

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, May 8, 2019
7:00 PM

Staff:

David Reddon, Acting Chief Administrative Officer
Harold Lenters, Director of Development Services
Dan Buttineau, Director of Recreation and Culture
Ron Jenkins, Director of Emergency Services/Fire Chief
Rob Wheater, Director of Corporate Services and Treasurer
Bev Moffatt, Director of Human Resources
Rob Flindall, Director of Operations and Infrastructure
John Armstrong, Acting Director of Operations and Infrastructure
Rachel Dillabough, Deputy Clerk
Teri Frankland, Licensing Coordinator
Ryan Cronsberry, Acting Deputy Chief Administrative Officer
Alan Drozd, Supervisor, Development Planning
Ingrid Fung, Planner II
Dustin Robson, Planner II
Connor McBride, Planner II
Lawrence Artin, Head, Special Capital Initiatives
Tanya Thompson, Communications Manager
John Espinosa, Town Clerk
Carolyn Lance, Council Services Coordinator

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

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

3. COMMUNITY ANNOUNCEMENTS

- Wednesday, May 8th, McHappy Day, open until 11pm tonight, share proceeds with Ronald McDonald House and Georgina Cares, \$1 out of every sale

- Pitch In Week, April 22-29, residents encouraged to clean up litter, weather during that time period was not good so encouraged people to clean up anytime, town will provide bags and gloves
- Georgina Chamber of Commerce, Discover Georgina Show at Georgina Ice Palace over the weekend
- Residents thanked for participating in Pitch-In Week
- May 1 to June 14, Spring and Summer public skating program
- Sunday, May 12, 12-1:30pm, Mother's Day Swim
- Monday, May 27, public input sessions for MURC, 6:30 to 8pm at Our Lady of the Lake Catholic School and Civic Centre, on May 28, 6:30-8pm at The ROC Chalet
- Saturday, May 11, Swap and Sell, Georgina Ice Palace

Bev Moffatt announced that Rob Flindall accepted the position of Director of Operations and Infrastructure and commenced this position on May 6th. Ms. Moffatt expressed appreciation to John Armstrong for his dedication and service on holding the position of Acting Director.

4. INTRODUCTION OF ADDENDUM ITEM(S)

Item No. 10(1) Presentation by Medhat Mahdy, WMCA-GTA
 Item No. 11(1)(A) Report No. DS-2019-0023, resident comments
 Item No. 12(2)(C) Report RC-2019-0014, revised report

5. APPROVAL OF AGENDA

Moved by Councillor Sebo, Seconded by Councillor Harding

RESOLUTION NO.C-2019-0301

That the agenda with the following addendum items, be approved:

Item No. 10(1) Copy of presentation to be provided by Medhat Mahdy, YMCA-GTA
 Item No. 11(1)(A) Report No. DS-2019-0023, comment from resident
 Item No. 12(2)(C) Report RC-2019-0014, revised report

Carried.

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

7. ADOPTION OF MINUTES

Moved by Councillor Waddington, Seconded by Councillor Fellini

RESOLUTION NO.C-2019-0302

(1) Minutes of the Council Meeting held on April 17, 2019.

Carried.

8. SPEAKERS

Joanne Henderson, 557 Lake Drive East, Willow Beach, respecting Item 13(1)(D), resolutions to Georgina Beach Parking

- designating resident-only parking spaces in the De La Salle parking lot will do nothing but add additional stress to manage the situation
- designate spots within parking lots for loading/unloading of vehicles
- need to provide more accessible washrooms
- property east of parking lot could be used as grassed picnic area rather than parking,
- recommend that the Holmes Point Beach be designated resident-only parking and resident-only access for the 2019 summer season
- Beach Committee should be dissolved and reorganized as a Committee of Council to include Council, staff and residents

Nina Comparelli, 18 Donna Drive

- town staff should always be present at beaches, maintain a log of infractions
- implement system to charge people rather than vehicles at parks, to stop bus loads of people arriving
- if towing, need 'tow-away zone' signs

Moved by Councillor Harding, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0303

That the delegations provided by Joanne Henderson and Nina Comparelli expressing concerns with the proposed beach parking be received.

Carried.

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS *None.*

10(1) Medhat Mahdy, President & CEO, YMCA-GTA

Mr. Mahdy provided a presentation containing information about the YMCA of Greater Toronto as a partnership is being considered.

Moved by Regional Councillor Grossi, Seconded by Councillor Harding

RESOLUTION NO. C-2019-0304

That the presentation provided by Mr. Medhat Mahdy, President and CEO, YMCA-GTA concerning information about the YMCA of Greater Toronto, be received.

Carried.

Report from the Office of the Acting CAO:

(A) Proposed amendments to the Refreshment Vehicle By-law

Report No. CAO-2019-0021

Moved by Regional Councillor Grossi, Seconded by Councillor Sebo

RESOLUTION NO. C-2019-0305

That Council defer Report No. CAO-2019-0021 prepared by the Clerk's Division, Office of the Deputy CAO, dated May 8, 2019 respecting the proposed Refreshment Vehicle By-law and referred back to staff to report back at a future meeting within the next month.

Carried.

11. PUBLIC MEETINGS

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

(7:50pm)

- (A) Application to Amend Zoning By-law No. 500
 HAVE BUS WILL TRAVEL (2004) LTD. & LOIS ANDREWS
 Part Lot 21, Concession 6 (G), REF. Plan 65R-21700, Parts 1,2 & 3,
 534 & 536 Pefferlaw Road, Pefferlaw
 AGENT: Michael Smith Planning Consultants

Report No. DS-2019-0023

Michael Smith, Agent;

- application pertains to both properties, 534 and 536 Pefferlaw Road
- one property contains single family dwelling Bed & Breakfast
- proposing to sever lot to service single family dwelling
- south lot to contain single family dwelling and the lot containing a bus garage will also contain a single family dwelling
- rezoning of 534 Pefferlaw Road and rezoning portion of 536 Pefferlaw Road
- R1-XX proposed 35 metre setback between non-residential garage to nearest dwelling, with an Open Space zone along the Pefferlaw River

Connor McBride, Planner II;

- Pefferlaw River to the east, Pefferlaw Road to the west, Hwy 48 to the north, to the south is bulk of Pefferlaw area
- 2 lots to be made out of southern property, 2 additional dwellings proposed on of remaining lots and the proposed lot to be created
- bus garage is existing and existing single family dwelling that serves as B&B
- 536 Pefferlaw Road is zoned site-specific Residential while 534 Pefferlaw Road is zoned Residential and site specific Residential, addition of Open Space zone and buffer from the river is requested by the Conservation Authority

- R41 to the north that exists containing site specific provisions pertaining to B&B, existing R33 zone proposed to remain in smaller extent containing bus garage, site specific Residential and Open Space zone
- Comments from four respondents received concerning wells, continuation of bus garage use and noise attenuation related to bus garage use
- building permits will be required, LSRCA require permits for any construction or site alteration, MTO require building /land use permits as close to proposed Hwy 404 alignment, Fire Department will vacate bus garage by June 29, 2019
- reviewed outstanding matters to be addressed

Moved by Councillor Harding, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0306

1. That Council receive Report DS-2019-0023 prepared by the Planning Division, Development Services Department dated May 8, 2019 respecting a Zoning By-law Amendment application submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the Have Bus Will Travel (2004) Ltd. (c/o Doug Andrews) and Lois Andrews for the properties legally described as Concession 6 (G), Part Lot 21, RP 65R21700 Parts 1, 2, and 3.
2. That Staff report further to Council following the receipt and assessment of all Town Department and external agency comments, and once the proponent has addressed the concerns presented in Report DS-2019- 0023 as well as any concerns raised by the public and Council at the 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:
 - a) Any person or public body that has requested to be notified of any future public meeting(s).
 - b) 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.

(8:06pm)

(B) Application to Amend Zoning By-law No. 500
 CAROL DOYLE
 Part Lot 19, Concession 5 (G), Parcel G, Plan 65R-571, e/s Weir's
 Sideroad, Pefferlaw, south of Morning Glory Road
 AGENT: Michael Smith Planning Consultants Report

Report No. DS-2019-0044

Gord Mahoney of Michael Smith Planning Consultants, Agent;

- Zoning bylaw application to construct dwelling, doesn't meet frontage and area requirements for rural property, 180 metres frontage

- e/s Weir's Sideroad, 4 hectares in size, 138 frontage on Weir's Sideroad
- vacant, contains wetland, watercourse
- designated Rural
- change from Rural to site specific Rural zone and 2 site specific OS zones to permit construction of single family dwelling, accessory buildings, septic system, well, OS zone seeks to limit existing uses to forestry and conservation uses and driveway for access to proposed dwelling
- consistent with PPS, Greenbelt, Growth, LSPP, Region OP, Town's Pefferlaw Secondary Plan
- all comments will be addressed

Dustin Robson, Planner II

- Zoning By-law Amendment Application, south of Morning Glory Road, east of Weir's Sdrd
- proposed site specific rural area would be over sanded area
- property is Rural undersized, has 138 metres frontage, not required 180 metres
- designated Rural in Pefferlaw Secondary Plan, can have single family dwelling if Rural
- consistent with PPS, Growth, Greenbelt, YR OP
- not received written/verbal submissions to date
- no received objections from agencies yet
- MNRF email received indicating that has no records of potential aggregate extraction; staff concerns as reference to former aggregate extraction on site - prior to 1970, was municipalities regulating these operations without license, then licenses started to be required in 1970 so some people just walked away from operations
- recommending staff report back at a later date

Council;

- requested staff obtain more information on the past operations on the property

Harold; Buckthorn is an invasive species, very aggressive, will kill nature species

Moved by Councillor Fellini, Seconded by Councillor Harding

RESOLUTION NO. C-2019-0307

1. That Council receive Report DS-2019-0044 prepared by the Planning Division, Development Service Department, dated May 8, 2019 respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators on behalf of Carol Doyle for lands legally described as Part Lot 19, Concession 5 (G), Parcel G, Plan 65R-571.
2. That Staff report back to Council following the receipt and assessment of relevant internal department and external agency comments, and after the applicant addresses the concerns raised in this report and 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 2 weeks in advance of the date of said meeting, to the following:

- i. Any person or public body that has requested to be notified of any future public meeting(s); and,
- ii. 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.

(8:20pm)

- (C) Applications for Approval of Draft Plan of Subdivision and Zoning By-law Amendment
 LAKEPOINT DEVELOPMENTS INC. (Tribute Homes)
 Part Lot 15, Concession 3 (NG), e/s The Queensway North and south of Old Homestead Road
 AGENT: Michael Smith Planning Consultants Report

Report No. DS-2019-0047

Michael Smith, Agent;

- to north rural/residential, to east provincially significant wetland, to south, senior apartments and farmland being developed, to west, The Queensway and Rural/Residential
- Residential area covers 17%, environmental protection area covers 74% of property
- several studies/documents required for submission of application
- confirms with provincial growth plan, Lake Simcoe Region Conservation Authority regulations, Region of York Growth Plan, Keswick Secondary Plan, Lake Simcoe Region, Zoning By-law 500

Ingrid Fung, Planner II

- located south of Old Homestead, e/s of The Queensway North, frontages on The Queensway North, has 2 structures, provincially significant wetland to the east, drains into creek bisecting the property
- proposing residential subdivision on n/w corner of property with cul-de-sac, 45 units
- proposed to shift existing watercourse slightly south to free up land for development
- watercourse is environment protection block, therefore no development in this area
- will extend municipal services to where it currently terminates near Keswick Garden senior homes, north to north point of property
- will redevelop The Queensway North, no details but proposing w/s of The Queensway North
- issues to be addressed include updating QEDA Plan, natural features and flood plain areas, municipal water and sanitary services (YR not in position to release additional servicing), low water pressure issues
- if approved prior to issues being resolved, holding H symbol would be placed on the lands to prevent development taking place until issues addressed satisfactorily
- Urbanization of The Queensway North
- accesses, staff would prefer 2 entrance points
- recommended staff report back at a later date

David Turner, 80 The Queensway N, directly across the road from the proposed development

- was proposed development on this property approximately 10 years ago proposing 10 or 12 houses, now 46 houses are proposed
- original proposal included stormwater detention pond across from his house, fed by swale that runs on south edge of his property, across the road through a culvert into an existing stream - in new proposal, will be houses there so how will water get to stream
- municipal services, will they be available to current neighbouring residents also
- Region's control plant
- location of water pumping station

Brian Wookey, 137 Old Homestead Rd

- inquired about designations on the presentation mapping
- time-frame for this development
- recalls a proposal 12 years ago, believes at that time there was an indication of a park; will there be a park?
- Was advised when he purchased his property that most of the area behind them was flood plain and would not be developed; has that policy or the land changed, how can it be developed now?

Michael Smith;

- previous development plan by Tonor Orsi was very similar to this proposed plan
- stormwater management pond was closer to The Queensway - easement through a lot fronting on The Queensway that will convey the water to the stream
- services may be provided to current residents - to be discussed through a more informal neighbourhood meeting
- water booster station is on the property to the south
- timeframe for development; as expeditiously as possible but won't notice any construction until next year
- storm water pond; this site ties back to the other Open Space feature; connection by Treasure Hill will link to development on Old Homestead Road with a continuous trail system. There is a park in Treasure Hill block
- flood plain; as delineated by LSRCA can be adjusted by engineering analysis, which was undertaken, been accepted by LSRCA. Not uncommon

Ingrid Fung

- yellow portion is an Environmental protection area, is not developable
- access is unknown at this point; dependent upon future developer of land to the north. Current cul-de-sac would only permit development northwards

Brian Wookey

- property in yellow has been tilled oddly in 2018, as if a farmer has dropped his plows but if its environmentally protected, shouldn't have happened. It is grassland but something is going on.
- if cul-de-sac extended, would it exit onto Old Homestead or The Queensway

Michael Smith;

- when an archeological study done, local farmer plows the fields and after rainfalls, consultant walks up and down the rows to look for artifacts

Harold Lenters;

- currently zoned Rural, allows for agricultural land uses so it could potentially be farmed, proposed to change to Residential zoning and Environmental Protection zoning for balance of property
- property does not have servicing allocation assigned to it; when draft plan approval provided and the next phase of allocation becomes available, holding zone would be lifted
- typically the developer needs to bring services up to the development, will require road improvements, provide urban/rural cross section; has suggested a neighbourhood meeting be held to discover cost implications, servicing required, desired road platform

Michael Smith;

- watercourse; water draining from different directions to be accommodated by swale through an easement on subject property

Council;

- parkette should be accommodated
- residents should be aware that there is a substantial cost to receiving municipal services, from \$20,000-\$60,000
- cautious with water flows
- Keswick Gardens residents to be included in neighbourhood meeting
- joint servicing
- local parkette; opportunity to look at parklands, to integrate something through some passive use as joint endeavour with recreation department
- water pressure issues in this area; ensure that we won't run into the same issue or adversely affect the existing resolution with Treasure Hill development and Church Street water pressures

Harold Lenters advised that staff will provide more details respecting flood plain and rerouting of watercourse and provide larger scale mapping

Moved by Councillor Neeson, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0308

1. That Council receive Report DS-2019-0047 prepared by the Planning Division, Development Services Department dated May 8, 2019 respecting applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Lakepoint Developments Inc. for the property on the east side of The Queensway North and south of Old Homestead Road.
2. That Staff report further to Council following the receipt and assessment of all Town Department and external agency comments, once the proponent has

addressed the concerns presented in Report DS-2019- 0047 and any concerns raised by the public and Council at the Public Meeting, and following a consultation with property owners along The Queensway North concerning the extension and installation of water and sanitary services.

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:
 - a) Any person or public body that has requested to be notified of any future public meeting(s).
 - b) 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.

Moved by Councillor Neeson, Seconded by Councillor Fellini

That the Council Meeting recess at 9:04pm

Carried.

The Council Meeting reconvened at 9:18pm

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

(3) OTHER PUBLIC MEETINGS *None.*

12. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Office of the Acting CAO

Reports from the Recreation and Culture Department:

(B) Corporate Sponsorship – Sales Strategy Framework for the MURC

Report No. RC-2019-0010

Moved by Councillor Neeson, Seconded by Councillor Fellini

1. That Council receive Report No. RC-2019-0010 prepared by the Recreation and Culture Department dated May 8, 2019 respecting the Corporate

Sponsorship Sales Strategy framework for the MURC, pre-determined prospects list and parameters of delegated authority.

2. That Council approve the Sponsorship Sales Strategy Framework and Engagement in principle and authorize staff and the Consultant Team of Centre of Excellence for Public Sector Marketing (cepsm.ca) to approach the prospects list (Attachment 3) for naming rights and sponsorship opportunities within approved framework for the MURC.
3. That Council endorses the recommended approval process as amended for Naming Rights and Sponsorship Opportunities agreements.

Not voted on.

Moved by Regional Councillor Grossi, Seconded by Councillor Harding

RESOLUTION NO. C-2019-0309

That Report No. RC-2019-0010 prepared by the Recreation and Culture Department dated May 8, 2019 respecting the Corporate Sponsorship Sales Strategy framework for the MURC, pre-determined prospects list and parameters of delegated authority be deferred to the May 29th Council Agenda.

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

	<u>YEA</u>	<u>NAY</u>
Regional Councillor Grossi		x
Councillor Fellini	x	
Mayor Quirk	x	
Councillor Sebo	x	
Councillor Harding		x
Councillor Waddington		x
Councillor Neeson	x	

YEA - 4
 NAY - 3

Carried.

Moved by Councillor Waddington, Seconded by Councillor Neeson

That the Council Meeting continue past the four-hour time frame.

Carried.

(B) YMCA-GTA Partnership Options

Report No. RC-2019-0014

Moved by Councillor Sebo, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0310

1. That Council receive Report No. RC-2019-0014 prepared by the Recreation and Culture Department dated May 8, 2019 respecting the potential for a partnership between the Town and YMCA-GTA in the operations and management of the new Multi-Use Recreation Complex (MURC) facility.
2. That Council determine a preferred Town management and operations model with respect to the MURC facility and request staff to continue to explore other potential partnership opportunities that may be available as part of that model.

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

	<u>YEA</u>	<u>NAY</u>
Councillor Waddington	x	
Councillor Neeson	x	
Regional Councillor Grossi	x	
Mayor Quirk	x	
Councillor Harding	x	
Councillor Fellini	x	
Councillor Sebo	x	
YEA	-	7
NAY	-	0

Carried unanimously.

Moved by Councillor Fellini, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0311

That the correspondence received from John McLean concerning a potential partnership agreement between the Town of Georgina and the YMCA of Metro Toronto be received.

Carried.

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

- (1) Dispositions/Proclamations

- (A) Ms. Cheung's Grades 3,4 and 5 Class, Sutton Public School, expressing various requests concerning 'Pink Shirt Day'.

Moved by Councillor Sebo, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0312

That the correspondence received from Ms. Cheung's Sutton Public School Grade 3,4 and 5 class expressing various requests concerning 'Pink Shirt Day' be received and referred to the appropriate staff for further review and advise the class accordingly.

Carried.

- (B) CN 2019 Vegetation Management Program, advising it will be undertaking vegetation control activities for safety purposes between May 6 and July 12 along the rail network and requesting advisement of noxious weed removal requests before June 26th.

Moved by Councillor Harding, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0313

That correspondence from CN 2019 Vegetation Management Program, advising it will be undertaking vegetation control activities for safety purposes between May 6 and July 12 along the rail network and requesting advisement of noxious weed removal requests before June 26th be received and referred to the Director of Operations and Infrastructure to determine if there are any noxious weeds in that area and advise CN accordingly, and to the Communications Division for promotion via the Town's social media and newspaper.

Carried.

- (C) Town of Whitchurch-Stouffville encouraging municipalities to follow their lead in identifying areas where the use of municipal water can be further optimized and the use of bottled water can be reduced or eliminated.

Moved by Councillor Neeson, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0314

That correspondence from Town of Whitchurch-Stouffville encouraging municipalities to follow their lead in identifying areas where the use of municipal water can be further optimized and the use of bottled water can be reduced or eliminated be received, and referred to the CAO's office and to the Georgina Environmental Advisory Committee for consideration.

Carried.

- (D) Sarah Brislin, Committee Services Coordinator, providing resolutions from the Georgina Beach Parking Committee.

Moved by Councillor Fellini, Seconded by Councillor Sebo

RESOLUTION NO. C-2019-0315

That the correspondence from the Georgina Beach Parking Committee outlining resolutions to the parking issues at local beaches be received, that both resolutions be deferred for inclusion in the discussion to take place at the June 19th Council Meeting concerning the Waterfront Strategy report, and that the current Georgina Beach Parking Committee be dissolved.

Carried.

- (2) General Information Items
 - (A) Information Items

Moved by Councillor Sebo, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0316

That the General Information Items for May 8, 2019, be received.

Carried.

- (B) Briefing Notes *None.*
- (3) Committee of Adjustment Planning Matters *None.*
 - (A) Under Review
 - (B) Recommendations
 - (C) Decisions
- 14. MOTIONS/NOTICES OF MOTION *None.*
- 15. REGIONAL BUSINESS *None.*
- 16. OTHER BUSINESS *None.*
- 17. BY-LAWS *None.*
- 18. CLOSED SESSION *None.*

19. CONFIRMING BY-LAW

Moved by Councillor Neeson, Seconded by Councillor Sebo

That the following by-law be adopted:

- (1) By-law No. 2019-0042 (COU-2), a by-law to confirm the proceedings of Council on May 8, 2019.

Carried.

20. MOTION TO ADJOURN

Moved by Regional Councillor Grossi, Seconded by Councillor Sebo

That the meeting adjourn at 11:58pm

Carried.

Margaret Quirk, Mayor

John Espinosa, Town Clerk