

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

## **COUNCIL MINUTES**

September 26, 2011  
(7:12 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 Craig	Councillor Davison
Councillor Hackenbrook	Councillor Smockum
Councillor Szollosy	

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. PB-2011-0083 entitled 'Application to Amend Zoning By-law 500, Wholesale Forest Products Ltd.' as Item No. 14.1.2
- 4.2 Report No. PB-2011-0085 entitled 'Application to Amend Zoning By-law 500, Canadian Tire Real Estate Ltd.' As Item No. 14.2.1
- 4.3 Request for temporary road closure of Catering Road during Sutton High's annual Terry Fox Run, as Item No. 15.2.3
- 4.4 Resolution respecting development charges as Item No. 23.1
- 4.5 Closed Session as Item No. 24
- 4.6 Street light on Metro Road for Salvation Army Community Church under Other Business as Item No. 23.2
- 4.7 Safety issue at intersection of Metro Road and Old Homestead Road under Other Business, Item No. 23.3
- 4.8 Future of Conservation Authorities under Other Business, Item No. 23.4
- 4.9 Crossing Guard for Fairwood Public School under Other Business, Item No. 23.5

5. APPROVAL OF AGENDA:

Moved by Councillor Smockum

Seconded by Councillor Craig

**RESOLUTION NO. C-2011-0423**

THAT THE FOLLOWING ADDENDUM ITEMS BE APPROVED:

- 5.1 REPORT NO. PB-2011-0083 ENTITLED 'APPLICATION TO AMEND ZONING BY-LAW 500, WHOLESAL FOREST PRODUCTS LTD.' AS ITEM NO. 14.1.2
- 5.2 REPORT NO. PB-2011-0085 ENTITLED 'APPLICATION TO AMEND ZONING BY-LAW 500, CANADIAN TIRE REAL ESTATE LTD.' AS ITEM NO. 14.2.1
- 5.3 REQUEST FOR TEMPORARY ROAD CLOSURE OF CATERING ROAD DURING SUTTON HIGH'S ANNUAL TERRY FOX RUN, AS ITEM NO. 15.2.3
- 5.4 RESOLUTION RESPECTING DEVELOPMENT CHARGES AS ITEM NO. 23.1
- 5.5 CLOSED SESSION AS ITEM NO. 24
- 5.6 STREET LIGHT ON METRO ROAD FOR SALVATION ARMY COMMUNITY CHURCH UNDER OTHER BUSINESS AS ITEM NO. 23.2
- 5.7 SAFETY ISSUE AT INTERSECTION OF METRO ROAD AND OLD HOMESTEAD ROAD UNDER OTHER BUSINESS, ITEM NO. 23.3
- 5.8 FUTURE OF CONSERVATION AUTHORITIES UNDER OTHER BUSINESS, ITEM NO. 23.4
- 5.9 CROSSING GUARD FOR FAIRWOOD PUBLIC SCHOOL UNDER OTHER BUSINESS, ITEM NO. 23.5

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

Councillor Hackenbrook declared an interest in Item No. 14.2.1 as the applicant is his employer.

Councillor Hackenbrook declared an interest in Item No. 23.1 concerning a development charge appeal as it relates to lots of record because he owns a lot of record.

Councillor Hackenbrook declared an interest in Item No. 14.1.1 because his spouse works with local nurse-practitioners.

6. DECLARATION OF PECUNIARY INTEREST cont'd:

Regional Councillor Wheeler declared an interest in Item No. 23.1 concerning an development charge appeal as it relates to lots of record because he owns a lot of record

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2011-0424**

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON SEPTEMBER 12, 2011, BE ADOPTED AS PRESENTED.

Carried.....

8. BUSINESS ARISING FROM THE MINUTES:

Item No. 23.3, page 13 of the September 12<sup>th</sup> Council Minutes, Councillor Craig inquired the location of the Thane Smelter Site question and responses on the Town's website.

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-2011-0086 entitled 'Applications to Amend the Official Plan and Revised Official Plan and Amend Zoning By-law 500, 2241439 Ontario Ltd. c/o OLRM Developments
- 9.2 Item No. 14.1.2, Report No. PB-2011-0083 entitled 'Application to Amend Zoning By-law 500, Wholesale Forest Products Ltd'
- 9.3 Item No. 14.2.1, Report No. PB-2011-0085 entitled 'Application to Amend Zoning Bylaw 500, Canadian Tire Real Estate Ltd.'
- 9.4 Item No. 15.2, various items for disposition
- 9.5 Item No. 17.3.1, Report No. ED-2011-0008 entitled 'Endorsement of the 2012 Splash Festival; A Stepping Stone to the Development of a Water Centre in the Town of Georgina'
- 9.6 Item No. 17.4.1, Report No. EPW-2011-0033 entitled 'Award of Tender, Road Yard Facilities Renovations'
- 9.7 Item No. 17.4.2, Report No. EPW-2011-0036 entitled 'Weight Restriction, Mossington Bridge No. 0006'
- 9.8 Item No. 20, various by-laws

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION cont'd:

- 9.9 Item No. 23.1, resolution respecting the Development Charges Appeal to the Ontario Municipal Board

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Craig

Seconded by Councillor Davison

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 September 19, 2011:

**RESOLUTION NO. C-2011-0425**

- 17.1.1 1. THAT REPORT NO. DAS-2011-0046, "TAX ADJUSTMENT APPLICATIONS MADE UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT", BE RECEIVED FOR INFORMATION;
2. THAT COUNCIL APPROVE APPLICATION NUMBER 0001 TO 0060 INCLUSIVE, SUBMITTED UNDER SECTION 357/358 OF THE MUNICIPAL ACT.

**RESOLUTION NO. C-2011-0426**

- 17.1.2 1. THAT REPORT NO. DAS-2011-0048 REGARDING BRENDA READ'S REQUEST TO ALLOW MORE THAN THREE DOGS IN A RESIDENTIAL AREA BE RECEIVED FOR INFORMATION.
2. THAT BY-LAW NO. 2004-0130 (LI-3) BE AMENDED TO ALLOW ONE (1) DOG AS A RESCUE OR FOSTER ANIMAL IN ADDITION TO THE THREE DOGS CURRENTLY PERMITTED, PROVIDED THE PERSON AND PREMISES ARE REGISTERED WITH THE TOWN OF GEORGINA.
3. THAT THE TOWN CLERK BE AUTHORIZED TO PREPARE A BY-LAW TO GIVE EFFECT TO THE FOREGOING.

**RESOLUTION NO. C-2011-0427**

- 17.1.3 1. THAT COUNCIL RECEIVE REPORT DAS-2011-0050 REGARDING HABITAT FOR HUMANITY YORK REGION – REQUEST FOR DEFERRAL OF DEVELOPMENT CHARGES.

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

2. THAT COUNCIL AUTHORIZE THE DEFERRAL OF DEVELOPMENT CHARGES FOR HABITAT FOR HUMANITY BUILDS OF RESIDENTIAL HOMES FOR LOW INCOME FAMILIES FOR A PERIOD NOT TO EXCEED THIRTY-FIVE (35) YEARS UNDER THE CONDITION THAT:
  - a. THE TOWN HAS CONFIRMATION THAT THE REGION OF YORK HAS GRANTED A DEFERRAL OF DEVELOPMENT CHARGES OR A GRANT EQUIVALENT TO DEVELOPMENT CHARGES FOR THE SAME APPLICATION;
  - b. HABITAT FOR HUMANITY IS A NON-PROFIT ORGANIZATION;
  - c. HABITAT FOR HUMANITY IS REGISTERED, IN GOOD STANDING, AS A CHARITY WITH THE CANADA REVENUE AGENCY;
  - d. HABITAT FOR HUMANITY IS REGISTERED, IN GOOD STANDING, WHERE REQUIRED WITH APPROPRIATE PROVINCE OF ONTARIO MINISTRIES AND GOVERNMENT OF CANADA MINISTRIES;
  - e. LANDS ARE OWNED BY HABITAT FOR HUMANITY OR AN APPROVED HABITAT FOR HUMANITY PARTNER FAMILY;
  - f. HABITAT FOR HUMANITY HAS CONSENTED TO REGISTRATION OF THE DEFERRAL AGREEMENT ON TITLE;
  - g. ALL OTHER CONSENTS THAT ARE DETERMINED NECESSARY BY THE TOWN.
3. THAT COUNCIL DELEGATE THE AUTHORITY TO APPROVE THE TOWN OF GEORGINA'S DEFERRAL OF DEVELOPMENT CHARGES FOR A HABITAT FOR HUMANITY APPLICATION TO THE TOWN TREASURER, SUBJECT TO THE ABOVE-NOTED CONDITIONS.
4. THAT A BY-LAW BE ENACTED TO AUTHORIZE THE ABOVE DELEGATION AND EXECUTION OF THE RELATED DEVELOPMENT CHARGE DEFERRAL AGREEMENTS TO THE TOWN TREASURER.

**RESOLUTION NO. C-2011-0428**

- 17.1.4 A. THAT REPORT PB-2011-0078 BE RECEIVED AS INFORMATION.

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

- B. THAT THE DRAFT APPROVED PLAN OF SUBDIVISION (19TG-2003-001) SUBMITTED BY METRUS DEVELOPMENT INC., PREPARED BY KLM PLANNING PARTNERS INC., DRAWING NO.10:04, LAST REVISED ON SEPTEMBER 22, 2010, AND ATTACHED AS SCHEDULE '2' TO REPORT PB- 2011-0078 BE FURTHER REVISED BY REPLACING TOWNHOUSE BLOCK 9 WITH FOUR (4) SINGLE DETACHED DWELLING LOTS, AS ILLUSTRATED ON SCHEDULE '3' ATTACHED TO REPORT PB-2011-0078.
- C. THAT THE CONDITIONS OF DRAFT PLAN APPROVAL ENDORSED BY TOWN COUNCIL ON AUGUST 29, 2011 THROUGH RESOLUTION CW-2011-0172, BE FURTHER AMENDED, AS OUTLINED IN SCHEDULE '4' TO REPORT PB-2011-0078.
- D. THAT THE ZONING BY-LAW AMENDMENT APPLICATION SUBMITTED BY METRUS DEVELOPMENT INC. TO REZONE LANDS DESCRIBED AS PART LOTS 2 AND 3, CONCESSION 3 (NG), MORE SPECIFICALLY AS IT APPLIES TO BLOCK 9 ON SCHEDULE '2' TO REPORT PB-2011-0078, TO IMPLEMENT REVISIONS TO THE DRAFT APPROVED PLAN OF SUBDIVISION, AS ILLUSTRATED ON SCHEDULE '3' TO REPORT PB-2011-0078, BE APPROVED.
- E. THAT PURSUANT TO SECTION 34(17) OF THE PLANNING ACT, R.S.O.1990, AS AMENDED, COUNCIL DEEMS THAT FURTHER NOTICE IS NOT REQUIRED TO BE GIVEN IN RESPECT OF ANY MINOR REVISIONS TO THE PROPOSED AMENDING ZONING BY-LAW.
- F. THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2011-0078, AND COUNCIL'S RESOLUTION THEREON, TO THE TOWN SOLICITOR, THE ONTARIO MUNICIPAL BOARD, AND TO THE YORK REGION COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES.

**RESOLUTION NO. C-2011-0429**

- 17.1.5 A. THAT REPORT PB-2011-0081 BE ENDORSED AND RECEIVED AS INFORMATION.
- B. THAT COUNCIL ADOPT THE FOLLOWING RESOLUTION:  
  
*"WHEREAS THE TOWN OF GEORGINA SUPPORTS IN PRINCIPLE THE DEVELOPMENT OF RENEWABLE ENERGY IN THE PROVINCE OF ONTARIO;*

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

*AND WHEREAS THE PROVINCE'S GREEN ENERGY ACT HAS REMOVED PLANNING ACT CONTROLS OVER ALL RENEWABLE ENERGY UNDERTAKINGS AND THAT THE MINISTRY OF ENVIRONMENT ADMINISTERS RENEWABLE ENERGY APPROVALS FOR RENEWABLE ENERGY UNDERTAKINGS;*

*AND WHEREAS THE FOLLOWING PROJECTS ARE EXEMPT FROM RENEWABLE ENERGY APPROVALS:*

- *WIND FACILITIES WITH A NAME PLACE CAPACITY LESS THAN OR EQUAL TO 3KW.*
- *GROUND MOUNTED SOLAR ENERGY FACILITIES LESS THAN OR EQUAL TO 10KW.*
- *ROOFTOP AND WALL MOUNTED SOLAR ENERGY FACILITIES OF ANY SIZE.*

*AND WHEREAS THE RENEWABLE ENERGY UNDERTAKINGS NOTED ABOVE THAT ARE EXEMPT FROM RENEWABLE ENERGY APPROVALS CAN POTENTIALLY BE LOCATED ANYWHERE ON A PROPERTY, AND MAY RESULT IN PLANNING CONCERNS INCLUDING, BUT NOT NECESSARILY LIMITED TO NOISE, VISUAL AND SAFETY RELATED IMPACTS ON NEIGHBOURING PROPERTIES;*

*NOW THEREFORE BE IT RESOLVED THAT THE TOWN OF GEORGINA COUNCIL RESPECTFULLY REQUESTS THAT THE PROVINCE UNDERTAKE A COMPREHENSIVE REVIEW AND PUBLIC CONSULTATION PROCESS OF THE RENEWABLE ENERGY UNDERTAKINGS EXEMPT FROM RENEWABLE ENERGY APPROVALS IN ORDER TO DETERMINE AND IMPLEMENT APPROPRIATE PLANNING REQUIREMENTS, INCLUDING BUT NOT NECESSARILY LIMITED TO, SIZE/HEIGHT RESTRICTIONS, MINIMUM SETBACKS, MINIMUM LOT SIZES, AND MINIMUM LOT FRONTAGES FOR WIND TURBINES AND SOLAR PANELS IN SETTLEMENT AREAS TO ENSURE GOOD PLANNING TAKES PLACE."*

- C. THAT THE CLERK FORWARD A COPY OF THIS RESOLUTION AND REPORT PB-2011-0081 TO THE MINISTER OF ENERGY, THE MINISTER OF ENVIRONMENT, THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING AND TO THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:**RESOLUTION NO. C-2011-0430**

- 17.1.6 A. THAT REPORT NO. DAS-2011-0045 DETAILING THE MUNICIPAL PERFORMANCE MEASURES FOR THE YEAR ENDED DECEMBER 31, 2010, BE RECEIVED FOR INFORMATION.

**RESOLUTION NO. C-2011-0431**

- 17.1.7 1. THAT COUNCIL RECEIVE REPORT DAS-2011-0047 REGARDING THE CLUB 55 MEMBERSHIP FEES.
2. THAT THE TOWN CONTINUE TO COLLECT THE CLUB 55 MEMBERSHIP FEES AS REVENUE IN SUPPORT OF THE TOWN'S SENIORS' PROGRAMS.

**RESOLUTION NO. C-2011-0432**

- 17.1.8 1. THAT COUNCIL RECEIVE REPORT DAS-2011-0049 REGARDING THE CIVIC CENTRE ROOF MAINTENANCE.
2. THAT THE TOWN'S PURCHASING MANAGER BE AUTHORIZED TO ISSUE A TENDER AND PROCEED WITH THE REQUIRED WORKS FOR THE RE-SHINGLING OF THE ROOF AT THE TOWN OF GEORGINA CIVIC CENTRE.
3. THAT THE TOWN TREASURER BE AUTHORIZED TO RE-ALLOCATE 2011 TAX LEVY CAPITAL FUNDING UP TO \$75,000 FOR THE PURPOSES OF RE - SHINGLING THE CIVIC CENTRE ROOF AND ANY ASSOCIATED ROOF REPAIRS.

**RESOLUTION NO. C-2011-0433**

- 17.1.9 THAT REPORT NO. DAS-2011-0051 DETAILING THE OPERATING RESULTS TO JUNE 30, 2011, BE RECEIVED FOR INFORMATION

**RESOLUTION NO. C-2011-0434**

- 17.1.10 A. THAT REPORT PB-2011-0080 BE RECEIVED AS INFORMATION.
- B. THAT COUNCIL ENDORSES STAFF'S INSPECTION AND ENFORCEMENT APPROACH ON ILLEGAL ACCESSORY APARTMENTS UNTIL THE ACCESSORY APARTMENT POLICY REVIEW AND UPDATE IS COMPLETED, AS OUTLINED IN SECTION 3 OF REPORT PB-2011-0080.



10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:**RESOLUTION NO. C-2011-0435**

- 17.1.11 A. THAT REPORT PB-2011-0082 AND CORRESPONDENCE FROM HEATHER KONEFAT OF THE REGION OF YORK COMMENTING ON THE PROPOSED SKYPOWER SOLAR PROJECTS, BE RECEIVED AS INFORMATION.
- B. THAT UPON RECEIPT OF THE MUNICIPAL CONSULTATION FORM AND ALL REQUIRED/REQUESTED REPORTS AND STUDIES PREPARED BY SKYPOWER FOR THE PROPOSED GOLDLIGHT, EARTHLIGHT AND BEAMLIGHT SOLAR ENERGY PROJECTS, STAFF WILL REVIEW THIS MATERIAL AND REPORT BACK TO COUNCIL WITH COMMENTS FOR SUBMISSION TO SKYPOWER AS PART OF THE RENEWABLE ENERGY APPROVAL PROCESS.
- C. THAT STAFF PLACE A NOTICE IN THE GEORGINA ADVOCATE ADVISING THE PUBLIC OF THE DATE COUNCIL WILL BE CONSIDERING THE STAFF REPORT NOTED IN RECOMMENDATION 'B' ABOVE.
- D. THAT COUNCIL ADOPT THE FOLLOWING RESOLUTION:

*"WHEREAS THE TOWN OF GEORGINA SUPPORTS IN PRINCIPLE THE DEVELOPMENT OF RENEWABLE ENERGY IN THE PROVINCE OF ONTARIO;*

*AND WHEREAS THE PROVINCE'S GREEN ENERGY ACT HAS REMOVED PLANNING ACT CONTROLS OVER ALL RENEWABLE ENERGY UNDERTAKINGS AND THAT THE MINISTRY OF ENVIRONMENT ADMINISTERS RENEWABLE ENERGY APPROVALS FOR RENEWABLE ENERGY UNDERTAKINGS AND FEED-IN TARIFF CONTRACTS ARE AWARDED BY THE ONTARIO POWER AUTHORITY;*

*AND WHEREAS THE MINISTRY OF ENERGY HAS ISSUED A DIRECTIVE TO THE ONTARIO POWER AUTHORITY THAT GROUND-MOUNTED SOLAR PROJECTS GREATER THAN 100 KILOWATTS ARE NOT TO BE LOCATED ON CANADA LAND INVENTORY CLASS 1 AND 2 SOILS;*

*AND WHEREAS THE SOLAR ENERGY PROJECTS OF GOLDLIGHT, BEAMLIGHT AND EARTHLIGHT ARE PROPOSED ON LANDS THAT CONTAIN CLASS 1 AND 2 SOILS AS IDENTIFIED ON THE CANADIAN LAND INVENTORY MAPPING PROVIDED BY THE ONTARIO MINISTRY OF AGRICULTURE, FOOD AND RURAL AFFAIRS AND YET ALL THREE HAVE RECEIVED FEED-IN TARIFF CONTRACTS THROUGH THE ONTARIO POWER AUTHORITY, WHICH CONTRAVENES THE ABOVE-NOTED MINISTER'S DIRECTIVE;*

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

*NOW THEREFORE BE IT RESOLVED THAT THE TOWN OF GEORGINA COUNCIL RESPECTFULLY REQUESTS THE PROVINCE TO UNDERTAKE A COMPREHENSIVE REVIEW OF THE CURRENT PROCESS BEING ADMINISTERED BY THE ONTARIO POWER AUTHORITY REGARDING RENEWABLE ENERGY UNDERTAKINGS THAT ARE PROPOSED ON PRIME AGRICULTURAL LANDS (CLASS 1 AND 2) AND TO AMEND CURRENT PROCEDURES TO ENSURE PRIME AGRICULTURAL CLASS 1 AND 2 LANDS ARE NOT USED FOR SOLAR ENERGY PROJECTS.*

- E. THAT THE CLERK FORWARD A COPY OF REPORT PB-2011-0082, COUNCIL'S RESOLUTION THEREON ALONG WITH CORRESPONDENCE FROM ROBERT WINN CONSIDERED BY COUNCIL ON SEPTEMBER 19<sup>TH</sup> RESPECTING CONCERNS WITH THE INSTALLATION OF A SOLAR PANEL APPARATUS WITHIN A HIGHLY POPULATED URBAN AREA AND THE POTENTIAL FOR ADDITIONAL INSTALLATIONS WITH NO MUNICIPAL RECOURSE, TO THE MINISTER OF ENERGY, THE MINISTER OF ENVIRONMENT, THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING AND TO THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO
- F. THAT THE CLERK FORWARD A COPY OF REPORT PB-2011-0082, COUNCIL'S RESOLUTION THEREON ALONG WITH CORRESPONDENCE FROM ROBERT WINN CONSIDERED BY COUNCIL ON SEPTEMBER 19<sup>TH</sup> RESPECTING CONCERNS WITH THE INSTALLATION OF A SOLAR PANEL APPARATUS WITHIN A HIGHLY POPULATED URBAN AREA AND THE POTENTIAL FOR ADDITIONAL INSTALLATIONS WITH NO MUNICIPAL RECOURSE, TO SKYPOWER AND FURTHERMORE THAT THEY BE REQUESTED TO ADDRESS THE OUTSTANDING MATTERS IDENTIFIED IN SECTION 4 OF THIS REPORT.
- G. THAT TOWN STAFF FORWARD ALL PERTINENT MATERIALS AND REPORTS TO THE GEORGINA ENVIRONMENTAL ADVISORY COMMITTEE AND THE GEORGINA AGRICULTURAL ADVISORY COMMITTEE FOR REVIEW AND COMMENT INCLUDING CORRESPONDENCE FROM ROBERT WINN CONSIDERED BY COUNCIL ON SEPTEMBER 19<sup>TH</sup> RESPECTING CONCERNS WITH THE INSTALLATION OF A SOLAR PANEL APPARATUS WITHIN A HIGHLY POPULATED URBAN AREA AND THE POTENTIAL FOR ADDITIONAL INSTALLATIONS WITH NO MUNICIPAL RECOURSE.

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

**RESOLUTION NO. C-2011-0436**

- 17.1.12 THAT CORRESPONDENCE FROM ROBERT WINN RESPECTING CONCERNS WITH THE INSTALLATION OF A SOLAR PANEL APPARATUS WITHIN A HIGHLY POPULATED URBAN AREA AND THE POTENTIAL FOR ADDITIONAL INSTALLATIONS WITH NO MUNICIPAL RECOURSE, BE RECEIVED FOR INFORMATION AND THAT A COPY OF COUNCIL'S RESOLUTION EXPRESSING THEIR OPINION WITH RESPECT TO THE PROPOSED SKYPOWER SOLAR PROJECTS BE FORWARDED TO MR. WINN FOR INFORMATION PURPOSES

**RESOLUTION NO. C-2011-0437**

- 17.1.13 THAT TOWN COUNCIL GRANT PERMISSION TO TEMPORARILY CLOSE THE NECESSARY ROADS DURING THE ANNUAL REMEMBRANCE DAY PARADE AND SERVICE ON NOVEMBER 6, 2011 BEGINNING AT 11:00 A.M. IN KESWICK ALONG THE QUEENSWAY NORTH FROM THE KESWICK PUBLIC SCHOOL TO THE CENOTAPH AT THE CORNER OF THE QUEENSWAY NORTH AND CHURCH STREET, AND BEGINNING AT 1:30 P.M. IN SUTTON ALONG HIGH STREET FROM THE BELL CANADA BUILDING TO THE CENOTAPH, THEN ALONG EAST STREET FROM HIGH STREET TO THE ROYAL CANADIAN LEGION, AND THAT THE LOCAL POLICE, FIRE AND EMS SERVICES BE SO ADVISED.

**RESOLUTION NO. C-2011-0438**

- 17.1.14 THAT CORRESPONDENCE FROM DR. ERIC HOSKINS, MINISTER OF CITIZENSHIP AND IMMIGRATION, REQUESTING NOMINATIONS FOR THE 'JUNE CALLWELL OUTSTANDING ACHIEVEMENT AWARD FOR VOLUNTARISM IN ONTARIO' BY THE DEADLINE OF DECEMBER 5, 2011, BE RECEIVED AND FORWARDED TO THE RECREATION, PARKS AND CULTURE DEPARTMENT AND CIRCULATED TO ALL COMMITTEES OF COUNCIL FOR CONSIDERATION .

**RESOLUTION NO. C-2011-0439**

- 17.1.15 WHEREAS YEARS OF RESEARCH CONFIRMS THE BENEFITS OF HIGH QUALITY CHILDCARE FOR YOUNG CHILDREN'S INTELLECTUAL, EMOTIONAL, SOCIAL AND PHYSICAL DEVELOPMENT AND LATER LIFE OUTCOMES;

AND WHEREAS CHILD CARE PROMOTES THE WELL-BEING OF CHILDREN AND RESPONDS TO THE NEEDS OF PARENTS, CHILD CARE WORKERS AND THE BROADER COMMUNITY BY SUPPORTING QUALITY OF LIFE SO THAT CITIZENS CAN FULLY PARTICIPATE IN AND CONTRIBUTE TO THE ECONOMIC AND SOCIAL LIFE OF THEIR COMMUNITY;

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

AND WHEREAS MANY STUDIES SHOW TRAINED AND KNOWLEDGEABLE EARLY CHILDHOOD EDUCATORS AND CHILD CARE STAFF ARE THE MOST IMPORTANT ELEMENT IN QUALITY CHILD CARE, AND THAT GOOD WAGES AND WORKING CONDITIONS ARE ASSOCIATED WITH HIGHER JOB SATISFACTION AND MORALE, LOWER STAFF TURNOVER WHICH LEADS TO HIGH QUALITY EDUCATION AND CARE;

THEREFORE BE IN RESOLVED THAT WEDNESDAY, OCTOBER 26, 2011, IS PROCLAIMED 'CHILD CARE WORKER AND EARLY CHILDHOOD EDUCATOR APPRECIATION DAY' THROUGHOUT THE TOWN OF GEORGINA IN RECOGNITION OF THE EDUCATION, DEDICATION AND COMMITMENT OF CHILD CARE WORKERS TO CHILDREN, THEIR FAMILIES AND QUALITY OF LIFE OF THE COMMUNITY.

**RESOLUTION NO. C-2011-0440**

- 17.1.16 THAT THE CHIEF ADMINISTRATIVE OFFICER SEEK LEGAL ADVICE ON THE CLOSED SESSION ITEM REGARDING A PERSONAL MATTER ABOUT AN IDENTIFIABLE INDIVIDUAL, AND REPORT BACK TO COUNCIL.

Report:

17.2 Report from the Planning and Building Department:

- 17.2.1 Application for Deeming By-law  
JAHANSHAH, Leila  
Lot 1 and Part Lot 2, Plan 185  
79 Lake Drive North, Keswick

Report No. PB-2011-0084

**RESOLUTION NO. C-2011-0441**

- A. THAT REPORT PB 2011- 0084 BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY LEILA JAHANSHAH TO DEEM LOT 1, REGISTERED PLAN 185 NOT TO BE A LOT ON A REGISTERED PLAN OF SUBDIVISION FOR THE PURPOSES OF SECTION 50(3) AND IN ACCORDANCE WITH SECTION 50(4) OF THE PLANNING ACT, R.S.O. 1990, BE APPROVED.

Carried....

10.2 Matters subject to individual conflicts

None.

Mayor Grossi moved forward item 17.3.1 to be dealt with at this time.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.3 Report from the Economic Development Department:

17.3.1 Endorsement of the 2012 Splash Festival: A Stepping Stone to the Development of a Water Centre in the Town of Georgina

Report No. ED-2011-0008

Karyn Stone, Economic Development Officer, stated that her report provides a brief overview of the 2011 Splash event held in August along with a project summary and an update on initiatives underway by the Water Centre Committee. The Committee is once again requesting Council's support and endorsement of the exclusive use of De La Salle Park for the 2012 event which is scheduled for August 17 and 18, 2012.

Mrs. Stone stated that the Committee is working toward the establishment of a Water Centre, a Centre for Water innovation and research in Georgina. The Splash Festival is an initiative of the Committee with the goal of building awareness and building partnerships that will be instrumental as this concept is developed. She stated that the Splash Festival was a resounding success, consisting of a series of activities inspired by water which is just the beginning of the types of activities that are intended to be associated with the Water Centre.

Mrs. Stone explained that as indicated in the executive summary, there were some challenges that must be addressed as we move forward with plans for the 2012 festival.

Mrs. Stone indicated that while she is the Town's liaison on the Committee and has an interest in the project from an economic, social and environmental perspective, there were many other staff that provided support and advice. This event would not have been a success without the committed volunteers from the community who assisted the Committee in the days and months leading up to the event, and were there helping until the last sign of the festival was removed from the park. Although the project was lead by the Ladies of the Lake, it would not have been a success without the financial and in-kind support from the Region of York, the Lake Simcoe Region Conservation Authority, South Lake Community Futures, Alliance for a Better Georgina, the Town of Georgina and sponsorship from the local business community.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Mrs. Stone advised that in order to prepare for the 2012 event, Council's endorsement to allow for the exclusive use of De La Salle Park for the Friday evening and Saturday are requested. These dates have been discussed with the Recreation, Parks and Culture Department who has indicated that it will work with the Committee to accommodate set-up and programming.

Annabel Slaight, Chair of the Water Centre Committee, introduced a short 4-minute film consisting of excerpts from the 2011 festival and outlined other initiatives underway as the Committee moves forward to develop the concept of the Water Centre. She reiterated that the event is scheduled to be held on August 17 and 18, 2012.

Moved by Councillor Szollosy

Seconded by Councillor Craig

**RESOLUTION NO. C-2011-0442**

- A. THAT REPORT ED-2011-0008 BE RECEIVED FOR INFORMATION.
- B. THAT COUNCIL ENDORSE THE HOSTING OF THE 2012 SPLASH EVENT AT DE LA SALLE PARK ON AUGUST 17 & 18, 2012 AND ALLOW FOR EXCLUSIVE USE OF THE PARK DURING THIS EVENT.
- C. THAT TOWN STAFF WORK WITH THE SPLASH COMMITTEE TO ACCOMMODATE THE SET UP OF THE PARK FOR THIS EVENT.
- D. THAT THE ECONOMIC DEVELOPMENT OFFICER CONTINUE TO ACT AS THE TOWN'S LIAISON ON THE ONTARIO WATER CENTRE COMMITTEE TO ENSURE REGULAR UPDATES TO COUNCIL AND TOWN STAFF ON THE DETAILS OF THE SPLASH FESTIVAL AND THE DEVELOPMENT OF ADDITIONAL WATER CENTRE INITIATIVES AS THEY BECOME AVAILABLE.

Carried.....

17.4.1 Award of Tender  
Road Yard Facilities Renovations

Report No. EPW-2011-0033

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Bob Fortier, Operations Manager for the Engineering and Public Works Department, stated that revisions were made to the structural drawings to reduce the cost from the original \$400,000 to \$292,000 for a lunch room and renovated washroom facilities.

Bob Magloughlen, Acting CAO, stated that discussions were held regarding prequalifying contractors being permitted to tender. The Town accepts the lowest acceptable bid, checks references and verifies that they have the required capability.

Moved by Councillor Smockum

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2011-0443**

1. THAT REPORT NO. EPW-2011-0033 BE RECEIVED FOR INFORMATION.
2. THAT THE TENDER SUBMITTED BY VELEZ CONSTRUCTORS INC., ETOBICOKE, ONTARIO IN THE AMOUNT OF \$292,000 PLUS HST FOR CONTRACT EPW2011-064 IS ACCEPTED AND THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A CONTRACT FOR THIS PROJECT.

Carried.....

17.4.2 Weight Restriction  
Mossington Bridge No. 0006

Report No. EPW-2011-0036

Bob Fortier, Operations Manager for the Engineering and Public Works Department, explained that the immediate need is to restrict the load on the bridge. Staff is monitoring the bridge trusses every day for movement and the contractor responsible for the bridge rehabilitation is working on providing a work estimate. He noted that all emergency services will be contacted to make alternative route plans and that signage has been posted regarding the temporary weight restrictions on the bridge.

Bob Magloughlen, Acting CAO and Director of Engineering and Public Works, explained that the repair to the trusses is fairly simple, but requires preparation work. The bridge is required to be inspected every two years and a situation occurred after the last inspection to cause severe overloading to the bridge that needs to be rectified.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Councillor Smockum

Seconded by Councillor Davison

**RESOLUTION NO. C-2011-0444**

1. THAT REPORT NO. EPW-2011-0036 IS RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED TO RESTRICT THE GROSS VEHICLE WEIGHT PASSING OVER MOSSINGTON BRIDGE NO. 0006 TO 5 TONNES UNTIL STRUCTURAL REPAIRS ARE COMPLETED.
3. THAT A BY-LAW BE PASSED TO CLOSE HEDGE ROAD AT MOSSINGTON BRIDGE TO COMPLETE STRUCTURAL REPAIRS.

Carried.....

11. DEPUTATIONS:

None.

12. PRESENTATIONS:

None.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:14. PUBLIC MEETING:

(7:45 p.m.)

14.1.2 Application to Amend Zoning By-law 500,  
WHOLESALE FOREST PRODUCTS LTD.  
Part of Lots 1 & 2, Conc. 2 (G), 23437 Hwy 48  
AGENT: Michael Smith Planning Consultants

Report No. PB-2011-0083

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

Gord Mahoney of Michael Smith Planning Consultants, agent for the applicant, stated that the applicant is requesting an amendment to the Town's zoning by-law to permit the severance of a lot from the applicant's property. The applicant's property is approximately 25 hectares or 61.5 acres in size with 500 metres or 1650 feet of frontage along Highway 48 and Miles Road and is known as 23437 Highway 48.



14. PUBLIC MEETING cont'd:

Mr. Mahoney explained that in 2002, two applications to sever and a zoning by-law amendment application were submitted by the applicant. The purpose of the consent applications was to create two residential lots, with the southerly of the two lots containing an existing dwelling and the northerly of the two lots proposed to be a building lot. He explained that the zoning application was to amend the existing Rural (RU) zoning on the lots to be severed to a site specific Rural (RU) zoning. The application was also to amend the zoning on the retained lands from Rural and Extractive Industrial (M3) to Rural (RU), General Industrial (M2) and Extractive Industrial (M3) in order to facilitate various uses including aggregate extraction, public storage buildings, forest products business, commercial trucking operation and a single family dwelling.

Mr. Mahoney stated that a public meeting was held in 2003 to consider the zoning application and it was deferred pending the completion of several studies. These studies have now been completed and based on the results, the original proposal has changed. The applicant is now only seeking to sever the southerly lot containing the existing dwelling. The severance of this lot still requires an amendment to the zoning by-law but instead of just a site-specific Rural (RU) zoning, a site specific Open Space (OS) zoning is required for the easterly two-thirds of the property. He noted that it is likely that the requested public storage and aggregate extraction uses will not be sought by the applicant in regards to the zoning amendment on the retained land.

Mr. Mahoney stated that the applications have been assessed against the 1981 Town of Georgina Official Plan, being the Official Plan in force and effect at the time of submission. According to the Official Plan, the subject land is designated Rural, Hazards Lands, Valley Lands, Forests, High Potential Mineral Aggregate, Licensed Pit and Quarry. Within the Rural designation, the severance of a parcel of land which possesses particularly outstanding natural qualities such as backing onto a navigable river is permitted. As the proposed lot extends to the Black River, the consent would conform to this policy.

Mr. Mahoney explained that the Hazard Lands and Valley Lands policies of the Official Plan permit development, provided the applicant demonstrates to the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources that the environmental concerns are not sufficiently severe to warrant refusal. The applicant is proposing to sever off an existing dwelling, no additional development is proposed on the severed lot and the zoning amendment proposes to re-zone all of the lands east of the flood plain from Rural (RU) to Open Space (OS). In this regard the Conservation Authority and the Ministry have no objection.

14. PUBLIC MEETING cont'd:

Mr. Mahoney explained that the Forest polices of the Official Plan have been addressed though the submitted Environmental Impact Statement which concluded that the severance of the existing single family dwelling will have negligible impacts on the function and contiguity of the wetland area or wildlife habitat. In addition, an Aggregate Resources Assessment Report was completed to address the Official Plan policies regarding High Potential Mineral Aggregate Areas and Licensed Pits and Quarries. The report advised that the property was once licensed as a gravel pit but the operation ceased and the Ministry revoked the license in 1999. Further, the report advised that the remaining aggregate was difficult to access as the majority of the aggregate is below the water table or within the flood plain of the Black River.

Mr. Mahoney indicated that he agrees with Town staff that the proposed zoning amendment for the southerly lot to be severed conforms to the policies of the 1981 Official Plan. He stated that the applicant acknowledges that staff would like a speedy resolution to the part of the amendment dealing with the retained lands and will provide the requested information by the end of November. In addition, the applicant acknowledges that a review of the provincial guidelines respecting separation distances between sensitive uses and industrial uses must be provided prior to the passing of the requested amending by-law.

Mr. Mahoney stated that the proposed zoning amendment conforms to the Town's 1981 Official Plan and the Regional 1994 Official Plan. Other more recent provincial policy documents do not apply as the application was submitted prior to the documents being in force and effect. None of the internal or external departments have objected and he requested that Council approve the recommendations.

Barbara Mugabe, Planner, added that staff received comments from the property owner of 23472 Highway 48 indicating that he had no concerns but was inquiring as to the applicant's intentions for the balance of the lands. Staff has no concerns with the proposed severance application and the applicant has indicated that he will advise staff of his intentions for the balance of the lands by November. If there has been no word from the applicant, staff recommend refusal of the application.

Ms. Mugabe stated that this report does not deal with the balance of the property, but it is reasonable to ask the applicant of his intentions for the balance of the property.

Harold Lenters, Director of Planning and Building, clarified that the balance of the lands is part of the application, but is not being dealt with at this meeting. The applicant has not determined the feasible future uses for the balance yet, noting that there are some encumbrances on the balance of the lands regarding environmental features. He stated that staff is not recommending refusal or approval of the balance at this point.

14. PUBLIC MEETING cont'd:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

**RESOLUTION NO. C-2011-0445**

- A. THAT REPORT PB-2011-0083 BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY WHOLESAL FOREST PRODUCTS LIMITED FOR LAND DESCRIBED AS PART OF LOTS 1 AND 2, CONCESSION 2 (G), AND MUNICIPALLY KNOWN AS 23437 HIGHWAY 48, BE APPROVED IN PART BY APPLYING SITE SPECIFIC PERMITTED USES TO THE RURAL (RU) ZONING ON THE SUBJECT LAND AND CHANGING THE ZONING ON A PORTION OF THE SUBJECT LAND TO AN OPEN SPACE (OS) ZONE, IN ORDER TO FACILITATE THE SEVERANCE OF A SINGLE RESIDENTIAL LOT WHILE PROTECTING ENVIRONMENTAL FEATURES AS SHOWN ON PAGE 1 OF SCHEDULE '6' TO REPORT PB-2011-0083, SUBJECT TO THE FOLLOWING CONDITION:
  - WRITTEN CONFIRMATION FROM THE APPLICANT'S PLANNING CONSULTANT THAT THE PROPOSED RESIDENTIAL LOT CONFORMS WITH THE CURRENT PROVINCIAL GUIDELINES RESPECTING SEPARATION DISTANCES BETWEEN SENSITIVE USES (I.E. RESIDENTIAL AND INDUSTRIAL USES), TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND BUILDING.
- C. THAT PURSUANT TO SECTION 34(17) OF THE PLANNING ACT, R.S.O. 1990, COUNCIL DEEMS THAT FURTHER NOTICE IS NOT REQUIRED TO BE GIVEN IN THE EVENT THAT MINOR REVISIONS TO THE PROPOSED AMENDING ZONING BY-LAW ARE REQUIRED.
- D. THAT STAFF FINALIZE THE AMENDING ZONING BY-LAW AND RETURN TO COUNCIL FOR APPROVAL OF SAME.
- E. THAT IN THE EVENT SUBSTANTIAL CHANGES ARE NECESSARY OR PROPOSED, STAFF REPORT FURTHER TO COUNCIL AND OBTAIN ADDITIONAL DIRECTION.

14. PUBLIC MEETING cont'd:

- F. THAT THE APPLICANT PROVIDE STAFF WITH A CLEAR DESCRIPTION OF THE PROPOSAL / USES FOR THE BALANCE OF THE PROPERTY BY THE END OF NOVEMBER, 2011, AND SHOULD THIS NOT OCCUR, STAFF SHALL REPORT BACK TO COUNCIL WITH A RECOMMENDATION TO REFUSE THE DEFERRED OUTSTANDING PART OF THE APPLICATION.

Carried.....

14.1 Continuation of a Planning Application (interested parties notified; full circulation):

(7:57 p.m.)

- 14.1.1 Applications to Amend the Official Plan and Revised Official Plan and Amend Zoning By-law 500,  
2241439 ONTARIO LTD. c/o OLRM Developments  
Lots 3-9, Plan 248  
AGENT: Michael Smith Planning Consultants

Report No. PB-2011-0086

Councillor Hackenbrook declared an interest with the report as his spouse is involved with the nurse practitioner element; he did not participate in any discussion or vote.

Mayor Grossi explained the procedure for a public meeting.

Gord Mahoney of Michael Smith Planning Consultants, agent for the applicant, stated that in March of 2011, the 'Lakeside Village at Jackson's Point' proposal was introduced to Council. The applicant has applied for amendments to the Sutton Secondary Plan, the new Sutton/Jackson's Point Secondary Plan and the Zoning By-law.

Mr. Mahoney stated that the subject land is located in the heart of Jackson's Point and is approximately 0.84 hectares in size with frontage along Lake Drive, Grew Blvd. and O'Connor Drive.

Mr. Mahoney explained that this proposal includes 11 townhouses along O'Connor Drive with detached garages to the rear, a 1 storey commercial building at the corner of Lake Dr. and Grew Blvd., a mixed-use building containing 31 condominium apartments and two 150 square metre or 1,600 square foot retail units on the first floor abutting Lake Drive. He explained that the commercial building will be approximately 650 square metres or 7000 square feet in size, 500 square metres or 5,400 square feet is to be used for a Nurse Practitioners Clinic and the remaining 150 square metres or 1,600 square feet will be retail space.

14. PUBLIC MEETING cont'd:

Mr. Mahoney stated that the architect has provided several elevation and perspective drawing and proceeded to explain the details to Council and to the public. He explained that currently the subject land is designated 'Mixed Use' in the Sutton Secondary Plan and split-zoned 'General Commercial' (C1 and C1-1). To facilitate the proposed development, an amendment to the Sutton Secondary Plan would be required to a) permit townhouses to be constructed as a stand-alone residential use whereas under the current land use designation, townhouses are permitted but must be built in conjunction with retail and/or business offices, b) increase the allowable residential density to 50 units per net hectare (20 units per net acre), whereas the current Secondary Plan permits a maximum residential density of 20 units per net hectare (8 units per net acre), and c) to permit residential and non-residential to be provided independent of one another.

Mr. Mahoney stated that the applicant has also submitted an amendment to the new Sutton/Jackson's Point Secondary Plan which was applied for in case the appeal of the new Secondary Plan was resolved prior to Council's decision on the current proposal. According to the Sutton/Jackson's Point Secondary Plan, the subject land is designated 'Jackson's Point/Lake Drive Centre' which would permit the land uses proposed within the development.

Mr. Mahoney stated that the amendment to the new Secondary Plan only seeks to increase the allowable residential density to 50 units per net hectare (20 units per net acre), whereas the current Secondary Plan permits a density range of 25 to 45 units per net residential hectare (10 and 18 units per net residential acre).

Mr. Mahoney explained that the application seeks to change the current zoning from General Commercial (C1 and C1-1) to a site-specific Medium Density Urban Residential zone for the mixed-use building, a site-specific General Commercial zone for the commercial building; and a site-specific Medium Density Urban Residential zone for the townhouses.

Mr. Mahoney noted that for the mixed-use building, relief is required from permitted uses, lot area, building setbacks, lot coverage, landscape open space and planting strips. The commercial building requires relief from setbacks, lot coverage, number of loading spaces and planting strips. Finally, the townhouses require relief from lot frontage, setbacks, lot coverage, fencing and parking space sizes.

Mr. Mahoney stated that Town staff has requested a planning rationale for the parking lot layout, wanting to know how the assignment of residential and commercial parking spaces will occur and a rationale with respect to the adequacy of on-site loading facilities. In addition, Town staff has concerns with the request for

14. PUBLIC MEETING cont'd:

increased density and has requested a planning rationale for the increased density in order to demonstrate how the increased density will not result in conflicts or problems on-site or with adjacent land uses. He stated that the requested planning rationale will be prepared and submitted to staff for their review and consideration.

Todd Evershed, Planner, briefly reviewed the policies involved. He stated that the current Sutton Secondary Plan, Section 14.2.7, provides development criteria in mixed use designation and sets out maximum residential densities.

Mr. Evershed stated that with respect to the parking on site, the intent of the policy is to establish a clear division between residential and commercial parking to ensure that there is always residential parking available for residents of the development and will not be used by the public at large. Staff is concerned that the parking plan does not establish a clear division between all of the required residential and non-residential parking.

Mr. Evershed stated that the intent of the policy requiring residential and non-residential uses within the same building is to maximize the efficient use of land within an urban settling with the aim to create a pedestrian friendly environment with a mix of commercial and residential uses that compliment each other. Given that the applicant's entire landholding is relatively large and fronts onto two local roads as well as Lake Drive East, and that the site is proposed to be comprehensively redeveloped, staff believe that there is some flexibility in the policy to allow for single use buildings, provided the intent of the Sutton Secondary Plan is maintained.

Mr. Evershed stated that staff is requesting the applicant to provide planning justification for the requested density increase from 45 units to 50 units per net hectare. He also stated that the applicant is requesting relief from the total number of loading spaces required and from the required loading spaces on-site and is instead proposing that loading for the commercial building occurs at the front of the building along the south side of Lake Drive East. Staff is requesting the applicant to provide planning justification for not complying with the required loading/servicing policy in the new Secondary Plan.

Ms. Lynne Parkin of 967 Lake Drive East, stated that she lives in one of the townhouses already built east of the subject property. She inquired if the configuration for the site has already been set, or if the buildings could be relocated on the site. She stated that there is quite a lot of traffic connected to The Oaks condominium site and there are approximately 75 vehicles connected to the 14 townhouse units. She is concerned that because this new site is suggesting another 119 vehicles, there could potentially be 193 vehicles in this immediate area

14. PUBLIC MEETING cont'd:

at certain times of the day. She stated that all traffic is planned to enter and exit on Grew Blvd. and suggested that it be redirected to O'Connor Drive with regard to safety and noise factors. She noted that residents walk along these streets and the safety factor is important.

Ms. Parkin advised that there are no sidewalks on either side of Grew Blvd. and inquired if sidewalks are planned as part of this development, as there is a lot of pedestrian traffic in this area.

Harold Lenters, Director of Planning and Building, indicated that the Town will be requiring sidewalks to be constructed along both Grew Blvd. and O'Connor Drive as part of this development.

Ms. Parkin stated that sidewalks do not solve the traffic volume concern and inquired if the configuration of the proposed buildings will remain as they are shown.

Kathy Taylor of Kat's Gallery stated that she represents the Jackson's Point Business Improvement Area (BIA) as Chair. She stated that it is a struggle for businesses to succeed and the local businesses would like this proposal fast-tracked as it will provide the rest of the area the incentive to develop.

Ms. Taylor read a statement by Andrew Sibbald from The Briars who was in attendance but was called away. He is in agreement with the proposal, and would like the urban design policies to be highlighted. The preliminary renderings look attractive and he encourages the developer to draw on the architecture of early Jackson's Point to make it look unique and in keeping with the 'village' look.

A resident of 961 Lake Drive East stated that he is happy to see development proposed for the subject property, but has one concern with the proposal. Building No. 1 shown on the site plan is to be geared towards a senior's residence but the west side of that building will be no more than 25 metres from the bandshell and he does not believe future residents of the building, especially seniors, would enjoy the events taking place there throughout the summer months, taking into consideration the noise factor involved with the events.

Dave Turnbull of 957 Lake Drive stated that he is at the corner of Grew Blvd. and Lake Drive East and has some major concerns with the proposal. He stated that he is concerned with traffic volumes, especially in the winter months. He indicated that at the present time, snowmobiles and all terrain vehicles drive along Lake Drive on a regular basis and trespass across the subject property as well, which may pose a danger to the residents of the proposed residence. He suggested that the proposed building be set back further from Grew Blvd. and Lake Drive to facilitate safety of the residents. He noted that this is the third public meeting concerning this property and not much has transpired from these meetings.

14. PUBLIC MEETING cont'd:

Brian Bauer of 959 Lake Drive stated that his main concern is that the public was lead to believe that these elevations would be comparable with early times of Jackson's Point architecturally speaking, but he believes the renderings shown at this meeting tonight are plain and uninspiring. He requested that the architect reconsider the architecture so that the proposed buildings would blend in with the existing buildings in the community.

Harold Lenters, Director of Planning and Building, indicated that the detailed architectural design will be conducted through site plan control and staff intends to have the heritage committee involved for comments and suggestions. The current renderings are a good starting point, but more details are needed to capture the historic flavor of the community.

Mr. Lenters indicated, concerning intensification, that the current secondary plan from the 1990's contained a lower density limit of 20 units per net residential hectare and through the Sutton/Jackson's Point Secondary Plan, the density was increased to a range of between 25 and 45 units per net residential hectare to reflect the requirement for municipalities to contain development lands in urban cores to maximize land. The developer is requesting 50 units per residential hectare which is more than what is established, so staff has requested the applicant to provide planning justification for the requested increased density demonstrating how the increased density will not result in conflicts or problems on-site or with the adjacent land uses. He stated that increasing density has benefits, but staff must ensure that it does not result in impacts internally on-site and externally off-site.

Mr. Lenters stated that staff does not want to encourage on-street loading to this site, although the delivery trucks would not typically be huge. The area between buildings 1 and 2 is intended as a gathering place, rather than for loading, as it is too visible to Lake Drive. He noted that the three road frontages on this site create an awkward situation.

Mr. Mahoney advised that this is to be a staged development with the intention to begin with development of the nurse practitioner clinic as the nurse practitioners have entered into a lease agreement with them. He noted that under the new secondary plan, the subject property would be permitted 38 units per hectare while they are requesting 42 units per hectare. He explained that the Engineering Department staff advised that no entrances would be permitted onto Lake Drive and since O'Connor Drive is currently substandard, no entrances have been considered onto it either.



14. PUBLIC MEETING cont'd:

Mr. Lenters explained that definition of a senior's apartment is accommodating less persons per unit than a single family unit. A municipality cannot legislate through zoning to restrict people by age; they can only design units to cater to an intended user, so in this case the units would be smaller, with one bedroom and inside amenities geared towards seniors. Smaller units will not attract families. He noted that the parking standard is 1.75 spaces per unit which is geared towards residents and visitors.

Mr. Lenters stated that a vacant lot is an open invitation for people to use it with all terrain vehicles and snowmobiles and building on it will most likely stop most of this use. If the buildings were to be set back from the road, this type of problem with all terrain vehicles and snowmobiles could be created or encouraged. The buildings are to be constructed fairly close to the roadway and design features such as benches and landscaping will be used to discourage the use of the property by anyone other than pedestrians.

Mr. Mahoney stated that the architect will be requested to look at redesigning the rear of Building No. 2 to create a loading space. The nurse practitioners have indicated that there will be limited loading and unloading at the clinic and that all deliveries are via cars rather than tractor-trailers. He noted that any unit over 185 square metres requires a loading space.

Ms. Parkin stated that she was not aware that the nurse practitioner clinic was to be leased, but had read that they received a three-year grant to lease the space. She inquired what would happen to the clinic if they were not able to renew their grant to continue leasing the clinic. She was advised that nurse practitioners are a project of the Provincial government to fill the gap between physicians in our health care system and it would be very unusual for the Provincial government to refuse a grant on a nurse practitioner clinic.

Ms. Parkin stated that she assumes the townhouse units will be purchased, but inquired about whether the condominiums and apartments will be purchased or leased.

Moved by Regional Councillor Wheeler

Seconded by Councillor Craig

**RESOLUTION NO. C-2011-0446**

A. THAT REPORT PB-2011-0086 BE RECEIVED FOR INFORMATION.

14. PUBLIC MEETING cont'd:

- B. THAT STAFF REPORT FURTHER TO COUNCIL FOLLOWING THE RECEIPT AND ASSESSMENT OF PUBLIC AND AGENCY COMMENTS AND THAT THE APPLICANT UNDERTAKE TO ADDRESS THE CONCERNS, MATTERS AND ISSUES IDENTIFIED IN REPORT PB-2011-0086 AND RAISED AT THE STATUTORY PUBLIC MEETING.

Carried.....

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

That the Council Meeting recess at 9:06 p.m.

Carried....

The meeting resumed at 9:18 p.m.

14.2 Statutory Public Meeting:

(9:18 p.m.)

- 14.2.1 Application to Amend Zoning By-law 500,  
CANADIAN TIRE REAL ESTATE LTD.  
Part of Lot 10, Conc. 3, 24270 Woodbine Avenue  
AGENT: Labreche Patterson & Associates Inc. c/o  
Victor Labreche

Report No. PB-2011-0085

Councillor Hackenbrook declared an interest in this item because the applicant is his employer; he did not participate in any discussion or vote.

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

Victor Labreche, agent for the applicant, submitted plans to Council members at this time, indicating that Phase 1 approval has been granted, with the planned opening intended for early November. The plans also show the garden centre compound oriented towards Morton Avenue, occupying 95 parking spaces.

Mr. Labreche reviewed each plan showing building elevations, proposed site plan for phase 2, elevations for phase 2, the gas bar canopy and elevations. The staff report covers the planning policies applicable to this proposal, indicating that the proposal complies with all planning policies. The main question is how parking should be applied to the site.

14. PUBLIC MEETING cont'd:

Mr. Labreche reviewed his letter submitted to Council this evening, indicating that the zoning application is complete and has been submitted to staff. He stated that he is concerned with the staff recommendation that the matter be deferred, despite various submissions that are completed. An extensive study was conducted five years ago of 14 Canadian Tire locations around the Greater Toronto Area that concluded the average parking requirement for a Canadian Tire store of this size including a garden centre is one space for every 34 square metres. Meanwhile staff is requiring one space for every 16.5 square metres for the subject property which is more than double the normal requirement for this retailer. The applicant is proposing one space for every 22 square metres. A parking study was submitted to confirm what the reality of the situation, being that the peak demand for parking on this site is 143 spaces, which was confirmed recently on the July 1<sup>st</sup> long weekend. In a worst-case scenario, there would be 210-220 spaces and the build-out includes 269 spaces, with 55 spaces in excess.

Mr. Labreche stated that the proposed garden centre has been in existence for at least five years on the subject property and has observed the parking adequacy over the last five years. He is not aware of a parking problem existing on this property whatsoever and that takes into consideration the existence of a larger garden centre, with the proposed one almost half this size. The existing garden centre occupies an area of 95 parking spaces, whereas the proposed garden centre area will occupy an area of 48 parking spaces.

Mr. Labreche indicated that page 8 of the report indicates that parking should be considered based on the amount of asphalted area it occupies, which would be almost 1,600 square metres, calculated into 90 parking spaces. He advised that calculating parking in terms of asphalt is not in accordance with the Town's zoning by-law or any other municipal zoning bylaw that he is aware of, that by-laws require parking based on floor area in reference to building area. This would therefore not be in accordance with the Town's zoning by-law.

Barbara Mugabe, Planner, stated that the components of the zoning by-law amendment application include a four-pump gas bar and convenience store to be located in the south-east corner of the site and a garden centre with open storage in the north-east corner. The property is designated Commercial Employment in the Keswick Secondary Plan and the existing retail store and proposed motor vehicle fuel bar and convenience store are service commercial uses permitted on the site. The proposed permanent garden centre with open storage restricted to within the confines of the facility is also considered a retail commercial use and therefore permitted within the designation. All issues can be addressed through the site plan approval process. She noted that the development conforms to the Provincial Policy Statement, the York Region Official Plan document and the Keswick Secondary Plan policies.

14. PUBLIC MEETING cont'd:

Ms. Mugabe explained that the proposed motor vehicle fuel bar and convenience store are permitted uses in the Shopping Centre Commercial zone and the proposed garden centre would be an accessory use to the main store, while the storage of goods shall not be permitted other than in a wholly enclosed building, which necessitated the application to amend the zoning by-law to permit open storage, which staff have no objection to.

Ms. Mugabe indicated that the proposed development will result in a parking deficiency of 162 parking spaces by classifying the garden centre area as retail floor space. The parking deficiency is reduced to 70 spaces if the garden centre is exempt from the calculation of retail floor space.

Naazlan Pahemtulla of 12 Moses Crescent in Markham stated that she represents her father, Ted Hergie, who owns the gas station at the north-west corner of Ravenshoe Road and Woodbine Avenue. She stated that with a 'Tim Horton's' on the property abutting this proposed gas bar, this area will be congested both on the site and on Woodbine Avenue. She pointed out that an established gas station is already located at the corner of Ravenshoe Road and Woodbine Avenue and does not believe that another one is necessary.

Sophie Malcangi, Development Coordinator with Canadian Tire Real Estate Corp., stated that a parking study was conducted in 2006 to understand what the customer needs were. An independent person was requested to review the stores within the Greater Toronto Area to determine their requirements in order to operate safely. A lot of other Canadian Tire sites have gone through this process and have not had any parking issues raised.

Ms. Malcangi indicated that the site needs to meet certain requirements to accommodate the fuel bar. She stated that the south west corner of the property is affected by a wetland but the portions of the property where new development is proposed are not affected. A storm water management plan has been submitted and is being reviewed through the site plan approval process, and they are in the process of obtaining comments from the Lake Simcoe Region Conservation Authority.

Mr. Lenters noted that the applicant will deal with all of the storm water management concerns through the site plan process.

Gary Johnson, owner/manager of the subject property, stated that there are 35 to 40 employee vehicles on site at any one time. It was noted that the traffic study does account for employee parking within the parking site and that the 210-220 parking space figure would take into account the employee parking.

14. PUBLIC MEETING cont'd:

Mr. Lenters stated that this will be a busy site with the additional uses as proposed. Staff initially thought that a peer review would be beneficial, but he understands that Council and the applicant would like to see this property developed. A balance of what is appropriate and what the developer is requiring needs to be found and he noted that he does not believe there would be any parking 'spill-over' onto the abutting roadways as they are major roadways.

Ms. Malcangi stated that the permanent garden centre will be used during the month of October to sell pumpkins and in December selling Christmas trees, but it will be empty from January to March, opening up again in April.

Ms. Malcangi also indicated that a requirement of the removal of snow from the site can be a requirement of the site plan agreement and it will then be the owner's responsibility to comply with that requirement, noting that he does receive maintenance dollars for this purpose.

Moved by Councillor Craig

Seconded by Councillor Smockum

**RESOLUTION NO. C-2011-0447**

- A. THAT REPORT PB-2011-0085 BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY LABRECHE PATTERSON AND ASSOCIATES INC. ON BEHALF OF CANADIAN TIRE REAL ESTATE LIMITED, FOR LAND DESCRIBED AS PART LOT 10, CONCESSION 3 (NG), PLAN 65R-1336, PART OF PART 1, AND MUNICIPALLY KNOWN AS 24270 WOODBINE AVENUE, KESWICK, BE APPROVED TO PERMIT RELIEF FROM THE PARKING PROVISIONS OF ZONING BY-LAW 500 TO FACILITATE THE DEVELOPMENT OF A FOUR PUMP GAS BAR AND A CONVENIENCE STORE AT THE SOUTHEAST CORNER OF THE SUBJECT LAND AND TO ALLOW THE ESTABLISHMENT OF A DETACHED PERMANENT GARDEN CENTRE WITH OPEN STORAGE TO REPLACE THE EXISTING SEASONAL GARDEN CENTRE AT THE NORTHEAST PART OF THE SUBJECT LAND.
- C. THAT STAFF FINALIZE THE AMENDING ZONING BY-LAW AND RETURN TO COUNCIL FOR APPROVAL OF SAME IN THE NEAR FUTURE.
- D. THAT THE PROPONENT SUBMIT A DETAILED SITE PLAN TO TOWN STAFF AS SOON AS POSSIBLE FOR CONSIDERATION.

Carried.....

15 COMMUNICATIONS:

15.1 Matters for Routine:

None.

15.2 Matters for Disposition:

- 15.2.1 Dalton McGuinty, Premier, acknowledging receipt of Council's endorsement of the Town of Halton Hill's position concerning the responsibility of the Province to provide capital and operating funds for hospitals in Ontario.

Moved by Councillor Davison

Seconded by Councillor Smockum

**RESOLUTION NO. C-2011-0448**

THAT CORRESPONDENCE FROM DALTON MCGUINTY, PREMIER, ACKNOWLEDGING RECEIPT OF COUNCIL'S ENDORSEMENT OF THE TOWN OF HALTON HILL'S POSITION CONCERNING THE RESPONSIBILITY OF THE PROVINCE TO PROVIDE CAPITAL AND OPERATING FUNDS FOR HOSPITALS IN ONTARIO, BE RECEIVED.

Carried.....

- 15.2.2 AMO Breaking News encouraging all municipalities to set up a local candidates' forum focused on issues important to local governments to address key policy matters that impact municipal governments.

Moved by Councillor Szollosy

Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2011-0449**

THAT AMO 'BREAKING NEWS' ENCOURAGING ALL MUNICIPALITIES TO SET UP A LOCAL CANDIDATES FORUM FOCUSED ON ISSUES IMPORTANT TO LOCAL GOVERNMENTS TO ADDRESS KEY POLICY MATTERS THAT IMPACT MUNICIPAL GOVERNMENTS, BE RECEIVED.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.3 Andy Hagerman, Sutton District High School, requesting permission to temporarily close Catering Road during their annual Terry Fox Run, from the rear parking lot of the school to Country Mile Lane between 10:45 and 11:45 a.m. on Wednesday, September 28<sup>th</sup>.

Moved by Councillor Szollosy

Seconded by Councillor Hackenbrook

**RESOLUTION NO. C-2011-0450**

THAT COUNCIL GRANT PERMISSION TO SUTTON DISTRICT HIGH SCHOOL TO TEMPORARILY CLOSE CATERING ROAD DURING THEIR ANNUAL TERRY FOX RUN, FROM THE REAR PARKING LOT OF THE SCHOOL TO COUNTRY MILE LANE, BETWEEN 10:45 AND 11:45 A.M. ON WEDNESDAY, SEPTEMBER 28<sup>TH</sup> AND THAT THE LOCAL POLICE, FIRE AND EMS SERVICES BE NOTIFIED OF THE TEMPORARY CLOSURE.

Carried.....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

21. MOTIONS:

None.

22. NOTICES OF MOTION:

None.

23. OTHER BUSINESS:

23.1 Development Charges appeal to the Ontario Municipal Board

Councillor Hackenbrook declared an interest in Item No. 23.1 as it relates to lots of record because he owns a lot of record; he did not participate in any discussion or vote.

Regional Councillor Wheeler declared an interest in Item No. 23.1 as it relates to lots of record because he owns a lot of record; he did not participate in any discussion or vote.

Moved by Councillor Davison

Seconded by Councillor Craig

**RESOLUTION NO. C-2011-0451**

THAT COUNCIL DIRECT STAFF TO RETAIN LEGAL REPRESENTATION TO SUPPORT THE TOWN'S POSITION WITH RESPECT TO APPEALS TO THE ONTARIO MUNICIPAL BOARD OF THE TOWN'S NEWLY ADOPTED DEVELOPMENT CHARGE BY-LAWS.

Carried.....

20. BY-LAWS:

Moved by Councillor Smockum

Seconded by Councillor Davison

That the following by-laws be given three readings:

- 20.1 By-law Number 2011-0099 (LI-3) Being a By-law to amend By-law 2004-0130 (LI-3), being a by-law to provide for the licensing and regulation of dogs, imposing a license fee on the owner thereof and prohibiting the running at large of animals; permission to keep one additional dog as a foster/rescue dog.



20. BY-LAWS:

- 20.2 By-law Number 2011-0100 (PL-1) Being a By-law to deem certain registered Plans of Subdivision or parts thereof not to be registered Plans of Subdivision; Lot 1 and Part Lot 2, Registered Plan 185, 79 Lake Drive N, Keswick.
- 20.3 By-law Number 2011-0101 (CON-2) Being a By-law to authorize the Mayor and Clerk to enter into a contract between Velez Constructors Inc. and the Town of Georgina for addition and renovations to the Belhaven and Egypt Road Yards.
- 20.4 By-law Number 2011-0102 (PWO-2) Being a By-law to limit the gross vehicle weight of any vehicle or any class thereof passing over a bridge under the jurisdiction of the Town of Georgina, pursuant to the Highway Traffic Act, R.S.O. 1990, c.H.8, as amended; no vehicle of more than 5 tonnes over the Mossington Bridge Bridge No. 0006.

Carried.....

23. OTHER BUSINESS:23.2 Salvation Army Community Church, driveway lighting

With respect to a request from the Salvation Army Community Church at 1816 Metro Road in Jackson's Point for a street light on the south side of Metro Road opposite the church driveway for traffic safety reasons, Bob Magloughlen, Acting Chief Administrative Officer, explained that staff had previously recommended the installation of three lights along the roadway to light the church's driveway, but this was not approved by Council. He explained that the voltage is too high at this location to be able to hook up to it. The three suggested lights were to cost \$5,000, or a new pole and light could be installed for \$2,000, noting that a pole on the south side of the road was not feasible. The church could also install a larger wattage light on their property. The Acting Chief Administrative Officer was requested to either provide the potential options to Council or to include it as a budget item for 2012.

23. OTHER BUSINESS cont'd:23.3 Intersection of Metro Road and Old Homestead Road

Moved by Councillor Szollosy

Seconded by Councillor Craig

**RESOLUTION NO. C-2011-0452**

THAT THE REGION OF YORK BE REQUESTED TO PERFORM THE REQUIRED SURVEY TO DETERMINE IF THE INTERSECTION OF OLD HOMESTEAD ROAD AND METRO ROAD WARRANTS THE INSTALLATION OF STREET LIGHTS FOR SAFETY REASONS.

Carried.....

23.4 Tim Hudack's commentary regarding the future of the Conservation Authorities

Moved by Councillor Craig

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2011-0453**

THAT THE LOCAL PROVINCIAL CANDIDATES BE REQUESTED TO COMMENT ON TIM HUDAK'S POSITION WITH REGARD TO THE FUTURE OF LOCAL CONSERVATION AUTHORITIES, AND THAT THIS MOTION AND THE SUBSEQUENT RESPONSES BE POSTED ON THE TOWN'S WEBSITE FOR PUBLIC INFORMATION.

Carried.....

23.5 Crossing Guard at Fairwood Public School; Roselm Avenue and Fairwood Drive

Bob Magloughlen, Acting Chief Administrative Officer, advised that a crossing guard study was conducted in 2010 taking into consideration traffic volume, traffic speed, and the number of children crossing, in addition to radar control, and the situation is not as critical as some believe it to be. The construction on Woodbine Avenue is to be completed by November. He noted that by the time a study could be completed, construction will be completed and the traffic may return to normal volumes, thereby reducing the perceived requirement for a crossing guard.

23. OTHER BUSINESS cont'd:

Mr. Magloughlen was directed to contact the York Region Police to request patrols of the area and to determine if a traffic count is being conducted in this area presently.

24. RECESS COUNCIL AND RESOLVE INTO CLOSED MEETING:

Moved by Councillor Smockum

Seconded by Councillor Craig at 10:22 p.m.

Be it resolved that the Council Meeting recess at this time and move into a closed meeting pursuant to Section 239 of The Municipal Act, 2001, as amended, to consider:

- i) Personal matter about an identifiable individual, including municipal or board members, Section 239(2)(b), MA

Carried.....

During the Closed Session, a resolution was passed to move past the hour of 11:00 p.m.

25. RISE AND REPORT FROM CLOSED MEETING:

The Council Members arose from the Closed Session at 11:05 p.m.; the following direction emanated from the Closed Session:

Staff was directed to write a letter to the identifiable individual.

26. CONFIRMING BY-LAW:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

That the following by-law be given three readings:

By-law Number 2011-0103 (COU-2)

Being a by-law to confirm the proceedings

27. ADJOURNMENT:

Moved by Councillor Davison

Seconded by Councillor Craig

That the meeting adjourn at 11:08 p.m.

Carried.....

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Robert Grossi, Mayor

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Roland Chenier, Town Clerk