

# **THE CORPORATION OF THE TOWN OF GEORGINA**

## **COUNCIL MINUTES**

February 25, 2008  
(7:02 p.m.)

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

The Clerk gave the roll call and the following Council members were present:

Mayor Grossi	Regional Councillor Wheeler
Councillor Jordan	Councillor Jamieson
Councillor Szollosy	Councillor Hackenbrook
Councillor Smockum	

3. COMMUNITY SERVICE ANNOUNCEMENTS:

Council Members were made aware of a number of community events taking place.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

The following Addendum items were identified as part of the agenda:

- 4.1 Report No. PB-2008-0021 entitled 'Application to Amend Official Plan and Zoning By-law, Deep Patel' as item No. 14.2.1
- 4.2 Report No. DAS-2008-0013 entitled 'Poured Concrete Foundation – Civic Centre Portable Office Complex' as Item No. 17.3.1
- 4.3 A By-law to authorize the Mayor and Clerk to execute an agreement between the Town of Georgina and the Ministry of Natural Resources to restore and rehabilitate the shoreline of Lake Simcoe along Lake Drive, as Item 20.4
- 4.4 Closed Session concerning Employee Negotiations
- 4.5 Correspondence from Larkin & Associates, as agent for Deep Patel, refer to Addendum Item No. 14.2.1
- 4.6 Correspondence from Western Ontario Warden's Caucus (WOWC) concerning Farm Tax Rebate update, refer to Item 15.2.1

5. APPROVAL OF AGENDA:

Moved by Councillor Jamieson

Seconded by Councillor Hackenbrook

**RESOLUTION NO. C-2008-0074**

THAT THE AGENDA WITH THE FOLLOWING ADDENDUM ITEMS BE APPROVED:

- 5.1 REPORT NO. PB-2008-0021 ENTITLED 'APPLICATION TO AMEND OFFICIAL PLAN AND ZONING BY-LAW, DEEP PATEL' AS ITEM NO. 14.2.1
- 5.2 REPORT NO. DAS-2008-0013 ENTITLED 'POURED CONCRETE FOUNDATION – CIVIC CENTRE PORTABLE OFFICE COMPLEX' AS ITEM NO. 17.3.1
- 5.3 A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT BETWEEN THE TOWN OF GEORGINA AND THE MINISTRY OF NATURAL RESOURCES TO RESTORE AND REHABILITATE THE SHORELINE OF LAKE SIMCOE ALONG LAKE DRIVE, AS ITEM 20.4
- 5.4 CLOSED SESSION CONCERNING EMPLOYEE NEGOTIATIONS
- 5.5 CORRESPONDENCE FROM LARKIN & ASSOCIATES, AS AGENT FOR DEEP PATEL, REFER TO ADDENDUM ITEM NO. 14.2.1
- 5.6 CORRESPONDENCE FROM WESTERN ONTARIO WARDEN'S CAUCUS (WOWC) CONCERNING FARM TAX REBATE UPDATE, REFER TO ITEM 15.2.1

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

**RESOLUTION NO. C-2008-0075**

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON FEBRUARY 11, 2008, BE ADOPTED AS PRESENTED.

Carried.....

8. BUSINESS ARISING FROM THE MINUTES:

None.

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

The following items were identified for separate discussion:

- 9.1 Item No. 11.1, deputation by Nicole McAllister, MS Society of Canada, concerning advertising signs.
- 9.2 Item No. 14.1.1, Report No. PB-2008-0023 entitled 'Application to Amend Zoning By-law 500, Guneet Hansrani and Sukhuit Dhindsa'
- 9.3 Item No. 14.2.1, Report No. PB-2008-0021 entitled 'Application to Amend Zoning By-law 500 entitled 'Application to amend Official Plan and Zoning By-law, Deep Patel'
- 9.4 Item No. 15.2, various matters for disposition
- 9.5 Item No. 17.2.1, Report No. PB-2008-0022 entitled 'Approve Urban Design Guidelines, Ontario Mission For The Deaf'
- 9.6 Item No. 17.3.1, Report No. DAS-2008-0013 entitled 'Poured Concrete Foundation – Civic Centre Portable Office Complex'
- 9.7 Item No. 20, various by-laws

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Jordan

Seconded by Councillor Hackenbrook

That the following recommendations respecting the matters listed as 'Items Not Requiring Separate Discussion' be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

Recommendations from the Committee of the Whole Meeting held on February 19, 2008:

**RESOLUTION NO. C-2008-0076**

- 17.1.1 1. THAT REPORT NO. DAS-2008-0010, THE STATEMENT OF DEVELOPMENT CHARGES COLLECTED AS OF DECEMBER 31, 2007, UNDER THE DEVELOPMENT CHARGES ACT 1997 AND THE DEVELOPMENT CHARGES ACT 1989, BE RECEIVED FOR INFORMATION.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:

2. THAT EXISTING LOTS OF RECORD BE IDENTIFIED AS PART OF THE NEXT DEVELOPMENT CHARGE REVIEW IN 2009 IN REGARD TO SERVICES PROVIDED TO THEM.

**RESOLUTION NO. C-2008-0077**

- 17.1.2
1. THAT REPORT NO. DAS-2008-0011 BE RECEIVED FOR INFORMATION; AND
  2. THAT THE REPLACEMENT PROCEDURE FOR THIS BOAT BE UNDERTAKEN AT THIS TIME IN ORDER TO HAVE A NEW UNIT READY FOR SERVICE FOR THE START OF THE 2008 WINTER SEASON.

**RESOLUTION NO. C-2008-0078**

- 17.1.3
1. THAT REPORT NO. EPW-2008-0003 BE RECEIVED FOR INFORMATION.
  2. THAT THE CLERK AS AGENT FOR THE EXPROPRIATING AUTHORITY IS AUTHORIZED TO EXECUTE AND SUBMIT AN APPLICATION FOR APPROVAL TO EXPROPRIATE THE FOLLOWING LANDS AND TO ISSUE THE REQUIRED STATUTORY PUBLIC NOTICES FOR THE PURPOSE OF EXPROPRIATING THE FOLLOWING LANDS:
    - A) PART OF BLOCK C, PLAN 126, PIN NO. 03508-0322 (LT)
    - B) PART OF LOT 1, BLOCK 36, PLAN 69, PIN NO. 03523-0195 (LT)
  3. THAT THE COUNCIL OF THE TOWN, AS APPROVING AUTHORITY HEREBY ACCEPTS THE ABOVE REFERENCED APPLICATIONS TO EXPROPRIATE THE SAID LANDS.

**RESOLUTION NO. C-2008-0079**

- 17.1.4
- THAT TOWN COUNCIL ENDORSE THE POSITION OF THE TOWNSHIP OF GREATER MADAWASKA REQUESTING THE PROVINCE OF ONTARIO TO ESTABLISH A SYSTEM WHEREBY REVENUE FROM STUMPAGE FEES PAID TO THE PROVINCE BY THE LOGGING COMPANIES BE USED TO COMPENSATE MUNICIPALITIES FOR DAMAGES SUSTAINED TO MUNICIPAL ROADS AS A RESULT

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:

OF THE LOGGING COMPANIES USE OF MUNICIPAL ROADS AND THAT THIS SYSTEM COMPENSATE MUNICIPALITIES PER TONNE OF LOGS IN THE SAME MANNER AS CURRENTLY OCCURS WITH AGGREGATE EXTRACTION IN MUNICIPALITIES.

**RESOLUTION NO. C-2008-0080**

- 17.1.5 THAT TOWN COUNCIL GRANT PERMISSION TO THE QUEEN'S YORK RANGERS ARMY CADET CORPS TO CONDUCT THEIR ANNUAL TAG DAYS WITHIN THE TOWN OF GEORGINA ON MARCH 29 AND 30, 2008.

**RESOLUTION NO. C-2008-0081**

- 17.1.6 THAT TOWN COUNCIL ENDORSE THE POSITION OF THE CITY OF MISSISSAUGA THAT THE REQUIREMENT FOR RESIDENTIAL FIRE SPRINKLER PROTECTION IN ALL NEW RESIDENTIAL CONSTRUCTION BE DEFINED UNDER THE ONTARIO BUILDING CODE ACT AND IN THE ONTARIO FIRE CODE.

Report:

17.2 Report from the Planning and Building Department:

- 17.2.2 Application for Part Lot Control Exemption  
Rinor Ltd., Charter Construction Ltd., Tonor Ltd.  
Lot 105, Blocks 118 & 119 and Part of Block 113, Plan 65M-3270  
AGENT: Michael Smith Planning Consultants

Report No. PB-2008-0024

**RESOLUTION NO. C-2008-0082**

- A. THAT REPORT PB-2008-0024 BE RECEIVED FOR INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY RINOR LTD., CHARTER CONSTRUCTION LTD. AND TONOR LTD. TO EXEMPT LOT 105, BLOCKS 118 AND 119 AND PART OF BLOCK 113, REGISTERED PLAN 65M-3270 FROM PART LOT CONTROL AS PER SECTION 50(7) OF THE PLANNING ACT, R.S.O. 1990, BE APPROVED.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:

Motions:

21.1 Traffic Control Signal, Miami Drive and The Queensway

**RESOLUTION NO. C-2008-0083**

WHEREAS THE AVERAGE ANNUAL DAILY TRAFFIC VOLUME ON THE QUEENSWAY SOUTH, BETWEEN RAVENSHOE ROAD AND GLENWOODS AVENUE, IS IN EXCESS OF 15,000 VEHICLES PER DAY;

AND WHEREAS THE ROAD IS FOUR LANES WIDE;

AND WHEREAS THERE ARE NO TRAFFIC CONTROL SIGNALS WITHIN THIS SECTION OF ROAD;

AND WHEREAS THERE ARE THIRTEEN SIDE STREETS ENTERING THE QUEENSWAY WITHIN THIS SAME SECTION;

AND WHEREAS A MINOR COLLECTOR ROAD IS PROPOSED AT MIAMI DRIVE;

NOW THEREFORE BE IT RESOLVED THAT THE REGION OF YORK IS REQUESTED TO INSTALL TRAFFIC CONTROL SIGNALS AT THE INTERSECTION OF MIAMI DRIVE AND THE QUEENSWAY SOUTH AS SOON AS POSSIBLE TO PROVIDE A SAFE LOCATION FOR TRAFFIC TO ENTER THE QUEENSWAY AND TO PROVIDE GAPS AT OTHER INTERSECTIONS.

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

11.1 Nicole McAllister, MS Society of Canada, requesting permission to post signs within Georgina prior to the annual Supercities Walk for MS.

Ms. McAllister stated that she is requesting permission to erect advertising signs within Georgina for the Super Cities Walk for MS on April 13<sup>th</sup>. All funds raised through the walk will assist clients living in the communities of Georgina, East Gwillimbury and Newmarket.

11. DEPUTATIONS cont'd:

Ms. McAllister indicated that the original request was to post the signs from March 14<sup>th</sup> to April 14<sup>th</sup>, but she realized that one month may be excessive, so she is now requesting the signs be posted from April 1<sup>st</sup> to April 14<sup>th</sup>. The signs would be 2 feet x 3 feet plastic signs and would be posted at the intersections of Leslie Street and Ravenshoe Road, Woodbine Avenue and Morton Avenue, Glenwoods Avenue and The Queensway South and Metro Road and The Queensway South.

Ms. McAllister realizes that the roads are regional roads and she has forwarded an application to the Region of York for permission. She explained that the walk is conducted from the Newmarket Community Centre because neither Georgina nor East Gwillimbury has a facility that can house the anticipated 900 participants

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2008-0084**

THAT THE DEPUTATION MADE BY NICOLE MCALLISTER REQUESTING PERMISSION TO ERECT ADVERTISING SIGNS AT CERTAIN INTERSECTIONS THROUGHOUT THE TOWN TO ADVERTISE THE 'SUPER CITIES WALK FOR MS' ON APRIL 13<sup>TH</sup>, BE RECEIVED, THAT PERMISSION BE GRANTED AND A COPY OF THIS RESOLUTION BE FORWARDED TO THE REGION OF YORK FOR THEIR CONSIDERATION, THAT THE TOWN DECLARE APRIL 13, 2008 AS 'MULTIPLE SCLEROSIS DAY' THROUGHOUT THE TOWN AND THAT THE PROCLAMATION BE ADVERTISED ON THE TOWN PAGE AND ON THE TWO ELECTRONIC BOARDS WITHIN THE TOWN.

Carried...

12. PRESENTATIONS:

None.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

Mayor Grossi moved forward and dealt with Item No. 17.2.1 at this time.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.2 Reports from the Planning and Building Department:

- 17.2.1 Approve Urban Design Guidelines  
Ontario Mission For The Deaf  
Part Lot 3, Concession 3 (NG)  
AGENT: Michael Smith Planning Consultants

Report No. PB-2008-0022

Moved by Councillor Jamieson

Seconded by Councillor Jordan

**RESOLUTION NO. C-2008-0085**

- A. THAT REPORT PB-2008-0022 BE RECEIVED FOR INFORMATION.
- B. THAT COUNCIL APPROVE THE URBAN ARCHITECTURAL DESIGN GUIDELINES PREPARED BY RENAISSANCE NOUVEAU DESIGN INC. DATED JUNE 2007 AND REVISED NOVEMBER 2007 IN ORDER TO SATISFY DRAFT PLAN CONDITIONS 21-23 OF DRAFT PLAN OF SUBDIVISION 19T-04G01.

Carried.....

15. COMMUNICATIONS:

15.1 Matters for Routine:

None.

15.2 Matters for Disposition:

- 15.2.1 Jim Burns, Western Ontario Wardens' Caucus, requesting consideration of its position respecting the Farm Tax Rebate Program.



15. COMMUNICATIONS cont'd:

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

**RESOLUTION NO. C-2008-0086**

THAT CORRESPONDENCE FROM JIM BURNS, WESTERN ONTARIO WARDENS' CAUCUS, REQUESTING CONSIDERATION OF ITS POSITION RESPECTING THE FARM TAX REBATE PROGRAM, AND CORRESPONDENCE FROM JOHN K. OOSTERHOF, CHAIR OF THE WOWC, PROVIDING AN UPDATE ON THE ISSUE AND INDICATING THAT RESOLVING THIS ISSUE WILL REMAIN HIGH PRIORITY, BE RECEIVED.

Carried.....

- 15.2.2 Pamela Malott, Town of Amherstburg, requesting support of its position concerning mandated lead testing by the Province for Municipal Drinking Water.

Moved by Regional Councillor Wheeler

Seconded by Councillor Jamieson

**RESOLUTION NO. C-2008-0087**

THAT CORRESPONDENCE FROM PAMELA MALOTT, TOWN OF AMHERSTBURG, REQUESTING SUPPORT OF ITS POSITION CONCERNING MANDATED LEAD TESTING BY THE PROVINCE FOR MUNICIPAL DRINKING WATER, BE RECEIVED.

Carried.....

- 15.2.3 Shannin-Lee Beal, Playground Committee Chair, Keswick Public School, requesting a donation towards the installation of a school yard climber play park.

Moved by Councillor Jamieson

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2008-0088**

THAT CORRESPONDENCE FROM SHANNIN-LEE BEAL, PLAYGROUND COMMITTEE CHAIR, KESWICK PUBLIC SCHOOL, REQUESTING A DONATION TOWARDS THE INSTALLATION OF A SCHOOL YARD CLIMBER PLAY PARK BE

15. COMMUNICATIONS cont'd:

RECEIVED AND REFERRED TO THE BUDGET DISCUSSION MEETING ON FEBRUARY 26, 2008 FOR CONSIDERATION.

Carried.....

- 15.2.4 Georgina Public Library's 2<sup>nd</sup> Annual "Grate Groan-Up Spelling Bee" fundraiser event inviting individuals to participate.

Moved by Councillor Szollosy

Seconded by Councillor Jamieson

**RESOLUTION NO. C-2008-0089**

THAT CORRESPONDENCE FROM GEORGINA PUBLIC LIBRARY'S 2<sup>ND</sup> ANNUAL "GRATE GROAN-UP SPELLING BEE" FUNDRAISER EVENT INVITING INDIVIDUALS TO PARTICIPATE BE RECEIVED AND REFERRED TO THE EXECUTIVE ASSISTANT TO THE MAYOR AND MEMBERS OF COUNCIL TO PROMOTE THE EVENT IN AN EFFORT TO ATTRACT TEAM MEMBERS.

Carried.....

- 15.2.5 Jack Gibbons, Chair, Ontario Clean Air Alliance, requesting Council support its position concerning the Ontario Power Authority's proposed simple-cycle gas plant for northern York Region.
- 15.2.6 Jessica Fracassi, Ontario Clean Air Alliance, concerning the Ontario Power Authority being directed by the Ontario Energy Minister to procure 350 to 400 megawatts of power from a simple-cycle gas generator to meet the needs of Northern York Region resulting in high environmental and financial costs.

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2008-0090**

THAT CORRESPONDENCE FROM JACK GIBBONS, CHAIR, ONTARIO CLEAN AIR ALLIANCE, AND FROM JESSICA FRACASSI CONCERNING THE ONTARIO POWER AUTHORITY'S PROPOSED SIMPLE-CYCLE GAS PLANT FOR

15. COMMUNICATIONS cont'd:

NORTHERN YORK REGION, BE RECEIVED AND REFERRED TO THE MARCH 3<sup>RD</sup> COMMITTEE OF THE WHOLE MEETING FOR CONSIDERATION IN CONJUNCTION WITH A SCHEDULED DEPUTATION FROM JACK GIBBONS.

Carried.....

14. PUBLIC MEETINGS:

14.1 Statutory Public Meeting:

14.1.1 Application to Amend Zoning By-law 500, (7:30 p.m.)  
HANSRANI, Guneet & Dhindsa, Sukhvit  
Part 1, 65R-13431, Part Lot 22, Plan 130

Report No. PB-2008-00023

Mayor Grossi explained the procedure for a public meeting at this time.

Mr. Hansrani, Guneet's husband, stated that he is acting as agent and has no comments on staff's report.

Mrs. Karyn Stone, Planner, summarized the report at this time, indicating that the applicants purchased the subject property in 2005 at which time it contained a single detached dwelling plus an additional single family dwelling above the garage. After the purchase, the applicant then created an additional apartment unit within the basement level, for a total of three residential units.

Mrs. Stone explained that as a result of a complaint to the By-law Enforcement Division, the owners were notified that the use of the structure as a tri-plex dwelling was illegal and subsequently eliminated the basement apartment and proceeded with the submission of a zoning amendment application to request that the remaining accessory apartment unit located above the attached garage be legalized.

Mrs. Stone explained that the Keswick Secondary Plan provides for the creation of an accessory apartment within single detached dwellings subject to a zoning by-law amendment and as long as they meet certain criteria. She indicated that the subject property meets the criteria in that the apartment is a self-contained dwelling unit, municipal water and sewer servicing allocation is available, the property has frontage on an assumed public road, a minimum of two parking spaces is provided for the accessory unit and the maximum size of the unit is the lesser of 65 square metres or a maximum of 40 percent of the residential floor area.

14. PUBLIC MEETINGS cont'd:

Mrs. Stone pointed out that the main residential unit would have a floor area of 243 square metres and the apartment unit has a floor area of 80 square metres or 33% of the floor area of the main unit. Although the floor area of the apartment unit is greater than the permitted 65 square metres, the floor area devoted solely to the apartment unit is 65 square metres and therefore the intent of relevant policies is maintained.

Mrs. Stone stated that Metropolitan Avenue is an assumed public road and it appears that a minimum of four parking spaces can be provided with the existing driveway.

Mrs. Stone stated that June 11, 2007, Council passed a resolution in June of last year assigning a portion of the water and sewer allocation remaining from the 'Willow Beach and Surrounding Lakeshore Residential Area Servicing Project' to those areas serviced by the Keswick Sewage Treatment Plant and Willow Beach Water Treatment Plant. Therefore, sufficient allocation for one accessory apartment unit is available and the Region of York has confirmed that this type of residential infilling is not constrained by the downstream Regional Road traffic volume capacity restrictions.

Mrs. Stone stated that staff believes that conformity with the Keswick Secondary Plan criteria is maintained, given that the size of the apartment can be enforced through site-specific zoning provisions, and subject to the applicant obtaining a building permit to confirm compliance with building and fire code regulations.

Mrs. Stone noted that the housing policies of the Keswick Secondary Plan encourage the provision of a full range of housing types and densities in order to meet the needs of current and future residents, by providing affordable housing opportunities. In this regard, infilling and intensification and diverse and innovative housing are promoted.

Mrs. Stone advised that calls from property owners are received on a weekly basis, respecting the potential to legalize or create an accessory apartment within single detached dwellings. At this time, owners are advised of the need to proceed with an application to amend Zoning By-law 500 and are advised of the relevant fees and timing for same. In view of what is considered by the majority of homeowners as an onerous process and given the lack of applications that are submitted to proceed with the necessary zoning approvals, staff suggest that the majority of accessory apartments are created illegally.

Mrs. Stone stated that in a desire to ensure that accessory apartments meet the necessary building and fire code regulations, she believes it may be prudent to review the potential to permit these units as of right, similar to other municipalities

14. PUBLIC MEETINGS cont'd:

such as East Gwillimbury and Newmarket. This would necessitate a review to determine the appropriateness of permitting same in all neighbourhoods, and potential impacts on parking, and water and sewer allocation. Staff intend to investigate this further and then seek direction from Council on this matter.

Mrs Stone suggested that if approved, the amending by-law should stipulate that one accessory apartment unit having a maximum floor area of 65 square metres, exclusive of laundry facilities, shall be permitted and that a minimum of 4 on site parking spaces be provided, two for each dwelling unit.

Mrs. Stone indicated that in consideration of the current Official Plan policies which provide for the creation of an accessory apartment and Regional and Provincial policy documents which promote the creation of a diverse and affordable housing stock, staff is of the opinion that the proposed site-specific zoning amendment to legalize one accessory apartment within the existing single detached dwelling is appropriate. If approved, she suggested that the amending by-law not be passed until a building permit application is received, to ensure that a building permit is obtained and all fire and building code regulations are addressed.

Mr. Brian Boudreau of 42 Metropolitan Crescent, stated that his home is diagonally across the road from the subject property. He understands that he has no legal basis on which to object, but he is concerned that if the accessory dwelling is legalized, it will set a precedent for other homeowners. He believes that each application should be heard on its own merits rather than permitting a blanket approval for accessory apartments.

Mr. Boudreau stated that Metropolitan Crescent is a dead-end road and traffic is generally very low, but there is a lot of traffic going down the road to the subject property already, impacting the neighbours.

Mrs. Stone explained that under the current policy, each application is evaluated on its own merits. As far as 'as of right' setting a precedent is concerned, she indicated that staff needs to review this possibility. She stated that this application meets all of the evaluating criteria and was submitted to legalize an existing use that existed before he purchased the property. Staff has no knowledge of the date the apartment above the garage was established.

Mrs. Velvet Ross, Senior Planner, stated that if staff proceeds with the as of right provisions, it would be for all apartments town-wide. As long as the property met the criteria including water and sewer allocation, parking, fire, etc, an accessory apartment could be established without an application coming before Council.

14. PUBLIC MEETINGS cont'd:

Mr. Boudreau inquired if there would be any restriction for secondary apartments, indicating that the property owner must reside at the residence, or could both units be rented. He noted that the applicant is an absentee owner renting to family members.

Mrs. Stone stated that she is not clear if a distinction can be made with regard to renting to family members as opposed to an individual. She advised that staff is not aware of any other multi-residential uses on Metropolitan Crescent, although she has received two phone calls from residents in the general area inquiring about legalizing basement apartments. She explained that the Neighbourhood Residential designation provides for low density residential development which includes single detached, semi-detached and duplex dwelling units and accessory apartment units, all being considered compatible.

Mrs. Stone noted that there are 1 ½ parking spaces in the garage, and three, possibly four parking spaces in the driveway of the subject property.

Mr. Boudreau stated that he objects to the approval of this application. He stated that the property across the road from his home, No. 39, is a multiple dwelling unit and the owner advises it is zoned to allow for that. One of his other neighbours would like to create multiple dwelling units in his home and rent it out to others, while he lives elsewhere. He believes that new property owners have an obligation to determine the zoning on a property before purchasing it.

Mr. Boudreau indicated that there is ample parking at the subject property, but that is due to the fact that most of the vehicles are parked on the grass and not the driveway. He also noted that the owner seems to be running a business out of his garage as there are many trucks coming and going, loading and unloading material. He stated that the subject property is one of the worst on the street as far as garbage, excessive vehicles, traffic and noise are concerned. He stated that if this application is approved, it will set a precedent as his neighbour will be the next one to apply and is not interested in personally living on the property.

Mr. Hansrani, agent, stated that when the property was purchased, a lot of work needed to be done, so it was purchased with the thought of fixing it up and selling it. He has spent \$30,000 so far. When he was advised that he could not have an apartment in the basement, he vacated the basement unit. He plans to put a new roof on the house and noted that it has been improved from what it was when it was purchased.

Mr. Hansrani indicated that at the time the property was purchased, it consisted of a first floor dwelling, a second floor dwelling and a basement dwelling. The unit over the garage was in existence at the time of purchase. The fire and electrical were

14. PUBLIC MEETINGS cont'd:

improved. He acknowledges that there were issues with the property but he intends to improve the property. He noted that as the road is a crescent, people tend to drive to the end, turn around and drive back out, not all of the traffic ends up at the subject property.

Mrs. Ross explained that the Keswick and Sutton Secondary Plan policies resulted from Provincial and Town directive to allow for affordable units and secondary apartments in rural areas. The criteria restricts the size of accessory apartments. Accessory apartments have already been evaluated through the Secondary Plan policies as being compatible in residential neighbourhoods. If a town-wide policy is implemented and Council directs that certain areas within the Town not be permitted accessory apartments, the documents would need to be amended to reflect that.

Mrs. Ross stated that a lack of compatibility has been voiced at this meeting with regard to parking, vehicles, garbage, traffic, etc. She indicated that the Secondary Plan policies permit secondary apartments. Any additional report would only explain how accessory apartments are an acceptable land use.

Mrs. Stone indicated that the By-law Enforcement Division has an open file on the subject property, so either the additional illegal units will have to be removed, or they must be legalized by Council.

Mrs. Ross indicated that legally, the applicant does not have permission for the second unit until staff has confirmed that the third unit has been removed and the by-law is before Council for approval, has gone through its appeal period and no appeals have been lodged.

Moved by Councillor Jamieson

Seconded by Regional Councillor Wheeler

- A. That Report PB-2008-0023 be received as information.
- C. That staff report further to Council following the receipt and assessment of all comments, and that the applicants address any outstanding issues, questions and concerns.

Defeated.....

14. PUBLIC MEETINGS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

**RESOLUTION NO. C-2008-0091**

- A. THAT REPORT PB-2008-0023 BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY GUNEET HANSRANI AND SUKHJIT DHINDSA TO AMEND ZONING BY-LAW 500 ON LAND DESCRIBED AS PART LOT 22, PLAN 130, PART 1, 65R-13431, IN ORDER TO PERMIT ONE ACCESSORY APARTMENT UNIT WITHIN A SINGLE FAMILY DWELLING, BE APPROVED.
- C. THAT 2.0 PERSONS EQUIVALENT OF SERVICING ALLOCATION BE TRANSFERRED TO THE SUBJECT LAND, TO BE TAKEN FROM THE SERVICING ALLOCATION SET ASIDE BY COUNCIL RESOLUTION NO. C-2007-0224.
- D. THAT THE AMENDING BY-LAW CONTAIN SITE SPECIFIC PROVISIONS WHICH LIMIT THE SIZE OF THE ACCESSORY APARTMENT AS OUTLINED IN REPORT PB-2008-0023.
- E. THAT PRIOR TO THE PASSING OF AN AMENDING ZONING BY-LAW, THE APPLICANT BE REQUIRED TO MAKE APPLICATION FOR A BUILDING PERMIT AND THAT THE BY-LAW ENFORCEMENT DIVISION CONFIRM THAT THE BASEMENT APARTMENT HAS BEEN ELIMINATED TO ALLOW THE FLOOR AREA TO BE UTILIZED IN CONJUNCTION WITH THE MAIN RESIDENTIAL UNIT.

Carried.....

14. PUBLIC MEETINGS:14.2 Continuation of a Planning Application:

(8:25 p.m.)

- 14.2.1 Application to Amend the Official Plan and Zoning By-law 500,  
DEEP PATEL (Baldwin Go Karts)  
Part Lot 1, Concession 2 (G)  
AGENT: Michael T. Larkin, Larkin & Associates Planning  
Consultants Inc.

Report No. PB-2008-0021



14. PUBLIC MEETINGS cont'd:

Mayor Grossi explained the procedure for a public meeting at this time.

Mr. Larkin, agent for the applicant, stated that he has reviewed staff's report that was available to him late Friday afternoon and has some concerns with the conclusions, but would like staff to present the report first.

Mr. Adam Lucas, Planner, reviewed the report, indicating that a public meeting was held in August of 2006 respecting applications to amend the Official Plan and Zoning By-law to permit an outdoor go kart track and an outdoor paintball use on the subject property. The outdoor paintball facility has been in operation for a number of years, even though it is not a permitted use and is not considered legal non-conforming. He explained that the applicant has since indicated his desire for an indoor paintball use within the existing commercial building and since this is not a permitted use, it would require planning approval. He noted that the indoor paintball use is minor and does not necessitate a new application and has therefore been included as part of this application.

Mr. Lucas indicated that staff has reviewed the proposal against the Greenbelt Plan, York Region Official Plan and Georgina Official Plan and is generally supportive of the applications, but there are a number of issues that still need to be addressed prior to staff being in a position to recommend approval of the applications.

Mr. Lucas explained that the go karts are to be stored in a storage trailer on the subject property, however the Zoning By-law does not permit the use of a trailer for storage purposes. He indicated that the Ministry of Natural Resources has indicated that no new permanent structures are to be erected on the property, therefore the applicant will have to investigate alternative options for go kart storage.

Mr. Lucas explained that the applicant is required to demonstrate compliance with the Minimum Distance Separation requirements, as the property to the north appears to be farmed. He stated that the applicant needs to submit documentation indicating that the private well and private septic services can accommodate the needs of the proposed uses, as well as confirmation by a qualified expert that the paintballs themselves will have no adverse impacts on the environment.

Mr. Lucas stated that appropriate setbacks will need to be established with regard to decibel levels of the paintball 'guns' with respect to the surrounding residences. In addition, staff is unsure whether the hours of operation can be legally restricted through the Zoning By-law to Site Plan agreement, although staff is aware that

14. PUBLIC MEETINGS cont'd:

illumination is not proposed for nighttime use. He indicated that once all of these outstanding items have been addressed, the applicant will need to prepare an updated Official Plan Amendment document and a proposed amending by-law incorporating all necessary setbacks, etc, for consideration by Council at a further meeting.

Mr. Larkin, agent for the applicant, indicated that the existing outdoor paintball use was recognized before his client owned the property. He stated that the outdoor paintball facility being operated within the wooded area of the property was part of the 2006 application and is located east of the commercial building, along with the go-kart track, while the indoor paintball facility is proposed for the rear unit of the commercial building.

Mr. Larkin stated that the applications to amend the Official Plan and Zoning By-law were submitted in January of 2006 and the public meeting was held in August of 2006. He has been working with staff since early 2005 to frame the proposal for the development of a go-kart track, indoor paintball facility and properly recognize the existing outdoor paintball use. He has reviewed the Provincial Policy Statement, the Region of York and Town of Georgina Official Plans and the applications are in general conformity with these documents, but staff has indicated that there are still certain issues that need to be addressed.

Mr. Larkin continued by stating that the proposed storage trailer was included in the initial submission in January of 2006 and was circulated to all municipal departments and commenting agencies including the Ministry of Natural Resources and forms part of the site specific amendments being sought. At no time did the Ministry indicate that the storage trailer was not permitted. The Ministry commented that the lands are designated "Aggregate Resource Priority Area" and that "if there are no permanent structures placed upon the lands and access to the aggregate resources is not compromised, there are no concerns". He stated that a storage trailer is not a permanent structure and should the lands be utilized for aggregate resources, the proposed go-kart facility operation would cease and the trailer would be removed. The temporary facility for the on-site storage of the go-karts is logical with respect to the nature of the proposed use and the interests of the Ministry in protecting access to the identified resource.

Mr. Larkin stated that the use is well set back at 117 metres east of Highway 48 and a landscaping package is being developed to include screening so that neither the facility nor the trailer will be seen from the highway very easily, noting that the trailer will be located so that only the doors at the end of the trailer will be facing the highway.

14. PUBLIC MEETINGS cont'd:

Mr. Larkin indicated that Minimum Distance Separation standards apply to “existing livestock or permanent manure storage”, it does not apply to lands that are simply farmed. He indicated that there is no indication of any livestock or permanent manure storage on neighbouring properties and therefore the MDS standards do not apply. However, the facility meets the standards of the MDS and this information was submitted in September of 2007.

Mr. Larkin indicated that documentation was submitted to the Town with respect to the existing on-site sewage system. It was confirmed to be a ‘large’ system by the applicant’s engineer and the Town’s On-Site Sewage Inspector. He stated that paintball and go-kart facilities do not typically use a lot of water and as the paintball office operates out of the existing commercial building, washrooms are available. The Site Plan identifies the location and size of the sewage system and if additional confirmation of adequate sewage capacity with the existing system is still required, it can be provided to the Town as part of the Site Plan review process. There should be no issue with regard to sewage or water capacity.

Mr. Larkin stated that with respect to environmental impacts, paintballs are vegetable oil based, biodegradable and are safe to the environment and participants. They are made entirely of non-toxic food-grade ingredients.

Mr. Larkin explained that in the worst case noise analyses of the paintball activities, an excess of up to one decibel at the single detached dwelling to the south, over and above the applicable guideline limits is predicted. The one decibel excess is considered insignificant acoustically. The Valcoustics Canada report states that “the 1 decibel excess is imperceptible to the human ear as sound level differences of at least 3 decibels are needed to be perceptible”. As the excess of one decibel is considered to be the worst case scenario, noise levels are expected to be within the permitted limits and will not reach levels to be perceptible at the dwelling to the south.

Mr. Larkin indicated that the issue of hours of operation has been discussed with Town and Regional staff and it was agreed that this matter could be dealt with through Site Plan agreement. It should be noted that there will be no lights on the facility and therefore after dark operation will not be possible. The applicant has already indicated that he is prepared to make this commitment. He acknowledges that daylight in the summer months lasts longer into the evening hours, but operations will be shut down as twilight approaches, given the fact that at that stage, vision is impaired by the growing darkness. Restrictive covenant agreements can deal with this issue through the Site Plan stage.

14. PUBLIC MEETINGS cont'd:

Mr. Larkin indicated that a preliminary site plan has been part of the package throughout the process, noting that changes have been incorporated into it and it is ready for formal site plan approval. He stated that he believes that Council should be able to recommend approval of the Official Plan amendment application with direction to bring a draft OPA document to the next Council meeting for adoption and at the same time, the Zoning Amendment application can be approved in principle to be brought back before Council with the approval for the site plan in the near future. He believes that the site plan has been advanced to the state whereby it can be approved in the near future, following the submission of a formal application for site plan approval. He noted that his client has consistently complied with additional information requests and all of the outstanding issues have been previously discussed and resolved.

Mrs. Velvet Ross, Senior Planner, stated that the Ministry of Natural Resources was not aware of the intended use of the two trailers proposed for the site until the fall of 2007 and noted that the zoning by-law provision states that no shipping containers are to be used for storage purposes. The Ministry wants no permanency to any structures on the subject property and if anything was to be permanent, a building permit would be required, and if that was the case, the building department would require a permanent foundation and pertinent development charges. The Ministry does not have an issue with the asphalt for the go-kart track, so it may not have an issue with a foundation either.

Mrs. Ross stated that a section of the MDS guidelines also deal with requirements respecting separation distances from vacant livestock facilities. The required separation distance is required whether or not the property contains livestock at this time, as it may in the future. She indicated that approval from the Ministry of the Environment is needed with regard to the private services on the subject property, noting that the applicant has indicated that space can be made available for washroom facilities.

Mrs. Ross indicated that staff is now satisfied that the paintballs are environmentally safe. She indicated that with regard to the minimum yard setbacks, it seems that through the noise study, no actual testing was done in close proximity to the rear yard setbacks and thereby closer to the abutting residential uses that will be most affected by any noise produced by the paintball facility. Clarification is required with regard to the noise study.

Mrs. Ross advised that hours of operation were discussed at both the Town office and the Regional office. Staff does not believe the hours of operation can be legally restricted except through the licensing by-law.

14. PUBLIC MEETINGS cont'd:

Mrs. Ross stated that staff reviewed the agent's written comments that were submitted for this meeting and understands the limited amount of time to respond, but she would like to leave staff's recommendations as they appear in the report at this time. Staff would not object to Council approving the application in principle, pending clarification of the outstanding issues.

Mr. Rob Gilchrist of 23761 Highway 48 stated that he owns the abutting lot north of the subject property and has not had an opportunity to review any information yet, noting that he received no notice through the mail about this application, although he was in attendance at the August 2006 public meeting and had signed his name to the document asking for future notification.

Mr. Lucas stated that Mr. Gilchrist did not indicate the number of the application that he was in attendance for in 2006 and staff was not aware of which application he was interested in and he was therefore not circulated. He noted that surrounding property owners are not automatically circulated for the second public meetings held.

Mr. Gilchrist indicated that his property is being farmed for hay and grain and has future plans for keeping livestock. He stated that he is an avid environmentalist and is concerned with the potential impact on wildlife being harmed from ingesting the paintballs. He also inquired if the decibel readings were based on single shots fired or repeated shots because he can readily hear repeated firing on his property and he is on the other side of the commercial building on the subject property. He also wondered what the acceptable decibel levels are and was told that he would be provided a copy of the noise report.

Mr. Gilchrist inquired if there are any guidelines or regulations with regard to the operation closing at twilight. He also inquired about the site planning for the drainage on the property because he already has a drainage issue with the flat roof on the subject property, as the water drains to the north onto his field and has depleted his crops.

Mr. Gilchrist inquired if there will be a restriction on the number of shipping containers that will be stored on the subject property. He stated that the management of the property has been very lax in the past and he and others have had numerous issues with the managers and on-going problems. He indicated that more use on the property may serve to create more problems.

Mrs. Ross explained that the Minimum Distance Separation requirement does not deal with crops, but deals with livestock and manure storage and if vacant, potential livestock numbers according to barn size, etc, and this issue must be addressed.

14. PUBLIC MEETINGS cont'd:

She stated that clarification is needed in regard to the noise analysis and whether or not it dealt with single shots or repeated shots as that could have an impact on the decibel levels. The impact on the abutting owner's crops due to drainage can be inspected by the Engineering Department and resolved. She advised that there would be a restriction on the number of storage containers on the property, if they are permitted, as staff is not sure on the storage trailer issue at this point.

Mrs. Ross advised that accessory structures are permitted on the site as it is zoned 'Rural' and 'Commercial'. The applicant advised that if storage trailers are not permitted on the site, he would find space within the facility area to store the go-karts.

Mr. Gilchrist inquired if the decibel level on the go-karts was obtained and he was advised that the go-karts were included in the noise study and the measurements did not exceed the requirements.

Mr. Roy Gucciardi of 23834 Highway 48 diagonally across the highway from the subject property, stated that his property is approximately 300 yards away. He does not wish to interfere with the use of someone else's property, but he is concerned with the noise pollution in the evenings. He stated that it was a good idea to have the noise impact assessment conducted, although it addressed the noise level of one or two go-karts running on the track as opposed to 20 go-karts running at the same time. He believes that more noise will be created by more go-karts running at the same time, as opposed to just one or two go-karts.

Mr. Gucciardi stated that the applicant's go-karts will run in the summer evenings as there will be natural light until the later hours during the summer months, at which time the noise from the go-karts will be more audible due to the diminished noise pollution from the traffic in the evening hours. He inquired if Council will impose limitations on the site plan that will ensure that no lighting will be installed so that the use won't be able to be extended into the late evenings.

Mr. Lucas stated that the Noise Impact Assessment was based on five go-karts on the track for 30 minutes each hour. He explained that through the site plan process, the Town can restrict the number of carts on the track any given time and through the zoning by-law, the type of go-kart can be restricted.

Mr. Gucciardi stated that it would be more profitable for the property owner to run 20 go-karts than it would to run 5 go-karts, although running 20 could have an impact on the viability of the operation.

Mr. Blair Ravenhill of 23683 Highway 48 stated that his property is immediately to the south of the subject property and he knows the applicant and his neighbours fairly well. He owns a 120 foot by 50 foot building and has found a lot of paintball

14. PUBLIC MEETINGS cont'd:

marks on the side of his building over the years, at which time he spoke to the applicant and the issue was dealt with each time. He also stated that he has no intentions of selling his property, but if he chose to sell, his property value would be reduced due to the facility next door.

Mr. Ravenhill stated that he can easily hear a number of people shooting paintballs off at the same time, he is able to ignore it for the most part and he is unsure of whether or not the go-karts will be noisy and wondered if the go-kart operation will interfere with the value of his property as well.

Mr. Frank Inserra stated that he owns property directly to the east of the subject property. He stated that he has no concerns with the proposed indoor paintball operation as that will not affect anyone, but the applicant should have brought one of the paintball 'guns' with him to this meeting and fired it off so Council could hear exactly how loud they are. He has complained of paintballs being found on his property from the outdoor facility and stated that he had been told that the outdoor facility would not operate within 400 feet of the property line, but they are much closer and he is constantly cleaning up after the paintball participants.

Mr. Inserra explained that he can easily hear the voices of the paintball participants and he and his family find it hard to enjoy their property over the noise the paintball facility creates. He stated that even if the facility was set back from his property line 400 feet as promised to him, the noise would still be audible, but would be much less than it currently is. He indicated that before he purchased his property, he reviewed the zoning in the area and there was no paintball facility or go-kart track proposed, but his property value will now be depreciated by half its value.

Mr. Paul Meldazy of 3 Aird Court stated that he believes that the way the subject business has been run so far with an illegal paintball operation, fires in the parking lot, building without the required permits, he is not impressed and cannot see the Town giving approval for any type of operation on the property.

Mr. Larkin advised Council of the applicant's frustration with the process. He has been providing information to Town staff and staff is now indicating deficiencies at this time. Two storage trailers were proposed for the property throughout the process, the Ministry of Natural Resources was aware of their proposal and the draft concept plan that was provided included the trailers. He indicated that there will be a maximum of 10 go-karts and no maintenance will be conducted on site. He explained that the go-karts could be stored inside, but it would make more sense to have the go-karts on the actual track site. He noted that the Ministry does not want to see permanent facilities on site and is unsure why concrete pads would be necessary.

14. PUBLIC MEETINGS cont'd:

Mr. Larkin explained that the Ontario Ministry of Agriculture, Food and Rural Affairs' maximum setback from livestock facilities is 30 metres and 30 metres is provided. He stated that he can provide information to Mr. Gilchrist regarding the paintball composition. He noted that there are not a lot of paintballs left behind for wildlife to ingest. He further stated that the applicant is willing to work with Town staff with regard to the hours of operation, noting the safety issue involved with regard to lack of lighting.

Mr. Larkin indicated that only five go-karts are proposed to run at the same time and the report analyzed the potential noise produced from five go-karts. No more than five go-karts per hour can be accommodated on the size of track proposed. He added that the go-karts proposed to be used are not racing karts, but recreational karts, indicating that racing carts have 2 stroke engines which produce far more noise and are far more powerful than the recreational 4 stroke engines. The recreational go-karts are 5.5 horsepower and sound similar to a vacuum cleaner engine. The report indicates that the noise from the go-karts would be acceptable, below the maximum 50 decibel level considered acceptable, while the paintball guns would be 1 decibel over this maximum. He stated that as far as he knows, noise is not cumulative and it does make a difference if one ball is released at a time or 10 balls are released at a time.

Mr. Larkin explained that the applicant proposes to erect a twenty foot outdoor screening around the paintball facility, black in colour and made of dense mesh so that all paintballs will be stopped before leaving the area.

Mr. Larkin explained that the applicant took the lease over on the subject property at the time the existing ball facility was in operation south/east of the plaza on a 200 x 600 foot piece of property. He indicated that the applicant has provided all information to Town staff as requested and there should not be an impediment to approving the application in principle.

Mr. Inserra inquired what the distance of the 200 x 600 foot piece of land used for the paintball facility is from the highway as he knows that there is 1,220 feet of land between Highway 48 and his property line. If the facility is abutting the highway or close to abutting the highway and the facility is only utilizing the permitted 600 feet of land, then there should be 620 feet of property from the eastern extent of the facility to his property line remaining vacant. He noted that it was an illegal use at the time of the lease transfer.

Mr. Gilchrist inquired if the estimated time it takes a go-kart to make a trip around the track is known at this time and was advised that five minutes was the estimated time. He stated that it is his understanding that there will be five go-karts running the track constantly every hour during the day. He inquired if the proposed netting is approved by the Ministry of the Environment.



14. PUBLIC MEETINGS cont'd:

Mrs. Ross stated that she is aware that the twenty foot high screening is permitted on American paintball facilities to contain the balls but could find nothing referring to netting under Canadian guidelines. She suggested that the footprint of the proposal may need to be reduced due to the noise study results as the location measured for the noise study is nowhere near where the actual location is for the paintball use. The report indicates the points where the measurements were made, but it does not indicate the perimeter of the proposed paintball area.

Mr. Larkin stated that receptors were located in certain areas and no-one requested additional receptors. He noted that there is an additional setback of 20 metres or 60 feet at the rear of the property.

Mr. Lucas indicated that the subject property is split zoned 'Rural' and 'Highway Commercial', the commercial plaza and parking lot having 120 metres frontage and 150 metres depth, while the remainder is zoned Rural. He noted that there is no Open Space zoning on the property. He indicated that the property is designated 'Protected Countryside' of the Greenbelt Plan and the Rural Areas Policies of the Protected Countryside designation support and provide the primary locations for a range of recreational and tourism uses. Staff is of the opinion that the proposed go-kart and indoor/outdoor paintball uses are examples of recreational and tourism uses and therefore confirm to the Greenbelt Plan.

Mr. Larkin indicated that the existing paintball facility exists illegally, that there will be no structures brought in to act as obstacles, noting that bunkers and blinds currently exist in the facility. The application is to recognize what currently exists and to legalize it. He noted that there is nothing of a permanent nature on the facility. He stated that some players wander beyond the limits of the playing field at this time and noted that it does not have to go all the way back to the lot line.

Mr. Larkin indicated that the applicant does not want a derelict go-kart track left behind if the use becomes non-operational at some point in the future. He could post a Letter of Credit for its removal of the asphalt if the business ceases to operate, so that it does not become an eyesore.

Mrs. Ross stated that staff is still standing by its original recommendation as indicated in the report. The public have some concerns and staff needs written responses concerning each item raised. She mentioned that staff will attempt to prepare a subsequent report for Council's consideration by the end of March. She mentioned that approving the application in principle indicates that Council supports the proposed uses and staff need to refine issues before coming back to Council.

Mr. Patel, the applicant, stated that go-kart operators must be at least 54" tall. He also mentioned that observation seating can be located outside of the play area for those waiting.

14. PUBLIC MEETINGS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Jordan

**RESOLUTION NO. C-2008-0092**

- A. THAT REPORT PB-2008-0021 BE RECEIVED AS INFORMATION.
- B. THAT FOLLOWING THE RECEIPT AND ASSESSMENT OF FURTHER INFORMATION FROM THE APPLICANT RESPECTING THE OUTSTANDING ISSUES AND CONCERNS AS OUTLINED IN REPORT PB-2008-0021, STAFF REPORT BACK TO COUNCIL.

Carried.....

16. PETITIONS:

None.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:17.3 Reports from the Administrative Services Department :

17.3.1 Poured Concrete Foundation – Civic Centre Portable Office Complex

Report No. DAS-2008-0013

Moved by Councillor Smockum

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2008-0093**

1. THAT REPORT NO. DAS-2008-0013 BE RECEIVED FOR INFORMATION;  
AND
2. THAT THE QUOTATION FOR THE CONSTRUCTION OF A CONCRETE FOUNDATION FOR PLACEMENT OF THE PORTABLE OFFICE COMPLEX FOR THE CIVIC CENTRE RECEIVED FROM JACK BEAUDROW CONSTRUCTION, SUTTON, ONTARIO BE AWARDED TO THEM FOR \$53,650.00 INCLUSIVE OF ALL APPLICABLE TAXES; AND

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

3. THAT THE PURCHASING AGENT BE AUTHORIZED TO ISSUE A PURCHASE ORDER ACCORDINGLY TO JACK BEAUDROW CONSTRUCTION, SUTTON, ONTARIO.

Carried.....

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

20. BY-LAWS:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

That the following by-laws be given three readings:

- |      |                                |   |
|------|--------------------------------|---|
| 20.1 | By-law Number 2008-0020 (RE-3) | Being a By-law to include fees and charges for Belhaven Hall and Jackson's Point Harbour as part of By-law No. 2008-0008 (RE-3), being a by-law to establish fees and charges for Leisure Services. |
| 20.2 | By-law Number 2008-0021 (PL-4) | Being a By-law to remove certain lands from Part Lot Control, Rinor Ltd., Charter Construction Ltd., Tonor Ltd., Lot 105, Blocks 118 & 119 and Part Block 113, Plan 65M-3270                        |
| 20.3 | By-law Number 500-2008-0006    | Being a By-law to amend Zoning By-law No. 500, Di DOMENICO, Nick & Cathy, Lot 45, Plan 397  |

20. BY-LAWS cont'd:

- 20.4 By-law Number 2008-0022 (MOU-1) Being a By-law to authorize the Mayor and Clerk to execute a Memorandum of Understanding between the Corporation of the Town of Georgina and the Ministry of Natural Resources to "restore and rehabilitate the shoreline of Lake Simcoe along Lake Drive".

Carried.....

21. MOTIONS:

None.

22. NOTICES OF MOTION:

None.

23. OTHER BUSINESS:

Moved by Councillor Jamieson

Seconded by Councillor Jordan

That the Council members convene into a Closed Session at this time (10:38 p.m.) to discuss the following matter:

- i) Employee Negotiations, Section 239 (2)(D), MA

Carried.....

The Council members arose from the Closed Session at this time (10:49 p.m.); no motions emanated from the Closed Session.

24. CONFIRMING BY-LAW

Moved by Councillor Jamieson

Seconded by Regional Councillor Wheeler

That the following by-law be given three readings:

By-law Number 2008-0023 (COU-2)

Being a by-law to confirm the proceedings of Council

Carried.....

25. ADJOURNMENT:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

That the meeting adjourn at this time (10:49 p.m.)

Carried.....

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Robert Grossi, Mayor

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Roland Chenier, Town Clerk