



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

Date: Wednesday, June 26, 2024  
Time: 7:00 PM

Members of Council  
Present:

Mayor Margaret Quirk  
Regional Councillor Davison  
Councillor Biggerstaff  
Councillor Fellini  
Councillor Neeson  
Councillor Genge  
Councillor Dale

Staff Present:

Ryan Cronsberry, CAO  
Denis Beaulieu, Director of Development Services  
Steve Lee-Young, Director of Community Services  
Ron Jenkins, Director of Emergency Services/Fire Chief  
Rob Wheeler, Deputy CAO/Treasurer  
Mamata Baykar, Deputy Clerk  
Carolyn Lance, Council Services Coordinator  
Cheyenne McAnuff, Records and Information Coordinator  
Anne Winstanley, Supervisor, Communications  
Janet Porter, Manager of Development Planning  
Jessica Peake, Planner II  
Mike Hutchinson, Manager of Municipal Law Enforcement  
Tanya Thompson, Communications Manager  
Tolek Makarewicz, Senior Policy Planner

**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.”

**2. ROLL CALL**

As noted above

**3. COMMUNITY ANNOUNCEMENTS**

- Monday, July 1st, Canada Day Celebrations at The ROC, culminating with fireworks display, 2:00pm start
- Saturday, July 13th, 'Festival on High' and Duck Races, High Street, Sutton
- Saturday, June 22nd, Opening of the Pefferlaw Pump Track and Skate Park
- Saturday, July 27th, Pefferlaw Lions 'Street Festival'

**4. INTRODUCTION OF ADDENDUM ITEM(S) None**

**5. APPROVAL OF AGENDA**

**RESOLUTION NO. C-2024-0228**

Moved By Councillor Fellini

Seconded By Councillor Biggerstaff

That the June 26, 2024 Council agenda be adopted as presented.

**Carried**

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

**7. ADOPTION OF MINUTES**

**RESOLUTION NO. C-2024-0229**

Moved By Councillor Dale

Seconded By Councillor Neeson

That the following minutes be adopted as presented:

1. Council Minutes of June 12, 2024

**Carried**

**8. SPEAKERS AND DELEGATIONS**

**Mayor Quirk** moved forward and dealt with Item No. 11.1.b at this time.

## 11. REPORTS

1. Adoption Of Reports Not Requiring Separate Discussion
  - b. Noise Bylaw Exemption - Pefferlaw Road Bridge Replacement

Report No. LS-2024-0015

**Chief Jenkins** advised that with the support of the Region and the Georgina Professional Fire Fighters Association, the Pefferlaw Fire Hall will be staffed 24 hours a day, 7 days a week by July 5th to be prepared for adequate emergency response to residents during the temporary closure of the bridge.

**Michael Hutchinson** advised that the request remains to extend construction time from 7:00am to 10:00pm seven days a week.

### **RESOLUTION NO. C-2024-0230**

Moved By Councillor Dale

Seconded By Councillor Neeson

1. That Council receive Report No. LS-2024-0015 prepared by the Municipal Law Enforcement Division, Legislative Services dated June 19<sup>th</sup>, 2024 respecting an Application for a Noise By-Law Exemption from Graham Bros. Construction Ltd. for the replacement of a bridge structure on Pefferlaw Road.
2. That Council approve the Application for a Noise By-law Exemption from Graham Bros. Construction Ltd. for the replacement of a bridge structure on Pefferlaw Road between July 5<sup>th</sup>, 2024 and July 29<sup>th</sup>, 2024.

**Carried**

## 10. PUBLIC MEETINGS

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters
  - a. Application to Amend Zoning Bylaw No. 500 (7:15pm)  
2614702 Ontario Inc, Trevor Comeau and Tracey Davis  
252 Pefferlaw Road, Pefferlaw, Part of Lots 22 and 23, Concession 5 (NG), File No. 03.1183  
AGENT: Michael Smith Planning Consultants  
Report No. DS-2024-0034

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

- to permit existing single detached dwelling on southern lot currently zoned Commercial and construction of a dwelling on the northern lot zoned Commercial and Residential

- application for consent to sever to be submitted to sever the southern lot from the northern lot, creating frontage onto Pefferlaw Road to the northern lot, if this application is approved
- studies undertaken
- conforms to the Pefferlaw Secondary Plan, the intent of the zoning bylaw, is consistent with all relevant policies

**Janet Porter;**

- to facilitate the construction of a single detached dwelling, permit the existing detached garage, temporary garage and pumphouse, provide a driveway for access to the proposed single detached dwelling and protect the existing natural heritage features
- no public comments received
- department and agency comments reviewed
- issues requiring consideration; floodplain hazards, peer review, review of draft amending bylaw, any comments from this meeting
- staff to return to Council with second meeting
- property is outside the countryside zoning bylaw

**Denis Beaulieu** advised that if the application is conditionally approved, staff will work toward resolution of the remaining issues and schedule approval of an amending zoning bylaw for a future meeting, thereby shortening the process

**RESOLUTION NO. C-2024-0231**

Moved By Councillor Dale

Seconded By Councillor Biggerstaff

1. That Council receive Report DS-2024-0034 prepared by the Development Planning Division, Development Services Department, dated June 26, 2024 respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of 2614702 Ontario Inc., Trevor Comeau and Tracy Davis for lands municipally described as 252 Pefferlaw Road, Pefferlaw;
2. That Council approve the submitted zoning bylaw amendment application, subject to satisfactorily addressing the floodplain and environmental considerations identified in Report DS-2024-0034 prior to the finalization and passing of an amending zoning bylaw;
3. That Section 34(17) of the Planning Act apply to any necessary minor modifications to the amending Zoning

Bylaw in order to implement the development proposal outlined in Report DS-2024-0034;

4. That any relevant recommendations stemming from the submitted Environmental Impact Study and/or Peer Review be implemented as future conditions of consent or site alteration permit approval, as deemed appropriate, and,
5. That staff report back to Council in the event that the applicant is unable to satisfactorily address the flood plain and environmental considerations identified in Report DS-2024-0034.

**Carried**

## 11. REPORTS

### 1. Adoption Of Reports Not Requiring Separate Discussion

- a. Countryside Zoning Bylaw 600 – Follow-up respecting Provisions related to Agriculture and Environmental Protection

Report No. DS-2024-0032

Moved by Regional Councillor Davison

Seconded by Councillor Biggerstaff

That the Rules of Procedure be waived to permit Jason DiMambro to address Council.

**Carried**

**Jason DiMambro**, 23725 McCowan Road, indicated that his growing family would like to build another home on their 200 acre property and to continue to farm it. They have applied to do so, completed all required drawings, paid all permit fees and believe they are in compliance with Bylaw 500, but if Bylaw 600 is in effect, they will not be in compliance and all their work up to this point will become null and void. Mr. DiMambro requested;

- Bylaw 500, Section 6.1.k should be included in Bylaw 600 that allows for two single family dwellings to be on a larger 200 acre property
- Bylaw 600, Section 6.2.b(4), increase percentage for size of accessory dwelling from 40% to 50% or 55% so the main dwelling does not need to be an excessive size to permit a 150 square metre or 1,500 square foot accessory dwelling on the same property
- Bylaw 600, Section 6.2.b(2), strike out or remove 'located in the front yard', a new or accessory dwelling should be

located in the front yard, similar to other large farm properties

- has been issued a demolition permit but not yet issued a building permit because the existing farmhouse is still standing; he cannot displace his family by demolishing the existing family home before confirming that a building permit is issued to construct the replacement dwelling

Moved by Councillor Genge

Seconded by Councillor Dale

### **RESOLUTION NO. C-2024-0232**

That the delegation provided by Jason DiMambro expressing concerns with Countryside Zoning Bylaw 600 as it relates to the ability to build an additional single detached dwelling on his property be received.

### **Carried**

### **Tolek Makarewicz;**

- reviewed key issues, consultation and notice requirements, planning policy framework, agriculture-related uses, on-farm diversified uses, jurisdictional scan, temporary accommodations for seasonal farm workers, environmental protection zone flexibility and next steps
- Options to address agriculture-related and on-farm diversified uses; Option 1- Do not permit them as-of-right and require an amendment for all proposals, Option 2 - Permit the uses as-of-right in the AP and RU-C zones, Option 3 - Hybrid approach which would permit some uses as-of-right and require Planning approval for others
- Zoning Bylaw 600 approved by Council but appealed to the Board and is therefore not yet in effect
- staff can consider housekeeping amendments
- additional residential dwelling units on a property are not intended to be permanent single detached dwellings
- three dwelling units are permitted; a single detached dwelling, an accessory apartment within that single detached dwelling and an accessory dwelling of a certain size but not as large as the main dwelling
- 40% requirement is to ensure the additional residential units are secondary to the primary building and do not become the main building
- additional dwelling units are secondary to the principle use and are not permitted in the front yard similar to other

accessory buildings or structures, which is a general provision common among other municipalities

- permitting two dwellings on one lot has been accommodated historically via a temporary agreement and can be considered

**Council;**

- consider implementing a building envelope size as opposed to square metre percentage maximum for accessory dwellings
- consider if a square metre percentage for building size is equitable or necessary
- consider more restrictions for agriculture-related uses
- consider permitting two single detached dwellings on larger properties of 100 acres or more to create a family 'compound'

**Denis Beaulieu** indicated that staff will investigate the current application, along with Council's comments, determine any resolutions and report back to Council.

Moved by Councillor Neeson

Seconded by Councillor Dale

That the Council meeting recess at 8:25pm

**Carried**

The Council Meeting reconvened at 8:35pm

Discussion occurred concerning issues such as building in an Environmental Protection area, zone flexibility, the process followed for amendments requested by Council, fees, timing and lots of record.

**RESOLUTION NO. C-2024-0233**

Moved By Councillor Neeson

Seconded By Councillor Dale

1. That Council receive Report No. DS-2024-0032 prepared by the Planning Policy Division, Development Services Department, dated June 26, 2024, respecting Countryside Zoning By-law 600 Council follow up respecting provisions related to agriculture and environmental protection;
2. That Council provide direction to staff to explore the Hybrid Approach, Option 3, as outlined in Section 5.2.3 with respect to implementing provisions for agriculture-related uses and on-farm diversified uses; and,

3. That based on the direction provided in relation to Recommendation 2, Council direct staff to prepare a draft Zoning By-law Amendment pertaining to the agriculture and environmental considerations as discussed in Report No. DS-2024-0032, and initiate a general Zoning By-law Amendment process in accordance with Section 34 of the Planning Act.

**Carried**

**12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS**

1. Dispositions/Proclamations

- a. Pefferlaw Lions Club requesting Municipal Significance status for the Pefferlaw Lions Street Fest event and temporary closure of Pefferlaw Road on Saturday, July 27th

**RESOLUTION NO. C-2024-0234**

Moved By Councillor Dale

Seconded By Councillor Fellini

That Council declare the Pefferlaw Lions Street Fest event to be held on Saturday, July 27th on a portion of Pefferlaw Road to be a municipally significant event for the purpose of coordinating the temporary partial closure of Pefferlaw Road with the Region during the event and that it be referred to the appropriate staff for disposition.

**Carried**

2. General Information Items None

- a. Information Items

**13. MOTIONS/ NOTICES OF MOTION** None

**14. REGIONAL BUSINESS** None

**15. OTHER BUSINESS** None

**16. BYLAWS**

**Regional Councillor Davison** declared a conflict with Item No. 16.1 as the plaza her business is located within and the subject property have the same landlord; Regional Councillor Davison did not participate in any discussion or vote on this matter.

Moved By Councillor Biggerstaff

Seconded By Councillor Fellini

That the following bylaw be adopted;



1. Bylaw Number 2024-0052 (PL-1) to deem certain registered Plans of Subdivision or parts thereof not to be registered Plans of Subdivision, Section 50(3) of The Planning Act, 283 & 285 The Queensway South

**Carried**

17. **CLOSED SESSION** None

18. **CONFIRMING BYLAW**

Moved By Regional Councillor Davison  
Seconded By Councillor Genge

That the following bylaw be adopted;

1. Bylaw Number 2024-0053 (COU-2) confirming proceedings of Council on June 26, 2024

**Carried**

19. **MOTION TO ADJOURN**

Moved By Councillor Fellini  
Seconded By Councillor Dale

That the June 26, 2024 Council meeting adjourn at 9:40pm

**Carried**

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Margaret Quirk, Mayor

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Mamata Baykar, Deputy Clerk