

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL MINUTES

Wednesday, July 13, 2016  
9:03 a.m.

### Staff:

Winanne Grant, Chief Administrative Officer  
Harold Lenters, Director of Development Services  
Dan Pisani, Director of Operations and Infrastructure  
Phil Rose-Donanhoe, Manager of Cultural Services  
Karyn Stone, Manager of Economic Development and Tourism Development  
Michael Baskerville, Manager of Development Engineering  
Velvet Ross, Manager of Planning  
Ryan Cronsberry, Manager of Municipal Law Enforcement/C.M.L.E.O.  
Dan Murnaghan, Manager of Parks & Facilities  
Tolek Makarewicz, Planner  
Ingrid Fung, Junior Planner  
Ken Turriff, Interim Communications Manager (9:00 a.m.)  
Maria Evans, Communications Coordinator (7:00 p.m.)  
John Espinosa, Town Clerk  
Carolyn Lance, Council Services Coordinator

### 1. CALL TO ORDER - MOMENT OF MEDITATION

A moment of meditation was observed.

Town Council recognized the passing of John Sylkhuis, former Editor for the Georgina Advocate

### 2. ROLL CALL

The following Members of Council were present:

Mayor Quirk  
Councillor Davison  
Councillor Neeson

Regional Councillor Wheeler  
Councillor Harding  
Councillor Sebo

Regrets: Councillor Fellini

### 3. COMMUNITY ANNOUNCEMENTS

John Espinosa advised that Rachel Dillabough has been selected to fill the position of Deputy Clerk as of July 25<sup>th</sup>.

- Friday, July 15<sup>th</sup>, Beach Party at De La Salle Beach, 3:00 -7:00 p.m.
- Saturday, August 1<sup>st</sup>, PAR Picnic and Pefferlaw Lions Car Show
- every Sunday to September 25<sup>th</sup>, Georgina Farmer's Market at the Link, 9:00 a.m. to 2:00 p.m.
- weekend of July 16<sup>th</sup>, Music in the Parkette, Jackson's Point
- Saturday, July 23<sup>rd</sup>, 4<sup>th</sup> annual Festival On High, 10:00 a.m. to 4:00 p.m.
- Sunday, September 11<sup>th</sup>, RCMP Musical Ride at the Sutton Fairgrounds

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

- |                   |   |
|-------------------|---|
| Item No. 12(2)(A) | Report No. RC-2016-0024 entitled 'Georgina Arts Centre and Gallery Agreements'                              |
| Item No. 12(2)(H) | Report No. CAO-2016-0016 entitled 'Brock Township Request for Contribution - Thorah Park Blvd Construction' |
| Item No. 12(2)(N) | Report No. RC-2016-0022 entitled 'The Link Base Building and Tenant Improvement Costs'                      |
| Item No. 12(2)(A) | Proposed Budget and accompanying email correspondence   |
| Item No. 12(2)(J) | Revised first page of Report No. OID-2016-0030  |
| Item No. 12(2)(N) | Hub Spaces A-D HVAC Costs for Report No. RC-2016-0022   |

### 5. APPROVAL OF AGENDA

Moved by Regional Councillor Wheeler, Seconded by Councillor Davison

#### **RESOLUTION NO. C-2016-0378**

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

- |                   |   |
|-------------------|---|
| Item No. 12(2)(A) | Report No. RC-2016-0024 entitled 'Georgina Arts Centre and Gallery Agreements'                              |
| Item No. 12(2)(H) | Report No. CAO-2016-0016 entitled 'Brock Township Request for Contribution - Thorah Park Blvd Construction' |
| Item No. 12(2)(N) | Report No. RC-2016-0022 entitled 'The Link Base Building and Tenant Improvement Costs'                      |
| Item No. 12(2)(A) | Proposed Budget and accompanying email correspondence   |
| Item No. 12(2)(J) | Revised first page of Report No. OID-2016-0030  |
| Item No. 12(2)(N) | Hub Spaces A-D HVAC Costs for Report No. RC-2016-0022   |

**Carried.**

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

## 7. ADOPTION OF MINUTES

Moved by Councillor Harding, Seconded by Councillor Neeson

**RESOLUTION NO. C-2016-0379**

- (1) Minutes of the Council Meeting held on June 8, 2016
- (2) Minutes of the Council Meeting held on June 15, 2016
- (3) Minutes of the Council Meeting held on June 22, 2016

**Carried.**

## 8. SPEAKERS

Mayor Quirk inquired if anyone was in attendance who wished to speak to any report item on the agenda.

**Stephen Palmer**, Chair and Executive Director of the Georgina Food Pantry, addressed Council concerning the tenant costs at the Link. The Food Pantry operates solely on volunteer efforts and donor funding. Mr. Palmer suggested options that included Option 1; no payment, Option 2; deferral of project for one year, Option 3; deferral of costs for one year, amortized over nine years rather than five years, and Option 4; deferral of costs for one year, amortized over nine years rather than five years with option to pay back the loan in lump sums, starting with the ninth year.

**Scott McDonald**, representing the Georgina Chamber of Commerce and Routes Connecting Communities, addressed Council concerning the tenant costs at the Link, advising that they realize the operation of the HVAC system is the responsibility of the tenants, but the partition wall between units A and B needs to be constructed to the ceiling in order to create a fire wall between the two units for insurance purposes, which they believe should be the responsibility of the Town.

9. DELEGATIONS/PETITIONS *None.*

## 10. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

Moved by Regional Councillor Wheeler, Seconded by Councillor Neeson

- (B) Assumption of MacKenzie Court  
Plan of Subdivision 19T-04G01  
Cheslock Subdivision  
Registered Plan 65M-4134

## Report No. DS-2016-0050

**RESOLUTION NO. C-2016-0380**

1. That Council receive Report DS-2016-0050 prepared by the Development Services Department dated July 13, 2016 respecting the assumption of MacKenzie Court in the Cheslock Subdivision on Registered Plan 65M-4134.
2. That Schedule "A" to By-law 94-60 (PWO-2) be further amended to assume MacKenzie Court on Registered Plan 65M-4134.

(C) Municipal Street Names  
Camlane / DG Group Phase 9 (19T-14G02)

## Report No. DS-2016-0051

**RESOLUTION NO. C-2016-0381**

1. That Council receive report DS-2016-0051 prepared by the Planning Division dated July 13, 2016 respecting municipal street names.
2. That the following street names be approved for use in plan of subdivision 19T-14G02 (aka Camlane/DG Group Phase 9):
  - Barley Fields
  - Bill Guy
  - Bostock Drive
  - Bruce Welch
  - Bud Leggett Crescent (*Poppy symbol required on all signs*)
  - Budapest
  - Clear Spring
  - Conchita
  - Dawn Blossom
  - Faimira
  - Father Muckle
  - Garrett Styles Drive (*York Region Police symbol required on all signs*)
  - Haskins Crescent
  - Hickory Ridge Street
  - Hitching Post
  - James Crowder
  - Kingknoll Crescent
  - Kris Stentiford
  - Larks Nest
  - Letino

- Lorrain Hand
- Mary Stecker
- Mavis Gulyas
- Nymegan
- Pirates Cove
- Strathgreen Lane
- Terrell Avenue
- Thornlodge Drive

3. That pursuant to Council Resolution C-2015-0867, passed on December 16, 2015, at such time as the street name signs are to be erected within plan of subdivision 19T-14G02 (aka Camlane/DG Group Phase 9), the owner shall provide a duplicate street sign for the name Garrett Styles Drive, and make arrangements through the Mayor's Office, for the duplicate sign to be presented to the family of Constable Styles.

- (D) Pre-Servicing Agreement – Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments Inc., Strathgreen Estates Inc., and Camlane Holdings Inc.  
Plan of Subdivision 19T-14G02  
Part Lots 2,3,4 and 5, Concession 3 (NG)  
N/s Joe Dales Drive, e/s The Queensway South, Keswick

Report No. DS-2016-0052

#### **RESOLUTION NO. C-2016-0382**

1. That Council receive Report No. DS-2016-0052 prepared by the Development Engineering Division dated July 13, 2016 respecting the Pre-servicing Agreement made between Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments Inc., Strathgreen Estates Inc. and Camlane Holdings Inc., as Owners and the Corporation of the Town of Georgina relating to Plan of Subdivision 19T-14G02, and commonly referred to as the Simcoe Landing Subdivision Phase 9 development.
2. That Council adopt a by-law authorizing the Mayor and Clerk to execute the necessary documents.

- (E) Noise By-law Exemption Agreement Between the Town of Georgina and Inland Iron & Metals

Report No. DAS-2016-0039

**RESOLUTION NO. C-2016-0383**

1. That Council receive Report No. DAS-2016-0039 prepared by the Administrative Services Department dated July 13, 2016 respecting Noise By-law exemption agreement (Attachment 1) between the Town of Georgina and Inland Iron and Metals.
2. That the Town of Georgina grant exemption to Inland Iron & Metals from Section 3 (2) of Schedule 11 of Licensing By-law No. 2002-0169 (LI-3) and Section 2 (e) (iv) of Noise By-law No. 2003-0075 (PWE-1) to allow two (2) tractor trailers to be loaded on Sundays and Statutory Holidays for a period not to exceed One (1) year from August 26, 2016 to August 26, 2017 between the hours of 10:00 a.m. and 12 Noon, subject to the execution of the agreement attached to this report.
3. That staff continue to carry out, if deemed necessary, random unannounced visits to the Inland property to monitor for noncompliance of the terms of the agreement and that any costs incurred for staff time and vehicle mileage be invoiced to Inland Iron and Metals.
4. That the matter of loading two (2) tractor trailers on Sundays and Statutory Holidays be brought back to council approximately one month prior to the expiry date of this agreement for review upon written request from Inland for an agreement renewal.

(K) Building Condition Assessment HAL-1

Report No. OID-2016-0031

**RESOLUTION NO. C-2016-0384**

1. That Council receive Report No. OID-2016-0031 prepared by the Operations and Infrastructure Department dated July 13, 2016 respecting the Building Condition Assessment.
2. That Council award the contract for the Building Condition Assessment (B.C.A.) tender to Brown & Beattie Limited in the amount of \$99,500 excluding applicable taxes.
3. That Council approve the additional funding of \$43,025 from the building reserves in order to facilitate the Building Condition Assessment of all Town buildings in 2016.

(K) Parking Arrangements for Sutton Fair

Report No. OID-2016-0032

**RESOLUTION NO. C-2016-0385**

1. That Council receive Report No. OID-2016-0032 prepared by the Infrastructure and Operations Department dated July 13, 2016, regarding the parking arrangements for the Sutton Fair.
2. That By-law 2002-0046 (TR-1) be amended to include in Schedule (ii), the noted streets around the Sutton fairground for no parking on the street during the Sutton Fair duration.

**Carried.**

(2) REPORTS REQUIRING SEPARATE DISCUSSION

- (H) Brock Township Request for Contribution – Thorah Park Blvd.  
Construction

Report No. CAO-2016-0016

Moved by Councillor Neeson, Seconded by Councillor Davison

That the Rules of Procedure be waived to permit Thom Gettinby, CAO and Clerk, and Nick Colucci, Director of Public Works for the Township of Brock, to address Council.

**Carried.**

**Thom Gettinby**, CAO and Clerk for the Township of Brock, advised that there were significant lapses on both sides and that Brock is committed to finalizing the long-overdue road agreement with Georgina. This is a boundary road and the Act states that maintenance and capital should be equally shared between abutting municipalities. Brock has paid back works performed by an abutting municipality on another boundary road over a period of time.

Moved by Councillor Davison, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2016-0386**

1. That Council receive Report CAO-2016-0016, prepared by the Office of the CAO dated July 13, 2016 respecting the Brock Township Request for Contribution – Thorah Park Blvd.

2. That the Town of Georgina portion of the 2012 Thorah Park Blvd. capital works undertaken, by the Township of Brock, be paid to the Township of Brock in 3 equal installments of \$47,804.89 over the years 2016-2018, and that the Treasurer advise of the recommended funding source for the 2016 payment.
3. That the Town enter into a Boundary Road Agreement with the Township of Brock.

**Carried.**

Report from the Recreation and Culture Department:

(A) Georgina Arts Centre and Gallery Agreements

Report RC-2016-0024

**Phil Rose-Donahoe** summarized the report and reviewed the minor revisions outlined in the report that have been made to the four agreements and accepted by both parties, as well as a few unresolved items that require Council's direction.

Summary;  
Municipal Capital Facility Agreement  
Length of Term; 10 years

Services Agreement  
14.2, Default and Termination; (i) 30 days to comply (ii) retain additional insurance requirement as precaution for future

Licence Agreement  
2(u), Relocation or Termination; (i) retain clause regarding rental space, Council to entertain the potential of renting the GACAG space if they are required to be relocated

Loan Repayment Plan Agreement  
(i) retain 10-year loan repayment plan, (ii) retain annual interest of 1.5% compounded monthly

Moved by Councillor Neeson, Seconded by Councillor Davison

**RESOLUTION NO. C-2016-0387**

1. That Council receive Report No. RC-2016-0024 prepared by the Recreation and Culture Department dated July 13, 2016 respecting the Georgina Arts Centre & Gallery (GACAG) Agreements.



2. That Council provide direction to staff on the outstanding items outlined in this report which were identified through the Agreement negotiations between the Town's solicitor and the GACAG's solicitor.
3. That Council designate 149 High Street as a Municipal Capital Facility pursuant to section 110 of the *Municipal Act, 2001*, S.O. 2001, c. 25 and authorize the Mayor and Clerk, on behalf of the Town, to enter into a Municipal Capital Facility Agreement (Attachment 1) with the GACAG subject to such minor revisions as may be required by the Town Solicitor.
4. That Council authorize the Mayor and Clerk, on behalf of the Town, to enter into an Arts Programming Services Agreement ("Services Agreement," Attachment 2) between the Town and the GACAG subject to such minor revisions as may be required by the Town Solicitor.
5. That Council authorize the Mayor and Clerk, on behalf of the Town, to enter into a Licence Agreement (Attachment 3) between the Town and the GACAG for use of the building located at 149 High Street, Sutton, subject to such minor revisions as may be required by the Town Solicitor.
6. That Council authorize staff to bring forward separate enacting by-laws regarding the Municipal Capital Facility Agreement, the Arts Programming Services Agreement, the Licence Agreement, and the Loan Repayment Plan Agreement for Council approval.

**Carried.**

Staff will bring forward by-laws appointing a Town representative and a Council representative.

Report from the Recreation and Culture Department:

(N) The Link Base Building and Tenant Improvement Costs

Report No. RC-2016-0022

**Phil Rose-Donahoe** summarized the report, requesting Council direction regarding additional work required throughout the Link, mainly concerning spaces A, B, C and D, and listed staff's definition of base building requirements. The works needed to be completed before these spaces can be occupied are insulation, heating, ventilation, air conditioning trunk line, and the continuation of the existing separation wall in spaces A and B to the ceiling to create a full fire separation wall required in order for the tenants to obtain insurance

•estimate for necessary work; \$35,400

•Town's upfront costs to be added to internal borrowings; \$41,300

- amount to be recovered by Town from Hub Space A-D tenants as a prorated fee applied to their monthly licence fee; \$30,100
- total additional Hub Space A-D tenant costs; \$15,625
- total Food Pantry costs \$35,685

Moved by Regional Councillor Wheeler, Seconded by Councillor Neeson

That the Rules of Procedure be waived to permit Cathy Wilkinson, Routes Connecting Communities, to address Council.

**Carried.**

**Cathy Wilkinson**, Routes Connecting Communities, addressed Council as follows:

- at no time were they given the impression that Unit A was one unit and that they would be sharing the unit with another tenant
- believed whatever alterations made within the unit based on their design was their responsibility and was fair.
- shocked at the \$15,000 expense to be shared by Routes and the Chamber of Commerce when from the beginning it was always presented as separate units.
- unable to obtain insurance without a solid wall between the sections of the units
- advised they could not enter into a Licence Agreement at this stage, but they have been prepared to move in from the moment they were approved as tenants
- \$15,000 is a huge expense

**Phil Rose-Donahoe** advised that there are four units, separated by a wall that does not reach to the ceiling. The building code indicates that a fire separation wall is needed between each tenant. The wall was not finished pending separate tenant's needs and advised that the area was not presented as separate units to prospective tenants.

Moved by Councillor Davison, Seconded by Councillor Neeson

That the Rules of Procedure be waived to permit Stephen Palmer of the Georgina Community Food Pantry to address Council.

**Carried.**

**Stephen Palmer** reminded Council of his suggested options as he mentioned earlier in the meeting. that included Option 1; no payment, Option 2; deferral of project for one year, Option 3; deferral of costs for one year, amortized over nine years rather than five years, and Option 4; deferral of costs for one year, amortized over nine years rather than five years with option to pay back the loan in lump sums, starting with the ninth year. He added a fifth option for a five-month deferral of payments to January of 2017.

Moved by Councillor Sebo, Seconded by Councillor Harding

**RESOLUTION NO. C-2016-0388**

1. That Council receive Report No. RC-2016-0022 prepared by the Recreation and Culture Department dated July 13, 2016 regarding The Link Base Building and Tenant Improvement Costs.
2. That Council approve the staff recommendation that base building requirements at The Link are the responsibility of the Town and that tenant improvement costs are the responsibility of the tenants, as defined in this report.
3. That Council approve the up-front expenditure of up to \$56,925 (excluding HST) to complete Phase One Heating Ventilation Air Conditioning (HVAC) design, trunk line, controls and duct distribution for Hub Spaces A-D, and new entrance to Hub Space B, and the wall separation and sprinkler separation between A and B to be added to the internal borrowings from reserves.
4. That Council approve recovering tenant costs of approximately \$26,914 (excluding HST) as a prorated fee applied to their monthly licence fee.
5. That Council approve the staff recommendation that Phase Two base building costs be brought forward for consideration during the 2017 budget process.
6. That Council approve the HVAC repayment plan for the Food Pantry area to be commencing January 1, 2017, over a nine (9) year period amortized, and open to funders for lump sum payments.
7. That staff report to Council outlining discussions with various tenants concerning updates on funding timelines, expected occupancy timelines and a Memorandum of Understanding concerning unit expenditure responsibilities and occupancy timelines, for submission in September.

**Carried**

Moved by Regional Councillor Wheeler, Seconded by Councillor Sebo

That the meeting recess at 11:36 a.m.

**Carried.**

The meeting reconvened at 11:50 a.m.

Mayor Quirk moved forward Item No. 13(E) at this time.

- (E) Karen Wolfe, President, Georgina Historical Society, requesting an update on a number of improvements at the Georgina Pioneer Village that were approved in previous years' budgets.

**Phil Rose-Donahoe** advised the following, in response to correspondence;

- radial station is currently being repaired
- painting of the Mann House is to be completed the summer of 2016
- schoolhouse bell has been repaired, crane to replace it on roof
- front porch of office; additional money budgeted in 2016 to remove the porch and replace it; endeavour to be completed in 2016
- installation of concrete pad; staff obtaining quote for the exact footprint of the cabin donated by the Pegg family, anticipate completion by the end of this budget year.
- Pioneer Village signage has been completed

Moved by Councillor Sebo, Seconded by Councillor Harding

#### **RESOLUTION NO. C-2016-0389**

That correspondence from Karen Wolfe, President, Georgina Historical Society, requesting an update on a number of improvements at the Georgina Pioneer Village that were approved in the previous years' budgets, be received.

**Carried.**

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

- (J) Tree Preservation and Compensation Policy

Report No. OID-2016-0030

Moved by Councillor Davison, Seconded by Regional Councillor Wheeler

#### **RESOLUTION NO. C-2016-0390**

1. That Council receive Report No. OID-2016-0030 prepared by the Operations and Infrastructure Department dated July 13, 2016 respecting Tree Preservation and Compensation Policy.
- 2 That Council endorse the Tree Preservation and Compensation Policy.

**Carried.**

Reports from the Chief Administrative Officer:

(F) 2016 Capital Projects and New Initiatives Progress Summary

Report No. CAO-2016-0014

Moved by Regional Councillor Wheeler, Seconded by Councillor Harding

**RESOLUTION NO. C-2016-0391**

1. That Council receive Report No. CAO-2016-0014 prepared by the Office of the Chief Administrative Officer dated July 13, 2016 respecting the 2016 Capital Projects and New Initiatives Progress Summary.

**Carried.**

(G) Draft Corporate Strategic Plan

Report No. CAO-2016-0015

Council suggested that Action Item No. 2.8 'Promote recreational opportunities that exist due to Georgina's geographic location and features' should remain as a stand-alone item and should not be included under Action Item No. 2.4.

Moved by Councillor Neeson, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2016-0392**

1. That Council receive Report CAO-2016-0015, prepared by the Office of the CAO dated July 13, 2016 respecting the Draft Corporate Strategic Plan.
2. That the Strategic Plan be finalized and presented on the August 10, 2016 agenda for adoption.

**Carried.**

(I) Verbal Report; Lake Drive Shoreline Jurisdiction Ad Hoc Committee Update

**Winanne Grant** advised that the Committee is working towards a final draft of a proposed policy based on comments provided by the Committee. The next meeting is scheduled for September 20<sup>th</sup>.

Moved by Councillor Neeson, Seconded by Councillor Sebo

**RESOLUTION NO. C-2016-0393**

That the verbal report provided by the Chief Administrative officer regarding the Lake Drive Shoreline Jurisdiction Ad Hoc Committee Update be received.

**Carried.**

Mayor Quirk moved forward Item No. 12(2)(M) at this time.

(M) Capital Project Deferment – Connecting the Watermain on Woodbine Avenue

Report No. OID-2016-0033

Moved by Councillor Davison, Seconded by Councillor Neeson

**RESOLUTION NO. C-2016-0394**

1. That Council receive Report No. OID-2016-0033 prepared by the Operations and Infrastructure Department dated July 13, 2016, Capital Project Deferment – Connecting the Watermain on Woodbine Avenue.
2. That Council indefinitely defer Capital Project WAT-2, Connecting the Watermain on Woodbine Avenue (2016 budget).

**Carried.**

Moved by Councillor Davison, Seconded by Councillor Sebo

That the meeting recess at 12:44 p.m.

**Carried**

The meeting reconvened at 7:01 p.m.

Absent: Councillor Davison and Councillor Fellini

11. PRESENTATIONS

(7:01 p.m.)

- (1) Laurie Pangman-Carriere concerning the annual Terry Fox Run being held on Sunday, September 18th.

**Laurie Pangman-Carriere**, organizer, advised that the annual Run raised over \$32,000 last year. Registration begins on Sunday, September 18<sup>th</sup> at 8:30 a.m. at North Gwillimbury Park and the run at 10:00 a.m.

Councillor Davison arrived at 7:05 p.m.

Ken Hackenbrook, involved in the annual event, requested Pangman-Carriere be permitted to attend an evening Council meeting in order to be on Rogers TV.

Moved by Regional Councillor Wheeler, Seconded by Councillor Harding

**RESOLUTION NO. C-2016-0395**

That the presentation provided by Laurie Pangman-Carriere concerning the annual Terry Fox Run being held on Sunday, September 18th be received and that Ms. Pangman-Carriere re-appear at an evening Council meeting for Rogers TV coverage, if possible.

**Carried.**

(7:16 p.m.)

- (2) Patti White, Manager of Recreation Services, and Katherine Squires, Healthy Kids Community Challenge Project Coordinator, providing an update on the Healthy Kids Community Challenge.

**Patti White and Katherine Squires** updated Council on the physical activity initiatives undertaken to date since the Healthy Kids Launch in January of 2016; Cub Club Mini Snowboard Park, Cub Club Physical Activity Program, 60 Minute Kids Club Healthy Habit Tracker Challenge, Physical Activity Conference and a Healthy Kids Photo Contest.

A short video of the photo contest was played. Mayor Quirk and Council assisted staff in presenting awards to the winners of the Healthy Kids Community Challenge Photo Contest;

3<sup>rd</sup> place; Lindsay Nicholson, 'trampoline action photos' with 212 votes

2<sup>nd</sup> place; Diane Harding, 'daughter enjoying the leisure pool' with 780 votes

1<sup>st</sup> place; Justine Truscott, 'son fishing on Lake Simcoe' with 931 votes

**Patti White and Katherine Squires** introduced Theme 2, 'Water Does Wonders' which encourages families to drink more water, to make water their first choice to drink with meals and throughout the day, and to reduce sugar beverages, and will continue to March 2017.

Moved by Regional Councillor Wheeler, Seconded by Councillor Davison

**RESOLUTION NO. C-2016-0396**

That the presentation provided by Patti White, Manager of Recreation Services, and Katherine Squires, Healthy Kids Community Challenge Project Coordinator, providing an update on the Healthy Kids Community Challenge, be received.

**Carried.**

12. PUBLIC MEETINGS

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS, Section 11(1)

(7:40 p.m.)

- (A) Application to Amend Zoning By-law No. 500  
REDMOND, Kevin & Annelise  
3430 Pollock Road  
Part Lot 11, Concession 5 (NG), Plan 65R-10899, Part 1, 3430  
Pollock Road  
AGENT: Michael Smith Planning Consultants

Report No. DS-2016-0048

**Mayor Quirk** explained the procedure for a public meeting at this time.

**Michael Smith** of Michael Smith Planning Consultants, Agent for the applicant, addressed Council as follows:

- temporary zoning amendment to permit a garden suite
- typically means a one unit detached residential structure containing a bathroom, kitchen, and ancillary to the existing residential structure, designed to be portable
- subject land on north side of Pollock Road, half way between Morton Avenue and Kennedy Road, well treed, 95 metre/312 foot frontage, 3.77 hectares/9 acres in size, currently containing a single detached dwelling and garage
- creek bisects property, with two-thirds within the Lake Simcoe Region Conservation Authority regulated area
- owners intends to locate a garden suite on property, could be a mobile home as mobile homes are portable
- mobile is 7.32 metres/24 feet x 13.4 metres/45 feet, or 98 square metres/1,000 square feet in size
- requesting a reduced minimum front yard setback of 50 metres/164 feet, reduced minimum interior side yard setbacks from the east and west side lot lines of 25 metres/80 feet and a reduced minimum rear yard setback of 310 metres/1,000 feet to ensure the garden suite is outside the regulated area



- garden suite would have its own well and septic system on the property, shared driveway access from Pollock Road
- a garden suite is permitted on the property, subject to an amendment to the zoning by-law, and the former housing proposed supports the Town's housing goal of providing a diverse range of housing and to provide affordable housing
- Section 39 of the Planning Act provides that municipalities may enter into agreements with landowners for installation, maintenance and removal of garden suites, period of occupancy and monetary or form of security for potential costs related to it
- Maximum time period to allow a garden suite on a property is 20 years plus potential extensions
- requested Council approve recommendation of report.

**Ingrid Fung**, Junior Planner, addressed Council as follows:

- application to rezone 3430 Pollock Road from Rural to Site Specific Rural to place temporary use of a garden suite on the property
- Section 39 of the Planning Act allows Council to permit garden suites, cannot exceed 20 years, but Council can extend period in increments of three years at a time
- Property designated Agricultural Protection Area and Environmental Protection Areas 2 & 3. Suite proposed to be entirely within Agricultural Protection Area. Zoned Rural and northern two-thirds of the property are within the Lake Simcoe Region Conservation Authority's regulated area
- neighbour on the east side has no objections and provided a survey to ensure the proposal will not encroach onto her property
- neighbors at 3386 Pollock Road to the west, inquired about the existing dwelling, who will occupy the garden suite, what will happen if it is no longer needed before the 20-year timeframe, what occurs if the property is sold, are there other garden suites in Georgina, who monitors residents of garden suites. An agreement will be executed between the Town and the applicants that will address most of these concerns
- previous garden suite application for 294 Metro Road North in 2009
- staff's opinion that proposal is in conformity to the Provincial Policy Statement, the Greenbelt Plan, Lake Simcoe Protection Plan and the York Region Official Plan
- in the current Town Official Plan, Agricultural Protection Area permits single family dwellings. Section 7.3.5 permits temporary uses and states '...may permit temporary use of lands...which may not conform to Official Plan provided requirements are met'
- recommends that bylaw includes a provision that an agreement be entered into prior to issuance of a building permit, as well as a definition of a garden suite, maximum number of garden suites, maximum floor area, maximum height, minimum number of parking spaces, setbacks
- previous application included the requirement of a \$5,000 Letter of Credit
- applicant requested reduced setbacks for flexibility in sighting the suite, minimum tree removal, more room from septic system and distance from the Conservation Authority regulated area

- amending by-law and a bylaw to authorize the execution of the agreement are required
- all costs associated with the application to be borne by the applicant
- if property was sold, agreement would be terminated
- agreement will include various situations and will state the owners of the property, the users of the suite, and that if the property sells before the 20 year timeframe, the agreement will terminate and the suite will need to be removed. Agreement will be registered on title
- the Planning Act mentions that there may be situations where a deposit or letter of credit is required regarding removal of refuse, cleaning of roads in area of site, issuance of final occupancy permit, completion of lot grading, fencing, landscaping, completion of municipal works, removal of suite, to ensure works are completed. Deposit will be returned to applicant in increments as items are completed
- unaware whether the property taxes will increase once the suite is registered on title

**Harold Lenters** advised that with regard to the Letter or Credit, a certain amount is kept in perpetuity for removal of the garden suite.

Moved by Councillor Davison, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2016-0397**

1. That Council receive Report No. DS-2016-0048 prepared by the Planning Division dated July 13, 2016 respecting an application to amend Zoning By-law No. 500 submitted by Kevin and Annelise Redmond for the property municipally addressed as 3430 Pollock Road.
2. That Council approve the application submitted by Kevin and Annelise Redmond to amend the Rural (RU) Zone on the property municipally addressed as 3430 Pollock Road, in order to permit a 'Garden Suite' for the purpose of providing temporary living accommodation for a period not exceeding 20 years;
3. That Council pass the amending by-law containing site-specific provisions as it relates to the proposed 'Garden Suite' as outlined in Report DS-2016-0048; and,
4. That Council pass a By-law to authorize the Director of Development Services and the Town Clerk to enter into an agreement with the owners respecting matters related to the temporary use of a 'Garden Suite'.

**Carried.**

(8:08 p.m.)

- (B) Application to Amend Zoning By-law No. 500  
VALLENTYNE, Lynn  
Lot 233, Plan 427, Rose Street n/s, Sutton  
AGENT: Michael Smith Planning Consultants

Report No. DS-2016-0049

**Mayor Quirk** explained the procedure for a public meeting at this time.

**Michael Smith** of Michael Smith Planning Consultants, Agent for the applicant, addressed Council as follows:

- subject property is a vacant lot on the north side of Rose Street
- on westerly limit is unopened road allowance
- applicant proposes to construct a two-storey dwelling with associated parking, deck, well and septic system
- land is designated Stable Residential Area and zoned Rural
- approximately 1500 sq. metres/16,000 sq. feet, width of 250 feet/76 metres, depth of 20 m/65 feet
- in effort to establish planning controls on rural lots, the zoning by-law requires rural lots to have minimum lot frontage of 180 metres/590 feet, and lot area of 20 hectares/50 acres. Subject land is considered undersized and therefore an amendment of the zoning by-law required
- Amend zoning bylaw from Rural to Site Specific Rural and Site Specific Open Space zone. Staff suggest more appropriate zoning of Site Specific Residential (R) zone and he agrees
- site specific residential provisions requested include 5 sections; minimum lot frontage of 20 metres from required 30 metres, minimum lot area of 1400 sq. metres from required 4,000 sq. metres, minimum front yard setback of 6 metres from required 8 metres, minimum rear yard setback 1.5 metres from required 12 metres and maximum projection of porch/deck into front yard of 2.2 metres
- subject land contains wetland, woodland and creek
- Environmental Impact Study was undertaken, concluded that proposed development would not negatively impact any environmental features
- EIS stated 5 metre buffer would provide effectively buffer to protect environmental features
- Open Space zoning to protect environmental features for the long term. Concur with staff's requested revisions given the environmental features, size and orientation of the lot
- easterly third of subject land proposed to be rezoned from Rural to Site Specific Residential zone and westerly two-thirds to Open Space zone
- amendment to zoning by-law needs to be consistent with Provincial Policy Statement, Greenbelt Plan, Growth Plan, Lake Simcoe Protection Plan, Region of York Official Plan and the Town's Sutton/Jackson's Point Secondary Plan. The development is consistent and conforms to all policy documents and therefore represents good planning.

**Tolek Makarewicz**, Planner, addressed Council as follows:

- no comments received from the public to date
- all comments received from internal departments and agencies indicate no objection
- Lake Simcoe Region Conservation Authority satisfied with application
- entirely regulated by Lake Simcoe Region Conservation Authority, therefore any development or site alteration will require permit from Conservation Authority
- consistent with Provincial Policy Statement, Growth Plan, Greenbelt Plan, Lake Simcoe Protection Plan and York Region Official Plan
- designated Stable Residential Area within Sutton/Jackson's Point Secondary Plan to protect, recognize, and enhance existing stable residential neighbourhoods and prohibit incompatible uses
- proposed single family dwelling is compatible with neighbouring uses
- Environmental Impact Statement was required, concluded no negative impacts to environmental features on property, and 5 metre vegetation protection zone is adequate buffer from wetland and woodland features
- Wetland/woodland/stream and 5 metre buffer will be protected through an Open Space zone prohibiting any development; to be marked with fencing to prohibit disturbance. Any development in this area will be enforceable through the Municipal Law Enforcement Division and the Conservation Authority.
- zoned Rural and considered undersized in terms of lot frontage and area. Proposed single family dwelling is an appropriate use subject to the protection of environmental features and functions
- staff recommends approval of the application, it is consistent with all plans and represents good planning

**James Lynch**, 69 Rose Street, owner of the property diagonally opposite the subject land, has no objection.

- since 2012, has been a steady stream of people have purchased and sold the subject property, possibly due to difficulty obtaining a building permit or lack of finances, although the current owner obtained permission to build in a short period of time. He inquired if staff was aware if past owners made attempts to apply for an environmental assessment.

**Michael Smith** advised that the owner purchased the property in 2012 and it has been a difficult and long process, commending the current owner for her persistence to reach this stage.

**Tolek Makarewicz** advised that the applicant attended a pre-consultation meeting in December of 2013. There had been previous inquiries on the property, but no applications were made.

**Harold Lenters** advised that it is not uncommon for lots to have several challenges and when individuals look at the property, inquire about it with the Town office and obtain the details, they lose interest.

Moved by Councillor Sebo, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2016-0398**

1. That Council receive Report DS-2016-0049 prepared by the Planning Division dated July 13, 2016 respecting an application to amend Zoning By-law No. 500 submitted by Lynn Vallentyne for the property legally identified as Lot 233, Plan 427.
2. That Council approve the application submitted by Lynn Vallentyne to amend Zoning By-law No. 500 to rezone land described as Lot 233, Plan 427 from Rural (RU) to a site-specific Residential (R) and a site-specific Open Space (OS) zone.
3. That the amending zoning by-law contain the site-specific provisions as outlined in Staff Report DS-2016-0049.
4. That Staff bring forward the amending By-law for Council's consideration and passing in the near future.

**Carried.**

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

(3) OTHER PUBLIC MEETINGS *None.*

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

(1) Dispositions/Proclamations

- (A) Stephanie Sawchuk, Lieutenant, Corps Officer/Pastor, The Salvation Army, requesting the temporary closure of Lake Drive from The Salvation Army Campground to De La Salle Park on Sunday, August 21, 2016, between 6:00 p.m. and 6:15 p.m.

Moved by Councillor Davison, Seconded by Councillor Harding

**RESOLUTION NO. C-2016-0399**

That correspondence from Stephanie Sawchuk, Lieutenant, Corps Officer/Pastor, The Salvation Army, requesting the temporary closure of Lake Drive from The

Salvation Army Campground to De La Salle Park on Sunday, August 21, 2016, between 6:00 p.m. and 6:15 p.m., be received and referred to the appropriate staff for the required coordination.

**Carried.**

- (B) Lynn Marles, Executive Director, 'Give A Miracle A Chance', requesting permission to host a beer tent during the annual Charity Baseball Tournament for children with special needs.

Moved by Councillor Neeson, Seconded by Councillor Sebo

**RESOLUTION NO. C-2016-0400**

That Council declare the 'Give A Miracle A Chance' 2016 Charity Baseball Tournament event being held at West Park on Saturday, July 23<sup>rd</sup> a 'Community Festival Event', grant permission to operate its annual beer tent during the event and refer the approval to the appropriate staff for coordination.

**Carried.**

- (C) Petition from residents of Dr. George Burrows Parkway requesting the municipality to reconstruct their driveways to accommodate three vehicles.

**Harold Lenters** advised that it would be the developer's responsibility to widen the driveways at the curb for the 3-car driveway lots, at no cost to the Town.

Moved by Councillor Sebo, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2016-0401**

WHEREAS Council has considered the petition submitted on Wednesday, July 13, 2016 by Frank and Rosalie Spada, containing 14 signatures thereto, seeking the Town's support to increase the maximum driveway width for the large homes with attached 3-car garages, located along the north and south sides of Dr. George Burrows Parkway in Sutton, and more particularly described as Lots 39 to 48 in Registered Plan 65M-4453;

AND WHEREAS on October 3, 2011, Council approved the Architectural Design Guidelines, prepared by John G. Williams Limited, Architect, dated September 20, 2011, which indicate that where 3-car garages are proposed, driveways shall be tapered to a width of 6.5 metres at the curb to lessen the visual impact of driveways on the street (from the 9 metre width at the property line down to 6.5 metres at the curb);

AND WHEREAS Council has considered the petition request and the comments of Town staff, the Developer's Control Architect and Consulting Engineer;

AND THEREFORE hereby approves the request, related to lots 39 to 48 in Registered Plan 65M-4453, to increase the width of the driveways located within the Town road allowance/boulevard of Dr. George Burrows Parkway from 6.5 metres to 9 metres.

**Carried.**

- (D) Colin Dobell, Executive Director, Ontario Water Centre, providing an update on the status of opening up access to shoreline spaces for Georgina residents.

Moved by Councillor Davison, Seconded by Councillor Sebo

**RESOLUTION NO. C-2016-0402**

That correspondence from Colin Dobell, Executive Director, Ontario Water Centre, providing an update on the status of opening up access to shoreline spaces for Georgina residents and advising that it will not be requesting the \$3,300 for exploration of this process at this time.

**Carried.**

- (F) Jackson's Point Business Improvement Area requesting temporary closure of the portion of Lake Drive East between Dalton Road and Jackson's Point Avenue on Saturday, August 13<sup>th</sup> during the 5<sup>th</sup> Annual Painted Perch Festival.

Moved by Councillor Sebo, Seconded by Councillor Harding

**RESOLUTION NO. C-2016-0403**

That Council approve the temporary closure of the portion of Lake Drive East between Dalton Road and Jackson's Point Avenue on Saturday, August 13<sup>th</sup> during the 5<sup>th</sup> Annual Painted Perch Festival and that this approval be referred to the appropriate staff for coordination.

**Carried.**

(2) General Information Items

Moved by Regional Councillor Wheeler, Seconded by Councillor Sebo

**RESOLUTION NO. C-2016-0404**

That the General Information Listing for July 13, 2016, be received.

**Carried.**

(3) Committee of Adjustment Planning Matters

(a) Under Review

Moved by Regional Councillor Wheeler, Seconded by Councillor Neeson

**RESOLUTION NO. C-2016-0405**

That the Committee of Adjustment Planning Matters a) Under Review of July 13, 2016, be received.

**Carried.**

(b) Recommendations *None.*

(c) Decisions *None.*

14. MOTIONS/NOTICES OF MOTION

(1) Reconsideration of the Maskinonge River Pedestrian Bridge.

Moved by Councillor Davison, Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2016-0406**

1. That Council reconsider from the 2016 budget deliberations 'on the radar' item, Maskinonge River Pedestrian Bridge Project (Geotechnical Soil Testing).
2. That Council direct staff to complete geotechnical soil testing for both the Town owned lands on the south side of the river and the proposed lands on the north side of the river at an upset limit of \$18,500 to be drawn from Federal Gas Tax and for staff to report back with the results for further direction.

**Carried.**



## 15. REGIONAL BUSINESS

### (1) Verbal Update from the Mayor and the Regional Councillor

•Road work on Warden Avenue from Ravenshoe Road to Old Homestead Road is scheduled to commence the week of July 11<sup>th</sup>, and is to be completed during the month of August.

•Road work along Baseline Road from Woodbine Avenue to McCowan Road, commenced the week of July 4<sup>th</sup> and is to be completed in early October.

## 16. OTHER BUSINESS

### (1) Council Appointments to Georgina Waterways Advisory Committee

An appointment by-law is to be considered at the next Council meeting for the appointment of Councillor Fellini as an additional Council representative on the Georgina Waterways Advisory Committee.

•Winanne Grant advised that further to a March 22<sup>nd</sup> posting by the Ministry of Environment and Climate Change respecting the former Thane Smelter site, on June 30, 2016, the Director issued an Order containing six items which vary with compliance dates from June 30<sup>th</sup> to October 11, 2016. Ms. Grant has confirmed with the MOE that compliance requirements have been met for one item so far.

•Councillor Sebo advised that through James Calnan, he was informed that Provincial Parks do not have recycling programs and that Mr. Calnan is currently working toward the Parks introducing a recycling program and mentioned that our transfer site is next to the Thane Smelter site.

•Councillor Davison advised that the Town of Georgina has been selected as a site for an Electric Vehicle Charging Station, on The Queensway in the Glenwoods Plaza. It is to be installed by March 27, 2017. It is 100% provincially funded and was applied for by a private company.

## 17. BY-LAWS

Moved by Councillor Neeson, Seconded by Councillor Davison

That the following by-laws be approved:

- (1) By-law Number 2016-0060 (PWO-2), being a by-law to amend By-law No. 94-60 (PWO-2) and assume certain roads as public highway in the Town of Georgina; MacKenzie Court from Church Street to MacKenzie Court cul-de-sac, 0.40 km

- (2) By-law Number 2016-0061 (PWO-3), being a by-law to authorize the Mayor and Clerk to execute a Pre-Servicing Agreement between Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments Inc., Strathgreen Estates Inc. and Camlane Holdings Inc., as owners, and the Town of Georgina, Plan of Subdivision 19T-14G02, Part Lots 2,3,4 & 5, Concession 3 (NG), Simcoe Landing Subdivision Phase 9 Development.
- (3) By-law Number 500-2016-0001 (PL-5), being a by-law to amend Zoning By-law 500, Kevin & Annelise Redmond, Part Lot 11, Concession 5 (NG), Plan 65R-10899, Part 1, 3430 Pollock Road
- (4) By-law Number 2016-0062 (CON-1), being a by-law to authorize the Director of Development Services and the Town Clerk to execute an agreement between Kevin and Annelise Redmond and the Town of Georgina; Part Lot 11, Concession 5 (NG), RP 65R-10899, Part 1, concerning the temporary use of a garden suite.
- (5) By-law Number 2016-0063 (CON-1), being a by-law to authorize the Mayor and Clerk to enter into an agreement with Inland Iron & Metals (Inland), Ravenshoe Road (north side), Part of Lot 1, Concession 6, Sutton, respecting the handling of materials on Sundays and Statutory Holidays.
- (6) By-law Number 2016-0064 (AD-1), being a by-law to appoint a Deputy Clerk for the Corporation of the Town of Georgina, Rachel Dillabough.
- (7) By-law Number 2016-0065 (COU-4), being a by-law to endorse and support the first annual Georgina Mayor's Charity Motorcycle Ride, September 10, 2016.

**Carried.**

18. CLOSED SESSION *None.*

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

19. CONFIRMING BY-LAW

Moved by Councillor Davison, Seconded by Councillor Neeson

That the following by-law be approved:

- (1) By-law No. 2016-0066 (COU-2), a by-law to confirm the proceedings of Council on July 13, 2016.

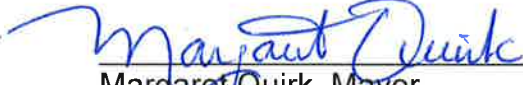
**Carried.**


20. MOTION TO ADJOURN

Moved by Councillor Sebo, Seconded by Councillor Harding

That the meeting adjourn at 8:49 p.m.

**Carried.**

  
\_\_\_\_\_  
Margaret Quirk, Mayor

  
\_\_\_\_\_  
John Espinosa, Town Clerk