



GEORGINA

**THE CORPORATION OF THE
TOWN OF GEORGINA**

Council Minutes

Date: Wednesday, March 4, 2020
Time: 9:00 PM

Members of Council Present: Mayor Margaret Quirk
Regional Councillor Grossi
Councillor Waddington
Councillor Fellini
Councillor Neeson
Councillor Sebo
Councillor Harding

Staff Present: Harold Lenters, Director of Development Services
Dan Buttineau, Director of Recreation & Culture
Ron Jenkins, Director of Emergency Services/Fire Chief
Rob Wheeler, Director of Corporate Services, Treasurer
Bev Moffatt, Director of Human Resources
Rob Flindall, Director of Operations and Infrastructure
Ryan Cronsberry, Deputy CAO
Lawrence Artin, Head, Special Capital Initiatives
Dustin Robson, Planner II
Connor McBride, Planner II
Tanya Thompson, Communications Manager
Rachel Dillabough, Town Clerk
Carolyn Lance, Council Services Coordinator
Alan Drozd, Supervisor, Development Planning

1. CALL TO ORDER- MOMENT OF MEDITATION

“We would like to begin today’s meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.”

Council recognized the passing of former Mayor Jeffrey Holec who served as Mayor for the Town of Georgina for the 2000-2003 Term of Office.

2. ROLL CALL

As noted above

3. COMMUNITY ANNOUNCEMENTS

- acknowledged the Economic Development staff and those involved in the Mayor's Breakfast event held at The Briars on Tuesday, March 3rd
- Councillor Harding attended the Special Olympics Games in Thunder Bay
- Several activities being held during March Break

A video was shown from York Region concerning Covid19 Virus or Novel Coronavirus; do not touch your face with unwashed hands, wash hands frequently with soap and water or alcohol based sanitizer, retain a 6 foot distance from others, stay home if you are ill until symptoms abate, cough into your sleeve or elbow or use a tissue, do not share utensils that may exchange saliva, clean doorknobs, etc, with household cleaners.

4. INTRODUCTION OF ADDENDUM ITEM(S)

- Item No. 11(1)(B), Report No. DS-2020-0014, interoffice memo containing amended recommendations
- Item No. 12(2)(C), Verbal Update for draft regulations released for Community Benefits Charges and Development Charges

5. APPROVAL OF AGENDA

RESOLUTION NO. C-2020- 0074

Moved By Councillor Waddington

Seconded By Regional Councillor Grossi

That the March 4, 2020 Council Agenda be adopted as presented

Carried

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None.

7. ADOPTION OF MINUTES

RESOLUTION NO. C-2020- 0075

Moved By Councillor Fellini

Seconded By Regional Councillor Grossi

That the following set(s) of minutes be adopted as presented;

1. Minutes of the Council Meeting held on February 12, 2020.

Carried

8. **SPEAKERS**

Karen Wolfe, 17 Otter Cove, Pefferlaw, respecting Holmes Point Washrooms, Report No. 12(2)(A), requested Council not adopt the staff recommendations concerning the washrooms for Holmes Point Park but to utilize the parking revenue collected at Holmes Point Beach and the funds already set aside to pay for a permanent washroom solution, with either a septic system or large holding tank.

9. **DELEGATIONS/ PETITIONS**

None.

10. **PRESENTATIONS**

None.

13. **DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT**

1. Dispositions/Proclamations

- b. Georgina Heritage Committee recommending Council expedite a review of the deficiencies at Elm Grove Hall, 577 Catering Road.

RESOLUTION NO. C-2020- 0076

Moved By Councillor Sebo

Seconded By Councillor Waddington

That correspondence from the Georgina Heritage Committee requesting Council expedite a review of the deficiencies at the Elm Grove Hall, 577 Catering Road, be received and referred to the CAO for review of the Building Condition Assessment conducted in 2016 (BCA) and report back to Council.

Carried

12. **REPORTS**

2. Reports Requiring Separate Discussion

- a. Holmes Point Park Washroom Amenities Analysis

Report No. CAO-2020-0002

Lawrence Artin;

- Council in 2019 directed staff to determine a long-term solution for permanent washroom facilities while exploring the possibility of reinstating the current closed washrooms or purchasing modular washrooms with enough capacity.
- Staff have explored many options and arrived at the conclusion that the washroom capacity requirements and Needs Analysis for the Holmes Point Washroom need to be completed before determining a long-term solution and have recommended to move the Needs Analysis to the Waterfront Master Plan.

Council;

- Council suggested that staff determine from the Conservation Authority whether or not the installation of a septic system would be permitted and if not, conversion of the Holmes Point Park to a resident-only park was recommended. Septic systems are designed based on the volume of users and based on the volume of people using that park, the system would need to be massive.

Lawrence Artin;

- advised that the Conservation Authority has indicated that it needs a design for the washroom facility in order for it to consider the septic system inquiry.

Rob Wheater;

- advised that staff did not set up a separate reserve for annual contributions, a one-time project was funded from reserves initially to purchase a portable solution and if that was not going to work, the funds were to be contributed toward a permanent solution.

Lawrence Artin;

- advised that the rough cost per square foot for a permanent structure with a holding tank was \$500 to \$600 per square foot to accommodate five people. The existing building is approximately 1,000 square feet in size and would require at least a 50% increase and be winterized.
- this project is customized; the Request for Information was issued to obtain vendors to assist in building the specific design to customize the washrooms needed, then a Request for Proposal would be issued to include AODA compliance, four male, four female and unisex capacity, for bids; no vendors responded to the Request for Information.

Council;

- portable toilets are designed for an estimated number of users; suggested they be cleaned more frequently for the volume of users, especially on weekends
- if unable to upgrade the current building, suggested it would be prudent to at least double the cleaning of the portable toilets as noted in the report
- if looking at a mobile building, suggested 7 or 8 stalls and a main change room area
- requested estimated price on construction of a permanent block building, steel roof, toilets, hand dryers, change facility, poured concrete floor

Lawrence Artin;

- will need to conduct a full condition assessment on the current building including a list of items to update it to meet current requirements.

Council;

- suggested staff obtain the cost to rent a mobile washroom trailer at this time that can be used at other locations if it is determined that a permanent building can be constructed.

Ryan Cronsberry;

- advised that Council would need to allocate funding in order for staff to prepare a basic design for upgrading the current building, for Council's review.

RESOLUTION NO. C-2020- 0077

Moved By Councillor Harding

Seconded By Councillor Neeson

1. That Council receive Report No. CAO-2020-0002 Holmes Point Park Washroom Amenities Analysis prepared by the Office of the CAO dated March 4, 2020 and that the matter be referred back to staff to determine the purchase price of the mobile washroom trailer similar to the trailer reviewed for lease in the staff report, its capacity and what it would require in terms of pump-outs and cleaning, and report back to Council with a verbal update at the March 25th Council meeting.

Carried

11. PUBLIC MEETINGS

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

c. Application to Amend Zoning Bylaw No. 500 (8:02pm)

ROBERT AND MONA PETTICREW

Part Lot 5, Concession 4 (NG), 2449 Glenwoods Avenue

Report No. DS-2020-0021

Connor McBride, Planner;

- application to extend lapsing date for existing temporary use bylaw on Glenwoods Avenue
- development is located in the north portion of the property, existing single detached dwelling and existing sales area
- leisure vehicle sales establishment
- current existing temporary use bylaw on the site, allowed for a motor vehicle sales establishment, required minimum of four parking spaces, restricted signage and lighting, limited total number of vehicles for sale.
- bylaw was for three years, application to extend for another three years
- single detached dwelling and motor vehicle sales establishment to remain
- application conforms with Provincial Policy Statement and conforms with relevant Provincial, Regional and local plans
- was circulated to relevant agencies, no concerns received
- no public comments received
- recommends approval of the application

RESOLUTION NO. C-2020- 0078

Moved By Councillor Waddington

Seconded By Regional Councillor Grossi

1. That Council receive Report DS-2020-0021 prepared by the Planning Division, Development Services Department dated March 4, 2020 respecting an application to amend Zoning By-law No. 500 submitted by Paul Petticrew on behalf of Robert and Mona Petticrew for lands municipally addressed as 2449 Glenwoods Avenue.

2. That Council approve the application submitted by Paul Petticrew on behalf of Robert and Mona Petticrew, to extend the lapsing date of temporary use zoning by-law 500-2017-0008 for the land municipally addressed as 2449 Glenwoods Avenue for the purpose of allowing for the temporary sale of recreational vehicles for an additional period of 3 years from September 20, 2020.
3. That Council amend the lapsing date of By-law 500-2017-0008 for an additional period of 3 years from September 20, 2020.
4. That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary respecting the proposed amending Zoning By-law, further notice shall not be required.

Carried

- b. Application to Amend Zoning Bylaw No. 500 (8:10pm)

J. LIPANI & SON SOD FARMS LIMITED

Part Lot 4, Concession 2 (NG), Georgina as in R224745, 6251 Frog Street

Report No. DS-2020-0014

Hugh Stewart, Clark Consulting Services, agent for the applicant;

- application for farm severance, 6251 Frog Street, west of Park Road and south/west of Egypt
- basic principles of surplus farmhouse severance; Provincial Policy Statement permits residence surplus to a farming operation with certain conditions - ensure retained land is prohibited from developing a new residence
- should not affect the natural features
- severance is on the edge of Lake Simcoe Region Conservation Authority regulated area
- Growth Plan for the Greater Golden Horseshoe does permit this type of severance in prime agricultural areas, looks at compatibility and does not affect agricultural uses
- Greenbelt Plan does permit severance of surplus farmhouse as long as it does not reduce productive farmland, complies with minimum distance
- York Regional Official Plan policies include provisions of Greenbelt, Regional Greenland System, Greenlands System

Vision and does permit the severance of existing surplus farm dwelling

- Town of Georgina Official Plan within agricultural area main part permits severance of existing residence where farmer owns and operates a number of operations in the Town
- land is within the Agricultural Protection Area, is in Greenland System and there are Environmental Protection Lands around the severance area
- land is in a Rural zone, requires reduction of side yard setback
- area to be severed is to have 40 metre frontage, depth of 105 metres, house to be towards rear adjacent to existing driveway
- Conservation Authority indicates retained farmlands includes regulated areas and no changes are proposed
- Minimum Distance Separation; no livestock barns on subject land and Guideline 9 of the OMAFRA publication exempts any livestock barns off of the subject land

Dustin Robson, Planner II;

- proposal for severed property containing surplus residents to be rezoned to site specific Rural (RU-YY) zone
- provisions proposed are similar to R zone
- severed lot would retain ability to construct a single detached dwelling and any other uses related to a dwelling
- on remainder agricultural land, would be removing the ability to construct single detached dwelling as required under Provincial and Regional policy and would be retaining uses that would not require a single detached dwelling
- is a mix of Environmental Protection Area and Agricultural Protection Area designations; the subject property to be severed would be within the Agricultural Protection Area and would not encroach into the Environmental Protection Area
- house will remain, existing barn will be removed
- complies with all relative plans
- no public comments or agency objections received to date
- LSRCA has recommended that in addition to proposed rezoning, to also rezone areas with significant environmental features to Open Space; staff intends to rezone all features

across the Town in one blanket rezoning and will be reviewed in a comprehensive zoning review

- outstanding comments received since submission of the report and now revised the recommendations to approve the application.
- staff does recommend this be forwarded to the Committee of Adjustment for conditional consent approval, then to Council for final Zoning bylaw approval

RESOLUTION NO. C-2020- 0079

Moved By Councillor Fellini

Seconded By Regional Councillor Grossi

1. That Council receive Report No. DS-2020-0014 prepared by the Planning Division, Development Services Department, dated March 4, 2020, respecting an application to amend Zoning By-law No. 500 submitted by Clark Consulting Limited on behalf of J. Lipani & Son Sod Farms Limited for 6251 Frog Street.
2. That Council approve the application submitted by Clark Consulting Limited on behalf of J. Lipani & Son Sod Farms Limited to amend Zoning By-law No. 500 to rezone 6251 Frog Street from Rural (RU) to two site-specific Rural (RU-XX & RU-YY) zones.
3. That the amending Zoning By-law contain the site-specific provisions as outlined in Staff Report DS-2020-0014.
4. That Staff bring forward the amending By-law for Council's consideration and passing following the consideration of the associated Consent application by the Committee of Adjustment, and granting of Provisional Consent Approval.
5. That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary respecting the proposed amending Zoning By-law, further notice shall not be required.

Carried

- a. Application to Amend Zoning Bylaw No. 500 (8:24pm)

DAVE METHERALL

Part Lot 15, Concession 4(NG), s/s Old Homestead Road

AGENT: Michael Smith Planning Consultants

Report No. DS-2020-0009

Gord Mahoney of Michael Smith Planning Consultants, Agent for the applicant;

- application to facilitate construction of single family dwelling, accessory building and well and septic
- vacant subject land on the south side of Old Homestead Road between Warden Avenue and Woodbine Avenue, outside Hamlet of Belhaven and is approximately 4.2 hectares with 250 metres of frontage on Old Homestead Road
- designated Environmental Protection Area and Agricultural Protection Area and zoned Rural
- Rural zoning requires a minimum lot area of 20 hectares for a dwelling to be constructed; subject property is deficient in lot area and considered undersized and a zoning bylaw amendment is required
- dwelling to be serviced by private well and septic, 348 square metres in size, with a 111 square metres accessory garage
- standard practice for rural undersized lots with environmental features, seeking to rezone portion of property to a site specific Rural zone to allow garage, dwelling and private services; remainder proposing a site specific Open Space zone to permit conservation and forestry uses to protect environmental features on site in the long term
- consistent with Provincial Policy Statement and conforms to all plans
- comments from Parks Division and Conservation Authority need to be addressed; Conservation Authority requested for dwelling to be located in existing disturbed area to minimize encroachment into woodland and bring garage closer to dwelling, to use tertiary/smaller septic system
- owner does not wish the dwelling to be close to the road, he would prefer the dwelling to be in the woods. Already is a disturbed area in the trees for the dwelling. is agreeable to moving detached garage closer to the road but would require a site specific revision to allow the garage to be closer to the front lot line from 30 metres to 15 metres
- owner does not wish to spend more money on a tertiary septic system; location of septic system was chosen to minimize the removal of healthy trees

- owner agrees to plant trees on the property as compensation for trees to be removed and will agree to plant more trees than required as per the Town's compensation policy
- Conservation Authority sees the subject property as a significant woodland
- Region's Official Plan indicates significant woodlands are to be verified on site-by-site basis and shall include woodlands to meet criteria; 6th criteria provides that on lands in Greenbelt Natural Heritage System, woodland is to be evaluated for significance based on requirements of the Greenbelt Plan and associated technical papers. According to the Greenbelt Plan, 'significance' means i) ecological importance in terms of features such as species composition, age of trees and stand history, ii) functionally important due to contribution to broader landscape due to location, size, or due to amount of forest cover in planning area, iii) economically important due to site quality, species composition or past management history
- this mature scotch pine plantation is an even-age stand of about thirty years, planted just prior to 1988 with a mature unthinned canopy producing dense shade resulting in little light reaching the ground, ecologically impoverished and virtually lifeless as the lack of understorey growth means only a few birds and mammals find it suitable habitat
- proposal is to zone most of the forest 'Open Space' and requesting latitude to permit the proposed dwelling to be located further from the road in the disturbed area of the forest

Connor McBride;

- overview of the property history; aerial photo in 1988 indicates small rows of trees with intent for the creation of a christmas tree plantation
- 1995 aerial photo as trees grew, 2017 aerial photo containing small structures, vehicles and storage sheds, previously used as a small roofing business
- to the south is smaller clearing and is the location for a house, forest has been thinned out to accommodate house
- Environmental Impact Statement diagram indicates locations of the proposed dwelling, septic system and shed relative to the existing forested area

- Small watercourse in north/west quadrant, extension of Maskinonge River surrounded by Provincially Significant Wetland
- existing environmental features include significant woodland feature, provincially significant wetland, permanent watercourse, potential wildlife habitat and floodplain hazard lands around watercourse
- Conservation Authority comments include; relocate proposed development to existing clearance closer to road, implementation of compact septic system, 30 metre vegetation protection zone, inclusion of watercourse in environmental analysis, clarification/definition of methodologies used in wildlife survey, definition and location of erosion features and definition of bird breeding windows
- Operations and Infrastructure Department received requesting modifications be made to arborist report submitted, identifying location of all trees to be removed, how remaining trees to be protected and tree compensation replacement plans
- received written comment from Tim Brown, resident of 2862 Old Homestead Road, voicing concerns including potentially precedent-setting by approval, protection of trees and watercourses, potential flooding onto adjacent properties following removal of trees
- typically, when constructed is to occur and requires excavation, Conservation Authority recommends a 30-metre protection zone; once the application is defined and location of all buildings are certain, the exact number of trees to be removed will be determined
- it is said that the tree canopy is currently hindering growth of anything new; the landscape architect will provide more information on whether newly planted trees would grow or not

Harold Lenters;

- a site visit will verify old growth forest versus scrub trees and this forest's significance. The Conservation Authority looks for opportunities to reduce the impact on sites. The Town's Tree Compensation Policy is based on the types of trees, size of trees and their value and the trees on this property may be of a different value that others may be and will most likely be able to accommodate a buffer area.

- applicant is free to go over and above the tree compensation policy requirements and plant trees on another property other than his own

RESOLUTION NO. C-2020- 0080

Moved By Councillor Neeson

Seconded By Councillor Fellini

1. That Council receive Report No. DS-2020-0009 prepared by the Planning Division, Development Services Department, dated March 4, 2020, respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Dave Metherall for the unaddressed property on Old Homestead Road, legally described as Part Lot 15, Concession 4 (NG).
2. That Staff report back to Council following the receipt and assessment of internal department and external agency comments and after the applicant addresses any public and/or Council concerns raised at the statutory public meeting.
3. That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - Any person or public body that has requested to be notified of any future public meeting(s); and,
 - Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

Carried

2. Statutory Meeting(s) Under Other Legislation None.
3. Other Public Meetings None.

12. REPORTS

2. Reports Requiring Separate Discussion
 - b. Appointment to the Georgina Safe Streets Committee for the remainder of the 2018-2022 Term of Office

Report No. CAO-2020-0004

- Item No. 12(2)(b) to be dealt with following Closed Session

- c. Verbal Update for the Draft Regulations released for Community Benefit Charges and Development Charges

Rob Wheater provided a verbal report on the Draft Regulations released for Community Benefit Charges and changes to the Development Charges Act and is recommending Council pass a resolution relating to funding sources for the Multi Use Recreation Centre (MURC) because under the draft regulations, the Town could potentially fund 100% of the Multi Use Recreation Centre (MURC) using development charges. Mr. Wheater requesting Council provide delegated authority to himself to adjust the funding sources for the Multi Use Recreation Centre (MURC) to maximize the use of development charges under the new draft development charge regulations posted on February 28, 2020.

RESOLUTION NO. C-2020- 0081

Moved By Councillor Fellini

Seconded By Councillor Harding

That Council provide the Treasurer delegated authority to adjust the funding sources for the Multi-use Recreation Centre (MURC) to maximize the use of development charges under the new draft Development Charge regulations that were posted on the Environmental Registry of Ontario website on February 28, 2020.

Carried

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

1. Dispositions/Proclamations

- a. Steve Clark, Minister of Municipal Affairs and Housing, advising of approval of government funding of up to \$84,072.00 towards the Town project 'Customer Service Process Improvements'.

RESOLUTION NO. C-2020- 0082

Moved By Councillor Waddington

Seconded By Councillor Neeson

That correspondence from Steve Clark, Minister of Municipal Affairs and Housing, advising of approval of government funding of up to \$84,072.00 towards the Town project 'Customer Service Process Improvements' be received.

Carried

- c. Georgina Environmental Advisory Committee requesting Council to consider creating a Climate Change Adaptation and Mitigation Plan for integration into all business practices.

RESOLUTION NO. C-2020- 0083

Moved By Councillor Neeson

Seconded By Councillor Harding

That Council endorse the request from the Georgina Environmental Advisory Committee to consider creating a Climate Change Adaptation and Mitigation Plan for integration into all business practices, and refer this request and endorsement to the CAO's office for inclusion in the Internal Working Group review and report back to Council.

Carried

- d. Georgina Waterways Advisory Committee requesting Council to direct staff to provide a report for the 2021 budget discussions on pricing for construction of three light houses including the approval process and funding options.

RESOLUTION NO. C-2020- 0084

Moved By Councillor Sebo

Seconded By Councillor Harding

That Council endorse the request from the Georgina Waterways Advisory Committee to direct staff to provide a report for the 2021 budget discussions on pricing for construction of three light houses including the approval process and funding options, and refer this endorsement to the 2021 budget discussions.

Carried

2. General Information Items

- a. Information Items

RESOLUTION NO. C-2020- 0085

Moved By Councillor Fellini

Seconded By Regional Councillor Grossi

That the General Information Items for March 4, 2020 be received.

Carried

- b. Briefing Notes

3. Committee of Adjustment Planning Matters None.

14. MOTIONS/ NOTICES OF MOTION

None.

15. REGIONAL BUSINESS

- Regional Council voted to move the Regional Fire Services issue to local municipalities for comment by May 29th
- Governance Review; Regional Council decided to be supportive of adding one additional representative to the City of Vaughan as the 1st phase of a triple majority. Vaughan is to make a presentation to each municipal Council to indicate why Regional Council supported adding an additional member to Vaughan as the 2nd phase of a triple majority. Vaughan will need at least 5 of the 9 municipalities to support this request.

16. OTHER BUSINESS

None.

17. BY-LAWS

None.

18. CLOSED SESSION

Moved By Councillor Waddington
Seconded By Regional Councillor Grossi

That Council convene into Closed Session at 9:18pm.

Carried

Moved By Councillor Fellini
Seconded By Regional Councillor Grossi

That the Council Members reconvene into Closed Session at 10:20pm and report on matters discussed in Closed Session.

Carried

RESOLUTION NO. C-2020- 0086

Moved By Councillor Waddington
Seconded By Councillor Fellini

In regard to Closed Session Item No. 18(1)(A) being advice that is subject to solicitor-client privilege including communications necessary for that purpose under Section 239(2)(f) of the Municipal Act regarding the Pefferlaw Fire Hall;

1. That Council receive the Town Solicitor's update and direct staff accordingly to continue work with all parties and proceed as discussed.

Carried

RESOLUTION NO. C-2020- 0087

Moved By Councillor Waddington

Seconded By Councillor Fellini

In regard to Closed Session Item 18(1)(B) being personal matters about identifiable individuals including municipal or local board employees under Section 239 (2)(b) of the Municipal Act;

1. That Council receive Report No. CAO-2020-0004
2. That Council direct the Clerk's Division to prepare the necessary bylaw to give effect to the appointment to the Georgina Safe Streets Committee.
3. That the appointment of the applicant selected by Council come into effect upon adoption of this report and the acceptance of appointment by the respective committee designate.

Carried

19. CONFIRMING BY-LAW

Moved By Councillor Sebo

Seconded By Regional Councillor Grossi

That the following by-law be adopted:

1. Bylaw No. 2020-0017 (COU-2), a bylaw to confirm the proceedings of the Council Meeting held on March 4, 2020.

Carried

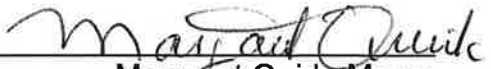
20. MOTION TO ADJOURN

Moved By Councillor Sebo


Seconded By Regional Councillor Grossi

That the meeting adjourn at 10:24pm

Carried



Margaret Quirk, Mayor



Rachel Dillabough, Town Clerk