THE CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE

AGENDA

MONDAY, OCTOBER 20, 2008

9:00 A.M.

THE CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE AGENDA

October 20, 2008
(9:00 a.m.)

1. MOMENT OF MEDITATION:

2. ROLL CALL:

3. COMMUNITY SERVICE ANNOUNCEMENTS:

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

5. APPROVAL OF AGENDA:

6. DECLARATION OF PECUNIARY INTEREST:

7. ADOPTION OF THE MINUTES:

Pages 1-19

7.1 Minutes of the Committee of the Whole Meeting held on October 6, 2008.

8. BUSINESS ARISING FROM THE MINUTES:

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

10.2 Matters subject to individual conflicts

11. DEPUTATIONS:

Page 20

11.1 Andrew MacLeod requesting the inclusion of Alpacas as domestic farm animals for wool farming purposes.

Pages 21-23

11.2 Michael Smith respecting the Park Levy calculation on 253 and 255 The Queensway South, Keswick, being the site for the proposed Boston Pizza.

12. PRESENTATIONS:

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

14. PUBLIC MEETINGS:

15. COMMUNICATIONS:

15.1 Matters for Routine:

15.2 Matters for Disposition:

Page 24

15.2.1 Robert Bailey requesting permission to conduct the annual Keswick Santa Claus Parade on Saturday, November 15th along the annual route and to use a P.A. system during the parade.

Pages 25-34

15.2.2 Augustine Ko, Senior Planner, Region of York, requesting comments on the proposed Amendment No. 61 to the Regional Official Plan by October 31, 2008.

Pages 35-42

15.2.3 Barbara Jeffrey, Manager, Land Use Policy and Environment, Region of York, requesting comments on the Proposed Amendment No. 63 to the Regional Official Plan by November 15, 2008.

16. PETITIONS:

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.1 Reports from the Administrative Services Department:

Pages 43-47

17.1.1 Town of Georgina Sale of a portion of Town-owned lands to the Regional Municipality of York
Construction of an EMS Station,
Part of Part Lot 11, Conc. 3 (NG), Morton Avenue, Keswick

Report No. DAS-2008-0050

Recommendation:

1. That Report No. DAS-2008-0050 be received for information; and

2. That the necessary by-law be passed to authorize the Mayor and Clerk to enter into a Purchase and Sale Agreement with the Regional Municipality of York in the amount of $35,000 for the additional lands for the construction of an EMS Station located on Morton Avenue, Keswick and described as Part of Part Lot 11, Concession 3, North Gwillimbury and $2,000 for the easement over the entrance to the site as outlined in their proposal dated October 10, 2008; and

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

3. That the Mayor and Clerk be authorized to execute all documents necessary to finalize this transaction including the right-of-way access agreement for the Town owned entrance on Morton Ave.

Pages 48-53

17.1.2 Town of Georgina New Development Charge By-law

Report No. DAS-2008-0051

Recommendation:

1. That Report No. DAS-2008-0051 be received for information; and

2. That the Town engage the services of C.N. Watson and Associates to complete the necessary background study required to allow the Town of Georgina to bring forward a revised Development Charge By-law in 2009 at an estimated cost not to exceed $34,400; and

3. That the cost of this project be transferred from the Development Charge Reserve Administrative Studies component.

Pages 54-55

17.1.3 Accessibility Advisory Committee Members

Report No. DAS-2008-0052

Recommendation:

1. That Report No. DAS-2008-0052 be received for information.

2. That By-law No. 2002-0128 (COU-I), being a by-law to establish an Accessibility Advisory Committee, be amended to "….a minimum of 6 to a maximum of 9 members" and that the sections pertaining to the Georgina Association for Community Living be deleted.

3. That the Accessibility Advisory Committee bring forward a recommendation to Council to appoint two members with disabilities to the Committee.

17.2 Report from the Economic Development Department:

Pages 56-59

17.2.1 Revised Economic Development Committee Terms of Reference

Report No. ED-2008-0001

Recommendation:

1. That Report ED-2008-0001 be received for information.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

2. That Council endorse and adopt the revised Economic Development Committee Terms of Reference, Report No. ED-2008-0001.

17.3 Report from the Engineering and Public Works Department:

Pages 60-73

17.3.1 Road Dedication and Assumption – various locations

Report No. EPW-2008-0042

Recommendation:

1. That Report EPW-2008-0042 be received for information.

2. That a by-law be passed dedicating Part 3 on Plan 65R-31025 as public highway and forming part of Lake Drive North.

3. That a by-law be passed dedicated Part 3 and Part 4 on Plan 65R-31100 as public highway and forming part of Church Street.

17.4 Reports from the Leisure Services Department:

Pages 74-77

17.4.1 Arts & Culture Grants in Georgina

Report No. LS-2008-0034

Recommendation:

That Report No. LS-2008-0034 entitled 'Arts & Culture Grants in Georgina' be received.

Pages 78-80

17.4.2 Replacement Vehicles

Report No. LS-2008-0035

Recommendation:

1 That Report No. LS-2008-0035 be received.

2 That the tender received from Williamson Buick Pontiac Ltd., Uxbridge, for the following replacement vehicles be accepted and that the Purchasing Agent be authorized to issue purchase orders and contracts accordingly.

One Ton Crew Cab, Diesel Powered Truck, Fleetside body
…… $38,922.85 inc. tax

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

One Ton 4x4 Truck, Diesel Powered Dump Platform, Dual Rear Wheel …… $49,298.51 inc. tax
Full Size Pick-Up Truck, Gasoline …… $21,222.53 inc. tax

3 That the tender received from S&B Keswick Motors Limited, Keswick for the following replacement vehicle be accepted and that the Purchasing Agent be authorized to issue a purchase order and contract accordingly.

¾ Ton Full Size Pick Up, 4x4 , Diesel powered, Snowplough equipment …… $46,509.67 inc. tax

Pages 81-88

17.4.3 Lake Simcoe Soccer Club Presentation

Report No. LS-2008-0036

Recommendation:

1. That Report LS-2008-0036 be received.

2 That Council endorse the project presented by Lake Simcoe Soccer Club Inc. for a clubhouse facility at the Civic Centre soccer fields.

18. UNFINISHED BUSINESS:

19. REGIONAL BUSINESS:

20. MOTIONS:

21. NOTICES OF MOTION:

22. OTHER BUSINESS:

23. RECESS COMMITTEE OF THE WHOLE AND RESOLVE INTO CLOSED MEETING:

24. RISE AND REPORT FROM CLOSED MEETING:

25. ADJOURNMENT:

THE CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE MINUTES

October 6, 2008
(9:05 a.m.)

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

The Deputy Clerk gave the roll call and the following Committee members were present:

Mayor Grossi
Councillor Jordan
Councillor Szollosy (left at 11:12 a.m.)
Councillor Smockum
Regional Councillor Wheeler (left at 12:03 a.m.)
Councillor Jamieson
Councillor Hackenbrook

3. COMMUNITY SERVICE ANNOUNCEMENTS:

3.1 10th Annual Service Recognition and Appreciation Awards:

Mayor Grossi introduced the individuals to receive appreciation awards.

15 Years

Lorna Gardner, Peter Gzowski Library

20 Years

Karyn Stone – not in attendance
Mary Baxter, Chief Librarian
Paul Traviss, Road Attendant, Roads Department
Len Wight, Roads Department – not in attendance
Doug Grimes, Road Attendant, Roads Department

John McLean –not in attendance, certificate was presented to him at an earlier event.

25 Years

Darlene Folmeg, Engineering Secretary

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

The following addendum item was identified as part of the agenda:

4.1 Special Council meeting regarding a Closed meeting matter

5. APPROVAL OF AGENDA:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2008-0252

THAT THE AGENDA, WITH THE FOLLOWING ADDENDUM ITEM, BE APPROVED:

5.1 SPECIAL COUNCIL MEETING REGARDING A CLOSED MEETING MATTER.

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

Moved by Councillor Jordan

Seconded by Regional Councillor Wheeler

That the Committee members move into Closed Session at this time (9:15 a.m.) to deal with the following matter:

i) Personal matter about an identifiable individual; update discussion regarding Chief Administrative Officer Recruitment, Section 239 (2) (b), MA

Carried.....

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

The Committee Members arose from the Closed Meeting at this time (9:35 a.m.) and reconvened the Committee Meeting.

Mayor Grossi announced that Susan Plamondon has been hired to fulfil the Chief Administrative Officer position commencing Dec. 1, 2008; a reception will be held in the Council Chambers for staff on that date from 9:00 a.m. to 10:00 a.m.

Moved by Councillor Szollosy

Seconded by Councillor Jamieson

That the Committee Members move into a Special Council Meeting at this time (9:39 a.m.) to deal with the following matters:

i) A By-law to appoint a Chief Administrative Officer for the Corporation of the Town of Georgina
ii) A By-law to provide for the appointment of, and the duties and responsibilities for, a Chief Administrative Officer for the Corporation of the Town of Georgina

Carried.....

The Committee Members reconvened the Committee of the Whole meeting at this time (9:42 a.m.)

7. ADOPTION OF THE MINUTES:

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

RESOLUTION NO. CW-2008-0253

THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON SEPTEMBER 15, 2008, BE ADOPTED AS PRESENTED.

Carried.....

8. BUSINESS ARISING FROM THE MINUTES:

None.

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

The following items were identified for separate discussion:

9.1 Item No. 11.1, deputation by Helmut Kik concerning the proposed electricity generating power plant
9.2 Item No. 12.1, presentation by Michelle Lindquist, Municipal Relations Representative, and Heather Colquhoun, Account Manager, MPAC, to update Council on the recently released Market Value Assessment.
9.3 Item No. 12.2, presentation by Barry Knoll, Totten Sims Hubicki, to provide an overview of the Civic Centre Facility Study.
9.4 Item No. 15.2, various matters for disposition
9.5 Item No. 17.1.1, Report No. CAO-2008-0004 entitled 'Organizations Review Implementation'
9.6 Item No. 17.2.1, Report No. DAS-2008-0048 entitled 'Municipal Performance Measures'
9.7 Item No. 17.3.1, Report No. PB-2008-0108 entitled 'Proposed Development Charge By-law Amendment / Existing Lots of Record in Judges Plan 602
9.8 Item No. 17.3.2, Report No. PB-2008-0109 entitled 'Extension of Draft Plan Approval, Draft Plan Condominium, Draft Plan of Subdivision, Greystone/Orsi'
9.9 Item No. 17.3.3, Report No. PB-2008-0110 entitled 'Halloween Maze – 49 Burnaby Drive, Keswick'

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Szollosy

Seconded by Councillor Hackenbrook

That the following recommendations respecting the matters listed as 'Items Not Requiring Separate Discussion' be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

Routine:

RESOLUTION NO. CW-2008-0254

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:

Reports:

17.2.2 Operating Results to July 31, 2008

Report No. DAS-2008-0049

RESOLUTION NO. CW-2008-0255

THAT REPORT NO. DAS-2008-0049 DETAILING THE OPERATING RESULTS TO JULY 31, 2008, BE RECEIVED FOR INFORMATION.

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

11.1 Helmut Kik concerning the proposed electricity generating power plant.

Mr. Kik stated that he wanted to add some information to his correspondence dealt with by Council on September 22, 2008, in recommending an energy plant in Georgina.

Mr. Kik explained that his recommendation is based on assisting what would be allowed under the Kyoto Accord, of which we are a member. Mr. Kik stated that the proposed plant system is also being built in European countries and therefore he sees no reason why it couldn't be built here.

Mr. Kik stated that Canada has outdated energy plants running on coal and on hot summer days, no one will turn down their air conditioners to save energy, which causes pollution. But if there was an alternative, hydro may turn down the coal plants which would eliminate some of the pollution being produced. He stated that he does not understand the opposition to the proposed power plant. If new plants with new technology are not developed, the coal plants will never be eliminated.

Mr. Kik suggested that Council reconfirm its approval of its motion passed on September 22nd, endorsing a plant in Georgina. He stated that whether or not Council is interested in the 200 to 300 jobs the proposed plant would create for the Town, not to mention the revenues, he believes the residents would be interested in the potential jobs.

11. DEPUTATIONS cont'd:

Mr. Kik stated that he finds it strange that the OPA is recommending a 350 megawatt simple cycle power plant, when a peaker plant should be more in the line of 100 or 150 megawatts. He advised that the western world will build combined cycle power plants. The newest turbines just came onto the market in Europe in September of this year and should be available in America by 2011, noting that it is the older turbine that creates the pollution.

Mr. Kik stated that electricity is important. The next generations will see millions of cars running on twin-cycle engines that run on electricity for about 150 km, switching to diesel or gasoline engines. Electricity is required in the future as an energy source. This power plant system should combine with alternative energy; wind or solar parks if available, that should have preference in the grid and if not available, then natural gas should be made available.

Mr. Kik noted that an important international trade fair on renewal energy, electric power transmission, etc, is going to be held soon, in case the Town wants to send a representative to attend it.

Moved by Councillor Szollosy

Seconded by Councillor Jordan

RESOLUTION NO. CW-2008-0256

THAT THE DEPUTATION MADE BY HELMUT KIK CONCERNING THE PROPOSED SIMPLE-CYCLE ELECTRICITY GENERATION PLANT AND THE IMPORTANCE OF ELECTRICITY GENERATION FOR FUTURE GENERATIONS, BE RECEIVED.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17. Report from the Administrative Services Department:

17.2.1 Municipal Performance Measures

Report No. DAS-2008-0048

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Councillor Smockum

Seconded by Regional Councillor Wheeler

RESOLUTION NO. CW-2008-0257

THAT REPORT NO. DAS-2008-0048 DETAILING THE MUNICIPAL PERFORMANCE MEASURES FOR THE YEAR ENDED DECEMBER 31, 2007, BE RECEIVED FOR INFORMATION, AND THE MANAGER OF FINANCE AND DEPUTY TREASURER PREPARE A REPORT HIGHLIGHTING VARIOUS KEY ITEMS OF COMPARISON THAT CAN BE EXAMINED.

Carried.....

17.3 Reports from the Planning and Building Department:

17.3.3 Halloween Maze – 49 Burnaby Drive, Keswick

Report No. PB-2008-0110

Moved by Councillor Szollosy

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2008-0258

THAT REPORT PB-2008-0110 ENTITLED 'HALLOWEEN MAZE – 49 BURNABY DRIVE, KESWICK' BE RECEIVED FOR INFORMATION.

Carried.....

17.3.2 Extension of Draft Plan Approval
Draft Plan Condominium 19CDM-05G01
Draft Plan of Subdivision 19T-05G02
Part of Lot 16, Concession 2 (NG) – Greystone/Orsi
North-East corner of Metro Road and Old Homestead Road

Report No. PB-2008-0109

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Councillor Jamieson

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2008-0259

A. THAT REPORT PB-2008-0109 BE RECEIVED AS INFORMATION.

B. THAT PURSUANT TO SECTION 51(33) OF THE PLANNING ACT, R.S.O., 1990, AN EXTENSION TO THE APPROVAL OF DRAFT PLAN OF SUBDIVISION 19T-05G02 BE GRANTED TO NOVEMBER 28, 2009, FOR FURTHER REVIEW AT THAT TIME.

C. THAT PURSUANT TO SECTION 51(33) OF THE PLANNING ACT, R.S.O., 1990, AN EXTENSION TO THE APPROVAL OF DRAFT PLAN OF CONDOMINIUM 19CDM-05G01 BE GRANTED TO NOVEMBER 28, 2009.

D. THAT PURSUANT TO SECTION 51(44) OF THE PLANNING ACT, R.S.O., 1990, THE LAPSING PROVISION CONTAINED IN THE CONDITIONS OF DRAFT PLAN APPROVAL BE AMENDED TO READ "PURSUANT TO THE PLANNING ACT, R.S.O., 1990, AS AMENDED, APPROVAL OF THIS PLAN OF SUBDIVISION SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY NOVEMBER 28, 2009, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL."

Carried.....

12. PRESENTATIONS:

12.1 Michelle Lindquist, Municipal Relations Representative, and Heather Colquhoun, Account Manager, MPAC, to update Council on the recently released Market Value Assessment.

Michelle Lindquist of the Municipal Property Assessment Corporation (MPAC) reviewed the 2008 assessment update presentation through a power point presentation at this time.

Ms. Lindquist indicated that MPAC's Mission is to serve Ontario property taxpayers together with provincial and municipal stakeholders through accurate and timely property assessments and a commitment to service excellence. She explained that the Current Value Assessment (CVA) of real property is based on what a property would be expected to sell for on the open market between a willing seller and a willing buyer. MPAC determines the CVA of a property by analyzing the actual selling prices of properties in a given area excluding family sales, powers of sale and foreclosures.

12. PRESENTATIONS cont'd:

The Government of Ontario introduced Bill 187 on March 22, 2007 and Bill 44 on May 14, 2008 which included the following changes; assessment cycle changed from an annual update to a four-year-cycle beginning for the 2009 tax year (based on a January 1, 2008 valuation date); assessment increases phased-in over four years; Decreases will be implemented immediately; beginning in 2009 the Request for Reconsideration (RfR) Deadline is March 31st of the current taxation year; the RfR process is a mandatory first stage of the assessment appeal process for Residential, Farm and Managed Forest Property classes; Reverse onus of proof for appeals regarding value.

Ms. Lindquist indicated that all property taxpayers (nearly 4.7 million properties) in Ontario will receive a Property Assessment Notice and all property owners within the Town of Georgina were mailed their notices on September 22, 2008.

Ms. Lindquist indicated that the AboutMyProperty website has been redesigned to support the delivery of the 2008 Assessment Update, usernames and passwords were provided on the 2008 Assessment Notice, property taxpayers now have access to a Property Profile Report for their own property and twenty-four (24) Detailed Property Reports on similar properties, and it includes options to select properties of interest from an interactive map.

Ms. Lindquist indicated that residents can access property profile reports on MPAC's website at 'www.AboutMyProperty.ca' to review assessments for properties similar to theirs. She indicated that farmland assessment increased approximately 40%, which is standard across the Region, due to supply and demand and a lack of available farmland across the Greater Toronto Area.

David Reddon, Manager for Taxation and Revenue, indicated that Town staff have not met with owners of farmland to date, although he has heard from a couple of them via telephone. He stated that MPAC is prepared to hold open houses so that property owners can speak directly with MPAC staff to discuss values. He explained that decreases in assessments occur immediately, while assessment increases are being phased in over four years. He noted that because only preliminary information is available at this time, the Town does not yet have enough information for analysis to determine whether or not the assessment decreases will affect the overall change, although he does not believe it will be significant.

Ms. Lindquist explained that the new assessments for taxation year 2009 are reflective of the property values at January 1, 2008.

It was mentioned that a recession is occurring and property values may have decreased dramatically from the January 1st, 2008 assessment time to December 2008, while MPAC's reassessment is based on the higher January 1st values.

12. PRESENTATIONS cont'd:

Ms. Lindquist stated that the Province of Ontario legislates the date for assessment which is January 1st, 2008, and this date cannot be changed. Assessment is relative to the budget.

Ms. Colquhoun stated that this can be explained to residents through open houses. She noted that an increased assessment doesn't necessarily mean an increase in taxes.

Mr. Reddon suggested that rather than open houses, that staff arrange to have MPAC staff here to deal one-on-one with property owners, which they have offered to do following the cessation of the extended hours at their Call Centre on October 17th. He indicated that property taxes are required to be paid as billed, regardless of any appeal requests that may be requested.

Ms. Colquhoun stated that changes to their AboutMyProperty website are ongoing to make it more user-friendly.

Council requested that MPAC arrange for staff to attend the Civic Centre for open houses or sessions to address individual assessments for all property types including farm and commercial. Once dates are determined, advertisements are to be placed in the local newspaper on the Town page.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. CW-2008-0260

THAT THE DEPUTATION MADE BY MICHELLE LINDQUIST, MUNICIPAL RELATIONS REPRESENTATIVE, AND HEATHER COLQUHOUN, ACCOUNT MANAGER, MPAC, TO UPDATE COUNCIL ON THE RECENTLY RELEASED MARKET VALUE ASSESSMENT, BE RECEIVED AND THAT MPAC BE REQUESTED TO PROVIDE PUBLIC INFORMATION SESSIONS OR OPEN HOUSES AT THE GEORGINA CIVIC CENTRE TO ADDRESS INDIVIDUAL ASSESSMENTS FOR ALL PROPERTY TYPES INCLUDING FARM AND COMMERCIAL AND THAT THESE INFORMATION SESSIONS/OPEN HOUSES BE ADVERTISED ACCORDINGLY.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.1 Report from the Chief Administrative Officer:

17.1.1 Organizations Review Implementation

Report No. CAO-2008-0004

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2008-0261

1. THAT REPORT NO. CAO-2008-0004 BE RECEIVED FOR INFORMATION; AND

2. THAT THE COUNCIL OF THE TOWN OF GEORGINA ADVISE THE GEORGINA PUBLIC LIBRARY BOARD THAT THEY SUPPORT THE POSITION ENDORSED BY THE GEORGINA PUBLIC LIBRARY BOARD AT THEIR MEETING OF AUGUST 21, 2008 REGARDING THE REVISION TO THE MANAGEMENT STRUCTURE OF THAT AREA; AND

3. THAT THE COUNCIL OF THE TOWN OF GEORGINA ENDORSE THE REVISED ORGANIZATIONAL STRUCTURE OUTLINED IN REPORT CAO-2008-0004 WHICH FINALIZES THE MAJOR RECOMMENDATIONS FOR THOSE AREAS AS OUTLINED IN THE ORGANIZATIONAL REPORT COMPLETED IN 2006 BY THE RANDOLPH GROUP.

Carried.....

Moved by Councillor Jordan

Seconded by Councillor Jamieson

That the Committee Members recess at this time (11:07 a.m.).

Carried.

The Committee Meeting resumed at this time (11:12 a.m.).

Councillor Szollosy left the meeting at this time (11:12 a.m).

12. PRESENTATIONS:

12.2 Barry Knoll, Totten Sims Hubicki, to provide an overview of the Civic Centre Facility Study.

Stan Armstrong, CAO, indicated that staff desired to make use of Civic Centre building more efficiently, and Barry Knoll was contracted to perform a facility study.

12. PRESENTATIONS cont'd:

Mr. Knoll, through a power point presentation, reviewed the Civic Centre Facility Needs Study conducted by his company, indicating that Georgina' current population of 46,000 is forecast to grow to approximately 69,000 in the next 20 years, with a current municipal staffing level of 89 and a projected increase to 139 in the next 20 years.

Mr. Knoll stated that the building lacks the necessary space to accommodate the current staff, let alone the projected increase in staff. The building was purchased in 1973, 35 years ago; it is a 50 year old building and therefore a Building Condition Audit was performed, examining the condition of the building and its life expectancy. Space requirements were reviewed over the next 20 years also. He noted that the span of 20 years is generally used in studies such as these.

Mr. Knoll advised that his company prepared measured drawings of the building for planning purposes. He interviewed department heads with regard to projected staff requirements, space deficiencies, etc. He reviewed each department, the current staff levels, what staff levels are projected to be, areas and space utilization and what they may need in future to support services.

Mr. Knoll stated that he was requested to engage in a Building Condition Audit. The Audit included the building envelope, mechanical/electrical, accessibility, building life expectancy, retrofit costs, among other issues. He compared Georgina with other area municipalities of similar size to confirm the figures they came up with and Georgina is right on the average line.

Mr. Knoll stated that the audit of the condition of the existing building was undertaken with an expenditure of more than $2,000,000 would be required in the next 15 years for repairs and maintenance. This would include a new heating, ventilation and air conditioning (HVAC) system, replacing the 50 year old wiring, replacing windows and the elevator, structural modifications required to roof framing along with a new roof, masonry problems to be repaired, interior renovations and foundation improvements.

Mr. Knoll indicated that there are functional deficiencies as well, indicated through previous reports conducted on the building, an accessibility audit and a security audit. Space utilization is very poor, at 52% effectiveness, primarily because of the building's small footprint, the wider corridors, the extent of the washrooms and the stairwells.

Accessibility issues are problematic, the air quality is poor and security and safety issues have been identified. Operation problems result from the central corridor layout, there is a shortage in area requirement and in meeting space requirements.

Mr. Knoll indicated that the study forecasts staff increases for 5, 10 and 20 years and respective space requirements for each department. Each department should have its own filing and reception area. He indicated that if a new building was constructed, it would put staff into an open concept work environment, as some staff do not require a

12. PRESENTATIONS cont'd:

private office, which is unavoidable at this time. The existing building has a total gross floor area of 38,000 square feet, but only 52% of that floor area is being used effectively. He noted that neither the Council Chambers nor the hallways were included in the net number.

Mr. Knoll indicated that the projected staffing requirements are in line with other municipalities. If the existing building is to be retained, additions would be necessary, while gutting portions of the existing building and demolishing other portions, including the Council Chambers in order to expand the whole front of the building towards the west. Major renovations would be required, with an additional 12,700 square feet needed in order to accommodate staffing and service requirements for the next 20 years.

Mr. Knoll indicated that if a new building was constructed, it should be approximately 40,000 square feet in size, on this site, either to the north-west or south-west of the existing building, at an approximate expenditure of $10 million, in today's dollars. If the existing building was totally renovated including major gutting, construction of an addition, improving mechanical systems, etc, the approximate expenditure would be $9.5 million.

The County of Northumberland constructed a new municipal building at $200 per square foot. It is a similar size to what Georgina would require within the next 20 years. Tenders for the Northumberland building went out 1 ½ years ago and came in at $170/sq.ft, and $200 square foot was estimated for new construction. He believes the total expenditure was approximately $8 Million.

Mr. Knoll stated that the cost of renovations divided by the estimated replacement value is in the order of 40% to 50% at which point abandoning the existing building and constructing a new one should be considered. Georgina's number is at 33%, but that does not include all of the functional problems in existence. If they were included, the number would be greater than 100%.

Mr. Knoll acknowledged that the number of staff in the Leisure Services Division could be taken out of the equation as that division is being relocated to another building, but this is a temporary solution to alleviate an existing problem and revenue is being spent to do so. He seriously suggested that Council and staff watch the money they spend on fixing this building up.

Mr. Knoll indicated that the Northumberland municipal office is not LEED certified, but it includes sensible, sustainable designs and has a geothermal system. He is not aware of another similar building that has recently gone out for tender, for price per square foot, more recently than the Northumberland building, at least not within the past six months. He noted that the larger the building project, the lower the costs per square foot.

12. PRESENTATIONS cont'd:

Moved by Councillor Smockum

Seconded by Regional Councillor Wheeler

RESOLUTION NO. CW-2008-0262

THAT THE DEPUTATION MADE BY BARRY KNOLL OF TOTTEN, SIMS HUBICKI AND THE STUDY DOCUMENT PROVIDED AT THE BEGINNING OF THE PRESENTATION BE RECEIVED.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.3 Reports from the Planning and Building Department:

17.3.1 Proposed Development Charge By-law Amendment / Existing Lots of Record in Judges Plan 602

Report No. PB-2008-0108

Moved by Councillor Jordan

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2008-0263

A. THAT REPORT NO. PB-2008-0108 BE RECEIVED FOR INFORMATION.

B. THAT THE CURRENT STUDY ADDRESSING AN AMENDMENT TO THE TOWN'S DEVELOPMENT CHARGES BY-LAW, BEING BY-LAW 2004-0080 (TA-1), TO REMOVE DEVELOPMENT CHARGE EXEMPTIONS FOR EXISTING LOTS OF RECORD ONLY WITHIN THE AREA SHOWN ON SCHEDULE '1' TO REPORT NO. PB-2008-0108 BE TERMINATED.

C. THAT THE UPCOMING STUDY TO COMPREHENSIVELY REVIEW AND UPDATE THE TOWN'S DEVELOPMENT CHARGES BY-LAW INCLUDE ADDRESSING THE REMOVAL OF THE EXEMPTIONS FOR EXISTING LOTS OF RECORD ON A TOWN-WIDE BASIS.

Carried.....

Staff is to confirm the process, timeframe for completion of review and the number of lots affected town-wide, for the Council Meeting of October 14th.

Regional Councillor Wheeler left the meeting at this time (12:03 p.m.).

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

14. PUBLIC MEETINGS:

None.

15. COMMUNICATIONS:

15.2 Matters for Disposition:

15.2.1 Jim Watson, Minister of Municipal Affairs and Housing, congratulating the Town on winning an AMO P.J. Marshall Certificate of Merit Award for excellent in innovation for collaboration with other north York Region municipalities on a waste management strategy.

Moved by Councillor Smockum

Seconded by Councillor Jamieson

RESOLUTION NO. CW-2008-0264

THAT CORRESPONDENCE FROM JIM WATSON, MINISTER OF MUNICIPAL AFFAIRS AND HOUSING, CONGRATULATING THE TOWN ON WINNING AN AMO P.J. MARSHALL CERTIFICATE OF MERIT AWARD FOR EXCELLENT IN INNOVATION FOR COLLABORATION WITH OTHER NORTH YORK REGION MUNICIPALITIES ON A WASTE MANAGEMENT STRATEGY BE RECEIVED AND THAT CONGRATULATIONS BE EXTENDED TO THE APPROPRIATE STAFF MEMBERS INVOLVED.

Carried.....

15.2.2 Lisa Lyons, Committee Secretary, Georgina Environmental Advisory Committee, requesting Council approve the proposed wind turbine at the Sutton Water Pollution Control Plant.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

RESOLUTION NO. CW-2008-0265

THAT CORRESPONDENCE FROM THE GEORGINA ENVIRONMENTAL ADVISORY COMMITTEE REQUESTING COUNCIL APPROVE THE PROPOSED WIND TURBINE AT THE SUTTON WATER POLLUTION CONTROL PLANT BE RECEIVED AND THAT

15. COMMUNICATIONS cont'd:

THE REGION OF YORK BE REQUESTED TO MAKE A PRESENTATION TO GEORGINA COUNCIL CONCERNING THE WIND TURBINE PROPOSED TO BE ERECTED AT THE SUTTON WATER POLLUTION CONTROL PLAN.

Carried.....

15.2.3 Canada and Ontario requesting applications by November 21, 2008, for Intake One under the Communities Component Agreement/Building Canada Fund, funding 17 categories of infrastructure.

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2008-0266

THAT CORRESPONDENCE FROM CANADA AND ONTARIO REQUESTING APPLICATIONS BY NOVEMBER 21, 2008, FOR INTAKE ONE UNDER THE COMMUNITIES COMPONENT AGREEMENT/BUILDING CANADA FUND, FUNDING 17 CATEGORIES OF INFRASTRUCTURE BE RECEIVED AND THAT THE CHIEF ADMINISTRATIVE OFFICER BE REQUESTED TO PREPARE AN APPLICATION ON BEHALF OF THE TOWN OF GEORGINA FOR FUNDING ASSISTANCE FOR THE NEW RECREATIONAL FACILITY PROPOSED FOR THE KESWICK AREA.

Carried.....

15.2.4 D. Gayle Wood, CAO, Lake Simcoe Region Conservation Authority, requesting support and endorsement of the proposed Lake Simcoe Protection Act.

Moved by Councillor Jordan

Seconded by Councillor Jamieson

RESOLUTION NO. CW-2008-0267

THAT CORRESPONDENCE FROM D. GAYLE WOOD, CAO, LAKE SIMCOE REGION CONSERVATION AUTHORITY, REQUESTING SUPPORT AND ENDORSEMENT OF THE PROPOSED LAKE SIMCOE PROTECTION ACT, BE RECEIVED.

Carried.....

15. COMMUNICATIONS cont'd:

15.2.5 Association of Municipalities of Ontario (AMO) requesting municipalities to review "Putting out the Welcome Mat: Why Immigration Matters to Ontario's Municipalities" and provide comments by November 7, 2008.

Moved by Councillor Jordan

Seconded by Councillor Smockum

RESOLUTION NO. CW-2008-0268

THAT CORRESPONDENCE FROM THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO (AMO) REQUESTING MUNICIPALITIES TO REVIEW "PUTTING OUT THE WELCOME MAT: WHY IMMIGRATION MATTERS TO ONTARIO'S MUNICIPALITIES" AND PROVIDE COMMENTS BY NOVEMBER 7, 2008, BE RECEIVED.

Carried.....

15.2.6 Dr. Karim Kurji, Medical Officer of Health, requesting municipalities to review their by-laws to adopt safer pool fencing regulations.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

RESOLUTION NO. CW-2008-0269

THAT CORRESPONDENCE FROM DR. KARIM KURJI, MEDICAL OFFICER OF HEALTH, REQUESTING MUNICIPALITIES TO REVIEW THEIR BY-LAWS TO ADOPT SAFER POOL FENCING REGULATIONS BE RECEIVED AND REFERRED TO THE CHIEF BUILDING OFFICIAL TO REVIEW AND PREPARE A REPORT FOR COUNCIL'S CONSIDERATION ADDRESSING ANY OUTSTANDING SAFETY ISSUES NOT ALREADY DEALT WITH IN THE TOWN'S POOL FENCING BY-LAW.

Carried.....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

20. MOTIONS:

None.

21. NOTICES OF MOTION:

None.

22. OTHER BUSINESS:

Crate's Landing

Harold Lenters, Director of Planning and Building, briefly indicated that representatives of Crate's Landing had requested a public meeting at the October 14th Council Meeting, but were advised that staff had several issues and concerns with their revised proposal and had requested more information last week in a comprehensive fashion prior to consideration by Council.

Update on Christmas Party arrangements

Council decided to hold the annual Town Christmas Dinner and Dance at the Egypt Hall on Friday, December 12th. Council will arrange to have the rental fee waived.

Chief Administrative Officer – Meet and Greet

Staff will have the chance to meet the new Chief Administrative Officer on Monday, December 1st from 9:00 a.m. to 10:00 a.m. The Committee of the Whole Meeting will commence an hour late, at 10:00 a.m.

Moved by Councillor Smockum

Seconded by Councillor Jamieson

RESOLUTION NO. CW-2008-0270

THAT THE COMMITTEE OF THE WHOLE MEETING COMMENCE AT 10:00 A.M. ON MONDAY, DECEMBER 1, 2008 AND THAT THE PUBLIC BE ADVISED OF THE TIME CHANGE THROUGH NEWSPAPER ADS AND NOTICE ON THE TOWN'S WEBSITE.

Carried....

23. RECESS COMMITTEE OF THE WHOLE AND RESOLVE INTO CLOSED MEETING:

Moved by Councillor Jamieson

Seconded by Councillor Jordan

Be it resolved that the Committee of the Whole Meeting recess at this time (12:31 p.m.) and move into a closed meeting pursuant to Section 239 of The Municipal Act, 2001, as amended, to consider:

ii) Potential Acquisition of Land; verbal update by Mayor Grossi regarding potential acquisition of land, Section 239 (2)(e), MA
iii) Potential Litigation; verbal update by the Chief Administrative Officer regarding use of a Town facility, Section 239 (2)(e) MA

Carried.....

24. RISE AND REPORT FROM CLOSED MEETING:

The Committee Members arose from the Closed Session at this time (12:50 p.m.); no motions emanated from the Closed Session.

25. ADJOURNMENT:

Moved by Councillor Jamieson

Seconded by Councillor Jordan

That the meeting adjourn at this time (12:50 p.m.).

Carried.....

Tuesday October 14 2008

BY-LAW NUMBER 2003-0072

RECEIVED OCT 14 2008

Amend BY-LAW NO. 2003-0072 BEING A BY-LAW TO REGULATE AND PROHIBIT THE KEEPING OF ANIMALS OTHER THAN DOGS.

It is stated in BY-LAW NO. 2003-0072 schedule 'A' part 23. All ARTIODACTYLUS UNGULATES (such as Camels, Antelopes, Llamas, Deer & Hippopotamus) except on Rural Zoned Property only domestic goats, sheep, pigs & cattle.

I would like BY-LAW NO. 2003-0072 schedule 'A' part 23. to include Alpaca's (part of camel (camelid) family) as domestic animals to be allowed on Rural Zoned Property.

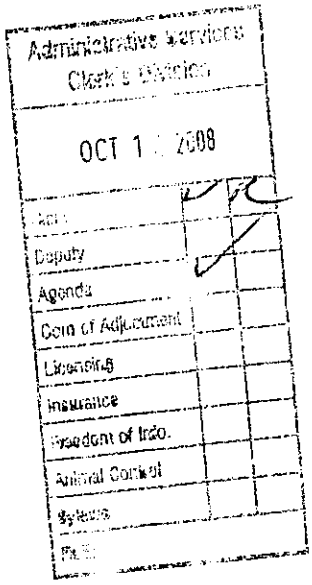
Reason: My wife and I are interested in farming alpacas in Georgina.

Since BY-LAW NUMBER 2003-0072 was written; Alpacas have become known as domestic farm animals in Canada and prized for their wool. There are many farms in Ontario now raising alpacas. I would like to point out after talking to Jeremy Liscoumb of the Georgina Zoning Department; he informed me that the Ontario Ministry of Agriculture, Food and Rural Affairs acknowledges them as farm animals and Mr. Liscoumb has software from OMAFRA that include alpacas in its calculations.

Mr. Liscoumb assured me that he could be contacted on this for further information from any of the town departments.

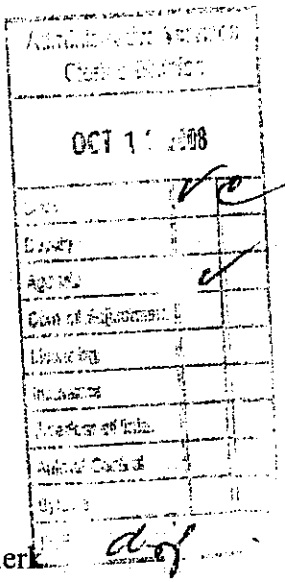
Yours truly,

Andrew MacLeod
2388 Baseline Rd
Keswick, Ont. L4P3E9
905 476-5284



Michael Smith
Planning Consultants
Development Coordinators Ltd.

204 Simcoe Ave., Unit 21
Keswick, Ontario, L4P 3S6
Tel. (905) 989-2588
Fax (905) 989-2488
mspc@bellnet.ca



RECEIVED OCT 15 2008

October 14th, 2008

Our File No. 788-00

Mayor and Council
Town of Georgina
26557 Civic Centre Road
RR2, Keswick, Ontario
L4P 3G1

Attention: Roland Chenier, Clerk

Dear Mayor and Council:

Re: Appraisal of Commercial Land for
Purposes of Park Levy Calculation
253 and 255 The Queensway South, Keswick

Please accept this letter as a request to appear at the Committee of the Whole meeting of October 20th, 2008. The purpose of my deputation will be to request that Council not require a park levy for the redevelopment of the former DC Marine site, now the site of the proposed Boston Pizza.

The Leisure Services department has requested a payment of 2% of the value of the land for park levy purposes. The appraised value of the property is $1,230,000. An interim park levy of $20,000, 1.6% of the appraised value was paid as a prerequisite to the issuance of the building permit for the Boston Pizza building.

My position on this matter, which has been raised with the Leisure Services department, is as follows.

Section 42(1) of the Planning Act provides that *"As a condition of development or redevelopment of land, the council of a local municipality may, by by-law...require that land in the amount not exceeding, in the case of land proposed for development or redevelopment of commercial or industrial purposes, 2 percent ...of the land to be*

conveyed to the municipality for park purposes or other public recreational purposes." Section 42(6) provides that *"The council of a local municipality may require the payment of money to the value of the land otherwise required to be conveyed..."*

It is my understanding that the purpose of a park levy is to assist the municipality in off-setting the impact of development or redevelopment on the Town's park system. Whereas commercial and industrial development or redevelopment has a factor of 2% of the appraised value, other land uses i.e. residential and institutional have a factor of 5%. The residential levy is greater than the commercial levy because of the greater impact on the park system.

I do not agree that a full 2% should be applicable in the case of commercial or industrial redevelopment where there was a prior existing use. In some cases, no fee should be paid. By comparison, under the development charge program a credit is given for existing buildings to be demolished for redevelopment purposes against the development charge for new development.

Along the lines of the development charge program, I would like to suggest a method for fair calculation of the park levy in a redevelopment project.

The Subject Land contained two dwellings having a combined residential floor area of 380 square metres and a marine store/workshop and another marine workshop having a combined commercial floor area of 330 square metres. The new construction has a floor area of 506.3 square metres. A straight comparison of floor area, without factoring up the residential because of the higher percentage value, indicates that the former buildings combined exceeded the proposed floor area by 203.7 square metres. On this basis no park levy should be payable, and the interim park levy should be refunded. Further, the remaining difference of 203.7 square metres could be applied against any further redevelopment of the property.

Finally, I would ask that you consider these three additional points: 1) part of the redevelopment plan includes public access to the riverfront and some monies are being spent to upgrade the waterfront edge and docking; 2) the Town encourages beautification of its main streets and promotes economic development. The new owners have cleaned up this prominent site on the Queensway by removing the derelict buildings and trailers; and 3) a fair tax system for commercial and industrial development encourages new investment in the community.

In conclusion, I will be asking the Committee to not require a park levy for the redevelopment of the Subject Land.

Yours truly,

Michael R. Smith

Michael Smith
Planning Consultant

Copies to:

Brock McDonald, Town
Melissa Scaman, Town
Steve Crate
Greg Crate
Kevin Beswick
David Beswick

Keswick Santa Claus Parade

4 The Queensway South
Keswick, Ontario L4P 1Y7
(905) 476-4391 (day phone) **(905) 476-6981 (evening phone)**
(905) 476-6597 (fax) **bailey@bellnet.ca (email)**

Administrative Services
Clerk's Division
OCT 10 2008
Clerks
Deputy
Agenda
Com of Adjustment
Licensing
Insurance
Freedom of Info.
Legal Council
Other

October 08, 2008

Town of Georgina
26557 Civic Centre Road
R.R.# 2
Keswick, Ontario
L4P 3G1

ATTENTION: Clerks Office

RE: Keswick Santa Claus Parade - Saturday November 15, 2008

We hereby request permission, from council, to hold the annual Keswick Santa Claus Parade, on the above date. The route will be, as in the past, from R.L. Graham Public School, west along Biscayne, north along The Queensway to 5 Corners, north on Metro to Simcoe, east on Simcoe to The Queensway and north on The Queensway to Church, where the parade will disperse.

We also request permission for the committee to use a P.A. System during the parade.

Please notify the Commissioner of Roads for York Region, for any roads within their jurisdiction and the York Region Police, as in past years. I have notified York Region Transit, as I understand this will affect their routes.

Yours truly,

Robert Bailey
RWB/

Co-sponsored by: The Georgina Santa Claus Parade Committee, The Keswick Kinsmen Club and The Keswick Firefighters Association

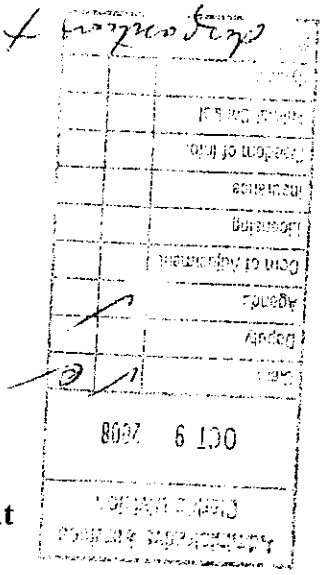
York Region

Canada's Top 100 Employers 2008

Planning and Development Services Department

October 7, 2008

Mr. Roland Chenier
Town of Georgina
6557 Civic Centre Road
RR #2
Keswick Ontario L4P 3G1



Dear Mr. Chenier:

Re: Proposed Regional Official Plan Amendment
"Complete Applications"
Amendment No. 61

York Region is proposing to implement policies that outline the necessary information and studies required to deem a Regional Official Plan Amendment application complete and to adopt a by-law requiring applicants to attend a pre-application meeting with Regional Planning staff. In accordance with the *Planning Act*, you are being contacted and invited to review and comment on the attached proposed Amendment and by-law.

It is Regional staff's intention to bring a recommendation report to the Planning and Economic Development Committee meeting on December 3, 2008. As such, if we do not receive your comments by **October 31, 2008**, it will be assumed that there are no issues or comments forthcoming, and we will continue to proceed accordingly.

Please direct any inquiries to the undersigned by telephone at, 905-830-4444 ext. 1524 or by email at, augustine.ko@york.ca.

Sincerely,

Augustine Ko, MCIP, RPP
Senior Planner

AK

Attachment

G:\Administration\A00 - Administration General\Amanda\Letters & Memos\Circulation Letter Amend #61 AK.doc

Council Attachment 1

Proposed Amendment 61 to the Official Plan for the Regional Municipality of York

AMENDMENT 61
TO THE OFFICIAL PLAN
FOR
THE REGIONAL MUNICPALITY OF YORK

PART A - THE PREAMBLE

1. Purpose of the Amendment:

The Amendment will add a new section to the Implementation section of the Regional Official Plan that lists a number of studies that may be required to support an application to amend the Regional Official Plan.

2. Location:

This amendment applies to the entire Regional Municipality of York area.

3. Basis:

In order for municipalities to request additional information or supporting studies, the Planning Act requires that such additional information or supporting studies be identified in the municipality's respective Official Plan. This is for the sole purpose of defining the various elements, which in aggregate, constitutes a complete application. Once this new policy in place, municipalities can, as per Section 22(6) of the Planning Act, refuse to accept an application and the appeal period does not commence until the municipality has determined the submitted application is deemed complete.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached policy, constitutes Amendment 61 to the Official Plan for the Region of York.

The Official Plan for the Region of York is hereby amended by the following:

1. Section 7.2 – THE PLANNING PROCESS is amended as follows:

   a) By adding the following new Section 7.8 Complete Application Requirements:

   Pursuant to the Planning Act, a Council may require that a person or public body that requests an amendment to its Official Plan provide any other information or material that the Council considers it may need. Until the Council has received the prescribed fee and the other information and materials, as listed herewith, and have deemed the application complete, York Region Council may refuse to accept or further consider the request for an amendment and the appeal time periods do not commence.

It is the policy of Council:

1. For the purpose of deeming an application complete, the following are required:
   i) Completed Regional Official Plan Amendment application form.
   ii) The prescribed current application fee.
   iii) A draft of the proposed amendment, including the proposed text and all proposed schedules.
   iv) At least one pre-application meeting to determine the required information and materials.
   v) The requisite other information and materials as determined through the pre-application meeting(s).

2. The following table lists the possible studies required to properly evaluate the proposed amendment. The final list will be determined in consultation with the applicant during the pre-application meeting.

Studies		Circumstance	Relevant ROP Subsections
1	Planning Justification	All ROPA applications	
2	Environmental Evaluation	Development within or adjacent to Regional Greenlands System	2.1.4, 2.1.5, 2.1.6, 2.2.2, 2.2.4, 2.2.8, 2.2.9, 2.2.13, 2.2.19
3	Woodlot/Tree Protection Study	Development impacting Regional Significant Woodlands	2.2.22
4	Development Impact Study – Site Alteration		2.2.24, 2.2.27, 2.2.28
5	Earth Sciences Heritage Evaluation	Development within of adjacent to ANSI's	2.2.32
5	Hydrogeological Study		2.3.4, 2.3.7, 2.3.8
6	Soil Contamination	Development on or in proximity to former waste disposal sites	2.3.16
7	Oak Ridges Moraine Conservation Plan Conformity	Development within the ORMCP	2.5
8	Market Impact Analysis	Applications for retail spaces greater than 323,000 sq.ft. of gross leasable area	3.3.6

	Studies	Circumstance	Relevant ROP Subsections
9	Growth Management Studies	Conducted by Area Municipalities	5.2.2
10	Urban Expansion Needs Study	Applications to expand the urban boundary	5.2.3
11	Transit Plan	Conducted through the Secondary Plan process	5.2.7.p
12	Settlement Capability Study	Development affecting Hamlets	5.7.4, 5.7.5.b, 6.7.2, 6.7.17
13	Agricultural Impact Study	Non-farm development within the "Agricultural Policy Area"	5.8.7
14	Mineral Aggregate Study	Development adjacent to Mineral Aggregate Resource Areas	5.10.3
15	Transportation Plan	Secondary Plans, significant development applications	6.1, 6.1.10
16	Detailed Service Plan	All ROPA and Secondary Plans	6.7.7
17	Monitoring Study for Cumulative Impact from Private Servicing Systems	New development on private services	6.7.18

3. Through the review process for an Amendment application that has been deemed complete, additional reports and studies may be identified and required. These additional requirements, however, do not affect the original deemed "complete application" date.

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. XX

BY-LAW NO. 2008-XX

To require proponents to request a pre-application meeting
Prior to submitting applications to amend the
York Region Official Plan

WHEREAS the Council of The Regional Municipality of York is authorized by subsection 22(3.1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended, to pass a by-law to require that property owners or their agents proposing official plan amendments, consult with the municipality before submitting an application for such an amendment or approval; and

WHEREAS the Council of The Regional Municipality of York considers it prudent that proponents meet with Regional staff prior to submitting an official plan amendment application, in order to identify the studies and submission requirements necessary to deem an application complete.

Now, therefore, the Council of The Regional Municipality of York HEREBY ENACTS as follows:

1. Prior to the submission of an application to amend the York Region Official Plan, the proponent shall attend at least one pre-application meeting with York Regional Planning staff.

2. For the purposes of this by-law, a pre-consultation meeting is mandatory in respect of a Regional Official Plan Amendment application.

3. The proponent shall request a pre-application meeting in writing and should address it to the Director, Community Planning Branch, Planning and Development Services Department. The request shall include a brief description

of the property, the location of the property and a description of the proposed application.

4. All pre-application meetings shall be coordinated by the Regional Planning and Development Services Department.

5. Upon receipt of a request for pre-application meeting, Planning Department staff shall endeavour to schedule a meeting within fifteen (15) working days.

6. Planning Department staff shall provide the proponent with written confirmation indicating the date, time and location of the pre-application meeting.

7. The Planning and Development Services Department may, at its discretion, involve other Regional departments, the applicable Conservation Authority, the local municipality and other review agencies as it deems appropriate. The proponent shall be informed, prior to the meeting, which additional parties will be in attendance at the pre-application meeting.

8. Within ten (10) working days of the pre-application meeting, Planning Department staff shall provide a Record of Pre-Application to the proponent, indicating the list of technical studies, plans and/or other items the proponent is required to submit.

9. Within ten (10) working days of receiving the Record of Pre-Application, the proponent shall reply in writing as to whether or not they concur with the submission requirements. If the proponent does not agree, the proponent may request another pre-application meeting.

ENACTED AND PASSED this XX day of December, 2008.

Regional Clerk

Regional Chair

Authorized by Clause XX of Report X of the Planning and Economic Development Committee, adopted by Regional Council at its meeting on December 18, 2008.

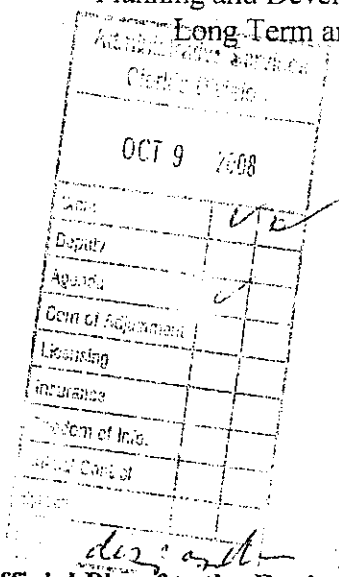
~~::ODMA\PCDOCS\YORK\663812\1~~

York Region

Canada's Top 100 Employers 2007

Planning and Development Services Department
Long Term and Strategic Planning Branch

October 6, 2008



Mr. Roland Chenier
Town of Georgina
Clerk
6557 Civic Centre Road R.R.#2
Keswick, Ontario
L4P 3G1

Dear Sir or Madam:

Re: Proposed Amendment 63to the Official Plan for the Regional Municipality of York

Regional Planning staff has initiated Proposed Amendment 63 to the Official Plan for the Region Municipality of York and scheduled a statutory Public meeting for this ROPA on:

Wednesday, November 5, 2008
1:30 p.m. Committee Room 'A'
York Region Administrative Centre
17250 Yonge Street, Newmarket, Ontario

The Proposed Amendment and mapping, which is attached to this letter, applies throughout the Regional area and is technical in nature, resolving some minor policy issues, mapping errors and road jurisdiction changes in the Regional Official Plan. The proposed changes are as follows:

Policy 2.5.1 -	Change the words "as defined by" to "as described by" dealing with the applicability of the Greenbelt Plan in the North Leslie Secondary Plan area in Richmond Hill.
Policy 5.4.1 -	Add Reference to "East Gwillimbury and Georgina" in the list of communities with Local Centres.
Policy 5.8.7 -	Reference the Provincial Policy Statement requirements instead of the Foodland Guidelines as the standard against which non-farm land uses in the Agriculture Policy are evaluated.
Map 5 -	Designate approximately .75 ha (1.85 acres) of land in the City of Vaughan annexed from the Region of Peel and fronting on Highway 50 as "Urban Area".
Map 9 -	Redesignate 16th Avenue between 9th line and Donald Cousins Parkway to "Regional Road Existing".
Map 10 -	Extend the designation of "Regional Rapid Transit Corridor" on Yonge Street north to Greenlane; east on Greenlane to the Go Transit Terminal and East on Davis Drive to Highway 404.

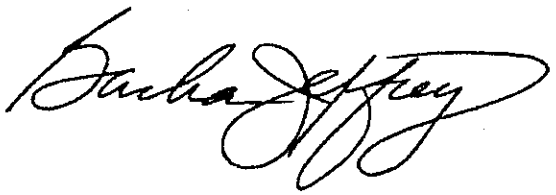
Relocate the Proposed GO train station on the Bradford line to a location between Highway 7 and Highway 407
Add an Existing GO Transit train station at the Tenth Line and Bethesda Road in Whitchurch-Stouffville

Should your agency have any comments on this amendment we would be happy to receive them either prior to the public meeting or prior to November 15, 2008. A copy of the staff report accompanying this Proposed ROPA will be available through this link http://www.york.ca/Public+Notices/default+public+notices.htm on Friday evening, October 31, 2008.

Following the statutory Public meeting, it is Regional staff's intention to bring a report recommending disposition of the amendment back to Planning and Economic Development Committee early in 2008.

Should you have any questions about the ROPA contents then please call me at 905-830-4444 extn 1526 or send an Email to me at barbara.jeffrey@york.ca.

Sincerely,



Barbara Jeffrey, M.C.I.P., R.P.P.
Manager, Land Use Policy and Environment
Long Range and Strategic Planning Branch
Planning and Development Services Department
Region of York

BJ/bj

Attachment: Proposed Amendment 63 to the Official Plan for the Regional Municipality of York

D05 - Official Plan - Region\D05.102.63 - Technical ROPA for Highway 50\Comments\ROPA 63 circulation letter.doc

Council Attachment 1

Proposed Amendment 63 to the Official Plan for the Regional Municipality of York

D05.102.63

AMENDMENT 63
TO THE OFFICIAL PLAN
FOR
THE REGIONAL MUNICPALITY OF YORK

PART A - THE PREAMBLE

1. Purpose of the Amendment:

The purpose of this Amendment is to provide for minor policy and mapping updates and changes.

2. Location:

This amendment applies throughout the Regional Municipality of York.

3. Basis:

From time to time, minor amendments to policies and mapping in the Regional Official Plan are required in response to changing circumstances such as road jurisdiction changes, mapping corrections and land use changes.

Proposed Amendment 63 provides some additional minor changes that are required.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached Policy and Map changes on Figures 1, 2 and 3 attached constitutes Amendment 63 to the Official Plan for the Regional Municipality of York.

The Official Plan for the Regional Municipality of York is hereby amended by the following:

1. Section 2.1 - THE REGIONAL GREENLANDS SYSTEM, Policy 2.5.1 is amended by deletion of the words "as defined by" on lines 6 and 7 to be replaced by the words "as described by" in the same place.

2. Section 5.4 - LOCAL CENTRES, Policy 5.4.1 is amended by the addition of the words "East Gwillimbury and Georgina" at the end of the clause.

3. Section 5.8, AGRICULUTRAL POLICY AREA, Policy 5.8.7 is deleted in its entirety to be replaced by the following:

"That a development proposal for a non-farm land use in the Agriculture Policy Area will require an amendment to this Plan and will be evaluated in accordance with the Provincial Policy Statement as follows:

a) the land does not comprise a specialty crop area;
b) there is a demonstrated need within the planning horizon for additional land to be designated to accommodate the proposed use;
c) there are no reasonable alternative locations which avoid prime agricultural areas;
d) there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands; and
e) impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be mitigated to the extent feasible."

4. That Map 5 – Regional Structure is amended by designating the lands shown outlined in RED on Figure 1 attached, as "Urban Area".

5. That Map 9 - FUTURE ARTERIAL AND FREEWAY NETWORK is herby amended by the redesignation of 16th Avenue between 9th line and Donald Cousins Parkway from "Other Arterial Road - Planned Basic Road Width up to 36 metres" to "Regional Road Existing" as shown on Figure 2 attached as Item 5.

6. That Map 10 - Conceptual Transit Network is amended by:

a) the addition of the designation of "Rapid Transit Corridor" along Yonge Street from Davis Drive to Green Lane; East on Green Lane to the GO Train Station in East Gwillimbury and East along Davis Drive to Highway 404 in the Town of Newmarket as shown on Figure 2 attached as Item 6 a).

b) amending the location of the "Proposed GO Station" on the Bradford GO train line from it's current location north of Highway 7, southwards to a location between Highway 7 and Highway 407 as shown on Figure 3 attached as Item 6 b).

c) By designation of the Go Station at Bethesda Road and the Tenth Line (Lincolnville Station) in Whitchurch-Stouffville as "Existing GO Stations"

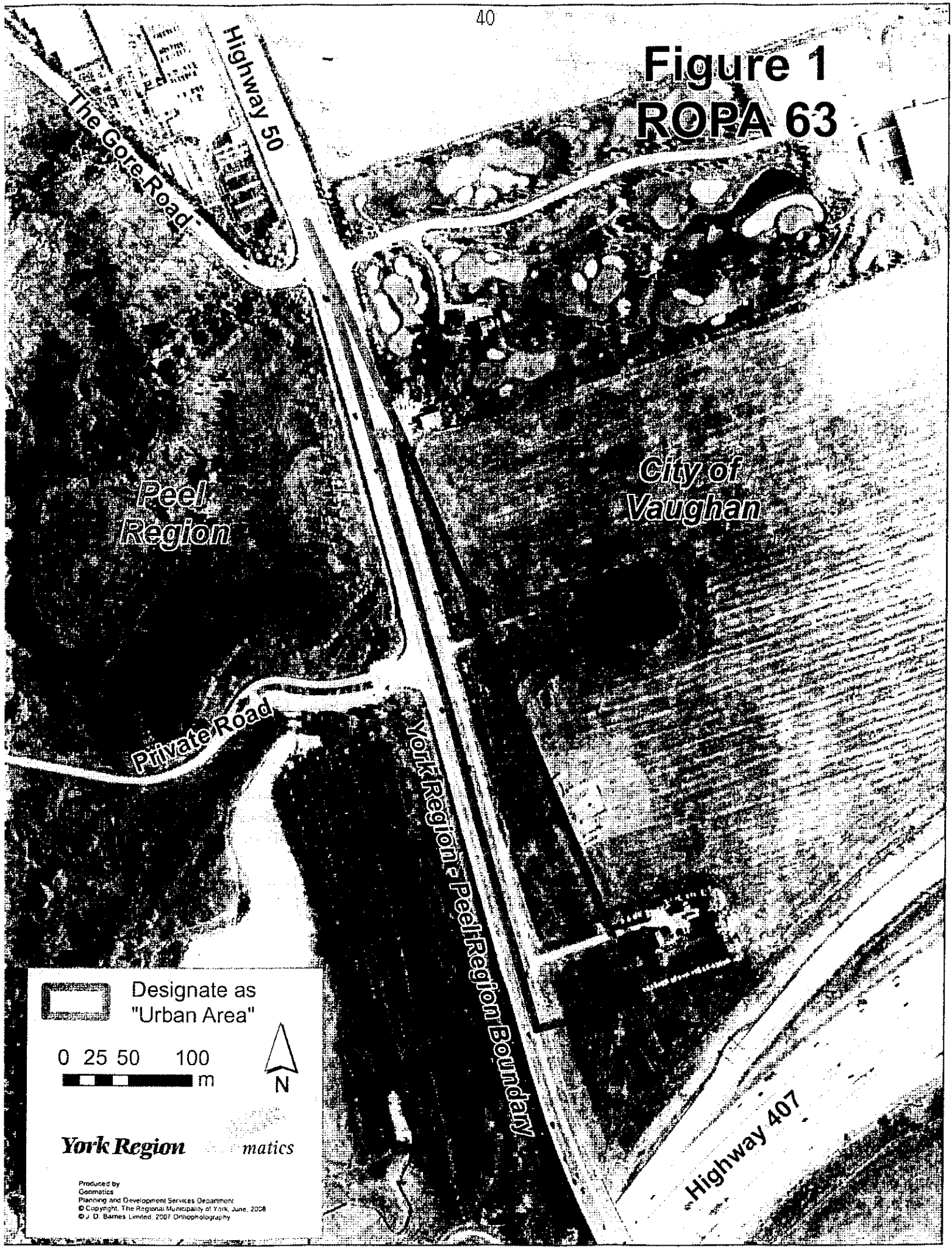
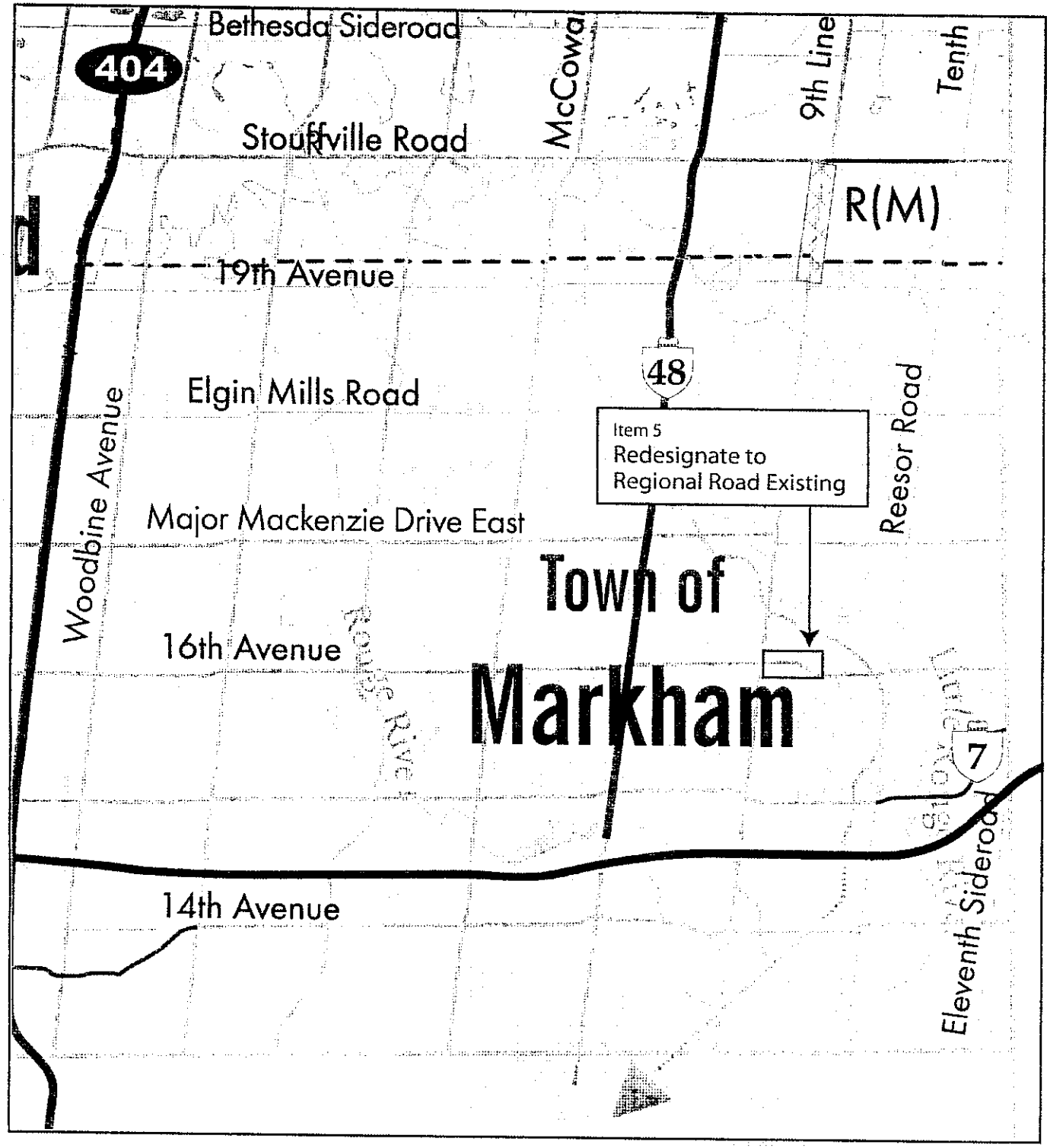


Figure 1
ROPA 63
Highway 50
The Gore Road
Peel Region
City of Vaughan
Private Road
York Region - Peel Region Boundary
Highway 407
Designate as "Urban Area"
0 25 50 100
m
N
York Region
matics
Produced by
Geomatics
Planning and Development Services Department
© Copyright, The Regional Municipality of York, June, 2008
© J. D. Barnes Limited, 2007 Orthophotography

York Region

Figure 2
For Proposed ROPA 63



FUTURE ARTERIAL AND FREEWAY NETWORK

- Existing
- Proposed
- Alignment Not Defined**

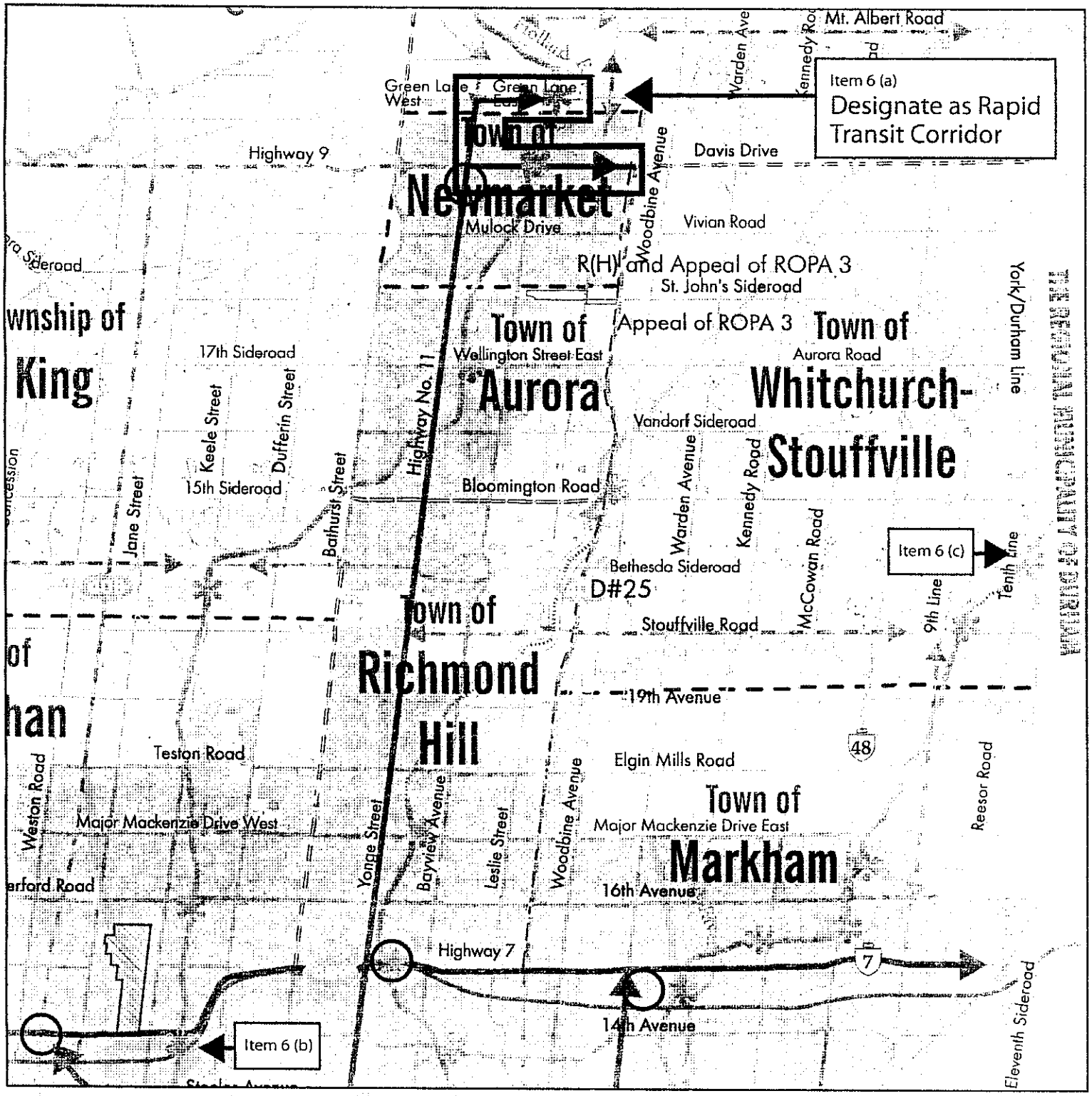
- Existing
- Proposed

- Existing
- Proposed

- up to 60 Metres
- up to 45 Metres
- up to 36 Metres
- up to 36 Metres - Alignment Not Defined
- Variable Road Width 20 to 30 Metres
- up to 30 Metres
- up to 20 Metres with possible intersection improvements
- Oak Ridges Moraine Conservation Plan Area - Refer to Section 2.5 and all other applicable sections of this Plan as it relates to the Oak Ridges Moraine, including the Oak Ridges Moraine Conservation Plan itself

York Region

Figure 3
For Proposed ROPA 63



CONCEPTUAL TRANSIT NETWORK

- Urban Transit Service
- Town and Villages
- Regional Centres
- Potential Commuter Rail Lines
- Existing Commuter Rail Lines
- Existing GO Stations
- Proposed GO Stations
- Railyards
- Regional Rapid Transit Corridors
- Highway 407 Transit Way
- Regional Transit Grid Trunk Routes
- Rural Bus Service Connections
- Railways
- Oak Ridges Moraine Conservation Plan Area - Refer to Section 2.5 and all other applicable sections of this Plan as it relates to the Oak Ridges Moraine, including the Oak Ridges Moraine Conservation Plan itself

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DAS-2008-0050

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
OF OCTOBER 20, 2008

SUBJECT: TOWN OF GEORGINA SALE OF A PORTION OF TOWN OWNED LANDS LOCATED ON MORTON AVENUE, KESWICK AND DESCRIBED AS PART OF PART LOT 11, CONCESSION 3, NORTH GWILLIMBURY TO THE REGIONAL MUNICIPALITY OF YORK FOR THE CONSTRUCTION OF AN EMS STATION

RECOMMENDATION:

1. **THAT REPORT NO. DAS-2008-0050 BE RECEIVED FOR INFORMATION; AND**

2. **THAT THE NECESSARY BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH THE REGIONAL MUNICIPALITY OF YORK IN THE AMOUNT OF $35,000 FOR THE ADDITIONAL LANDS FOR THE CONSTRUCTION OF AN EMS STATION LOCATED ON MORTON AVENUE, KESWICK AND DESCRIBED AS PART OF PART LOT 11, CONCESSION 3, NORTH GWILLIMBURY AND $2,000 FOR THE EASEMENT OVER THE ENTRANCE TO THE SITE AS OUTLINED IN THEIR PROPOSAL DATED OCTOBER 10, 2008; AND**

3. **THAT THE MAYOR AND CLERK BE AUTHORIZED TO EXECUTE ALL DOCUMENTS NECESSARY TO FINALIZE THIS TRANSACTION INCLUDING THE RIGHT-OF-WAY ACCESS AGREEMENT FOR THE TOWN OWNED ENTRANCE ON MORTON AVE.**

REPORT:

In 2003, The Town of Georgina sold a portion of the property that we acquired through the Keswick Fire Hall purchase to the Regional Municipality of York for a planned EMS Station. This was part of the residentially zoned portion on Morton Avenue.

No action has taken place since then, however, we are now advised that plans are underway, budget approved and a construction schedule planned for the Spring of 2009. The planned structure will be a two-bay station constructed in such a way that the EMS vehicles will be able to drive in/out through a circular access. The planned structure is outlined on the attached survey.

The Region has submitted a proposal to the Town to purchase additional property to the west of their lot, in order to complete this configuration. Their offer of $35,000 for the additional lands, outlined on the site plan, described as part of Part Lot 11, Concession 3, North Gwillimbury part 2 to be purchased in fee simple and $2,000 for the easement

over the entrance to the site, outlined on the enclosed site plan appears to be reasonable. For Council's information, the offer and explanation on price determination are attached.

We have had several discussions with their Property Division and advised that at the Administrative level, we do not see any concerns with this request as the Town of Georgina is very supportive of having this service in a permanent location in the Keswick Community. The current EMS quarters in the Keswick Fire Hall, has worked well, however, space requirements for both the EMS and the Fire Department are increasing and this will accommodate both pressures. The proposed additional property is in an area which does not impact on the Fire Department's use of the facility.

We are soon at the stage where submissions for Site Plan and Building Plans Review will need to commence in order to meet the planned construction schedule. As a result we have placed this matter regarding the proposed sale before Council in order to obtain comment and hopefully authorization to proceed. The Town Clerk has confirmed that in his review of the policy on the sale of Municipal Property, that as the subject property is of such a size that it would not be considered as a separate lot, that we are able to proceed directly with this transaction to the Region upon formal Council authorization.

The one oddity with this transfer is that the new property line will be within close proximity to the Fire Hall Building; construction of a swale will be required along this boundary to ensure drainage is taken away from the building. We did not wish to sell the property to the Morton Road allowance following this line as it would have impacted the Town's ownership of the entrance off Morton which could impact our future uses of the Building. For this reason, we requested that the survey plans for the wider lot be drawn in such a way that the property line would follow the existing concrete curb and the Town of Georgina would provide a right of way to the Region to use this access. This is also part of our recommendations listed above.

CONCLUSION:

We trust that Council will support this request from the Regional Municipality of York and authorize staff to proceed with this transfer of property.

Prepared and submitted by:

S. N. Armstrong, CGA, AMCT
C.A.O./Director of Administrative Services
and Treasurer

SNA/sl

York Region

Canada's Top 100 Employers 2008

Corporate Services Department

October 10, 2008

The Town of Georgina
Georgina Civic Centre
26557 Civic Centre Road
R.R. #2 Keswick, Ontario
L4P 3G1

ATTENTION: Stan Armstrong, CAO/Director of Administrative Services

Dear Mr. Armstrong:

RE: Purchase of Additional Lands for Proposed Keswick EMS

Further to our ongoing discussions with respect to additional lands required by York Region to accommodate the EMS Paramedic Station proposed for Morton Avenue in Keswick, I have enclosed a revised site plan dated October 6, 2008. This site plan includes the extension of the north/south swale on the easterly boundary of the Keswick Fire Station property and outlines the area of the proposed easement.

The Regional Municipality of York is offering to pay the Town of Georgina $35,000.00 for the additional lands outlined on the site plan, described as part of Part Lot 11, Con. 3 N Gwillimbury Pt 2, Georgina, which will be purchased in fee simple, and $2,000.00 for the easement over the entrance to the site, outlined on the enclosed site plan. If the Town of Georgina is in agreement with this purchase, please obtain Council approval and we will obtain Regional Council authority. Our legal departments will arrange a mutually agreeable closing date.

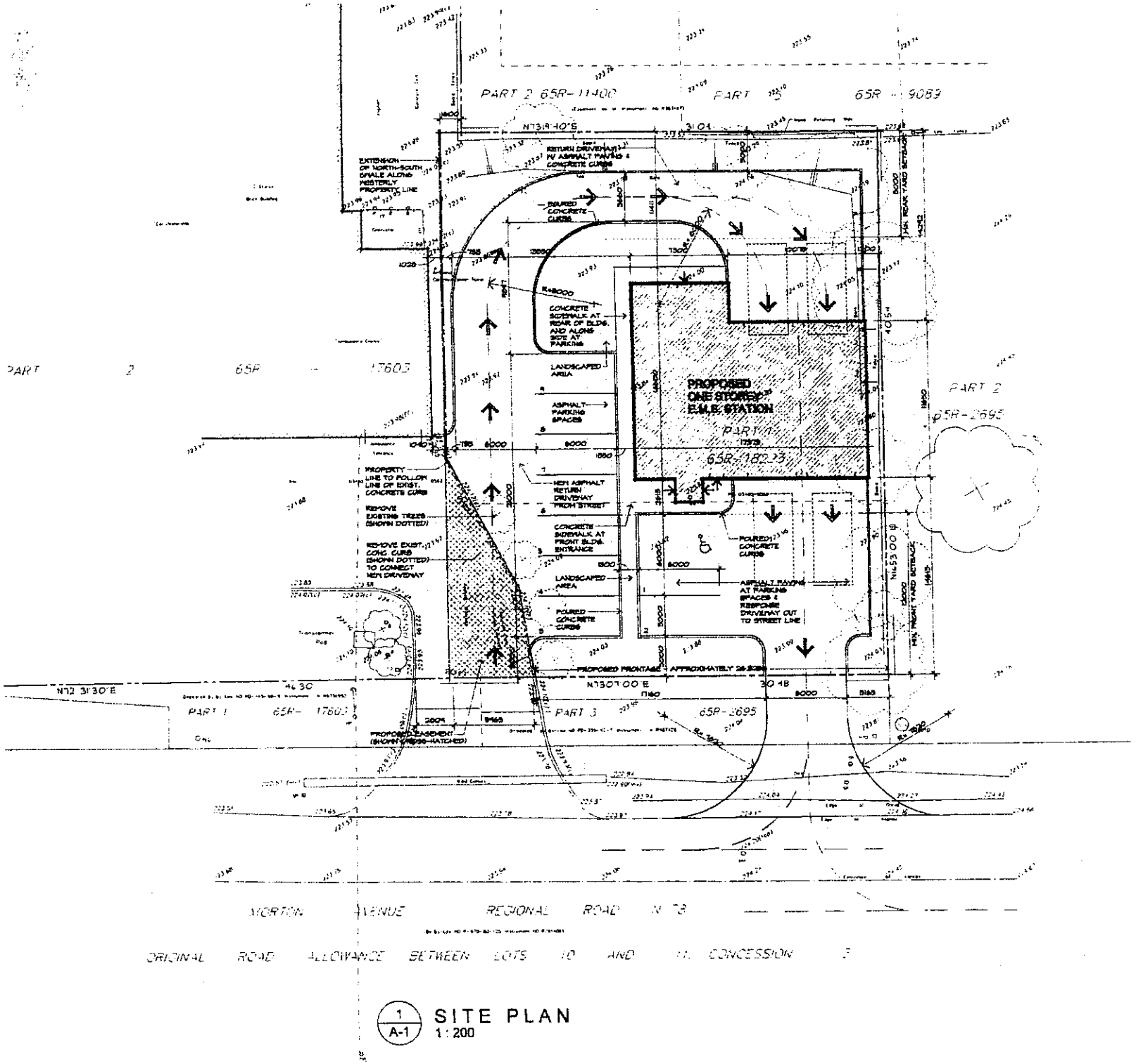
I trust the above reflects our recent discussions. Please feel free to contact me if you have any questions or concerns regarding the above.

Sincerely,

Wendy Frost

Wendy Frost
Senior Appraiser/Negotiator

Attachment: Preliminary Site Plan dated Oct. 6/08



1/A-1 SITE PLAN
1 : 200

York Region

Canada's Top 100 Employers 2008

Corporate Services Department

October 16, 2008

The Town of Georgina
Georgina Civic Centre
26557 Civic Centre Road
R.R. #2 Keswick, Ontario
L4P 3G1

ATTENTION: Stan Armstrong, CAO/Director of Administrative Services

Dear Mr. Armstrong:

RE: Purchase of Additional Lands for Proposed Keswick EMS

Further to our letter of October 10, 2008, the following is the background information regarding the price of $35,000.00 which the Region is offering the Town of Georgina for the additional lands required to accommodate the proposed Keswick EMS station:

Based on discussions during the meeting of July 9, 2008, the price of $35,000.00 for the additional lands was calculated based on the time adjusted appraisal that was prepared for the residential lands originally purchased from the Town of Georgina in 2003. The estimated market value of the original purchase was $40,000.00 or $54.00 per square meter ($218,530.00 per acre) on November 19, 2002. This value was adjusted upward 18% (6 years at 3% per annum), which resulted in an estimated market value of $63.70 per square meter ($258,000.00 per acre) multiplied by the area of the additional lands (540 square meters times $63.70 equals $34,398.00, rounded to $35,000.00). The easement is valued at 50% of the previously calculated rate of $63.70 per square meter ($31.85 times 63 square meters equals $2,000.00).

I trust the above is the information you require.

Sincerely,

Wendy Frost
Senior Appraiser/Negotiator

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DAS-2008-0051

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
OF OCTOBER 20, 2008

SUBJECT: TOWN OF GEORGINA NEW DEVELOPMENT CHARGE BY-LAW

RECOMMENDATION:

1. **THAT REPORT NO. DAS-2008-0051 BE RECEIVED FOR INFORMATION; AND**

2. **THAT THE TOWN ENGAGE THE SERVICES OF C. N. WATSON AND ASSOCIATES TO COMPLETE THE NECESSARY BACKGROUND STUDY REQUIRED TO ALLOW THE TOWN OF GEORGINA TO BRING FORWARD A REVISED DEVELOPMENT CHARGE BY-LAW IN 2009 AT AN ESTIMATED COST NOT TO EXCEED $34,400; AND**

3. **THAT THE COST OF THIS PROJECT BE TRANSFERRED FROM THE DEVELOPMENT CHARGE RESERVE ADMINISTRATIVE STUDIES COMPONENT.**

BACKGROUND:

On August 24, 2004 the Town of Georgina passed a by-law to impose Development Charges within the Town of Georgina. This by-law was passed under the authority of the most recent Development Charges Act which came into effect March 1, 1998.

That legislation provides that a by-law passed under this specific authority will not exceed five (5) years from the date of its enactment and as a result, it is necessary for the Town of Georgina to begin the necessary background work to ensure that a new by-law is in place prior to August 2009.

The Town of Georgina had engaged the firm of C. N. Watson and Associates to prepare the 1999 and 2004 Background Study and assist us with the necessary preparation work to complete approval of the current by-law. Prior to that, the firm had also assisted with the establishment of our 1991 by-law for Development Charges which although under different legislation involved a similar approach in the determination and recovery of growth related costs. This firm has considerable experience in this area of Development Charges with a reputation of being one of the leading authorities of this area and as a result, the Town has been quite satisfied with the approach and methodology which they have brought to our review and approval process. As can be appreciated, in order to determine and develop an appropriate growth related cost recovery approach through this legislation, it is important that the firm selected to complete such study understand not only the legislation but the

municipality itself including its current and historical growth patterns. As such, we are recommending that the Town of Georgina continue its relationship with the firm of C. N. Watson and Associates Ltd. to complete the update required for the 2009 by-law review.

We have taken the liberty of contacting the firm of C. N. Watson and Associates and requesting a proposal in terms of the timing, as well as, the financial cost of completing such review. This proposal is attached for Council's information as Appendix "A".

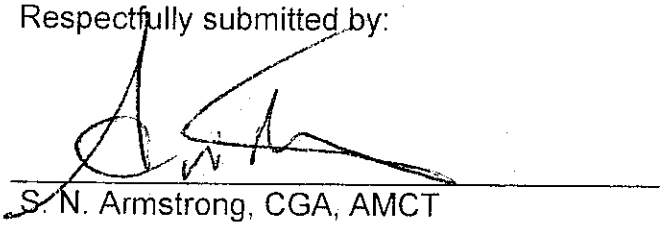
You will see from this proposal that the timeframe for the completion of such study covers a span of several months and as such, it is important that the Town of Georgina begin this process very quickly in order to ensure that the assembly of the necessary data for the completion of the background study, the mandatory notices regarding the circulation of the study and public meetings and the final by-law adoption prior to August 2009 are complete. The cost estimate is broken down in the proposal attached and total $34,400 which you will note is very comparable to the cost incurred in 2004.

As a result, we are recommending that the necessary approval be given to these recommendations to allow us to establish the contractual arrangement with C. N. Watson and Associates Ltd. and begin the process for the overall Development Charge Review.

You will notice that the first item on the study timing is a project startup meeting with the steering committee or the working group. I would suggest, again as we did in 2004, that this would be an opportune time for Cam Watson to meet with Council, as well as, Senior Administration to outline the cost recovery approaches that exists today with the current legislation, the approaches which are or may be contentious, as well as, to identify any specific areas of concern that members of Council may have with the initial steps of this project.

Council's approval of the recommendation is requested.

Respectfully submitted by:



S. N. Armstrong, CGA, AMCT
C.A.O./Director of Administrative Services
and Treasurer

SNA/sl

Watson & Associates

4304 Village Centre Court
Mississauga, Ontario
Canada L4Z 1S2
Phone: (905) 272-3600
Fax: (905) 272-3602
e-mail: info@watson-econ.ca

MEMORANDUM

To:	Stan Armstrong	Fax	☐
From:	Cam Watson	Courier	☐
Date:	October 10, 2008	Mail	☐
Re:	Consulting Proposal – Town of Georgina Development Charges	e-mail	☒

Further to your request for a consulting proposal for the preparation of a DC Background Study and assistance with the by-law updating and adoption, we are providing the following for your consideration.

1. Objective

To prepare a Background Study and proposed by-law which represents an appropriate update to the Background Study and by-law accepted by Council in 2004. This material needs to be clear, comprehensive, consistent with the provisions of the DCA, acceptable to Council and resulting in a by-law which adequately funds development-related servicing needs, is defensible and ideally will not elicit OMB appeals from the development industry.

2. Approach

We assume that, in carrying out this work, we are to work directly with and through you, as co-ordinator of the project. The primary steps involved, include:

2.1 Finalization and documentation with Planning of the underlying growth forecasts (population, households, employees and non-residential floor area) for the planning period. The latter is presumably to 2019, but a somewhat longer period may be in order, in the case of "hard services".

2.2 Finalization and documentation with Finance and the operating departments, of a growth-related capital forecast for the planning period for each individual service, which corresponds in timing and scope, with the location and needs generated by the growth forecast. As in the past, services directly recoverable via subdivision agreement conditions or developer cost sharing agreements will not be included in the calculation of the DC (i.e. collector roads, stormwater

SERVICES

- Demographics, Pupil Forecasting, Industrial/Commercial Forecasts
- Development/Education Development Charge Policy
- Financial Analysis of Municipal Restructuring Options
- Fiscal Impact of Development
- Land Needs and Market Studies
- Long Range Financial Planning for Municipalities
- Municipal Management Improvement
- OMB Hearings – Financial, Market, Demographic
- School Board Planning and Financing
- Servicing Cost Sharing
- Tax Policy Analysis
- Waste Management Rate Setting, Valuation and Planning

management works and extension of sewer and water services). However, if it is proposed to include these items in the development charge calculations, this policy change would necessitate an expansion to the work program.

2.3 Broadly assist staff with the transition of the 2004 DC capital program to the new program, in terms of:

- projects completed or altered;
- new project requirements;
- appropriate cost inflation benchmarks;
- DC reserve fund status and committed capital expenditures.

2.4 For the revised capital program, establish appropriate assumptions by project category and, in some cases, by individual project, with respect to:

- level of service cap;
- benefit to existing development;
- committed and uncommitted excess capacity;
- post-period capacity;
- grants, subsidies and other contributions.

2.5 Calculate a single detached unit equivalent charge and a non-residential floor area charge based on an average cost approach.

2.6 Translate these overall development charges into an appropriate schedule of individual charges by type of residential unit and non-residential floor space.

2.7 Review and update as necessary, the 2004 area-specific by-law for Northwest Sutton to allow for the continued collection of the lump sum payments.

2.8 Address policy issues with respect to credits, exemptions, use definitions, lots of record, DC discounts and phase-ins, reserve funds, indexing, timing of collection, possible area-specific charges, tax funding shares, etc.

2.9 Draft a Background Study and a proposed by-law and review with staff and with Council. Unless significant changes are envisaged in the quantum of the DC or other capital funding issues are apparent, it is anticipated that development industry input would be obtained as part of the public meeting of Council and related communications.

2.1o Present the Background Study and By-law to Council at a formal public meeting under the DCA. Assist staff in responding to any questions or concerns resulting therefrom and in obtaining approval by Council of the by-law and the underlying Background Study.

3. Consulting Team

The consulting work will be directed by Cam Watson, assisted by Barb O'Connor with respect to DC calculation matters and documentation, by David Uusitalo in data management and modelling and by Jamie Cook with respect to the growth forecasts.

4. Consulting Budget

4.1 Our standard 2008 fee schedule is as follows:

	2008 Fee (per hour)	Est. % of Total Time	Weighted Average Fee
Cam Watson	$250	35	$87.50
Barb O'Connor	185	30	55.50
Dave Uusitalo	115	15	17.25
Jamie Cook	185	10	18.50
Jennifer Emmerson	90	10	9.00
			$187.75 say $188

4.2 Out-of-pocket disbursements for travel, long distance, copying and Statcan data acquisition are invoiced at cost.

4.3 Our billings are submitted on a monthly basis for time worked on the project during the previous month. Billings are on a net 30 day basis.

4.4 Our estimated budget is an "upset," with invoicing only to the extent of time spent on the project, and not to exceed the upset limit. Should the scope of work expand as a result of a change in the time frame, the need for additional area-specific by-laws, industry consultation sessions, etc., we will discuss any possible budgetary implications with you before proceeding.

4.5 During 2004, we invoiced $31,083 in fees, $1,341 in disbursements, for a total of $32,424 (plus $2,270 in GST) under DC project #1551 which was similar in nature.

4.6 Our general expectation with respect to the 2008/09 update would be to add approximately 12% for inflation (2004-2009) and to deduct half of this amount for the economies associated with being able to update an existing charge without major modification. As a result, we believe that it would be appropriate to make provision for $34,400 + GST.

4.7 Accordingly, the proposed allocation of the budget by task is as follows:

Step	Estimated Consulting Hours	Budget
- Growth Forecasts	25	4,700
- Capital Programs	30	5,640
- DC Deductions	25	4,700
- Charge Calculation	15	2,820
- Policy Issues	20	3,760
- Draft Study/By-law	30	5,640
- Presentation, Consultation and Approval	30	5,640
Sub-total Fees (at $188/hr. average)	175	$32,900
Disbursements		1,500
Est. Total Fees and Disbursements (excluding GST)		$34,400

5. Timing

We would propose to work out a project schedule that is acceptable to you, with the following representing a basis for discussion:

Project start up meeting	November 2008
Growth forecast and service level information	January 2009
Capital program and deductions	February/March 2009
Draft background study	March 2009
Finalization of study and by-law	April/May 2009
Public meeting	June 2009
By-law adoption	July/August 2009

Please advise if this proposal is acceptable to you. Otherwise we would be pleased to discuss any aspect of it with you.

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DAS-2008-0052

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
OCTOBER 20, 2008

SUBJECT: ACCESSIBILITY ADVISORY COMMITTEE MEMBERS

RECOMMENDATION:

1. THAT REPORT NO. DAS-2008-0052 BE RECEIVED FOR INFORMATION.

2. THAT BY-LAW NO. 2002-0128 (COU-1), BEING A BY-LAW TO ESTABLISH AN ACCESSIBILITY ADVISORY COMMITTEE, BE AMENDED TO "....A MINIMUM OF 6 TO A MAXIMUM OF 9 MEMBERS" AND THAT THE SECTIONS PERTAINING TO THE GEORGINA ASSOCIATION FOR COMMUNITY LIVING BE DELETED.

3. THAT THE ACCESSIBILITY ADVISORY COMMITTEE BRING FORWARD A RECOMMENDATION TO COUNCIL TO APPOINT TWO MEMBERS WITH DISABILITIES TO THE COMMITTEE.

DISCUSSION:

In September 2002, By-law No. 2002-0128 (COU-1) establishing an Accessibility Advisory Committee, was passed. The by-law states the Committee be comprised of a minimum of 7 to a maximum of 9 members, as follows:

a) 4 to 5 members with disabilities
b) 1 member of Council
c) 1 member from the Georgina Association for Community Living
d) 1 to 2 resident volunteers

The Ontarians with Disabilities Act requires that 50% of the members be members with disabilities. At this time, we do not meet the legislation as we presently have two members with disabilities.

At the present time, the Committee is comprised of one Council member, and five members from the general public of which two are members with disabilities.

REPORT

In order to meet the legislation, staff has no concern in reducing the minimum number from 7 to 6. By reducing by one member, it will be easier for the Committee to abide by the legislation and to have a quorum at the meetings.

The Accessibility Advisory Committee has no concerns in eliminating the one member from the Georgina Association for Community Living and replacing with a member with disabilities.

The Accessibility Advisory Committee will solicit members and will interview all applicants and bring a recommendation to Council for an additional two members with disabilities.

Submitted and recommended by:

Roland Chenier,
Town Clerk
:cl

Approved by:

Stan Armstrong,
CAO

CORPORATION OF THE TOWN OF GEORGINA

ED-2008-0001

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
OCTOBER 20, 2008

SUBJECT: REVISED ECONOMIC DEVELOPMENT COMMITTEE TERMS OF REFERENCE

RECOMMENDATION:

1. THAT REPORT ED-2008-0001 BE RECEIVED FOR INFORMATION.

2. THAT COUNCIL ENDORSE AND ADOPT THE REVISED ECONOMIC DEVELOPMENT COMMITEE TERMS OF REFERENCE REPORT No. ED-2008-0001.

REPORT:

The purpose of this report is to provide Council with a revised Terms of Reference for the Economic Development Committee. The original Terms of Reference, attached as Schedule "1," was outdated with regards to the compensation of Committee members, and membership eligibility, therefore, it has been updated.

The revised Terms of Reference is attached as Schedule "2." It has been reviewed and recommended for submission to Council by the Economic Development Committee, as per the Committee meeting held October 6, 2008.

CONCLUSION:

Prepared and Recommended by:

Melissa Scaman,
Economic Development Officer

Recommended by:

Harold Lenters,
Director of Planning and Building

Approved by:

Stan Armstrong,
Chief Administrative Officer

SCHEDULE "1"

ECONOMIC DEVELOPMENT COMMITTEE
TERMS OF REFERENCE

1. PURPOSE OF COMMITTEE

To develop and recommend to Council, strategies and implementation plans to support and enhance the Town of Georgina's Economic Development Programs.

2. MEMBERSHIP

Appointed by Council, the Committee shall consist of eight (8) members which will include three (3) elected and four citizen members plus the President of the Chamber of Commerce. To be eligible to make application and serve on this Committee you must be a resident of the Town of Georgina, over the age of 18 years and must not be an employee of the Town of Georgina.

3. LENGTH OF TERM/VACANCIES

The Committee shall be appointed for the term of Council but shall continue until such time as new Committee members are appointed by a new Council following an election. Members may be re-appointed at the discretion of Council. Recognizing that vacancies may arise, Council will request submissions from the public and will appoint citizens to fill such vacancies.

4. MEMBER RESPONSIBILITIES

Each member of the Economic Development Committee will assume an active role in committee activities. Members who miss three consecutive meetings without reasonable cause and/or who are not fulfilling their respective responsibilities as determined by the Committee, may be asked to relinquish their membership by the Committee.

5. REMUNERATION

Nil - Volunteer basis

6. FREQUENCY OF MEETINGS

One meeting per month except July and August

SCHEDULE "2"

Economic Development Committee

Terms of Reference

1. **Committee Mandate**
   1.1. To provide community level input and feedback regarding economic development topics and programming to the Economic Development Division of the Town of Georgina.

2. **Member Appointment and Terms**
   2.1. Appointed by Council, the Committee shall consist of eight (8) members composed of;

   - three (3) elected Town Council members
   - four (4) citizen members
   - President of the Chamber of Commerce

   2.2. The Town of Georgina's Economic Development Officer will attend Committee meetings as an advisory, non-voting staff Town representative.
   2.3. In order to be eligible to serve on this Committee you must be a resident of the Town of Georgina or employed within the Town, over the age of 18 years and must not be an employee of the Town of Georgina.
   2.4. The Committee shall be appointed for the term of Council but shall continue until such time as new Committee members can be appointed by the new Council following an election.
   2.5. Recognizing that vacancies may arise, Council will request submissions from the public and will appoint citizens to fill such vacancies.
   2.6. Members who miss three (3) consecutive meetings without reasonable cause and/or who are not fulfilling their respective responsibilities as determined by the Committee, may be required by the Committee to relinquish their Committee membership.

3. **Conflict of Interest**
   3.1. Members of the Committee that have a pecuniary interest in any issue under consideration by the Committee shall declare the pecuniary interest to the Chair at the beginning of the meeting or at the earliest time known, than excuse him or herself during the relevant portion of the meeting.

4. **REMUNERATION**
   4.1. Committee members are compensated as determined in Resolution No. C-2007-0154, for a maximum of ten (10) meetings per year.

5. **Role & Responsibilities**

5.1. Each member of the Economic Development Committee will assume an active role in the Committee, by attending and participating in regular meetings.
5.2. The Committee will provide recommendations and feedback from the municipal community relating to economic development policies and programs.

6. Committee Proceedings

6.1. The Committee membership will elect a Committee Chair annually.
6.2. An agenda and relevant documents will be distributed approximately one week prior to the date of regularly scheduled meetings.
6.3. Minutes will be recorded for all Committee meetings.
6.4. Minutes from previous meetings are to be reviewed, corrected as needed, and approved at each meeting.

7. FREQUENCY OF MEETINGS

7.1. The Economic Development Committee will meet no less then once per month, except in the months of July and August, or under extenuating circumstance, at the discretion of the Chair.

The Committee has read, understood and endorses the Terms of Reference.

_____
Chair Person Name

_____
Chair Person Signature

_____
Date

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. EPW-2008-0042

FOR THE CONSIDERATION OF
COMMITTEE OF THE WHOLE
OCTOBER 20, 2008

SUBJECT: ROAD DEDICATION AND ASSUMPTION
-- VARIOUS LOCATIONS

RECOMMENDATION:

1. THAT REPORT EPW-2008-0042 BE RECEIVED FOR INFORMATION.

2. THAT A BY-LAW BE PASSED DEDICATING PART 3 ON PLAN 65R-31025 AS PUBLIC HIGHWAY AND FORMING PART OF LAKE DRIVE NORTH.

3. THAT A BY-LAW BE PASSED DEDICATED PART 3 AND PART 4 ON PLAN 65R-31100 AS PUBLIC HIGHWAY AND FORMING PART OF CHURCH STREET.

REPORT:

Referencing the recommendation numbers, these matters are as follows:

No. 2:

The owner of Part Lot 20 in Concession 2 of the former Township of North Gwillimbury, situate at 369 Lake Drive North recently severed a parcel from their landholding. As a condition of severance (Application No. P420710), the owner was required to convey a 2.51 metre (8 foot) road widening. This transfer of land to the Town was registered on July 29, 2008 as Instrument number R752977. The widening now requires dedication as public highway to form part of Lake Drive North.

A copy of the location plan, Reference Plan 65R-31025, showing Part 3 in dark outline, along with a copy of the registered deed, are attached as Appendices I, II and III to this report.

.../2

No. 3:

The owner of Part Lot 10, Plan 95; Part Lot 12, Plan 317 and Part Lot 13, Concession 3 of the former Township of North Gwillimbury, fronting Church Street recently severed a parcel from their landholdings. As a condition of the severances (Application Nos. P420716 and P420617), the owner was required convey a 3.6 metre (11.81 foot) road widening. The transfers of land to the Town were registered on August 28, 2008 as Instrument number YR1215429 and YR1215430 respectively. These widenings require dedication as public highway to form part of Church Street.

A copy of the location plan, Reference Plan 65R-31100, showing Part 3 and Part 4 in dark outline, along with a copy of the registered deed, are attached as Appendices IV, V and VI to this report.

Respectfully submitted,

Prepared by:

Darlene Folmeg
Engineering Secretary

Recommended by:

Robert Magloughlen, P. Eng.
Director of Engineering and Public Works

Approved by:

S. N. Armstrong, CGA, AMCT
CAO/Director of Administrative Services/Treasurer

/df
2008 10 03
Atts.

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW N0. 2008- ( )

BEING A BY-LAW TO DEDICATE CERTAIN LANDS AS PUBLIC HIGHWAY AND FORMING PART OF LAKE DRIVE NORTH

WHEREAS it is deemed advisable to dedicate certain lands as public highway;

BE IT THEREFORE ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA:

THOSE CERTAIN LANDS situate in the Town of Georgina, in the Regional Municipality of York (geographic Township of North Gwillimbury), being Part of Lot 20, Concession 2 (NG), identified as Part 3 on reference plan of survey 65R-31025 is hereby designated as public highway and dedicated to form part of Lake Drive North.

READ a first, second, third and finally passed, this day of September, 2008.

Robert A. Grossi, Mayor

Roland Chenier, Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2008- ( )

BEING A BY-LAW TO DEDICATE CERTAIN LANDS AS PUBLIC HIGHWAY AND FORMING PART OF CHURCH STREET

WHEREAS it is deemed advisable to dedicate certain lands as public highway;

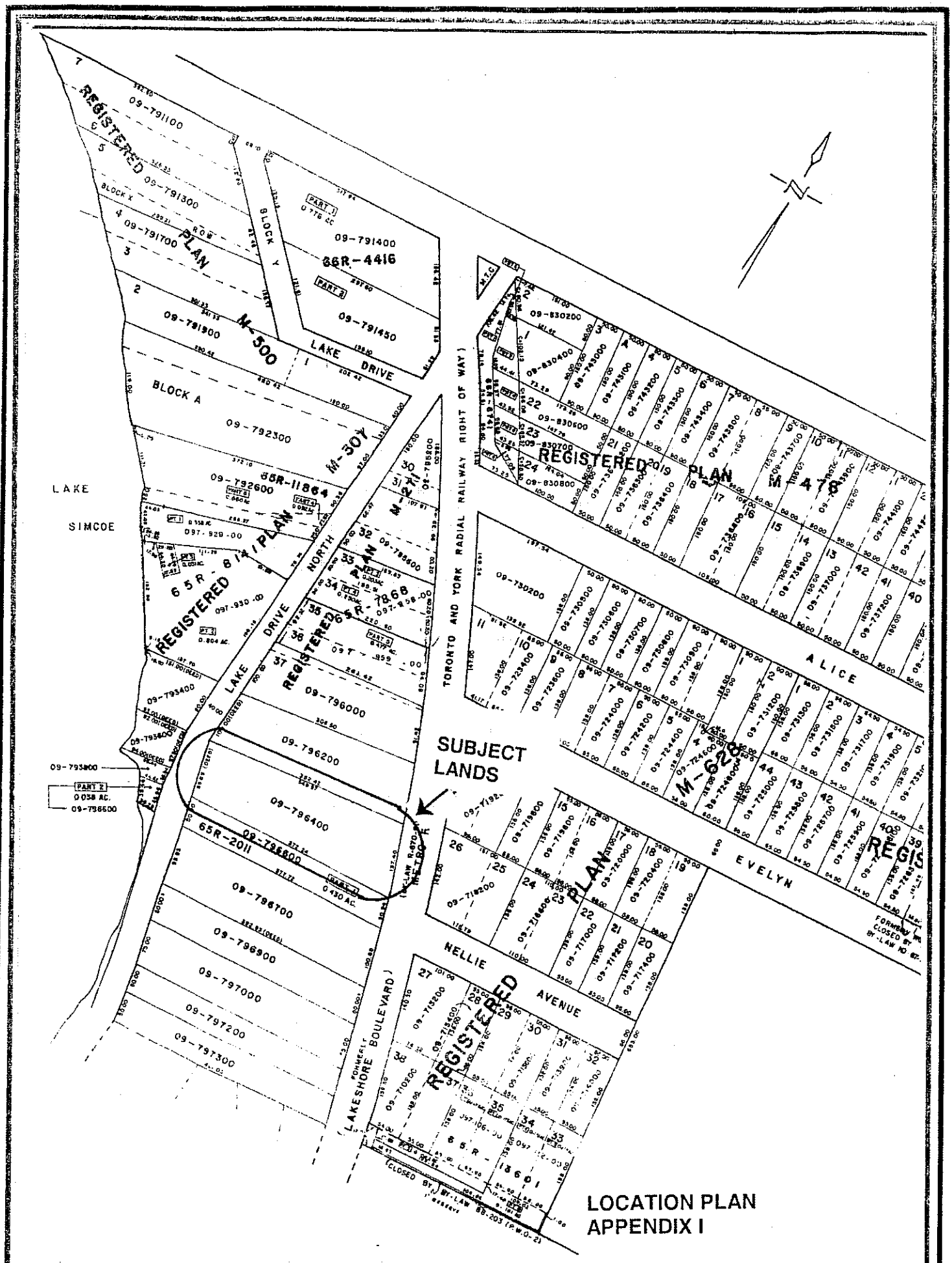
BE IT THEREFORE ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA:

THOSE CERTAIN LANDS situate in the Town of Georgina, in the Regional Municipality of York (geographic Township of North Gwillimbury), being Part Lot 10, Plan 95, being Part 3 on reference plan of survey 65R-31100 and Part Lot 12, Plan 317, being Part 4 on reference plan of survey 65R-31100 is hereby designated as public highway and dedicated to form part of Church Street.

READ a first, second, third and finally passed, this day of October 2008.

Robert A. Grossi, Mayor

Roland Chenier, Town Clerk


SUBJECT LANDS
LAKE SIMCOE
LAKE DRIVE NORTH
LAKESHORE BOULEVARD
NELLIE AVENUE
EVELYN AVENUE
ALICE AVENUE
TORONTO AND YORK RADIAL RAILWAY RIGHT OF WAY
REGISTERED PLAN M-500
REGISTERED PLAN M-478
REGISTERED PLAN M-628
REGISTERED PLAN M-307
REGISTERED PLAN M-2
REGISTERED PLAN 65R-8414
REGISTERED PLAN 65R-7868
REGISTERED PLAN 65R-2011
REGISTERED PLAN 65R-18601
BLOCK A
BLOCK X
BLOCK Y
09-791100
09-791300
09-791700
09-791900
09-791400
09-791450
09-792300
09-792600
09-793400
09-793800
09-796000
09-796200
09-796400
09-796600
09-796700
09-796900
09-797000
09-797200
09-797300
09-830200
09-830400
09-830600
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09-830800
09-750200
09-723400
09-723500
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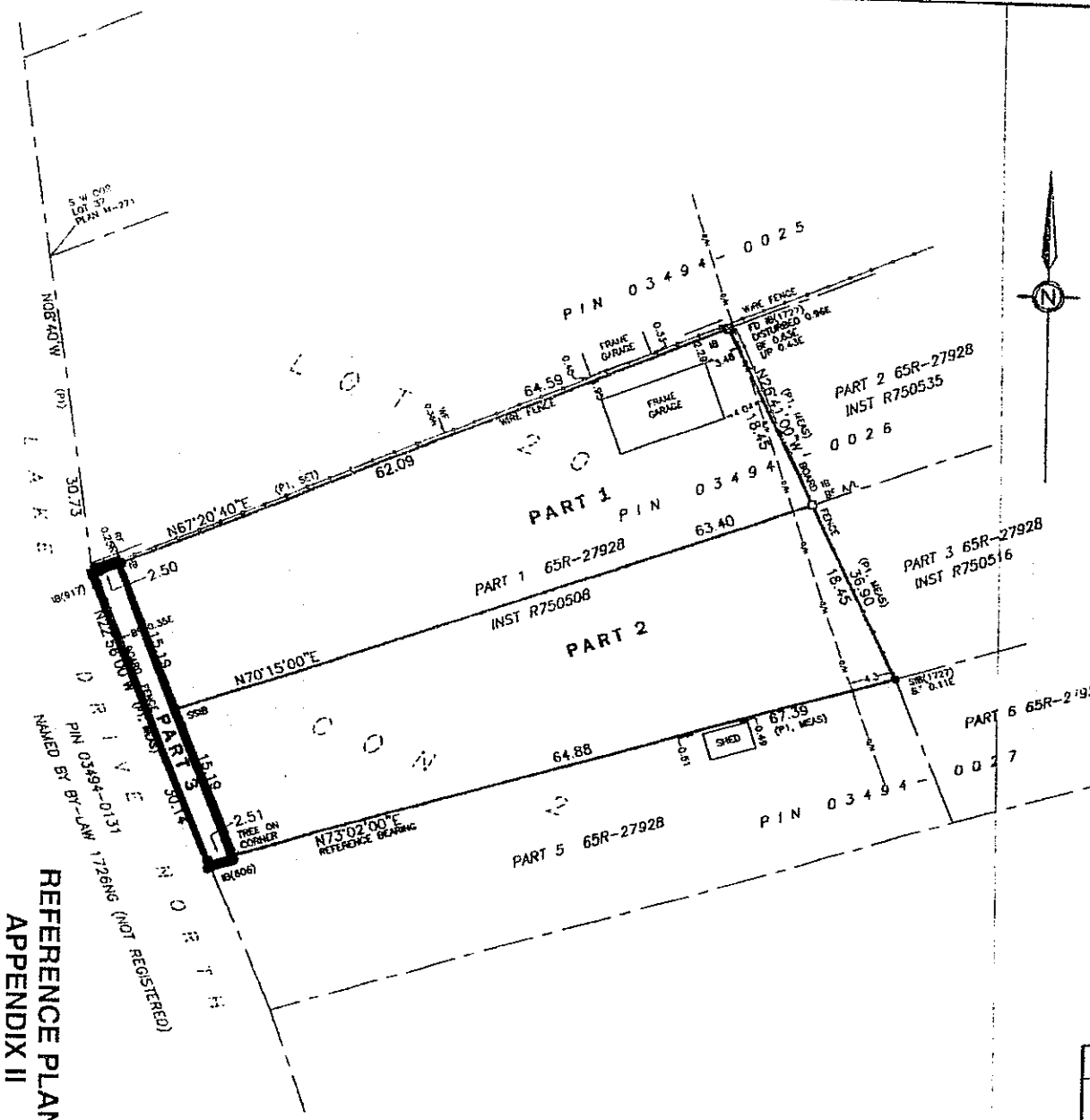
09-725000
09-725200
09-725400
09-725600
09-725800
09-725900
09-718200
09-719600
09-720000
09-720400
09-717000
09-717200
09-717400
09-715200
09-715400
09-715600
09-715800
09-710500
LOCATION PLAN
APPENDIX I



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

July 22, 2008
DATE

E.R.GARDEN O.L.S. 1727

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN 65R-31025
RECEIVED AND DEPOSITED
DATE JULY 22, 2008
"KEVIN SHIU"
ASST DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF YORK REGION (No. 65)

SCHEDULE

PART	AREA (ha)	PART LOT	CON	PART OF PIN	INST
1	0.1052	20	2	03494-0026	R750508
2	0.1021				
3	0.0076				

PLAN OF SURVEY OF PART OF
LOT 20, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 300
E.R.GARDEN LTD.

0 9 15 30 metres

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF PART 1 PLAN 65R-27928 HAVING A BEARING OF N73°02'E AS SHOWN ON THAT PLAN

LEGEND

■	FOUND	□	PLANTED
●	ROUND	IB	IRON BAR
SIB	STANDARD IRON BAR	SSIB	SHORT STANDARD IRON BAR
(UP)	UTILITY POLE	—OH—	OVERHEAD LINE
(P1)	PLAN 65R-27928	BF	BOARD FENCE
RF	RAIL FENCE	WF	WIRE FENCE
(606)	H.D.G.CURRIE O.L.S.	(917)	R.A.GARDEN O.L.S.
(1727)	E.R.GARDEN O.L.S.		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF JULY 2008

July 22, 2008
DATE

E.R.GARDEN 1727

REFERENCE PLAN
APPENDIX II

Province of Ontario

Transfer/Deed of Land

Form 1 - Land Registration Reform Act

UPPER CANADA DOCUMENTS
www.ucdocuments.com

A

R752377

Number
CERTIFICATE OF REGISTRATION
2008/07/29 10:55

YORK REGION
No.33
NEWMARKET

Land Registrar

(1) Registry ☒ Land Titles ☐

(2) Page 1 of 2 pages

(3) Property Identifier(s) Block Property

PART 03494-0026 (R)

Additional See Schedule ☐

(4) Consideration

Two——————XX Dollars $ 00

(5) Description This is a Property Division ☐ Property Consolidation ☐

Part Lot 20
Concession 2
Town of Georgina
(geographic North Gwillimbury)
Regional Municipality of York
designated as Part 3, Plan 65R-31025

ew Property Identifiers

Additional See Schedule ☐

ecutions

Additional See Schedule ☐

is cument ntains (a) Rediscription New Easement Plan/Sketch ☐ (b) Schedule for Description ☐ Additional Parties ☐ Other ☒

(7) Interest/Estate Transferred Fee Simple

nsferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that roperty transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family ence

ne(s)	Signature(s)	Date of Signature Y	M	D
HERALL, Walter Glen	WJ	2008	07	24

ouse(s) of Transferor(s) I hereby consent to this transaction

e(s)	Signature(s)	Date of Signature Y	M	D

ansferor(s) Address r Service 374 Lake Drive North, Keswick, Ontario L4P 3C8

ansferee(s)

	Date of Birth Y	M	D
CORPORATION OF THE TOWN OF GEORGINA			

ansferee(s) Address r Service 26557 Civic Centre Road, Keswick, Ontario L4P 3G1

Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.

Date of Signature Y M D

ature Signature Date of Signature Y M D

citor for the Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor etermine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

e and ess of itor Signature Date of Signature Y M D

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclauses 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing

Name and Address of Solicitor

Signature Date of Signature Y M D

ssessment Roll Number of Property

Cty	Mun.	Map	Sub.	Par
19	70	000	097	96400

unicipal Address of Property
Drive North
ick, Ontario
3C8

(17) Document Prepared by:
ROBERT WM. BAILEY
Barrister and Solicitor
4 The Queensway South
Keswick, Ontario
L4P 1Y7

REGISTERED DEED APPENDIX III

Property Identifier(s) No.
PART 03494-0026

Land Transfer Tax Affidavit
Land Transfer Tax Act

IN MATTER OF THE CONVEYANCE OF *(insert brief description of land)* page 1

Lot 20, Concession 2, Town of Georgina (geographic North Gwillimbury) Regional Municipality of York
designated as Part 3, Plan 65R 31025

(full names of all transferors in full) Walter Glen Metherall

(full names of all transferees in full) The Corporation of the Town of Georgina

I have personal knowledge of the facts herein deposed to and MAKE OATH AND SAY THAT:
I am/We are *(place a check mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponents)*:

- ☐ (a) the transferee(s) named in the above-described conveyance;
- ☒ (b) the authorized agent or solicitor acting in this transaction for the transferee(s);
- ☐ (c) the President, Vice President, Secretary, Treasurer, Director or Manager authorized to act for _____ (the transferee(s));
- ☐ (d) a transferee and am making this affidavit on my own behalf and on behalf of *(insert name of spouse or same-sex partner)* _____ who is my spouse or same-sex partner.
- ☐ (e) the transferee and ☐ I am tendering this document for registration and ☐ no tax is payable on registration of this document.

THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash		$ 2.00	*All blanks must be filled in. Insert "Nil" where applicable.*
(b) Mortgages	(i) Assumed *(principal and interest)*	$ nil	
	(ii) Given back to vendor	$ nil	
(c) Property transferred in exchange *(detail below in para. 5)*		$ nil	
(d) Other consideration subject to tax *(detail below)*		$ nil	
(e) Fair market value of the lands *(see instruction 2)*		$ nil	
(f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (a) to (e))		$ 2.00	$ 2.00
(g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the *Retail Sales Tax Act*			$ nil
(h) Other consideration for transaction not included in (f) or (g) above			$ nil
(i) Total Consideration			$ 2.00

To be completed where the value of the consideration for the conveyance exceeds $400,000.00
I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land conveyed in the above-described conveyance:

- ☐ does not contain a single family residence or contains more than two single family residences.
- ☐ contains at least one and not more than two single family residences.
- ☐ contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is $ _____ and the remainder of the lands are used for _____ purposes.

Note: Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one percent upon the value of the consideration in excess of $400,000.00 where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration where the lands are used for other than just residential purposes.

If consideration is nominal, is the land subject to any encumbrance? ☐ Yes ☒ No

Other remarks and explanations, if necessary. to register Consent

Sworn before me at the Town of Georgina
Regional Municipality of York
this 24 day of July 20 08

Roland Chenier, a Commissioner, etc., Regional Municipality of York, for the Corporation of the Town of Georgina.

Commissioner for taking Affidavits, etc. Signature(s)

Property Information Record

Describe nature of instrument: Transfer

Address of property being conveyed *(if available)* Lake Drive North, keswick, Ontario

Assessment Roll No. *(if available)* 19 70 000 097 96400

Billing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed

Registration number for last conveyance of property being conveyed *(if available)* R750508

Legal description of property conveyed: Same as in D. (i) above. ☐ Yes ☒ No ☐ Not Known

Name(s) and address(es) of each transferee's solicitor:
ROBERT WM. BAILEY, Barrister and Solicitor, 4 The Queensway South, Keswick, Ontario L4P 1Y7

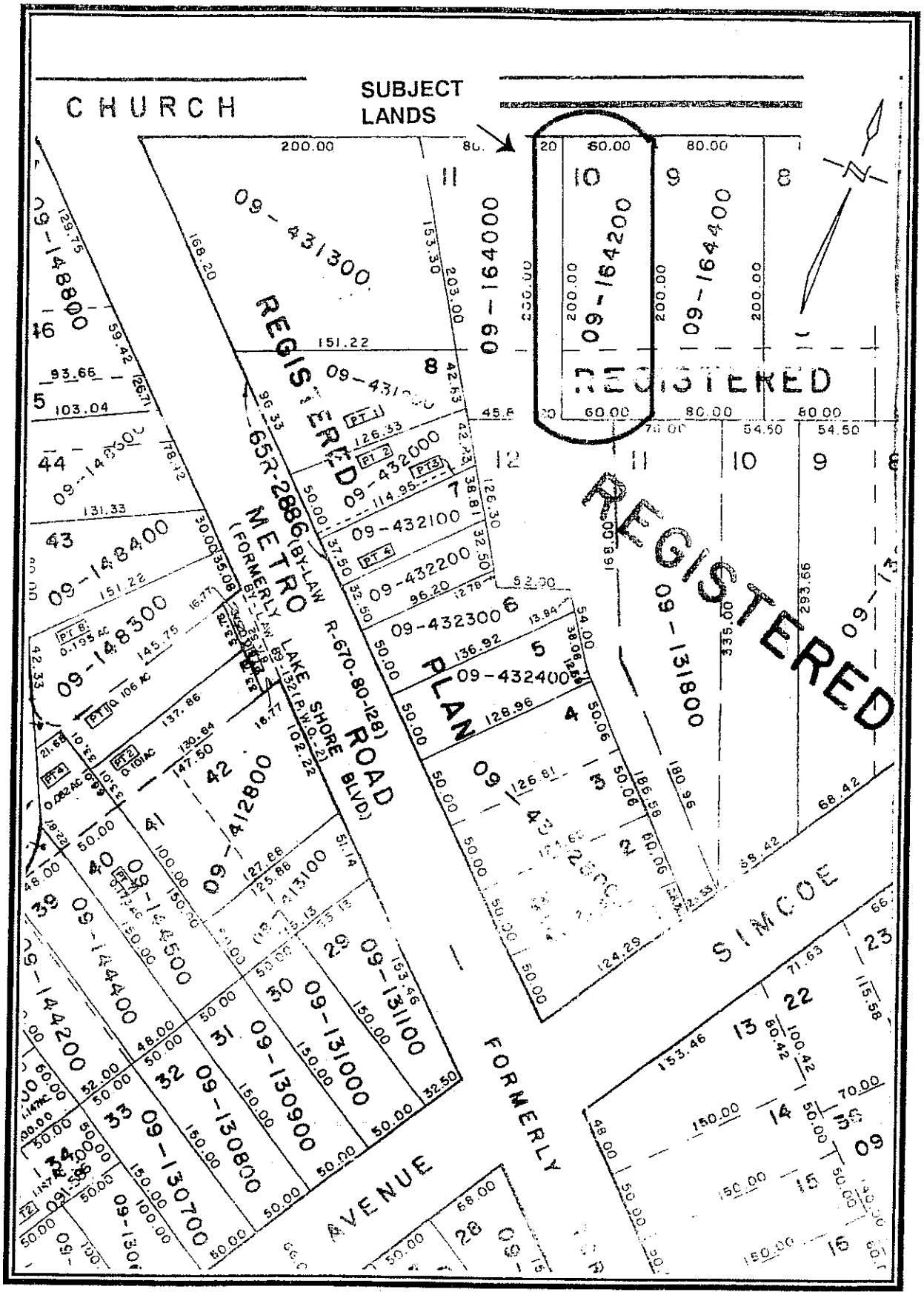
For Land Registry Office Use Only
Registration No.
Registration Date (Year/Month/Day)
Land Registry Office No.

School Support (Voluntary Election) *(See reverse for explanation)*

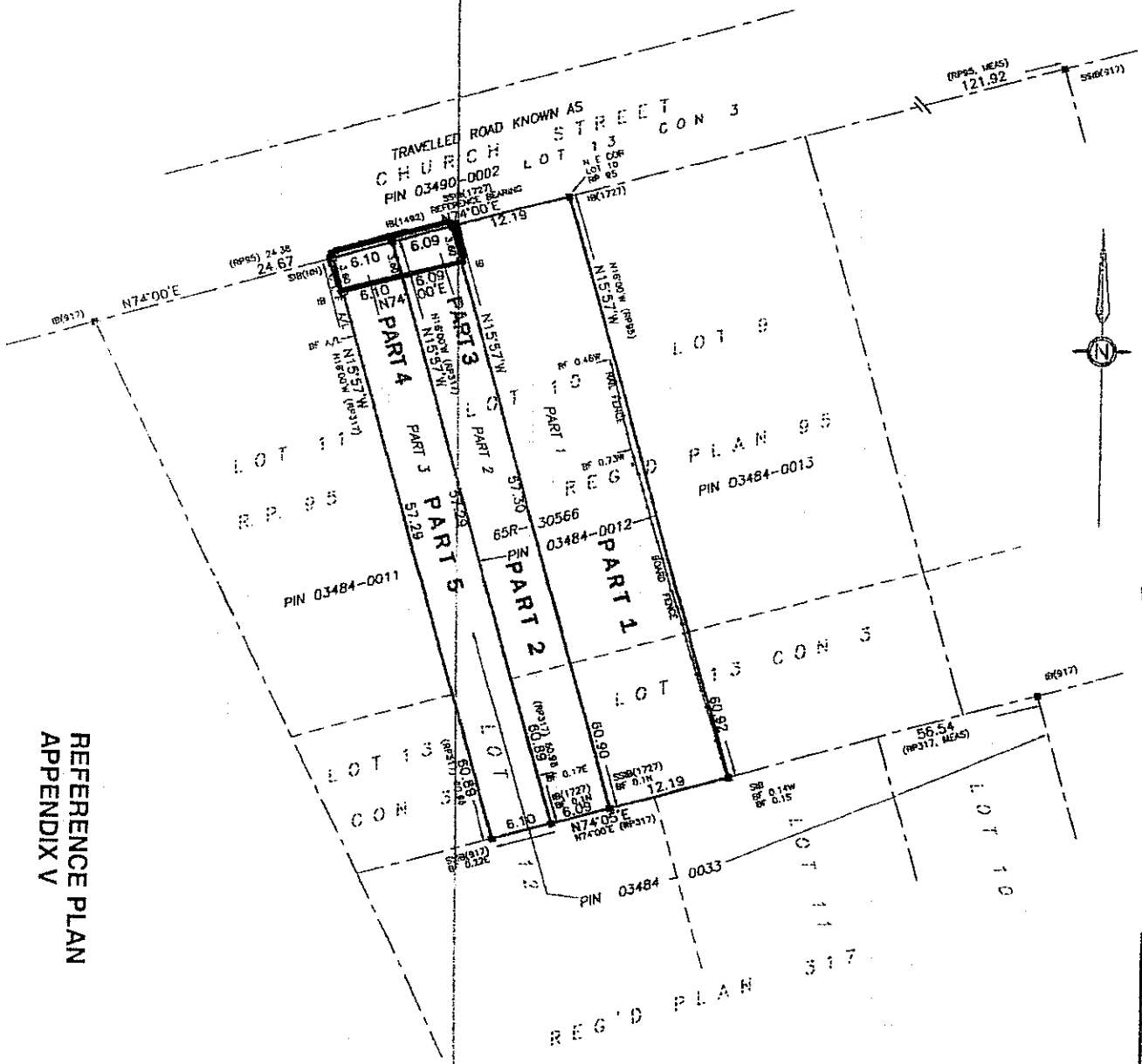
	Yes	No
Are all individual transferees Roman Catholic?	☐	☐
If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters?	☐	☐
Are all individual transferees have French Language Education Rights?	☐	☐
If Yes, do all individual transferees wish to support the French Language School Board (where established)?	☐	☐

Re: (c) and (d) the land being transferred will receive French Public School Board Election unless otherwise directed in (a) and (b)

0449H (02-01)



LOCATION PLAN
APPENDIX IV



REFERENCE PLAN
APPENDIX V

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

AUGUST 26, 2008
DATE
E.R.GARDEN O.L.S. 727

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN 65R-31166
RECEIVED AND DEPOSITED
DATE AUGUST 27, 2008
KEVIN JUNE
ASST DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

SCHEDULE

PART	AREA (m^2)	PART LOT	PLAN	PART LOT	CON	PIN
1	342	10	95	13	3	ALL OF 03484-0012
2	349					
3	22					
4	22	12	317			PART OF 03484-0033
5	348					

PLAN OF SURVEY OF
PART OF LOT 10, REGISTERED PLAN 95
AND
PART OF LOT 12, REGISTERED PLAN 317
AND
PART OF LOT 13, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 300
E.R.GARDEN LTD.

5 0 15 30 metres

69

BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF CHURCH STREET HAVING A BEARING OF N74°00'E AS SHOWN ON REGISTERED PLAN 95

LEGEND

●	FOUND	□ PLANTED	○ ROUND
IB	IRON BAR		
SIB	STANDARD IRON BAR		
SSIB	SHORT STANDARD IRON BAR		
A/L	ALONG LINE		
BF	BOARD FENCE		
CLF	CHAINLINK FENCE		
RF	RAIL FENCE		
(917)	R.A.GARDEN O.L.S.		
(1492)	D.E.ARSCHUETZ O.L.S.		
(1727)	E.R.GARDEN O.L.S.		
(NH)	NO NUMBER		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF AUGUST 2008

AUGUST 26, 2008
DATE
E.R.GARDEN O.L.S. 727

E.R.GARDEN LIMITED
ONTARIO LAND SURVEYOR
1260 JOURNEY'S END CIRCLE, UNIT 1
NEWMARKET ONTARIO L3Y 8Z7
PHONE 905-895-5600 FAX 905-895-7127

JOB CAPTAIN W.SILVEY
DRAWN D.G.GILLES
CHECKED

FILE NUMBER
07-4852

LRO # 65 **Transfer** **Receipted as YR1215429** on 2008 08 28 at 12:20

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd Page 1 of 1

Properties

PIN 03484 - 0033 LT *Interest/Estate* Fee Simple ☑ Split

Description PART LT 12 PL 317, BEING PART 4 ON PLAN 65R-31100, N GWILLIMBURY ; GEORGINA

Address 00204 SIMCOE AVENUE
GEORGINA

Consideration

Consideration $ 0.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name 1540171 ONTARIO LTD.

Address for Service 29 Bedford Road, R. R. #2, Sutton West, ON L0E 1R0

I, ELIZABETH GUTTORMSON, PRESIDENT, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share

Name THE CORPORATION OF THE TOWN OF GEORGINA

Address for Service Civic Centre, 26557 Civic Centre Road, Keswick, ON L4P 3G1

Statements

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Robert Edward Pollock	300-449 The Queensway S. Keswick L4P 2C9	acting for Transferor(s)	Signed	2008 08 27
Tel 9054760021				
Fax 9054760134				
Robert Edward Pollock	300-449 The Queensway S. Keswick L4P 2C9	acting for Transferee(s)	Signed	2008 08 27
Tel 9054760021				
Fax 9054760134				

Submitted By

ROBERT E. POLLOCK	300-449 The Queensway S. Keswick L4P 2C9	2008 08 28
Tel 9054760021		
Fax 9054760134		

Fees/Taxes/Payment

Statutory Registration Fee	$60.00
Provincial Land Transfer Tax	$0.00
Total Paid	$60.00

REGISTERED DEEDS
APPENDIX VI

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 03484 - 0033 PART LT 12 PL 317, BEING PART 4 ON PLAN 65R-31100, N GWILLIMBURY ; GEORGINA

BY: 1540171 ONTARIO LTD.

TO: THE CORPORATION OF THE TOWN OF GEORGINA %(all PINs)

1 ROBERT E. POLLOCK

I am

[ ] (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

[ ] (b) A trustee named in the above-described conveyance to whom the land is being conveyed;

[ ] (c) A transferee named in the above-described conveyance;

[✓] (d) The authorized agent or solicitor acting in this transaction for THE CORPORATION OF THE TOWN OF GEORGINA described in paragraph(s) (C) above.

[ ] (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for ____ described in paragraph(s) (_) above.

[ ] (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph (_) and as such, I have personal knowledge of the facts herein deposed to.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash		0.00
(b) Mortgages	(i) assumed (show principal and interest to be credited against purchase price)	0.00
	(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)		0.00
(d) Fair market value of the land(s)		0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject		0.00
(f) Other valuable consideration subject to land transfer tax (detail below)		0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))		0.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property		0.00
(i) Other considerations for transaction not included in (g) or (h) above		0.00
(j) Total consideration		0.00

4.

Explanation for nominal considerations:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: Transfer of a road widening required as a condition of a severance application.

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 65 Registration No. YR1215429 Date: 2008/08/28

B. Property(s): PIN 03484 - 0033 Address 00204 SIMCOE AVENUE GEORGINA Assessment Roll No 1970000 - 09131800

C. Address for Service: Civic Centre, 26557 Civic Centre Road, Keswick, ON L4P 3G1

D. (i) Last Conveyance(s): PIN 03484 - 0033 Registration No. YR262871

(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes [ ] No [✓] Not known [ ]

E. Tax Statements Prepared By: Robert Edward Pollock
300-449 The Queensway S.
Keswick L4P 2C9

LRO # 65 Transfer **Receipted as YR1215430** on 2008 08 28 at 12:20

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd Page 1 of 1

Properties

PIN 03484 - 0012 LT *Interest/Estate* Fee Simple ☑ Split

Description PT LT 10 PL 95, BEING PART 3 ON PLAN 65R-31100; N GWILLIMBURY; GEORGINA

Address CHURCH STREET
GEORGINA

Consideration

Consideration $ 0.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name GUTTORMSON, ELIZABETH

Address for Service 29 BEDFORD ROAD, R.R.#2, SUTTON WEST, ON L0E 1R0

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s) *Capacity* *Share*

Name THE CORPORATION OF THE TOWN OF GEORGINA

Address for Service Civic Centre, 26557 Civic Centre Road, Keswick, ON L4P 3G1

Statements

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Robert Edward Pollock	300-449 The Queensway S. Keswick L4P 2C9	acting for Transferor(s)	Signed	2008 08 27
Tel 9054760021				
Fax 9054760134				
Robert Edward Pollock	300-449 The Queensway S. Keswick L4P 2C9	acting for Transferee(s)	Signed	2008 08 27
Tel 9054760021				
Fax 9054760134				

Submitted By

ROBERT E POLLOCK	300-449 The Queensway S. Keswick L4P 2C9	2008 08 28
Tel 9054760021		
Fax 9054760134		

Fees/Taxes/Payment

Statutory Registration Fee	$60.00
Provincial Land Transfer Tax	$0.00
Total Paid	$60.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of 03484 - 0012 PT LT 10 PL 95, BEING PART 3 ON PLAN 65R-31100; N GWILLIMBURY; GEORGINA

BY: GUTTORMSON, ELIZABETH

TO THE CORPORATION OF THE TOWN OF GEORGINA %(all PINs)

1. ROBERT E POLLOCK

I am

[ ] (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

[ ] (b) A trustee named in the above-described conveyance to whom the land is being conveyed;

[ ] (c) A transferee named in the above-described conveyance;

[✓] (d) The authorized agent or solicitor acting in this transaction for THE CORPORATION OF THE TOWN OF GEORGINA described in paragraph(s) (C) above.

[ ] (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for ____ described in paragraph(s) (_) above

[ ] (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph (_) and as such, I have personal knowledge of the facts herein deposed to

3 **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	0.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	0.00

4

Explanation for nominal considerations:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes. Transfer of a road widening required as a condition of a severance application.

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 65 Registration No. YR1215430 Date: 2008/08/28

B. Property(s): PIN 03484 - 0012 Address CHURCH STREET GEORGINA Assessment Roll No

C. Address for Service: Civic Centre, 26557 Civic Centre Road, Keswick, ON L4P 3G1

D. (i) Last Conveyance(s): PIN 03484 - 0012 Registration No. YR943938

(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes [ ] No [✓] Not known [ ]

E. Tax Statements Prepared By: Robert Edward Pollock
300-449 The Queensway S.
Keswick L4P 2C9

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT LS2008-0034

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
MONDAY, OCTOBER 20, 2008

SUBJECT: ARTS & CULTURE GRANTS IN GEORGINA

RECOMMENDATIONS:

1 THAT REPORT LS2008-0034 BE RECEIVED.

Background:

At the Committee of the Whole meeting held on August 12, 2008, Council requested staff to provide a comprehensive report detailing all Town grants/loans towards Arts and Culture within the Town of Georgina.

Although the Town owns and operates the Stephen Leacock Theatre and the Georgina Pioneer Village, other partnerships specializing in Arts and Culture are an essential service for all communities. This all contributes to the social, cultural, and economic well-being of residents and enhances their quality of life.

However, to what cost. As with most partnerships, the ground rules are laid out and quite clear. Unfortunately, this is not the case with our grants to the various Arts and Culture programs throughout Georgina. Consistency is important and to find a benchmark towards who receives grant dollars and how much is becoming essential.

Georgina Studio Tour – Through the Economic Development Committee funds have been granted towards the Georgina Studio Tour which takes place throughout Georgina at private homes and workshops. Commencing in 2002 yearly grants amounted to $500 and has recently increased in 2008. See Schedule A for complete details.

Eaglewood Folk Festival - The Town has provided a grant of $10,000 per year since 2005 towards the Eaglewood Folk Festival held in Pefferlaw, and again through the Economic Development Committee.

Pefferlaw Association of Ratepayers – The members of PAR have received municipal funding since 2003 to provide a community picnic at the Pefferlaw Park. The yearly grant commenced at $3500.00 and to date remains the same.

Georgina Military Museum – With the opening of the Georgina Military Museum in 2005 the Town commenced with funds of $3,000 and increasing each year.

Lakes Simcoe Arts Foundation (LSAF - Red Barn) - The Red Barn Theatre is operated by the Lake Simcoe Arts Foundation and has just celebrated its 60th season. Over the past years, from 1998 to 2008 the Town of Georgina's grants have greatly increased from the starting amount of $7,000.00 as noted in Schedule "A" attached hereto. In addition to these grants, the Town provides security for a yearly guaranteed Canadian Actor's Equity bond of $77,000. Throughout the years, assistance to various repairs/maintenance has been completed by Town staff with no monetary amounts assigned. In addition, for the last couple of years, the LSAF has utilized the three cabins, owned by the Town, located at the adjoining property to the east of De Sa Salle Park at no cost for living quarters for actors and employees. The Stephen Leacock Theatre loans (at no cost) the Red Barn Theatre various lighting and sound equipment which is valued at approximately three thousand dollars per summer.

Georgina Arts Council - The Georgina Arts Council was created in May 1999 and is currently housed in the former Sutton Library building which is owned by the Town of Georgina. The initial Town grant was in the amount of $5,000.00. In addition to the grant dollars, funds from our Facility Retrofit Account of just over $22,000 were spent and $62,000 is allocated for the roof repairs. Grant requests continue to increase as Trillium funding is now depleted.

In addition to the Gallery's Gift Shoppe, the Executive of the Arts Council strive to provide numerous educational programs and workshops for children. This year the Arts Council offered seven Art Camps for children and all seven were filled to over capacity and every one of them had waiting lists.

Currently there is no formal lease agreement between the Town and the Arts Council for the Art Gallery building. The Arts Council does not pay monthly rent but is responsible for daily operational repairs and maintenance however, the Town is involved with any permanent fixtures such as the repairs made to the lift and now with the roof.

The Town has leased some buildings where if the payment is $1.00 per year, with the tenant responsible for the entire expenses including permanent fixtures and other facilities where the tenant pays monthly rental payments with the Town responsible for capital or replacement/repair of any permanent fixtures.

SUMMARY

As started above Arts and Culture are a very integral part of our community and deserve our support. However, it should not be our responsibility to carry these facilities or events. Realizing that fundraising is extremely difficult in the current economy, it must nonetheless be high on each of the Board's agendas.

The Red Barn Theatre is open from mid May to just after Labour Day in September while the Art Gallery operates year round providing a wide variety of programs for youth and adult. Grant money should be reflective and once again only presented on a one time yearly basis.

Attached please find Schedule "A" providing complete details as to the amount of funds disbursed on a yearly basis to each of the above noted Organizations/Events. It is difficult to recommend specific amounts for each program as all carry an economic impact on not only the organization but also the Town and "how you measure this" is a question difficult to answer.

CONCLUSION

The above information is a starting point for further discussions for the 2009 Budget along with input from the Economic Development Committee.

Recommended by:

Faye Richardson
Director of Leisure Services

Approved by:

Stan Armstrong, CGA., AMCT
Chief Administrative Officer

Schedule A

FUNDING FOR THE ARTS

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Geo Studio Tour					$ 540.00	$ 550.00	$ 550.00	$ 550.00	$ 1,500.00	$ 550.00	$ 2,000.00	$ 6,240.00
Eaglewood Folk Festival								$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 40,000.00
PAR						$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 21,000.00
Geo Military Museum								$ 3,000.00	$ 12,000.00	$ 13,000.00	$ 18,000.00	$ 46,000.00
Red Barn	$ 7,000.00	$ 7,000.00	$ 105,796.00	$ 50,669.00	$68,245.00	$ -	$ 50,000.00	$ 123,719.00	$ 70,000.00	$ 140,194.00	$ 70,000.00	$ 692,623.00
Geo Arts Council					$ 5,000.00	$ 5,000.00	$ 10,000.00	$ -	$ 30,000.00	$ 60,000.00	$ 60,000.00	$ 170,000.00
TOTAL	$ 7,000.00	$ 7,000.00	$ 105,796.00	$ 50,669.00	$73,785.00	$9,050.00	$ 64,050.00	$ 140,769.00	$ 127,000.00	$ 227,244.00	$ 163,500.00	$ 975,863.00

TOWN OF GEORGINA

REPORT LS2008-0035

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
MONDAY, October 20, 2008

SUBJECT: REPLACEMENT VEHICLES

RECOMMENDATIONS:

1 **THAT REPORT LS2008-0035 BE RECEIVED.**

2 **THAT THE TENDER RECEIVED FROM WILLIAMSON BUICK PONTIAC LTD. ,UXBRIDGE FOR THE FOLLOWING REPLACEMENT VEHICLES BE ACCEPTED AND THAT THE PURCHASING AGENT BE AUTHORIZED TO ISSUE PURCHASE ORDERS AND CONTRACTS ACCORDINGLY.**

ONE TON CREW CAB DIESEL POWERED TRUCK, FLEETSIDE BODY	**$38,922.85 INC. TAX**
ONE TON 4X4 TRUCK, DIESEL POWERED DUMP PLATFORM DUAL REAR WHEEL	**$49,298.51 INC. TAX**
FULL SIZE, PICK UP TRUCK, GASOLINE	**$21,222.53 INC. TAX**

3 **THAT THE TENDER RECEIVED FROM S&B KESWICK MOTORS LIMITED, KESWICK FOR THE FOLLOWING REPLACEMENT VEHICLE BE ACCEPTED AND THAT THE PURCHASING AGENT BE AUTHORIZED TO ISSUE A PURCHASE ORDER AND CONTRACT ACCORDINGLY.**

¾ TON FULL SIZE PICK UP, 4X4 , DIESEL POWERED, SNOWPLOUGH EQUIPMENT	**$46,509.67 INC. TAX**

Background

As part of the capital equipment replacement program and as approved in the 2008 budget, tenders for various replacement vehicles were advertised. Attached hereto is report DAS 2008-015 of the Purchasing Agent which details the results of the tendering process.

Therefore recommendation 2 & 3 are presented for approval.

Recommended by:

Faye Richardson
Director of Leisure Services

Approved by:

Stan Armstrong, CGA., AMCT
Chief Administrative Officer

interoffice
MEMORANDUM

To: Stan Armstrong, C.A.O., and Director of Administrative Services
Faye Richardson, Director of Leisure Services

C.C Bob Irwin, Manager of Parks

From: Brian Jordan, Purchasing Manager

Subject: REQUEST FOR PROPOSAL DAS2008-015
REPLACEMENT VEHICLES

Date: October 3, 2008

Proposals for the Purchase of Replacement Vehicle for the Leisure Services and Administrative Services Department, Contract No. DAS2008-015 closed at 12:00 noon, local time, Wednesday September 24, 2008 as per the Proposal Document. Those proposals received were opened in the Purchasing Office at 2:30 p.m., on September 25, 2008 by the Purchasing Manager and Purchasing Assistant.

Two Proposals were received for each of the following Items. All prices are Net Trades and All Taxes included:

Leisure Services

Item One: "One Ton" Crew-Cab Diesel Powered Truck, Fleetside Body

1.	Williamson Buick Pontiac Ltd., Uxbridge	$38,922.85
2.	S & B Keswick Motors Limited, Keswick	$41,438.23

Item Two: Full Size, Pick-up Truck, Gasoline

1.	Williamson Buick Pontiac Ltd., Uxbridge	$21,222.53
2.	S & B Keswick Motors Limited, Keswick	$26,269.11

Item Three: ¾ Ton Full Size Pickup, 4x4, Diesel Powered, Snowplough Equipment

1.	S & B Keswick Motors Limited, Keswick	$46,509.67
2.	Williamson Buick Pontiac Ltd., Uxbridge	$47,516.50

Item Four: "One Ton" 4x4 Truck, Diesel Powered, Dump Platform, Dual Rear Wheel, Snowplough Equipment

1.	Williamson Buick Pontiac Ltd., Uxbridge	$49,298.51
2.	S & B Keswick Motors Limited, Keswick	$52,595.85

Administrative Services

Item Five: ¾ Ton Cargo Van, Diesel Powered, Automatic

1.	Williamson Buick Pontiac Ltd., Uxbridge	$37,633.52
2.	S & B Keswick Motors Limited, Keswick	$62,092.37

Memo - Proposal Evaluation

As requested, the Purchasing Division prepared proposal documents for the Purchase of Replacement Vehicle on behalf of the Leisure Services and Administrative Services Departments based on the information and specifications supplied by each of the Departments. The completed documents were available to the public on September 25, 2008. The proposal was advertised in the Georgian Advocate in all possible editions of the Advocate from August 28, 2008 until September 18, 2008. Additionally, copies were forwarded to local dealerships. The project was also advertised on the Town's Web site. Eight sets of documents were distributed.

One addendums was issued to clarify a typographical error found on the Form of Proposal. The Closing date was extended to allow Proponents to adjust their bids accordingly.

The Purchasing Manager has completed a preliminary analysis of the Proposals and has found them to be acceptable with respect to the basic terms and conditions as set out within the Proposal Document and Purchasing By-law. The evaluation and approval of the specification and equipment performance remains the responsibility of the requisitioning Department. Although none of the Proponents submitted a separate bid for a "Green Alternative" all the proposed vehicles with their specified powertrain (diesel) should all be considered compliant with the Town's environmental clean approach to fleet operations. I have included the information on all proposals for clarification and to aid in your evaluation. If you require assistance with the evaluation process, I will be available upon request.

In order to comply with the terms and conditions as setout in the Town of Georgina Purchasing By-law No. 2004-0120, Section 6.0, Reports to Council, it maybe necessary for the Department Head to submit the awarding of this contract to Council for approval.

Respectfully Submitted by:

Brian Jordan,
Purchasing Manager

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT LS2008-0036

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
MONDAY, OCTOBER 20, 2008

SUBJECT: LAKE SIMCOE SOCCER CLUB PRESENTATION

RECOMMENDATIONS:

1 **THAT REPORT LS2008-0036 BE RECEIVED.**

2 **THAT COUNCIL ENDORSE THE PROJECT PRESENTED BY LAKE SIMCOE SOCCER CLUB INC. FOR A CLUBHOUSE FACILITY AT THE CIVIC CENTRE SOCCER FIELDS.**

BACKGROUND:

Lake Simcoe Soccer Club Inc. presented a proposal for the construction of a Clubhouse facility at the Civic Centre Soccer Fields on Tuesday, October 14th. This not-for-profit youth organization continues to grow in numbers each year and has just achieved thirty years of service to the community.

The Club works diligently to bring recognition to Georgina through its many tournaments, in-house and competitive. Many local establishments benefit from the number of people visiting – this past season alone the Club entertained over 6000 people for tournament play.

Youth employment continues to grow throughout the strong referee program offered by Lake Simcoe Soccer. Each year the Club provides employment through their referee squad to approximately 130 youth with an annual payroll of approximately $25,000 which is paid directly to the children.

With this amount of growth also come challenges. The main obstacle is finding an administrative facility for their needs that is affordable. In the past few years the Club has leased various locations throughout the Town, for office and storage space, and now proposed the construction of a Club House at the Civic Centre.

A final location for this facility has yet to be determined between the Club Executive and Leisure Services Staff. Discussions for this will need to continue prior to the final decision.

FINANCIAL IMPLICATIONS:

Funding for this project is the responsibility of the Lake Simcoe Soccer Club.

SUMMARY

Upon Council's endorsement of this attached proposal, the Lake Simcoe Soccer Club will proceed with the necessary grant applications and fundraising required to obtain all the dollars needed to complete this project.

Recommended by:

Faye Richardson
Director of Leisure Services

Approved by:

Stan Armstrong, CGA., AMCT
Chief Administrative Officer

Lake Simcoe Soccer Club Inc.
2-482 The Queensway S. Keswick, ON L4P 3E2
Tel: (905) 476-4283 Fax: (905) 476-7046
www.lakesimcoesosccer.com

Reply to: Sarah Gill, President
pres@lakesimcoesoccer.com

October 14, 2008

Mayor and Members of Council
The Corporation of the Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear Sirs/Mesdames:

Re: Proposal for a Clubhouse Facility at the Civic Centre Soccer Fields,

Background

The Lake Simcoe Soccer Club is the only Not-For-Profit organization in Georgina offering soccer at a recreational, competitive and senior level.

The Club was founded in 1978 and was incorporated as a Not-For-Profit Corporation in 1988. The Lake Simcoe Soccer Club was built and currently exists on the foundation of one that is interested in helping to build a more cohesive community and developing norms of solidarity and reciprocity which are essential to stable communities. It's through the contributions our volunteers make to the Club and society through their core activities and our volunteers passion for soccer, dedication to youth sport and their willingness to be good citizens in the communities in which we work and live that the Club has achieved it's thirty (30) years of service to the community and it's success. The Club strives to conduct itself with a high level of commitment to public citizenship and integrity.

Along with the growth of the community, the sport has grown and developed and it's expected with the current growth plan in Georgina and throughout York Region that the Club will continue to expand. The Club has struggled in the past and has climbed many mountains to become the success it is today. One of the challenges that the Club faces as a Not-For-Profit organization is finding affordable Clubhouse space. Over the course of the years and with the growth we have experienced we've become one of the largest youth sports in Georgina. We've had to stop operating as a small Club and grow into a functional corporation to meet the needs and expectations of our membership in the community and to meet the standards set out by our governing bodies.

Economic Development

Over the past few years the Club has been working diligently to bring recognition to our Town for its "home grown" talent. We've done this by increasing our hosted competitive tournaments, which not only introduces new people to the community but brings more spending to our local economy. Many local establishments have contacted the club to request a tournament schedule to better enable them to schedule staffing to accommodate the larger stream of customers during the tournament weekends.

Our tournaments have given Georgina another outlet in which to shine and showcase our beautiful parks and recreational facilities. It's through the hard work of our Club and the Town of Georgina's staff that our Club has become known for and praised for our beautiful facilities and the efficient operation of our tournaments. The recent addition of the Concession Stand and other improvements to the facility have greatly improved our success and made the Civic Centre a top Ontario facility.

Employment of Youth

Our Club has one of the most successful referee programs in the region; refereeing teaches children discipline, responsibility and commitment. They learn self-confidence, professional communication skills (oral and written), and increase their self-esteem. These children are paid for their work and this work, keeps them out of trouble - thus fostering a positive social atmosphere in which to succeed. Refereeing is an excellent stepping stone for furthering employment and educational opportunities. Most Clubs are struggling to maintain their referee squads and are constantly falling short on referees. LSSC is one of the only Club's in the Region to have enough youth on the squad to provide three (3) officiators at each game which is consistent with FIFA play.

The success of our program has provided us with the good fortune to have a large enough referee squad that our referees are signing up a year in advance and joining a wait list for an opportunity to join our program under the tutelage of our Head Referee. Part of the success of this program is our junior lining program which employs children as young as 11, and allows soon-to-be Referee's the opportunity to experience officiating and fosters an apprentice style approach to building an efficient and knowledgably squad. Most children are promoted to Refereeing through this program. Each year the Club provides employment through our referee squad to approximately 130 youth with an annual payroll of approximately $25,000.00 which is paid directly to the children employed by the Club.

Future Needs

In order to grow and continue on our path the Club needs to find the solution to our biggest challenge, finding affordable Clubhouse space which will allow us to grow and continue providing a fantastic program to our community and to meet our unique needs as a Club.

Currently the Club leases space in Keswick at the rate of $35,760 per year. Our lease is set to expire in the early spring 2010. The Club also leases heated storage in Queensville as some of our equipment requires a temperature and moisture controlled environment at the cost of $2394 per annum. The Club also pays all maintenance, insurance and utility costs.

Our Clubhouse space is vital to our operation. The Club has two paid staff and has a large storage requirement. Our current facility is used for the following:

1. Large meeting room –
    a. Twice weekly referee meetings (50 refs per night) (32 meetings)
    b. 4 Coaches meetings (50 per meeting – 2 sessions each meeting)
    c. Board meetings (Approx 31 per year)
    d. Referee Certification courses (40 refs) 2 x per year
    e. Competitive team meetings – (8 per year)
2. Small Meeting Room
    a. Used for smaller meetings
    b. Discipline hearings
    c. Fairplay meetings
    d. Committee meetings
    e. Interviews
3. Storage
    a. All soccer stock
        i. Pumps, First aid kits, Balls, Nets, Bags, Uniforms, Apparel, Flags

A Clubhouse at the field would allow us to properly educate and train the referees according to the training requirements from the OSA. A Clubhouse designed to hold 50 plus people (chair layout) and/or 30 people (chair/desk layout) would allow us to perform all training, meetings and refreshers. Part of the referee training requires the use of a soccer field. With the Clubhouse at the civic centre, we are seconds away from a proper outdoor training facility. Training is typically performed late April early May and the field use is very light. Realizing that the fields are usually closed this early; we would look for an exception for referee training.

In addition, in having a Clubhouse at the field, the Club would be able to have a location which is centralized, minimize travelling for our volunteers from the Clubhouse, field and heated storage. It would allow us to have affordable Clubhouse space which would allot more funds to player development and training and in general, would allow us to perform all of our functions from one centralized location.

Proposal

The Club would like to propose to Town Council a plan that would allow the Club to expand and meet our need to find affordable Clubhouse space in the municipality. The Club proposes that Lake Simcoe Soccer Club be permitted to build a Clubhouse facility

on the grounds of the Civic Centre Facility as an addition to the existing concession stand and pavilion.

The Club further proposes that once built the Club enter into a long-term lease with the Town for the sole use of the facility with no annual cost to the Club. The Club further submits that it would be responsible for all maintenance, insurance and utility costs associated with the Clubhouse facility.

The Club, provided the building design permitted it, may allow other non-profit community groups us of the space on an occasional basis. The Club would work in partnership with the Town to find a design which would resemble the appearance of the current facilities.

The Club is in the process of retaining a consultant to assist us in facilitating a Trillium application. It's the Club's intent to fund this venture through a capital project grant, fundraising, use of a portion of our current reserve, and possibly some financing, if necessary. It's my understanding that the building of the facility would be exempt from site plan requirements and some Planning Act provisions, and would require Council consent. The Club would require this to be a collaborative project and any permit application(s) would most likely need to be made by the Town as the structure would be situated on Town Lands.

Conclusion

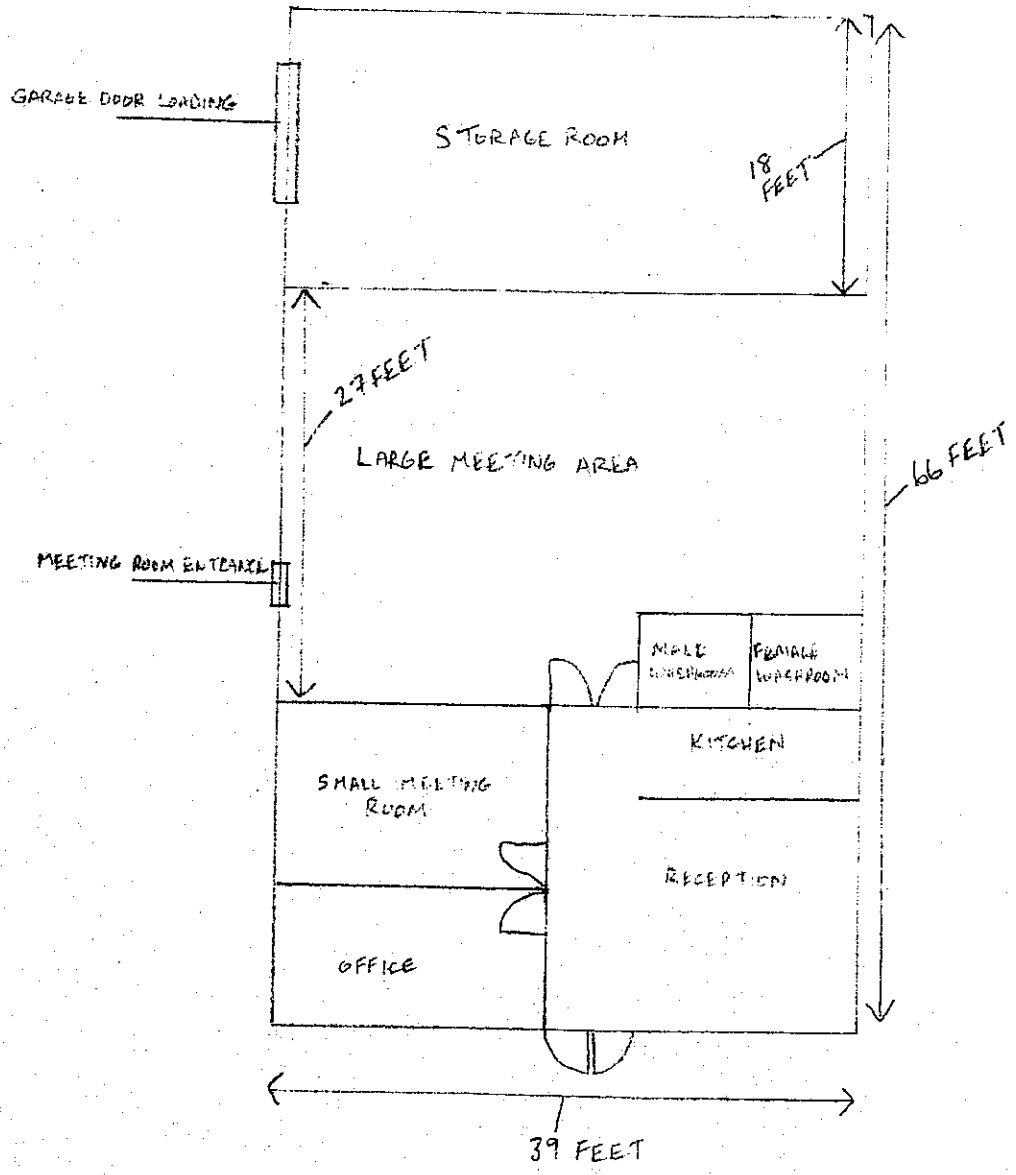
We do believe that this project in necessary and would be good for our community, our children and our sport however, do not feel that the onus should be on the Municipality to build this facility and be burdened with the entire expense. We feel this arrangement is fair and equitable, and would be in the long-term an excellent investment for the Town as a whole and a valuable complement to the existing facilities.

We look forward to the possibility of collaborating with the Town on this project and are open to hosting an information session for Council which would include a tour of our existing facility and a visit to the Pavilion at the Civic Centre to discuss our current plan. I would ask that any Council member interested in meeting in that regard, please contact me directly.

Sincerely,

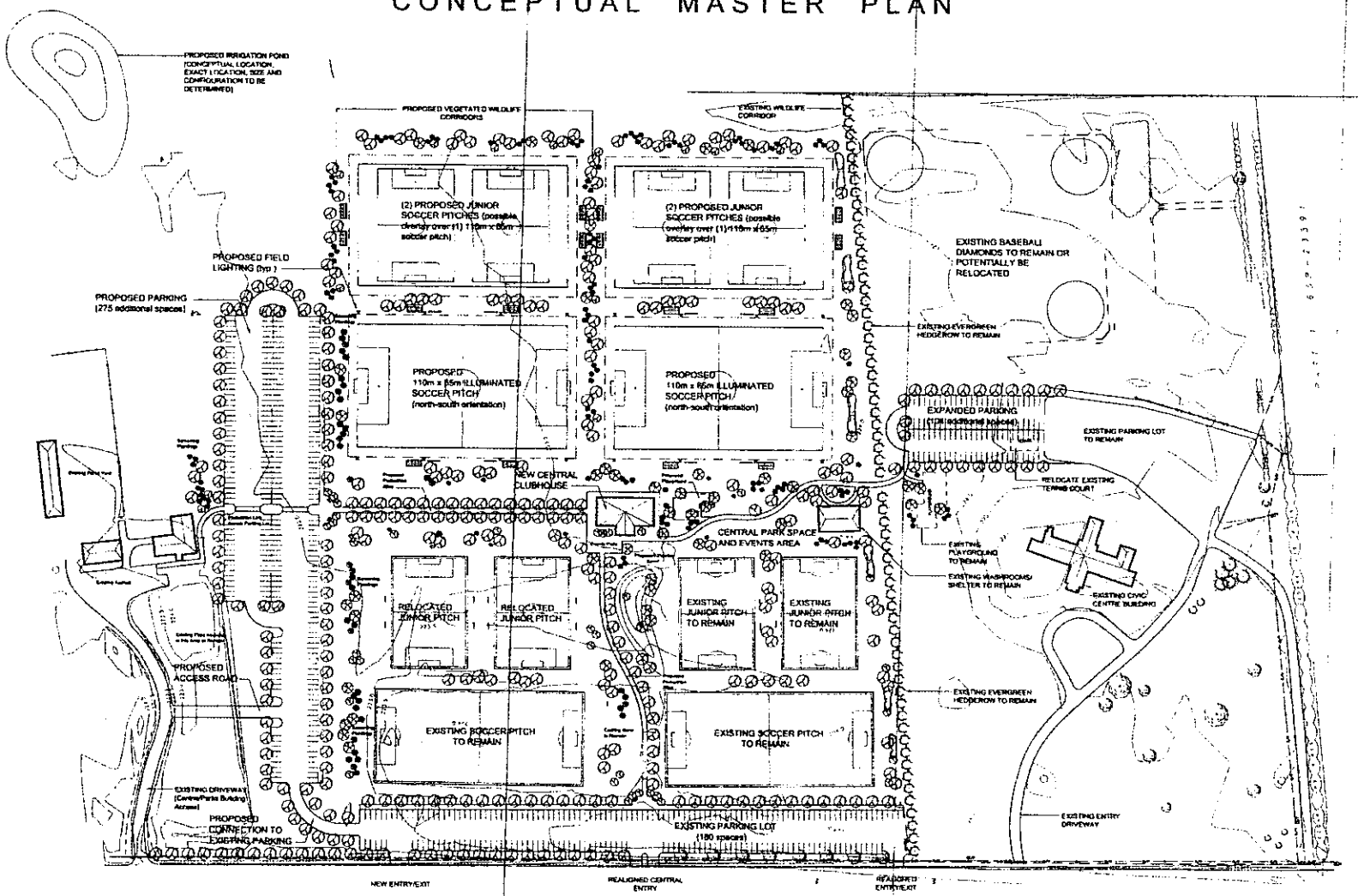
Sarah Gill
President

PROPOSED LAKE SIMCOE SOCCER CLUBHOUSE



□ = 3 FEET

TOWN OF GEORGINA
CIVIC CENTRE SOCCER COMPLEX
CONCEPTUAL MASTER PLAN



REVISIONS

No.	Revision	Date	By

LEGEND:

- PROPOSED SHADE TREES
- PROPOSED EVERGREEN TREES
- EXISTING TREES
- BLEACHERS
- PICNIC TABLES
- BENCHES
- PROPOSED SOCCER FIELD LIGHTING

PARKING SUMMARY

Existing Parking:	180
South Expansion:	104
North Expansion:	275
TOTAL:	559

QALA

SCHOLLEN & Company Inc.
220 Duncan Mill Road, Suite 510
Don Mills, Ontario M3B 3J5
Tel: 416-441-3044
Fax: 416-441-0010

E.R. GARDEN LIMITED
ONTARIO LAND SURVEYOR

LAKE SIMCOE SOCCER CLUB

TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK
GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY

CIVIC CENTRE
COMMUNITY PARK
SOCCER IMPROVEMENTS
TOWN OF GEORGINA, ONTARIO

CONCEPTUAL MASTER PLAN

SK	RMS/AA	04 JULY 2002
AA		1:1000
22011		LC

THE CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE ADDENDUM

October 20, 2008
(9:00 a.m.)

22. OTHER BUSINESS:

22.1 Water Pollution Control Plant

WHEREAS the Regional Municipality of York is to expand its facilities at 153 Morton Avenue commonly known as the Keswick Water Pollution Control Plant (WPCP).

AND WHEREAS the expansion is subject to compliance with the provisions of Zoning By-law 500, as amended.

AND WHEREAS the Town of Georgina owns Block 81 on Plan 65M-3860 abutting the WPCP and by incorporating Block 81 or a part thereof with the WPCP, compliance with Zoning By-law 500, as amended, may be obtained.

THEREFORE BE IT RESOLVED that a by-law be passed authorizing the Town of Georgina to lease Block 81 on Plan 65M-3860 or part thereof to the Regional Municipality of York for purposes of establishing compliance with the provisions of Zoning By-law 500, as amended, for the expansion of the facilities at the Keswick WPCP.

25. ADJOURNMENT:

It is recommended that the Committee of the Whole Meeting be adjourned and a Special Council Meeting be held at this time to deal with the following matters:

i) Roll Call
ii) Declaration of Pecuniary Interest
iii) Resolution regarding leasing property to the Regional Municipality of York for the expansion of the facilities at the Keswick WPCP
iv) A By-law to authorize the Mayor and Clerk to execute a by-law to authorize the Town of Georgina to lease Block 81 on Plan 65M-3860 or part thereof to the Regional Municipality of York for purposes of establishing compliance with the provisions of Zoning By-law 500, as amended, for the expansion of the facilities at the Keswick WPCP
v) Confirming By-law
vi) Adjournment