



**GEORGINA**

**THE CORPORATION OF THE  
TOWN OF GEORGINA  
Council Minutes**

Date: Wednesday, September 16, 2020  
Time: 7:00 PM

Members of Council  
Present:

Mayor Margaret Quirk  
Regional Councillor Grossi  
Councillor Waddington  
Councillor Fellini  
Councillor Neeson  
Councillor Sebo

Members of Council  
Absent:

Councillor Harding

Staff Present:

Harold Lenters, Director of Development Services  
Connor McBride, Planner II  
Mamata Baykar, Deputy Clerk  
Rachel Dillabough, Town Clerk  
Carolyn Lance, Council Services Coordinator  
Alan Drozd, Supervisor, Development Planning

Others Present:

Owen Sanders, Supervisor, Development Engineering

**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."

**2. ROLL CALL**

As noted above

### 3. COMMUNITY ANNOUNCEMENTS

- Tim Hortons' Smile Cookies week, proceeds go to Georgina Cares, Jericho, other local charities
- Terry Fox 40th Anniversary Run, virtual event this year; terryfox.ca to donate or participate

### 4. INTRODUCTION OF ADDENDUM ITEM(S)

- Item 11.1.1.1, correspondence from Trish Mulholland providing comments and requesting clarification regarding Item 11.1.1
- Item 11.1.1.2, correspondence from Randy and Greta Mercer expressing concerns regarding Item 11.1.1
- Item 11.1.2.1, correspondence from Anthony Usher, on behalf of the North Gwillimbury Forest Alliance, expressing concerns regarding Item 11.1.2
- Item 11.1.2.2, correspondence from Rose and Steve Sheppard expressing concerns regarding Item 11.1.2

### 5. APPROVAL OF AGENDA

#### RESOLUTION NO. C-2020- 0285

Moved By Councillor Waddington

Seconded By Councillor Neeson

That the September 23, 2020 agenda be adopted as presented.

**Carried**

### 6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF (none)

### 7. ADOPTION OF MINUTES (none)

### 8. SPEAKERS

### 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

Mayor Quirk explained the procedure for public meetings at this time.

#### a. Application to Amend Zoning Bylaw No. 500 (7:00pm)

CHIPPEWAS OF GEORGINA ISLAND (c/o Scott Jacobs, Island View Business Centre)

Part Lot 24, Plan 181, 33 Lyall Lane

AGENT: Michael Smith Planning Consultants

Report No. DS-2020-0042

**Gord Mahoney** of Michael Smith Planning Consultants, Agent, provided a verbal report;

- application last before Council in April of 2019, changes made according to comments received
- applicant's engineer engaged to produce potential options for maintenance of Lyall Lane, these 3 options include;
  - building a two-lane road with 6 metres wide of hard surface with shoulders, 7-8 metres wide and ditching;
  - construct one-lane road with 4 metres wide of hard surface with shoulders and ditching, or
  - maintain the one-lane road with 3 metres wide of hard gravel surface and ditching.
- option 3 is the preferred option
- alternate access to the property by way of diverting traffic through the marina lands, using the southerly portion of Lyall Lane only, effectively removing traffic from Lyall Lane. Gate also proposed 20 metres south of the last driveway to ensure traffic from the marina lands to the business centre does not travel Lyall Lane
- snow removal necessary for access by Fire Department
- applicant seeks to rezone the subject property from Open Space to Site Specific Open Space zone to allow for a business professional office
- application is consistent with the Provincial Policy Statement and all other relevant plans and represents good planning

**Connor McBride**, Planner, provided brief overview;

- continuation of first public meeting that was held April of 2019, to convert existing single family dwelling to a business/professional office
- existing zoning is Open Space, the current dwelling existed prior to implementation of the zoning bylaw and therefore the existing buildings can continue to exist. A business/professional office is

not a permitted use under the current Open Space zoning but it is permitted under the contemplated zoning.

- proposing parking lot to contain 7 standard parking spaces, 2 accessible parking spaces, converting single family dwelling into business/professional office, no expansions proposed, altered access to the property from Lyall Lane to via the marina property onto the southern extreme of Lyall Lane
- a portion of property is regulated by the Lake Simcoe Region Conservation Authority
- Band Council passed a resolution regarding the gate to be a minimum of 20 feet from all driveways on Lyall Lane
- access to abutting properties on Lyall Lane is provided by easement
- septic design dependent on building occupancy
- Site Plan Application requires submission of arborist report, landscape plan and tree compensation plan
- proposal is consistent with the Provincial Policy Statement and conforms to relevant plans

**Deirdre Range**, 18 Della Street; parking lot west of her property contains bright and intrusive lighting and requested the possibility of installing a type of buffer for privacy and reduced brightness to her property and inquired if the existing creek along the side of the property will remain as it is.

**Connor McBride**; lighting issues are typically regulated at the zoning stage and it is the intention of staff to require a photometric plan as part of the site plan application.

**Gord Mahoney**; the applicant has prepared but not submitted a conceptual lighting plan with three lights, one by the entrance to Lyall Lane, one on the north side of the parking lot and one above the main entrance. He also noted that the application is no intention of altering the creek.

**Connor McBride**;

- Lyall Lane is designated as Reserve Land in the Planning Act and as such, the Town has extremely limited jurisdiction over what occurs on that lane. Staff is committed to working with the applicant to meet the concerns of the residents of Lyall Lane.

**Harold Lenters;**

- signage at Black River Road will stipulate directions to the entrance of 33 Lyall Lane.
- site plan stage will determine who will be responsible for maintenance and snow removal
- single family dwellings are permitted a home occupation
- inquiry will be made to the Band Council regarding the addition of defusers on current lighting facing Della Street, across from the Marina land
- paving of a parking lot is the standard requirement unless the Site Plan Committee determines otherwise.
- implementation of lighting in a parking lot is also a standard requirement

**RESOLUTION NO. C-2020- 0286**

Moved By Regional Councillor Grossi

Seconded By Councillor Neeson

1. That Council receive Report DS-2020-0042 prepared by the Planning Division, Development Services Department dated September 16, 2020 respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the Chippewas of Georgina Island for the property municipally identified as 33 Lyall Lane and legally described as Part Lot 24, Plan 191.

2. That as no public or Council concerns have been raised at the public meeting warranting investigation and a further meeting, staff recommend the following:

l) That Council approve the application to amend Zoning By-law No. 500 to rezone lands municipally identified as 33 Lyall Lane and legally described as Part Lot 24, Plan 191 from Open Space (OS) to two (2) site-specific Open Space (OS-XX and OS-YY) zones subject to the following;

a. That the amending Zoning By-law be passed following satisfactory progression through the Site Plan Approval process as determined by the Director of Development Services.

b. That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary respecting the proposed amending Zoning By-law, no further notice shall be required.

**Carried**

- a. Additional Correspondence from Trish Mulholland providing comments and requesting clarification concerning planning developments for Lyall Lane
- b. Additional Correspondence from Randy and Greta Mercer expressing concerns with the Lyall Lane development

- b. Application to Amend Zoning Bylaw 500 **(7:50pm)**

ATK CARE GROUP LTD.

Lots 5 and 6, Block 60, Plan 69 and Part Lot 20, Concession 9,  
20920 Dalton Road

AGENT: Wellings Planning Consultants Inc.

Report No. DS-2020-0067

**Glenn Wellings;**

- application to construct a three-storey long term care facility of 128 beds to replace the existing Riverglen Haven Nursing Home at 160 High Street was filed in June of 2017 with an initial public meeting held in October of 2017
- soil remediation issues resolved and all documentation has been filed with the Province
- 61 parking spaces are proposed, higher than most municipalities, higher than at the existing facility and is sufficient for staff and visitors
- road widening requested by the Region of approximately 5 metres from Dalton Road along frontage of property; access will be restricted to right-out largely to accommodate service/deliver vehicles. Primary vehicular access to the site will be from Black River Road, no road widening requested along Black River Road
- believes it to be unacceptable to receive correspondence from the North Gwillimbury Forest Alliance after more than the three-year process, and filed late, and equally disappointing that the

author is recommending a delay without having done any research on the proposal or reports. The Conservation Authority is not opposed to the rezoning application and any matters relating to the Conservation Authority will be dealt with through the site plan process.

- there is a strong need for long term care in Ontario and specifically in the Sutton area, as well as a strong need for an upgraded facility.
- rezoning is a critical component for the Provincial funding model and further delays would not be beneficial, nor in the public interest

**Connor McBride, Planner;**

- subject property is on the north-west corner of Dalton Road and Black River Road, application is to rezone the subject property from General Commercial to a site-specific Institutional zone with a Holding Symbol to permit construction of a 128-bed, three-storey long term care facility, with 61 parking spaces, 2 loading spaces, secure and open resident courtyards and 3 full-move entrances to Black River Road and one right-out entrance to Dalton Road for exit only
- existing long term care facility known as Riverglen Haven containing 119 beds is proposed to be discontinued
- nursing homes require servicing allocation
- staff and applicant been in close contact with the Lake Simcoe Region Conservation Authority regarding onsite potential hydro-geological feature and determined by the Conservation Authority, in writing, that the onsite wetland was deemed exempt from the ecological offsetting policy and that the policy would not be applied
- servicing allocation was a primary issue of interest; planning approach created in that the new site will be rezoned to site specific Institutional with holding symbol that prohibits development until 1) a record of site condition is filed, 2) a site plan agreement is executed and registered, and 3) a holding symbol imposed on 160 High Street to prohibit any currently permitted uses that would require servicing allocation
- consistent with Provincial Policy Statement, conforms to all relevant plans

**Rose Sheppard;**

- in full support of the proposal, inquired how the road widening may affect her property

**Connor McBride;**

- the road widening is to be taken from the subject property itself rather than neighbouring properties

**Harold Lenters;**

- no decision made as to the future use of the existing nursing home at 160 High Street
- property standards bylaw will ensure the property is kept reasonably well in the case the landowner does not maintain the property; demolition is not an option at this time.

**Harold Lenters;**

- the actual design and configuration of the building is highly regulated by the Province; details are implemented through the building design and is for the most part dictated by the Province.

**Ron Anderson;**

- approximately 40% of the rooms on the proposed property will be double-occupancy and 60% single occupancy
- standards have not been established as a result of the COVID-19 Pandemic situation, only suggestions made.
- the A-standard this model is based on is substantially larger in area than the current facility and includes many more common areas, isolation areas, respite areas that the current facility does not include.
- the standard required for air treatment is 100% fresh air resulting in no recycled common air, which is the case in newer facilities

**Glenn Wellings;**

- unsure of the construction timelines, dependent upon the Province and the funding model.

**RESOLUTION NO. C-2020- 0287**

Moved By Councillor Sebo

Seconded By Councillor Fellini



1. That Council receive Report DS-2020-0067 prepared by the Planning Division, Development Services Department dated September 16, 2020 respecting an application to amend Zoning By-law No. 500 submitted by Wellings Planning Consultants Inc. on behalf of ATK Care Group Inc. for the property municipally identified as 20920 Dalton Road and legally described as Lots 5 and 6, Block 60, Plan 69 and Part Lot 20, Concession 9.

2. That as no public or Council concerns have been raised at the public meeting warranting investigation and a further meeting, staff recommend the following:

I) That Council approve the application to amend Zoning By-law No. 500 to rezone lands municipally identified as 20920 Dalton Road and legally described as Lots 5 and 6, Block 60, Plan 69 and Part Lot 20, Concession 9 from General Commercial (C1) to a site-specific Institutional (I-XX) (H) zone.

II) That Council pass an amending Zoning By-law to rezone the property municipally identified as 20920 Dalton Road and legally described as Lots 5 and 6, Block 60, Plan 69 and Part Lot 20, Concession 9 from General Commercial (C1) to a site-specific Institutional (I-XX) (H) zone, pending substantial progression through the Site Plan Approval process to the satisfaction of the Director of Development Services.

III) 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;

IV) That Council impose a Holding Symbol on the site-specific Institutional (I-XX) zone that prohibits the construction of any buildings until the Holding Symbol is removed. The Holding Symbol may be removed pending:

a. The passing and entering into force and effect of an amending Zoning By-law for the property municipally identified as 160 High Street and legally described as Part Block 53, Plan 69 and RP 65R27889, Parts 1 to 3 that prohibits residential and other uses that provide overnight accommodation until such time as municipal servicing capacity / allocation is available.

b. The filing of a Record of Site Condition (RSC) with the Environmental Site Registry for the property municipally identified as 20920 Dalton Road and legally described as Lots 5 and 6, Block 60, Plan 69 and Part Lot 20, Concession 9;

c. The execution of a Site Plan Agreement for Site Plan Application B.1.377 the property municipally identified as 20920 Dalton Road and legally described as Lots 5 and 6, Block 60, Plan 69 and Part Lot 20, Concession 9 that addresses the transfer of servicing allocation and residents from the existing long term care facility at the property municipally identified as 160 High Street and legally described as Part Block 53, Plan 69 and RP 65R27889, Parts 1 to 3.

**Carried**

- a. Additional Correspondence from Anthony Usher, Planning Consultant, on behalf of North Gwillimbury Forest Alliance, expressing concerns with the development at 20920 Dalton Road
- b. Additional Correspondence from Rose and Steve Sheppard expressing concerns with the development at 20920 Dalton Road.

**12. REPORTS (none)**

**13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT (none)**

- 1. Dispositions/Proclamations
- 2. General Information Items
- 3. Committee of Adjustment Planning Matters

**14. MOTIONS/ NOTICES OF MOTION (none)**

**15. REGIONAL BUSINESS**

- Region of York is considering changes in transit services.

**16. OTHER BUSINESS (none)**

**17. BY-LAWS (none)**

**18. CLOSED SESSION (none)**

**19. CONFIRMING BY-LAW**

Moved By Councillor Waddington  
Seconded By Councillor Neeson

That the following bylaw be adopted:

1. Bylaw Number 2020-0064 (COU-2), a bylaw to confirm the proceedings of the Council Meeting held on September 16, 2020.

**Carried**

**20. MOTION TO ADJOURN**

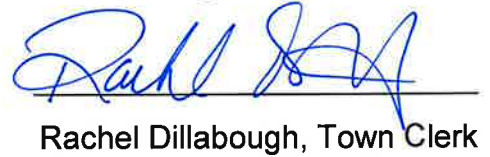
Moved By Regional Councillor Grossi  
Seconded By Councillor Fellini

That the meeting adjourn at 9:05pm

**Carried**



Margaret Quirk, Mayor



Rachel Dillabough, Town Clerk