

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL MINUTES

Wednesday, April 8, 2015  
7:00 PM

### Staff:

Winanne Grant, Chief Administrative Officer  
Rebecca Mathewson, Director of Administrative Services and Treasurer  
Harold Lenters, Director of Planning and Building  
Robin McDougall, Director of Recreation and Culture  
Steve Richardson, Director of Emergency Services and Fire Chief  
Dan Pisani, Director of Operations and Engineering  
Tanya Thompson, Communications Manager  
Andrea Furniss, Senior Policy Planner  
Maryann Hunt, Planner  
Karyn Stone, Economic Development Officer  
Jacqueline Roy, Licensing Coordinator  
John Espinosa, Town Clerk  
Carolyn Lance, Council Services Coordinator

### Others:

Joanne Henderson  
Daniela Cerqua, Agent, Item No. 12 (a) (i)  
Members of the public, Item No. 12 (a) (ii)  
Jim Dymont, Planner, Item No.13.2.3.2  
Art Field, Item No. 13.2.3.1

#### 1. CALL TO ORDER - MOMENT OF MEDITATION

A moment of meditation was observed.

#### 2. ROLL CALL

The following Council Members were present:

Mayor Quirk  
Councillor Davison  
Councillor Harding  
Councillor Sebo

Regional Councillor Wheeler  
Councillor Fellini  
Councillor Neeson

3. COMMUNITY ANNOUNCEMENTS

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

- Annual Business Excellence Awards
- Sutton Fair Board Auction, April 11
- Annual Grate Groan-Up Spelling Bee on April 24
- Georgina Figure Skating Club Ice Show, April 25
- Pitch-In Week, April 20-26

4. INTRODUCTION OF ADDENDUM ITEM(S)

Item No. 13.2.5.1      Verbal update regarding Thane Developments Ltd., removed from the Closed Session, to be heard in public session

5. APPROVAL OF AGENDA

Moved by Regional Councillor Wheeler, Seconded by Councillor Harding

**RESOLUTION NO. C-2015-0274**

That the April 8, 2015 Council agenda be approved with the following addendum item:

Item No. 13.2.5.1      Verbal update regarding Thane Developments Ltd., removed from the Closed Session, to be heard in public session

**Carried.**

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Mayor Quirk declared a pecuniary interest in Item No. 16.1 (b), item (ii) concerning the proposed Canada Post mail delivery conversion from door-to-door delivery to community mail boxes, as she owns property in the subject area.

7. ADOPTION OF MINUTES

Moved by Councillor Davison, Seconded by Councillor Neeson

**RESOLUTION NO. C-2015-0275**

That the following sets of minutes be adopted as presented:

- Minutes of the Special Council Meeting held on March 11, 2015
- Minutes of the Council Meeting held on March 25, 2015

**Carried.**

8. SPEAKERS None.
9. DELEGATIONS/PETITIONS None.
10. PRESENTATIONS None.
11. DETERMINATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION
  - Item No. 12(a) (i) Report No. PB-2015-0024 entitled 'Application to Amend Zoning By-law 500, Antonio and Dianne Cerqua'
  - Item No. 12(a) (ii) Report No. DAS-2015-0017 entitled 'Kennel Licensing By-law and Zoning By-law 500 Amendment, Town initiated'
  - Item No. 13.2.1.1 Verbal report from staff respecting The Link Construction Update
  - Item No. 13.2.3.1 Report No. PB-2015-0025 entitled 'Town of Georgina Draft Official Plan, April 2015'
  - Item No. 13.2.4.1 Verbal report from staff respecting the status of the Station Road Sidewalk Project'
  - Item No. 13.2.5.1 Verbal report on Thane Developments Ltd.

13. RESOLUTION TO MOVE INTO COUNCIL IN COMMITTEE

Moved by Councillor Harding, Seconded by Councillor Fellini

That Council move into Council in Committee at this time.

**Carried.**

13.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION:

13.2.4 Report from the Operations and Engineering Department:

13.2.4.1 Verbal report from staff respecting the status of the Station Road Sidewalk Project

Dan Pisani provided a verbal report respecting the Station Road sidewalk project planned along Old Homestead Road and Station Road.

13.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA  
REQUIRING SEPARATE DISCUSSION cont'd

Moved by Councillor Harding, Seconded by Councillor Sebo

**RESOLUTION NO. C-2015-0276**

That Council receive the verbal update made by the Director of Operations and Engineering concerning the Station Road sidewalk project along Old Homestead Road and Station Road.

**Carried.**

13.2.5 Report from the Chief Administrative Officer

13.2.5.1 Verbal report regarding Thane Developments Ltd.

The Chief Administrative Officer advised that the municipality, at the end of last week, filed a Notice of Application for a judicial review; a challenge of the Director's revocation of the 2001 clean-up order respecting the Thane property, expressing the municipality's concern with the Ministry's behaviour and actions. This application is paralleling an application filed by Ecojustice which is similar in nature. Ecojustice issued a Press Release and a Press Release will be released on behalf of the municipality shortly.

Mayor Quirk advised that a meeting with the Minister of the Environment is still being sought and in the meantime, a meeting has been scheduled with the Ministry's senior staff on April 20, 2015.

Moved by Regional Councillor Wheeler, Seconded by Councillor Davison

**RESOLUTION NO. C-2015-0277**

That the verbal update provided by staff with respect to Thane Developments and the former Thane property be received.

**Carried.**

16. COMMUNICATIONS

*Mayor Quirk declared a pecuniary interest in Item No. 16.1 (b), item (ii) concerning the proposed Canada Post mail delivery conversion from door-to-door delivery to community mail boxes, as she owns property in the subject area; Mayor Quirk left the Chair and did not participate in any discussion or vote regarding this issue; Deputy Mayor Wheeler assumed the position as Chair in Mayor Quirk's absence.*

16. COMMUNICATIONS cont'd

16.1 General Information Items

- a) Committee of Adjustment Planning Matters
  - i) Under Review
  - ii) Recommendations
  - iii) Decisions
- b) All other matters

Moved by Councillor Harding, Seconded by Councillor Fellini

**RESOLUTION NO. C-2015-0278**

That Item No. (ii) of the General Information Listing for April 8, 2015, be received.

**Carried.**

Mayor Quirk resumed the Chair at this time

Moved by Councillor Davidson, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2015-0279**

That Item No. (i) of the General Information Listing for April 8, 2015, be received.

**Carried.**

16.2 Disposition/Proclamations

- 16.2.1 Minister Responsible for Seniors Affairs encouraging Council to proclaim the month of June as 'Seniors' Month; Vibrant Seniors, Vibrant Communities' and to work with Julia Munro, MPP, to host Seniors' Month events.

Moved by Councillor Harding, Seconded by Councillor Davison

**RESOLUTION NO. C-2015-0280**

That Town Council proclaim the month of June, 2015, as 'Senior's Month; Vibrant Seniors, Vibrant Communities' throughout the Town of Georgina.

**Carried.**

## 16. COMMUNICATIONS cont'd

16.2.2 Economic Development Officer advising of Economic Development Committee Grant Application approvals.

Moved by Councillor Sebo, Seconded by Councillor Neeson

**RESOLUTION NO. C-2015-0281**

That the Memorandum from the Economic Development Officer advising of Economic Development Committee Grant Application approvals be received.

**Carried.**

17. MOTIONS/NOTICES OF MOTION None.

18. REGIONAL BUSINESS None.

19. OTHER BUSINESS

Council was informed that the Municipal Law Enforcement Office received two enforcement bicycles today; staff is looking forward to getting out on the bicycle routes, partnering with York Regional Police Officers.

## 12. PUBLIC MEETINGS

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

i) Application to Amend Zoning By-law 500 (7:30 p.m.)  
 CERQUA, Antonio and Dianne  
 Part Lot 3, Concession 7 (NG), McCowan Rd e/s  
 AGENT: Daniela Cerqua

Report No. PB-2015-0024

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

**Daniel Cerqua**, agent for the applicants, addressed Council as follows;

- the current owners wish to continue the application to permit the construction of a detached family home on the subject land with a large lot.

**Maryann Hunt**, Planner; addressed Council as follows;

- application to amend Zoning By-law 500 to change the current rural (RU) zoning to a site-specific rural zone to permit the construction of a single family dwelling
- located on the east side of McCowan Road, 900 m north of Ravenshoe Road

## 12. PUBLIC MEETINGS cont'd

- rural zone permits a single family dwelling on a lot with a minimum lot area of 20 hectares (50 acres) and minimum lot frontage of 180 metres (590 feet) while the property is undersized at 8.1 hectares (20 acres) with 100 metres (330 ft) frontage.
- in the late 1970's, the minimum frontage and lot area were set high to have an opportunity to assess the merits for each property
- in April 2010, previous owner submitted a zoning bylaw amendment application to permit construction of a single family dwelling. Staff deferred further consideration pending the applicant undertaking an Environmental Noise Report and an Air Quality and Odour Study with respect to the Transformer/Distribution Station which is in close proximity to the subject land, to determine whether any mitigating measures are required
- new owners now wish to continue that application
- objection received from the southerly neighbour at 23051 McCowan, but staff can find no planning merits and no impact problems
- no agency objections/concerns received and application is exempt from Regional approval
- falls under the Ministry of Environment Guideline D-1, Land Use Compatibility because the current application for re-zoning is for the establishment of a new sensitive land use in the vicinity of an existing industrial land use, and Environmental Impact Study is the applicant's responsibility
- ensure natural heritage area to be protected through appropriate setbacks from the identified natural heritage features on the property along with a 30 metre buffer
- staff requested Council approve the application to change the current rural zoning on the subject property to a site-specific rural and open space zones to permit the construction of a single family dwelling and to protect the natural features, to adopt a bylaw to amend Zoning By-law 500 and contain site specific provisions.

Moved by Regional Councillor Wheeler, Seconded by Councillor Davison

### **RESOLUTION NO. C-2015-0282**

1. That Council receive Report PB-2015-0024 prepared by the Planning Division dated April 8, 2015 respecting an application to amend Zoning By-law No. 500 for the property described as Part Lot 3 E/S McCowan Road, Concession 7 (NG).
2. That Council approve the application submitted by Antonio and Dianne Cerqua to re-zone lands described as Part Lot 3 E/S McCowan Road, Concession 7 (NG), from Rural (RU) to Site-Specific Rural and Open Space Zones.
3. That Council adopt a By-law to amend Zoning By-law No. 500 and that the By-law contain the site-specific provisions outlined in Report PB-2015-0024.

## 12. PUBLIC MEETINGS cont'd

4. 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.

**Carried.**

(7:45 p.m.)

- ii) Kennel Licensing By-law and Zoning By-law 500 Amendment  
Town Initiated (Interested Parties Notified)

Report No. DAS-2015-0017

Jacqueline Roy reviewed the amendments to the by-law

Mayor Quirk inquired if anyone was in attendance who would like to speak to this matter. None.

**Jacqueline Roy** addressed Council as follows;

- the Town shelter is a temporary stop for animals and wherever animals reside, that location has to be held to a high standard
- the shelter is undergoing several repairs and upgrades as well as undergoing a Needs Assessment Study.
- the shelter is clean, dogs get exercise and meets this proposed by-law for the most part.

**Rebecca Mathewson** advised that the Town shelter standard is in compliance with the proposed by-law, other than minor variances that can and will be rectified. The Town is bound by a different act legislatively, it is not this licensing by-law that covers a municipal shelter. The Town is in compliance with legislation through Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and are inspected regularly by that Ministry with good results from inspection reports.

**Jacqueline Roy;**

- all kennels have four years to come into compliance and the Town shelter will be up to standards within that time limit.
- those affected would be required to perform 25% of the work necessary each year to become compliant. Would need to bring in proof that the 25% of work has been completed when renewing each year. Charges would not be laid until after that four year deadline with respect to structural changes.

A member of Council requested that when licensing fees are reviewed again, staff consider an adjustment to the costs for larger facilities.

Staff was requested to report back to Council within one year to provide an update on how the licencing by-law is being followed.



12. PUBLIC MEETINGS cont'd

Moved by Councillor Davison, Seconded by Councillor Harding

**RESOLUTION NO. C-2015-0283**

- 1. That Council receive Report No. DAS-2015-0017 prepared by the Administrative Services Department dated April 8, 2015 respecting the Kennel Licencing By-law and Zoning By-law 500 Amendment.
- 2. That Council adopt the Kennel Licencing By-law, as presented.
- 3. That Council adopt the Zoning By-law Amendment, as presented.

A recorded vote was requested; the Town Clerk recorded the vote as follows:

	<u>YEA</u>	<u>NAY</u>
Regional Councillor Wheeler	x	
Councillor Davison	x	
Councillor Fellini	x	
Councillor Harding	x	
Councillor Neeson	x	
Councillor Sebo	x	
Mayor Quirk	x	
	7	0

**Carried.**

b. STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*

c. OTHER PUBLIC MEETINGS *None.*

13.1 ADOPTION OF REPORTS ON CONSENT AGENDA NOT REQUIRING SEPARATE DISCUSSION

Moved by Councillor Sebo, Seconded by Regional Councillor Wheeler

13.2.2.1 OMEX Supplemental Insurance Assessment of April 2014  
Report No. DAS-2015-0014

13.1 ADOPTION OF REPORTS ON CONSENT AGENDA NOT REQUIRING SEPARATE DISCUSSION cont'd

**RESOLUTION NO. C-2015-0284**

1. That Council receive Report No. DAS-2015-0014 prepared by the Administrative Services Department dated April 8, 2015 respecting the Ontario Municipal Insurance Exchange (OMEX) Supplemental Insurance Assessment of April 2014 for information purposes.

**Carried.**

13.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION

13.2.3 Report from the Planning and Building Department:

13.2.3.1 Town of Georgina Draft Official Plan, April 2015

Report No. PB-2015-0025

**Harold Lenters** introduced Jim Dymont, Planner, MHBC Planning, Urban Design and Landscape Architecture, consultant team leader, along with the following members of the Official Plan Review Steering Committee; Art Field, Chair, Ted Brown and Mike Fenton, Co Vice-Chairs, and acknowledged Committee members Mayor Quirk, Regional Councillor Wheeler, Councillor Davison and former Councillor Brad Smockum.

**Art Field;**

- pleased to return as Chair. Will complete project by the end of this year.
- must include the Province, the Region of York, as well as others

**Andrea Furniss**, Senior Policy Planner, addressed Council as follows:

- Purpose of Official Plan Review is to conform with the York Region Official Plan, with the Provincial Plans, to have regard to the matters of Provincial interest, be consistent with Provincial Policy Statements and to consider local priorities and changing community needs
- the lands affected by the Official Plan Update are all lands outside the secondary plan areas
- phase 1; background research and policy review
- phase 2; Policy Development
- phase 3; Official Plan Preparation
- planning policy review report outlines the upper-tier policy documents and major policy priority areas
- Planning Directions Report provides recommended direction to address those policy areas identified in Planning Policy Review Report

### 13.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

- reviewed the meetings, public workshops, open houses and statutory public meetings held to provide public consultation
- 33 written submissions received from public, agencies, landowners or agents to date
- 82 properties reviewed based on established protocol, 8 property designations recommended by Conservation Authority to remove or refine designation limit
- Lakeshore Area Designation Review; 6 properties not previously included in service area were reviewed and recommending removal of lakeshore designation and be placed in more appropriate designations – either rural or environmentally protected lands

**Jim Dymant**, Planner, addressed Council as follows:

- Overview of three Major Policy Changes; Vision; “to be a well-balanced and vibrant community that preserves and protects Georgina’s natural environment and rural character; while providing for a high quality of life, growth and economic development in a sustainable manner”, Sustainability and Natural Environment
- Population Growth Forecast distribution and Population Growth Forecast to the year 2031
- General Development Policies include Telecommunication Towers/Renewable Energy Projects, Site Alteration, Hazard Lands, Contaminated Lands, Home-based Business and Minimum Distance Separation
- Greenlands System; match Regional and Provincial mapping as required by the Greenbelt Plan
- Countryside Area; Agricultural Rural, Aggregate, Rural Commercial, Rural Industrial, Parkland
- Secondary Plan Areas; Keswick, Keswick Business Park, Sutton/Jackson’s Point and Pefferlaw
- Urban Residential only applies to Maple Lake Estates
- Hamlets; minor rounding out of designated areas in Baldwin and Udora, permit small scale commercial and industrial uses
- Lakeshore Residential; serviced/unserviced areas, minor mapping changes, accessory residential units only within a dwelling, includes Lake Simcoe Protection Plan policies
- Business Park Study Area; no change to current policies or mapping
- Creating Healthy and Complete Communities; affordable housing target at 25%
- Servicing and Infrastructure; recognize cycling and trails, consideration of Greenlands System, update stormwater policies to reflect Lake Simcoe Protection Plan and Source Water Protection
- Implement plan through Zoning By-law within three years, provide transition policies for current applications

13.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA  
REQUIRING SEPARATE DISCUSSION cont'd

**Andrea Furniss** pointed out the following:

- Next Steps include a revised 2015 Timetable; draft plan on website, copies to libraries, redline version to be posted on website for individuals to see what was taken out and what was added in
- open house May/June 2015 for the public to ask questions
- committee meetings May/June 2015 to receive comments from various Advisory Committees
- deadline for comments is July 31<sup>st</sup>.
- Statutory Public Meeting in August 2015
- Steering Committee Meeting in September 2015
- Council Adoption in October 2015
- Submit to approval authority in November 2015

Moved by Regional Councillor Wheeler, Seconded by Councillor Davison

**RESOLUTION NO. C-2015-0285**

1. That Council receive Report No. PB-2015-0025 prepared by the Planning Division, dated April 8, 2015, respecting the Town of Georgina Draft Official Plan, April 2015.
2. That Council authorize staff to release the Town of Georgina Draft Official Plan, April 2015 for formal agency circulation and review, and for public review and comment, and that the deadline for the submission of comments be Friday, July 31, 2015.
3. That Council authorize staff to provide written correspondence to owners of lands that contain a site specific amendment or existing Lakeshore Residential Area designated properties that are proposed to be revised by the Draft Official Plan, April 2015.
4. That Council authorize staff to provide written correspondence to each person who submitted a written submission under the Official Plan Review process, to advise of staff's recommendation on their submission.
5. That Council authorize staff to provide written correspondence to all persons who are registered as an interested party, advising of the Draft Official Plan release, revised project timing, future upcoming public consultation events and how to submit comments on the Draft Official Plan.

13.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

- 6. That notice of the release of the Draft Official Plan and how to submit comments be placed in the local newspaper and posted on the Town's website.
- 7. That the Clerk forward a copy of Report No. PB-2015-0025 to Valerie Shuttleworth, Chief Planner, for the Regional Municipality of York and Mike Walters, Chief Administrative Officer, for the Lake Simcoe Region Conservation Authority.

**Carried.**

13.2.1 Report from the Recreation and Culture Department:

- 13.2.1.1 Verbal Report from staff respecting The Link Construction Update and required approvals for Change Orders

No update was provided

14. RECONVENE TO COUNCIL FROM COUNCIL IN COMMITTEE

Moved by Councillor Neeson, Seconded by Councillor Davison

That Council reconvene into Council from Council in Committee at this time.

**Carried.**

15. COUNCIL CONSIDERATION OF RECOMMENDATIONS FROM COUNCIL IN COMMITTEE

Moved by Councillor Neeson, Seconded by Councillor Sebo

**RESOLUTION NO. C-2015-0286**

That all reports on the Council in Committee agenda, with the exception of the reports that have been deferred, deleted, tabled or withdrawn be received by Council and the recommendations contained therein, as presented or amended, be adopted.

**Carried.**

## 20. BY-LAWS

Moved by Councillor Neeson, Seconded by Councillor Harding

**RESOLUTION NO. C-2015-0287**

That the following by-laws be approved:

- 20.1 By-law Number 2015-0056 (PL-5), being a by-law to amend Zoning By-law 500, Antonio and Dianne CERQUA, Part Lot 3, Concession 7 (NG), McCowan Road e/s.  
(Advisement: Refer to Report No. PB-2015-0024 considered by Council on April 8, 2015)
- 20.2 By-law Number 2015-0057 (PL-5), being a by-law to amend Zoning By-law 500, a By-law to amend By-law Number 500 and the Kennel Licencing By-law  
(Advisement: Refer to Report No. DAS-2015-0017, Item No. 12 (a) (ii) of this agenda)
- 20.3 By-law Number 2015-0034 (REG-1), being a by-law to licence and regulate kennels, doggie day-care, pet stores, groomers, rescues, brokers and catteries.  
(Advisement: Report No. DAS-2015-0008 considered by Council on February 25, 2015; staff requested to bring forward an amended proposed by-law. Refer to Report No. DAS-2015-0017, Item No. 12 (a) (ii) of this agenda)

**Carried.**

## 21. CLOSED SESSION

Council did not convene into Closed Session; the matter was dealt with in Open Session.

- 21.1 Motion to move into closed session of Council  
l) **ADVICE SUBJECT TO SOLICITOR/CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE – SECTION 239 (2) (f), MA**  
- Verbal report regarding Thane Developments Ltd.
- 21.2 Motion to reconvene into open session of Council and report on matters discussed in closed session. N/A

22. CONFIRMING BY-LAW

Moved by Councillor Sebo, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2015-0288**

That the following by-law be approved:

By-law No. 2015-0058 (COU-2), a by-law to confirm the proceedings of Council on April 8, 2015.

**Carried.**

23. MOTION TO ADJOURN

Moved by Councillor Harding, Seconded by Councillor Davison

**RESOLUTION NO. C-2015-0289**

That the meeting adjourn at 9:02 p.m.

**Carried.**

  
Margaret Quirk, Mayor

  
John Espinosa, Town Clerk