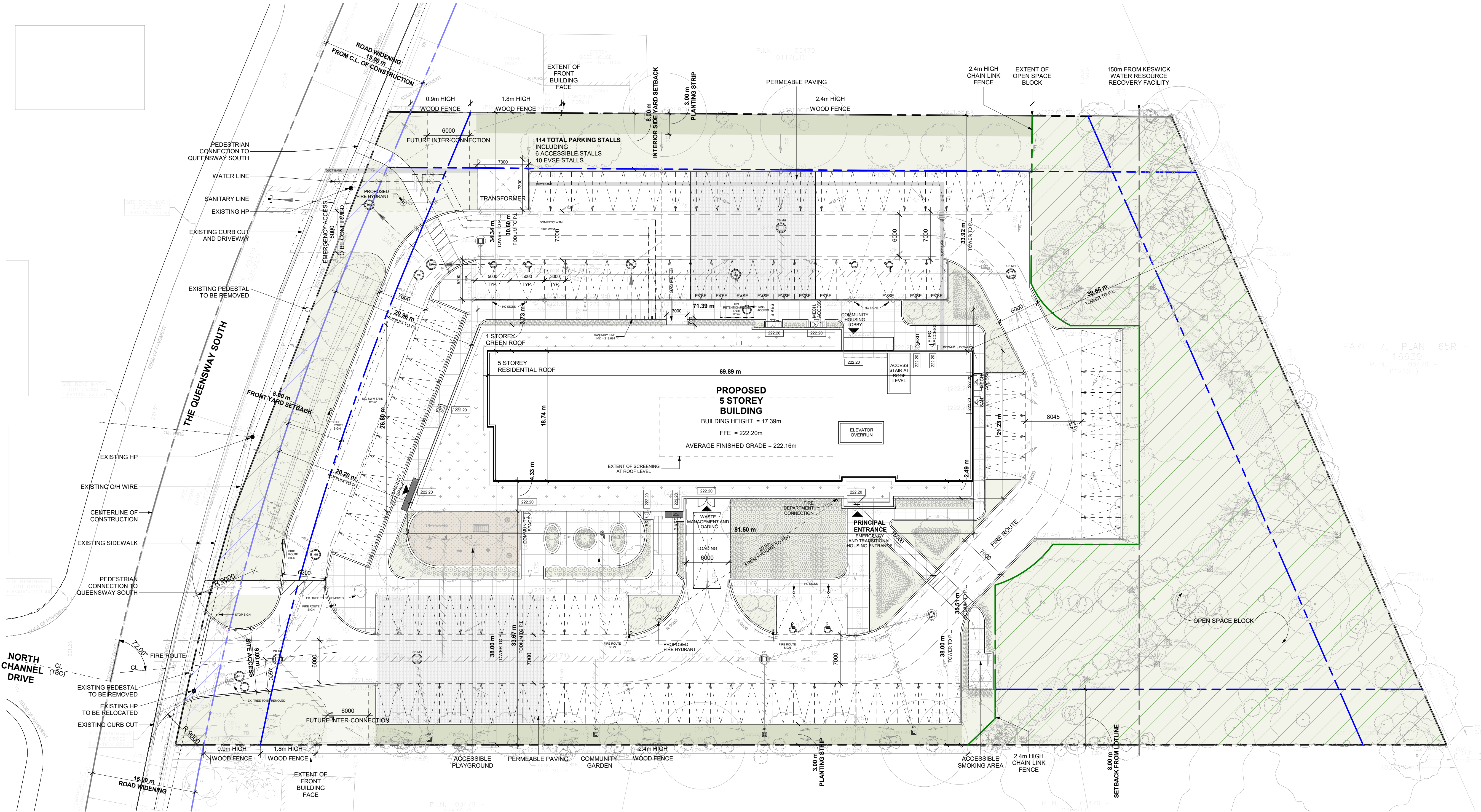


Town of Georgina
Monika Sadler, Acting Secretary-Treasurer to the Committee of Adjustment
26557 Civic Centre Road, Keswick, ON, L4P 3G1
msadler@georgina.ca

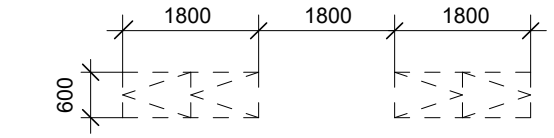


KEY MAP





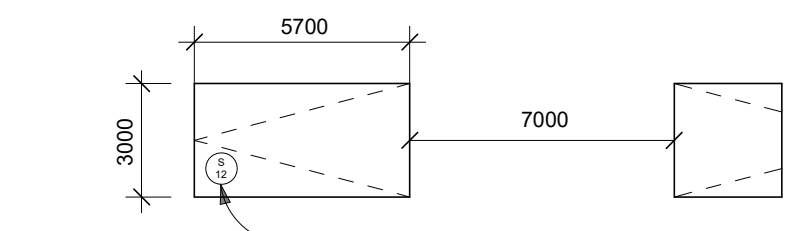
1 | Site Plan
1 : 300



NOTE: STACKED HORIZONTAL BIKE PARKING SPACES ARE 0.8m x 1.8m x 2.55m (OVERALL CLEAR HEIGHT)

2 | Typical Bicycle Space Notes

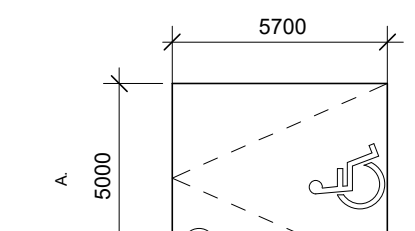
TYPICAL PARKING SPACE (as per Town of Georgina By-law)



3 | Parking Notes

TOTAL BIKE COUNTS	
LEVEL	COUNTS
L1	38

BARRIER FREE PARKING SPACE:



NOTES:
A. 5000mm STALL INCLUSIVE OF 1500MM WALKWAY

GENERAL NOTES:

FOR LANDSCAPE DETAILS, REFER TO LANDSCAPE DRAWINGS BY MEP
FOR CIVIL AND SERVICING DETAILS, REFER TO GRADING AND SITE SERVICING DRAWINGS BY MTE
FOR TRAFFIC DETAILS, REFER TO TRAFFIC REPORT AND DRAWINGS BY MTE
FOR SURVEY INFORMATION REFER TO MTE SURVEY DATED JUNE 24, 2026
LOCATION OF BOUNDARY TREES FROM PEARSON AND PEARSON SURVEY DATED MAY 30, 2019
EXTENT OF OPEN SPACE BOUNDARY FROM MSPC

All Drawings, Specifications, and Related Documents are the Copyright of the Architect. The Architect retains all rights to control all uses of these documents for the intended issuance/use as identified below. Reproduction of these Documents, without permission from the Architect, is strictly prohibited. The Authorities Having Jurisdiction are permitted to use, distribute, and reproduce these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these documents by the Architect.

Do not scale the drawings.
This drawing is not to be used for construction until signed by the architect.
Date:

PART 7, PLAN 65R -
166.59
P.L.N. 03479 -
0121017

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:		Date:
No.:	Revision:	

1.	Site Plan Application	July 28, 2026
No.:	Issued For:	Date:

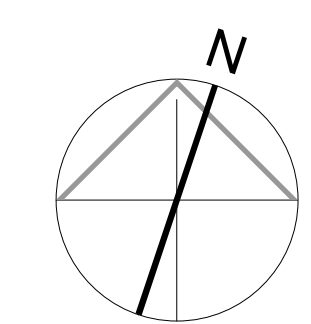


Client:
VanMar Constructors

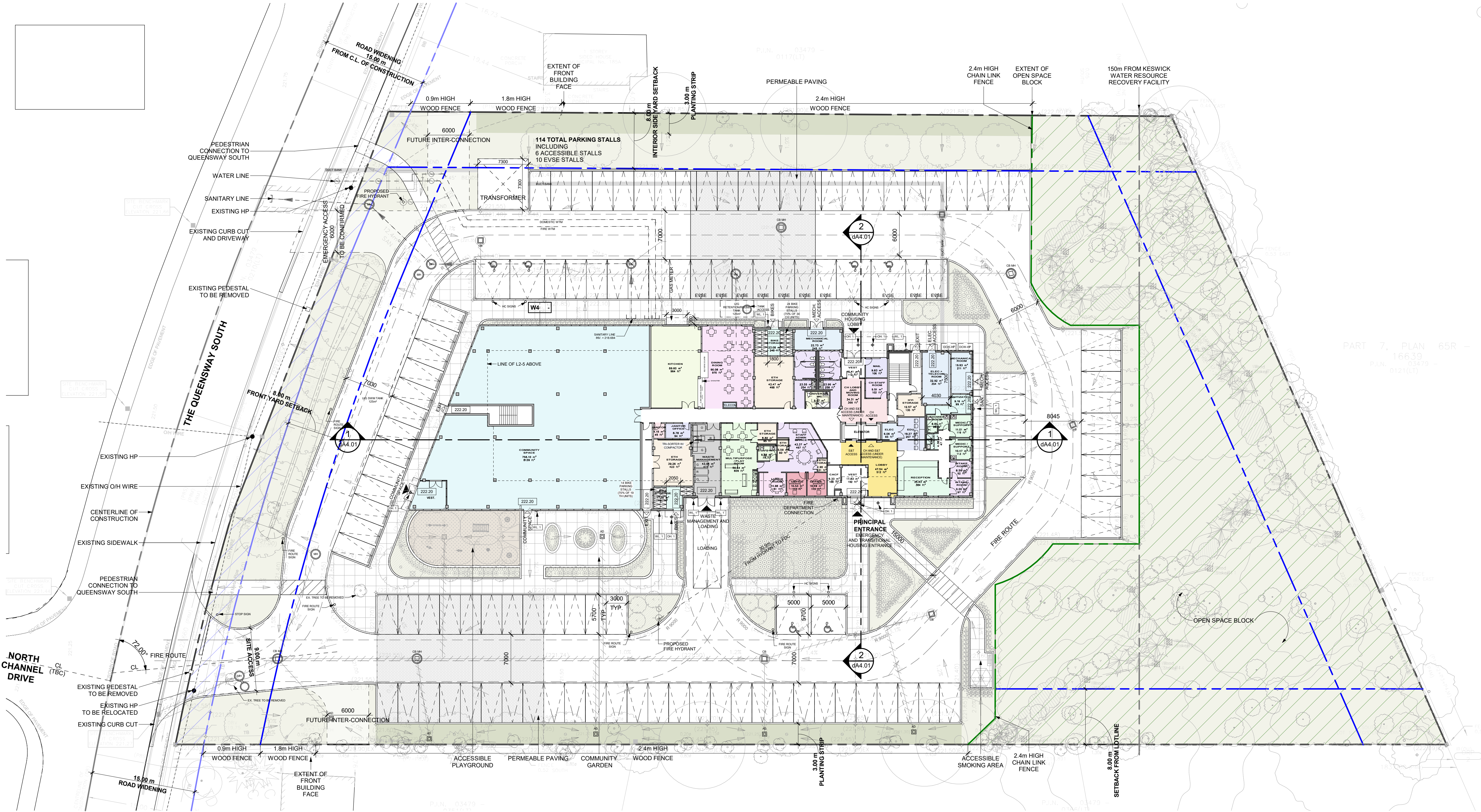
187 - 195 The Queensway South
Kewick, ON
Proposed Community Housing Development

Drawing Title:
Site Plan

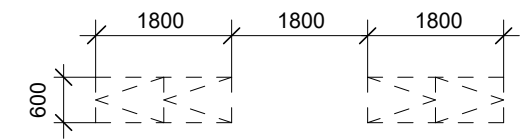
Scale:	
As indicated	
Drawn by:	JS / JH
Checked by:	FM / RP
Project No.:	26-037
Date:	July 28, 2026
Drawing No.:	



dA1.02



1 | Level 1 Floor Plan
1 : 300



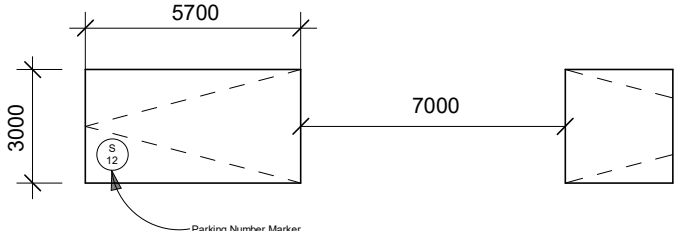
NOTE: STACKED HORIZONTAL BIKE PARKING SPACES ARE 0.8m x 1.8m x 2.55m (OVERALL CLEAR HEIGHT)

TOTAL BIKE COUNTS	
LEVEL	COUNTS
L1	38

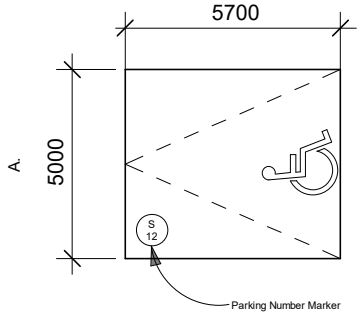
LIGHTING PLAN LEGEND		
SYMBOL	LABEL	LIGHT TYPE AND MOUNTING
OH.1	SOFFIT INTEGRATED LIGHT FIXTURE	2285 mm
WL.1	WALL-MOUNTED INTEGRATED LIGHT FIXTURE	1200 mm CL

NT
S

TYPICAL PARKING SPACE
(as per Town of Georgina By-law)



BARRIER FREE PARKING SPACE:



NOTES:
A. 5000mm STALL INCLUSIVE OF 1500MM WALKWAY

3 | Parking Notes
NT
S

4 | Lighting Legend
NT
S

GENERAL NOTES:
FOR LANDSCAPE DETAILS, REFER TO LANDSCAPE DRAWINGS BY MEP
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Do not scale the drawings.
This drawing is not to be used for construction until signed by the architect.
Date:



20 De Boers Drive Suite 400
Toronto ON M3J 0H1

Revisions:		Date:
No.:	Revision:	

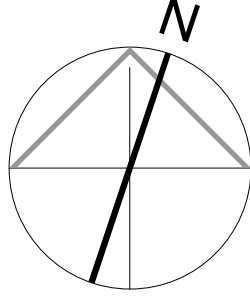
1.	Site Plan Application	July 28, 2026
No.:	Issued For:	Date:



Client:
VanMar Constructors
187 - 195 The Queensway South
Keswick, ON
Proposed Community Housing Development

Drawing Title:
Level 1 Floor Plan

Scale: As indicated	
Drawn by:	JS / JH
Checked by:	FM / RP
Project No.:	26-037
Date:	July 28, 2026
Drawing No.:	



dA2.01