

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

February 11, 2013
(7:05 p.m.)

Staff in attendance:

Winanne Grant, Chief Administrative Officer
Rebecca Mathewson, Director of Administrative Services and Treasurer
Steve Richardson, Fire Chief
Several firefighters
Robin McDougall, Director of Recreation and Culture
Harold Lenters, Director of Planning and Building
Dan Pisani, Director of Operations and Engineering
Todd Evershed, Planner
Barbara Mugabe, Planner
Patricia Nash, Acting Clerk
Carolyn Lance, Council Services Coordinator

Others:

Michael Smith of Michael Smith Planning Consultants
Karen Wolfe, The Pefferlaw Post
Heidi Reidner, The Advocate
Benjamin Harding
Jonathan Harding
Neil Segouin
Jessica Porter

Benjamin Harding, Jonathan Harding, Neil Segouin and Jessica Porter, returning Silver Medalists for the Floor Hockey event in the 2013 World Special Olympics in South Korea, entered the Council Chambers at this time through a firefighter honour guard.

Mayor Grossi, Councillor Smockum and Councillor Davison presented the Olympians with framed certificates, town pins and lanyards at this time.

Benjamin Harding, on behalf of the Newmarket East Special Olympics Team, provided Council Members with Team Canada pins, which had been used to trade with other countries during the Olympic Games in South Korea.

The Council Meeting recessed at 7:12 p.m. and resumed at 7:15 p.m.

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

Town Council extended sincere condolences to family and friends of the late Stephen Prozenko, whose death was a result of a snowmobile accident in Udora on the evening of Friday, February 8th.

2. ROLL CALL:

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

Mayor Grossi	Regional Councillor Wheeler
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 Additional closed session item regarding the potential lease of Town property, as Item No. (3) under Section 239(2)(c), MA
- 4.2 Submission of copies of a portion of a petition that will be formally submitted to the Clerk at a later date, under Petitions, Item No. 16.

Councillor Davison requested Item No. 20.1, By-law No. 2013-0021 be moved forward and dealt with at this time, being a by-law to appoint an Acting Clerk on a contract basis.

20. BY-LAWS:

Moved by Councillor Davison

Seconded by Councillor Smockum

That the following by-law be given three readings:

- 20.1 By-law Number 2013-0021 (AD-1) Being a by-law to appoint an Acting Clerk on a contract basis from Monday, February 11th to Tuesday, April 2nd, 2013; Patricia R. Nash.

Carried.....

5. APPROVAL OF AGENDA:

Moved by Councillor Szollosy

Seconded by Councillor Davison

RESOLUTION NO. C-2013-0055

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

- 5.1 ADDITIONAL CLOSED SESSION ITEM REGARDING THE POTENTIAL LEASE OF TOWN PROPERTY, AS ITEM NO. (3) UNDER SECTION 239(2)(C), MA.
- 5.2 SUBMISSION OF COPIES OF A PORTION OF A PETITION THAT WILL BE FORMALLY SUBMITTED TO THE CLERK AT A LATER DATE, UNDER PETITIONS, ITEM NO. 16.

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

RESOLUTION NO. C-2013-0056

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON JANUARY 28TH, 2013, BE ADOPTED AS AMENDED WITH MINOR AMENDMENTS TO PAGES 18, 19, 20 AND 29.

RESOLUTION NO. C-2013-0057

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON JANUARY 29TH, 2013, BE ADOPTED AS PRESENTED.

RESOLUTION NO. C-2013-0058

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON FEBRUARY 4TH, 2013, BE ADOPTED AS PRESENTED.

Carried.....

8. BUSINESS ARISING FROM THE MINUTES:

None.

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

The following items were identified for separate discussion:

- 9.1 Item No. 14.1.1, Report No. PB-2013-0015 entitled 'Applications to Amend the Keswick Secondary Plan and Zoning By-law 500, 24082 Woodbine Avenue Inc. (Dr. Janice McMinn and 1194985 Ontario Inc. (Dr. Donald Stubbs)'
- 9.2 Item No. 14.1.2, Report No. PB-2013-0017 entitled 'Application to Amend the Official Plan, Robert Barrett'
- 9.3 Item No. 15.2, various matters for disposition
- 9.4 Item No. 17.3.1, Report No. DES-2013-0002 entitled 'Ice/Water Rescue Cost Recovery Fee'
- 9.5 Item No. 20, various by-laws

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Szollosy

Seconded by Councillor Smockum

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

Matters for Routine:

RESOLUTION NO. C-2013-0059

THAT THE FOLLOWING ROUTINE CORRESPONDENCE BE RECEIVED;

- l) ONTARIO GOOD ROADS ASSOCIATION (OGRA) ANNOUNCING THE PASSING OF A REGULATION THAT AMENDS ONTARIO REGULATION 239/02 MINIMUM MAINTENANCE STANDARDS FOR MUNICIPAL HIGHWAYS (MMS); AMENDMENTS DEAL WITH FAILURE TO TAKE REASONABLE STEPS TO AVOID ICE FORMING ON A ROADWAY AND A FAILURE TO MONITOR THE WEATHER AND DEPLOY RESOURCES TO AVOID FORMATION OF ICE. SEE WWW.ORGRA.ORG FOR MORE INFORMATION.

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

- II) TOWNSHIP OF RAMARA ADVISING OF ITS POSITION REQUESTING THE MINISTRY OF TRANSPORTATION TO FAST TRACK THE CONSTRUCTION OF HIGHWAY 404 NORTH TO HIGHWAYS 48 AND 12.
- III) PROVINCE OF ONTARIO ADVISING OF THE SWEARING IN OF KATHLEEN WYNNE, THE NEXT PREMIER OF ONTARIO, ON FEBRUARY 11TH AT QUEEN'S PARK.
- IV) CITY OF TORONTO 'NOTICE OF AN OPEN HOUSE AND STATUTORY PUBLIC MEETING CONCERNING THE PROPOSED CITY-WIDE ZONING BY-LAW' TO BE HELD ON FEBRUARY 13, 2013.

Recommendations from the Committee of the Whole Meeting held on February 4, 2013:

RESOLUTION NO. C-2013-0060

- 1. THAT REPORT NO. RC-2013-0002 DATED FEBRUARY 4, 2013 PERTAINING TO 2013 YORK REGION 55+ GAMES FINANCIAL CONTRIBUTION BE RECEIVED.
- 2. THAT IN RESPONSE TO THE 2013 YORK REGION 55+ GAMES REQUEST, COUNCIL FINANCIALLY CONTINUE TO CONTRIBUTE IN THE AMOUNT OF FIVE HUNDRED DOLLARS, TO PROVIDE THE USE OF MUNICIPAL FACILITIES AT NO CHARGE, AND TO PROVIDE FOOD AND REFRESHMENTS.

RESOLUTION NO. C-2013-0061

- 1. THAT COUNCIL RECEIVE REPORT NO. DAS-2013-0002, DATED FEBRUARY 4, 2013, REGARDING TOWN COMMITTEES AND BOARDS – OVERVIEW, FOR INFORMATION.

RESOLUTION NO. C-2013-0062

- 1. THAT COUNCIL RECEIVE REPORT NO. DAS-2013-0009, DATED FEBRUARY 4, 2013, ENTITLED 'PHASING OUT OF THE PENNY' FOR INFORMATION PURPOSES.

RESOLUTION NO. C-2013-0063

- 1. THAT REPORT OED-2013-0006 WITH RESPECT TO THE CONVEYANCE OF LANDS TO THE TOWN FOR ROAD WIDENING PURPOSES BE RECEIVED.

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

2. THAT A BY-LAW BE PASSED AUTHORIZING THE EXECUTION OF LAND TRANSFER DOCUMENTS RESPECTING THE CONVEYANCE OF PART 1 ON PLAN 65R-33929 FROM 702153 ONTARIO LIMITED TO THE TOWN OF GEORGINA FOR ROAD WIDENING PURPOSES, AND TO DEDICATE SAME AS PUBLIC HIGHWAY AND FORMING PART OF THE QUEENSWAY SOUTH.

RESOLUTION NO. C-2013-0064

1. THAT REPORT RC-2013-0005 PREPARED BY THE RECREATION AND CULTURE DEPARTMENT DATED FEBRUARY 4, 2013, RESPECTING THE ACCESSIBILITY POLICY BE RECEIVED.
2. THAT MAYOR AND COUNCIL ADOPT THE ACCESSIBILITY POLICY WHICH IS A REQUIREMENT OF THE *ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005* AND *INTEGRATED ACCESSIBILITY STANDARDS, ONTARIO REGULATION 191/11*.

RESOLUTION NO. C-2013-0065

- A. THAT REPORT PB-2013-0014 PREPARED BY THE PLANNING AND BUILDING DEPARTMENT DATED FEBRUARY, 4, 2013 RESPECTING PROPOSED AMENDMENT 2 TO THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2006 BE RECEIVED.
- B. THAT COUNCIL HAS CONCERNS TO PROPOSED AMENDMENT 2 TO THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2006, AND QUESTIONS WHETHER THE FUTURE GROWTH FORECASTED TO 2041 CAN BE ACCOMMODATED IN AN ENVIRONMENTALLY AND ECONOMICALLY SUSTAINABLE MANNER THAT UPHOLDS THE PRINCIPLES AND POLICIES OF PROTECTING THE LAKE SIMCOE WATERSHED UNDER THE GREENBELT PLAN AND LAKE SIMCOE PROTECTION PLAN.
- C. THAT YORK REGION BE REQUESTED TO CONSIDER THE WATER QUALITY OF LAKE SIMCOE AND UPHOLD THE POLICIES OF THE LAKE SIMCOE PROTECTION PLAN, 2009 WHEN DISTRIBUTING POPULATION AND EMPLOYMENT PROJECTIONS TO THE AREA MUNICIPALITIES WITHIN YORK REGION.

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

D. THAT THE TOWN CLERK FORWARD REPORT PB-2013-0014 TO THE MINISTRY OF INFRASTRUCTURE AND THE REGION OF YORK LONG RANGE PLANNING BRANCH AS TOWN OF GEORGINA COMMENTS ON PROPOSED AMENDMENT 2 TO THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2006.

RESOLUTION NO. C-2013-0066

THAT COUNCIL RECEIVE REPORT NO. DAS-2013-0007 DATED FEBRUARY 4, 2013, REGARDING GEORGINA ANIMAL SHELTER SERVICES UPDATE AND THAT THE 2013 BUDGET LIST THE EXPENDITURE FOR FENCING A CANINE EXERCISE AREA ON THE SHELTER PROPERTY FOR CONSIDERATION.

RESOLUTION NO. C-2013-0067

THAT COUNCIL GRANT PERMISSION TO THE QUEEN'S YORK RANGERS ARMY CADET CORPS TO CONDUCT ITS ANNUAL TAGGING IN THE TOWN OF GEORGINA ON MARCH 23 AND 24, 2013

RESOLUTION NO. C-2013-0068

THAT TOWN COUNCIL ADOPT THE RECOMMENDATIONS OF THE GEORGINA ELECTION COMMITTEE CONCERNING THE ELECTORAL WARD BOUNDARY REVIEW, AS FOLLOWS:

THAT REPORT NO. EC-2013-0001 OF THE ACTING CLERK DATED JANUARY 22, 2013, ENTITLED 'REVIEW OF ELECTORAL WARD BOUNDARIES' BE RECEIVED.

THAT THE ELECTION COMMITTEE UNDERTAKE A REVIEW OF WARD BOUNDARIES FOR THE TOWN OF GEORGINA AND PROVIDE RECOMMENDATIONS TO COUNCIL BY APRIL 2013, IN THE MANNER OUTLINED IN THE REPORT;

THAT THE ELECTION COMMITTEE MAKE RECOMMENDATION TO COUNCIL RESPECTING GUIDING PRINCIPLES FOR WARD BOUNDARY REVIEW PROCESS OUTLINED IN THE REPORT AS APPENDIX 'B';

THAT THE ELECTION COMMITTEE MAKES RECOMMENDATION TO COUNCIL RESPECTING THE TERMS OF REFERENCE OF THE WARD BOUNDARY REVIEW OUTLINED IN THE REPORT AS SCHEDULE 'C';

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

THAT STAFF BE DIRECTED TO REPORT BACK TO COUNCIL ON THE COST AND RECOMMENDATION FOR A CONSULTANT TO UNDERTAKE THE WARD BOUNDARY REVIEW.

Reports:

17.2 Report from the Planning and Building Department:

17.2.1 Conditional Building Permit Agreement for 204 Simcoe Avenue, Keswick

Report No. PB-2013-0018

RESOLUTION NO. C-2013-0069

A. THAT COUNCIL RECEIVE REPORT NO. PB-2013-0018 PREPARED BY THE PLANNING AND BUILDING DEPARTMENT DATED FEBRUARY 11, 2013, RESPECTING A CONDITIONAL BUILDING PERMIT AGREEMENT FOR 204 SIMCOE AVENUE.

B. THAT COUNCIL PASS A BY-LAW TO AUTHORIZE THE MAYOR AND TOWN CLERK TO ENTER INTO A CONDITIONAL PERMIT AGREEMENT WITH THE OWNER OF THE BUILDING AT 204 SIMCOE AVENUE, KESWICK, PURSUANT TO CLAUSE 8(3)(C) OF THE BUILDING CODE ACT, TO PERMIT THE ISSUANCE OF A PERMIT TO INSTALL A FIRE ALARM SYSTEM IN THE BUILDING WHICH CONTAINS A PUBLIC SCHOOL, WHICH IS A PROHIBITED USE UNDER THE CURRENT ZONING OF THE SUBJECT PROPERTY.

17.4 Report of the Administrative Services Department:

17.4.1 Conference Request by Councillor Craig
"Connecting Water Resources 2013"

Report No. DAS-2013-0010

RESOLUTION NO. C-2013-0070

1. THAT COUNCIL RECEIVE REPORT DAS-2013-0010 DATED FEBRUARY 11TH, 2013 REGARDING A REQUEST BY COUNCILLOR CRAIG TO ATTEND THE "2013 CONNECTING WATER RESOURCES" CONFERENCE.

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

2. THAT COUNCIL APPROVE COUNCILLOR CRAIG'S REQUEST TO ATTEND THIS CONFERENCE AND HAVE THE ASSOCIATED COSTS OF ATTENDING PAID FOR THROUGH COUNCIL'S 2013 ANNUAL CONFERENCE BUDGET.

Carried.....

10.2 Matters subject to individual conflicts

None.

Mayor Grossi moved forward and dealt with Item No. 17.3.1 at this time.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.3 Report from the Emergency Services Department:

17.3.1 Ice/Water Rescue Cost Recovery Fee

Report No. DES-2013-0002

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2013-0071

1. THAT REPORT NO. DES-2013-0002 DATED FEBRUARY 11, 2013, REGARDING ICE/WATER RESCUE COST RECOVERY FEE BE RECEIVED; AND
2. THAT COUNCIL APPROVE THE PROPOSED FEE STRUCTURE; AND
3. THAT PROPER PUBLIC NOTICE BE GIVEN ON THE PROPOSED FEE CHANGES.

Carried.....

14. PUBLIC MEETINGS:

14.1 Statutory Public Meeting:

(7:33 p.m.)

- 14.1.1 Applications to Amend the Keswick Secondary Plan and Zoning By-law 500,
24082 Woodbine Avenue, Keswick
24082 WOODBINE AVENUE INC. (Dr. Janice McMinn) and
1194985 ONTARIO INC. (Dr. Donald Stubbs)
Part Lot 9, Concession 3 (NG), Part 1, Plan 65R-33362
AGENT: Michael Smith Planning Consultants

Report No. PB-2013-0015

Mayor Grossi explained the procedure for a public meeting at this time; the applicant/agent summarizes the proposal, a staff member presents the staff report, the public or Council may then ask questions or make comments, the applicant/staff respond to questions raised by the public, Council may ask questions of staff, the applicant and/or the public, the public is given a second opportunity to make further submissions to present new information, Council debates the merits of the proposal and decides to adopt, amend, refuse or defer the application with or without conditions.

Harold Lenters, Director of Planning and Building, advised that this application was properly circulated.

Michael Smith of Michael Smith Planning Consultants, agent for the applicants, stated that the applicants own the subject land located immediately south of the Maskinonge River abutting the west side of Woodbine Avenue in Keswick. They are seeking an amendment to the Keswick Secondary Plan designation from "Neighbourhood Residential" to "Commercial Employment" and an amendment to the Zoning By-law from "Low Density Urban Residential (R1)" to "General Commercial (C1)" with special provisions.

Mr. Smith explained that the Special Provisions being requested relate to a limitation on the range of uses to be permitted. Uses proposed to be permitted include business and professional offices, retail and service shops, and a residential unit within the building; a reduction in the setback for the parking area from 1.5 metres to nil from the front lot line; and permission to have tandem parking whereby patients would park behind employee vehicles.

Mr. Smith stated that the subject land is approximately 0.4 hectares or one acre in size, with frontage on Woodbine Avenue of 90.7 metres or 298 feet. The land currently contains a single family dwelling, within which is operated a home occupation use, and a detached garage. There are two driveways accessing the property; a main driveway to the north for business parking and a secondary access to the south leading behind the building for residential purposes.

14. PUBLIC MEETINGS cont'd:

Mr. Smith explained that the house and garage were constructed in the 1960's and the home occupation use has been in operation for just over ten years. The owners now wish to construct an addition to the house which would join the house and garage. The owners have not finalized any interior layouts but the intention is that the addition will become the new entry feature to the office use and the old entry feature will be used for a patient room and cupboard space. The residential use will be delegated to the lower floor primarily, with the upstairs kitchen and old reception area serving the residence downstairs. A wheel chair accessible washroom is proposed for the office use.

Mr. Smith stated that the change in land use designation from Neighbourhood Residential to Commercial Employment is consistent with the commercial/employment land use along the west side of the Woodbine Avenue corridor and is appropriate for the office use on the subject land. The proposed amendment to the zoning by-law would implement the proposed Secondary Plan amendment. The intention is to operate an orthodontist office. However, when zoning a property it is appropriate to zone the property for a range of uses which are suited to the site. The commercial uses proposed for this site are professional and business offices, health care clinic, veterinary clinic excluding outdoor canine runs or animal containment areas, a local convenience store, personal service shop, one residential dwelling unit and accessory buildings and structures.

Mr. Smith stated that the owners have also requested a reduction in the front yard setback for the parking area from 1.5 metres to nil. The Region requires a planned street width of 18 metres from centre line to the front lot line and in this case the Region expropriated up to 20 metres or up to 2 metres more. The Region has indicated that it has no objection to the reduced setback.

Mr. Smith advised that tandem parking has been in place for some time on this property and has operated efficiently and safely. Tandem parking has been permitted by the Town in site specific cases and usually where the site contains a small building and single use as proposed.

Mr. Smith explained that the Lake Simcoe Region Conservation Authority has requested that the portion of the site adjacent to the river form a buffer area and be zoned Open Space (OS). In addition to the Secondary Plan and Zoning By-law Amendment processes, the owners are required to submit a site plan application. He indicated that the Conservation Authority has also requested an erosion analysis and a landscape enhancement/restoration plan along the shoreline of the Maskinonge River as a condition of site plan approval. Further, storm water management will be required for the site in conformity with the Lake Simcoe Protection Plan.

14. PUBLIC MEETINGS cont'd:

Mr. Smith explained that the Region of York has requested closure of the secondary access, as a condition of site plan approval, necessitating an internal driveway connection to the rear of the building. He advised that the proposed development applications are in conformity or are consistent with the applicable Provincial, Regional and Town policies, subject to the proposed amendment to the Secondary Plan and believes the proposed Secondary Plan and Zoning By-law amendments are appropriate and desirable and represent good planning.

Barbara Mugabe, Planner, stated that the applicants propose to amend the Keswick Secondary Plan and Zoning By-law by changing the designation on the property from Neighbourhood Residential to Commercial Employment and the zoning from Low Density Urban Residential (R1) to a General Commercial zone with site specific provisions, with a limited range of uses.

Ms. Mugabe advised that no agencies, nor departments, have objected to the applications and the Lake Simcoe Region Conservation Authority has no objection subject to the lands within the 15 metre wetland buffer area being designated Greenlands and being zoned a site specific Open Space zone limiting the permitted uses to a dock and conservation and forestry uses. Based on a review of the policies, the subject amendments are consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

Ms. Mugabe stated that the subject applications are governed by the policies of the Keswick Secondary Plan save and except for the external connections policies of Section 3.2.5 of the Greenbelt Plan. In accordance with this section, river valleys that run through existing urban areas and connect the Greenbelt to inland lakes and the Great Lakes are a key component of the long term health of the Natural System; the Maskinonge River is identified as an external connection.

Ms. Mugabe explained that when considering land conversions or redevelopments in or abutting urban river valleys, municipalities are encouraged to establish or increase the extent or width of vegetation protection zones with natural self-sustaining vegetation, increase or improve fish habitat, include landscaping and improve habitat restoration, avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into the valley system. The applicants will be required to submit a Restoration Enhancement Plan in conjunction with the site plan approval application to address the natural heritage features of the site.

Ms. Mugabe reviewed the permitted uses within the Commercial Employment designation. In order to reduce the potential compatibility issues with the existing residential uses in the vicinity, it is proposed that the permitted uses be limited to business and professional offices and retail and service commercial uses excluding a restaurant. She explained that the proposed development will expand the current

14. PUBLIC MEETINGS cont'd:

uses on the property, and by the addition, will connect the existing dwelling to an existing detached garage on the south side of the property.

Ms. Mugabe advised that the Neighbourhood Residential designation permits low density residential uses, neighbourhood centres, local commercial uses and nursing homes and other institutional/community uses. She explained that development may be permitted within the Shoreline Valley Land Overlay Designation subject to approval of the Town and the Conservation Authority. No development shall be permitted within 15 metres from the top of the bank of the Maskinonge River or 15 metres from the annual highwater mark of the Lake Simcoe shoreline, whichever is greater, and development proposed on lands within 30 metres of the shoreline shall require that appropriate work permits be obtained from the relevant provincial and federal agencies prior to any building or construction taking place. The Conservation Authority has confirmed that the addition is within 15 metres of the top of bank from the Maskinonge River but will extend no further to the top of the bank than the existing structures. Staff is of the opinion that the matters relating to the floodplain and environmental sensitivity of the area have been adequately addressed.

Ms. Mugabe advised that staff does not foresee any negative impact from the minor expansion of the building and the uses proposed on this relatively small parcel of land that is already developed.

Ms. Mugabe explained that section 5.28(h) requires a 1.5 metre setback to a lot line for parking areas servicing commercial uses. The intent of the setback is to provide a safe distance between the subject land and vehicles and pedestrians/cyclists on the boulevard as well as providing an area within the lot for snow storage when cleaning the parking area, providing a visual separation, and for landscaping to enhance the site. The applicant is requesting a nil setback to the front lot line in order to maximize the developable portion of the site and provide the required on-site parking. With the recent reconstruction of Woodbine Avenue and the bridge, a fairly large boulevard exists within the Regional road allowance and are therefore no zoning issues.

Ms. Mugabe explained that section 5.28 (i) requires an aisle to provide access to a parking space. The applicant is seeking permission to have tandem parking spaces for employees and there is insufficient space within the developable area to comply with these requirements. However, tandem parking only for the employees would allow the applicant to provide the required number of parking spaces for the proposed development. Since clients and/or visitors will not be inconvenienced, staff believes that it would be reasonable to grant this relief.

14. PUBLIC MEETINGS cont'd:

Ms. Mugabe stated that section 14.1 of the General Commercial zone permits only one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a mechanical garage. The existing building is a backsplit with the proposed dwelling unit below the first floor office use and the applicant is seeking relief to permit the continuation of the existing residential use below the first floor commercial use, as well as the existing garage be reserved to provide parking for the residential use. Staff has no objection to the granting of the requested relief as the use already exists and there are no compatibility issues expected with the proposed commercial uses.

Ms. Mugabe stated that the proposed Official Plan and Zoning By-law amendments maintain the intent and purpose of the Keswick Secondary Plan, are consistent with the Provincial Policy Statement, and conform with the Greenbelt Plan, the Growth Plan, the Lake Simcoe Protection Plan and the York Region Official Plan.

Moved by Councillor Davison

Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2013-0072

- A. THAT REPORT PB-2013-0015 PREPARED BY THE PLANNING DIVISION DATED FEBRUARY 11, 2013 RESPECTING APPLICATIONS TO AMEND THE KESWICK SECONDARY PLAN AND ZONING BY-LAW 500 BE RECEIVED.
- B. THAT THE OFFICIAL PLAN AMENDMENT APPLICATION SUBMITTED BY 24082 WOODBINE AVENUE INC. (DR. JANICE MCMINN) AND 1194985 ONTARIO INC. (DR. DONALD STUBBS) TO CHANGE THE DESIGNATION FROM NEIGHBOURHOOD RESIDENTIAL TO EMPLOYMENT/COMMERCIAL WITH SITE SPECIFIC PROVISIONS RESPECTING LANDS DESCRIBED AS PART OF LOT 9, CONCESSION 3 (NG), AND MUNICIPALLY ADDRESSED AS 24082 WOODBINE AVENUE, KESWICK, BE APPROVED.
- C. THAT STAFF FINALIZE THE OFFICIAL PLAN AMENDMENT AND RETURN TO COUNCIL FOR IT'S ADOPTION IN THE NEAR FUTURE.
- D. THAT THE ZONING BY-LAW AMENDMENT APPLICATION SUBMITTED BY 24082 WOODBINE AVENUE INC. (DR. JANICE MCMINN) AND 1194985 ONTARIO INC. (DR. DONALD STUBBS) TO CHANGE THE LOW DENSITY URBAN RESIDENTIAL (R1) ZONE TO GENERAL COMMERCIAL (C1) WITH SITE SPECIFIC PROVISIONS ON LANDS DESCRIBED AS PART OF LOT 9, CONCESSION 3 (NG), AND MUNICIPALLY ADDRESSED AS 24082 WOODBINE AVENUE, KESWICK BE APPROVED.

14. PUBLIC MEETINGS cont'd:

- E. THAT STAFF FINALIZE THE AMENDING ZONING BY-LAW AND RETURN TO COUNCIL FOR IT'S PASSING IN THE NEAR FUTURE.
- F. THAT PURSUANT TO SECTION 34(17) OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS AMENDED, IN THE EVENT MINOR REVISIONS ARE NECESSARY RESPECTING THE PROPOSED AMENDING ZONING BY-LAW, FURTHER NOTICE SHALL NOT BE REQUIRED.
- G. THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2013-0015 AND COUNCIL'S RESOLUTION THEREON, AND THE ADOPTED OFFICIAL PLAN AMENDMENT TO THE YORK REGION TRANSPORTATION AND COMMUNITY PLANNING DEPARTMENT.

Carried.....

(7:52 p.m.)

14.1.2 Application to Amend the Official Plan
 BARRETT, Robert
 Part Lot 10, Concession 9 (NG), w/s Sedore Avenue, Willow
 Beach

Report No. PB-2013-0017

Mayor Grossi explained the procedure for a public meeting at this time; the applicant/agent summarizes the proposal, a staff member presents the staff report, the public or Council may then ask questions or make comments, the applicant/staff respond to questions raised by the public, Council may ask questions of staff, the applicant and/or the public, the public is given a second opportunity to make further submissions to present new information, Council debates the merits of the proposal and decides to adopt, amend, refuse or defer the application with or without conditions.

Mr. Barrett, applicant, stated that in order to sever his existing lot on Sedore Avenue to create an additional residential lot, a section of the Official Plan needs to be amended.

Todd Evershed, Planner, stated that an Official Plan Amendment application was submitted by the owner of lands known as 756 Sedore Avenue which is on the west side of Sedore Avenue, south/west of Metro Road North and Kennedy Road in Willow Beach. The land is vacant and naturally vegetated and has a lot area of 0.22 hectares and a frontage of 54 metres. The owner is proposing to amend the policy in the Official Plan to facilitate the severance of the lot to create one new residential lot. This severance would result in two equally sized lots of 0.11 hectares each.

14. PUBLIC MEETINGS cont'd:

Mr. Evershed stated that in support of the application, the applicant retained both environmental and planning consultants to prepare supporting documentation, including a Vegetation Assessment and a Rare, Threatened and Endangered Species Assessment, a Planning Rationale Report, and a draft Official Plan Amendment.

Mr. Evershed explained that the subject property is currently designated 'Rural Policy Area' on Map 6 to the 1994 Region of York Official Plan. Pursuant to the 'Rural Policy Area' and 'Consent' policies set out in Sections 5.9 and 5.12 of the 1994 York Region Official Plan, respectively, consents are provided for in the rural areas of the region. The new Regional Official Plan, 2010, which was approved by the Ministry of Municipal Affairs and Housing in September 2010, is not in full force and effect due to appeals to the Ontario Municipal Board, and therefore the subject property is designated 'Rural Area'. Comments received from the Region indicate that the proposed Official Plan Amendment conforms to the policies of both the 1994 and 2010 York Region Official Plan documents.

Mr. Evershed stated that it should also be noted that Regional planning staff have exempted the subject application from approval by the Regional Planning Committee and Council, as the proposed Official Plan Amendment appears to be a routine matter of local significance. In this regard, should Council approve the application, the amendment would come into effect following its adoption and the expiration of the statutory appeal period.

Mr. Evershed stated that the subject property is designated 'Serviced Lakeshore Residential Area' on Schedule 'A' to the Town of Georgina Official Plan and is identified as containing a linkage to the Willow Beach Complex Provincially Significant Wetland. The 'Serviced Lakeshore Residential Area' designation and associated land use and severance policies were created through Official Plan Amendment No. 103 in 2009 and in accordance with the severance policies, new lot creation is permitted subject to a number of criteria such as the availability of municipal water and sewer services, frontage on and access to a public road, and compliance with the Zoning By-law.

In addition, Section 7.5.2.10 (e) provides that all lots to be created by consent shall have a minimum lot frontage equal to or greater than the average of all existing residential lots on both sides of the same street within 100 metres (328 feet) of the proposed severance, and shall have a minimum lot area equal to or greater than any abutting residential lot on the same side of the street. The intent of this policy is to ensure that lots created by consent are both adequate in size to support the proposed development and compatible with the existing lot sizes and patterns of the immediate surrounding residential neighbourhood.

14. PUBLIC MEETINGS cont'd:

Mr. Evershed stated that although the proposed severed and retained lots have minimum frontages which comply with this section, the proposed retained lot does not meet the criteria for minimum lot area under this Section, as the proposed lot area is less than that of the abutting residential lot to the south by approximately 328 square metres and therefore an amendment to the policy was required.

Mr. Evershed stated that the subject property is zoned Residential (R) in Zoning By-law No. 500, which permits a single family dwelling. The proposed use and all proposed buildings and structures will be required to comply with the provisions of the Residential (R) zoning category. However, given the size of the proposed lots relative to the Residential (R) zone requirements, this does not appear to be an issue and staff are of the opinion that the proposal is appropriate and will comply with Zoning By-law No. 500.

Mr. Evershed stated that the Town's Operations and Engineering Department has indicated that the maximum frontage payment was made for 45.73 metres with respect to the local improvements regarding the Willow Beach and Surrounding Lakeshore Communities Water and Sewer Project. However, should the lands become the subject of an application for consent to sever, the owner would be required to make an additional payment for the travelled portion of the local improvement based on the maximum calculation for each lot. Staff is therefore of the opinion that the proposed Official Plan Amendment maintains the general intent and purpose of the goals, objectives and policies of the Town of Georgina Official Plan, is consistent with the Provincial Policy Statement and conforms to the Greenbelt Plan, the Growth Plan, the York Region Official Plans and the Lake Simcoe Protection Plan.

Janet Hatfield stated that she purchased 754 Sedore Avenue, directly south of the subject land, in December of last year. She did meet with the applicant who explained the proposal with regard to the water and sewer connections for the properties. She indicated that she is concerned with the potential runoff of water onto her property following the construction of the new homes.

Mayor Grossi explained that a grade alternation permit will be required to be obtained by the applicant, requiring the construction of a swale between the subject property and her property, as well as a swale between the two properties being created, and possibly a swale in the rear yard, which is all part of the normal process.

Mr. Evershed explained that this is a unique situation with regard to lot size. The subject property is one of the last lots within an old lot/concession plan and a Plan of Subdivision is located immediately north of the subject property which contains smaller lot frontages. The proposed lots are quite similar in size to those two streets

14. PUBLIC MEETINGS cont'd:

away on Churchill Lane and Rockaway Road. Ultimately, the proposed lots would be larger than the majority of the lots on the street.

Mr. Evershed stated that the applicant is required to install an additional lateral to accommodate the one additional lot being created by consent. Development charges are appropriate for both lots, as well as educational charges, while one of the lots will be exempt from the Regional development charge fee.

Moved by Councillor Szollosy

Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2013-0073

- A. THAT REPORT NO. PB-2013-0017 PREPARED BY THE PLANNING DIVISION DATED FEBRUARY 11, 2013 RESPECTING AN APPLICATION TO AMEND THE OFFICIAL PLAN BE RECEIVED.
- B. THAT THE APPLICATION SUBMITTED BY ROBERT BARRETT TO AMEND THE OFFICIAL PLAN AS IT RELATES TO SECTION 7.5.2.10 (E) IN ORDER TO PERMIT THE CONSIDERATION OF A PROPOSED SEVERANCE OF THE LANDS DESCRIBED AS PART LOT 10, CONCESSION 9 (NG), BE APPROVED;
- C. THAT THE BY-LAW TO ADOPT THE OFFICIAL PLAN AMENDMENT CONTAIN THE SITE SPECIFIC POLICIES OUTLINED IN REPORT PB-2013-0017; AND,
- D. THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2013-0017, COUNCIL'S RESOLUTION THEREON, AND THE ADOPTED OFFICIAL PLAN AMENDMENT TO THE YORK REGION DIRECTOR OF THE COMMUNITY PLANNING BRANCH OF THE TRANSPORTATION AND COMMUNITY PLANNING DEPARTMENT.

Carried.....

11. DEPUTATIONS:

None.

12. PRESENTATIONS:

None.

The Director of Operations and Engineering was requested to reiterate, with the Ministry of Transportation and the Region of York, Town Council's position that the Bradford Bypass is needed before the extension of Highway 404 north of Ravenshoe Road is required.

15. COMMUNICATIONS:

15.2 Matters for Disposition:

- 15.2.1 Georgina Community Health Care Committee providing clarification as to the commencement of the Committee composition requirements as outlined in the Terms of Reference.

Moved by Councillor Smockum

Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2013-0074

THAT CORRESPONDENCE FROM THE GEORGINA COMMUNITY HEALTH CARE COMMITTEE PROVIDING CLARIFICATION AS TO THE COMMENCEMENT OF THE COMMITTEE COMPOSITION REQUIREMENTS AS OUTLINED IN THE TERMS OF REFERENCE AND REQUESTING COUNCIL TO APPROVE AN APPLICATION AND SELECTION PROCESS BE CONDUCTED IMMEDIATELY TO RECRUIT A MINIMUM OF TWO NEW MEMBERS FOR THE GEORGINA COMMUNITY HEALTH CARE COMMITTEE AND THAT THIS PROCESS FOCUS ON APPLICANTS WITH HEALTH CARE BACKGROUNDS AND EXPERIENCE, BE RECEIVED AND ENDORSED.

Carried.....

- 15.2.2 Association of Ontario Road Supervisors congratulating Town employee Scott Edwards in recently obtaining his Certified Road Supervisor certification.

Moved by Councillor Szollosy

Seconded by Councillor Davison

RESOLUTION NO. C-2013-0075

THAT CORRESPONDENCE FROM THE ASSOCIATION OF ONTARIO ROAD SUPERVISORS CONGRATULATING TOWN EMPLOYEE SCOTT EDWARDS IN

15. COMMUNICATIONS cont'd:

RECENTLY OBTAINING HIS CERTIFIED ROAD SUPERVISOR CERTIFICATION BE RECEIVED AND THAT COUNCIL'S CONGRATULATIONS BE EXTENDED TO MR. EDWARDS BY THE DIRECTOR OF OPERATIONS AND ENGINEERING.

Carried

The Director of Operations and Engineering express appreciation to all staff members who participated in the snow removal efforts throughout the Town following the February 8th snowfall.

- 15.2.3 Report by George H. Rust-D'Eye, WeirFoulds, Integrity Commissioner, in respect of a request made by Ms. Kristina Toomey about whether Mayor Robert Grossi has contravened the Town's Code of Conduct Policy.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

RESOLUTION NO. C-2013-0076

THAT THE REPORT BY GEORGE H. RUST-D'EYE, WEIRFOULDS, INTEGRITY COMMISSIONER, IN RESPECT OF A REQUEST MADE BY MS. KRISTINA TOOMEY ABOUT WHETHER MAYOR ROBERT GROSSI HAS CONTRAVENED THE TOWN'S CODE OF CONDUCT POLICY, BE RECEIVED.

Carried.....

- 15.2.4 George H. Rust-D'Eye, WeirFoulds, with respect to privilege related to release of documents.

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. C-2013-0077

THAT CORRESPONDENCE FROM GEORGE H. RUST-D'EYE, WEIRFOULDS, WITH RESPECT TO PRIVILEGE RELATED TO RELEASE OF DOCUMENTS BE RECEIVED.

Carried....

15. COMMUNICATIONS cont'd:

- 15.2.5 E-mail from George H. Rust-D'Eye, WeirFoulds, regarding Errata Page.

Moved by Councillor Szollosy

Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2013-0078

THAT E-MAIL CORRESPONDENCE FROM GEORGE H. RUST-D'EYE, WEIRFOULDS, REGARDING AN ERRATA PAGE TO HIS REPORT AS INTEGRITY COMMISSIONER FOR THE TOWN OF GEORGINA, BE RECEIVED.

Carried.....

- 15.2.6 Georgina Election Committee recommending that no changes be made to the current five (5) ward system or to the current Council composition of seven (7), as well as that a ward boundary review be undertaken prior to the 2018 election.

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

RESOLUTION NO. C-2013-0079

THAT CORRESPONDENCE FROM THE GEORGINA ELECTION COMMITTEE RECOMMENDING THAT NO CHANGES BE MADE TO THE CURRENT FIVE (5) WARD SYSTEM OR TO THE CURRENT COUNCIL COMPOSITION OF SEVEN (7), AS WELL AS THAT A WARD BOUNDARY REVIEW BE UNDERTAKEN PRIOR TO THE 2018 ELECTION, BE RECEIVED.

Carried.....

16. PETITIONS:

Regional Councillor Wheeler submitted copies of a portion of a petition regarding the North Gwillimbury Forest and proposed imposition of an Interim Control By-law. The formal petition will be presented to the Clerk at a later date.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

20. BY-LAWS:

Moved by Councillor Szollosy

Seconded by Councillor Davison

That the following by-laws be given three readings:

- 20.2 By-law Number 2013-0022 (PL-2) Being a by-law to amend the Official Plan, Grandview Homes Development Ltd., Plan 238, lots 104, 105 and 106, Part Block C, 518-520 & 522 Lake Drive South, Keswick (OPA #118)
- 20.3 By-law Number 2013-0023 (PL-2) Being a by-law to amend the Official Plan, JENNIFER LINDSAY, 25625 Valleyview Drive, Part Lots 19 & 20, Conc. 8 (G), Part 2, Plan 65R-10305 (OPA #119)
- 20.4 By-law Number 500-2013-0003 Being a by-law to amend Zoning By-law No. 500, JENNIFER LINDSAY, 25625 Valleyview Drive, Part Lots 19 & 20, Conc. 8 (G), Part 2, Plan 65R-10305.
- 20.5 By-law Number 2013-0024 (PL-3) Being a by-law to authorize the Town Solicitor to execute a conveyance of Part Lot 13, Conc. 3 (NG), Lots 9,10,11 and Part Lot 8, Plan 225, being part 1 on Plan 65R-33929 from 702153 Ontario Limited to the Town of Georgina and to dedicate Part 1 on Plan 65R-33939 as public highway and to form part of The Queensway South; development on the southeast corner of Church Street and The Queensway.

Carried.....

21. MOTIONS:

None.

22. NOTICES OF MOTION:

None.

23. OTHER BUSINESS:

None.

24. CONFIRMING BY-LAW

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

That the following by-laws be given three readings:

By-law Number 2013-0025 (COU-2)	Being a bylaw to confirm the proceedings of Council.
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Carried.....

25. ADJOURNMENT:

Moved by Councillor Szollosy

Seconded by Councillor Davison

That the meeting adjourn at this time (8:28 p.m.)

Carried.....

Robert Grossi, Mayor

Patricia Nash, Acting Clerk