



**GEORGINA**

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

Date: Wednesday, September 21, 2022  
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:**

Ryan Cronsberry, CAO  
Rachel Dillabough, Town Clerk  
Mamata Baykar, Deputy Clerk  
Carolyn Lance, Council Services Coordinator  
Connor McBride, Senior Development Planner  
Janet Porter, Manager of Development Planning

**Others Present:**

Zaidun Alganabi, Manager, Development Engineering  
Lorianne Zwicker, Deputy Fire Chief

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

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to 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.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

- Council recognized the September 22nd funeral for York Region Constable Travis Gillespie who was killed in a car accident on September 14th

- Council recognized the September 21st funeral of Toronto Police Constable Andrew Hong who was fatally shot last week in the line of duty

## **2. ROLL CALL**

As noted above

Regional Councillor Grossi and Councillor Neeson are having connection issues and are working on logging into the meeting.

## **3. COMMUNITY ANNOUNCEMENTS**

- Saturday, September 24th and Sunday, September 25th, Chippewas of Georgina Island Pow Wow at Sutton District High School, beginning at noon
- Saturday, September 24th and Sunday, September 25th, Georgina Studio Tour
- Saturday, September 24th, Downtown Sutton Sidewalk Sale, 10am to 2pm
- Saturday, September 24th, Fire Department Open House at Sutton Station
- Saturday, September 24th, official opening of the Leash-Free Dog Park as well as a Cat Adoption event at the Animal Shelter on Civic Centre Road

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

- Item No. 8.1, Karen Bates-Denney to speak regarding Item No. 11.1.b
- Item No. 8.2, Nicole Sampogna to speak regarding Item No. 11.1.b
- Item No. 11.1.b(a), Additional elevation plan for Report DS-2022-0082, Item No. 11.1.b
- Item No. 11.1.b(b), Laura Raponi providing concerns regarding potential damage to the water shed
- Item No. 11.1.b(c), Rennie and Paul Deveau providing concerns regarding the proposed development
- Item No. 11.1.b(d), Rennie and Paul Deveau providing documents on a proposed sound barrier
- Item No. 11.1.b(e), Doug and Sandra Waldron in opposition to the proposed development
- Item No. 11.1.d(a), Harold Swinarton providing comments
- Item No. 11.1.d(b), Paul and Kim Brady providing comments

- Item No. 11.1.f, Report No. DS-2022-0085, listed on the main agenda as Item 11.1.e
- Item No. 11.1.b, additional correspondence from Heather Cameron and Dave Magee
- Item No. 11.1.d, additional correspondence from Paul Brady

All items have been posted to the Town's website

## **5. APPROVAL OF AGENDA**

### **RESOLUTION NO. C-2022-0329**

Moved By Councillor Harding

Seconded By Councillor Sebo

That the September 21, 2022 Council agenda, with the following addendum items, be adopted;

- Item No. 8.1, Karen Bates-Denney to speak regarding Item No. 11.1.b
- Item No. 8.2, Nicole Sampogna to speak regarding Item No. 11.1.b
- Item No. 11.1.b(a), Additional elevation plan for Report DS-2022-0082, Item No. 11.1.b
- Item No. 11.1.b(b), Laura Raponi providing concerns regarding potential damage to the water shed
- Item No. 11.1.b(c), Rennie and Paul Deveau providing concerns regarding the proposed development
- Item No. 11.1.b(d), Rennie and Paul Deveau providing documents on a proposed sound barrier
- Item No. 11.1.b(e), Doug and Sandra Waldron in opposition to the proposed development
- Item No. 11.1.d(a), Harold Swinarton providing comments
- Item No. 11.1.d(b), Paul and Kim Brady providing comments
- Item No. 11.1.f, Report No. DS-2022-0085, listed on the main agenda as Item 11.1.e
- Item No. 11.1.b, additional correspondence from Heather Cameron and Dave Magee
- Item No. 11.1.d, additional correspondence from Paul Brady

**Carried**

**6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

None

**7. ADOPTION OF MINUTES**

**RESOLUTION NO. C-2022-0330**

Moved By Councillor Harding

Seconded By Councillor Neeson

That the following minutes be adopted as presented:

1. Minutes of the Council Meeting held on August 10, 2022
2. Minutes of the Council Meeting held on August 24, 2022

**Carried**

**8. SPEAKERS**

The registered speakers will be called upon to speak at the appropriate time.

**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** advised that Harold Lenters, Director of Development Services, is attending a public planner's conference and receiving a 25-year service recognition award. **Zaidun Alganabi** is the lead on Planning matters during this meeting.

**Regional Councillor Grossi** and **Councillor Neeson** arrived at this time.

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

- a. Application to Amend Zoning Bylaw No. 500 **(7:13pm)**

SARAVANAMUTTU, Vivapriya

Part Lot 11, Concession 6 (G), Part 2, 65R-1804, 27909 Highway 48

Report No. DS-2022-0077

**Regional Councillor Grossi** and **Councillor Neeson** are now in attendance.

**Gord Mahoney** of Michael Smith Planning Consultants, Agent;

- application to amend the zoning bylaw to permit an on-farm diversified use to facilitate the establishment of an event venue on the subject property, located on the south side of Highway 48, west of the Hamlet of Virginia, 27909 Highway 48
- 62.5 hectares or 154 acres in size, with frontage of 35 metres or 115 feet on Highway 48
- Official Plan designation of Agricultural Protection Area and Environmental Protection Area with Greenlands System overlay
- Zoned Rural (RU) and according to proposed Countryside bylaw, proposed to be zoned Agriculture Protection and Environmental Protection
- five buildings on the subject land including a single family dwelling, a detached garage used for residential use, buildings 1, 2 and 3. Building 1 is proposed as a ballroom/gathering room, Building 2 is to contain washrooms, kitchen, bride and groom retreat room and storage, Building 3 is to be a change room for guests, also two outdoor wedding areas
- site plan indicates proposed parking areas, floor areas for proposed buildings and outdoor venues
- slide indicates floor plans for buildings
- slide indicates existing elevations of two main buildings
- venue is also to host other family events such as anniversaries and reunions
- building 1 has occupancy load of 48 people
- 27 parking spaces required and 27 parking spaces are indicated on site plan
- believes application is consistent with Provincial Policy Statement and conforms to the Greenbelt Plan, Growth Plan, Lake Simcoe Protection Plan, Region Official Plan and the Town's Official Plan
- intent is to introduce proposed development and hear comments, Agent will review and address all comments and will return to Council

**Janet Porter;**

- proposal to use existing agricultural buildings for an event venue as an on-farm diversified use, contains wetland and woodland, access to Highway 48 proposed via the existing driveway, servicing will be on private well and septic
- parking provided to the north
- existing residence and garage do not form part of the application, 2 existing agricultural structures and 3 proposed accessory structures are to be utilized for the event venue
- site photos; various photographs of the property and existing buildings
- Town is undertaking updates to Zoning Bylaw No. 500 Countryside Area and introducing Agricultural Protection and Environmental Protection zones, to be approved in early 2023; this application would have site specific zoning on the area the venue is proposed and the balance would be zoned under the new Agricultural and Environmental Protection zoning
- received no verbal or written comments from the public
- Department and Agency comments include; -
  - Building permit required to convert use of agricultural buildings
  - site plan approval required
  - Fire Dept provided building code comments
  - Lake Simcoe Conservation Area noted driveway is within flood plan and meander belt, natural hazard, need to elevate driveway
  - Ministry of Transportation permits required for any needed changes to driveway, permits for any signage
  - York Region reviewing proposal for conformity
  - Canada Post has no concerns
  - Ministry of Agriculture and Rural Affairs reviewing application
- Planning have a number of matters to be addressed; scale, area and intensity of use, modifications to zoning bylaw to ensure use remain secondary to agricultural use, highway access matters regarding apparent shared access with

neighbour and Ministry of Transportation's technical review comments

- staff to report back

**Gord Mahoney** advised that the event space is currently in use.

**Mayor Quirk** requested that use of the event space cease pending the implementation of the correct zoning and consideration of accompanying requirements.

**Janet Porter** advised that staff encourage residents to have appropriate zoning, fire protection and permits to be in place.

**Gord Mahoney**; The event space is a work in progress, ballroom has occupancy load of 48 people, the number of events is being discussed, proposing to operate venue between May and October or approximately 26 weeks, discussing limiting number of events to fifteen during that timeframe.

- Issue with the floodplain has been resolved with the Conservation Authority, driveway needs to be raised approximately 7cm
- Ministry of Transportation did not raise an issue with the access, but any work needed as far as raising the driveway within the Ministry's area will require a permit
- awaiting comments from Ministry of Agriculture, Food and Rural Affairs

**Janet Porter** advised that staff is directly engaged with the Ministry of Agriculture, Food and Rural Affairs. Staff is unaware of any bylaw enforcement issues or complaints.

- zoning bylaw amendment can include a Schedule 'B' to contain restrictive requirements setting out the area that can be dedicated to the event venue so that enforcement is easily implemented if it is felt additional areas have been utilized for parking
- event venue zoning will be Agricultural Protection but will be site specific in the refined area to permit the on-farm diversified use. Wooded areas will be zoned Environmental Protection and would not anticipate the use would creep into the wooded areas
- staff have intensity and scale concerns of the venue; the building has an occupancy of 40 persons approximately, it also includes outdoor areas for event usage; it remains to be seen if tents are intended

**Gord Mahoney** advised that he has not discussed temporary tents with the applicants to date concerning compatibility depending on scale

**Council concern;**

- environmental issue regarding potential elimination of farmland
- potential elimination of the woodlot
- farm usage for parking; pond did not exist three years ago, substantial groundwork has occurred prior to submission of this zoning amendment application, applicant is obviously making changes without the proper authority to do so

**Gord Mahoney;**

- applicants made a voluntary request, they approached his firm regarding a zoning bylaw amendment, a preliminary consultation was held two years ago, then the COVID pandemic interrupted the process. Clients booked events believing the process would be much shorter than it has been.
- neither the pond nor the gravelled area existed in 2018, client advised she obtained permits from the Town and from the Conservation Authority to conduct those works

**Janet Porter** advised that she is unaware of the issuance of Town site alteration permits and the Conservation Authority did not indicate they provided permits for any work to be conducted on the site.

**RESOLUTION NO. C-2022-0331**

Moved By Councillor Harding

Seconded By Councillor Waddington

1. That Council receive Report No. DS-2022-0077 prepared by the Planning Division, Development Services Department, dated September 21, 2022 respecting an application to amend Zoning By-law No. 500 submitted by Vivapriya Saravanamuttu for the property municipally addressed 27909 Highway 48, Georgina.
2. That Staff report further to Council following the receipt and assessment of all Town Department and External Agency comments, and once the Applicant has addressed these comments and the concerns presented in Report No. DS-2022-0077, 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 (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**

- b. Application to Amend Zoning Bylaw No. 500, Draft Plan of Subdivision and Draft Plan of Condominium **(7:45pm)**

**MEL'S LANE DEVELOPMENTS INC.**

Registered Plan 78, Part Lot 2, Plan 65R-5947, Parts 2&5, Plan 65R-12519, Parts 1&2, Part Lot 12, Concession 3 (NG)

Report No. DS-2022-0082

**Michael Smith**, Agent for the applicants;

- applications have been submitted for Plan of Subdivision, Plan of Common Element Condominium and Zoning Bylaw Amendment. An Official Plan Amendment application has not been submitted as the proposal would conform to the proposed Keswick Secondary Plan which is expected to be approved in the first quarter of 2023
- subject property is accessed by Mel's Lane, a private unassumed road owned by the applicant and serving at least 2 or 3 other houses in the area
- property is just over 2 hectares, has broken frontage of approximately 81 metres
- single detached dwellings to the north, school to east, single detached dwellings to south, The Queensway is to the west, along with the Stephen Leacock Theatre, residential condominium, more single detached dwellings and commercial uses
- Lake Simcoe Region Conservation Area regulated area mapping; subject land is not within the Conservation Authority regulated area
- proposes 78 dwelling units on freehold lots served by private roads

- on west side of the extension of Mel's Lane are semi detached dwellings and townhouses on the east side
- summary of proposal; 10 semi-detached dwelling lots comprise 20 units on 1/2 hectare of property, freehold townhouses, 58 units on 1 hectare
- future development block; strip of land on south side of Mel's Lane and another strip of land on south side of Street B - if the two residential lots below are developed, these strips can be incorporated into those parcels for future development
- common element condominium includes road and visitor parking, over just half a hectare
- have submitted subdivision plan and common element plan expressly for the roads, all lots will be freehold and sold, lots will form parcels of tied land responsible for ongoing maintenance of the common element
- zoning bylaw proposes a change from Transitional (T) and Institutional to site specific low density urban residential for the semi's and low density urban residential with special provisions for the specific uses. Draft zoning bylaw attached provides details of proposed zoning provisions
- it is his opinion that the application is consistent with Provincial Policy Statement, generally conforms to growth plan, greenbelt plan, LSSP, Region's OP
- property has a split designation in the 2004 Keswick Secondary Plan, the lands for semi detached lots are designated Neighbourhood Resident permitting single detached dwellings and the remainder of the property designated Urban Corridor 1 which permits townhouses, and therefore the form of housing proposed would conform with the current Secondary Plan. However, the proposed development would not conform to the density provisions of the current Secondary Plan. Since 2004, the province has directed that municipalities should infill and intensity residential development, which is being proposed.
- proposed Keswick Secondary Plan anticipated to be approved in early 2023 is consistent with provincial policy and proposed development will conform to proposed density policies in the new Keswick Secondary Plan
- will address issues and public comments

- relying upon the new Keswick Secondary Plan regarding applicable land use policies and density, and will be actively engaged in that process

**Angela Scibberas, Town Consultant;**

- provided a brief outline of application, comments received to date and issues identified to date
- two minor corrections in report; i) the referral to approval of Mel's Lane access to The Queensway South by the Town and Region - this portion of The Queensway South is not under the jurisdiction of the Region. 2) reference to site plan approval should have read that the site plan matters will be dealt with as part of the subdivision and condominium and site plan review process
- single detached dwellings to the north and south, single detached dwellings to south, Stephen Leacock Theatre to the west, school to the east
- substantial grade differential from The Queensway to the property, buffered with hedging, the site itself is flat and open
- development proposal proposes 78-unit residential subdivision comprised of 20 semi-detached and 58 street townhouse units and 176 parking spaces; 156 resident spaces and 20 visitor spaces
- comment element condominium road system and access gained by private condominium road off The Queensway via Mel's Lane, a private road with right-of-way easement for Mel's Lane residents at this time
- semi-detached lots at north end of site, townhouses more internal and at the south end, common element ring road and visitor parking at the east end of the site
- proposal is consistent with Provincial Policy Statement, conforms to Provincial policy documents and generally conforms to municipal planning documents
- Keswick Secondary Plan designates site as Neighbourhood Residential and Urban Corridor 1, Neighbourhood Residential permits low density development to a maximum density of 11 units per gross hectare. Urban Corridor 1 permits low and medium density to a maximum of 60 units per net residential hectare, lesser of 4 stores or 12 meters in height. semi-detached portion exceeds current Keswick

Secondary Plan density, but updated version of Keswick Secondary Plan increases the density

- existing zoning is Institutional and Transitional, proposing to rezone to R2 site specific for semi detached dwellings and R3 site specific for townhouses
- for semi detached lots, relief requested from a number of R2 provisions to allow for reduced frontage, reduced lot area, reductions in front and rear setbacks, increase in lot coverage, reduction in required parking per unit count
- relief for townhouses include reduced corner lot frontage, lot areas and setbacks, lot coverage increase, increase in height from 11 to 14 metres, increase in visitor parking from 15 to 20 spaces
- site specific provisions in form with more intensive residential development
- no written comments received prior to report but a number of written comments received for the public since then; understanding that area to north is under the protection of the Lake Simcoe Region Conservation Authority, concerns with removal of trees, flooding, noise, single family detached to abut existing, privacy, status of Mel's Lane, traffic, future development potential of surrounding lands, possibility of access to Lee Ave, concern with reduced setbacks, density, site drainage, fencing, protection of existing trees, development similar to McKenzie Court, construction timing and hours, potential issue of light and noise from cars in visitor parking area
- Departmental comments; York Region requires water and wastewater allocation, LSRCA's technical review underway, Fire Department has no objection, compliance with Building Code, Bell Canada and Canada Post issued standard approval
- still to be addressed; proposed density, a need for an Official Plan Amendment as proposed density does not apply but if the updated KSP is approved, an OPA will not be required, internal site circulation and site access, transition with adjacent neighbourhood
- future report to Council will address concerns raised in report, outstanding comments from technical review, comments raised by the public

**Karen Bates-Denney**, 23 Fontaine Drive for 27 years;

- Fontaine Drive is well known prestigious street, contains larger subdivision lots, million-dollar homes; the proposal does not conform to the neighbourhood and surroundings. It would be more conducive to develop something similar to Mackenzie Court.
- would like to see changes to the proposed density
- study conducted by an Arborist; 124 trees are proposed to be removed which impacts wildlife and adds to the character of the area.
- reductions in the setbacks from 8 metres to 7 metres, so close to property line does not conform to the neighbourhood
- anticipating an agreement that meets the needs of the neighbours

**Nicole Sampogna**, 11 Mel's Lane

- Hers is the last house on Mel's Lane with only one way in and one way out; when sewer, watermain and road construction begins, she enquired how she would have access in and out of her property and how long she will be inconvenienced?
- is there a construction schedule?
- significant grade difference between the property across the street and her property and 9 Mel's Lane, will commencement of construction affect potential flooding?
- enquired if the six mature pine trees at the front of the subject property are to be retained or protected. They serve significant amount of privacy between her property and new construction in front of her house.
- requested a fence that would be erected along the side of her property line on the townhouse side so her land and gardens are protected from construction

**Tammy Ley** did not state her address at this time due to safety issues.

- some of her concerns have been stated by others.
- she has been involved in this property development in the past, one concern was water allocation and capacity of

water and sewer treatment plant. Enquired how much allocation is available at this time

- in this area, have major concern with water pressure, this has been an on-going concern with water pressure over many years.
- concern regarding the proposed height of townhouses, will not fit in with bungalow situation in the neighbourhood, will take away a lot of views and privacy
- will experience lighting, parking and noise
- there are a lot of units proposed on a small piece of land
- access for emergency services, snow removal, garbage pickup, ongoing concern with mail boxes
- if this is to be a condominium corporation with a private entrance
- what authority and legal responsibility does the Town have after the fact with a development like this
- already an issue on The Queensway regarding the sloping of the hill already washing out onto The Queensway that has not yet been rectified
- another townhouse in the area that snow removal interferes with another entrance.
- objecting to this type of development, would like to see bungalows with bigger back yards for families, distancing between people's homes.
- mandated by Province to provide more housing but need more open spaces for quality of life, not happy losing her privacy and security and serenity of life.
- will the development provide any type of park land
- will provide written submission in future

**Michael Smith** thanked the public for providing good questions.

- not in a position to answer most questions posed by the public at this time as many are quite technical, but will arrange for the consultant team to prepare a response to the public and agencies and to any questions by Council that may follow

- Mel's Lane is owned by the applicant. There will be a common element condominium and will assume there will be an easement granted by the condominium, and if necessary a grant, for access to the other properties.
- the Institutional zone was put in place for a church; church subsequently decided not to proceed

**Angela Scibberas;** there is generally no definition of 'compatibility' as it is not intended to be the same in all circumstances; low density to low density including single detached dwellings, semi detached units and townhouses are compatible. This development proposes low density residential beside low density residential and that is what the Ontario Municipal Board would consider.

- net density of 36.36 units per net residential hectare is for the proposed semi-detached units in the Neighbourhood Residential designation and 58 units per net residential hectare is for the proposed townhouses

**Michael Smith;**

- a fencing plan is a typical requirement to address such issues as vehicle lights shining onto and into homes and this will be discussed with the applicant
- all access would be from Mel's Lane, would be two lanes divided by a medium with six metres on either side, effectively creating two means of access. He does not believe traffic lights would be justified at the intersection of Mel's Lane and The Queensway
- no access to Ley Boulevard from the proposed development

**Council suggestions;**

- fencing to take into consideration the fact that some of the potential 180 future residents will want to access the school and park to the east and as no direct access is to be provided, children will climb over whatever fence is installed, therefore a more substantial fence should be provided, rather than chain link fencing.
- pursue either a crosswalk or sidewalk along The Queensway on the east side for walkability to amenities
- wooden fencing would provide privacy, block lighting and act as noise attenuation to existing properties
- significant groundwater recharge area

- this development should be reduced in size, not conducive to the neighbourhood and will affect the Fontaine Drive neighbourhood
- comprehensive plan required to deal with both proposed developments on The Queensway, this proposed development and the development on Circle Ridge, regarding pedestrian access, increased traffic, etc, consider positive and negative impacts
- the Province's idea of intensification may not include requesting reduced side yard and front yard setbacks, increased height and increased lot coverage, in addition to minor variances; all aspects need to be respected
- height, lot coverage, density, reduced setbacks need to be considered for compatibility
- need at least one more accessible parking space
- all developments should include a playground
- suggested consideration of an access point and/or trail at the back end of the subject property to the school property
- compatibility to Fleming Court, density substantial as a comparator, it is across from the Theatre, a municipal property with services, walkable to uptown Keswick, on transit route, hard to look for a better spot for intensification like this

**RESOLUTION NO. C-2022-0332**

Moved By Councillor Fellini

Seconded By Councillor Waddington

1. That Council receive Report No. DS-2022-0082 prepared by the Development Planning Division, Development Services Department dated September 21, 2022 respecting applications for Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Mel's Lane Developments Inc., for the lands described as Reg Plan 78, Part Lot 2; Plan 65R5947, Parts 2 & 5, Plan 65R12519, Parts 1 & 2; Part Lot 12, Concession 3 (NG).
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 these comments and the concerns presented in Report No. DS-2022-

0082 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:
  - 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 applications.

**Carried**

- a. Additional attachment; Townhouse Dwelling Elevation Plan provided by the agent
- b. Additional Comments; Laura Raponi providing concerns regarding potential damage to the water shed
- c. Additional Comments; Rennie and Paul Deveau providing concerns regarding the proposed development.
- d. Additional Comments; Rennie and Paul Deveau providing scanned documents, proposed sound barrier
- e. Additional Comments; Doug and Sandra Waldron in opposition to the proposed development

- c. Application to Amend Zoning Bylaw No. 500 **(8:45pm)**

SORBARA, Dominic and STURINO, Eugenio

Lot 91, Plan 397, 9 Biscayne Blvd.

Report No. DS-2022-0084

**Michael Smith**, Agent for the applicant, requested the Town Planner to make his presentation at this time.

**Connor McBride;**

- application initially submitted to Council for consideration in February of 2022, this is the second public meeting to amend the zoning bylaw for 9 Biscayne Blvd
- subject property currently contains a single family dwelling, surrounded by mainly single family dwellings, including townhouse units and commercial low rise developments; a wide variety of different land uses

- subject property fronts on Biscayne Blvd, majority of higher density and commercial developments are concentrated along The Queensway South, there are higher density forms of residential development to the east of subject property
- application is to allow for a semi-detached dwelling resulting in a total of four dwelling units; two semi-detached dwelling units and two accessory apartments. The semi-detached dwelling would be divided along a vertical wall through the middle of the building resulting in two units on one side and two units on the other side
- compared to the initial proposal, this proposal is lower in height, reduced from 12 metres to 10.5 metres but still 3 stories tall
- interior side yards; initially a concern raised that interior side yards were inadequate for the proposed use, therefore the applicant has increased minimum interior side yards to result in wider and larger interior side yard; increased from 1.2 metres to 1.7 metres, increasing to 2 metres for the 3rd storey. If this proposal were to be for a single detached dwelling, the minimum zoning bylaw requirements would be less stringent
- proposal has been modified to provide for additional parking, four more parking spaces are to be provided on the property, originally were provided with combination of spaces in the driveway and in the garages. New proposal provides parking spaces within the driveway in front of the units, all spaces meet the minimum requirements and well in excess of the minimum zoning bylaw requirements.
- proposing four storage garages; originally these garages were meant for storage of vehicles and to be parking spaces, given the size, they are not to be considered parking spaces, they are intended to be storage spaces
- proposal to amend existing Low Density Urban Residential R1 to Site Specific Low Density Urban Residential R2
- proposal has a lower elevation, has a larger interior side yard and larger front yard resulting in additional parking being provided, being the fundamental differences between the former proposal and this updated proposal
- received inquiries from three interested parties, no written comments received

- Lake Simcoe Region Conservation Authority indicated no further review is required, no permits required, York Region has no concerns and a holding symbol not required, Development Engineering Division indicates site specific design elements can be addressed through site alteration and entrance permit stage
- it is staff's opinion that the application is consistent with Provincial Policy Statement, conforms to relevant Provincial, Regional and Town plans
- recommend Council approve the subject proposal, assign 2.5 persons equivalent of servicing allocation to the proposed development which takes into account the existing credit for existing single family dwelling and the associated amending zoning bylaw be passed at this meeting. Alternatively, staff can return to Council after addressing any issues

**Michael Smith**, Agent, has no additional comments

Council had concerns with the ground floor accessory space and requested a stairway to connect it to the upstairs dwelling but this has not happened. There will be specific language in draft amending zoning bylaw prohibiting an additional accessory apartment.

**Connor McBride**; A traffic impact study has not been conducted. During initial pre-consultation process, staff did not identify requirement for a transportation study to be conducted, staff have talked to Development Engineering staff to determine if an additional study or review was required, it was determined that transportation matters were not of concern.

**Zaidun Alganabi**;

- because of the amount of units in this development, it is not expected to generate a significant amount of traffic. The applicant can be requested to provide sightlines if there is a sightline concern. At the time of building permit application, an entrance permit would be applied for and staff can request the applicant to provide sightlines to ensure it meets the design criteria guidelines.
- a traffic study could not be requested at the time an entrance permit is requested. The amount of traffic generated through this development at peak flows will have a very minimal impact. Sightlines would ensure drivers will be able to see when entering and existing the property.

**RESOLUTION NO. C-2022-0333**

Moved By Councillor Waddington

Seconded By Regional Councillor Grossi

1. That Council receive Report No. DS-2022-0084 prepared by the Development Planning Division, Development Services Department, dated September 21, 2022 respecting an application to amend Zoning By-law No. 500 submitted by Domenic Sorbara and Eugenio Sturino for the property municipally addressed as 9 Biscayne Boulevard, Keswick.
2. That Council approve the application to amend Zoning By-law No. 500 to rezone the land municipally addressed as 9 Biscayne Boulevard, Keswick from Low Density Urban Residential (R1) to a site-specific Low Density Urban Residential (R2-24) zone;
3. That Council pass the amending Zoning By-law at the September 21, 2022 Council Meeting;
4. That Council assign 2.5 persons equivalent of servicing allocation to Category 3 – Minor Infill for the two (2) proposed semi-detached dwelling units on the land municipally addressed as 9 Biscayne Boulevard, Keswick.

**Carried**

Moved By Councillor Neeson

Seconded By Councillor Waddington

That the Council Meeting recess at 9:10pm.

**Carried**

The Meeting reconvened at 9:25pm

- d. Application to Amend the Official Plan and Zoning Bylaw No. 500 **(9:25pm)**

VARAROH HOSPITALITY INC (c/o Rakesh Gupta)

Block 71, RP 69, Lot 76 and Part of Block A, RP 99, and Part of Water Lot in front of Lot 2, Concession 9 (G), 49 Lorne Street

Report No. DS-2022-0083

**Michael Smith**, Agent;

- proposal is for lands located at 49 Lorne Street which is the Ramara Jackson's Point Resort and Spa site, approximately

1.5 hectares with frontage on Pinery Lane and Thompson Drive, on Lake Simcoe and has a water lot

- applications are for an amendment to the Sutton/Jackson's Point Secondary Plan and Zoning Bylaw 500
- neither an application for standard condominium nor an application for the site plan have been submitted; they will follow when Council has considered an Official Plan Amendment and Zoning Bylaw Amendment and provided Council approval
- pre-consultation checklists for the study were extensive, have a full compliment of consultants and provided a partial list of the studies and plans completed in support of application
- proposal is to demolish existing 39-unit northern hotel wing and construct a 62-unit, 4 plus storey, adult retirement lifestyle condominium apartment development. Because a portion beneath the building is to be a partially raised parking garage, the final height above-ground will be determined in future respecting matters such as the high water table
- provided aerial photographs regarding the history of the site; first photo from 1970 when was known as Twin Seasons Hotel built in the 1960s; just north of Thompson Drive, can see pavement on what is now Grew Blvd promenade down to the lake.
- more recent aerial photograph shows the hall added to the main hotel. Within Grew Blvd promenade, number of driveways was two, now there is one, parking in the promenade has been replaced with sod and trees. Still to be access through to Thompson Drive, continued to Lorne Street
- architectural drawing indicates the proposed condominium and the limit of the condominium lands; building is 22 metres wide, 64 metres long, 18 metres high, 760 square metres in size
- access provided by a private road to the condominium, over the hotel site in the form of an easement to the condominium site, condominium site does not front onto a public road. Building to be set back 30 metres from Lake Simcoe as required by the Lake Simcoe Region Conservation Authority

- draft plan of condominium application not submitted but the plan as proposed would be applied to those lands more or less in the current northern hotel wing area
- architectural rendering of proposed building indicates four stories with a flat top roof and access to the proposed parking garage below ground
- seeking Official Plan Amendment, re-designated from Residential Opportunity Area 2 to Tourist Commercial Area allowing for medium density, site specific designation to be required as this application is slightly more than medium density
- proposed zoning schedule shows C5-xx area, this land is either to be conveyed to the applicant or an easement provided over it, not determined. Hotel has had access over Town land since the 1970's
- current driveway that circles around, must continue to have access; proposing a continuance of that access to the condominium corporation
- his opinion that proposed development is consistent with the Provincial Policy Statement, conforms to the Growth Plan, Greenbelt Plan, Lake Simcoe Protection Plan, Regional Official Plan and the Sutton/Jackson's Point Secondary Plan subject to confirmation of additional servicing capacity. Portion of site has allocation set aside and requires slightly more, there is a bit more allocation available and hoping Council assigns that remaining allocation to this application in order for this four-storey condominium apartment proposal to be achieved
- will get full answers to any matters raised tonight before the next report is submitted to Council

**Angela Scibberas**, Town Consultant, provided a brief overview of the application, comments received and identified concerns raised to date.

- site is within Sutton/Jackson's Point Secondary Plan on Lake Simcoe
- existing facility contains 96 hotel units, approximately 763 square metres of non-residential floor area and 138 parking spaces
- portion of property has frontage on Lake Simcoe

- proposing to demolish north wing and replace with 4-storey, 62-unit retirement lifestyle condominium apartment development on full municipal services, construct one level of underground parking, access from internal road system connecting to Thompson Drive and Lorne Street, no direct road accesses, remaining buildings are to continue as a hotel facility.
- access to underground parking at the rear of the building, at the north end
- staff is of the opinion that proposal is consistent with the Provincial Policy Statement and generally conforms to the Provincial Policy documents with further review
- Secondary Plan requires any uses not currently permitted be facilitated through an Official Plan Amendment and Zoning Bylaw Amendment
- property designated as Redevelopment Opportunity Area 2, proposing to re-designate to Tourist Commercial Area to permit an apartment building with a maximum high density of 155 units per net residential hectare on full municipal services, whereas the permitted high density range is between 45 to 60 units with a maximum height of 6 stories or 21 metres, whichever is less. 155 units is high because it is attributed just to the lands subject to the Condominium application rather than the entire site area
- property currently zoned Tourist Commercial C5 and proposing to rezone area for redevelopment to a R3 Site Specific zone and the balance of hotel lands to a Tourist Commercial Site Specific C5 zone
- recommended amending bylaw is held until site plan reviewed
- servicing allocation; proposed development requires 128.96 p.e. (persons equivalent) of additional allocation to accommodate proposal and preliminary assignment of 43.5 p.e. was originally given for a 15-unit townhouse. That assignment together with removal of personal equivalent assigned to the north wing (58.5) results in an additional allocation requirement of 26.96 personal equivalent. 29.94 p.e. assigned to Jackson's Point Harbour Area Potential Redevelopment Area, which could be reassigned to the subject development, leaving 2.98 p.e. of allocation for the Jackson's Point Harbour Area. Or the 2.98 p.e. could be

reassigned to the overall residential major development or residential infill inside the built boundary categories

- proposed Official Plan Amendment generally conforms with Secondary Plan, but insufficient allocation without reassignment
- additional comments received after report completed; some issues raised include existing encroachment onto Lorne Park, no frontage on Lorne Street, zoning issues respecting height, shadowing, setbacks, paved area, road salt runoff, seasonal ponding, drainage issues on Bonnie Park, soil composition, high water table and feasibility of underground parking, lack of sewage capacity, affect on nearby pumping station, constrained driveways and restricted pedestrian movement, lack of pedestrian circulation, uses too intense for site, compatibility of residential use with hotel use questioned
  - Fire Department requires onsite water supply and fire access route;
  - Operations and Infrastructure Department indicates water, waste water capacity/allocation, existing storm water management issues;
  - Hydro One has no comments;
  - Enbridge Gas has no objection
  - Region of York indicates concerns with Natural Hazard and Natural Heritage matters related to Lake Simcoe, requires approval by Lake Simcoe Region Conservation Authority, applicant to address Provincial Policy Statement and York Region Official Plan policies related to natural heritage and natural hazards, servicing capacity, various technical comments to be addressed
- to be addressed;
  - internal site circulation and site access,
  - servicing capacity/allocation,
  - relationship with surrounding neighbourhood in terms of traffic and compatibility,
  - demonstrate consistency with Provincial Policy Statement and conformity with York Region Official Plan regarding Natural Heritage and Natural Hazards policies.

- future report will address concerns raised in this report, outstanding comments from application circulation, concerns raised by the public and Council and staff recommendations

**Council comments;**

- height of proposed building, shadowing/shading is a concern
- removal of trees and brush along property line provide privacy and greenery
- ensure setbacks are in place from the property line to the building
- no direct driveway access to the condominium apartment directly onto either Thompson Drive or Lorne Street; two-way width of access for maneuverability is a concern
- encroachment; determine if there is an existing easement registered over part of Bonnie Park
- drainage in Bonnie Park
- underground parking; close proximity to the lake, could be difficult
- size of units
- allocation issue
- compatibility with surrounding communities and the harbour
- potential for negotiations concerning the encroachment on Town land relating to the water lot adjacent to the Jackson's Point Harbour wherein the Town could allow continued encroachment over the Town land in exchange for the ability to utilize a portion of water lot for harbour expansion

**Michael Smith;** a shadowing study has not been conducted to date

**Janet Porter;** the option to remove all 29 p.e. of servicing allocation provided in this area and reassigning it to the subject development would essentially remove all allocation from the remaining portion in the Jackson's Point harbour redevelopment area

**Angela,** relief from setbacks from the balconies to the property line may be required if an encroachment would result. Zoning modifications have not been proposed at this point in the process.

**Michael Smith;**

- underground parking been subject of much discussion. Engineers say it can be done. Numerous issues to be

considered and all comments will be taken into advisement by the team of consultants.

- anything to do with docking is a special permitting process, but some access to the lake as an amenity area for residents will be considered
- not intended to be a scaled development; average room demand per night is approximately 22, a high point in 2019, there has been a reduction in the demand for units. Owner intends to retain 57 units as well as the restaurant anticipating the future condominium residents will use the and family members will visit and stay at the hotel, he sees it as an integrated form of development.
- Four stories is proposed, with below-ground parking partially above-ground.
- height limitation is six stories in the Secondary Plan, 11 or 12 metres or 4 stories in the Zoning Bylaw
- GM Blue Plan has provided input regarding achieving the fire flow target

**Zaidun Alganabi;** Four-inch watermain needs to be upsized to accommodate fire flows, as indicated in the GM Blue Plan peer review. There is opportunity to upgrade 4 inch or 150 mm watermain to 200 mm watermain and another to upgrade sanitary sewer, all included in peer review and reports requested. Watermain upgrade will be required, unsure about onsite suppression.

- if there is an opportunity to upgrade other water pipes in this area on a larger scale, would appreciate consideration for that

**Angela Scibberas;** will require additional parkland dedication or cash-in-lieu of parkland; unsure if amount is based on higher density rate or 5%. Michael Smith indicated that he will calculate the parkland and provide it to Council.

- opportunity to look at increased amount of road salt if will be residential units; innovative ways to investigate

#### **RESOLUTION NO. C-2022-0334**

Moved By Councillor Sebo

Seconded By Regional Councillor Grossi

1. That Council receive Report No. DS-2022-0083 prepared by Macaulay Shiomi Howson Ltd., on behalf of the Development Planning Division, Development Services Department dated

September 21, 2022 respecting an application to amend the Official Plan and Zoning By-law 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Vararoho Hospitality Inc., (c/o Rakesh Gupta), for lands legally described as Block 71, RP 69, Lot 76 and Part of Block A, RP 99, and Part of Water Lot in Front of Lot 2, Concession 9 (G).

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 these comments and the concerns presented in Report-2022-0083 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:
  - 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**

- a. Additional Comments; Harold Swinarton providing comments regarding Item 11.1.d
- b. Additional Comments; Paul and Kim Brady providing concerns regarding Item 11.1.d
- e. Applications for Draft Plan of Subdivision Approval and Zoning Bylaw Amendment  
1376389 ONTARIO LTD.  
Part Lot 3, Concession 4 (NG), RS65R-13487, Part 1, e/s Woodbine Avenue, Keswick  
Report No. DS-2022-0085  
*(Advisement: Refer to Item 11.1(f) below for discussion and Council decision)*
- f. Applications for Draft Plan of Subdivision Approval and Zoning Bylaw Amendment **(10:20pm)**  
1376389 ONTARIO LTD.  
Part Lot 3, Concession 4 (NG), RP65R134876, Part 1

AGENT: Evans Planning, c/o Bishoi Shinoda

Report No. DS-2022-0085

*(Advisement: Originally listed on the main agenda as Item No. 11.1.e)*

**Murray Evans, Agent**

- application to amend the Zoning Bylaw and for draft plan approval to permit an employment or industrial plan of subdivision on the east side of Woodbine Avenue, south of Ravenshoe Road.
- flag-shaped property, 57 acres in size, narrow frontage on Woodbine Avenue, wider in the rear, Brouwer operation on west side of Woodbine Avenue
- perimeter of property overlaid on schedule of Keswick Business Park Secondary Plan. Plan for an industrial employment plan of subdivision for lands west of Highway 404 and within the Keswick Business Park Secondary Plan
- Draft Plan of Subdivision; four development blocks proposed, Block 5 is conveyance of road width for extension of Highway 404. For those lands to the east of the proposed Highway 404 extension, they are Greenbelt lands with no development plans and future ownership is intended to remain with landowner at this time. As Hwy 404 gets developed, those lands will become landlocked and the owner will need to work with the Ministry to provide access and the Province of Ontario as a property matter
- in south-east corner of block 4, a small triangular sliver represents the extent of the area of subdivision lands within the floodplain. This parcel is not intended for development and is within 14 metre protective buffer, it can be rezoned for no development or can be removed from the draft plan.
- immediately abutting that property is a 4-6 lane provincial highway; it is anticipated that through the design of the highway, drainage matters will be addressed by the Province and the small triangular parcel will most likely become incidental
- draft plan; proposing to introduce a collector road system in accordance with the Secondary Plan provisions. At the south part of the Keswick Business Park area, one of the owners of the 22 properties in this area will need to move forward first. His client's lands are located at the point

where there is a collector road intersecting with Woodbine Avenue

- intention is to develop Blocks 3 and 4, client is the owner/operator of a trucking transportation business specializing in transportation of unusual, heavy oversized products such as power equipment, mining construction materials; this would be the company's home base. Scott Woods Transport, currently in Vaughan, is currently in three different locations and would like to own its own facility and consolidate. In this case, many of its staff live in this area, creating an employment community wherein staff actually lives in the community and utilizes Highway 404.
- last year, there was a matter before Council resulting in adoption of an Official Plan Amendment permitting interim private servicing to take place in the Keswick Business Park area. As there are currently no services in this area, the applicant is proposing to proceed on private well and waste disposal systems and as part of drainage control, Blocks 1 and 2 are intended to be held in reserve and used as stormwater management ponds to collect, contain, control and clean water before it is released under Woodbine Avenue. Hoping that infrastructure will be ready in 3 or 4 years so can hook up to full municipal facilities
- regarding the Maskinonge Wetland Area Complex, to the east of development lands, no intention to develop resulting in limited to no impact on wetland area
- Concept Plan for Blocks 3 and 4; an office, maintenance facility, storage/parking facilities for trucks and materials. Collector road system, matters such as road width that will house the operation, verify intersection of Street 'A' with Woodbine Avenue to be aligned opposite Garrett Styles Drive, access to and from Woodbine Avenue to be safe, approximately 25 employees, objective is to file a Draft Plan and Zoning Bylaw Amendment, will receive comments, require comments from Ministry of Transportation, file Site Plan Control application for Scott Woods Transportation terminal with next submission
- 57 acres of land in total, but only the front 17 acres are to be developed, remainder will remain vacant and easterly part is being requested to supply planting and restoration plans to ensure ongoing preservation and conservation of the wetland area

- draft Preliminary Road Pattern to indicate how the southern area could be developed; this is a step-by-step incremental development of the lands, eventually connecting to Glenwoods Avenue extension and internal road systems
- Engineering Plan indicates where storm and sanitary flows will eventually be located
- also working for adjacent landowner, approximately three weeks from filing another plan of subdivision including the abutting land to the north, indicating how the collector road system will hopefully proceed in the sooner rather than later future.
- through submission of these two plans of subdivision, coordination of developer's group for funding and coordination of collection of sewers, watermains, stormsewers and collector road system.

**Connor McBride;**

- applications are for draft plan of subdivision and zoning bylaw amendment on the east side of Woodbine Avenue, south of Glenwoods Avenue, north of Ravenshoe Road
- to the right east of the subject property is the Maskinonge Wetland Complex, a provincially significant wetland. The area subject to the Maskinonge Wetland Complex is not proposed to be developed, just to be remnant land, on east side of planned Highway 404 extension
- area to west of Maskinonge Wetland Complex is the area being referenced, will be primarily subject to the development proposal
- proposed draft plan of subdivision; fundamentally, the development has four distinct parts, remainder are proposed as infrastructure and remnant lands. Block 1 is proposed to have an interim stormwater management pond as well as Block 2.
- When the Keswick Business Park is developed sufficiently, stormwater management ponds will be removed from Blocks 1 and 2 and they can then be redeveloped.
- Blocks 3 and 4 proposed to be developed now, Block 3 to contain truck maintenance terminal, office, drive shed and outside truck storage and car parking. Block 4 immediately abuts planned extension of Highway 404, proposed to be truck storage for approximately 60 tractor-trailers, a

supplement to Block 3. Block 5 meant to roughly encompass the planned extension of Highway 404 and Block 6 meant to encompass the remainder of the lands, the Maskinonge Wetland Complex with no development proposed thereon

- Development Concept Plan contains the proposed truck maintenance building, business and professional office and drive shed for indoor storage of trucks
- proposed to rezone various blocks within draft plan of subdivision to allow for wide variety of employment uses as contemplated in the Keswick Secondary Plan; proposed zones coincide with the Keswick Secondary Plan but it is premature to provide specific comments at this time
- received one interested party status request, no written comments
- Comments include;
  - Lake Simcoe Region Conservation Authority indicated flood plain limits need to be delineated on the plan, proposed development is classified as major development and triggers a number of requirements under the Lake Simcoe Protection Plan
  - Region of York included the alignment of Street 'A' with planned extension of Garrett Styles Drive, verification of street right-of-way widths, widening of Woodbine Avenue to achieve planned 36 metre planned width, integration of internal sidewalks and multi-use trails with existing facilities on Woodbine Avenue
  - Development Engineering Division indicated the proposed roads within the plan need to be expanded to achieve 26 metres planned right-of way widths
  - Ministry of Transportation comments not yet received
- recommend staff report back to Council following further assessment

**Council;**

- proposal to be initially developed on private servicing and if not connecting to full municipal services for a few years, a cost sharing arrangement will be required

**Murray Evans** advised that it is expected that through the subdivision agreement process, there will be text in documentation

requiring transfer from private services to full municipal services once available, with securities to be required upfront that will be refunded once connection to municipal services has occurred.

**Council;** enquired at what frequency the anticipated 100 trailers that will be located at this location will be arriving and departing the location

**Murray Evans;** expecting between 10 and 20 trucks per day, used in traffic study. They are specialized vehicles, potentially dozens, frequently requiring escort vehicles, will assess the need for turning lands at both the entrance on the collector road and on the Woodbine arterial road to allow slow long vehicles to make turns in a safe manner.

**Council;** are traffic lights intended for Street 'A' at intersection of Woodbine Avenue, pending the extension to Garrett Styles Drive? The last traffic analysis determined there were 20,000 vehicles travelling along Woodbine Avenue per day and cannot imagine this amount of traffic being stopped dozens of times a day for trucks turning into and out of the development.

**Murray Evans;** Region has indicated there is no need for signalization at this road. As soon as the next development comes on board, then it would become signalized.

**Council;** enquired when to expect this application to return to them with all additional work completed and concerns dealt with.

**Murray Evans** advised that he will be moving this application forward as the applicant is on a tight schedule to relocate.

**Ryan Cronsberry;** This is one of the top priorities for the Town along Woodbine Avenue.

#### **RESOLUTION NO. C-2022-0335**

Moved By Regional Councillor Grossi

Seconded By Councillor Waddington

1. That Council receive Report No. DS-2022-0085 prepared by the Development Planning Division, Development Services Department dated September 21, 2022, respecting applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment submitted by Evans Planning (c/o Bishoi Shinoda) on behalf of 1376389 Ontario Ltd. for the property legally described as Part Lot 3, Concession 4 (NG), RS65R13487 Part 1.
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 these

comments and the concerns presented in Report No. DS-2022-0085, 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**

Moved By Councillor Waddington  
Seconded By Regional Councillor Grossi

That the Council meeting continue past the four-hour time limit.

**Carried**

**12. REPORTS (None)**

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

**14. MOTIONS/ NOTICES OF MOTION**

None

**15. REGIONAL BUSINESS**

None

**16. OTHER BUSINESS**

None

**17. BY-LAWS**

Moved By Councillor Waddington  
Seconded By Regional Councillor Grossi

That the following bylaw be adopted;

1. Bylaw Number 500-2022-0007 (PL-5) to amend Zoning Bylaw No. 500, SORBARA, STURINO, Lot 91, Registered Plan 397, 9 Biscayne Blvd

**Carried**

**18. CLOSED SESSION (None)**

**19. CONFIRMING BY-LAW**

Moved By Regional Councillor Grossi  
Seconded By Councillor Harding

1. Bylaw Number 2022-0092 (COU-2) confirming the proceedings of Council on September 21, 2022.

**Carried**

**20. MOTION TO ADJOURN**

Moved By Regional Councillor Grossi  
Seconded By Councillor Sebo

That the meeting adjourn at 11:04pm.

**Carried**

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Margaret Quirk, Mayor

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Mamata Baykar, Deputy Clerk