

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

## **COUNCIL MINUTES**

November 10, 2008  
(7:05 p.m.)

1. **MOMENT OF MEDITATION:**

A moment of meditation was observed.

2. **ROLL CALL:**

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

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

3. **COMMUNITY SERVICE ANNOUNCEMENTS:**

The 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. LS-2008-0041 entitled 'Ball Diamond Irrigation Tender' as Item No. 17.3.1
- 4.2 Report No. PB-2008-0123 entitled 'Applications for an Amendment to Zoning By-law 500 and to the Town of Georgina Official Plan, Ross Draper' as Item No. 14.1.1
- 4.3 A By-law to amend Zoning By-law 500, Crates Landing (Ontario) General Partner Inc. and Brookfield Millhouse Inc., Lots 1-15, Block 'A' and Doreda Drive, Plan 477, and Lots 5 and 8 and Part Lots 6 and 7, Plan 170, Part 1 on Reference Plan 65R-16643
- 4.4 Withdrawal of Item No. 15.2.1, correspondence from Denis Kelly, Regional Clerk, Region of York, requesting comments from local municipalities on its '2009 York Region Tourism Marketing Program'
- 4.5 Withdrawal of Item No. 15.2.2, correspondence from Denis Kelly, Regional Clerk, Region of York, requesting comments from local municipalities on its '2009 Tourism Industry Partnership Development Program'

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS cont'd:

- 4.6 Memorandum from Brian Jordan re Sportsfield Irrigation System, additional information re number of bids received
- 4.7 Debbie Gordon may be in attendance requesting deputation status

Carried.....

5. APPROVAL OF AGENDA:

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

**RESOLUTION NO. C-2008-0481**

THAT THE AGENDA WITH THE FOLLOWING ADDENDUM ITEMS BE APPROVED:

- 5.1 REPORT NO. LS-2008-0041 ENTITLED 'BALL DIAMOND IRRIGATION TENDER' AS ITEM NO. 17.3.1
- 5.2 REPORT NO. PB-2008-0123 ENTITLED 'APPLICATIONS FOR AN AMENDMENT TO ZONING BY-LAW 500 AND TO THE TOWN OF GEORGINA OFFICIAL PLAN, ROSS DRAPER' AS ITEM NO. 14.1.1
- 5.3 A BY-LAW TO AMEND ZONING BY-LAW 500, CRATES LANDING (ONTARIO) GENERAL PARTNER INC. AND BROOKFIELD MILLHOUSE INC., LOTS 1-15, BLOCK 'A' AND DOREDA DRIVE, PLAN 477, AND LOTS 5 AND 8 AND PART LOTS 6 AND 7, PLAN 170, PART 1 ON REFERENCE PLAN 65R-16643
- 5.4 WITHDRAWAL OF ITEM NO. 15.2.1, CORRESPONDENCE FROM DENIS KELLY, REGIONAL CLERK, REGION OF YORK, REQUESTING COMMENTS FROM LOCAL MUNICIPALITIES ON ITS '2009 YORK REGION TOURISM MARKETING PROGRAM'
- 5.5 WITHDRAWAL OF ITEM NO. 15.2.2, CORRESPONDENCE FROM DENIS KELLY, REGIONAL CLERK, REGION OF YORK, REQUESTING COMMENTS FROM LOCAL MUNICIPALITIES ON ITS '2009 TOURISM INDUSTRY PARTNERSHIP DEVELOPMENT PROGRAM'
- 5.6 MEMORANDUM FROM BRIAN JORDAN RE SPORTSFIELD IRRIGATION SYSTEM, ADDITIONAL INFORMATION RE NUMBER OF BIDS RECEIVED
- 5.7 DEBBIE GORDON MAY BE IN ATTENDANCE REQUESTING DEPUTATION STATUS

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Jordan

**RESOLUTION NO. C-2008-0482**

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON OCTOBER 27, 2008, BE ADOPTED AS PRESENTED.

**RESOLUTION NO. C-2008-0483**

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON OCTOBER 30, 2008, BE ADOPTED AS PRESENTED.

**RESOLUTION NO. C-2008-0484**

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON NOVEMBER 3, 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. 12, presentation by executives of the York Children's Aid Society.
- 9.2 Item No. 14.1.1, Report No. PB-2008-0123 entitled 'Application for an Amendment to Zoning By-law 500 and to the Town of Georgina Official Plan, Part Lots 2 and 3, Concession 3
- 9.3 Item No. 15.2, various matters for disposition
- 9.4 Item No. 17.2.1, Report No. DAS-2008-0054 entitled 'Amendments to Exempt Llamas and Alpacas in By-law No. 2003-0072 (PWE-1)'
- 9.5 By-law No. 20.1, a by-law to amend By-law 2003-0072 (PWE-1) to allow the keeping of Llamas and Alpacas within the Town of Georgina
- 9.6 Item No. 20.2 and 20.3, various by-laws

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Szollosy

Seconded by Councillor Smockum

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 November 3, 2008:

**RESOLUTION NO. C-2008-0485**

- 17.1.1 THAT REPORT NO. CAO-2008-0005 REGARDING COLLABORATIVE MUNICIPAL INITIATIVES OF THE 6 NORTHERN MUNICIPALITIES BE RECEIVED FOR INFORMATION PURPOSES.

Reports:

- 17.3.1 Ball Diamond Irrigation Tender  
Report No. LS-2008-0041

**RESOLUTION NO. C-2008-0486**

1. THAT REPORT LS-2008-0041 BE RECEIVED.
2. THAT COUNCIL APPROVE A REVISED BUDGET OF \$885,000.00 FOR THE CONSTRUCTION OF THE NEW CIVIC CENTRE BASEBALL DIAMOND.
3. THAT COUNCIL AWARD TENDER LS2008-056 SPORTSFIELD IRRIGATION SYSTEM TO RAINFOREST INGROUND SPRINKLERS IN THE AMOUNT OF \$44,656.04 NET OF GST AND THAT THE PURCHASING AGENT BE AUTHORIZED TO ISSUE A PURCHASE ORDER ACCORDINGLY.

Carried.....

10.2 Matters subject to individual conflicts

None.

20. BY-LAWS:

Moved by Councillor Jamieson

Seconded by Councillor Szollosy

That the following by-laws be given three readings:

- 20.2 By-law Number 2008-0122 (CON-1) Being a By-law to authorize the Mayor and Clerk to enter into an agreement with 2015176 Ontario Inc. (Gen Sports & Cycle) and the Corporation of the Town of Georgina; management and use of the Pro Shop operation at the Georgina Ice Palace from August 31, 2007 to August 31, 2010.
- 20.3 By-law Number 500-2008-0022 Being a by-law to amend Zoning By-law 500, Crates Landing (Ontario) General Partner Inc. and Brookfield Millhouse Inc., Lots 1-15, Block 'A' and Doreda Dr., Plan 447 and Lots 5 and 8 and Part Lots 6 and 7 Plan 170, Part 1 on Reference Plan 65R-16653

Carried.....

11. DEPUTATIONS:

None.

12. PRESENTATIONS:

- 12.1 Brad Black, Board of Director, and Patrick Lake, Executive Director for the York Children's Aid Society, concerning "Use Your Voice; Protecting Children Together ...CAS in the Community"

Mr. Brad Black stated that this is an important time of year and an important time in the history for the Children's Aid Society, noting that their annual October campaign is entitled 'Use Your Voice'

12. PRESENTATIONS cont'd:

Mr. Black explained that the Children's Aid Societies come together in October to let the public know that they can rely upon them to identify neglected or abused children within communities. He stated that when a call is made, a Child Protection Worker discusses the caller's concerns to assess the situation. The Workers then investigate the situation and determine the kind of service needed to keep the children safe. He stated that the CAS only acts to protect children from harm when a concerned citizen calls. He explained that their 'use your voice' website provides information on how to recognize neglect and abuse.

Mr. Black explained that the CAS is changing the way they work with families and children and how they engage a community. The CAS has a list of values including respect, dignity, diversity, inclusivity and open communication, and it believes service to families and children is its core business. The child is always its primary concern with safety, well-being and permanency the primary goals.

Mr. Black explained that CAS provides an effective, sustainable system for children at risk of mal-treatment; it supports, enhances, advocates and provides service towards the well-being of children. CAS has new directions, new partners and a new focus on diversity in order to reach out to the community, realizing that one approach does not meet the needs of everyone. He stated that whenever possible, rather than taking children into care, CAS links families with resources to help them. Where there is serious abuse or neglect, CAS responds with a rigorous investigation.

Mr. Black explained that CAS matches families with resources. If a child is deemed to be at risk but is not taken into care, CAS helps the family with a plan to provide a suitable home for the child. York CAS is about being a valued and valuable partner in building a healthy York Region.

Mr. Patrick Lake stated that there are a number of services available in Georgina including community action programs geared towards children to provide early support, early years programs targeted towards younger children, parenting programs that provide additional support to parents and families. He stated that CAS can prevent child abuse from occurring if the required support and services are in place at an early stage, but the Province only provides funding for protection programming, not prevention programming. CAS is attempting to figure out how the funding can be stretched in order to provide early preventative services.

Mr. Lake stated that CAS acts as a contact agency to put families in contact with the correct resource.

12. PRESENTATIONS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

**RESOLUTION NO. C-2008-0487**

THAT THE PRESENTATION MADE BY BRAD BLACK, BOARD OF DIRECTOR, AND PATRICK LAKE, EXECUTIVE DIRECTOR, FOR THE YORK CHILDREN'S AID SOCIETY, CONCERNING "USE YOUR VOICE; PROTECTING CHILDREN TOGETHER, CAS IN THE COMMUNITY" BE RECEIVED.

Carried.....

17. COMMITTEE REPORTS AND STAFF RECOMMENDATIONS:17.2 Report from the Administrative Services Department:

- 17.2.1 Amendments to Exempt Llamas and Alpacas in By-law No. 2003-0072 (PWE-1), a by-law to Regulate/Prohibit the Keeping of Animals other than Dogs

Report No. DAS-2008-0054

Moved by Councillor Smockum

Seconded by Councillor Jamieson

**RESOLUTION NO. C-2008-0488**

1. THAT REPORT NO. DAS-2008-0054 BE RECEIVED FOR INFORMATION;  
AND
2. THAT COUNCIL APPROVE A BY-LAW TO REPLACE SCHEDULE "A" OF BY-LAW NO. 2003-0072 (PWE-1), BEING A BY-LAW TO REGULATE AND PROHIBIT THE KEEPING OF ANIMALS OTHER THAN DOGS, THEREBY ALLOWING THE KEEPING OF LLAMAS AND ALPACAS SUBJECT TO MEETING THE PROVISIONS OF THE ZONING BY-LAW.

Carried.....

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

14. PUBLIC MEETINGS:

14.1 Statutory Public Meeting (Interested Parties Notified):

(7:33 p.m.)

- 14.1.1 Applications for an Amendment to Zoning By-law 500 and to the Town of Georgina Official Plan Part of Lots 2 and 3, Concession 3(NG) N/E corner of The Queensway S. and Joe Dales Dr. - Keswick  
AGENT: Michael S. Manett Planning Services Ltd.

Report No. PB-2008-0123

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

Mr. Manett stated that he is acting as the agent for the applicant and owner, Ross Draper. He explained that he has been working on this property since 2004 at which time he was retained to assist in finalizing the original land sale agreement with Metrus. The applicant sold the farmland and intended to retain the five acre parcel at the corner as part of the final transaction and had to submit a consent application to separate that five acre parcel from the larger landholding. The five acre parcel is now in the possession of the Drapers with Metrus owning the surrounding lands.

Mr. Manett explained that while the consent process was being conducted, the applicant had originally proposed commercial uses, but that proved too onerous with commercial uses involved due to the fact that Official Plan and zoning by-law amendments would be required, so it was amended to include residential uses only. The applicant looked at options for residential and residential/commercial uses and has now come forward with a commercial proposal. The proposal submitted is for commercial use including a daycare facility. The applicant's rationale is that the property is at the intersection of the main entrance of the community and the proposal would be a local use to service the communities to the east and south.

Mr. Manett explained that a daycare centre is proposed in order to provide daycare facilities for the young families in the area. The proposal is for a two-storey building with offices on the second floor having a total gross floor area of 58,000 square feet, with the daycare facility of 6,400 square feet.

Mr. Manett stated that the applicant had received a letter from Metrus indicating that it did not support a commercial development on the subject site which is surprising as the applicant had worked closely with Metrus in designing the site and is in possession of an e-mail message from Stew Beatty of Metrus that states they are not opposed to commercial use. He stated that there was an issue with access which was addressed by creating an access from The Queensway South and from Joe Dales Drive. The applicant also received concept plans from Metrus which they tried to incorporate into their design. He noted that the site was originally designed



14. PUBLIC MEETINGS cont'd:

based on staff input which incorporated a road system so that the residential lotting was incorporated, but this was difficult due to the number of lots that would have to be exchanged between Metrus and the applicant and the fact that Metrus did not agree with the proposed land swap, so a proposal was conceived based on the current lot configuration.

Mr. Manett stated that the applicant has not yet submitted a site plan. The applicant expects that if approvals are obtained for the Official Plan Amendment to make the subject property a commercial site with commercial zoning, he would then have a number of people interested in purchasing the site and they would change the site plan to suit their own purposes.

Mr. Mannet explained that it was determined that when working on the consent, an Official Plan Amendment would have been required to allow for a commercial use at that time and it was too onerous a process, so it was felt that it was appropriate at that time to change the application to just sever the property and allow for two residential houses to remain on the property.

Mrs. Karyn Stone, Planner, stated that Town staff has been working with the applicant and his agent over the past year and they have several potential development options. She explained that this 5 acre site was severed from 150 acre farm parcel in 2005 for residential purposes however it was understood that if commercial development was proposed in the future, an Official Plan Amendment and Zoning Amendment would be required.

Mrs. Stone stated that the property is zoned 'Rural' and designated 'Neighbourhood Residential' and because of this the agent was advised that Zoning By-law and Official Plan amendments would be needed to support a commercial development. She stated that the South Keswick Development Area Plan (SKDAP), approved in 1996, determined that the land north of Ravenshoe Road up to the Glenwoods Urban Centre should be maintained as part of the residential land base. Further, additional lands along the Woodbine frontage were made available for commercial uses. These land uses were approved in the SKDAP and were carried forward to the subsequent update to the Keswick Secondary Plan in 2004.

Mrs. Stone stated that the SKDAP does allow Council to consider amendments to change land use designation and zoning and sets out criteria to be considered. She indicated that a servicing study and a traffic impact study have been completed and staff is awaiting comments on them from the Region of York. She also indicated that the applicant has supplied a concept plan and elevation drawings and staff is requesting several other items at this time. She stated that staff will further review the site, looking at the proposed and existing commercial and residential uses, prior to any further evaluation being conducted, as well as reviewing other issues including the proposed road layout and lotting patterns.

14. PUBLIC MEETINGS cont'd:

Mrs. Stone stated that some of the permitted uses in the General Commercial zone may not be appropriate for this particular site given the surrounding residential land uses both existing and proposed and requests that consideration be given to reviewing these uses in order that some may be eliminated.

Mrs. Stone stated that staff received one call from a neighbour to the south, Lot 6, concerning the location of the proposed entrance facing his lot, the final elevation of the lot, the potential for the lot to overlook his property and the potential decrease in property values for lots to the south.

Mrs. Stone stated that within the SKDAP, Schedule 7 identifies four areas as Potential Neighbourhood Centres, at the intersections of the north-south collector roads and the east-west collector roads. It is the intent that these neighbourhood Centres would contain one local convenience retail store having a maximum area of 190 square metres as a convenience for the local neighbourhood general public to buy a limited number of items, in addition to medium density housing, Institutional and community uses such as schools.

Mrs. Stone explained that the SKDAP identifies the east side of The Queensway as residential, while the west side has smaller existing homes fronting on The Queensway along with sporadic commercial uses and home occupations which may be sold over time and converted for commercial purposes. She noted that through the SKDAP, retail and commercial development along The Queensway frontage is opening up.

Mrs. Stone advised that the circulation for this application was conducted in accordance with The Planning Act, notices were mailed out to properties within a 400 foot or 120 metre radius from the outer limits of the subject property.

Mr. Harold Lenters, Director of Planning and Building, stated that there is a reason why staff does not go beyond the minimum requirement of the Planning Act, as staff begins making subjective judgments which could create future problems. He stated that historically the 400 foot radius has served the Town well, but some circumstances are dealt with on their own merits.

Mr. Michael Hamilton, 7 Ian Drive, stated that his largest concern is that Council and staff is reviewing a proposal that may not be built, but is just an application through which the property may be rezoned to permit commercial development. He stated that he is also concerned with the proposed large parking area behind the buildings, explaining that his is a very young neighbourhood, but in 10 years may contain quite a few teenagers and the parking area provides a potential problem area. In addition, tall fences and trees between the properties create dark places that cannot be easily viewed.

14. PUBLIC MEETINGS cont'd:

Mr. Hamilton stated that he was concerned with the proposed entrance onto Joe Dales Drive. He indicated that the lot elevation is quite a bit higher than the existing homes. He is also concerned with the site blocking visibility up the road with future trees and signs being posted. He stated that he believes the proposal to be too large of a development for the area. The Keswick area is currently having a difficult time keeping stores occupied and there are many commercial buildings along The Queensway going up for lease that may not be filled again; he believes this to be too ambitious a project in this economy especially. The property should remain for residential development rather than commercial.

Mr. Craig Blair of 17 Joe Dales Drive stated that at the time he purchased his property in 2004, he expected the subject land to be developed for residential use, not commercial use, and it was a shock to them, especially in a neighbourhood such as theirs where there are no amenities for the children. He indicated that the neighbourhood children's safety is very important and an entrance from the proposed plaza onto Joe Dales Drive would create increased traffic on that road, especially for those living in the immediate vicinity. He stated that the vehicles are already traveling too fast along the subdivision roads and the people visiting the plaza will be in a hurry and possibly not being as careful as they should be.

Mr. Blair stated that he does not want to stand in the way of growth, but he cannot justify the development of another commercial establishment with so many vacant commercial establishments already existing in the Keswick area. He indicated that once the Home Hardware store moves to the south end of Keswick, the current store will become vacant on Simcoe Avenue. He suggested that people in his neighbourhood may not need a daycare facility and there may be no-one willing to operate one.

Mr. Blair stated that due to the fact that the subject property is on a higher elevation and is proposed to be a two storey building, privacy may be a major issue. He noted that he has a porch on the second story of his house and he will not want to sit on his porch if his privacy is eliminated.

Mr. Blair explained that commercial uses are already being proposed on the west side of The Queensway across the road from Joe Dales Drive and Walmart and Home Depot stores are proposed at the north-west corner of Glenwoods Avenue and Woodbine Avenue. He stated that residential development will be more important than commercial development once the extension of Highway 404 is completed to Ravenshoe Road. He explained that plazas in Newmarket do not have entrances directly across the street from residential homes. No buffer zone has been proposed for this proposal and suggested that two entrances be located on The Queensway so that a buffer zone is established between the commercial and residential properties.

14. PUBLIC MEETINGS cont'd:

Mr. Jody Steiger of 19 Joe Dales Drive stated that he finds it difficult to believe that the subject land was purchased or severed without the purchaser intending to develop the land commercially. He stated that one major concern is the fact that Joe Dales Drive is planned to extend easterly over to Woodbine Avenue, and there will be a major shopping development at the east end of the road, resulting in Joe Dales Drive becoming the main route between The Queensway and Woodbine Avenue and creating even more traffic along Joe Dales Drive.

Mr. Steiger inquired what evidence the Town has that would suggest that another commercial development is required, especially with already vacant offices and buildings. He stated that the applicant's agent suggests that the proposed commercial use would be to serve the residents to the east and south but no-one has asked the residents if they need or want services and what those services may be, if any. The applicant should not assume that the residents need or want services in this location.

Mrs. Stone stated that Joe Dales Drive is 23 metres wide and has always been proposed to become an east-west collector road between The Queensway and Woodbine Avenue. It is wider than a typical residential road.

Mr. Stew Beatty of Metrus Developments stated that Metrus is neither opposed to or in favour of a commercial development on the subject site. He explained that in their correspondence, they indicate that Metrus is opposed to the entire block being developed as commercial, noting that Schedule B shows the original road pattern. He explained that Metrus was required to demonstrate how the two sites could be developed together for residential purposes, but if a residential use is changed to a commercial use, it would impact the road system and it would be difficult to modify the development to suit both residential and commercial uses. He stated that various discussions were held regarding potential ways of developing the site but all of the options discussed included either residential or partial residential and partial commercial development. He noted that with regard to a potential land swap situation, the proposal made to Metrus would have resulted in Metrus inheriting the roads and was not acceptable.

Mr. Beatty reiterated that Metrus is not opposed to the development, but is opposed to the development of the entire site as commercial as that would result in serious land use conflicts. Metrus is prepared to work with staff and the applicant to look at alternatives.

Mrs. Stone indicated that staff has a major concern with regard to the interface with the proposed commercial development and the proposed residential development to the east. Staff needs to discuss the situation with Metrus Developments and with the applicant's agent and work on a design for the site, with modifications. She

14. PUBLIC MEETINGS cont'd:

indicated that some of the resident's concerns deal with site plan issues such as fencing and lighting issues. The elevation is unknown at this time, Town staff is waiting for receipt of comments on the traffic study, noting that there may be an opportunity to close the proposed entrance on Joe Dales Drive.

Mr. Manett stated that the applicant did have some designs that he thought incorporated the existing road system in the SKDAP and they do have a resolution that is workable, incorporated a land swap with Metrus and residential uses to the north end of the site. This proposal also includes slightly less commercial development on the site. Upon hearing the resident's concerns, he believes some of them can be resolved through the design of the site, and they will need to review the technical issues. He noted that the list of uses is extensive and most likely some uses are not compatible and the applicant would be willing to reduce this list as requested by staff.

Mr. Lenters stated that this is a complicated situation. Town staff has been patient and accommodating in permitting the severance, based on the provision that Town staff could work from a residential perspective and if the applicant wishes to pursue a commercial development, he can do so in the future. He indicated that in general if a property owner wishes to change a designation of a property, he must provide compelling planning reasons to support the proposal. He noted that the Town will not be facilitating a land swap between the applicant and Metrus Developments, that this has to happen between the individual land owners as two willing parties.

Mr. Lenters indicated that with regard to a study to determine the need for additional commercial development in an area, the Keswick Secondary Plan sets out certain criteria to consider and one is the need for and justification of a development. The developer needs to provide staff with some type of analysis of marketability of this property and its need along The Queensway.

Mr. Blair stated that the sign advertising the proposal along The Queensway frontage, but this cannot be seen by the residents of the Joe Dales Drive neighbourhood unless they are driving by it. He stated that the residents of this community are mostly commuters who use their lunch hours to shop or they shop on their way home, so a large commercial development is not required on the subject site. He also stated that any commercial establishments need to be serviced with delivery trucks and he inquired how this access would be created and how often deliveries would be made.

Ms. Jean Albert of 76 Verona Crescent stated that she is a realtor in Georgina and deals with commercial land and indicated that there are actually not a lot of vacancies. She explained that what tends to happen is that in each development, the owner/landlord will commit to one hairdresser, one medical office, one dry-cleaner, one dentist, so if there is another wanting to get established, he/she can't

14. PUBLIC MEETINGS cont'd:

go into that location. Georgina currently has six hairdressers looking for a location in which to establish their business and 'Neighbourhood Commercial' suits these types of businesses. She stated that major supermarkets would not look at this type of site, only neighbourhood services such as a small convenience store where children can walk to without crossing a large, busy street.

Mr. Hamilton stated that his main concern is that the commercial space that is available is old and falling apart. He stated that new development would be a nice addition, but this is already a developed neighbourhood and he believes that commercial space would not work in this location. He stated that he understands the need for commercial development and that business people need space to rent, but he believes that the serious planning has not gone into this proposal. He is hopeful that the site can be developed into something that creates a nice mediation between residents and what could work. He also suggested that the development be scaled back so that it does not affect the residents on Joe Dales Drive too much.

Mrs. Stone stated that with regard to development of the property on the west side of The Queensway, the former Hero's site, the owner is working on a site plan application and working through the process in order to obtain building permits. She indicated that the zoning amendment was approved in the spring of this year and that an Official Plan Amendment was not required. Staff needs to process the site plan application which is a four to six month process

Staff indicated that it would expand the notification circulation to 200 meters and to all the Joe Dales Drive residents, and have another notification sign posted, facing Joe Dales Drive.

Mr. Manett explained that he did inquire with Town staff if an economic analysis would be required and it was determined that because the property was of a relatively small size, it would be difficult to perform such a study. But if such a study will be requested, he would like staff to provide him with the scope of requirements for the study. He also noted that he would be more than willing to arrange a workshop meeting with interested residents on a weekend if desired. He also inquired what the advertising sign would be advertising if another sign is going to be erected, and he was advised that it would be advertising the meeting date for the next meeting concerning this application.

Moved by Councillor Szollosy

Seconded by Councillor Jordan

**RESOLUTION NO. C-2008-0489**

A. THAT REPORT NO. PB-2008-0123 BE RECEIVED FOR INFORMATION.

14. PUBLIC MEETINGS cont'd:

- B. THAT STAFF REPORT FURTHER TO COUNCIL FOLLOWING THE RECEIPT AND ASSESSMENT OF ALL COMMENTS FROM COUNCIL, THE PUBLIC, INTERNAL DEPARTMENTS AND EXTERNAL AGENCIES.
- C. THAT AN ADDITIONAL NOTIFICATION SIGN BE ERECTED ON THE NORTH SIDE OF JOE DALES DRIVE, FACING THE CURB ON THE NORTH SIDE OF THAT ROAD AND THAT STAFF EXTEND THE CIRCULATION OF THE NOTIFICATION TO ALL PROPERTIES WITHIN 200 METRES OF THE BOUNDARIES OF THE SUBJECT PROPERTY AND TO ALL PROPERTY OWNERS ON JOE DALES DRIVE.

Carried....

Councillor Szollosy left the meeting 8:49 p.m.

15. COMMUNICATIONS:15.1 Matters for Routine:

None.

15.2 Matters for Disposition:

- 15.2.3 Denis Kelly, Regional Clerk, Region of York, requesting comments from local municipalities on its 'Draft York Region Transit/VIVA 2009 Service Plan' by November 28, 2008.

Moved by Councillor Smockum

Seconded by Councillor Jordan

**RESOLUTION NO. C-2008-0490**

THAT CORRESPONDENCE FROM DENIS KELLY, REGIONAL CLERK, REGION OF YORK, REQUESTING COMMENTS FROM LOCAL MUNICIPALITIES ON ITS 'DRAFT YORK REGION TRANSIT/VIVA 2009 SERVICE PLAN' BY NOVEMBER 28, 2008, BE RECEIVED AND REFERRED TO THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS FOR COMMENTS.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.4 Debbie Gordin, MegaWhat? Citizens' Collective (Georgina), requesting Council's intent to proceed concerning the proposed Electricity Generating Plant.

Moved by Councillor Jordan

Seconded by Councillor Jamieson

**RESOLUTION NO. C-2008-0491**

THAT CORRESPONDENCE FROM DEBBIE GORDON OF "MEGAWHAT? CITIZENS' COLLECTIVE (GEORGINA)", REQUESTING COUNCIL'S INTENT TO PROCEED CONCERNING THE PROPOSED ELECTRICITY GENERATING PLANT, BE RECEIVED.

Carried.....

- 15.2.5 Michelle L. Francis, Deputy Clerk, Town of Bradford West Gwillimbury, concerning its position regarding the proposed power generating facility.

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

**RESOLUTION NO. C-2008-0492**

THAT CORRESPONDENCE FROM MICHELLE L. FRANCIS, DEPUTY CLERK, TOWN OF BRADFORD WEST GWILLIMBURY, CONCERNING ITS POSITION REGARDING THE PROPOSED POWER GENERATING FACILITY BE RECEIVED.

Carried.....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.



20. BY-LAWS:

Moved by Councillor Smockum

Seconded by Councillor Jordan

That the three readings be given to the following by-law:

That the following by-laws be given three readings:

- 20.1 By-law Number 2008-0123 (PWE-1) Being a By-law to amend By-law 2003-0072 (PWE-1) to regulate and prohibit the keeping of animals other than dogs, thereby allowing the keeping of llamas and alpacas subject to meeting the provisions of the zoning by-law.

Carried.....

21. MOTIONS:

None.

22. NOTICES OF MOTION:

None.

23. OTHER BUSINESS:

None.

24. RECESS COUNCIL AND RESOLVE INTO CLOSED MEETING:

None.

25. RISE AND REPORT FROM CLOSED MEETING:

None.

26. CONFIRMING BY-LAW

Moved by Councillor Jordan

Seconded by Councillor Jamieson

That the following by-law be given three readings:

By-law Number 2008-0124 (COU-2)	Being a by-law to confirm the proceedings of Council.
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Carried.....

Councillor Szollosy returned to the meeting at this time (8:53 p.m.)

27. ADJOURNMENT:

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

That the meeting adjourn at this time (8:53 p.m.)

Carried.....

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Robert Grossi, Mayor

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Kathleen Foster, Deputy Clerk