

**GEORGINA**

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

Date: Wednesday, October 7, 2020  
Time: 7:00 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  
Ingrid Fung, Planner II  
Dustin Robson, Planner II  
Mamata Baykar, Deputy Clerk  
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 acknowledge the passing of Fronie Harpley, long-time resident of Georgina as well as the passing of Roy Vernon and Helen Pegg, both of the Georgina farming community
- Council recognized the passing of the father of Mayor Bevilacqua, the Mayor of the City of Vaughan

**2. ROLL CALL**

As noted above

**3. COMMUNITY ANNOUNCEMENTS**

- Monday, October 5, grand opening of the York Reginal Police Marine Unit in Jackson's Point

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

None.

**5. APPROVAL OF AGENDA**

**RESOLUTION NO. C-2020- 0310**

Moved By Councillor Waddington

Seconded By Regional Councillor Grossi

That the October 7, 2020 agenda be adopted as presented.

**Carried**

**6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF (None)**

**7. ADOPTION OF MINUTES (None)**

**8. SPEAKERS**

**Katherine Stewart** owner and resident of 80 Alexander Blvd, in opposition to the staff recommendation, indicating that it should not change the character of the neighbourhood and recommended Council put in place an appropriate lot size provision of a minimum area of 1,000 sq m for R1-117, 1,350 sq m. for R1-116 and ,1,350 sq. m for R1-115 supported by the survey.

**RESOLUTION NO. C-2020- 0311**

Moved By Councillor Waddington

Seconded By Councillor Sebo

That Council receive Katherine Stewart's verbal submission opposing the staff recommendation concerning Item No. 12.2.2, Review of Zoning in the Judge's Plan 602 Neighbourhood, and recommending Council institute an appropriate lot size provisions of a minimum area of 1,000 sq m for the R1-117 zone, 1,350 sq m. for the R1-116 zone and ,1,350 sq. m for the R1-115 zone, supported by the survey.

**Carried**

**9. DELEGATIONS/ PETITIONS(None)**

**10. PRESENTATIONS(None)**

**11. PUBLIC MEETINGS(None)**

**12. REPORTS**

## 12.1 Adoption Of Reports Not Requiring Separate Discussion

### 12.2.3 Application for Part Lot Control Exemption Approval

#### KESLAKE INVESTMENTS LTD.

Block 305, Plan 65M-4629, 60,62,64,66,68 and 70 Kingknoll Crescent, Keswick

Report No. DS-2020-0083

#### **RESOLUTION NO. C-2020- 0312**

Moved By Councillor Waddington

Seconded By Councillor Fellini

1. That Council receive Report No. DS-2020-0083 prepared by the Planning Division, Development Services Department, dated October 7, 2020, respecting the application for part lot control exemption approval for the property described as Block 305, Plan 65M-4629, and municipally addressed as 60, 62, 64, 66, 68 and 70 Kingknoll Crescent, Keswick.

2. That Council approve the application submitted by Keslake Investments Ltd. to exempt the property described as Block 305, Plan 65M-4629, and municipally addressed as 60, 62, 64, 66, 68 and 70 Kingknoll Crescent, Keswick from part lot control as per Section 50 (7) of the Planning Act.

3. That Council pass a by-law to exempt the property described as Block 305, Plan 65M-4629, and municipally addressed as 60, 62, 64, 66, 68 and 70 Kingknoll Crescent, Keswick from part lot control as per Section 50(7) of the Planning Act.

4. That the Planning Division forward a copy of Council's resolution and the by-law to the applicant for registration.

#### **Carried**

### 12.2.1 Request for Approval of Urban & Architectural Design Guidelines

2111250 ONTARIO INC. (c/o A&T Homes)

Part of Lots 3 and 4, Concession 9 (NG), s/s Lake Drive East and e/s Trivetts Road

Report No. DS-2020-0073

- Trivetts Road is a road end and is the dividing line between two subdivisions. East side of Trivetts Road was chosen for the location for a water pumping station when municipal services were built into this community, and minimal traffic was anticipated in this area

- no changes to the water pumping station are suggested

#### **Harold Lenters**

- improvements will be made to Trivetts Road
- nothing is stipulated on deeds regarding access to Lake Simcoe; all residents have access to Lake Simcoe, whether deeded or not.
- received extension of draft plan approval and can consider amendments to draft conditions or a notice on title advising resident of their access to Lake Simcoe

#### **RESOLUTION NO. C-2020- 0313**

Moved By Councillor Neeson

Seconded By Councillor Sebo

1. That Council receive Report No. DS-2020-0073 prepared by the Planning Division, Development Services Department dated October 7, 2020 respecting a request for approval of Urban & Architectural Design Guidelines for approved draft plan of subdivision 19T-15G01.

2. That Council approve the Urban & Architectural Design Guidelines (January 2010) prepared by Cassidy & Co. Architectural Technologists, as provided as Attachment 6 to Report No. DS-2020-0073, for approved draft plan of subdivision 19T-15G01.

#### **Carried**

#### 12.2.2 Review of Zoning in the Judge's Plan 602 Neighbourhood

Report No. DS-2020-0081

**Dustin Robson** provided a summary of the report through a power point presentation;

- Option 1; take no action in regard to the existing zone categories R1-115, R1-116 and R1-117. Approximately 31 lots could be considered for severance as new lots that would meet the minimum lot frontage and lot area requirements.
- Option 2; properties zoned R1-117 would be rezoned to R1-116, potentially affecting approximately 52 properties. 33 lots could be created that would meet the minimum lot frontage and lot area requirements
- Option 3; R1-116 and R1-117 zones would be replaced with the R1-115 zone, creating opportunity for approximately 62 new lots that would meet the minimum lot frontage and lot area requirements.

- Allocation will play a role in how much severing could occur. The available allocation would limit the number of severances to 8 lots, serviced through the Keswick Plant. If more allocation became available in the future, more severances could occur

**Harold Lenters;**

- planners consider impacts; shadow-casting becomes a larger issue when dealing with higher-density/apartments abutting single detached or low rise development; given the lot sizes, minimum side yard setbacks and the height restriction of 11 metres for a house, shadow-casting should not be an issue
- size of houses; minimum floor area in the zoning bylaw of 100 square metres; historically, municipalities try not to impose strict limits on house sizes but based on the lot size and yard requirements, building envelopes are established. These are large urban sized lots

Moved By Councillor Fellini

Seconded By Councillor Neeson

That the Rules of Procedure be waived to permit Katherine Stewart to address Council.

**Carried**

**Katherine Stewart;**

- reiterated that 50% of people are not in favour of creating new lots and the 36% who are in favour do want restrictions, which is why she is strongly in favour of Option 1 with the provisions that do include the areas of the lots in addition to the frontages.
- the nine severances that occurred since 2006 were done through the Committee of Adjustment; she is asking Council to take a stand on where they would like to see the community go with the zoning.

**Dustin Robson;**

- Option 1, if Council intends to implement amendments to the Secondary Plan and Zoning Bylaw, a statutory public meeting would be required; if Council chooses option 1 with no amendments, no statutory meeting would be required

**Harold Lenters**

- suggest Council pursue the zoning amendment route and leave it more general as to the exact changes.

- include in the recommendation the requirement for a statutory meeting to deal with potential amendments to the Sutton/Jackson's Point Secondary Plan with specific consent policies.
- suggested additional recommendation to proceed with a statutory public meeting for 602 zoning as set out in option 1 and/or option 2 as well as proposed amendments to Sutton/Jackson's Point Secondary Plan with respect to the severance policies.

**RESOLUTION NO. C-2020- 0314**

Moved By Councillor Sebo

Seconded By Councillor Neeson

1. That Council receive Report No. DS-2020-0081 prepared by the Planning Division, Development Services Department, dated October 7, 2020, respecting an update on the consultation conducted within the Judge's Plan 602 neighbourhood looking at the existing zoning provisions.

2. That Staff be directed to proceed to a Statutory Public Meeting on the basis of considering the proposed zone changes within the Judge's Plan 602 neighbourhood as set out in Options 1 and 2, as described in Section 4.4 of Report No. DS-2020-0081, as well as proposed amendments to the Sutton/Jackson's Point Secondary Plan with respect to the severance policies.

**Carried**

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

**14. MOTIONS/ NOTICES OF MOTION**

None

**15. REGIONAL BUSINESS**

- Controversial report regarding the potential for employment lands along the 400 Series Highways, request of the Province to develop a process to allow municipalities to access strategically located employment lands through a municipal comprehensive review and a request to permit the extension of Great Lake Bay servicing as an option to service settlement areas within the Green Belt Plan and Oak Ridges Moraine Plan areas

**16. OTHER BUSINESS**

None

**17. BY-LAWS**

Moved By Councillor Waddington  
Seconded By Councillor Fellini

1. Bylaw Number 2020-0071 (PL-4), a bylaw to remove certain lands from Part Lot Control, Block 305, Plan 65M-4629, 60,62,64,66,68 & 70 Kingknoll Crescent, Keswick

**Carried**

**18. CLOSED SESSION (None)****19. CONFIRMING BY-LAW**

Moved By Councillor Harding  
Seconded By Councillor Sebo

1. Bylaw 2020-0072 (COU-2) to confirm proceedings of the Council Meeting held on October 7, 2020.

**Carried**


**20. MOTION TO ADJOURN**

Moved By Councillor Sebo  
Seconded By Regional Councillor Grossi

That the Council Meeting adjourn at 8:30pm

**Carried**

  
Margaret Quirk, Mayor

  
Rachel Dillabough, Town Clerk