

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

May 10, 2010
(7:09 p.m.)

****Keswick Library Annex**

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 Clark

Councillor Szollosy

Councillor Smockum

Regional Councillor Wheeler

Councillor Jamieson

Councillor Hackenbrook

3. COMMUNITY SERVICE ANNOUNCEMENTS:

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

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

None.

5. APPROVAL OF AGENDA:

Moved by Councillor Szollosy

Seconded by Councillor Jamieson

RESOLUTION NO. C-2010-0137

THAT THE AGENDA BE APPROVED AS PRESENTED

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2010-0138

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON APRIL 12, 2010, BE APPROVED AS PRESENTED

RESOLUTION NO. C-2010-0139

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON APRIL 26, 2010, BE APPROVED AS PRESENTED

RESOLUTION NO. C-2010-0140

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON MAY 3, 2010, BE APPROVED 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. 14.1.1, Report No. PB-2010-0030 entitled 'Application to Amend the Official Plan and Zoning By-law 500, Grandview Homes Development Inc.'
- 9.2 Item No. 15.2, various matters for disposition
- 9.3 Item No. 17.3.2, Report No. EPW-2010-0023 entitled 'Tank Logos, Keswick North Water Storage Tank'
- 9.4 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 Jordan Clark

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-2010-0141

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED FOR INFORMATION.

Recommendations from the Committee of the Whole Meeting held on May 3, 2010:

RESOLUTION NO. C-2010-0142

1. THAT COUNCIL RECEIVE REPORT DAS-2010-0019
2. THAT COUNCIL AUTHORIZE THE PURCHASE OF REPLACEMENT DESKTOP COMPUTER EQUIPMENT FROM MDG COMPUTERS FOR THE AMOUNT OF \$33,832.00, PLUS APPLICABLE TAXES

RESOLUTION NO. C-2010-0143

1. THAT COUNCIL RECEIVE REPORT DAS-2010-0022 REGARDING THE ACQUISITION OF CISCO NETWORK SWITCHING EQUIPMENT.
2. THAT COUNCIL AUTHORIZE THE PURCHASE OF CISCO NETWORK SWITCHING EQUIPMENT FROM GEN-X SOLUTIONS FOR THE AMOUNT OF \$29,862.18, INCLUDING APPLICABLE TAXES.

RESOLUTION NO. C-2010-0144

1. THAT REPORT EPW-2010-0020 BE RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE A SUBDIVISION AGREEMENT, EASEMENT DOCUMENTS AND LAND TRANSFER DOCUMENTS MADE BETWEEN CHERRYVIEW ESTATES INC., AS OWNER AND THE CORPORATION OF THE TOWN OF GEORGINA RESPECTING DRAFT PLAN OF SUBDIVISION NO. 19T-95033.

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

3. THAT TWENTY-NINE (29) PERSONS EQUIVALENT (10 UNITS AT 2.9 PERSONS PER UNIT) OF WATER SUPPLY AND SANITARY SEWAGE TREATMENT CAPACITY BE ALLOCATED TO DRAFT PLAN OF SUBDIVISION 19T-95033.

RESOLUTION NO. C-2010-0145

1. THAT REPORT NO. EPW-2010-0021 BE RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED TO AMEND BY-LAW 2002-0046 (TR-1) BEING THE PARKING AND TRAFFIC BY-LAW TO ESTABLISH A 40 KILOMETRE PER HOUR SPEED ZONE ON ELIZABETH STREET, DOUGLAS STREET, CAROLYN STREET, GEORGE ROAD AND JACLYN STREET IN JACKSON'S POINT.

RESOLUTION NO. C-2010-0146

THAT COUNCIL DECLARE THE WEEK OF JUNE 6-12, 2010, AS 'NATIONAL ACCESS AWARENESS WEEK' THROUGHOUT THE TOWN OF GEORGINA.

RESOLUTION NO. C-2010-0147

THAT COUNCIL APPOINT COUNCILLOR SMOCKUM AS COUNCIL LIAISON ON THE YORK REGION ROAD WATCH COMMITTEE, THAT THE WEEK OF MAY 17-23 BE DECLARED 'ROAD WATCH WEEK' THROUGHOUT THE TOWN, THAT THE TOWN CONTRIBUTE \$500 ANNUALLY TO THE COMMITTEE AND THAT AN ADVERTISEMENT BE PLACED ON THE TOWN PAGE REQUESTING A CITIZEN REPRESENTATIVE TO SIT ON THIS COMMITTEE, SAID ADVERTISEMENT TO INCLUDE A DESCRIPTION OF THE COMMITTEE'S MANDATE.

RESOLUTION NO. C-2010-0148

- A. THAT REPORT NO. PB-2010-0026 BE RECEIVED AS INFORMATION.
- B. THAT COUNCIL AUTHORIZE STAFF TO RELEASE THE DRAFT SUTTON/JACKSON'S POINT SECONDARY PLAN – APRIL, 2010 FOR FORMAL PUBLIC AND AGENCY REVIEW AND COMMENT.
- C. THAT COUNCIL ENDORSE THE NEXT STEPS FOR COMPLETING THE PREPARATION OF A FINAL PROPOSED SECONDARY PLAN FOR COUNCIL'S ADOPTION, AS SET OUT IN SECTION 6 OF REPORT NO. PB-2010-0026.
- D. THAT THE CLERK FORWARD A COPY OF REPORT NO. PB-2010-0026 TO THE COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES FOR THE REGIONAL MUNICIPALITY OF YORK.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:**RESOLUTION NO. C-2010-0149**

THAT TOWN COUNCIL RATIFY THE ACTIONS OF STAFF WITH REGARD TO EXTENDING LOANS TO THE GEORGINA GIRLS HOCKEY ASSOCIATION AND THE GEORGINA SKATING CLUB IN THE AMOUNTS OF \$98,442.90 AND \$40,000.00 RESPECTIVELY, FOR THE PURPOSE OF PRE-PAYING THEIR ICE RENTAL FEES TO THE CORPORATION OF THE TOWN OF GEORGINA BEFORE MAY 1, 2010, BEING THE TRANSITION DATE AFTER WHICH HARMONIZED SALES TAX WOULD APPLY TO PRE-PAID SERVICES AND RENTALS.

RESOLUTION NO. C-2010-0150

THAT THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS CONTACT THE REGION OF YORK WITH RESPECT TO THE INSTALLATION OF TEMPORARY TRAFFIC CONTROL SIGNALS ON THE QUEENSWAY SOUTH AT APPROXIMATELY THE INTERSECTIONS OF HOLLYWOOD DRIVE AND RIVEREDGE DRIVE OR RICHMOND PARK DRIVE, DURING THE RE-CONSTRUCTION OF WOODBINE AVENUE.

Reports:

17.2.1 Proposed Policy for Accounting for Tangible Capital Assets (TCA)

Report No. DAS-2010-0021

RESOLUTION NO. C-2010-0151

1. THAT COUNCIL RECEIVE REPORT DAS-2010-0021 REGARDING THE PROPOSED POLICY FOR ACCOUNTING FOR TANGIBLE CAPITAL ASSETS.
2. THAT COUNCIL ADOPT THE PROPOSED CORPORATE POLICY FOR ACCOUNTING FOR TANGIBLE CAPITAL ASSETS (TCA) AS ATTACHED TO THIS REPORT.

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

- 17.3.1 Pre-Servicing Agreement
Ballymore Development (Sutton) Corp.
Plan of Subdivision 19T-95085 (as revised)
Part of Lot 18, Concession 9 (NG)

Report No. EPW-2010-0022

RESOLUTION NO. C-2010-0152

1. THAT REPORT EPW-2010-0022 BE RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE A PRE-SERVICING AGREEMENT BETWEEN BALLYMORE DEVELOPMENT (SUTTON) CORP., AS OWNER, AND THE CORPORATION OF THE TOWN OF GEORGINA RESPECTING THE SERVICING OF DRAFT PLAN OF SUBDIVISION 19T-95085 (AS REVISED), IDENTIFIED AS PART LOT 18, CONCESSION 9 (NG).

17.4 Report from the Chief Administrative Officer:

- 17.4.1 Christmas/New Years Civic Centre Closure – 2010/2011

Report No. CAO-2010-0004

RESOLUTION NO. C-2010-0153

1. THAT REPORT NO. CAO-2010-0004 BE RECEIVED FOR INFORMATION;
AND
2. THAT THE CIVIC CENTRE OFFICE BE CLOSED FROM NOON ON FRIDAY, DECEMBER 24TH, 2010, AND RE-OPEN ON TUESDAY, JANUARY 4TH, 2011.

Carried.....

10.2 Matters subject to individual conflicts

None.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.3.2 Tank Logos
Keswick North Water Storage Tank

Report No. EPW-2010-0023

Moved by Councillor Szollosy

Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2010-0154

THAT REPORT NO. EPW-2010-0023 ENTITLED 'TANK LOGOS, KESWICK NORTH WATER STORAGE TANK' BE DEFERRED FOR APPROXIMATELY TWO WEEKS PENDING VERIFICATION AS TO THE TANK'S VISIBILITY FROM THE LAKE AND THE CORRESPONDING NECESSITY FOR A FLASHING BEACON ON THE TANK, AND A REVIEW OF THE PROCESS OF PROPERTY ACQUISITION.

Carried.....

15. COMMUNICATIONS:

15.2 Matters for Disposition:

15.2.1 Michele Vandentillaart, Committee Secretary, Georgina Accessibility Advisory Committee, requesting Council's consideration of a specific font for individuals with disabilities and literacy issues.

Moved by Councillor Hackenbrook

Seconded by Councillor Jamieson

RESOLUTION NO. C-2010-0155

THAT TOWN COUNCIL ENDORSE THE RECOMMENDATION OF THE GEORGINA ACCESSIBILITY ADVISORY COMMITTEE AND CONSIDER A FONT SUCH AS 'COMIC SANS MS' THAT IS SIMILAR TO HANDPRINTING FOR ALL FUTURE TOWN OF GEORGINA CORRESPONDENCE IN ORDER TO FACILITATE THE NEEDS OF INDIVIDUALS WITH DISABILITIES AND LITERACY ISSUES.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.2 Michele Vandentillaart, Committee Secretary, Georgina Equity and Diversity Advisory Committee, requesting Council endorse June 1st as 'Peace Tree Day' throughout the Town of Georgina.

Moved by Councillor Szollosy

Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2010-0156

THAT TOWN COUNCIL ENDORSE THE GEORGINA EQUITY AND DIVERSITY ADVISORY COMMITTEE'S SUGGESTION TO PROCLAIM JUNE 1ST, 2010, AS 'PEACE TREE DAY' THROUGHOUT THE TOWN OF GEORGINA, TO INVITE COMMUNITY MEMBERS TO DECORATE THE PEACE TREE ON THE CIVIC CENTRE PROPERTY AND TO ENCOURAGE OTHER INSTITUTIONS AND BUSINESSES WITHIN THE COMMUNITY TO DO THE SAME.

Carried.....

- 15.2.3 Michele Vandentillaart, Committee Secretary, Georgina Agricultural Advisory Committee, requesting Council petition the Ministry of Natural Resources and our local MPP to request the Province cover the total costs of the Livestock Valuator Program, including expenses.

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2010-0157

THAT THE TOWN OF GEORGINA REQUEST DONNA CANSFIELD, MINISTER OF NATURAL RESOURCES, AND JULIA MUNRO, OUR LOCAL MPP, TO REQUEST THE PROVINCE COVER THE TOTAL COSTS OF THE LIVESTOCK VALUATOR PROGRAM, INCLUDING EXPENSES, AND FORWARD THIS TO THE OTHER YORK REGION MUNICIPALITIES FOR INFORMATION AND ANY ACTION THEY MAY DEEM APPROPRIATE.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.4 Memorandum from the Town Clerk explaining a portion of the minutes of the 2010 Budget Meeting held on February 9th and ratified April 12th, requesting a resolution be passed ratifying the \$5,000 funding to the Sutton Agricultural Society.

Moved by Councillor Hackenbrook

Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2010-0158

THAT THE FOLLOWING RESOLUTION ON PAGE 15 OF THE FEBRUARY 9TH BUDGET MEETING MINUTES BE RATIFIED:

“THAT THE ADDITIONAL FUNDING REQUESTED FOR THE SUTTON AGRICULTURAL SOCIETY IN THE AMOUNT OF \$5,000 BE APPROVED.”

Carried.....

- 15.2.5 Denis Kelly, Regional Clerk, Region of York, requesting review of its report entitled 'Principles for Providing Future Infrastructure.

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

RESOLUTION NO. C-2010-0159

THAT CORRESPONDENCE FROM DENIS KELLY, REGIONAL CLERK, REGION OF YORK, REQUESTING REVIEW OF ITS REPORT ENTITLED 'PRINCIPLES FOR PROVIDING FUTURE INFRASTRUCTURE BE RECEIVED.

Carried.....

20. BY-LAWS:

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

That the following by-laws be given three readings:

- 20.1 By-law Number 2010-0040 (PL-3) Being a By-law to authorize the Mayor and Clerk to execute a subdivision Agreement between Cherryview Estates Inc. as owner and the Town of Georgina, together with easement and land transfer documents respecting proposed Plan of Subdivision 19T-95033, Lot 95, Plan 290 and Part Lot 9, Conc. 3 (NG).
- 20.2 By-law Number 2010-0041 (TR-1) Being a By-law to further amend Schedule XXVIII of By-law 2002-0046 (TR-1) to reduce the rate of speed on Elizabeth Street, Douglas Street, Carolyn Street, George Road and Jaclyn Street.
- 20.3 By-law Number 2010-0042 (HO-1) Being a By-law to designate the Courting House under Part IV of The Ontario Heritage Act.
- 20.4 By-law Number 2010-0043 (PWO-3) Being a By-law to establish a water service rate structure under Section 391 of The Municipal Act 2001 for water service for the users of the waterworks systems within the Town.
- 20.5 By-law Number 2010-0044 (PWO-3) Being a By-law to establish a sewer service rate structure under Section 391 of The Municipal Act 2001 for sewer service for the users of the sewerage systems within the Town.

20. BY-LAWS cont'd:

- 20.6 By-law Number 2010-0045 (PWO-3) Being a By-law to authorize the Mayor and Clerk to execute a Pre-Servicing Agreement between Ballymore Development (Sutton) Corp., as owner, and the Town of Georgina; servicing of proposed Plan of Subdivision 19T-95085 (as revised), Part of Lot 18, Concession 9 (NG).
- 20.7 By-law Number 2010-0046 (CON-1) Being a By-law to authorize the Mayor and the Chief Administrative Officer to execute the necessary agreements for those purchases that adhere to the Town's Purchasing By-law during the summer months until September 13, 2010.
- 20.8 By-law Number 2010-0047 (BA-3) Being a By-law to authorize the Chief Administrative Officer and Town Treasurer to execute a loan to the Georgina Minor Hockey Association and to ratify those actions of staff undertaken to give effect to the loan.
- 20.9 By-law Number 500-2010-0006 Being a By-law to amend Zoning By-law No. 500, KEEBLE, Dan, Part Lot 22, Conc. 7 (G)

Carried.....

11 DEPUTATIONS:

None.

12. PRESENTATIONS:

None.

The meeting recessed at this 7:25 p.m. and resumed at 7:30 p.m.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

14. PUBLIC MEETINGS:

14.1 Statutory Public Meeting (Interested Parties Notified):

(7:30 p.m.)

- 14.1.1 Application to Amend the Official Plan and Zoning By-law 500,
GRANDVIEW HOMES DEVELOPMENT INC.
Lots 104, 105, 106 and Part of Block C, Plan 238, 518-520 and
522 Lake Drive South, Keswick
AGENT: Murray Evans, Evans Planning

Report No. PB-2010-0030

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

Murray Evans of Evans Planning, agent for the applicant, gave a brief overview of the application at this time. He explained that the application is to amend the Town's Official Plan and Zoning By-law in order to permit the development of a 15 unit condominium townhouse development. The property currently contains a single family dwelling and old buildings related to its previous use as a former marina site. Many of the structures have been demolished over the years. He indicated that the site is designated 'Low Density Residential' and 'Tourist Commercial', while 'Medium Density Urban Residential' is being requested to permit the proposed townhouse development. He noted that the site is partially zoned 'Commercial' in relation to the previous marina use.

Mr. Evans circulated enlargements of the site plans and elevations of the proposal, along with an air photo of the site obtained from the internet. He noted that the Town owns a property to the south of the subject site.

Mr. Evans explained that they have attempted to locate the proposed housing a good distance away from the property owner to the north. There is a single family dwelling immediately adjacent to the subject property and situated closer to Lake Drive and the proposed buildings have been pushed as far away from that property as possible, with the two (2) smaller blocks of units located towards the west end of the site and closer to the lake. The elevations indicated that there are no windows facing to the north direction which will afford privacy to the neighbours and an 8 to 12 metre wide landscaping strip.

Mr. Evans explained that they propose the layout of the buildings to be reasonably interesting from a streetscape perspective. He explained that the buildings are proposed to be three stories, slab on grade. Due to the fact that there is to be nothing below grade, this necessitated the three (3) story buildings. A total of 35 on-site parking spaces are proposed; two spaces for each of the fifteen units plus five visitor parking spaces.

14. PUBLIC MEETINGS cont'd:

Mr. Evans stated that various studies have been submitted in accordance with the pre-consultation meeting with staff, including a Traffic Study, Environmental Impact Study, Shoreline Hazards Assessment, Erosion Study, Servicing Study, Storm Water Management report, taking into account the larger issues with land use. Comments are pending from the Lake Simcoe Region Conservation Authority, the Region of York and internal departments of the Town. He stated that traffic is a major issue and results of the study are supportive in that traffic impact will be negligible. He noted that another major issue is the protection of Lake Simcoe for which a storm water management plan with regard to erosion was developed and forwarded to the Conservation Authority.

Mr. Evans stated that contamination of the site was found in the Phase II Environmental Site Assessment which was expected to some degree taking into consideration the use of the site as a former marina. The third analysis will involve the drilling of test holes and monitoring the ground water on the site. Chromium was found at 4.1 micrograms per litre. He explained that the Provincial standard is 50 micrograms per litre for residential land, so this contamination is slightly less than 10% of what the Ministry of Environment finds acceptable.

Mr. Evans explained that high levels of hydrocarbons have also been found in the soil. He explained that experts have developed a program through which the soil is dug up, rotated and aerated and the hydrocarbons are able to dissipate with time, below the acceptable levels. This would be done every other day for approximately five weeks prior to any construction activity taking place on the site.

Mr. Evans stated that the applicant understands the servicing issues. As this project will take some time to work its way through the process, by the time it is in a position to take action and is ready for servicing, there may either be allocation available or be imminent by that time.

Mr. Evans explained that the three major issues are (1) compatibility in that the applicant must prove that townhouses can be constructed in this residential area so that it does not negatively impact the surrounding land uses, (2) environmental issues in that the applicant must ensure that all environmental issues regarding the lake and the soil are dealt with in a responsible manner and (3) aesthetics of the property in that the applicant must ensure that the development would be aesthetically pleasing.

Mr. Evans noted that through the design of the units, it can be geared towards a specific market that would blend into the community.

14. PUBLIC MEETINGS cont'd:

Megan Grant, Planner, stated that the agent has reviewed the reason for the application. Some of the other issues that will come up later on and through the Lake Simcoe Region Conservation Authority and the Planning and Engineering Departments will be the carrying out of the Lake Simcoe Protection Plan. She advised that the Greenbelt Plan does not affect this application as the property is within one of the Towns/Villages of the plan and is therefore governed by municipal official plans and related programs and not subject to the policies of this Plan.

Ms. Grant explained that within the Keswick Secondary Plan, the property is designated 'Neighbourhood Residential' which does not permit medium density development and therefore an Official Plan Amendment is required. She explained that the plan states that new medium density residential development may be permitted subject to several conditions, one of which is the compatibility and sensitive integration with the surrounding land uses. She stated that the agent has not specified how the proposed buffers and setbacks were determined in order to address any potential conflicts between neighbouring land uses and more information is required. All new development is to be serviced by municipal water and sanitary sewer facilities which is currently not available and is therefore premature at this time.

Ms. Grant stated that the Conservation Authority and the Engineering Department will be commenting with regard to Storm Water Management facilities to ensure they are adequate. She advised that the Phase I and II Environmental Site Assessment reports and the Soils Investigation report will be forwarded for a peer review. She indicated that docking facilities are being considered for a later phase but staff would prefer this issue be dealt with as part of the Official Plan and Zoning By-law Amendment due to the potential impact on compatibility issues with surrounding land uses.

Ms. Grant stated that the applicant should provide an analysis of the proposed price of the units and the way in which they meet the definition of affordable ownership housing. Also, the applicant has indicated that the project is anticipated to be occupied by 'mature individuals looking for a change in lifestyle', but staff requires more information on the method for ensuring homes are occupied by such a market.

Ms. Grant noted that the Official Plan Amendment will require Regional approval and staff are seeking comments from the Conservation Authority, the Region and from the public for consideration so that the applicant can address all the issues and concerns.

Mr. Ted Brewer of 506 Lake Drive South stated that the requested zoning change has been supported by the independent traffic study. He stated that it is critical that the proposed development does not impact negatively on the current traffic patterns. He stated that the traffic study was performed on January 20 with 15 minute analysis intervals and questioned whether January 20 on a lakefront road is indicative of the

14. PUBLIC MEETINGS cont'd:

other months of the year with regard to traffic volumes, specifically the warmer months of the year. He pointed out that every Keswick resident is aware that volumes in the summer months are a lot higher than in January and have counted approximately 150 vehicles per hour on Lake Drive. He stated that none of these streets have sidewalks and many have small children and although the traffic report indicates the impact will increase volumes insignificantly, he believes that the traffic associated with fifteen (15) units will increase traffic significantly.

Mr. Brewer stated that the Town may need to consider improvements to the residential entrances, given that the parks are located on the lake side of Lake Drive and taking into consideration the fact that there are no sidewalks or storm sewers in the area and traffic will increase. He also stated that there are no stop intersections between Glenwoods Avenue and Walter Drive, creating a one (1) kilometre freeway. He stated that approving a medium density development in this area would not serve the community well.

Mr. Derek Petroff of 521 Lake Drive South stated that he lives across Lake Drive from the proposed development. He noted that the five (5) visitor parking spaces is actually four (4) as the fifth parking space is an accessible parking space. He stated that upon contacting the Town's By-law Enforcement Office with regard some of the work being performed on site, one permit was issued to tear down the boat house and he is not sure if other permits have been obtained, but on the same day the boat house was demolished, they also demolished two and a half of the other buildings on the commercial portion of the property and removed a dump truck full of tires from beneath one of these buildings. Soil was also relocated from this area to the rear of the property and he had advised the Town of this.

Mr. Petroff inquired what the health and environmental risks are with regard to the hydrocarbon contamination on the site during the aeration process. He also inquired what the risks might be at this time. He noted that the aerial photograph of the property was taken fairly recently.

Mr. Petroff indicated that the subject property is located in the centre of two school bus areas and he believes fifteen (15) units is excessive for the neighbourhood. He stated that the proposed three storey building across the road from their home would totally remove their view of the lake. He also indicated that there is a fairly old willow tree on the property that should be retained.

Mr. Harold Lenters, Director of Planning and Building, stated that in terms of medium density development, our Official Plan requires a mixture or range of different housing types. The Metrus Development in south Keswick will provide an ample supply of medium density development for Keswick. This proposed development is compatible. Fifteen (15) units is not excessive, but in a setting such as it would be,

14. PUBLIC MEETINGS cont'd:

there will be issues and concerns that will need to be addressed. Other locations have medium density development such as the long-standing Davy Point, but staff has numerous issues such as its appropriateness to the community, compatibility, urban design and traffic.

Mr. Lenters explained that if Council approves a change to the Official Plan, it has to have solid planning rationale. When the Official Plan is amended, it can have huge impacts on the residents and the community and any change needs a strong basis for approval.

Mr. Lenters stated that the Sutton Secondary Plan should be before Council for review after it looks at the parent Official Plan this summer and the Secondary Plan for Keswick will be reviewed in 2011 at the earliest. He noted that at the time the Provincial Policy Statement along with other plans were reviewed, the Keswick plan was in line with the Provincial planning documents.

Council expressed concern with the hydrocarbon contamination of the soil, inquiring if the contamination was heavy or light, if it was carcinogenic in nature and perhaps not something that should be released into the air by rotating the soil, what constitutes safe levels and the proposed methods of dispersal as opposed to removal.

Mr. Lenters stated that when cleaning up a site, often contaminated soils are removed rather than aerated or rotated, but there are various ways to deal with contaminated soil which will be discussed with the applicant and peer-reviewer to ensure that the site is clean for the intended residential use. He stated that staff will report back to Council and to the public with all questions answered.

Ms. Grant stated that the property consists of two separate lots at this time, with zoning of Low Density Urban Residential and Tourist Commercial. The Commercial lot would currently permit a single apartment or dwelling as an accessory to a permitted commercial use and the residential lot would allow a single family dwelling and if rezoned, could also permit an apartment unit.

Mr. Neil French of 526 Lake Drive South stated that his property is just south of the subject property and the adjacent Town-owned land that is adjacent to the subject property. He stated that the property contains many eroding, damaged and fallen trees and if these were cleaned up, the forested portion of the property would no longer remain and privacy would no longer exist. He stated that if the Town-owned property was then cleared and a three storey structure was constructed on the subject property, it would have a major impact on his property as there would no longer be trees between the properties to block it from his view.

14. PUBLIC MEETINGS cont'd:

Mr. French explained that the property is open at the front near the road, but as you go further in it becomes wider and more forested. A survey of his property indicates that his own property meets the subject property at Lake Drive with the Town property between, and anything or anyone crossing in this location would be crossing over his property to access the Town property which could become a liability concern.

Mr. Petroff stated that the survey indicates that a dotted line runs across the property approximately 300 feet from the lake's edge delineating ownership by the Lake Simcoe Region Conservation Authority. He believes this to be the high water mark or flood plain and is not sure if the proposed development is within this flood plain or not. He was advised that one cannot build within the flood plain.

Mr. Evans stated that the design of the units has not yet been decided and accordingly, no market value has been set on the units at this time. The number of stories would have an impact on the market value.

Mr. Lenters noted that the implementation of green building and energy efficient design is important on both a Regional and Municipal level and major emphasis is put on energy efficiency and protection of the lake. He noted that carports are not typical for the area.

Moved by Councillor Jordan Clark

Seconded by Councillor Szollosy

RESOLUTION NO. C-2010-0160

A. THAT REPORT PB-2010-0030 BE RECEIVED AS INFORMATION.

B. THAT STAFF REPORT FURTHER TO COUNCIL FOLLOWING:

- (I) THE RECEIPT AND ASSESSMENT OF PUBLIC, COUNCIL, INTERNAL DEPARTMENT, AND EXTERNAL AGENCY COMMENTS;
AND,
- (II) THAT THE APPLICANT UNDERTAKE TO ADDRESS THE CONCERNS, MATTERS AND ISSUES IDENTIFIED IN REPORT PB-2010-0030 AND ANY ADDITIONAL CONCERNS RAISED AT THE STATUTORY PUBLIC MEETING AND THROUGH AGENCY COMMENTS.

Carried.....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

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 2010-0048 (COU-2)

Being a by-law to confirm the
proceedings of Council

Carried.....

25. ADJOURNMENT:

Moved by Regional Councillor Wheeler

Seconded by Councillor Jordan Clark

That the meeting adjourn at this time (8:40 p.m.).

Carried.....

Robert Grossi, Mayor

Lisa Lyons, Deputy Clerk