

**THE CORPORATION OF THE
TOWN OF GEORGINA**

**COMMITTEE OF THE WHOLE
MINUTES**

September 21, 2009
(9:08 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	Regional Councillor Wheeler
Councillor Jordan Clark (arrived at 9:10 a.m.)	
Councillor Jamieson	Councillor Hackenbrook
Councillor Smockum	

3. COMMUNITY SERVICE ANNOUNCEMENTS:

None.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

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

- 4.1 Report No. CAO-2009-0008 entitled 'Approval of Building Canada Fund – Communities Component Agreement, Civic Centre Multi-Season Outdoor Recreation Campus', Item No. 17.4.1
- 4.2 Draft York Region Official Plan power point presentation print-out respecting Item No. 12

5. APPROVAL OF AGENDA:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2009-0173

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

- 5.1 REPORT NO. CAO-2009-0008 ENTITLED 'APPROVAL OF BUILDING CANADA FUND – COMMUNITIES COMPONENT AGREEMENT, CIVIC CENTRE MULTI-SEASON OUTDOOR RECREATION CAMPUS', ITEM NO. 17.4.1
- 5.2 DRAFT YORK REGION OFFICIAL PLAN POWER POINT PRESENTATION PRINT-OUT RESPECTING ITEM NO. 12

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Wheeler

Seconded by Councillor Smockum

RESOLUTION NO. CW-2009-0174

THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON AUGUST 31, 2009, 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. 12, presentation by a representative of the Region of York regarding the Draft Regional Official Plan
- 9.2 Item No. 15.2, various matters for disposition

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION cont'd:

- 9.3 Item No. 17.1.1, Report No. EPW-2009-0032 entitled 'Encroachment Agreement, Santo Frank Zammitti and Christine Gwendolyn Blaine'
- 9.4 Item No. 17.2.1, Report No. DAS-2009-0045 entitled 'Tax Adjustment Applications made under Sections 357/358 of the Municipal Act'

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Smockum

Seconded by Councillor Jordan Clark

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:

17.3 Report from the Leisure Services Department:

17.3.1 Leisure Pool Boiler Replacement and Associated Works

Report No. LS-2009-0016

RESOLUTION NO. CW-2009-0175

- 1 THAT REPORT LS-2009-0016 BE RECEIVED.
- 2 THAT COUNCIL AWARD TENDER LS-2009-024, GEORGINA LEISURE POOL BOILER REPLACEMENT AND ASSOCIATED WORKS, TO MACK MECHANICAL SOLUTIONS INC. IN THE AMOUNT OF \$154,623.00 AND THAT THE PURCHASING MANAGER BE AUTHORIZED TO ISSUE A PURCHASE ORDER ACCORDINGLY.
- 3 THAT COUNCIL AUTHORIZE A CONTINGENCY ALLOWANCE OF \$15,000.00 FOR TENDER LS-2009-024, GEORGINA LEISURE POOL BOILER REPLACEMENT AND ASSOCIATED WORKS.
- 4 THAT THE FUNDS FOR TENDER LS-2009-024, GEORGINA LEISURE POOL BOILER REPLACEMENT AND ASSOCIATED WORKS, BE DERIVED FROM THE GEORGINA LEISURE POOL CAPITAL AND EQUIPMENT RESERVE.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:17.4 Report from the Chief Administrative Officer:

17.4.1 Approval of Building Canada Fund – Communities Component Agreement – Civic Centre Multi-Season Outdoor Recreation Campus

Report No. CAO-2009-0008

RESOLUTION NO. CW-2009-0176

1. THAT REPORT NO. CA0-2009-0008 BE RECEIVED FOR INFORMATION; AND
2. THAT COUNCIL APPROVE THE BUILDING CANADA FUND – COMMUNITIES COMPONENT AGREEMENT BETWEEN HER MAJESTY IN RIGHT OF ONTARIO AND THE CORPORATION OF THE TOWN OF GEORGINA SUBSTANTIALLY IN THE FORM PROVIDED BY THE MINISTRY OF AGRICULTURE, FOOD AND RURAL AFFAIRS; AND
3. THAT COUNCIL ENACT THE NECESSARY BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE THE AGREEMENT AFTER IT HAS BEEN FINALLY APPROVED BY THE CHIEF ADMINISTRATIVE OFFICER.

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

None.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:12. PRESENTATIONS:

12.1 Bryan Tuckey, Commissioner of Planning and Development Services, Region of York, to present the Draft Regional Official Plan.

Mr. John Waller and Ms. Barb Jeffrey were in attendance on behalf of the Region of York to make a power point presentation to Council concerning the Draft Region Official Plan.

12. PRESENTATIONS cont'd:

Mr. Waller stated that the Draft Regional Official Plan is a Regional Council endorsed document and is available for public consultation this year. He indicated that he would like to give Council a brief executive overview of the content of the plan and will then will try to answer any questions.

Mr. Waller indicated that 69% of the Region is either within the Oak Ridges Moraine or The Greenbelt and most municipalities have the ability for only very limited development. When infrastructure is built, it will be built in a sensitive way and will enhance the natural environment through such initiatives as tree plantings, stream improvements and reforestration work. Policies have been incorporated to protect the significant woodlands and a different approach is being taken with regard to stormwater management; the utilization of different techniques other than stormwater management ponds, to augment them and to perhaps even reduce the size of future ponds.

Mr Waller stated that the Plan promotes healthy active lifestyles through walking and cycling and by building more integrated communities enabling residents to walk or cycle to destinations rather than drive vehicles. Communities would have more integrated human service delivery such as schools, community centres and healthcare centres as well. He noted that the Region will be undertaking an archeological master plan across the Region and have already met with a number of First Nation groups with regard to this issue.

Mr. Waller stated that the Plan has retained the policy requiring 25% of new housing to be affordable and 35% in Regional Centres and Corridors. The Plan encourages a mix and range of housing types within the Region. The Plan also encourages municipalities to take a look at secondary suite policies with appropriate licensing, policies and restrictions. Both the municipalities of Newmarket and East Gwillimbury have implemented secondary suite policies and other municipalities are looking at them as a good way to provide affordable housing.

Mr. Waller stated that the Plan forecasts a total of 780,000 jobs in York Region by 2031, and Georgina is 21,200 jobs for the same period. He stated that one of the biggest challenges is to create job growth that is in sync with population growth. The objective is for people to both live and work within York Region. The Plan identifies a 20 year supply of vacant employment lands, noting that the conversion of employment lands to residential or other uses will not be permitted as once these lands are lost to residential uses, they are impossible to restore or replace. Municipalities are being requested to do far more on their property tax base than they are able to manage.

Mr. Waller indicated that the Plan conforms with the Places to Grow and the Greenbelt Plans and forecasts a population of 1.5 million people by 2031 in York Region and a population of 70,700 for Georgina for the same time period. Managing that growth will be

12. PRESENTATIONS cont'd:

critical. The Plan contains a policy that requires a 3 to 7 year supply of housing with careful phasing of new community development requiring 75% completion before the next phases are started. Municipalities are required to develop their own intensification strategies, noting that Georgina's target is approximately 2,700 units.

Mr. Waller stated that emphasis is being put on roads with identification and extension of the 400 series highways. New policies identify wells and protect areas around wells, to prevent contamination of the water supply which a result of the Walkerton tragedy. The Plan includes an aggressive waste diversion, 90% by 2016, which is felt to be quite achievable.

Mr. Waller stated that the Region will continue to consult with municipalities and the public. It will be bringing back the revised and updated version of this document to Regional Council in November of this year and will be suitable for Regional Council's adoption at that time. It will then be submitted to the Ministry of Municipal Affairs and Housing with final approval by early 2010.

Mr. Waller advised that the population projection includes any intensification development that would occur in the area, that has occurred from approximately two years ago, and that is currently being developed. Municipalities should prepare their own intensification strategies to outline the appropriate locations for development.

Mr. Waller stated that the Region has concerns with development in South Simcoe and the impact on Lake Simcoe and has conveyed a number of issues to the Province. The Region also has concerns with traffic.

Mr. Waller stated that in regard to Georgina's employment lands being in direct competition with Bradford, he does not believe Georgina's approach should change regarding the forecast for employment and designations. It should redouble its efforts in marketing them and making them more attractive. York Region has very attractive local communities and people want to locate in attractive areas. An imbalance may result if a community does not achieve its employment targets but does achieve its population targets. He noted that Georgina and York Region as a whole are closer than Bradford is to the Toronto area, making York Region more attractive.

Mr. Waller stated that York Region has a lack of affordable housing, noting that 47% of those working in York Region come from outside of the Region each day and it has been documented that many of them have difficulty finding affordable housing in York Region. Secondary suites are a way that affordable housing can be provided. Building safety, garbage, parking, etc., are all issues that need to be looked at, along with the appropriate locations for this type of unit.

12. PRESENTATIONS cont'd:

Mr. Waller explained that the built areas of the Towns of East Gwillimbury and Whitchurch-Stouffville are very small areas, and as such, are limited for development. In comparison, it seems that Georgina is being asked to accommodate more than these other Towns are.

Mr. Harold Lenters, Director of Planning and Building, explained that Georgina's numbers are a starting point and probably not unreasonable. Through the Sutton Secondary Plan Review, the built boundary was established and an assessment of intensification potential was undertaken. There are properties that could accommodate some intensification, approximately 700 in the Sutton area and Keswick has more potential. There is no guarantee that it will happen and if Georgina does not obtain the phosphorus levels needed for Sutton, this number will be reduced dramatically because we could not proceed. He stated that it is important that we emphasize the intensification of core areas in Sutton and Keswick. These areas need people to support local commerce and finance.

Mr. Waller indicated that concerning future populations, the average persons per household is 3.2 across the Region, but that figure is reduced to 1.7 or 1.8 for apartment units. Secondary suites could contain 1 or 2 people. He also mentioned that adequate parking is an issue with secondary suites and is under the jurisdiction of the individual municipalities.

Mr. Waller stated that the Region has identified lands that have development rights on them, and some reasonable assumptions have been made about where additional lands might be found. The projected population forecast makes sense and the Region believes it is fairly close on the projections.

Mr. Lenters added that a future population of approximately 71,000 for Georgina is fairly accurate and noted that he will be presenting a report to Council on September 28th with regard to these numbers.

Mr. Waller advised that the Province is being notified about the need for the Bradford By-pass which is actually a part of the 400 series highway linkage. The Region is aware that Georgina is in need of reliable, affordable and comparable transportation links to the rest of the Region.

Mr. Waller was requested by Council to ensure that the Transportation Division of the Region is aware of the cycling master plan and the criteria for cycling linkages in terms of road surface.

12. PRESENTATIONS cont'd:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2009-0177

THAT THE POWER POINT PRESENTATION MADE BY JOHN WALLER ON BEHALF OF THE REGION OF YORK TO PRESENT THE DRAFT REGIONAL OFFICIAL PLAN BE RECEIVED.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:17.1 Report from the Engineering and Public Works Department:

- 17.1.1 Encroachment Agreement
Santo Frank Zammiti and Christine Gwendolyn Blaine
Part Lot 6, Concession 9 (G)
228 Lake Drive East

Report No. EPW-2009-0032

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

RESOLUTION NO. CW-2009-0178

1. THAT REPORT EPW-2009-0032 BE RECEIVED FOR INFORMATION.
2. THAT BY-LAWS BE PASSED AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT BETWEEN SANTO FRANK ZAMMITTI AND CHRISTINE GWENDOLYN BLAINE, AS OWNERS AND THE CORPORATION OF THE TOWN OF GEORGINA RESPECTING THE ENCROACHMENT OF CONCRETE PATIO AND SINGLE FAMILY DWELLING SITUATE IN PART ON PUBLIC HIGHWAY KNOWN AS LAKE DRIVE.

Carried.....

14. PUBLIC MEETINGS:

None.

15. COMMUNICATIONS:

15.1 Matters for Routine:

None.

15.2 Matters for Disposition:

- 15.2.1 Bruce Pearse, Chair, Land Use Council, respecting an appeal to delay legislative approval of proposed species habitat regulations pending wider public consultation.

Moved by Regional Councillor Wheeler

Seconded by Councillor Jordan Clark

RESOLUTION NO. CW-2009-0179

THAT CORRESPONDENCE BY BRUCE PEARSE, CHAIR, LAND USE COUNCIL, RESPECTING AN APPEAL TO DELAY LEGISLATIVE APPROVAL OF PROPOSED SPECIES HABITAT REGULATIONS PENDING WIDER PUBLIC CONSULTATION BE RECEIVED

Carried.....

- 15.2.2 John Gooderham, Parade Chairman 2009, The Royal Canadian Legion, requesting permission to conduct its annual Remembrance Day Parade and Service on Sunday, November 8th in Sutton and Keswick and to temporarily close the necessary roads.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

RESOLUTION NO. CW-2009-0180

THAT PERMISSION BE GRANTED TO THE ROYAL CANADIAN LEGION TO HOST ITS ANNUAL REMEMBRANCE DAY PARADE AND SERVICE ON SUNDAY, NOVEMBER 8TH IN BOTH SUTTON AND KESWICK, TO TEMPORARILY CLOSE THE QUEENSWAY NORTH IN KESWICK FROM KESWICK PUBLIC SCHOOL TO THE CENOTAPH FROM 10:30 A.M. AND 11:00 A.M. AND TO TEMPORARILY CLOSE HIGH STREET IN SUTTON FROM THE BELL CANADA BUILDING TO THE CENOTAPH BETWEEN 1:30 P.M. AND 2:00 P.M. AND THAT ALL EMERGENCY SERVICES BE ADVISED OF THESE TEMPORARY ROAD CLOSURES.

Carried.....

16. PETITIONS:

None.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:17.2 Report from the Administrative Services Department:

(10:00 a.m.)

17.2.1 Tax Adjustment Applications Made Under Sections 357/358
of the Municipal Act

Report No. DAS-2009-0045

There were no persons in attendance with respect to the applications.

David Reddon, Manager, Taxation and Revenue, stated that the figures in the first line of the second recommendation should read "...0001 to 0022".

Moved by Councillor Jamieson

Seconded by Regional Councillor Wheeler

RESOLUTION NO. CW-2009-0181

1. THAT REPORT NO. DAS-2009-0045, "TAX ADJUSTMENT APPLICATIONS MADE UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT", BE RECEIVED FOR INFORMATION;
2. THAT COUNCIL APPROVE APPLICATION NUMBERS 0001 TO 0022 INCLUSIVE, SUBMITTED UNDER SECTION 357/358 OF THE MUNICIPAL ACT.

Carried.....

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

Councillor Hackenbrook mentioned that there is traffic congestion near the corner of High Street and Burke Street in Sutton as students are boarding and disembarking school buses and that this might result in an accident with vehicles turning off of Highway 48. He mentioned that he has brought this issue to the attention of the local police department.

20. MOTIONS:

None.

21. NOTICES OF MOTION:

None.

22. OTHER BUSINESS:

None.

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

None.

24. ADJOURNMENT:

Moved by Councillor Jamieson

Seconded by Councillor Jordan Clark

That the Committee of the Whole Meeting adjourn and a Special Council Meeting be held at this time (10:12 a.m.) to deal with the following matters:

- i) Roll Call
- ii) Declaration of Pecuniary Interest
- iii) Ratification of all Committee of the Whole resolutions of September 21, 2009
- iv) A By-law to authorize the Mayor and Clerk to execute a Contribution Agreement for Infrastructure Projects with respect to the Georgina Civic Centre Multi-Season Outdoor Recreation Campus
- v) A By-law for the extension of Part Lot Control Exemption for Maple Lake Estates
- vi) A By-law to authorize the Mayor and Clerk to execute an Encroachment Agreement between Santo Frank Zammitti and Christine Gwendolyn Blaine, as owners, and the Town of Georgina, Part Lot 6, Conc. 9 (NG), 228 Lake Drive East, Keswick
- vii) A By-law to allow Santo Frank Zammitti and Christine Gwendolyn Blaine, as owners, to maintain and use an existing concrete patio and single family dwelling situate in part on the public highway known as Lake Drive
- viii) Confirming By-law
- ix) Adjournment

Carried.....