

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Tuesday, May 25, 2010
(7:02 p.m.)

****Keswick Library Annex**

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

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

Mayor Grossi	Councillor Jamieson
Councillor Szollosy	Councillor Hackenbrook
Councillor Smockum	
Regional Councillor Wheeler (arrived at 7:05 p.m.)	
Councillor Jordan Clark (arrived at 7:05 p.m.)	

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. EPW-2010-0024 entitled 'Award of Tender, Reconstruction of Queen Street, St. James Street and Northwood Road', as Item No. 17.3.1
- 4.2 A by-law to authorize the Mayor and Clerk to enter into a contract between K.J. Beamish Construction Co. Limited and the Town of Georgina for the reconstruction of Queen Street, St. James Street and Northwood Road, as Item No. 20.5
- 4.3 Verbal report by the Manager of Planning respecting a prospective street name for a street within the Ballymore Developments subdivision, as No. 18
- 4.4 Memorandum regarding May 17th items for disposition

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS cont'd:
- 4.5 Discussion regarding the sidewalk in front of the new Sutton Public School as Item No. 19.1, Regional Business
- 4.6 Discussion regarding the media release concerning a bat with rabies within York Region/Georgina as Item No. 19.2, Regional Business

5. APPROVAL OF AGENDA:

Moved by Councillor Jamieson

Seconded by Councillor Szollosy

RESOLUTION NO. C-2010-0161

THAT THE AGENDA WITH THE FOLLOWING ADDENDUM ITEMS, BE APPROVED:

- 5.1 REPORT NO. EPW-2010-0024 ENTITLED 'AWARD OF TENDER, RECONSTRUCTION OF QUEEN STREET, ST. JAMES STREET AND NORTHWOOD ROAD', AS ITEM NO. 17.3.1
- 5.2 A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A CONTRACT BETWEEN K.J. BEAMISH CONSTRUCTION CO. LIMITED AND THE TOWN OF GEORGINA FOR THE RECONSTRUCTION OF QUEEN STREET, ST. JAMES STREET AND NORTHWOOD ROAD, AS ITEM NO. 20.5
- 5.3 VERBAL REPORT BY THE MANAGER OF PLANNING RESPECTING A PROSPECTIVE STREET NAME FOR A STREET WITHIN THE BALLYMORE DEVELOPMENTS SUBDIVISION, AS NO. 18
- 5.4 MEMORANDUM REGARDING MAY 17TH ITEMS FOR DISPOSITION
- 5.5 DISCUSSION REGARDING THE SIDEWALK IN FRONT OF THE NEW SUTTON PUBLIC SCHOOL AS ITEM NO. 19.1, REGIONAL BUSINESS
- 5.6 DISCUSSION REGARDING THE MEDIA RELEASE CONCERNING A BAT WITH RABIES WITHIN YORK REGION/GEORGINA AS ITEM NO. 19.2, REGIONAL BUSINESS

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

Councillor Hackenbrook declared an interest in Item No. 20. as the Canadian Tire store in Keswick is his employer.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2010-0162

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON MAY 10, 2010, BE ADOPTED AS PRESENTED.

RESOLUTION NO. C-2010-0163

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON MAY 17, 2010 BE ADOPTED AS PRESENTED.

Carried.....

8. BUSINESS ARISING FROM THE MINUTES:

The Engineering Department was to provide answers to some questions concerning the Keswick North Water Storage Tank discussed at the May 10th Council Meeting. Bob Magloughlen, Director of Engineering and Public Works, advised that the Region has made an offer to purchase the land and did complete the environmental process evaluating the site. The value of the land is in question as the owners believe the offer is reflective of rural land whereas they believe it should be assessed as developable land. Because the environmental assessment process was conducted, the Region may expropriate the land if necessary.

Mr. Magloughlen advised that more beacons around the lake are always being sought and therefore the Region agreed to a beacon on this tank at the outset of the project. Once the tank was designed and the height known, a profile from the lake was requested and it appears that the tank will be barely visible from the lake. He advised that there will be communication towers attached to the top of the tank that will raise the beacons higher than the tank and make them visible from Cook's Bay. A profile was not conducted to ascertain whether or not the beacons would be seen from the Willow Beach area, but this could be done if desired.

Mr. Magloughlen advised that the logo would be in the wrong location if it faced toward the lake.

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

The following items were identified for separate discussion:

- 9.1 Item No. 14.1.1, Report No. PB-2010-0035 entitled 'Application to Amend Zoning By-law 500, Turcotte, Ron & Amanda, Part Lots 36 and 37, Plan 283'
- 9.2 Item No. 15.2, various matters for disposition
- 9.3 Item No. 17.3.1, Report No. EPW-2010-0024 entitled 'Award of Tender, Reconstruction of Queen Street, St. James Street and Northwood Road'

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

- 10.1 Matters not subject to individual conflicts

Moved by Councillor Smockum

Seconded by Councillor Jordan Clark

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:

Routine:

RESOLUTION NO. C-2010-0164

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED FOR INFORMATION.

Recommendations from the Committee of the Whole Meeting held on May 17, 2010:

RESOLUTION NO. C-2010-0165

- 1. THAT REPORT NO. DAS-2010-0026, "TOWN OF GEORGINA – 2010 PROPERTY TAX RATES" BE RECEIVED.
- 2. THAT COUNCIL ADOPT THE BY-LAW TO ESTABLISH THE 2010 PROPERTY TAX RATES FOR THE TOWN OF GEORGINA, AS DETAILED IN APPENDIX "A" TO THE BYLAW (ATTACHED).

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

RESOLUTION NO. C-2010-0166

THAT COUNCIL GRANT AN EXEMPTION FROM THE NOISE BY-LAW, NO. 2003-0075 (PWE-1) FOR MUSIC TO BE PLAYED AND GENERATORS TO BE RUN DURING THE KESWICK HIGH SCHOOL'S ANNUAL 'RELAY FOR LIFE' EVENT TO BE HELD FROM 7:00 P.M. ON FRIDAY, JUNE 4TH TO 7:00 A.M. ON SATURDAY, JUNE 5TH ON THE SCHOOL GROUNDS, THAT THE LOCAL EMERGENCY SERVICES BE ADVISED OF THE EVENT AND THAT AN EXEMPTION HAS BEEN GRANTED.

RESOLUTION NO. C-2010-0167

THAT THE APPLICATION FOR SIGN BY-LAW RELIEF SUBMITTED BY YOUNGMAN PARK OF THE JESSIE CONVENIENCE STORE AT 118 THE QUEENSWAY SOUTH IN KESWICK BE APPROVED, THAT THE SIGN BE PROFESSIONALLY INSTALLED, THAT THE TOWN BE PROVIDED WITH AN ENGINEER'S CONFIRMATION THAT THE SIGN HAS BEEN DESIGNED, BUILT AND INSTALLED ACCORDING TO THE TOWN'S REQUIREMENTS AND THAT STAFF REPORT BACK TO COUNCIL REGARDING THE SAFETY ISSUES DISCUSSED.

RESOLUTION NO. C-2010-0168

1. THAT COUNCIL RECEIVE REPORT DAS-2010-0028 REGARDING THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY AND PROPOSED BY-LAW.
2. THAT COUNCIL RECEIVE THE PRESENTATION FROM JENNIFER NELSON OF HEMSON CONSULTING REGARDING THE TOWN OF GEORGINA DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY AND PROPOSED BY-LAW.
3. THAT COUNCIL AUTHORIZE STAFF TO ARRANGE A PUBLIC MEETING IN JUNE 2010 REGARDING THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY AND PROPOSED BY-LAW.
4. THAT COUNCIL AUTHORIZE STAFF TO MEET WITH DEVELOPERS TO REVIEW THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY AND TO ENSURE CO-ORDINATION OF THE TOWN'S GROWTH-RELATED FORECASTS WITH THE DEVELOPMENT COMMUNITY'S FORECASTS, PRIOR TO THE PROPOSED PUBLIC MEETING.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:**RESOLUTION NO. C-2010-0169**

- A. THAT REPORT NO. PB-2010-0034 BE RECEIVED AS INFORMATION.
- B. THAT COUNCIL APPROVE THE URBAN DESIGN AND ARCHITECTURAL DESIGN GUIDELINES PREPARED BY COSBURN GIBERSON LANDSCAPE ARCHITECTS AND JOHN G. WILLIAMS LIMITED, ARCHITECT, DATED DECEMBER 2009 AND NOVEMBER 2009, RESPECTIVELY, IN ORDER TO SATISFY DRAFT CONDITIONS NO. 33 AND NO. 34 OF DRAFT PLAN OF SUBDIVISION 19T-95085, SUBJECT TO INCORPORATING THE COMMENTS NOTED IN SECTION 4 OF REPORT PB-2010-0034 BE ADDRESSED TO THE SATISFACTION OF STAFF;
- C. THAT COUNCIL APPROVE THE REVISIONS TO THE CONDITIONS OF DRAFT APPROVAL, INCLUDING CONDITION NO. 40 PERTAINING TO A COST SHARING AGREEMENT, CONDITION NO. 41 PERTAINING TO A WARNING CLAUSE FOR INFORMING PROSPECTIVE PURCHASERS OF THE LOCATION OF A PUMPING STATION, AND CONDITION NO. 42 PERTAINING TO A WARNING CLAUSE INFORMING PROSPECTIVE PURCHASERS OF THE DEVELOPMENT OF A COMMUNITY PARK, WHICH MAY BE CONSTRUCTED ON BLOCK 85 OF THE PLAN;
- D. THAT THE STREET NAMES BEECHENER DRIVE AND WYNDHAM CIRCLE BE APPROVED FOR USE IN THE PLAN OF SUBDIVISION 19T-95085 (BALLYMORE DEVELOPMENT (SUTTON) CORP.);
- E. THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2010-0034 AND COUNCIL'S RESOLUTION THEREON TO THE TOWN SOLICITOR, THE ONTARIO MUNICIPAL BOARD AND TO THE YORK REGION COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES;
- F. THAT STAFF AND THE TOWN SOLICITOR (IF NECESSARY) BE DIRECTED TO REPRESENT THE TOWN OF GEORGINA RESPECTING FURTHER DISPOSITION OF THE SUBDIVISION MATTERS PERTAINING TO BALLYMORE DEVELOPMENT (SUTTON) CORP. AT THE ONTARIO MUNICIPAL BOARD, AS NECESSARY.

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

RESOLUTION NO. C-2010-0170

THAT TOWN COUNCIL DECLARE THE 155TH SUTTON FAIR AND HORSE SHOW A 'COMMUNITY FESTIVAL EVENT', THAT FAIRPARK LANE BETWEEN HAWKINS STREET AND SNOOKS ROAD BE TEMPORARILY CLOSED FROM AUGUST 5TH TO AUGUST 8TH, 2010, AND THAT PERMISSION BE GRANTED TO THE SUTTON AGRICULTURAL SOCIETY TO OPERATE AN ENTERTAINMENT TENT DURING THE EVENT.

RESOLUTION NO. C-2010-0171

THAT COUNCIL APPROVE THE FOLLOWING LIST OF POTENTIAL STREET NAMES WITH HISTORICAL SIGNIFICANCE AND FORWARD THE NAMES THROUGH THE STREET NAME APPROVAL PROCESS FOR USE IN FUTURE DEVELOPMENTS;

ENTERPRISE	RADIAL LINE ROAD
GENEVA	SIR JOHN COLBOURNE
KNICKERBOCKER	THE ISLAY
LAKE SIMCOE ICE ROAD	TROLLEY ROAD
MAJOR RAINES	

RESOLUTION NO. C-2010-0172

THAT THE REQUEST FROM ROBERT WM. BAILEY, SOLICITOR, TO AUTHORIZE THE TRANSFER FROM THE TOWN OF GEORGINA IN FAVOUR OF 1646182 ONTARIO LIMITED FOR PART 2, RP65R-13530 RETAINING AN EASEMENT IN FAVOUR OF THE TOWN TO BE RELEASED UPON ASSUMPTION OF THE SUBDIVISION 19T-04G03, BE APPROVED.

Reports:

17.2 Report from the Planning and Building Department:

17.2.1 Application for Part Lot Control Exemption
CAMLANE HOLDINGS INC./KESLAKE INVESTMENTS
LTD.
Block 137, Plan 65M-4131
AGENT: P. Salna Company Ltd.

Report No. PB-2010-0036

RESOLUTION NO. C-2010-0173

1. THAT REPORT PB-2010-0036 BE RECEIVED AS INFORMATION.

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

2. THAT THE APPLICATIONS SUBMITTED BY CAMLANE HOLDINGS INC. TO EXEMPT BLOCK 137, REGISTERED PLAN 65M-4131 FROM PART LOT CONTROL AS PER SECTION 50(7) OF THE PLANNING ACT, R.S.O. 1990, BE APPROVED.

Carried.....

10.2 Matters subject to individual conflicts

None.

11 DEPUTATIONS:

None.

12. PRESENTATIONS:

None.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.3 Report from the Engineering and Public Works Department:

- 17.3.1 Award of Tender
Reconstruction of Queen Street, St. James Street and
Northwood Road

Report No. EPW-2010-0024

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

RESOLUTION NO. C-2010-0174

1. THAT REPORT NO. EPW-2010-0024 BE RECEIVED FOR INFORMATION.
2. THAT THE TENDER SUBMITTED BY K.J. BEAMISH CONSTRUCTION CO. LIMITED IN THE AMOUNT OF \$759,828 (GST EXCLUDED) FOR CONTRACT EPW2010-023 IS ACCEPTED AND THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A CONTRACT FOR THIS PROJECT.

Carried.....

15. COMMUNICATIONS:

15.2 Matters for Disposition:

- 15.2.1 Mike Galloway, Clerk and Deputy CAO, Township of Essa, requesting Council support its position objecting to the enactment of Private Member's Bill 13.

Moved by Councillor Szollosy

Seconded by Councillor Jamieson

RESOLUTION NO. C-2010-0175

THAT CORRESPONDENCE FROM MIKE GALLOWAY, CLERK AND DEPUTY CAO, TOWNSHIP OF ESSA, REQUESTING COUNCIL SUPPORT ITS POSITION OBJECTING TO THE ENACTMENT OF PRIVATE MEMBER'S BILL 13, BE RECEIVED.

Carried.....

- 15.2.2 Gina van den Burg, Deputy Clerk and Supervisor of Council and Committee Services, Halton Region, requesting Council support its position urging the Government of Canada to reverse its decision to terminate funding for the Rural Research Group.

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

RESOLUTION NO. C-2010-0176

THAT CORRESPONDENCE FROM GINA VAN DEN BURG, DEPUTY CLERK AND SUPERVISOR OF COUNCIL AND COMMITTEE SERVICES, HALTON REGION, REQUESTING COUNCIL SUPPORT ITS POSITION URGING THE GOVERNMENT OF CANADA TO REVERSE ITS DECISION TO TERMINATE FUNDING FOR THE RURAL RESEARCH GROUP BE RECEIVED AND REFERRED TO THE ECONOMIC DEVELOPMENT OFFICER FOR DISPOSITION.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.3 John B. Waller, Region of York Planning and Development Services Department, requesting comments on its proposed Regional Official Plan Amendment 1, 2 and 3 by July 19, 2010.

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

RESOLUTION NO. C-2010-0177

THAT CORRESPONDENC FROM JOHN B. WALLER, REGION OF YORK PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, REQUESTING COMMENTS ON ITS PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT 1, 2 AND 3 BY JULY 19, 2010, BE RECEIVED AND REFERRED TO THE DIRECTOR OF PLANNING AND BUILDING FOR REVIEW AND SUBMISSION OF A REPORT BACK TO COUNCIL.

Carried.....

14. PUBLIC MEETINGS:

14.1 Statutory Public Meeting:

- 14.1.1 Application to Amend Zoning By-law 500 (7:30 p.m.)
TURCOTTE, Ron & Amanda
Part Lots 36 & 37, Registered Plan 283
AGENT: Michael Smith Planning Consultants

Report No. PB-2010-0035

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

Gord Mahoney of Michael Smith Planning Consultants, agent for the applicant, stated that the application is to amend the zoning by-law to legalize an accessory apartment in a dwelling and recognize existing setbacks to the dwelling, deck and front yard. The property is 401 square metres in size with a frontage of 15.24 metres or 50 feet. He explained that the property is designated 'Neighbourhood Residential' to the Keswick Secondary Plan which encourages low density urban residential housing types including duplexes and accessory apartments. The proposal conforms to the Greenbelt Plan, the Lake Simcoe Protection Plan, the Growth Plan and the York Region Official Plan. An accessory apartment may be permitted in a single detached dwelling subject to an amendment to the zoning by-law

14. PUBLIC MEETINGS cont'd:

Mr. Mahoney stated that the subject property does not conform to two of the provisions of the zoning by-law, specifically that the accessory apartment be supplementary to the primary residential use, as it is currently of equal floor area to the main floor residential unit. Also, the accessory apartment exceeds the maximum size permitted in the Keswick Secondary Plan. The primary residential unit is 105 square metres in size, as is the apartment, but they contain different rooms. The basement utility room contains the furnace unit that services both the main residential unit and the accessory apartment and should therefore be deducted from the square footage of the accessory apartment. He stated that his client would agree to limit the number of bedrooms in the apartment to two (2). The intent of the policy with regard to the size difference is to ensure that the apartment is accessory in nature. It currently contains two (2) bedrooms and is occupied by two (2) people who use the second bedroom for storage.

Mr. Mahoney explained that he believes the accessory apartment includes minor variations from the requirements, much like the applications to the Committee of Adjustment for minor variance approval. The reduction in the front yard setback is for clarification purposes. The six (6) metre setback from the deck is due to a road widening taken by the Region. He explained that the relief sought for the accessory building in the rear yard is to legalize its location, noting that it has been in its present location since the current owners purchased the property.

Mr. Mahoney stated that the application conforms to all upper tier planning policy documents and to the Keswick Secondary Plan. No negative impacts on adjacent land uses are anticipated and the application represents good planning.

Megan Grant, Planner, stated that staff feels the accessory apartment provisions in the Keswick Secondary Plan are not being met with the current situation on site. The accessory apartment is the same in floor area as the main floor residential unit and therefore does not meet the requirement of being accessory, and the maximum size is quite specific to 65 square metres of residential floor area or a maximum of 40 percent of the residential floor area to ensure that the unit is supplementary to the main dwelling. The property meets the definition of a duplex and does not meet the definitions of an accessory apartment, so this application should either be evaluated as a duplex, or the floor plan of the apartment should be altered to allow it to fit the provisions of the Keswick Secondary Plan with respect to accessory apartments.

14. PUBLIC MEETINGS cont'd:

Ms. Grant explained that staff took a look at the duplex provisions with regard to this lot and found that this lot is undersized for a duplex and does not meet the required setbacks for the greater amenity area needed. The agent noted that two (2) bedroom and four (4) bedroom units wouldn't support the same number of people, but it is staff's belief that a two (2) bedroom unit could support four (4) people just as a four bedroom unit could support four (4) people. Occupancy is not dependent on the number of bedrooms.

Ms. Grant advised that in similar situations in the past, staff have requested that the applicant return at a later date either having changed the application to rezone it as a duplex or modifying the apartment to comply with the accessory apartment definitions. This property does have servicing allocation for either alternative. She noted that deducting the square footage of the furnace room deducts less than five (5) square metres so it would not provide much assistance in meeting the size requirement. She also noted that staff has not yet received confirmation that the deck existed at the time the Regional road widening was taken. She stated that staff suggests the applicant come back with an alternate application.

Mr. Mahoney stated that given the choice of either Council making a decision at this time with the current application or bringing another application before Council, he would prefer to go back to staff with another application.

Ms. Grant stated that the duplex requirements include 540 square metres of lot area, 18 metres of frontage and slightly larger setbacks. The existing house is slightly deficient in meeting the setbacks and does not meet the lot area or frontage requirements for a duplex. Duplexes also require a certain number of parking spaces.

Mrs. Turcotte stated that when they purchased the property, the apartment was in existence but they were aware that it was not legally zoned. All the amenities were existing, they added a carpet and ceiling.

Mr. Mahoney stated that the previous owner cannot be located and therefore it cannot be determined at what date the apartment started to be used as an apartment. If this date could be determined to be before November 16, 1995, the apartment would be considered legal through grandfathering due to Bill 120 passed in 1994 which overrode the municipal by-laws with respect to permitting accessory apartments in dwellings.

Mrs. Velvet Ross, Manager of Planning, stated that the matter of accessory apartments was brought up by Council awhile ago and direction was given to the

14. PUBLIC MEETINGS cont'd:

Director of Planning and Building to review the matter and review how other municipalities have dealt with illegal apartments as time and staff permitted, and report back to Council. Unfortunately the Planning Department has had neither the time nor the staff to complete this project to date.

Mrs. Ross explained that the intention of the accessory apartment provisions was to allow for accessory apartments, but to have these units as smaller, supplementary and not to be equal to the floor area of the main unit. Duplex provisions are intended to deal with equal floor area to accommodate two (2) families, needing more amenity space, larger setbacks and more parking. The greater amenity area and compatibility with surrounding land uses are the main issues. Staff has worked with applicants in the past to redesign the floor layout, but staff does not feel this accessory apartment is accessory to the main use. The property meets both the intent and definition of a duplex and should be evaluated as a duplex. She explained that staff would evaluate the application as a duplex if it was submitted as one, but noted that if it was submitted to be considered as a duplex it would not meet the requirements. If the owner resubmitted as a duplex, the cost would be as a revision to the current application at half the original cost of \$2,250, plus Lake Simcoe Region Conservation Authority fees, plus agent fees.

Ms. Grant stated that she has worked in areas with as-of-right zoning and a lesser floor area was always required, with 40 to 45 percent being standard, some restrictions on the number of bedrooms and there were always amenity space and parking issues.

Sue Plamondon, Chief Administrative Officer stated that she approved this report because it was coming to a public meeting and thought it was of value to see if there were any issues from the neighbourhood. It is clear that the property does not fit either the accessory unit or duplex criteria and it would require a site specific amendment as an accessory unit or as a duplex. She suggested that Council, if it wishes, give some indication to staff that it supports the notion of two (2) dwelling units and leave it to staff to come back with a by-law that allows that to occur. Public notice has been given and she suggested that the applicant not be requested to submit a further application at an additional fee.

Mr. Mahoney stated that the application asks for an accessory apartment with the justification that the Keswick Secondary Plan allows for minor variations to the size of the main and accessory apartments. Their position is that minor variations are permitted.

14. PUBLIC MEETINGS cont'd:

Moved by Councillor Jamieson

Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2010-0178

- A. THAT REPORT PB-2010-0035 BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY RON AND AMANDA TURCOTTE TO REZONE LANDS DESCRIBED AS PART LOTS 36 AND 37, REGISTERED PLAN 283, FROM LOW DENSITY URBAN RESIDENTIAL (R1) TO A SITE-SPECIFIC LOW DENSITY URBAN RESIDENTIAL (R1) ZONE IN ORDER TO PERMIT AN ACCESSORY APARTMENT WITHIN THE EXISTING SINGLE DETACHED DWELLING, BE APPROVED AS SUBMITTED AND THAT STAFF PREPARE AND SUBMIT A BY-LAW LEGALIZING THE ACCESSORY APARTMENT INCLUDING SQUARE FOOTAGE DETAILS.

Carried.....

16. PETITIONS:

None.

18 UNFINISHED BUSINESS:

Velvet Ross, Manager of Planning, presented three street names, one of which is to be chosen to replace the name 'Courting House' which was refused for the Ballymore Developments subdivision in Sutton; Emes, Father William O'Brien and Fred Cooper. Council members chose 'Fred Cooper' with the street sign to include a poppy to signify that Fred Cooper was a war veteran.

19 REGIONAL BUSINESS:19.1 Sidewalk in front of the new Sutton Public School

Councillor Smockum requested that the Town Engineer review the sidewalk in front of the new Sutton Public School because it seems to drop at least a foot in height just east of the school property and it could become quite slippery and dangerous to walk on during the winter months. The Town Engineer was requested to determine if this construction was appropriate for the area or if it should be modified in some way and report back to Council.

19. REGIONAL BUSINESS cont'd:19.2 Media Release concerning a rabid bat in Georgina

Councillor Smockum stated that he was concerned that the media release about a bat testing positive to rabies did not include the location of the bat. He believes the public should be more informed about the location of rabid animals because it is very important for those in the immediate vicinity to be more vigilant in order to prevent quarantines and the need for rabies shots.

20 BY-LAWS:

Councillor Hackenbrook declared an interest in Item No. 20.1 because he is an employee of the Canadian Tire store in Keswick; he did not participate in any discussion or vote

Moved by Councillor Jamieson

Seconded by Councillor Jordan Clark

That the following by-law be given three readings:

- 20.1 By-law Number 500-2010-0007 Being a By-law to amend Zoning By-law 500 to permit a temporary garden centre, Canadian Tire, Part Lot 10, Concession 3 (NG)

Carried.....

Moved by Councillor Szollosy

Seconded by Councillor Smockum

That the following by-laws be given three readings:

- 20.2 By-law Number 2010-0051 (PL-4) Being a By-law to remove certain lands from Part Lot Control, Camlane Holdings Inc/Keslake Investments Ltd., Block 137, Plan 65M-4131
- 20.3 By-law Number 2010-0052 (TA-1) Being a By-law to set tax rates for the year 2010

20. BY-LAWS cont'd:

20.4 By-law Number 2010-0053 (LA-1)

Being a By-law to authorize the Mayor and Clerk to execute all necessary documents relating to the conveyance of lands from the Town of Georgina to 1646182 Ontario Limited for Part 2, Reference Plan 65R-13530 prior to registration of the Plan of Subdivision

20.5 By-law Number 2010-0054 (CON-1)

Being a By-law to authorize the Mayor and Clerk to enter into a contract between K.J. Beamish Construction Co. Limited and the Corporation of the Town of Georgina for the reconstruction of Queen Street, St. James Street and Northwood Road

Carried.....

21. MOTIONS:

None.

22. NOTICES OF MOTION:

None.

23. OTHER BUSINESS:

None.

24. CONFIRMING BY-LAW

Moved by Councillor Szollosy

Seconded by Regional Councillor Wheeler

That the following by-law be given three readings:

By-law Number 2010-0055 (COU-2)

Being a by-law to confirm proceedings of Council.

Carried.....

25. ADJOURNMENT:

Moved by Councillor Hackenbrook

Seconded by Councillor Jamieson

That the meeting adjourn at this time (8:25 p.m.)

Carried.....

Robert Grossi, Mayor

Lisa Lyons, Deputy Clerk