



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

Date: Wednesday, November 15, 2023
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
Rob Wheeler, Deputy CAO/Treasurer
Rachel Dillabough, Town Clerk
Mamata Baykar, Deputy Clerk
Carolyn Lance, Council Services Coordinator
Anne Winstanley, Supervisor, Communications
Karyn Stone, Manager, Economic Development & Tourism
Tolek Makarewicz, Senior Policy Planner

Others Present:

Sean Lapenna, Planner
Denis Beaulieu, Director of Development Services
Cheyenne Mcanuff, Records and Information Coordinator

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

- Saturday, November 25th, Whoville on High Street event, 5:00-9:00pm
- Saturday, November 18th, Keswick Santa Claus Parade along Woodbine Avenue, starts at 1:30pm from Dovedale Drive to Wexford Drive

4. INTRODUCTION OF ADDENDUM ITEM(S)

- Item No. 10.1.b(a), Additional comments from Davies Howe, Agent
- Item No. 13.1, Notice of motion from Councillor Dale
- Item 10.1.a, Additional correspondence from Jacqueline Kucharchuk, Jamie and Christina Jerome, Mark Ouelette
- Item 10.1.b, Additional correspondence from Thu Tran and Andy Nham, Kim Empringham of York Region Federation of Agriculture, Kevin Hutchings

5. APPROVAL OF AGENDA

RESOLUTION NO. C-2023-0383

Moved By Councillor Neeson

Seconded By Councillor Fellini

That the November 15, 2023 Council agenda, with the following addendum items, be adopted;

- Item No. 10.1.b(a), Additional comments from Davies Howe, Agent
- Item No. 13.1, Notice of motion from Councillor Dale
- Item 10.1.a, Additional correspondence from Jacqueline Kucharchuk, Jamie and Christina Jerome, Mark Ouelette
- Item 10.1.b, Additional correspondence from Thu Tran and Andy Nham, Kim Empringham of York Region Federation of Agriculture, Kevin Hutchings

Carried

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

7. ADOPTION OF MINUTES None.

8. SPEAKERS AND DELEGATIONS

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9. PETITIONS

None

10. PUBLIC MEETINGS

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

Moved By Councillor Neeson
Seconded By Councillor Genge

That the Council meeting recess at 7:13pm due to technical difficulties with the livestreaming of the meeting for the public.

Carried

The Council meeting reconvened at 7:30pm

- a. Official Plan and Zoning Bylaw Amendment Applications (7:30pm)

30944 Highway 48, Pefferlaw

Part of Lots 24 and 25, Concession 7 (G)

AGENT: Humphries Planning Group Ltd. (c/o Rosemarie Humphries)

Report No. DS-2023-0098

Rosemarie Humphries, Agent for the applicant, reviewed the applicant's proposal

- application to amend the zoning bylaw and official plan to establish a self-storage facility on the currently vacant subject lands of approximately 3.6 hectares or 8.9 acres in size with 175 metres of frontage on Highway 48, previously a drive-in theatre.
- surrounding land uses include open space, vacant lands, residential and commercial.
- proposal includes self-storage buildings, outdoor parking at the north end of the site to be surrounded by landscaping, a 1-storey office building associated with the project at the south end of the site, a single entrance to the east, a pump-out station for RV maintenance purposes and an area to be used for RV and vehicle storage at the rear of the site
- to be on private servicing for water, septic and stormwater management

- Official Plan designation of the lands is Towns and Villages and is part of the Pepperlaw Secondary Plan area, designated for commercial uses; self-storage facilities and parking for RV's is not a permitted use under the Commercial designation resulting in re-designation application from Commercial to Industrial
- zoned Highway Commercial (C2) with a site-specific exception No. 29, a Highway-Commercial zone to recognize the former use of the property and proposed zoning is M1 Restricted Industrial zone; outside storage and pump-out station to be included as site-specific zoning

Sean Lapenna, Senior Development Planner;

- subject property is on the north side of Highway 48, west of Lakeridge Road, previously operated as an outdoor drive-in theatre that closed in 2014
- proposal includes 12 ground-oriented storage buildings, an associated ancillary office building, outdoor storage of vehicles and associated pump-out station at rear of property, 155 outdoor parking spaces consisting of 88 spaces for passenger vehicles and 67 spaces for recreational vehicles, plus 4 charging bays for electric vehicles
- currently designated Commercial and zoned Highway Commercial C2-29 permitting various commercial uses
- OPA to re-designate from Commercial to Industrial to permit site specific policies to allow for self storage, open storage of vehicles, vehicle pump-out station and office building and rezone to Restricted Industrial exception zone
- issues to be resolved include revisions to technical studies regarding compliance with Lake Simcoe Protection Plan, traffic impact study in accordance with the Ministry of Transportation, revised plans to the Ministry regarding property line identification and setbacks from the highway, geotechnical issues and groundwater monitoring

Karen Wolfe; 17 Otter Cove, Pepperlaw, Advocacy Chair for PAR, indicated that the intersection of Highway 48 and Lakeridge Road is a site of many traffic accidents, suggested an independent traffic study be conducted during the summer months to identify the impact a 600-unit storage facility will have on traffic flow and patterns, a potential speed reduction and construction of a turning lane, and alternate entrance location.

Jacqueline Kucharchuk; 202 Holmes Point Road, Pefferlaw, owner of a self-storage facility across the road from the subject property, indicated opposition to the application due to many safety and environmental issues needing resolution including traffic counts on the heavily travelled highway, highway improvements including a turning lane, relocation of the entrance to the west, significant aquifer on the property and a wider entrance. Ms. Kucharchuk noted that her facility is currently not fully rented.

Sabi Ahsan; 30857 Highway 48, owner of farmland directly opposite the subject property, indicated the difficulty accessing the highway during the summer months due to cottage traffic, suggesting the impact on traffic should be seriously considered, including increasing the number of entrances to the subject property, and requested staff request improvements to the highway to assist local residents of Pefferlaw and Port Bolster.

Rosemarie Humphries;

- will revisit current traffic volume and additional traffic to be generated from the new development
- reviewed alignment of entrances on Highway 48
- hydrogeological study was conducted as part of submission requirements
- will be meeting with the Conservation Authority to discuss concerns
- willing to review current traffic count information
- charging stations and pump-out area are not to be open to the general public

Sean Lepenna;

- Ministry of Transportation has no objections
- peer review comments will be reviewed by Town staff with the Ministry
- ground water levels are high, requested technical studies to confirm site will function properly

Council;

- RV traffic
- location of pump-out facility, potential environmental impact

- potential elevation of property in relation to abutting properties
- potential traffic issues with grade into driveway from busy highway
- several traffic accidents annually
- ensure zoning being requested is the best for the community
- opportunity for semi-permeable spaces to the rear of the property

Denis Beaulieu; prefer to work with the Ministry on the completed analysis, will determine other potential issues that may need to be factored in such as a taper lane, the intersection at Lakeridge Road and Highway 48 and the driveway into the property.

RESOLUTION NO. C-2023-0384

Moved By Councillor Dale

Seconded By Regional Councillor Davison

1. That Council receive Report No. DS-2023-0098, prepared by the Development Planning Division, Development Services Department dated November 15, 2023, respecting Official Plan and Zoning By-law Amendment applications made by Humphries Planning Group Inc. (c/o Rosemarie Humphries) on behalf of The Cannington Group (c/o David McCrossan) for the property municipally addressed as 30944 Highway 48, Pefferlaw and legally described as Part of Lots 24 and 25, Concession 7 (G);
2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2023-0098 as well as any comments raised by the public and Council at the Public Meeting; and,
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 meetings; and,

- b. 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

- b. Proposed Countryside Zoning Bylaw, Amendment to Zoning Bylaw 500 and associated Official Plan Amendment (8:25pm)

File Numbers 02.202 (OPA) and 03.05BT (ZBA)

Report No. DS-2023-0097

Tolek Makarewicz;

- requesting approval of proposed Phase 1 Countryside bylaw and related amendments to the current Zoning Bylaw 500 that would remove the countryside area from applicability within bylaw 500 and enable an official plan amendment to permit additional residential units within detached buildings on agricultural and rural countryside designated properties. Phase 2 will include settlement areas, secondary areas and hamlets
- considerable public outreach undertaken, written submissions received have been documents and written responses provided

Thu Tran and Andy Nham, owners of 19.97 acres of vacant land zoned Rural on the east side of Highway 48, wish to develop the land but the land is to be rezoned Environmental Protection and Agricultural Protection, restricting development on all but a small portion of the land and severely reducing the worth of the property. Council was requested to remove the land from the environmental protection zone.

Kim Empringham, 12900 Kennedy Rd, Stouffville, on behalf of York Region Federation of Agriculture as Director on the board, a non-profit farm organization representing 600 registered farm businesses within York Region; the federation's main concerns include agriculture-related and on-farm diversified uses with provisions set out in the guidelines for uses in prime agricultural areas - the need to go through the zoning bylaw amendment process would be a strain on the agricultural community. As well, updating some provisions included in the temporary seasonal worker housing policies and a list of items that seem to have not been carried through into the zoning bylaw.

Audrey Bowers, 5074 Old Homestead Road, concerned her 25-acre parcel of land on Old Homestead Road is to be rezoned to Environmentally Protected land, indicating that she received no prior notification and inquired what the environmental protection zone permits and prohibits.

Kevin Hutchings, 8923 Morning Glory Road, farm owner, stated the bylaw encompasses the majority of Georgina and believes some issues need to be revisited including agricultural uses, agricultural-related uses, on-farm diversified uses, non-agricultural uses, uses prohibited in all zones such as mushroom farms and abattoirs, permitted non-residential uses that would qualify as agricultural uses and should be permitted as-of-right to support agriculture or the community may continually be requesting amendments to this bylaw.

Tolek Makarewicz responded to question raised by members of the public.

Move by Councillor Genge

Seconded by Councillor Dale

That the Council meeting recess at 9:30am

Carried

The meeting reconvened at 9:40pm

Council;

- Town's Official Plan is more restrictive than the Greenbelt Plan regarding agricultural uses; should protect existing forest and wetlands, but overly-restrictive regarding accessory buildings
- York Region's 15-metre tree-cutting bylaw guideline was for use after development was approved
- more latitude in Environmental Protection Area setback areas for permitting new agriculture uses, more diversified agricultural uses, accessory buildings
- Abattoir could be an economic development opportunity
- setback for accessory dwellings in an Agricultural Protection zone could be increased beyond 50 metres
- lots created with consent will not continue with the passing of this bylaw; do not remove some planning processes if they will be required

- create list to indicate those properties on which agricultural and on-farm diversified uses are considered as-of-right
- retain the consent and minor variance process for those in the EPA who want to build
- unnecessary planning processes and additional costs involved
- review definition of 'major development'
- room for improvement in setback areas to be as fair as possible to residents

reduce requirement for residents to go through a complicated planning process and costs involved

Denis Beaulieu responded to comments/suggestions;

- a balance needs to be found between addressing Provincial and Official Plan policies with the existing properties and uses; a number of issues will fall within the alternative recommendation if adopted
- a suite of on-farm diversified uses that could be permitted as-of-right from a compatibility perspective or ease of definition/regulation; Provincial guidelines do not indicate how to regulate without a planning process. Province has removed the municipality's ability to impose site plan control and zoning is a tool that remains to regulate land use.
- a vast majority of existing properties are benefitting from the Countryside bylaw
- Abattoirs and other prohibited uses can be reviewed, buffers and setbacks will be reviewed for conformity

RESOLUTION NO. C-2023-0385

Moved By Regional Councillor Davison

Seconded By Councillor Dale

1. That Council receive Report No. DS-2023-0097 prepared by the Planning Policy Division, Development Services Department, dated November 15, 2023, respecting a proposed Countryside Zoning By-law, an amendment to Zoning By-law 500 and associated Official Plan Amendment;
2. That Council pass the proposed Countryside Zoning By-law No. 600 (November 2023) and the By-law to amend Zoning By-law 500 to remove the Countryside Area, save and except for provisions related to Agriculture-Related Uses

(Section 2.231) and On-Farm Diversified Uses (Sections 2.240 and 5.23) in Zoning By-law No. 600;

3. That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary to the proposed Countryside Zoning By-law (November 2023) or the amendment to Zoning By-law 500, further notice shall not be required;
4. That Council pass a by-law to enact Amendment No. 148 to the Town of Georgina Official Plan which amends Section 8.1.12 to permit up to three dwelling units (i.e. one single detached dwelling and up to two accessory apartments, one being in the single detached dwelling and the other in a detached building) on a lot that permits a single detached dwelling in the Agricultural Protection Area and Rural Area designations;
5. That Staff consult with the Georgina Agricultural Advisory Committee, the York Region Federation of Agriculture and other stakeholders, and report back to Council in Q2 of 2024 with recommendations for amendments to Zoning By-law No. 600 to implement provisions related to Agriculture, including Agriculture-Related Uses, On-Farm Diversified Uses and Temporary Accommodations for Seasonal Farm Workers; and;
6. That staff be directed to investigate opportunities for more flexibility in the provisions and processes associated with the Environmental Protection (EP) zone implementation, reporting back to Council in Q2 of 2024;
7. That the Town Clerk forward a copy of Report No. DS-2023-0097 and Council's Resolution to the York Region Director of Community Planning and Development Services and the Lake Simcoe Region Conservation Authority, General Manager, Planning and Development.

Carried

- a. ADDITIONAL COMMENTS; Davies Howe, Counsel for Middleburg Developments Inc, regarding Middleburg lands on the north side of Old Homestead Road, west of The Queensway North

11. REPORTS None.

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

1. Dispositions/Proclamations

- a. Paul Calandra, Minister of Municipal Affairs and Housing, Strong Mayor Powers and Eligibility for Building Faster Fund

RESOLUTION NO. C-2023-0386

Moved By Councillor Fellini

Seconded By Regional Councillor Davison

That Council receive correspondence from Paul Calandra, Minister of Municipal Affairs and Housing, concerning Strong Mayor Powers and Eligibility for Building Faster Fund, advising that Strong Mayor Powers have been expanded to Heads of Council.

Carried

2. General Information Items None.

- a. Information Items

None

- b. Briefing Notes

None

13. MOTIONS/ NOTICES OF MOTION

- 1. Councillor Dale; Notice of Motion, commemorative Remembrance initiatives

Councillor Dale read the following Notice of Motion which will be included on the next available Council agenda for consideration;

WHEREAS the Town of Georgina and the Country of Canada made a significant contribution to protect the rights and freedoms of our people and our allies while many Canadians made the ultimate sacrifice;

AND WHEREAS we gather on November 11th each year, Lest we forget;

AND WHEREAS the Legion of Canada has the poppy to symbolize those who served and those who gave their lives for each generation that followed selflessly so that we may express ourselves in a free nation;

AND WHEREAS the reminder of these great and harrowing sacrifices remind us not only of what is in our and indeed the world's history but, what we must guard and understand going forward as a community and a country;

AND WHEREAS one day to honour and pay tribute is given, we must keep the memory and the gratitude year-round, Lest we forget;

AND WHEREAS the poppy symbol must be respected and never walked on, worn and displayed to keep the sacred acknowledgment above all else;

NOW THEREFORE BE IT RESOLVED that Town of Georgina staff be directed to work with the appropriate stakeholders to establish commemorative remembrance initiatives that serve as a daily reminder honouring all those who serve and the many who paid the ultimate sacrifice. These initiatives are to be presented by staff to Council for approval by end of Q2 of 2024.

14. REGIONAL BUSINESS

- Regional Council to discuss Housing and Homelessness on its November 23rd meeting

15. OTHER BUSINESS

None

16. BY-LAWS

Moved By Councillor Dale
Seconded By Councillor Biggerstaff

That the following bylaws be adopted and that staff update the Countryside Zoning Bylaw No. 600 to reflect today's discussions prior to signing;

1. Countryside Zoning Bylaw No. 600 (November 2023)
2. Bylaw Number 2023-0085 (PL-2) adopting Official Plan Amendment No. 148
3. Bylaw Number 500-2023-0006 (PL-5) amending Zoning Bylaw 500 to remove certain lands from applicability to Zoning Bylaw 500 that are outside the settlement areas referred to in the Countryside Area

Carried

17. CLOSED SESSION None.

18. CONFIRMING BY-LAW

Moved By Councillor Genge
Seconded By Councillor Fellini

That the following bylaw be adopted;

1. Bylaw Number 2023-0086 (COU-2) confirming proceedings of Council on November 15, 2023

Carried

19. MOTION TO ADJOURN

Moved By Regional Councillor Davison
Seconded By Councillor Dale

That the meeting adjourn at 11:33pm

Carried

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk