

# **THE CORPORATION OF THE TOWN OF GEORGINA**

## **COMMITTEE OF THE WHOLE MINUTES**

October 20, 2008  
(9:10 a.m.)

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

The Clerk gave the roll call and the following Council Members were present:

Mayor Grossi	Regional Councillor Wheeler
Councillor Jordan	Councillor Jamieson
Councillor Szollosy	Councillor Hackenbrook
Councillor Smockum	

3. COMMUNITY SERVICE ANNOUNCEMENTS:

Council members were made aware of a number of community events taking place.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

The following addendum items were identified as part of the agenda:

- 4.1 Motion concerning the Keswick Water Pollution Control Plant as Item No. 22.1
- 4.2 A Special Council Meeting to deal with certain items
- 4.3 Revised recommendation to Item No. 17.1.1, Report No. DAS-2008-0050 entitled 'Town of Georgina Sale of a portion of Town-owned lands to the Regional Municipality of York, Construction of an EMS Station'

5. APPROVAL OF AGENDA:

Moved by Councillor Jamieson

Seconded by Councillor Jordan

**RESOLUTION NO. CW-2008-0271**

THAT THE AGENDA WITH THE FOLLOWING ADDENDUM ITEMS BE APPROVED:

- 5.1 MOTION CONCERNING THE KESWICK WATER POLLUTION CONTROL PLANT AS ITEM NO. 22.1
- 5.2 A SPECIAL COUNCIL MEETING TO DEAL WITH CERTAIN ITEMS
- 5.3 REVISED RECOMMENDATION TO ITEM NO. 17.1.1, REPORT NO. DAS-2008-0050 ENTITLED 'TOWN OF GEORGINA SALE OF A PORTION OF TOWN-OWNED LANDS TO THE REGIONAL MUNICIPALITY OF YORK, CONSTRUCTION OF AN EMS STATION'

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

Councillor Jamieson declared an interest in Item No 17.4.2 because his employer is one of the bidders on vehicle tenders.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

**RESOLUTION NO. CW-2008-0272**

THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON OCTOBER 6, 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 Andrew MacLeod requesting the inclusion of Alpacas as domestic farm animals for wool farming purposes
- 9.2 Item No. 11.2, deputation by Michael Smith of Michael Smith Planning Consultants, concerning the park levy calculation on 253 and 255 The Queensway South, Keswick.
- 9.3 Item No. 15.2, various matters for disposition
- 9.4 Item No. 17.4.1, Report No. LS-2008-0034 entitled 'Arts & Culture Grants in Georgina'
- 9.5 Item No. 17.4.2, Report No. LS-2008-0035 entitled 'Replacement Vehicles'
- 9.6 Item No. 17.4.3, Report No. LS-2008-0036 entitled 'Lake Simcoe Soccer Club Presentation'
- 9.7 Item No. 17.1.1, Report No. DAS-2008-0050 entitled 'Town of Georgina Sale of a Portion of Town-owned lands to the Regional Municipality of York, Construction of an EMS Station'
- 9.8 Item No. 17.1.2, Report No. DAS-2008-0051 entitled 'Town of Georgina New Development Charge By-law'

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Smockum

Seconded by Councillor Szollosy

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:

Reports:

17.1.3 Accessibility Advisory Committee Members

Report No. DAS-2008-0052

**RESOLUTION NO. CW-2008-0273**

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

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

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.

17.2.1 Revised Economic Development Committee Terms of Reference

Report No. ED-2008-0001

**RESOLUTION NO. CW-2008-0274**

1. THAT REPORT ED-2008-0001 BE RECEIVED FOR INFORMATION.
2. THAT COUNCIL ENDORSE AND ADOPT THE REVISED ECONOMIC DEVELOPMENT COMMITTEE TERMS OF REFERENCE, REPORT NO. ED-2008-0001.

17.3.1 Road Dedication and Assumption – various locations

Report No. EPW-2008-0042

**RESOLUTION NO. CW-2008-0275**

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.

Carried.....

10.2 Matters subject to individual conflicts

None.

## 11. DEPUTATIONS:

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

Roland Chenier, Town Clerk, indicated that Mr. MacLeod's property is currently zoned 'Rural' and the by-law does permit the keeping of regular farm animals, but noted that alpacas are considered exotic animals and are therefore not permitted. He stated that a resident cannot keep any type of farm animal within a residential area. He indicated that a municipality in Durham Region along with Oro Medonte permit the farming of alpacas but he is not aware of any policies that may be in place in other municipalities at this time.

It was brought to Council's attention that Llamas and Alpacas have become quite common throughout Canada and are domesticated.

Moved by Councillor Smockum

Seconded by Councillor Szollosy

### **RESOLUTION NO. CW-2008-0276**

THAT BY-LAW NUMBER 2003-0072 (REG-1), BEING A BY-LAW TO REGULATE AND PROHIBIT THE KEEPING OF ANIMALS OTHER THAN DOGS, BE AMENDED TO INCLUDE LLAMAS AND ALPACAS AS DOMESTIC FARM ANIMALS TO BE PERMITTED ON RURAL ZONED PROPERTY.

Carried.....

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.

Michael Smith of Michael Smith Planning Consultants stated that clients are redeveloping the site at 253 and 255 The Queensway South in Keswick for a proposed Boston Pizza. The Leisure Services Department has requested a payment of 2% of the value of the land for park levy purposes. He stated that the appraised value of the land is \$1,230,000 Million, and an interim park levy of \$20,000 being one-sixth of the appraised value was paid as a prerequisite to the issuance of the building permit, under protest. He requested Council waive the requirement for a park levy and refund the payment already made.

Mr. Smith explained that the Town can request up to 2% of the value of the land for purposes of parkland dedication or a levy in lieu of land to be conveyed to offset the impact of development or redevelopment on the Town's park system. The levy for residential can be up to a maximum of 5%, greater than the commercial levy due to their greater impact on the park and recreation systems.

11. DEPUTATIONS cont'd:

Mr. Smith explained that the subject site originally contained buildings and does not agree that a full 2% should be applicable in the case of commercial or industrial redevelopment where there was a prior existing use, and in some cases no fee should be paid. He stated that for example, if a property contained a 10,000 square foot building and the new building consisted of 20,000 square feet, the original 10,000 square feet of the original building should be subtracted from the total square footage of the new building and a park levy paid on the remainder, in this case 10,000 square feet.

Mr. Smith stated that the Boston Pizza site originally contained two dwellings with a combined residential floor area of 380 square metres and a marina 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 in the residential component because of its higher percentage value, indicates that the former buildings combined exceeded the proposed floor area by 203.7 square metres. Therefore he suggested that no levy should be payable and the interim park levy refunded. Further, the remaining 203 square metres could be applied against any further redevelopment of the property, as a method of fair calculation of park levy.

Mr. Smith indicated further points to be considered; 1) part of the redevelopment plan includes public access to the riverfront, with money being spent to upgrade the waterfront edge and docking, along with access to shore from the lake by boaters, 2) the Town encourages beautification of its main streets and promotes economic development. The new owners have cleaned up the property by removing the derelict buildings and trailers; and 3) a fair tax system for commercial and industrial development encourages development in the community.

Mr. Smith added that his client is investigating a second building on the subject property and in that case, he would be back to the Town with the same argument.

Harold Lenters, Director of Planning and Building, indicated that the Town needs to ensure that what they impose makes sense and suggested that the policy be thoroughly reviewed. He noted that many aspects of The Planning Act have changed, but the park levy percentages of 2% and 5% that a municipality is permitted to collect has not changed and even though municipalities cannot collect enough through park levies for development of parks and recreation, funds need to be collected towards that end.

Harold indicated that staff can prepare a complete report on the park levy issue, if desired by Council.

Faye Richardson, Director of Leisure Service, stated that park levies for redevelopment and new development are the same and changing the policy at this time would set a major precedent.

11. DEPUTATIONS cont'd:

Mr. Smith indicated that the Town's park levy by-law states 'up to 2%', giving the municipality some flexibility. He noted that if a report is to be produced, he would like clarification on the issue of developing a green-fill site; constructing a building with the park levy determined, then constructing an additional building on that same site, how the park levy would be determined at that time.

Moved by Councillor Jordan

Seconded by Regional Councillor Wheeler

**RESOLUTION NO. CW-2008-0277**

THAT THE DEPUTATION MADE BY MICHAEL SMITH OF MICHAEL SMITH PLANNING CONSULTANTS RESPECTING THE PARK LEVY CALCULATION ON 253 AND 255 THE QUEENSWAY SOUTH, KESWICK, BEING THE SITE FOR THE PROPOSED BOSTON PIZZA BE RECEIVED AND THE ISSUE BE REFERRED TO THE DIRECTOR OF LEISURE SERVICES AND THE DIRECTOR OF PLANNING AND BUILDING TO PREPARE A JOINT REPORT, ADDRESSING ALL ISSUES RELATED TO PARK LEVIES FOR THE DEVELOPMENT OF RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SITES.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.1 Reports from the Administrative Services Department:

- 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

Moved by Councillor Smockum

Seconded by Councillor Szollosy

**RESOLUTION NO. CW-2008-0278**

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

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

2. THAT A PORTION OF TOWN OWNED LANDS LOCATED ON MORTON AVENUE, KESWICK AND DESCRIBED AS PART OF PART LOT 11, CONCESSION 3, NORTH GWILLIMBURY BE DECLARED SURPLUS AND 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 THESE ADDITIONAL LANDS FOR THE CONSTRUCTION OF AN EMS STATION TO BE LOCATED ON MORTON AVENUE, KESWICK 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.

Carried.....

17.1.2 Town of Georgina New Development Charge By-law

Report No. DAS-2008-0051

Moved by Regional Councillor Wheeler

1. That Report No. DAS-2008-0051 be received for information; and
2. That the provisions of the Purchasing By-law be waived with regard to single source and 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.

Lost, no seconder.....



17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

**RESOLUTION NO. CW-2008-0279**

THAT REPORT NO. DAS-2008-0051 ENTITLED 'TOWN OF GEORGINA NEW DEVELOPMENT CHARGE BY-LAW' BE RECEIVED AND REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER TO SUBMIT AN ADDITIONAL REPORT TO THE COUNCIL MEETING OF OCTOBER 27, 2008, SAID REPORT TO INCLUDE ADDITIONAL QUOTES FROM TWO OTHER COMPANIES ABLE TO COMPLETE THE NECESSARY BACKGROUND STUDY REQUIRED TO ALLOW THE TOWN OF GEORGINA TO BRING FORWARD A REVISED DEVELOPMENT CHARGE BY-LAW IN 2009.

Carried.....

17.4 Reports from the Leisure Services Department:

17.4.1 Arts & Culture Grants in Georgina

Report No. LS-2008-0034

Moved by Regional Councillor Wheeler

Seconded by Councillor Hackenbrook

**RESOLUTION NO. CW-2008-0280**

THAT REPORT NO. LS-2008-0034 ENTITLED 'ARTS & CULTURE GRANTS IN GEORGINA' BE RECEIVED.

Carried.....

The Director of Leisure Services was requested to include the listing of Arts & Culture Grants with budget documents for reference purposes.

17.4.2 Replacement Vehicles

Report No. LS-2008-0035

Councillor Jamieson declared an interest in Item No. 17.4.2 because his employer is a bidder on the tender document; he did not participate in any discussion or vote.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Brian Jordan, Purchasing Agent, stated that tenders are good for 60 days from the date of closing. He provided some information on hybrid vehicles, indicating that they are not available at this time, but are now referred to as having a two-mode system. He explained that if travelling under 50 km/h, the vehicle will run on electric power and if travelling above 50 km/h it will run on a standard motor. He also noted that the Town has almost eliminated the green vehicle option due to the ultra low clean diesel version. He indicated that his department reviews vehicles based on the capital program that indicates that certain vehicles should be replaced within so many years. Assessments similar to certification tests can be performed by qualified mechanics.

Councillor Szollosy left the meeting at 10:22 a.m. and returned at 10:25.

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

**RESOLUTION NO. CW-2008-0281**

THAT REPORT NO. LS-2008-0035 ENTITLED 'VEHICLE REPLACEMENT' BE RECEIVED AND REFERRED BACK TO THE LEISURE SERVICES DEPARTMENT IN ORDER THAT LIFE CYCLE ANALYSES CAN BE CONDUCTED ON THE VEHICLES, IN CONJUNCTION WITH THE PURCHASING DEPARTMENT AND REPORT BACK TO COUNCIL AT SOON AS POSSIBLE.

Carried.....

The Purchasing Department was requested to put into place a check system and life cycle analysis for all vehicles for all future replacements or trade-ins.

The Purchasing Department was requested to include the respective bid documents and value of trade-in vehicles with all future reports.

17.4.3 Lake Simcoe Soccer Club Presentation

Report No. LS-2008-0036

Moved by Councillor Szollosy

Seconded by Councillor Smockum

**RESOLUTION NO. CW-2008-0282**

1. THAT REPORT LS-2008-0036 BE RECEIVED.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

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

Carried.....

12. PRESENTATIONS:

None.

14. PUBLIC MEETINGS:

None.

15. COMMUNICATIONS:

15.1 Matters for Routine:

None.

15.2 Matters for Disposition:

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

Moved by Councillor Jamieson

Seconded by Councillor Jordan

**RESOLUTION NO. CW-2008-0283**

THAT COUNCIL GRANT PERMISSION TO ROBERT BAILEY TO CONDUCT THE ANNUAL KESWICK SANTA CLAUS PARADE ON SATURDAY, NOVEMBER 15<sup>TH</sup> ALONG THE ANNUAL ROUTE, TO USE A P.A. SYSTEM DURING THE PARADE AND THAT THE POLICE, FIRE AND EMS SERVICES BE ADVISED OF THE EVENT.

Carried.....

15. COMMUNICATIONS cont'd:

- 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.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

**RESOLUTION NO. CW-2008-0284**

THAT CORRESPONDENCE FROM AUGUSTINE KO, SENIOR PLANNER, REGION OF YORK, REQUESTING COMMENTS ON THE PROPOSED AMENDMENT NO. 61 TO THE REGIONAL OFFICIAL PLAN BY OCTOBER 31, 2008 BE RECEIVED AND REFERRED TO THE DIRECTOR OF PLANNING AND BUILDING TO OBTAIN COMMENTS AND FURTHER INFORMATION FROM THE REGION OF YORK.

Carried.....

- 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.

Moved by Councillor Szollosy

Seconded by Councillor Hackenbrook

**RESOLUTION NO. CW-2008-0285**

THAT THE CORRESPONDENCE FROM 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, BE RECEIVED.

Carried.....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

Mayor Grossi advised that Town staff has been in contact with the Region with regard to the need for edging along Old Homestead Road and staff has been advised that even though this road is not considered a high volume road, the Region will be performing work on the edges this year before the winter season commences.

20. MOTIONS:

None.

21. NOTICES OF MOTION:

None.

22. OTHER BUSINESS:

22.1 Water Pollution Control Plant

Moved by Councillor Wheeler

Seconded by Councillor Szollosy

**RESOLUTION NO. CW-2008-0286**

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.

Carried.....

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

None.

24. RISE AND REPORT FROM CLOSED MEETING:

None.

25. ADJOURNMENT:

Moved by Councillor Smockum

Seconded by Councillor Jordan

That the Committee of the Whole meeting adjourn at this time (10:45 a.m.) and move into a Special Council meeting to deal with the following issues;

- 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) Item No. 17.1.1, Report No. DAS-2008-0050 entitled 'entitled 'Town of Georgina Sale of a Portion of Town-owned lands to the Regional Municipality of York, Construction of an EMS Station'
- v) 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 Water Pollution Control Plant (WPCP)
- vi) A By-law 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 construction of an EMS Station to be located on Morton Avenue, Keswick and \$2,000 for the easement over the entrance to the site
- vii) Confirming By-law
- viii) Adjournment

Carried.....