

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, May 3, 2017
7:00 PM

Staff:

Winanne Grant, Chief Administrative Officer
Rebecca Mathewson, Director of Administrative Services and Treasurer
Harold Lenters, Director of Development Services
Michael Baskerville, Engineering Manager
Ryan Cronsberry, Manager of Municipal Law Enforcement/C.M.L.E.O.
Tanya Thompson, Communications Manager
Rachel Dillabough, Deputy Clerk
Carolyn Lance, Council Services Coordinator

1. CALL TO ORDER - MOMENT OF MEDITATION

A moment of meditation was observed.

Mayor and Council recognized the passing of Francesca Matus, a Keswick resident recently killed while vacationing in Belize.

2. ROLL CALL

The following Members of Council were present:

| | |
|------------------------|-----------------------------|
| Mayor Quirk | Regional Councillor Davison |
| Councillor Biggerstaff | Councillor Fellini |
| Councillor Neeson | Councillor Sebo |
| Councillor Harding | |

3. COMMUNITY ANNOUNCEMENTS

•Rogers TV is unable to cover Council meetings at this time due to organizational restructuring; meetings continue to be livestreamed and downloaded on the Town's website for viewing

•May 3rd, McHappy Day, fundraiser for Ronald McDonald House and Georgina Cares; Mayor and Regional Councillor volunteered

•Friday, May 5th, Udora Lions Spaghetti Dinner at Udora Community Hall, 5:30 pm

•Saturday, May 6th, Pefferlaw River Canoe Race, begins at Zephyr Sideroad and ends in Pefferlaw, 8:00 am

- This weekend, Annual Hike for Hospice Georgina, registration at 11:00am, starts at 12:30 at the Link
- Friday May 5th, Saturday May 6th and Sunday May 7th, Georgina Home Show at the Ice Palace
- Friday, May 12th, Grate Groan-up Spelling Bee event at the Udora Community Hall, in support of the Friends of the Library
- Saturday, May 6th, Habitat for Humanity hosting an information session at the Link

4. INTRODUCTION OF ADDENDUM ITEM(S) None.

5. APPROVAL OF AGENDA

Moved by Councillor Neeson, Seconded by Regional Councillor Davison

RESOLUTION NO. C-2017-0246

That the agenda for May 3, 2017, be approved as presented.

Carried.

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF None.

7. ADOPTION OF MINUTES

Moved by Councillor Neeson, Seconded by Councillor Harding

RESOLUTION NO. C-2017-0247

That the following minutes be adopted as presented:

- (1) Minutes of the Council Meeting held on February 27, 2017.

Carried.

8. SPEAKERS

Mayor Quirk inquired if anyone was in attendance who wished to speak to any item on the agenda. None.

Mayor Quirk moved forward and dealt with Item No. 12(2)(A).

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Development Services Department:

- (A) Application for Deeming By-law Approval

FAYKOS, Stefan & Kim
Lot 27, Part Lot 28, Registered Plan 320, 132 First Avenue,
Keswick

Report No. DS-2017-0041

Moved by Regional Councillor Davison, Seconded by Councillor Fellini

RESOLUTION NO. C-2017-0248

1. That Council receive Report DS-2017-0041 prepared by the Planning Division dated May 3, 2017, respecting an application for deeming by-law approval for 132 First Avenue, Keswick.
2. That Council approve the application submitted by Stefan and Kim Faykos to deem Lot 27, Registered Plan 320 not to be a lot on a Registered Plan of Subdivision for the purpose of Section 50(3) and in accordance with Section 50(4) of the *Planning Act*, R.S.O. 1990.
3. That Council pass a by-law to deem Lot 27, Registered Plan 320 not to be a lot on a Registered Plan of Subdivision for the purpose of Section 50(3) and in accordance with Section 50(4) of the *Planning Act*, R.S.O. 1990.

Carried.

Mayor Quirk moved forward Item No. 17(1)

17. BY-LAWS

Moved by Reginal Councillor Davison, Seconded by Councillor Biggerstaff

That the following by-law be approved:

- (1) By-law Number 2017-0053 (PL-1), being a by-law to Deem Lot 27, Plan 320 not to be a lot on a Registered Plan of Subdivision; Stefan and Kim Faykos, Lot 27, Part Lot 28, Registered Plan 320, 132 First Avenue.

Carried.

9. DELEGATIONS/PETITIONS None.

10. PRESENTATIONS None.

11. PUBLIC MEETINGS

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

(B) Proposed Zoning By-law Amendment Regarding the Private Storage of Leisure Vehicles on Residential Lots

Report No. DS-2017-0045

Mayor Quirk explained the procedure for a public meeting.

Michael Smith;

- continuation of February 2017 public meeting
- definition of a 'leisure vehicle' within the zoning by-law 500 is a vehicle designed to be towed or propelled by a motor or which is self-propelled and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers or similar vehicles which provide sleeping and other facilities for persons while travelling or vacationing but does not include a park model trailer or manufactured home. Also includes boats, personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational purposes, and a trailer designed or used for the purposes of carrying a leisure vehicle.
- aspects of lots in relation to a street; yard diagram provides samples indicating an interior lot and a corner lot and between the lot and the street is a boulevard.
- A road allowance includes the travelled portion of the road, ditch, sidewalks and other portions of the boulevard
- street may be 8 metres/26 feet wide forming the centre part of road allowance and on either side are boulevards varying in width from 5 to 15 feet.
- the juncture of where the front lot meets the road allowance is referred to in the by-law as the front property line. The front yard is the area between front lot line and front of house. Corner lots have an exterior side yard.
- meeting in February 2017 described how to determine where a front lot line is located; can use i) your survey and measure with tape measure, ii) Region of York mapping is online with a distance tool which allows an owner to obtain an approximate measurement between the front of the house and the street, or iii) subdivisions more than 10 years old typically have road allowance widths of 20 metres/66 feet; measure from the centre of the road back 33 feet which should be approximately where the front lot line is. In newer subdivisions, roads are generally 18 metres/60 feet wide, and 30 feet would be the halfway point.
- Region of York Mapping tool; i) in Keswick by the Lake Subdivision, houses are generally 7 or 8 metres back from the property line, ii) in the older areas of Keswick, west of The Queensway towards the lake, there are a variety of setbacks and some lots could accommodate larger leisure vehicles, iii) most houses in the Simcoe Landing Subdivision have the least setback from the property line at 5.7 metres/18 feet from the property line to the garages, to the minimum permitted in the zoning by-law
- in current Zoning Bylaw 500 provisions; leisure vehicles are permitted on lots permitting residential dwellings, on lots equal or great than 4,000 square metres/43,046 square feet, on lots less than 4,000 square metres, a maximum of three leisure vehicles are permitted, leisure vehicles are prohibited from being stored on any lot in a front or exterior side yard

- this matter has been before Council on six occasions following a delegation and petition to Council in August of 2015 requesting a review of the zoning standards related to the storage of leisure vehicles on residential lots in the front and exterior side yards: October 28, 2015, August 10, 2016, December 14, 2016, February 27, 2017 and tonight, May 3, 2017
- public open house held October 17, 2016
- Enbridge Gas, York Catholic District School Board and York Region have indicated no objections to the proposed amendments to the zoning by-law

Structure of proposed zoning bylaw amendments;

- two categories of lot sizes were increased to four categories; i) lots equal to or great than 4,000 square metres/43,506 square feet or one acre, ii) lots equal to or greater than 1,858 square metres/20,000 square feet, to less than 4,000 square metres, iii) lots equal to 450 square metres/4,843 square feet to less than 1,858 square metres, iv) lots 270 square metres/2,906 square feet to less than 450 square metres
 - a further provision brought forward applies only to lots which front onto a municipal road and are adjacent to Lake Simcoe, a navigable river or canal, as these lots are unique since they can have accessory buildings in the front yard detached from the house on properties fronting on water
 - also provided for permanent, seasonal and temporary leisure vehicle storage
 - general provisions proposed including the provision that 3 required parking spaces for motor vehicles cannot be obstructed and no leisure vehicle storage is permitted on a municipal boulevard
 - Attachment '2', proposed zoning amendment, differs from that which was presented in February
 - Attachment 3 provides a 'track changes' version of the February version of the by-law incorporating the changes proposed in the zoning by-law amendment
 - Attachment 4 provides a summary of the permanent, seasonal and temporary provisions
- Reasons for proposed changes to the zoning by-law amendment
- public comments related to; simplifying the provisions in the by-law relating to lots less than 4,000 square metres, increasing the opportunity for temporary storage, reducing the setback from the street, including permitting storage in boulevards, and maintaining setbacks to the street and side yards
 - the proposed by-law addresses simplifying the provisions in the by-law respecting lots less than 4,000 square metres and increasing the opportunity for temporary storage

Proposed changes to the zoning by-law are proposed to:

- simplify provisions in the by-law relating to lots less than 4,000 square metres
- maintain number of leisure vehicles permanently stored per lot based on lot size
- ensure required parking spaces for private motor vehicles are maintained and unobstructed
- ensure there is no leisure vehicle storage permitted on a municipal boulevard
- require leisure vehicles storage is on a hard surface

- require leisure vehicles or trailers being stored to exhibit valid license plates where applicable

Permanent Storage

- Primary changes to zoning by-law amendment for permanent storage of leisure vehicles
- number of categories based on lot sizes and frontage on water body reduced from 5 to 2 for front and exterior side yard storage
- maximum height and length standardized at 4 metres and 13 metres respectively
- height reduced from 4.5 metres to 4 metres to be consistent with Ontario Highway Traffic Act height limitation

→for lots 4,000 square metres/43,506 square feet or approximately 1 acre, or greater; maximum 6 leisure vehicles permitted per lot, 2 leisure vehicles permitted in front yard or exterior side yard driveway, maximum 4.0 metre/15 foot height, maximum 13.0 metres/43 foot length, 8.0 metre/26 foot minimum setback from front lot line or exterior side lot line, 1.5 metre/5 foot minimum setback from interior side lot line, 1.5 metre/5 foot minimum setback from rear or interior lot line when stored in rear yard

→for lots 270 square metres/2,906 square feet to less than 4,000 square metres

- maximum 3 leisure vehicles permitted per lot
- 1 leisure vehicle permitted in front yard or exterior side yard driveway
- maximum 4.0 metre/15 foot height
- maximum 13 metre/43 foot length
- minimum 6 metre/20 foot setback from front lot line or exterior side lot line
- minimum 1.2 metre/4 foot setback from interior side lot line
- 1.2 metre/4 foot setback from rear or interior lot line when stored in rear yard

→lots less than 270 square metres, semi-detached or townhouse dwellings

- no changes proposed – permitted in interior or rear yard only, maximum height 3.0 metres, maximum length 7.0 metres, setback to an interior or rear lot line

Seasonal Storage

- for those individuals owning lots who cannot meet the minimum setbacks
- time period for seasonal leisure vehicle storage remains the same, from April 1st to October 31st, with snowmobiles or similar leisure vehicles, from November 1st to March 31st
- staff propose a height increase from 3 metres to 4 metres to be consistent with standardized provisions in the permanent storage section of the zoning by-law amendment

Temporary Storage

- permitting system to handle temporary storage would be too complicated and costly
- in addition to the five days preceding Victoria Day holiday weekend and five days after Thanksgiving holiday weekend, the following times have been proposed; on the

day prior to the Easter Holiday, Canada Day, Civic Holiday, and Labour Day weekends and the one day before those holidays

- possibly the one day following these holidays may be included as well
- because of the standardization of the length, most temporary storage inquiries will be accommodated under Seasonal storage, so that temporary storage will be rarely applied
- number of unobstructed motor vehicles; with permanent storage, it is intended to maintain 3 unobstructed motor vehicle parking spaces, and reduced to 2 spaces for seasonal and temporary storage

Next Steps

- should Council approve the proposed zoning by-law amendments, staff will finalize the amending by-law for Council's adoption at a future meeting
- should there be further concerns raised that require further consideration, an assessment of the concerns, along with a proposed zoning by-law amendment, including any changes deemed necessary for further consideration of Council, will be undertaken

Jim Hill, 75 Sandra Drive, Sutton

- this bylaw has been discussed for a long time and expressed his appreciation to Council, Town staff and Michael Smith's office for all their work
- Neither Innisfil nor Barrie have such a by-law; leisure vehicles are treated the same as cars. He cannot comply with this by-law.
- he wants to be a good citizen and inquired if a minor variance may solve his issues
- referring to Diagram No. 2, his property is less than 4,000 square metres, one-third of an acre with 62 feet of frontage
- width of driveway on diagram is 6 metres/20 feet, his driveway is 16 feet, 6 inches narrower than what is required. Spaces 1 and 2 on the diagram would be partly eliminated on his property
- the width of his boat and his wife's car would make it impossible to exit the car
- his driveway is sloped
- his long driveway permits storage, but he cannot fit the boat close to the house, it is not on a trailer for easy maneuverability and is stored in early October
- you can store a vehicle on the boulevard, but not a boat

Leslie Coczan, 36 Carrick Avenue, Keswick

- key issue is enforcement; since the initial announcement about the proposed amendments, the number of illegal parking incidents has increased considerably
- amendments will alter the by-law slightly, but the new by-law will need to be enforced and inquired what remedies can be expected from Council
- in 20 year old subdivisions, most requirements are impossible to comply with
- what will happen with the illegal parking occurring
- under new amendments, referring to having space in a garage for parking leisure vehicles; he has an issue with privacy and cannot understand how Council would have the right to enter his garage to determine if he has an available parking space

Lorne Burgess, 279 Tampa Drive, Keswick

- conducted his own survey this past weekend in the south end of Keswick from Glenwoods Avenue to Ravenshoe Road to determine the extent of the trailer situation; on average, there may be 1 or 2 trailers in driveways as residents have begun to bring them home for the summer months. Pleasure boats outnumber trailers in driveways on tandem and triaxle trailers and these are permitted to be stored in driveways all winter
- costs involved of storing trailers offsite can be from \$50 per month to \$10 per foot
- He owns a 20 foot x 40 foot driveway, his trailer is 26 feet long, is parked four feet from the house and it protrudes into the boulevard with no sidewalk
- does not understand why a 15 foot boulevard is required
- he paid to pave his driveway and maintains the fifteen foot boulevard
- suggested property owners be permitted to bring home trailers May 1st to the middle of October, and store them offsite for the winter months

Cindy Clarke, 34 Fairwood Drive, Keswick

- concerned that the wording was changed from Temporary to Permanent for storage of leisure vehicles in driveways and inquired how that change occurred
- enforcement is a big concern; inquired how the Town intends to protect the owners of recreational vehicles and ensure there is compliance with no penalties, and protect the people who observe non-compliance. By-laws officers should issue warnings and allow adequate time for residents to find storage locations if non-compliant
- amendments are very complicated; the regulations need to be simple and easily read, be published and advertised in every form of media possible to provide awareness to the public and to prevent nuisance or false calls to the Bylaw Department
- majority of people want to be compliant; the issue is with enforcement

Jim Valianus 68 Glendower Cres, Cedarwood Estates

- owns a 34 foot recreational vehicle, lives on a 50 foot lot; the recreational vehicle fits perfectly in the driveway without overhanging the sidewalk and it does not block anyone's view of the roadway, but does not comply with the boulevard setback
- vehicle does not block anyone's view while he parks it for cleaning and readiness for camping trips, and is stored offsite the majority of the year
- he still maintains four parking spaces available with the recreational vehicle parked in his driveway

Stefan Faykos, First Avenue

- inquired if vehicles are permitted to be parked in the boulevard and if so, would that then count as one of the parking spaces
- inquired what size vehicle was used to determine the size of a parking space

Cecilia Ciancio, 292 Lakeview Blvd.

- owns a pop-up trailer which is parked in the garage during the summer months; garage is 1 ½ car garage and cannot park a vehicle in the garage with the trailer and wondered if she is breaking the bylaw by doing so

Katie Hill, 75 Sandra Drive

- petition circulating regarding leisure vehicle storage regarding changing the complaint procedure
- suggesting the need for a certain number of complaints within a certain amount of time before it is investigated, in order to weed out constant complainers

Mayor Quirk reiterated to the public that staff is attempting to provide more flexibility to the leisure vehicle by-law by proposing the amendments, dependent upon the length of driveways and the distance from homes to the boulevards. At this time, leisure vehicles are not permitted to be parked on residential properties. The Director of Operations advised that allowing permanent or temporary storage of leisure vehicles was not desired from an operations point of view.

Harold Lenters replied to questions asked as follows;

- Setbacks; for permanent parking, a 6 metre setback is imposed on lots under 4,000 square metres and 8 metres on the others;
- setbacks are not a common issue for lots over 4,000 square metres in size
- majority of new homes on smaller lots typically have a double-car driveway and a double-car garage.
- a minimum of 3 parking spaces on the property, excluding the boulevard, should be maintained.
- builders are required to build homes with a minimum of 3 parking spaces on the lot, typically 2 in the garage and 2 on the driveway
- in the permanent parking situation, intent was to ensure a minimum of 3 unobstructed parking spaces, but if permanent parking is permitted on smaller lots, the useable spaces are reduced to two
- in the summer months, a concern exists of vehicles being parked on the roadway
- the permanent parking setback is to enable a car to park in front of a leisure vehicle, one space in front of the garage, and one in the garage. If reduced to seasonal, you have lost one space. Reasonable in the summer months due to lack of snow.
- in some cases (Simcoe Landing), you could fit a maximum 20 foot long boat.
- if you allow permanent parking into the boulevard, a concern exists with snowplowing, liability. A car can be easily moved, whereas a leisure vehicle cannot
- the 8 metre setback on lots over 4,000 square feet was based on the fact that those lots are much larger and the leisure vehicles could easily be located further back on the lot
- branch driveways or driveway widening is an option to keep boats off the boulevard
- typically boulevards exist for underground services which are in the municipality's ownership in order to maintain those services, and for snowplowing purposes. New subdivisions usually include curbs and in older subdivisions, a ditch or swale.
- leisure vehicle at 68 Glendower could most likely be able to comply with the seasonal storage. To allow the leisure vehicle to be permanently parked up to the sidewalk would create issues in the winter months for snowplowing reasons
- agrees that guidelines should be created for the public in order to advise them of the rules, so that individuals can determine whether or not they comply and to provide contact information to obtain assistance

→Lake Drive issue;

- last rendition of the bylaw contained a number of categories and lot sizes. Once setbacks were standardized respecting height, length, and the categories were reduced down to 2, staff felt lakefront lots and those backing onto the river would be covered by smaller range and able to have larger lengths of leisure vehicles; therefore removed

→winter storage of certain vehicles;

- winter/summer vehicles have not been defined, but an ATV would be an example for both seasons. The number of winter vehicles would most likely be less, as well as the size of a winter vehicle on a trailer compared to summer vehicles.

- a legitimate issue for winter storage of vehicles on blocks or under tarps becomes an aesthetic concern

→setbacks;

- a one-foot setback from sidewalks is in place during the winter to eliminate the potential for snowplow collisions with tow bars or hitches; increasing that setback to 1 metre may be more reasonable

- typically, in terms of driveway, trailers for snowmobiles will not reach as far as the sidewalk; minimum setback from garage to lot line is 5.7 metres or 5.8 metres/18 or 19 feet, longer than a snowmobile trailer. Could suggest a setback of 1 metre from lot line back, for winter seasonal storage

→permanent storage;

- from the beginning, there was the concept of some level of permanent storage. Permit parking would be too cumbersome and difficult. Staff has been working through the standards for permanent parking; the principles have remained consistent

→Parking of motor vehicles in the boulevard but not a trailer;

- concerning the 'reasonable test' and use of a driveway to parking vehicles

- historically it has occurred and most municipalities allow it as long as the vehicle does not encroach on the roadway or sidewalk. A larger vehicle that could be 4 metres in height and 20 feet in length becomes a different scenario than a car and municipality does not want the municipal liability respecting potentially damaging vehicles and safety

Michael Smith replied to questions asked as follows;

- three parking spaces need to be located on the owner's property; a parking space cannot be located on the boulevard

- parking space sizes are standardized – 5.7 metres long x 3 metres wide

- residents must maintain three parking spaces on their property in order to comply

Alex Smith, Planning Technician with Michael Smith Planning Consultants;

- researched thirty municipalities to determine existence of leisure vehicle regulations

- City of Barrie does not regulate storage of leisure vehicles and are treated as cars

- Town of Innisfil had some regulations in the Parking Standards By-law

- for the most part, it was divided between seasonal, temporary and permanent storage with different degrees of enforcement

Ryan Cronsberry;

- enforcement; no changes are planned from the current enforcement practice. This is just one by-law of many that Town staff enforce and have many areas of focus in every season. This will be enforced reactively, on a resident complaint basis, or as directed by Council to conduct a blitz
- warnings; the practice is to issue a notice of contraventions to the property owners violating a by-law. The Planning Act states staff need to proceed via Part 3. Can apply with short-form wording to issue tickets if Part 3 does not work satisfactorily
- zoning by-law has no set fines for zoning contraventions
- inspection powers are outlined in whatever action is being enforced; this would be passed under the Planning Act in which Section 49, subsection 1 gives authority to an officer to enter a property for the purpose of an inspection during a reasonable time, must identify themselves, and can enter a structure except for those utilized as a dwelling. Staff can therefore enter a garage.
- staff's goal is to obtain compliance with the by-laws
- preventative approach of enforcement is preferred, rather than issuing charges
- education would result in less inspections and complaints
- report submitted in 2015 respecting vexatious, frivolous, repeat complaints
- he has the authority to call off staff attendance to those locations receiving constant complaints and no violations are evident, if it is found that staff resources are being abused; officers use discretion to mediate a situation
- complaints are confidential; only one complaint is required to deal with an issue; staff's goal is compliance

Rebecca Mathewson;

- reluctant to look at a licensing/permitting system if it could become an administrative burden and be costly for residents or for the municipality; this needs to be researched by staff

Ryan Cronsberry;

- concerning licensing/permits, inspections are required, it would need to involve several departments and there is no guarantee that a property will remain in compliance once a permit is obtained

Harold Lenters;

- initial reaction is that typically municipalities engage in licensing when dealing with activities/uses with health/safety issues such as Bed and Breakfasts, salvage yards and kennels. Leisure vehicle storage does not have the same rationale
- can be a cumbersome and time-consuming process
- licensing can be enacted at a later date, but it would need a re-education process
- it is key to assist residents to understand the by-law and provide the tools required to determine where their front lot line is located

Ryan Cronsberry;

- property standards by-law prohibits derelict, inoperative and unlicensed vehicles on a property

- not derelict if vehicle is licensed or on a trailer that is licensed
- residents can store vehicles if the intent is to use them in the correct seasons

Harold Lenters;

- changes suggested by Council include; a 1 metre setback from front the lot line for winter seasonal storage, standardize the 8 metre setback to a 6 metre setback for permanent storage for larger lots from front lot line and exterior lot line, standardize the side yard setback for both classes or sizes of lots for permanent storage from 1.5 metres to 1.2 metres
- will add one day following the holiday weekends mentioned, for temporary storage, in the situation where someone has a leisure vehicle higher than 4 metres and longer than 13 metres, can fit it on their lot without going onto the boulevard and still maintain two parking spaces
- both metres and feet will be indicated on the table/diagram
- zoning by-laws cannot provide leniency, they need to be exact and precise in order for clear and consistent interpretation. The Committee of Adjustment considers properties under the four Planning Act tests; does the property maintain the general intent and purpose of the Official Plan, does it maintain the general intent and purpose of the zoning by-law, is the variance minor in nature and does it represent good planning
- the zoning by-law path is sometimes a better way of dealing with the issue but it is more expensive and takes more time
- would suggest Council not pass this by-law as a Section 34 bylaw, with a one-year trial period, in case it is not feasible; some issues could become legal non-conforming. Planning law is very complicated and it is difficult to prove or disprove legal non-conforming rights
- a by-law could be passed as a temporary use by-law although if Council wishes to make changes to it after this temporary timeframe, it becomes difficult to do so. A temporary use by-law would require another public meeting
- if the by-law is passed and concerns arise, the matter would be brought back to Council for review

Moved by Councillor Sebo, Seconded by Councillor Neeson

RESOLUTION NO. C-2017-0249

1. That Council receive Report DS-2017-0045 prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. and the Planning Division, Development Services Department, dated May 3, 2017 respecting a proposed Zoning By-law Amendment regarding the Private Storage of Leisure Vehicles on Residential Lots.
2. That Council approve the proposed Zoning By-law Amendment included as Attachment 2 to Report No. PB-2017-0045 with the following amendments;

- inclusion of a 1 metre minimum setback from the front or exterior side lot lines for winter seasonal storage
 - change the minimum 8 metre setback from the front or exterior side lot lines to a minimum 6 metre setback for permanent storage for lots equal to or greater than 4000 square metres
 - change the minimum 1.5 metre setback from the interior side or rear lot lines to a minimum 1.2 metre setback for permanent, seasonal or temporary storage on lots equal to or greater than 4000 sq. m
 - add one day following the holiday weekends noted in the proposed Zoning By-law Amendment
3. That the Town Solicitor, Town Staff and/or the Town’s Planning Consultant be authorized to appear before the Ontario Municipal Board in support of the Zoning By-law Amendment as adopted by Council, if required, and further, that the Town Solicitor in consultation with Town Staff and/or the Town’s Planning Consultant, be authorized to execute Minutes of Settlement, if appropriate, for Council review and approval; and,
 4. That pursuant to Section 34(17) of the Planning Act, in the event minor changes are necessary respecting the proposed Amending Zoning By-law, further notice shall not be required.

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

| | <u>YEA</u> | <u>NAY</u> |
|-----------------------------|------------|------------|
| Councillor Fellini | | x |
| Regional Councillor Davison | x | |
| Councillor Biggerstaff | x | |
| Mayor Quirk | x | |
| Councillor Sebo | x | |
| Councillor Harding | x | |
| Councillor Neeson | x | |

YEA – 6, NAY - 1

Carried.

Harold Lenters advised that the next step is to bring the amending by-law to Council or adoption, with a 20-day appeal period. If the by-law is not appealed, it will be in full force and effect following the appeal period and staff will begin working on the necessary communication tools for the public.

Staff was requested to bring back the Communication Plan to Council for review.

Moved by Regional Councillor Davison, Seconded by Councillor Biggerstaff

That the meeting recess at 9:45 p.m.

Carried

The meeting reconvened at 9:58 pm

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

(3) OTHER PUBLIC MEETINGS *None.*

12. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT *None.*

- (1) Dispositions/Proclamations
- (2) General Information Items
- (3) Committee of Adjustment Planning Matters
 - (a) Under Review *None*
 - (b) Recommendations
 - (c) Decisions

14. MOTIONS/NOTICES OF MOTION *None.*

15. REGIONAL BUSINESS

•temporary fencing recently erected at the pump house on High Street in Sutton has been removed from around the parking lot and the silt berm.

16. OTHER BUSINESS

•Presentations made at the most recent Lake Simcoe Region Conservation Authority meeting concerning the potential for a new nature centre at Scanlon Creek, and the Authority's Rural Restoration Program.

•two letters dealt with under 'Communications' concerning the Maple Lake Estates and transfer of development rights, addressed to the Premier and to the Minister of Municipal Affairs. The Conservation Authority's letter stated that because Minister Mauro would not speak to the municipality due to the open OMB investigation, the Conservation Authority asked if the Premier would address it.

18. CLOSED SESSION

- (1) Motion to move into closed session of Council

Moved by Councillor Biggerstaff, Seconded by Councillor Fellini

That Council move into Closed Session at 10:00 p.m. pursuant to Section 239 of The Municipal Act, 2001, following a recess, to deal with the following matter:

- (A) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; SECTION 239 (2) (e), MA;**
- Piles V. Georgina- Development on Woodbine Ave.

Carried.

- (2) Motion to reconvene into open session of Council and report on matters discussed in closed session.

Moved by Regional Councillor Davison, Seconded by Councillor Biggerstaff

That Council rise from Closed Session at 10:48 p.m. and report on the matters discussed in closed session.

Carried.

- (A) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; SECTION 239 (2) (e), MA;**
- Piles V. Georgina- Development on Woodbine Ave.

Moved by Councillor Biggerstaff, Seconded by Councillor Harding

RESOLUTION NO. C-2017-0250

That Council received the confidential correspondence from PM Law (Paterson, MacDougall, Barristers and Solicitors) with respect to Georgina at Piles Development and that Council authorized staff to enter into Minutes of Settlement as proposed by PM Law.

Carried.

19. CONFIRMING BY-LAW

Moved by Councillor Fellini, Seconded by Regional Councillor Davison

That the following by-law be approved:

- (1) By-law No. 2017-0054 (COU-2), a by-law to confirm the proceedings of Council on May 3, 2017.

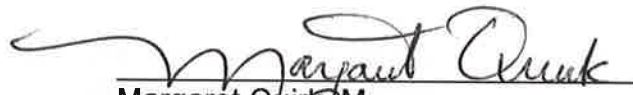
Carried.

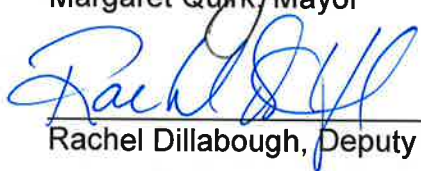
20. MOTION TO ADJOURN

Moved by Councillor Biggerstaff, Seconded by Councillor Fellini

That the meeting adjourn at 10:49 p.m.

Carried.


Margaret Quirk, Mayor


Rachel Dillabough, Deputy Clerk