

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL MINUTES

April 26, 2010  
(7:10 p.m.)

**\*\*Keswick Library Annex  
90 Wexford Drive**

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

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

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

3. COMMUNITY SERVICE ANNOUNCEMENTS:

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

The Chief Administrative Officer was requested to congratulate staff members involved in arranging the past weekend road garbage clean-up event.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

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

- 4.1 Item No. 17.3.1, Report No. ED-2010-0002 entitled 'recommendation from the Economic Development Committee'; the recommendation was amended to read '...be received and approved'

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS cont'd:

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

That the recommendation to Report No. ED-2010-0002 be amended to read ‘...be received and approved’

Carried.....

5. APPROVAL OF AGENDA:

Moved by Councillor Jamieson

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2010-0114**

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

5.1 ITEM NO. 17.3.1, REPORT NO. ED-2010-0002 ENTITLED ‘RECOMMENDATION FROM THE ECONOMIC DEVELOPMENT COMMITTEE’; THE RECOMMENDATION WAS AMENDED TO READ ‘...BE RECEIVED AND APPROVED’

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

None.

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. 14.1.1, Report No. PB-2010-0023 entitled 'Application to Amend Zoning By-law 500, Ballymore Development (Sutton) Corp.'
- 9.2 Item No. 14.2.1, Report No. PB-2010-0024 entitled 'Application to Amend Zoning By-law 500, R.C. Environmental Inc., Dan Keeble'
- 9.3 Item No. 17.2.1, Report entitled 'Federal Gas Tax Agreement 2010 to 2014'
- 9.4 Item No. 17.4.1, Report entitled 'The ROC Construction Contracts, Chalet and Parking lot, Tube and Terrain Park'
- 9.5 Item No. 15.2, various matters for disposition
- 9.6 Item No. 20, various by-laws

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:

Routine:

**RESOLUTION NO. C-2010-0115**

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED.

Recommendations from the Committee of the Whole Meeting held on April 19, 2010:

**RESOLUTION NO. C-2010-0116**

- 17.1.1 1. THAT REPORT NO. EPW-2010-0015 BE RECEIVED FOR INFORMATION.
- 2. THAT THE BID RECEIVED FROM POLLARD HIGHWAY PRODUCTS IN THE AMOUNT OF \$11,825 FOR DUST CONTROL ON VARIOUS ROADS WITHIN THE TOWN OF GEORGINA IS ACCEPTED AND THAT A BY-LAW BE PASSED TO

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

AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A CONTRACT BETWEEN POLLARD HIGHWAY PRODUCTS AND THE CORPORATION OF THE TOWN OF GEORGINA.

**RESOLUTION NO. C-2010-0117**

- 17.1.2
1. THAT REPORT NO. EPW-2010-0019 BE RECEIVED FOR INFORMATION.
  2. THAT THE PROVISIONS OF THE PURCHASING BY-LAW ARE WAIVED AND THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS IS AUTHORIZED TO ISSUE A PURCHASE ORDER TO AMEC EARTH AND ENVIRONMENTAL FOR CONSULTING SERVICES WITH REGARD TO CULVERT REPLACEMENT WORKS.

**RESOLUTION NO. C-2010-0118**

- 17.1.3
- THAT COUNCIL GRANT AN EXEMPTION FROM THE NOISE BY-LAW, NO. 2003-0075 (PWE-1) FOR MUSIC TO BE PLAYED DURING SUTTON DISTRICT HIGH SCHOOL'S ANNUAL 'RELAY FOR LIFE' EVENT TO BE HELD FROM 7:00 P.M. ON FRIDAY, JUNE 4<sup>TH</sup> TO 7:00 A.M. ON SATURDAY, JUNE 5<sup>TH</sup> ON THE SCHOOL GROUNDS, THAT THE LOCAL POLICE STATION BE ADVISED OF THE EVENT AND THAT IT BE ADVERTISED ACCORDINGLY.

**RESOLUTION NO. C-2010-0119**

- 17.1.4
- THAT THE TOWN ADVANCE AN AMOUNT OF \$400,000 TO THE GEORGINA MINOR HOCKEY ASSOCIATION, IN PRINCIPLE, AND THAT REPRESENTATIVES OF THE HOCKEY ASSOCIATION MEET WITH TOWN STAFF TO MAKE THE NECESSARY ARRANGEMENTS FOR REPAYMENT OF THE LOAN WITH STAFF.

**RESOLUTION NO. C-2010-0120**

- 17.1.5
1. THAT REPORT NO. DES-2010-0001 BE RECEIVED FOR INFORMATION; AND

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

2. THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT FOR FIRE PROTECTION SERVICES BETWEEN THE CORPORATION OF THE TOWNSHIP OF BROCK AND THE CORPORATION OF THE TOWN OF GEORGINA.

**RESOLUTION NO. C-2010-0121**

- 17.1.6
1. THAT REPORT NO. EPW-2010-0018 BE RECEIVED FOR INFORMATION.
  2. THAT THE COUNCIL OF THE TOWN OF GEORGINA SUPPORTS THE PROPOSED POLICY UPDATE BY THE REGION OF YORK REGARDING SPEED LIMITS ON REGIONAL ROADS WITH THE FOLLOWING EXCEPTIONS PENDING REVIEW; GLENWOODS AVENUE (Y.R. 33) AND OLD HOMESTEAD ROAD (Y.R. 79)

**RESOLUTION NO. C-2010-0122**

- 17.1.7
1. THAT REPORT NO. EPW-2010-0017 BE RECEIVED FOR INFORMATION.
  2. THAT BASED ON THE REVIEW OF THE PROPOSAL SUBMITTED, THAT THE TOWN OF GEORGINA ENTER INTO A CONTRACT WITH INLAND AQUATICS COMMENCING MID AUGUST, 2010 FOR THE COLLECTION OF FLOATING WEEDS AT A DAILY RATE OF \$3,893 PLUS HST FOR THE HARVESTER, SHORELINE CONVEYOR AND AN ADDITIONAL COST OF \$6,778 PER DAY FOR THE TRANSPORTER IF DEEMED REQUIRED.
  3. THAT SUCH CONTRACT BE AWARDED FOR ONE PRELIMINARY SWEEP, TO COVER THE EAST SHORE OF COOK BAY FROM RAYNERS ROAD, SOUTH TO AND INCLUDING THE CANALS.
  4. THAT IN 2010, PROVIDED THAT BUDGET IS NOT EXCEEDED, INLAND AQUATICS BE DIRECTED TO DO A SWEEP WITH THE HARVESTER OF THE MASKINONGE RIVER UP TO THE WOODBINE/QUEENSWAY BRIDGE.

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

5. THAT THE TOWN OF GEORGINA ENTER INTO A CONTRACT WITH THIS SAME FIRM FOR THE PLACING OF FORTY (40) CU. YD ROLL OFF BOXES AND THE DISPOSAL OF ACCUMULATED WEEDS AT A COST OF \$345 PER FORTY (40) CU. YD ROLL OFF BOX LIFT.
6. THAT THE TOWN OF GEORGINA EXTEND THE CONTRACT FOR 2011 WITH A 2% PRICE INCREASE, PENDING SUCCESSFUL COMPLETION OF 2010 WORKS.
7. THAT THE PURCHASING AGENT BE AUTHORIZED TO ISSUE THE REQUIRED PURCHASE ORDERS TO EFFECT SUCH AUTHORIZATIONS.

**RESOLUTION NO. C-2010-0123**

- 17.1.8 TOWN COUNCIL GRANT PERMISSION TO THE ROYAL CANADIAN LEGION, SUTTON BRANCH, TO CONDUCT THE ANNUAL D-DAY PARADE AND SERVICE ON SUNDAY, JUNE 6, 2010, THAT THE REGION BE REQUESTED TO TEMPORARILY CLOSE THE APPROPRIATE PORTION OF PARK ROAD DURING THIS EVENT AND THAT THE LOCAL EMERGENCY SERVICES BE ADVISED OF THE EVENT.

**RESOLUTION NO. C-2010-0124**

- 17.1.9 THAT COUNCIL PROCLAIM THE MONTH OF MAY AS 'SEXUAL ASSAULT PREVENTION MONTH' THROUGHOUT THE TOWN OF GEORGINA TO HELP RAISE AND INCREASE AWARENESS OF THE ISSUE OF SEXUAL VIOLENCE IN THE HOPE OF FOSTERING CHANGE IN THE BEHAVIOUR OF SOCIETY.

**RESOLUTION NO. C-2010-0125**

- 17.1.10 THAT TOWN COUNCIL ENDORSE THE POSITION OF THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO (AMO) SEEKING JOINT AND SEVERAL LIABILITY REFORM AND ADVISE MATTHEW WILSON, SENIOR POLICY ADVISOR FOR AMO ACCORDINGLY, WHO WILL IN TURN INFORM THE PROVINCE.

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

**RESOLUTION NO. C-2010-0126**

17.1.11 WHEREAS A LIFE SAVING ORGAN OR TISSUE DONATION CAN PROVIDE THOUSANDS OF MEN, WOMEN AND CHILDREN ON WAITING LISTS WITH A SECOND CHANCE AT LIFE;

AND WHEREAS OUR SOCIETY UNFORTUNATELY LACKS WIDESPREAD KNOWLEDGE OF THE REAL NEED FOR ORGAN DONATIONS AND THE LIST OF ONTARIANS IN NEED OF TRANSPLANTS GROWS ANNUALLY;

AND WHEREAS THE TIRELESS EFFORTS OF THE TRILLIUM GIFT OF LIFE NETWORK MEMBERS, VOLUNTEERS AND INDIVIDUAL DONORS AND THEIR FAMILIES CAN AND DO SAVE MANY LIVES EACH YEAR;

AND WHEREAS EDUCATION AND INCREASED PUBLIC AWARENESS ENABLE ONTARIANS TO MAKE THE IMPORTANT, INFORMED DECISION TO DONATE THEIR ORGANS AND/OR TISSUES AND HELP GIVE THE GIFT OF LIFE;

THEREFORE THE COUNCIL OF THE TOWN OF GEORGINA HEREBY PROCLAIMS THE WEEK OF APRIL 18 – 25, 2010, AS ORGAN AND TISSUE DONOR AWARENESS WEEK THROUGHOUT THE TOWN OF GEORGINA AND ENCOURAGE ALL RESIDENTS TO REGISTER THEIR CONSENT TO DONATE THEIR ORGANS AND/OR TISSUES AND HELP SAVE LIVES;

AND THAT THE GIFT OF LIFE FLAG BE FLOWN DURING THIS WEEK, THAT THE PROCLAMATION BE ADVERTISED ON THE TOWN PAGE AND ON THE TOWN'S WEBSITE, AND THE CORRESPONDENCE BE REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR DISCUSSION WITH STAFF CONCERNING HOSTING A REGISTRATION DRIVE.

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

17.3.1 Recommendations from the Economic Development  
Committee

Report No. ED-2010-0002

**RESOLUTION NO. C-2010-0127**

THAT REPORT NO. ED-2010-0002 ENTITLED 'RECOMMENDATIONS FROM THE  
ECONOMIC DEVELOPMENT COMMITTEE' BE RECEIVED AND APPROVED.

17.5.1 Application for Deeming By-law  
GARDINER, Kip  
Lots 233 and 234, Plan 318

Report No. PB-2010-0025

**RESOLUTION NO. C-2010-0128**

A. THAT REPORT NO. PB-2010-0025 BE RECEIVED AS INFORMATION.

B. THAT THE APPLICATION SUBMITTED BY KIP GARDINER TO DEEM  
LOTS 233 AND 234, REGISTERED PLAN 318, NOT TO BE LOTS ON A  
REGISTERED PLAN OF SUBDIVISION FOR THE PURPOSES OF  
SECTION 50(3) AND IN ACCORDANCE WITH SECTION 50(4) OF THE  
PLANNING ACT, R.S.O. 1990, BE APPROVED.

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

None.

12. PRESENTATIONS:

None.



13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:17.2 Report from the Administrative Services Department:

## 17.2.1 Federal Gas Tax Agreement 2010 to 2014

Report No. DAS-2010-0020

The Chief Administrative Officer was requested to inquire with the Association of Municipalities of Ontario if there may be an opportunity to participate in a joint project with other municipalities and if there are time lines in which the funding is to be disbursed. In addition, a meeting should be arranged to include the CAO, Town Engineer and Council Members wishing to be included, to discuss any opportunities there may be.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

**RESOLUTION NO. C-2010-0129**

1. THAT COUNCIL RECEIVE REPORT DAS-2010-0020 REGARDING THE FEDERAL GAS TAX AGREEMENT 2010 TO 2014.
2. THAT COUNCIL AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO AN AMENDING AGREEMENT BETWEEN THE TOWN OF GEORGINA AND THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO, RELATED TO THE FUNDING COMMITMENT MADE ON JUNE 17, 2005 BY THE FEDERAL GOVERNMENT TO ONTARIO MUNICIPALITIES UNDER THE ONTARIO AGREEMENT FOR THE TRANSFER OF FEDERAL GAS REVENUES UNDER THE NEW DEAL FOR CITIES AND COMMUNITIES.
3. THAT COUNCIL ADOPT THE NECESSARY BY-LAW AUTHORIZING THE MAYOR AND CLERK TO EXECUTE THE AMENDING AGREEMENT DESCRIBED IN RECOMMENDATION #2.
4. THAT A CERTIFIED COPY OF THE BY-LAW BE FORWARDED TO THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO UPON APPROVAL.
5. THAT STAFF BRING FORWARD A FUTURE REPORT REGARDING FULFILLMENT OF THE TOWN'S OBLIGATIONS WITH RESPECT TO THE FEDERAL GAS TAX AGREEMENT 2006 TO 2010.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.4 Report from the Leisure Services Department:

- 17.4.1 The ROC Construction Contracts
1. Chalet and Parking Lot LS2010-028
  2. Tube and Terrain Park LS2010-029A

Report No. LS-2010-0005

Discussion took place on the bids received, as well as promotion of the project via the Town page, setting up site plans in the three libraries including text detailing the facilities for the public. It was mentioned that the chalet will include a 'green' planted roof as a 'green' initiative, that participants will be able to view coming down the hill.

Staff was requested to organize a public session with respect to the next tender for an informal question/answer session for interested members of the public.

It was suggested that the story boards be placed in locations that are attended by the public such as The Sutton Fair and Horse Show, the three libraries and the Georgina Home Show.

Moved by Councillor Smockum

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2010-0130**

1. THAT REPORT NO. LS2010-0005 BE RECEIVED.
2. THAT COUNCIL PASS A BY-LAW AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO AN AGREEMENT WITH LOC PAV CONSTRUCTION LIMITED FOR CONTRACT LS2010-028 – CHALET, PARKING LOT, VOLLEY BALL COURTS AND LANDSCAPE AMENITIES IN AN AMOUNT NOT TO EXCEED \$3,755,850.00 (\$3,577,000.00 PLUS GST OF \$178,850.00).
3. THAT COUNCIL PASS A BY-LAW AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO AN AGREEMENT WITH LOC PAV CONSTRUCTION LIMITED FOR CONTRACT LS2010-029A – EARTHWORKS, SNOWMAKING DISTRIBUTION SYSTEM, LIGHTING, LANDSCAPING, SEEDING AND TOW SUPPLY AND INSTALLATION IN AN AMOUNT NOT TO EXCEED \$2,197,125.00 (\$2,092,500.00 PLUS GST OF \$104,625.00)

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

4. THAT THE STEERING COMMITTEE BE AUTHORIZED TO EVALUATION AND APPROVE POTENTIAL COST SAVINGS THAT DO NOT COMPROMISE OVERALL QUALITY OR KEY FEATURES.

Carried.....

14. PUBLIC MEETINGS:14.1 Statutory Public Meeting (Interested Parties Notified:

(7:43 p.m.)

- 14.1.1 Application to Amend Zoning By-law 500,  
BALLYMORE DEVELOPMENT (SUTTON) CORP.  
Part Lot 18, Conc. 9 (NG), 4926 and 4950 Baseline Road,  
Sutton  
AGENT: Michael Smith Planning Consultants

Report No. PB-2010-0023

Mayor Grossi explained the procedure for a public meeting

Mr. Gord Mahoney of Michael Smith Planning Consultants, agent for the applicant, noted that the Vice President is also in attendance. He stated that the application includes a request for redline revisions to the approved draft plan, a request for approval of a zoning amendment to implement the redline changes, a request for changes to the approved draft plan conditions and a request to approve suggested street names for the use within the proposed subdivision.

Detailed design work was undertaken by several consultants and multiple conversations were held with Town staff regarding several aspects of the proposed subdivision which led to nine changes to the Ontario Municipal Board approved draft plan. These include:

- 1) the addition of a five (5) hectare community park at the north end of the subdivision,
- 2) the relocation of the pumping station from just south of the storm water management Block to the neighbourhood park,
- 3) the relocation of eleven lots along the south side of Street 'I' to other locations within the subdivision,
- 4) the addition of three (3) of these eleven (11) lots to a location to the south end of the subdivision,
- 5) with regard to a Block on the plan for a potential road connection to the lands to the east, a road connection was originally proposed in the event that the lands to the east required a connection. If the road connection was not required, the proposed Block was to be used for residential purposes. In this regard, the road connection is not required and the Block is to be used for residential purposes.

14. PUBLIC MEETINGS cont'd:

- 6) as the addition of the community park has made the northerly neighbourhood park redundant, it is suggested that the neighbourhood park be removed from the plan and eight residential lots be added which would be the remainder of eleven (11) lots removed,
- 7) on the Ontario Municipal Board approved plan, Lots 18 to 69 are parallelograms. The interior lot lines are not perpendicular to the front or rear lot lines and when sighting house models on the parallelogram lots, it was discovered that several of the models would not comply with the required rear yard setback. To rectify this issue we are requesting that the interior lot lines be re-oriented so that they are perpendicular to the front and rear lot lines, effectively making the lots rectangular in shape.
- 8) the increase of lot frontages from 12.8 metres to 15 metres for lots 52-54 and lots 61-68.
- 9) the renumbering of the streets within the draft plan. One of the redline revisions increased the lot frontage on eleven (11) lots and in doing so, the number of lots in this area was reduced from eighteen (18) to seventeen (17). To ensure that the number of approved lots remained at 100, an additional lot was added; Block 90 of the OMB approved plan is now proposed to be Lot 79 and no change in the size or zoning of Block 90 is required to make this revision. He explained that Block 90 was proposed to have a portion of a temporary road located on it. The temporary road was to be used for emergency vehicle access and for construction. On the revised plan, the temporary road is for emergency access only. In that regard the temporary road has been narrowed and can be accommodated entirely on the adjacent Block. Therefore Block 90 is no longer required and has been revised to be Lot 79 on the proposed plan.

Mr. Mahoney stated it should be noted that through all of the requested changes, the overall number of lots of 100 has not changed between the OMB approved plan and the plan before Council at this meeting. Further, the number of single family dwelling units (79) and townhouse units (21) has not changed.

Mr. Mahoney explained that several changes to the approved zoning bylaw are required to implement the requested redline revisions. He stated that the subject land is currently zoned Site Specific Rural (RU-217), Site Specific Low Density Urban Residential (R1-122 & R1-123), Open Space (OS) and Extractive Industrial (M3). To implement the proposed redline revisions, six (6) changes to the current zoning are required.

Mr. Mahoney explained that to recognize the new community park, the zoning application is seeking to amend the current 'RU-217' zoning in the community park and storm water management pond area to a Site Specific Open Space zone. To implement revision #3 and #4, the area to the west of Block 88 on the revised plan is

14. PUBLIC MEETINGS cont'd:

proposed to be rezoned from 'R1-122' to 'M3'. The removal of the 'R1-122' zoning from revision #3 offsets the requested additional residential zoning for revision #4. In the area of redline revision #4, it is proposed that Lots 1 and 2 be rezoned from 'M3' to 'R1-122' and Lot 3 be rezoned from 'M3' to a Site Specific Residential zoning that recognizes the reduced lot frontage for a corner lot.

Mr. Mahoney explained that redline revision #5 requires a change in zoning as well. Currently Block 92 is zoned 'RU-217' but this Block is now proposed to be a future residential Block and in this regard, the zoning amendment proposes to rezone Block 92 to a site specific 'R1' zone with a holding provision. He stated that the holding provision is required as there is only sufficient allocation to service 100 lots within the plan. It is proposed that the Holding provision will not be removed until such time as there are adequate municipal services for the residential Block.

Mr. Mahoney stated that redline revision #6 requires a change in zoning from Open Space to 'R1-123'. The change in zoning will allow for the development of eight residential lots where the neighbourhood park was once located. Lastly, he stated that redline revision #8 requires the zoning to be changed from 'R1-122' to 'R1-123'. The change in zoning will recognize the change in lot frontage and permit the appropriate development standards for fifteen (15) metre lots.

Mr. Mahoney advised that before Council tonight is a request to include an additional draft plan condition, pertaining to a cost sharing agreement between all members of the North West Sutton Development Area Landowners Group. The proposed condition will require the applicant to confirm with the Town that it is in good standing pursuant to its participation in the aforementioned cost sharing agreement and this condition is to be included in the draft plan conditions for all approved draft plans within the North West Sutton Development Area.

Mr. Mahoney stated that the staff report indicates that the Leisure Services staff is contemplating the addition of a draft plan condition relating to the notification, within a purchase and sale agreement, of the location of a community park. The applicant, in principle, does not have an issue with this draft plan condition provided it applies to lots adjacent to or across the street from the community park. In addition, prior to including the condition, the applicant would like an opportunity to review the proposed wording.

Mr. Mahoney stated that seven of the street names are on the 'Reserve' List, while two of the names require Council's approval, namely, John Link Avenue and Dr. George Burrows Parkway. John Link Avenue is the proposed name for Street 'B' and Dr. George Burrows Parkway is the proposed name for Street 'A'. Street 'A' is the east-west collector road that traverses the entire North West Sutton Development Area and will eventually connect to Dalton Road.

14. PUBLIC MEETINGS cont'd:

Mr. Mahoney stated that the proposed amendments to the draft plan of subdivision and zoning by-law are consistent with all relevant planning documents, are appropriate and represent good planning and requested that Council approve the application as presented.

Mr. Gord Dickson, Planner, stated that this application is for a zoning by-law amendment related to nine revisions to the draft approved plan of subdivision. In 2008, the Ontario Municipal Board approved the application consisting of 100 dwelling units, a commercial Block and two parks. He stated that a subsequent zoning amendment and minor revision to the Ontario Municipal Board approved plan of subdivision was approved by Council in October 2008 to incorporate a small lot fronting onto Baseline Road within the subdivision and zoned Commercial (C1-47), in conjunction with the surrounding lands. He noted that staff has been contacted by one member of the public and neighbouring resident to make an inquiry and no objections have been received from any of the commenting agencies.

Mr. Dickson stated that staff has reviewed the revisions to the plan, which include the replacement and relocation of blocks on the plan for a community park, a pumping station and a future residential lot to lands currently designated as Block 92 on the revised plan. He stated that other revisions proposed include an Open Space zone to accommodate park space and a 'future development block' shown as Block 88 on the revised plan. Revisions have also been proposed related to 'squaring-off' residential lot lines on the plan so as to mitigate future potential zoning bylaw amendments for meeting setback requirements in rear yards. No net additions of residential lots or the mix of residential units or alterations to the road network on the approved plan would result from the proposed revisions or zoning amendments as sought by the applicant.

Mr. Dickson explained that staff has reviewed the zoning amendments to implement the revisions requested and believe them to be appropriate. He noted that as part of the staff report, it has been indicated that final approval be referred to the Ontario Municipal Board, as interpreted by the Town solicitor and staff's interpretation of the Order of the Board from June 2008 and by the provisions of the Planning Act.

Mr. Dickson stated that other issues addressed by staff in the report will be brought forward for Council consideration at a later date including the final approval of urban design and architectural design guidelines which comprise two separate draft plan conditions of the plan of subdivision as well as the final wording of draft plan conditions related to cost share agreements, and notification to future residents of the development and location of a major parks facility in the vicinity of their homes.

14. PUBLIC MEETINGS cont'd:

Mr. Dickson indicated that street names have been indicated in our staff report that have been selected from an existing 'reserve' list of previously approved names. The Region has been circulated on these names and has no objections to those selected, but he noted that there has been indication of minor changes to at least one of the names.

Mr. Dickson stated that staff recommends endorsement of the revisions to the draft approved plan of subdivision as well as the requested zoning amendments required to implement said revisions. Furthermore, street names as provided by staff are recommended for approval. A report to Council on all other items, including architectural and urban design guidelines and draft plan conditions, will be forthcoming in the very near future, pending final comment from internal staff and the Town solicitor.

Mr. Robert Walker, owner of the property adjacent to the east to the subject property and emergency access, stated that it was originally proposed to use the emergency road for construction purposes. The Town had originally requested an emergency road and at the last meeting, it was suggested that it be used for construction purposes, but that is not to be its use.

Mr. Mahoney stated that the emergency road was originally proposed for construction purposes, but this is no longer on the proposed plan. The road is to be solely for emergency access with no construction vehicles to utilize it.

Mr. Walker advised that following its approval by the Ontario Municipal Board to be an emergency road, a plan was submitted to the Town and to the Region showing it as an emergency road, but as a full fledged 66 foot wide road.

Mr. Mahoney stated that his understanding was that Mr. Walker had spoken to Mike Baskerville of the Town's Engineering Department requesting that the access off of Baseline Road be an emergency access rather than for construction purposes. Mr. Baskerville in turn, obtained permission from the landowner to remove the construction access from this road and to reduce its width. The road was proposed to be approximately 66 feet wide and run up through Lot 79 with a site triangle. The construction access was removed and the roadway is currently less than 66 feet wide.

Mr. Harold Lenters, Director of Planning and Building, stated that he understands through the Engineering Department that this roadway will not be used for construction access. It was originally intended for this purpose, but concerns expressed from Mr. Walker resulted in a change to the original intent.

14. PUBLIC MEETINGS cont'd:

Mr. Brock McDonald, Manager of Policy and Development, stated that a community park can serve the same needs as a neighbourhood park and the Leisure Services Department is satisfied that it is a benefit to the subdivision as opposed to a detriment.

Mr. Lenters stated that with regard to Recommendation 'H', he is not totally familiar with the process of Board approved applications needing to go back to the Board after revisions have been made. He stated that due to the fact that these revisions have raised no public concerns or issues, Board approval may be able to be obtained through a phone call between the various interested parties, or at minimum, a very short hearing to approve the revisions. He noted that he has attended hearings in lieu of the Town Solicitor in the past and in order to minimize Town Solicitor costs, he would be willing to do so again. He stated that he will determine whether or not legal council is required.

Mr. Lenters suggested that the street name 'Lions Court' be deferred to determine if it may be used, since Georgina already includes a street called 'Lyons Lane', and he will report back to Council on this matter.

It was noted that the street name 'Trolly' should read 'Trolley'. This name was also suggested to be deferred to determine if there is a better location within the Town for its use.

Mr. Lenters explained that the street naming portfolio was transferred to the Planning Department, which in turn proposed that names should go to Council early in the process so that they can be reviewed and if any questions are raised, changes can be made more easily.

It was suggested that the street names of Lions Court and Trolley Road be removed from consideration at this time.

Mr. Lenters stated that the proposed lots in this subdivision are relatively large compared to the current standards, taking into consideration the density requirements, etc. The proposed townhouse units are the typical units and historically townhouse units have relatively small backyards. The remainder of the lots have access from the front to the backyards.

It was also suggested that Reddings Drive be removed from consideration at this time because it should be used for the name of a street situated closer to the Pefferlaw area.



14. PUBLIC MEETINGS cont'd:

Mr. Lenters stated that the lands to the east are environmentally protected lands. He explained that it is a difficult process to obtain approval for even one collector road through green and wet lands, noting that a lot of discussion took place between staff and the agent with the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and the Region of York to obtain approval for the one collector road for this subdivision.

Mr. Lenters stated that with the way the Board's decision is written, the level and extent of changes made to this plan requires the board to approve it. In many respects, the plan has remained the same, but there are some amendments that require approval.

Mr. Mahoney stated that a solicitor's opinion is that it does not have to go back to the board, but if staff believes it does, then it will be done.

Ms. Sue Plamondon, CAO, stated that she has not read the original board decision and it may prompt the need for Board review. She suggested that with these types of revisions, when supported by Council, staff and the applicant, and it does not appear that there is substantial public concern with the revisions, Board approval can very likely be done by letter rather than a hearing and can be handled administratively. She stated that it will be left to the applicant and his solicitor to initiate contact with the Board so it can be administratively approved.

Mr. Mahoney explained that the Board approved a plan that had thirteen lots on Street 'H' while eleven have been requested to be removed. The R1-122 zoning is to be rezoned back to its original 'Extractive Industrial' zoning. He believes that the gravel in this area has been exhausted. The applicant intends to retain consistency with surrounding property.

Mr. Lenters explained that within the subdivision agreement, a provision can be included with regard to construction access, its location and how it is maintained. A specific clause can be included that indicates the emergency access will not be used as a construction access.

Mr. Walker inquired if staff or the developer would be willing to provide something in writing to him that indicates that the emergency access road will not be used for construction and he was advised that this would be done.

Mr. Lenters also stated that Council could adopt a separate resolution that emergency access as shown on the plan shall not be used for construction purposes and implemented as such through the subdivision agreement.

14. PUBLIC MEETINGS cont'd:

Mr. Walker inquired if the property owner has a key to open the chain that runs across the emergency access. He stated that since it is not an entrance from the road, the property owner should not have a key, but the Town should have one because the Town requested an emergency access point in the first place.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

**RESOLUTION NO. C-2010-0131**

- A. THAT REPORT PB-2010-0023 BE RECEIVED AS INFORMATION.
- B. THAT THE PROPOSED REVISIONS TO THE DRAFT APPROVED PLAN OF SUBDIVISION (19T-95085) SUBMITTED BY BALLYMORE DEVELOPMENT (SUTTON) CORP., LAST REVISED ON JUNE 18, 2009 AND ATTACHED AS SCHEDULE '4', BE ENDORSED;
- C. THAT THE ZONING BYLAW APPLICATION SUBMITTED BY BALLYMORE DEVELOPMENT (SUTTON) CORP. TO REZONE LANDS DESCRIBED AS PART OF LOT 18, CONCESSION 9 (N.G.), AND FURTHER DESCRIBED AS PARTS 1 & 2, 65R-29138, TO IMPLEMENT REVISIONS TO A DRAFT APPROVED PLAN OF SUBDIVISION, BE APPROVED;
- D. THAT PURSUANT TO SECTION 34(17) OF THE PLANNING ACT, R.S.O. 1990, COUNCIL DEEMS THAT FURTHER NOTICE IS NOT REQUIRED TO BE GIVEN IN RESPECT OF ANY MINOR REVISIONS TO THE PROPOSED AMENDING ZONING BYLAW;
- E. THAT STAFF FINALIZE THE CONDITIONS OF DRAFT PLAN APPROVAL AND THE AMENDING ZONING BYLAW, AND COMPLETE OUR REVIEW OF THE URBAN DESIGN AND ARCHITECTURAL DESIGN GUIDELINES, WHICH ARE TO BE BROUGHT FORWARD FOR COUNCIL'S CONSIDERATION AT A FUTURE MEETING;
- F. THAT THE FOLLOWING STREET NAMES BE APPROVED FOR THE USE OF PLAN OF SUBDIVISION 19T-95085 (BALLYMORE DEVELOPMENT (SUTTON) CORP.):

JOHN LINK AVENUE  
BRAMSEY STREET  
LAMPKIN STREET

DR. GEORGE BURROWS PARKWAY  
BAMBURG CIRCLE  
TIMBERBANK DRIVE

14. PUBLIC MEETINGS cont'd:

- G. THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2010-0023 AND COUNCIL'S RESOLUTION THEREON TO THE TOWN SOLICITOR, THE ONTARIO MUNICIPAL BOARD, AND TO THE YORK REGION COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES;
- H. THAT STAFF AND THE TOWN SOLICITOR BE DIRECTED TO REPRESENT THE TOWN OF GEORGINA RESPECTING FURTHER DISPOSITION OF THE SUBDIVISION MATTERS PERTAINING TO BALLYMORE DEVELOPMENT (SUTTON) CORP. AT THE ONTARIO MUNICIPAL BOARD, AS NECESSARY.
- I. THAT THE EMERGENCY ACCESS AS SHOWN ON THE SITE PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IMPLEMENTED AS SUCH THROUGH THE SUBDIVISION AGREEMENT.

Carried.....

14.2 Continuation of a Planning Application (Interested Parties Notified):

(8:34 p.m.)

- 14.2.1 Application to Amend Zoning By-law 500  
R.C. ENVIRONMENTAL INC., Dan Keeble  
Part Lot 22, Concession 7 (G), 30324 Highway 48, Pefferlaw  
AGENT: Eric Gunnell, Gunnell Engineering Ltd.

Report No. PB-2010-0024

Mayor Grossi explained the procedure for a public meeting at this time.

Mr. Eric Gunnell of Gunnell Engineering Ltd., agent for the applicant, stated that the overall property is 4.79 acres and has frontage on Highway 48 of approximately 100 metres providing access to the Keeble residence, the owners. The property also has frontage on Easy Street of 126 metres. He explained that Easy Street is developed with single family homes and the applicant proposes to rezone the lands fronting on Easy Street from Rural (RU) to single family Residential (R) creating four (4) building lots, and rezone the remainder to Open Space (OS).

Mr. Gunnell explained that the original proposal for five building lots was considered by Council in February of 2007 and at that time, a number of issues were identified by Town staff and the Lake Simcoe Region Conservation Authority that required resolution. The original application proposed five (5) building lots and concerns were raised with regard to a driveway located on a bend in the road, as well as lot sizes. The proposal has now been repositioned for four (4) lots and the size of these lots will be 1,450 square metres, in keeping with the surrounding lots in the

14. PUBLIC MEETINGS cont'd:

area. He stated that the Environmental Impact Statement originally presented required further work based on discussions with the Conservation Authority and Town staff. What resulted is an Open Space designation which will provide protection to the mature forest and will provide more than enough buffering for the endangered Butternut tree on the property.

Mr. Gunnell advised that the works undertaken to achieve adequate lot grading and drainage may impact the placement of private sewage disposal systems and water wells on each of the properties but the four-lot proposal provides wider lots and area for revising septic system envelopes. He noted that the current proposal has revised the number and configuration of the lots, thereby removing the proposed severed lots from the 'Commercial Special Study Area' designation and confining them to the area designed 'Residential' in the Pefferlaw Secondary Plan.

Mr. Gunnell stated that he believes the proposed rezoning application represents good planning, noting that the actual creation of the proposed four (4) residential building lots will be the subject of a future severance application through the Committee of Adjustment. The Committee will have a copy of staff's and Council's support.

Ms. Megan Grant, Planner, stated that the agent has reviewed most of the issues. The revised lotting plan has decreased the number of lots to four (4) and the increased depth has allowed more open space and retained more of the mature forest which was recommended by the Environmental Impact Statement. She indicated that the Ministry of Natural Resources has signed off on the buffering of the Butternut tree which is well taken care of by the Open Space zoning. Through the Conservation Authority comments, the southern boundary of the Open Space zone will be an extension of the boundary between proposed Lots 3 and 4 in order to make the boundary as clear as possible in the future, and allow for a greater than 30 metre setback in the Environmental Impact Statement. The entrance and lot grading and drainage issues have been dealt with. The septic systems should not create a problem but this will be confirmed through condition of severance approval, as well as the pre-stressing of trees at the west edge of the woodlot. The park levy issue will also be handled through the severance process.

Ms. Grant advised that the application is in keeping with the designations on the different portions of the property within the Secondary Plan, in keeping with the existing lotting pattern and completes the residential pattern on that side of Easy Street.

14. PUBLIC MEETINGS cont'd:

Mr. Harold Lenters, Director of Planning and Building, stated that the ownership of the Open Space area essentially stays with the owner of the current property. There is no Open Space designation on the developable lots themselves, but the Open Space zoning on the larger remainder piece protects the land, which currently contains a dwelling. The special study area is for commercial purposes within the Pefferlaw Secondary Plan and basically indicates that a Special Study Area could be looked at for commercial purposes subject to study, analysis, an amendment to the plan, etc., which is not very likely to occur. In addition, it is unlikely that approval could be obtained for another access onto Highway 48.

Mr. Gunnell mentioned that the proposed septic systems are conventional systems. The water table is high in the subject area, so the systems would be raised and the intent would be that the systems would slope out towards the drainage swales to the road. The water source would be individually serviced wells which is typical in the area.

Moved by Councillor Smockum

Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2010-0132**

- A. THAT REPORT PB-2010-0024 BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY DAN KEEBLE TO REZONE LAND DESCRIBED AS PART OF LOT 22, CONCESSION 7 (G), FROM RURAL (RU) TO RESIDENTIAL (R), AND OPEN SPACE (OS) BE APPROVED.
- C. THAT THE AMENDING ZONING BY-LAW CONTAIN THE SITE SPECIFIC PROVISIONS OUTLINED IN REPORT PB-2010-0024.

Carried.....

15. COMMUNICATIONS:15.2 Matters for Disposition:

- 15.2.1 Denis Kelly, Regional Clerk, Region of York, respecting its report entitled 'Speed Limit Review, Warden Avenue, Old Homestead Road to Baseline Road, Town of Georgina'

15. COMMUNICATIONS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Jordan Clark

**RESOLUTION NO. C-2010-0133**

THAT THE REPORT FROM THE REGION OF YORK ENTITLED 'SPEED LIMIT REVIEW, WARDEN AVENUE, OLD HOMESTEAD ROAD TO BASELINE ROAD, TOWN OF GEORGINA' BE RECEIVED.

Carried.....

- 15.2.2 Mark Dodick, Ontario Power Authority, requesting municipal participation in the 2010 Power Pledge Community Conservation Challenge (formerly 'Count Me In Community Challenge).

Moved by Councillor Szollosy

Seconded by Councillor Jordan Clark

**RESOLUTION NO. C-2010-0134**

THAT CORRESPONDENCE FROM MARK DODICK, ONTARIO POWER AUTHORITY, REQUESTING MUNICIPAL PARTICIPATION IN THE 2010 POWER PLEDGE COMMUNITY CONSERVATION CHALLENGE (FORMERLY 'COUNT ME IN COMMUNITY CHALLENGE) BE ENDORSED, THAT GEORGINA BE REGISTERED IN THE 2010 CHALLENGE AND THAT THE DATE OF AUGUST 11, 2010, BE ADVERTISED ON THE TOWN PAGE AND ON OUR WEBSITE SUGGESTING RESIDENTS VOLUNTARILY PARTICIPATE.

Carried.....

- 15.2.3 Elisha Laker, Executive Director, requesting municipalities proclaim the week of June 6 - 13<sup>th</sup> as Pride Week and to fly the Rainbow Flag during this week.

15. COMMUNICATIONS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Jordan Clark

**RESOLUTION NO. C-2010-0135**

THAT TOWN COUNCIL DECLARE THE WEEK OF JUNE 6 - 13, 2010 AS 'YORK REGION PRIDE WEEK' THROUGHOUT THE TOWN OF GEORGINA AND THAT THE RAINBOW PRIDE FLAG BE FLOWN AT THE TOWN OFFICE DURING THIS WEEK.

Carried.....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

20. BY-LAWS:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

That the following by-law be given three readings:

- 20.1 By-law Number 2010-0028 (CON-1) Being a By-law to authorize the Mayor and Clerk to enter into a contract between Pollard Highway Products and the Corporation of the Town of Georgina for the supply and application of calcium and/or magnesium chloride for dust control within the Town.

20. BY-LAWS cont'd:

- |      |                                 |  |
|------|---------------------------------|--|
| 20.2 | By-law Number 2010-0029 (FI-2)  | Being a By-law to authorize the Mayor and Clerk to enter into an agreement for Fire Protection Services between the Corporation of the Township of Brock and the Corporation of the Town of Georgina for the supply of fire fighting equipment and services. |
| 20.3 | By-law Number 2010-0030 (TR-1)  | Being a By-law to further amend Schedule XII of By-law 2002-0046 (TR-1); permit parking on Hedge Road.   |
| 20.4 | By-law Number 2010-0031 (CON-1) | Being a By-law to authorize the Mayor and Clerk to execute an amendment to the Municipal Funding Agreement for the transfer of Federal Gas Tax Revenues under the new deal for cities and communities between the AMO and the Town of Georgina.              |
| 20.5 | By-law Number 2010-0032 (PL-4)  | Being a By-law to remove certain lands from Part Lot Control; Block 140, Registered Plan 65M-4131, Camlane Holdings Inc.   |
| 20.6 | By-law Number 2010-0033 (PL-1)  | Being a By-law to deem lots not to be lots on a Registered Plan of Subdivision; Kip Gardiner, Lots 233 and 234, Plan 318.  |
| 20.7 | By-law Number 2010-0034 (CON-2) | Being a By-law to authorize the Mayor and Clerk to enter into an Agreement between the Town of Georgina and Loc Pav Construction Limited for construction of Tender Contract LS2010-028; chalet, parking lot, volleyball courts and landscape amenities.     |



20. BY-LAWS cont'd:

20.8 By-law Number 2010-0035 (CON-2)

Being a By-law to authorize the Mayor and Clerk to enter into an Agreement between the Town of Georgina and Loc Pav Construction Limited for construction of Tender Contract LS2010-029A; earthworks, snowmaking distribution system, lighting, landscaping, seeding and tow supply and installation.

Carried.....

21. MOTIONS:

None.

22. NOTICES OF MOTION:

None.

23. OTHER BUSINESS:

None.

24. CONFIRMING BY-LAW

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

That the following by-law be given three readings:

By-law Number 2010-0036 (COU-2)

Being a by-law to confirm the proceedings of Council.

Carried.....

25. ADJOURNMENT:

Moved by Councillor Jordan Clark

Seconded by Councillor Jamieson

That the meeting adjourn at this time (8:53 p.m.)

Carried.....

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Robert Grossi, Mayor

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Lisa Lyons, Deputy Clerk