

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL MINUTES

June 28, 2010  
(7:08 p.m.)

**\*\*Keswick Library Annex**

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

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

Mayor Grossi (arrived at 9:35 p.m.)	Deputy Mayor 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.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

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

- 4.1 Amendment to wording of the Council minutes of June 14, 2010, page 21, paragraph 5, as circulated
- 4.2 Correspondence from Lyn Thompson-Alcock regarding concerns with Item No. 14.1.1
- 4.3 Addendum regarding a closed meeting for 2 issues; employee negotiations C.U.P.E. Local 905 and a personal matter about an identifiable individual (grievance)

5. APPROVAL OF AGENDA:

Moved by Councillor Szollosy

Seconded by Councillor Jamieson

**RESOLUTION NO. C-2010-0209**

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

- 5.1 AMENDMENT TO WORDING OF THE COUNCIL MINUTES OF JUNE 14, 2010, PAGE 21, PARAGRAPH 5, AS CIRCULATED
- 5.2 CORRESPONDENCE FROM LYN THOMPSON-ALCOCK REGARDING CONCERNS WITH ITEM NO. 14.1.1
- 5.3 ADDENDUM REGARDING A CLOSED MEETING FOR 2 ISSUES; EMPLOYEE NEGOTIATIONS C.U.P.E. LOCAL 905 AND A PERSONAL MATTER ABOUT AN IDENTIFIABLE INDIVIDUAL (GRIEVANCE)

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

Councillor Jamieson declared an interest with the first closed meeting item concerning CUPE negotiations because his son is a Town employee and a member of C.U.P.E.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

**RESOLUTION NO. C-2010-0210**

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON JUNE 14, 2010 BE ADOPTED AS AMENDED;

PAGE 2, ITEM NO. 6, SECOND PARAGRAPH, DELETE THE WORDS ‘...BECAUSE HIS HOME IS A VACANT LOT OF RECORD...’ AND REPLACE WITH ‘..BECAUSE HE OWNS A VACANT LOT OF RECORD...’.

PAGE 2, ITEM NO. 7, FIRST PARAGRAPH, DELETE THE WORDS ‘...BECAUSE HIS HOME IS A VACANT LOT OF RECORD...’ AND REPLACE WITH ‘..BECAUSE HE OWNS A VACANT LOT OF RECORD...’.

7. ADOPTION OF THE MINUTES cont'd:

PAGE 9, ITEM NO. 10.2, DELETE THE WORDS '...BECAUSE HIS HOME IS A VACANT LOT OF RECORD...' AND REPLACE WITH '..BECAUSE HE OWNS A VACANT LOT OF RECORD...'

Carried.....

Moved by Councillor Smockum

Seconded by Councillor Jordan Clark

**RESOLUTION NO. C-2010-0211**

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON JUNE 21, 2010, 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. 12.1, presentation by Steve Thurlow of MM Dillon concerning the Fire Master Plan
- 9.2 Item No. 14.1.1, Report No. PB-2010-0056 entitled 'Application to amend Zoning By-law 500, Borden Kent, Lot 1, Concession 4 (NG)'
- 9.3 Item No. 14.1.2, Report No. PB-2010-0057 entitled 'Application to Amend the Official Plan, Zoning By-law 500 and for Draft Plan of Subdivision Approval, Dimitra's Walk Estates Inc. and Nickolas Court Inc., Lots 18 & 19, Concession 9'
- 9.4 Item No. 14.1.3, Report No. PB-2010-0058 entitled 'Application to Amend Zoning By-law 500, Danbrook Brothers Builders Ltd., Part Lot 3, Concession 7 (NG)'
- 9.5 Item No. 17.2.1, Report entitled 'Woodbine Avenue Widening Project'
- 9.6 Item No. 17.4.1, Report entitled 'Master Fire Plan'
- 9.7 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 Smockum

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-2010-0212**

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED FOR INFORMATION.

Recommendations from the Committee of the Whole Meeting held on June 21, 2010:

**RESOLUTION NO. C-2010-0213**

- 17.1.1 1. THAT REPORT EPW-2010-0027 BE RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE A PARTIAL RELEASE OF THE SITE PLAN AGREEMENT MADE BETWEEN RINOR LIMITED AND 652276 ONTARIO LIMITED, AS OWNERS AND THE CORPORATION OF THE TOWN OF GEORGINA REGISTERED AS INSTRUMENT NO. R486641 ON THE 26<sup>TH</sup> DAY OF OCTOBER 1988.

**RESOLUTION NO. C-2010-0214**

- 17.1.2 1. THAT REPORT EPW-2010-0028 BE RECEIVED FOR INFORMATION.
2. THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE A RELEASE OF AN EASEMENT IN FAVOUR OF THE TOWN OF GEORGINA AFFECTING LOT 7, PLAN 515 REGISTERED AS INSTRUMENT NO. R128783 ON THE 26<sup>TH</sup> DAY OF OCTOBER 1972.

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

**RESOLUTION NO. C-2010-0215**

17.1.3 A. THAT REPORT NO. PB-2010-0052 BE RECEIVED AS INFORMATION.

(i) THAT THE APPLICATION SUBMITTED BY KESLAKE INVESTMENTS LIMITED TO EXEMPT BLOCK 135, REGISTERED PLAN 65M-4131 FROM PART LOT CONTROL AS PER SECTION 50(7) OF THE PLANNING ACT, R.S.O. 1990, BE APPROVED.

(ii) THAT COUNCIL ADOPT THE BY-LAW TO REMOVE CERTAIN LANDS FROM PART LOT CONTROL RESPECTING BLOCK 135, PLAN 65M-4131.

**RESOLUTION NO. C-2010-0216**

17.1.4 A. THAT REPORT PB-2010-0054 BE RECEIVED AS INFORMATION.

B. THAT THE APPLICATION SUBMITTED BY HAVERFORD DEVELOPMENTS INC. TO DEEM LOT 5, REGISTERED PLAN 311 NOT TO BE A LOT 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.

**RESOLUTION NO. C-2010-0217**

17.1.5 A. THAT REPORT PB-2010-0055 BE RECEIVED AS INFORMATION.

B. THAT THE APPLICATION SUBMITTED BY CHARLES AND EVA TEREBOSSY TO DEEM LOT 12, REGISTERED PLAN 343 NOT TO BE A LOT 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.

**RESOLUTION NO. C-2010-0218**

17.1.6 1. THAT COUNCIL RECEIVE REPORT NO. DAS-2010-0025 REGARDING SUMMER BICYCLE LAW ENFORCEMENT PATROLS IN 2010.

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

2. THAT COUNCIL ENDORSE A CONTINUED PARTNERSHIP BETWEEN THE TOWN'S MUNICIPAL LAW ENFORCEMENT STAFF WITH YORK REGIONAL POLICE (YRP) TO ENGAGE IN JOINT BICYCLE PATROLS INTENDED TO ENHANCE A SAFE COMMUNITY ENVIRONMENT AND PROTECTION OF PERSONS AND PROPERTY IN THE TOWN OF GEORGINA.
3. THAT A COPY OF THIS REPORT BE FORWARDED TO YORK REGIONAL POLICE IN APPRECIATION AND ENDORSEMENT OF THEIR CONTINUED COMMUNITY FOCUSED LAW ENFORCEMENT IN THE TOWN OF GEORGINA IN CO-OPERATION WITH THE TOWN'S MUNICIPAL LAW ENFORCEMENT STAFF.
4. THAT STAFF CONSIDER AND PROPOSE ANY NECESSARY ADDITIONAL MUNICIPAL LAW ENFORCEMENT RESOURCES IN THE UPCOMING 2011 BUDGET THAT MAY BE REQUIRED TO ENHANCE THE PUBLIC'S LAWFUL ENJOYMENT OF LAKE SIMCOE AND TOWN OWNED PROPERTIES.

**RESOLUTION NO. C-2010-0219**

- 17.1.7 THAT COUNCIL RECEIVE REPORT NO. DAS-2010-0029 REGARDING AN UPDATE ON THE 2010 GRAFFITI CLEAN-UP DAY.

**RESOLUTION NO. C-2010-0220**

- 17.1.8
1. THAT REPORT NO. EPW-2010-030 BE RECEIVED FOR INFORMATION.
  2. IN PARTNERSHIP WITH THE REGION OF YORK, THE TOWN OF GEORGINA AGREES TO ACTIVELY PARTICIPATE IN THE INFLOW AND INFILTRATION REDUCTION TASK FORCE TO:
    - CONTINUE TO SEEK OUT SOURCES OF INFLOW AND INFILTRATION.
    - ADOPT STANDARDS AND GUIDELINES INTENDED TO REDUCE INFLOW AND INFILTRATION IN NEW DEVELOPMENTS AND WITHIN EXISTING SYSTEMS.
    - DEVELOP FUNDING AND COST SHARING PRINCIPLES TO ADDRESS FUTURE REMEDIATION PROJECTS.

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

**RESOLUTION NO. C-2010-0221**

- 17.1.9 A. THAT REPORT NO. PB-2010-0053 REGARDING FOUR-SIDED POOL ENCLOSURES AROUND PRIVATELY OWNED OUTDOOR SWIMMING POOLS BE RECEIVED FOR INFORMATION.
- B. THAT COUNCIL PROVIDE DIRECTION TO NOT AMEND THE TOWN'S CURRENT PRIVATE SWIMMING POOL ENCLOSURE BY-LAW TO INCLUDE FOUR SIDED ENCLOSURE REQUIREMENTS AT THIS TIME, BUT PROMOTE AND ENFORCE THE TOWN'S CURRENT BY-LAW, THAT ALL RESIDENTS REQUESTING POOL PERMITS BE MADE AWARE OF THE POTENTIAL DANGERS OF USING A WALL AS A FOURTH SIDE OF THE POOL FENCING ENCLOSURE, BE ENCOURAGED TO INVESTIGATE THE INSTALLATION OF MOTION SENSORS AND MORE EFFECTIVE LOCKING MECHANISMS FOR SLIDING GLASS DOORS AND PROVIDED WITH INFORMATION ABOUT CONCERNS AROUND POOL USE AND SAFETY.

**RESOLUTION NO. C-2010-0222**

17.1.10 THAT THE FOLLOWING PERSONS BE APPOINTED TO THE RESPECTIVE HALL BOARDS:

BELHAVEN HALL BOARD ..... JOE POLLARD (MEMBER)  
 PORT BOLSTER HALL BOARD ..... MARILYN REID (SECRETARY)

Carried.....

Reports:

17.2 Reports from the Engineering and Public Works Department:

17.2.2 Award of Tender  
 Road Improvements  
 Various Roads within the Town of Georgina

Report No. EPW-2010-0031

**RESOLUTION NO. C-2010-0223**

1. THAT REPORT NO. EPW-2010-0031 BE RECEIVED FOR INFORMATION.

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

2. THAT THE BID RECEIVED FROM MILLER PAVING LIMITED IN THE AMOUNT OF \$1,198,149.50 NET GST FOR ROAD IMPROVEMENTS ON VARIOUS ROADS WITHIN THE TOWN OF GEORGINA IS ACCEPTED AND THAT A BY-LAW BE PASSED AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO A CONTRACT BETWEEN MILLER PAVING LIMITED AND THE TOWN OF GEORGINA.

Advisement: Refer to Item No. 18.1 of this agenda concerning Stoney Batter Road.

- 17.2.3           Assumption of Roads  
Plan of Subdivision 19T-91002  
Cedarwood Subdivision – Phases I, II and III  
Registered Plan Nos. 65M-3797, 65M-3859 and 65M-3860  
  
Report No. EPW-2010-0032

**RESOLUTION NO. C-2010-0224**

1. THAT REPORT NO. EPW-2010-0032 BE RECEIVED FOR INFORMATION.
2. THAT SCHEDULE "A" TO BY-LAW 94-60 (PWO-2) BE FURTHER AMENDED TO ASSUME THE ROADWAYS WITHIN PHASES I, II AND III OF THE CEDARWOOD SUBDIVISION AS LISTED ON TABLE 1, ATTACHED.

- 17.2.4           Assumption of Roads  
Plan of Subdivisions 19T-85097, 19T-92013 and 19T-95094  
Northdale Heights subdivision – Phases I, II and III  
Registered Plan Nos. 65M-3421 and 65M-3704  
  
Report No. EPW-2010-0033

**RESOLUTION NO. C-2010-0225**

1. THAT REPORT NO. EPW-2010-0033 BE RECEIVED FOR INFORMATION.
2. THAT SCHEDULE "A" TO BY-LAW 94-60 (PWO-2) BE FURTHER AMENDED TO ASSUME THE ROADWAYS WITHIN PHASES I, II AND III OF THE NORTHDAL HEIGHTS SUBDIVISION AS LISTED ON TABLE 1, ATTACHED.



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

17.2.5 Assumption of Roads  
Plan of Subdivision 19T-94033  
Keswick North Subdivision – Keskinonge Development  
Registered Plan No. 65M-3206

Report No. EPW-2010-0034

**RESOLUTION NO. C-2010-0226**

1. THAT REPORT NO. EPW-2010-0034 BE RECEIVED FOR INFORMATION.
2. THAT SCHEDULE "A" TO BY-LAW 94-60 (PWO-2) BE FURTHER AMENDED TO ASSUME THE ROADWAYS WITHIN THE KESWICK NORTH SUBDIVISION AS LISTED ON TABLE 1, ATTACHED.

17.3 Report from the Recreation, Parks and Culture Department:

17.3.1 Gen Sports & Cycle Lease Renewal

Report No. LS-2010-0011

**RESOLUTION NO. C-2010-0227**

- 1 THAT REPORT NO. LS-2010-0011 BE RECEIVED.
- 2 THAT MAYOR AND COUNCIL PASS A BYLAW AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO AN AGREEMENT WITH 2015176 ONTARIO INC. (GEN SPORTS & CYCLE) FOR THE TERM OF AUGUST 31, 2010 TO AUGUST 31, 2012 TO LEASE THE DESIGNATED SPACE AT THE GEORGINA ICE PALACE.

17.4 Reports from the Administrative Services Department:

17.5.1 Election Sign By-law

Report No. DAS-2010-0036

**RESOLUTION NO. C-2010-0228**

1. THAT REPORT NO. DAS-2010-0036 BE RECEIVED.

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

2. THAT THE DRAFT BY-LAW TO REPLACE BY-LAW NO. 2006-0008 (EL-1) BEING A BY-LAW TO REGULATE THE ERECTION AND MAINTENANCE OF ELECTION SIGNS WITHIN THE TOWN OF GEORGINA BE ADVERTISED THE WEEKS OF JULY 8<sup>TH</sup> AND JULY 15<sup>TH</sup>, AND BE PASSED AT THE JULY 19<sup>TH</sup> COUNCIL MEETING.

17.5.2 Use of Corporate and Communication Resources for Election Purposes

Report No. DAS-2010-0037

**RESOLUTION NO. C-2010-0229**

1. THAT REPORT NO. DAS-2010-0037 BE RECEIVED.
2. THAT COUNCIL APPROVE THE POLICY ON THE USE OF CORPORATE AND COMMUNICATION RESOURCES FOR ELECTION PURPOSES.

17.5.3 Administrative Services Fees and Charges By-law

Report No. DAS-2010-0038

**RESOLUTION NO. C-2010-0230**

1. THAT REPORT NO. DAS-2010-0038 BE RECEIVED.
2. THAT COUNCIL APPROVE THE BY-LAW TO ESTABLISH FEES AND CHARGES FOR ADMINISTRATIVE SERVICES AND THE BY-LAW TO AMEND APPENDIX 'C' TO BY-LAW NO. 2002-0169 (LI-3), BEING THE TAXICAB TARIFF FEES, AS ATTACHED.

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

None.

## 12. PRESENTATIONS:

### 12.1 Steve Thurlow, MM Dillon, respecting the Fire Master Plan.

Mr. Thurlow, Dillon Consulting, thanked everyone involved in putting the Fire Master Plan together and proceeded to outline the plan for Council's benefit at this time.

Mr. Thurlow explained that the plan is a comprehensive evaluation of a municipal fire department and develops comprehensive short and long term strategies to address community fire risk and service delivery options over the next 10 years. It also involves a financial assessment of capital costs, operating costs and growth-related costs (copy attached).

Mr. Thurlow explained that the guidelines of the Fire Protection and Prevention Act, 1997 state that 'every municipality shall establish a program in the municipality which must include public education with respect to fire safety, certain components of fire prevention and provide such other fire protection services as it determines may be necessary in accordance with its needs and circumstances'. The Comprehensive Fire Safety Effectiveness Model developed by the Office of the Fire Marshal, Ontario identifies three lines of defense in providing public fire protection; education and prevention, fire safety standards and enforcement and emergency response.

Mr. Thurlow indicated the four main challenges addressed by the Fire Master Plan; i) growth in the municipality, in fill housing, demographic changes and increasing demands for service, ii) sustaining a composite fire department model that values the volunteer firefighters and supports community participation, iii) use of fire prevention and public education programs as the first line of defense in the comprehensive fire safety effectiveness model and iv) shift to a minimum staffing of four full-time fire fighters assigned to each vehicle staffed by full-time firefighters on a '24/7' basis.

Mr. Thurlow recommended that in the short term, the municipality add an Administrative Assistant position, establish a second Alternate Emergency Management Coordinator, develop a rotating on-call schedule for the Fire Chief and Deputy Chief, initiate a space needs assessment study and continue to improve the use of the records management software. In the long term, he recommended that the municipality complete the space needs assessment and identify costs in the 10-year capital budget process.

Mr. Thurlow stated that typically he sees backup coming from the Clerk's Department. He recommended that Council approve the report and direct the Fire Chief to come back with his recommendations on how to implement the plan's recommendations. He noted that the Master Plan is a guideline and doesn't commit Council to anything until staff comes back with their reports, but it is a good idea to have an approved master plan on record.

12. PRESENTATIONS cont'd:

Sue Plamondon, Chief Administrative Officer, stated that the Fire Chief is being requested to prepare an implementation report when time permits. She pointed out that there are a number of recommendations in the Master Plan and it is not possible to incorporate all of these points at once, especially since some include significant budget considerations. She stated that deferring the final decision on this report to the July 19<sup>th</sup> Council Meeting would be fine.

Moved by Councillor Jamieson

Seconded by Councillor Smockum

**RESOLUTION NO. C-2010-0231**

THAT THE PRESENTATION BY STEVE THURLOW OF MM DILLON CONSULTING CONCERNING THE FIRE MASTER PLAN BE RECEIVED.

Carried.....

Deputy Mayor Wheeler moved forward and dealt with Item No. 17.4.1 at this time.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.4 Report from the Emergency Services Department:

17.4.1 Master Fire Plan

Report No. DES-2010-0002

Moved by Councillor Jamieson

Seconded by Councillor Jordan Clark

**RESOLUTION NO. C-2010-0232**

THAT THE APPROVAL OF THE RECOMMENDATIONS FOR REPORT NO. DES-2010-0002 ENTITLED 'FIRE MASTER PLAN' BE DEFERRED TO THE COUNCIL MEETING OF JULY 19<sup>TH</sup>.

Carried.....

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:14. PUBLIC MEETINGS:14.1 Statutory Public Meetings:

- 14.1.1 Application to Amend Zoning by-law 500 (8:09 p.m.)  
BORDEN KENT  
Lot 1, Concession 4 (NG)  
AGENT: Michael Smith Planning Consultants  
  
Report No. PB-2010-0056

Mr. Harold Lenters, Director of Planning and Building, advised that he had received a message from the Mayor stating that he would be arriving late to this meeting and requesting that this first public meeting be delayed until later in the meeting so that he would be present to discuss the rezoning.

Moved by Councillor Jordan Clark

Seconded by Councillor Szollosy

That item No. 14.1.1, Report No. PB-2010-0056 be deferred to a future meeting.

Motion withdrawn.....

It was suggested that the meeting be held concerning Item No. 14.1.1, and then possibly deferred so that Council meets the requirements of the Planning Act.

Moved by Councillor Jamieson

Seconded by Councillor Smockum

That the Mayor's request to defer this item to later in the meeting be honoured and that Council proceed with Item Nos. 14.1.2 and 14.1.3 prior to dealing with Item No. 14.1.1

Carried.....

- 14.1.2 Application to Amend the Official Plan, Zoning By-law 500 (8:11 p.m.)  
and for Draft Plan of Subdivision Approval  
DIMITRA'S WALK ESTATES INC. and Nickolas Court Inc.  
Lots 18 & 19, Concession 9  
AGENT: Michael Smith Planning Consultants  
  
Report No. PB-2010-0057

14. PUBLIC MEETINGS cont'd:

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

Mr. Michael Smith of Michael Smith Planning Consultants, agent for the applicant, stated that the Ballymore subdivision is at the west limit of the Northwest Development Area Plan. The combined area of property owned by Dimitra's Walk Estates and Nickolas Court is 30.3 hectares, with 245 metres of frontage on Baseline Road. The property contains regionally significant woodlots and Provincially Significant Wetlands. Buffers will be provided around the wetland and forest areas. The remainder of the property was farmed at one point, but has been fallow for several years. He explained that there is one dwelling on the northerly property along with several farm-related buildings. The properties are generally flat in nature with portions sloping down toward two storm ponds. The northerly half of the property formally known as the Whitcombe property was acquired by the applicant in 2002 and the southerly half acquired by Nicolas Court in 2004.

Mr. Smith stated that prior to the purchase of this land in 1995, draft plans of subdivision were submitted which proposed 158 dwelling units. An Official Plan Amendment application was not filed at that time and approval was granted by the Region in 1997. There was no servicing capacity available in 1997 which resulted in the planning applications remaining on hold pending the completion of the Sutton Sewage Treatment Plant expansion in 2004. After the appeal of the Northwest Sutton Development Area Plan in 2007, a new plan was developed and submitted to the Region and to the Town with increases in dwelling units to 206 but it did not conform to either the Sutton Secondary Plan or Northwest Sutton Development Area Plan and the applicants did not pursue an appeal.

Mr. Smith explained that the Northwest Sutton Development Area Plan was revised several times and in 2009 was the framework for the preparation of this subdivision application. This draft plan of subdivision was prepared in 2009 for 100 units. Since the subdivision was under appeal, a revised application was not required. An official Plan Amendment was submitted to the Town and subsequently appealed in 2010. A pre-hearing date is expected in August of 2010.

Mr. Smith stated that he believes that the plan now conforms to all of the applicable policies and is generally acceptable. The subdivision as proposed contains residential, commercial and open space uses of 100 units in total; 10 residential lots with 20 metre frontages, 78 residential lots with 12 metre frontages and 12 townhouse units with 6 metre frontages. It also contains blocks for general commercial, landowner conservation area, open space and a buffer

Mr. Smith pointed out that this subdivision will complement the adjacent Ballymore subdivision by creating a townhouse centre. The commercial component illustrates 1.64 hectares of land yielding approximately 3,400 square metres of building along with parking and loading spaces. The remainder of 22.8 hectares is being retained

14. PUBLIC MEETINGS cont'd:

for Open Space purposes; 75% of the plan is designated for Open Space. He stated that servicing capacity has been negotiated with the Region for 100 units in relation to the expansion of the Sutton Sewage Treatment Plant. The proposal predates the Sutton Secondary Plan, Provincial Policy Statement of 1997, the Growth Plan and the Lake Simcoe Protection Plan, but the applicant is working within the guidelines of these policies, working with the Region, the Lake Simcoe Region Conservation Authority and Town staff to develop a plan which is consistent with these policies to protect the natural environment and provide mixed housing and densities.

Mr. Smith requested Council adopt the recommendations of the Town Planner.

Mr. Gord Dickson, Planner, provided a brief overview of the application at this time, indicating that the application consists of 88 single detached and 12 townhouse units and is an extension of the application submitted over a decade ago. Original applications for plan of subdivision and zoning by-law amendment were received in March of 1995 for a development of 158 units and followed by an application for an official plan amendment only recently.

Mr. Dickson stated that these applications were held in abeyance for a number of years pending the preparation and approval of the Sutton Secondary Plan, which received Regional approval in 1997. A requirement of that plan was the preparation of the Northwest Sutton Development Area Plan. The Town's position in respect to the processing of the revised applications was that they were premature on the basis that the Development Area Plan had not been completed and there were significant environmental issues that had not yet been clarified through background reports and analyses.

Mr. Dickson stated that through the completion of the Northwest Sutton Development Area Plan and a number of reports, studies and analyses for the Development Area Plan, staff believes that the development proposal has evolved substantially from its original version and staff is comfortable that all the issues have been adequately addressed. He noted that the urban design guidelines set out in the proposed Sutton/Jackson's Point Secondary Plan will be included in a future planning staff report to Council.

Mr. Mark King, 5092 Baseline Road, Sutton, inquired about the location of his property on the site plan and was advised that his land is to the east of the subject land with residential units proposed behind his property.

Mr. King stated that a park was originally proposed for the land behind his property.

14. PUBLIC MEETINGS cont'd:

Mr. Smith explained that at some point the community park originally proposed to be located behind Mr. King's property was relocated elsewhere on the plan and that residential units are now proposed in this location.

Mr. King explained that due to his business, he has trucks returning to his property in the middle of the night with backup beepers, etc., which create some noise. When the park was proposed behind his property it would have created a buffer between his property and the residential units and he is concerned that complaints will result from the future owners of the residential units.

Mr. Smith stated that this concern will be reviewed to see how it can be addressed.

Mr. Smith noted that it is not necessary that property lines of properties backing one another line up. He also noted that the Open Space in the plan will be dedicated to the Town.

Mr. Harold Lenters, Director of Planning and Building, explained that there are applications at the Ontario Municipal Board level, but since these are revised applications before Council at this time, the intent is that if Council approves the applications, staff will carry out the documentation of approval of the applications through this process rather than going through an Ontario Municipal Board process. He stated that staff will attempt to cancel the Board hearing in order to save time and money on everyone's behalf. The related by-laws will come back to Council at a future date concerning the Official Plan amendment and Zoning by-law amendment.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

**RESOLUTION NO. C-2010-0233**

- A. THAT REPORT PB-2010-0057 BE RECEIVED AS INFORMATION.
- B. THAT COUNCIL APPROVE THE PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENTS, AND ZONING BY-LAW AMENDMENTS AS PRESENTLY PROPOSED AND APPEALED TO THE ONTARIO MUNICIPAL BOARD.
- C. THAT STAFF REPORT FURTHER BACK TO COUNCIL REGARDING DRAFT PLAN CONDITIONS, AMENDING ZONING BY-LAW AND URBAN DESIGN/ARCHITECTURAL DESIGN GUIDELINES.



14. PUBLIC MEETINGS cont'd:

- D. THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2010-0057 AND COUNCIL'S RESOLUTION THEREON TO THE TOWN SOLICITOR, THE YORK REGION COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES, AND THE ONTARIO MUNICIPAL BOARD.
- E. IN THE EVENT THESE MATTERS ARE PROCEEDING TO THE OMB, THAT STAFF, THE TOWN SOLICITOR AND THE TOWN'S CONSULTANTS BE DIRECTED TO REPRESENT THE TOWN OF GEORGINA IN REGARD TO THE APPEALS AT FUTURE HEARINGS.

Carried.....

14.1.3            Application to Amend Zoning By-law 500            (8:37 p.m.)  
DANBROOK BROTHERS BUILDERS LTD.  
Part Lot 3, Concession 7 (NG); McCowan Road  
AGENT: Gunnell Engineering

Report No. PB-2010-0058

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

Mr. Eric Gunnell of Gunnell Engineering Ltd., agent, stated that the subject property is located on McCowan Road north of Ravenshoe Road. The subject land is vacant and is 8.1 hectares in size with 100 metres of frontage. Adjacent land uses include rural residential use to the south, vacant rural land to the north and a variety of industrial uses on the west side of McCowan Road including a public garage and recycling facility on the northwest and extractive industrial lands directly opposite the property.

Mr. Gunnell stated that although the Official Plan permits single family dwellings, the property does not conform to the zoning by-law resulting in a site specific zoning bylaw amendment application being required. The rear of the property is designated as an environmental protection area.

Mr. Gunnell explained that the first 85 metres of the lot is largely vacant and beyond that is woodlot with wetlands. The proposal is to develop the house on the south side further away from the hydro transmission tower with a driveway, septic tank system and well. Two recent issues relate to the proximity of the property to La Rue's gravel pit with regard to noise, dust, odor and traffic impacts. The Ministry guidelines indicate that construction on the subject land is acceptable, with a caution being registered on title.

Mr. Gunnell indicated that Hydro One has no issues with the application, also with a caution being registered on title.

14. PUBLIC MEETINGS cont'd:

Mr. Gunnell indicated that a neighbouring property owner has had no issue with the hydro corridor or transformer station. He has indicated that the La Rue's pit has not been actively used as a quarry for some time and is used as a transfer station mostly. The actual main access to the pit is located 300 metres north of the property with the greatest volume of traffic going in a northerly direction and by 5:00 p.m. operations are shut down, so the neighbour does not have much criticism or comment.

Ms. Megan Grant, Planner, stated that the subject property is a rural undersized property on the east side of McCowan. The gravel pit is part of the Aggregate Resource Priority Area and part of the intention of the Official Plan in identifying these priority areas is to ensure that the current uses on the property and future extractive uses are protected. There is a required 300 metre setback from licensed pits and this pit is licensed. Because the Town does not have a specific set of guidelines for this pit, the Provincial guidelines are used to determine the appropriate setbacks and remediation techniques that might be required. Generally, the Region acts as commenting agency on behalf of the province, and no comments have been received from them to date.

Ms. Grant advised that studies will need to be carried out with regard to the compatibility of the application with the existing industrial use, using Ministry of Environment guidelines. Hydro One Network did not object but did note that if noise tests are conducted or required and noise attenuation is needed, they would not be responsible for any costs involved. She explained that the applicable provincial guideline for ensuring compatibility between industrial uses and sensitive land uses is Guideline D6 which speaks to the operation on site and traffic impacts. A traffic study has yet to be conducted, so it is premature to finalize the site specific zoning on this site until staff determines if remediation and setbacks will be necessary.

Ms. Grant indicated that staff is comfortable with the Environmental Impact Statement recommendations with regard to the natural heritage features on the property. She also noted that no comments have yet to be received from the region with regard to the application or its possible impacts on the Mineral Aggregate Resource Area.

Mr. Gunnell stated that the applicant will commission the noise and gravel pit proximity studies to be conducted.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

**RESOLUTION NO. C-2010-0234**

A. THAT REPORT PB-2010-0058 BE RECEIVED AS INFORMATION.

14. PUBLIC MEETINGS cont'd:

## B. THAT STAFF REPORT FURTHER TO COUNCIL FOLLOWING:

- i) THE RECEIPT AND ASSESSMENT OF PUBLIC, COUNCIL AND EXTERNAL AGENCY COMMENTS; AND,
- ii) THAT THE APPLICANT UNDERTAKE TO ADDRESS CONCERNS, MATTERS AND ISSUES IDENTIFIED IN REPORT PB-2010-0058 AND ANY ADDITIONAL CONCERNS RAISED AT THE PUBLIC MEETING AND THROUGH AGENCY COMMENTS.

Carried.....

14.1.1      Application to Amend Zoning by-law 500      **(8:50 p.m.)**  
                  BORDEN KENT  
                  Lot 1, Concession 4 (NG)  
                  AGENT: Michael Smith Planning Consultants  
  
                  Report No. PB-2010-0056

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

Michael Smith of Michael Smith Planning Consultants, agent for the owner, indicated that John Owen, Architect, is also in attendance. He indicated that the subject property is on the corner of Woodbine Avenue and Ravenshoe Road and is located closely to the terminus of the Hwy 404 extension planned for completion in 2012. The applicant is requesting Council to change the zoning on the property from Rural (RU) to Highway Commercial (C2) with special provisions and a portion to be zoned Open Space (OS) to protect the environmental buffer. The special provisions are with regard to limiting permitted uses and to allow for driveway widths in accordance with the Regional requirements.

Mr. Smith explained that the subject property was acquired in 1957 for use as a gas station, noting that it has also been used as a dry cleaning outlet. Mr. Kent, the owner, personally acquired the property in 1986, but the land was owned by his family before that date. The owner acquired the property for commercial purposes. He explained that a zoning by-law amendment application was submitted in 1998 to permit Highway Commercial uses in a C2 zone. It was requested at that time to permit the establishment of a motor vehicle sales/rental establishment. The initial proposal for a sales area was abandoned and the applicant now proposes a gas station with a motor vehicle washing establishment. He indicated that comments

14. PUBLIC MEETINGS cont'd:

have been received from the Lake Simcoe Region Conservation Authority, the Region, the Town's On-Site Sewage Inspector, and none have an objection to the application. He noted that the On-Site Sewage Inspector has requested more relevant information be submitted.

Mr. Smith indicated that the subject land is square in shape and is approximately eight (8) hectares or two (2) acres in size with 87 metres frontage each on Woodbine Avenue and on Ravenshoe Road. The Ministry of Transportation acquired a road widening along both frontages, slightly reducing the lot size. He advised that the lot was filled with soil in the 1980's. He also noted that the advertising signs will be removed and the trailers were removed in the spring as requested by the Town.

Mr. Smith explained that the first public meeting for this property was held in 1999 but the application did not support a sales establishment and did not conform to the Region's Official Plan, and was deferred. Subsequently, a Provincial Environmental Assessment was conducted with regard to the Highway 404 extension, a new Official Plan was approved in 2003, a Greenbelt freeze occurred in 2003, the Keswick Business Park Study and Secondary Plan were conducted in 2008. All of these issues resulted in further delays in processing the application, but the owner chose not to appeal.

Mr. Smith stated that the application predates the Provincial Policy Statement, the Official Plan, the Keswick Business Park Secondary Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan. His client has tried to work within the scope of these documents and has an ongoing dialogue with the Conservation Authority. The property is not within a flood plain, and there are no threatened or rare or endangered species on the property. A buffer is proposed from lands to the north and will be rezoned to Open Space (OS), which is acceptable with the Conservation Authority with connection to the Provincially Significant Wetlands adjacent. A traffic analysis has been submitted and it has been agreed that the proposed access points were acceptable provided they are constructed to the proper standards and subject to final site plan approval. The Region's standard of a 12 metre minimum is greater than the Town's zoning by-law standard of 9 metres. He noted that the application conforms to Region's Official Plan.

Mr. Smith explained that he and the owner have spent some time with Planning staff to determine the appropriate proposed uses and these uses have been significantly reduced to a veterinary clinic, motor vehicle fuel bar, restaurant and tourist information centre.

14. PUBLIC MEETINGS cont'd:

Mr. John Owen, Architect, gave a brief overview of the site, indicating that the site plan complies with all agency comments. The proposal includes a small store of 190 square metres and a car wash of 1,000 square feet, along with ramps, loading spaces, and a vacuum and air pump facility. He noted that 99% of the water consumed will be recycled. 8,000-9,000 litres per day water flow is proposed. The car wash area will have a non-corporate look and will have a more residential look and will be hidden from view for the most part.

Mr. Smith stated that they have had a number of discussions with staff regarding the significance of this corner for the Town, that it should be an important entrance feature to the Town. It was agreed to retain a professional to come up with an appropriate design. The owner would provide the Town with an easement over this strip of land for maintenance of the feature and also give a contribution towards the cost of this feature.

Mr. Smith explained that without the zoning in place, the property cannot be sold and noted that the owner will not invest in the site plan process because he will not be developing the property. And until a by-law is passed, negotiations cannot be finalized and consequently the owner is opposed to Recommendation D of the report that states that prior to the adoption of the amending by-law, that the applicant proceed sufficiently through the site plan review process to the satisfaction of Town staff. Instead, Mr. Smith suggested that a holding zone provision be placed on the zoning by-law and that the by-law not be passed until site plan approval has been obtained.

Mr. Smith requested Council to approve the application at this meeting. He stated that this is a matter that has been fully explored by different agencies and staff and has met all of the policies in place at the time of application, but meets the policies in place today as well.

Mr. Gord Dickson, Planner, stated that the application is requesting the rezoning of the subject lands from Rural (RU) to Highway Commercial (C2) to permit a motor vehicle fuel bar. The process commenced in 1999 and the direction at that time was deferral of the applications until it could conform to the Regional Official Plan and environmental work had been undertaken. In February of 2010, staff received a revised concept to accommodate a motor vehicle fuel bar. He explained that the revised concept is more appropriate for the property. The Region has confirmed that the application does not require a regional Official Plan Amendment. The development proposal does not negatively affect adjacent wetland and is not within a flood plain.

14. PUBLIC MEETINGS cont'd:

Mr. Dickson stated that the Town would ensure through the site plan approval process that future development is aesthetically appropriate and functional. Staff recommends a holding zone, conditional on all advertising signs being removed from the property.

Mr. Harold Lenters, Director of Planning and Building, stated that in addition to the removal of advertising signs, it would be appropriate that the Town require approval of the site plan drawings. He explained that because of the key gateway location of the subject property, it should be the most aesthetically pleasing gas bar in York Region. He also noted that the balance of the lands surrounding the property are still subject to the overlay designation for the Keswick Business Park Study. The property surrounding the subject property requires amendments to the local plan and to the regional plan and has to meet the tests of the Greenbelt Plan. He noted that staff has not received any information indicating the need for further development beyond this property in this location. He further noted that the subject property is not large and does not lend itself to a lot of different uses.

Mrs. Debbie Gordon, 44 Riverglen Drive and the Director of the Save the Maskinonge organization, indicated that one cannot look at issues in isolation and they have cumulative affects. She stated that even though the subject property is not within a wetland, it is not reassuring. She stated that it is not recommended to develop on a septic system and referenced the local dump and the environmental issues associated with the Smelter that the Town has had to deal with over the last several years, as well as drainage problems north of Ravenshoe and noting that in April the Lake Simcoe Region Conservation Authority permitted channeling and dredging of a property to the north which resulted in large amounts of water on the property. This is a wetland area and the water will be affected by this property.

Mrs. Gordon explained that a hydrological study has been requested on the subject property. She stated that contaminants should not be placed in an area where water problems exist. She spoke with the Department of Fisheries and Oceans (DFO) and the Ministry of the Environment (MOE) and she was advised that gas stations leak all the time. She stated that of all the potential uses on this property, why risk developing a gas station when most of Keswick drinks out of Cooks Bay and this property is on that same watershed. She stated that nobody knows why the water does not drain from this area and we should not be adding to the already existing problems.

Mrs. Gordon indicated that correspondence from the Ministry of Transportation has indicated that the property across Ravenshoe Road to the south will remain neutral and no development will be permitted.

14. PUBLIC MEETINGS cont'd:

Mr. Lenters stated that if this was a new application, staff would look at the Greenbelt legislation and it would be a different situation. He indicated that the Greenbelt legislation permits this application to continue. The original application was very similar to this revised application, but permitted a broader range of uses than this application does.

Mr. Lenters stated that ultimately planning reasons are necessary to support a refusal of an application and if it was refused for environmental reasons, it would require the backing of an environmental expert who would provide evidence that the application would have environmental impacts contrary to what the Lake Simcoe Region Conservation Authority indicates and contrary to the work that has been conducted on the property to date. Council can be more restrictive if it wishes, but it would still require evidence and justification.

Mr. Lenters explained that the Greenbelt legislation speaks to municipalities being able to be more restrictive, provided the restrictions do not conflict with the policies of the legislation. Ultimately, agriculture and the Greenbelt Plan has priority over the environment in many cases and because of the original submission date of this application, it predates the Greenbelt Plan policies.

Mr. Bob Magloughlen, Director of Engineering and Public Works, stated that the application does not affect the design of the intersection, only the streetscaping and entrance feature issue.

Mrs. Karyn Stone, Director of Economic Development, explained that the entrance feature is delayed until the final design for the subject property has been decided. She did indicate that they would like to incorporate a water feature into the entrance feature.

Mr. Lenters indicated that there should be some consistency between the intersection plan, the wall entrance feature and the development on the subject property so that all aspects relate to one another and create an attractive intersection.

Mr. Lenters explained that a holding zone allows Council to pass a by-law to permit the uses subject to certain issues that are the subject of the holding zone. A holding zone is subject to an appeal period, and if it is not appealed, the by-law would be approved but the actual affect of the by-law would only be in place once the conditions of the holding provisions have been met. At that time, the holding zone would be lifted and the by-law would be in force.

14. PUBLIC MEETINGS cont'd:

Mr. Lenters Harold stated that the issue surrounding the subject property is whether or not these lands are part of a long term supply of agricultural lands that are significant to the Town, Region or Province. He explained that given its location, these lands are not prime agricultural lands. The agricultural policy area is still in effect, but the Region's plan has a policy that speaks to existing planning documents, and land uses approved are recognized. They recognize that the subject lands are not significant agricultural lands.

Mayor Grossi arrived at this time (9:25 p.m.).

Mr. Lenters explained that the lands to the east of this site on Ravenshoe Road were worked up and drained. He indicated that these lands were originally part of the Business Park Study overlay but this overlay was removed when staff received confirmation from the Conservation Authority that the majority of the area was in a flood plain. When the Keswick Business Park was approved to the north, it was appropriate at the request of the landowners to the south to look at the lands closely to determine if there were some lands outside the floodplain such as the subject property and to do the necessary work. All of the lands are within the Natural Heritage designation in the Greenbelt Plan and under the Greenbelt legislation, section 3.4.4, those property owners had the same opportunity as the Town did with the Business Park, as an area that could potentially be developed. One of the rules in this section is that the natural heritage designation cannot physically be removed, but the boundary lines can be refined. Some property may be able to support some development, but it would be impossible to remove most of lands from the natural heritage designation. In order to comply with Section 3.4.4, the Town needs to re-designate lands through a conformity exercise. The property owners need to prove that their property is outside the flood plain and no significant features exist in order to facilitate boundary line changes. Staff have received nothing based on any studies to date to suggest that this might happen as all the land in this immediate area are subject to the Greenbelt Plan. The subject property is different as it predates everything and is above the floodplain.

Mr. Lenters suggested a holding provision to deal with the approval of the site plans and drawings. It is important that the Town has a site plan that meets everything discussed to date. Either the removal of the signs should be a condition of a holding provision or if the zoning amendment is approved and is not appealed, the signs be removed as a condition of the by-law coming into force. If the signs are included in a holding zone, prior to site plan approval, the signs should be removed.

Mr. Paul Harpley of the South Lake Simcoe Naturalists and a member of the Ontario Nature Federation, stated that with regard to the notice of this meeting, he could review the report on the Town's website, but he believes the plan available at this meeting should be available to everyone at the same time and in the same way as the report.



14. PUBLIC MEETINGS cont'd:

Mr. Harpley stated that it is premature for Council to be requested to make a decision on one of the most important entrances to the Town and on a property that is located so close to Lake Simcoe. It has been said that the subject property is apparently mostly above the flood line, but fill has been placed on the site to create this. The soils below the surface are the main determinant on drainage and any effects on the eco system linkages in the Greenbelt within the sensitive Maskinonge River area.

Mr. Harpley stated that the world has changed a lot in the last few years, that staff and Council should be aware of this and taking this into serious consideration. The members of the Club have reviewed the uses deemed appropriate for the subject site and believe that you would never see such a proposed development in a significant wetland when not necessary. The Membership's interests are in natural heritage, the environment, aesthetics and in historical aspects of the Town and they believe this is an excellent opportunity to make important statements of the future of this community. This is not a site in the built-up area of the Town, this is an entranceway to the Town and if Council and the public want to highlight the Town, a tourist information centre would be the best choice and possibly a high-end type restaurant and these opportunities should be explored.

Mr. Harpley stated that the owner intends to obtain the designation and then sell the property to let someone else develop it. He suggested that the Town look at putting out a Request For Proposal (RFP) for some serious exciting designs and plans for this entrance feature.

Mr. Smith reminded Council that the Province, the Region and the Town set forth the process that property owners are expected to follow. In 1998 Council indicated that several uses could be considered for this site. As time progressed, the owner had the right of appeal and chose not to be adversarial, wanted to work with staff and has met with them over the last ten (10) years. The property has been subject to different policies over the years, but he recognized his rights at the time of filing the application and is asking Council to respect those rights.

Mr. Lenters indicated that the applicant could appeal a refusal decision to the Ontario Municipal Board and the issue would then be dealt with through the Board. Mr. Lenters stated that the key agency relied upon is the Lake Simcoe Region Conservation Authority and comments received from the Authority indicate that it is satisfied that the proposal will have no adverse impacts. He noted that the soils issue can be examined at the site plan stage.

14. PUBLIC MEETINGS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Jordan Clark

That the decision on Report No. PB-2010-0057 be deferred to the next scheduled Council meeting, pending additional environmental information to come forward from the Ministry of the Environment and Lake Simcoe Region Conservation Authority, if any.

Defeated.....

Moved by Councillor Jordan Clark

Seconded by Councillor Szollosy

That Report No. PB-2010-0057 be received for information and staff report further to Council following the receipt and assessment of public, Council and external agency comments.

Defeated.....

Moved by Councillor Jamieson

Seconded by Mayor Grossi

THAT RECOMMENDATION 'D' THAT READS 'THAT PRIOR TO THE ADOPTION OF THE AMENDING ZONING BY-LAW, THE APPLICANT PROCEED SUFFICIENTLY THROUGH THE SITE PLAN REVIEW PROCESS TO THE SATISFACTION OF TOWN STAFF AND, IF NECESSARY, THAT STAFF REPORT TO COUNCIL IN A FUTURE REPORT' BE REMOVED FROM THE MAIN MOTION AND REPLACED WITH A HOLDING ZONE PROVISION.

Carried.....

Moved by Councillor Smockum

Seconded by Mayor Grossi

**RESOLUTION NO. C-2010-0235**

A. THAT REPORT PB-2010-0056 BE RECEIVED AS INFORMATION

14. PUBLIC MEETINGS cont'd:

- B. THAT THE ZONING BYLAW AMENDMENT APPLICATION TO REZONE PART OF LOT 1, CONCESSION 4 (N.G.) FROM RURAL (RU) TO A SITE SPECIFIC HIGHWAY COMMERCIAL (C2) ZONE, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITION:
- (I) THAT FURTHER INFORMATION CONCERNING PROPOSED SEPTIC SYSTEM DESIGN AND TOTAL ANTICIPATED DAILY WATER USAGE BE FORWARDED TO THE SATISFACTION OF THE TOWN'S ON-SITE SEWAGE INSPECTOR.
- C. THAT THE AMENDING BY-LAW RESTRICT THE PERMITTED USES TO THOSE AS IDENTIFIED IN THE STAFF REPORT.
- D. THAT ANY INTERESTED PARTIES TO THE ZONING BYLAW AMENDMENT APPLICATIONS BE SENT AN INVITATION TO ATTEND A FUTURE SITE PLAN CONTROL MEETING.
- E. THAT PURSUANT TO SECTION 34(17) OF THE PLANNING ACT, R.S.O., 1990, AS AMENDED, COUNCIL DEEMS THAT FURTHER NOTICE IS NOT REQUIRED TO BE GIVEN IN RESPECT OF ANY MINOR CHANGES TO THE PROPOSED AMENDING ZONING BY-LAW.
- F. THAT THE AMENDING ZONING BY-LAW INCLUDE A HOLDING ('H') ZONE SYMBOL AND THAT THE REMOVAL OF SUCH NOT OCCUR UNTIL SUCH TIME AS:
- (I) THE EXISTING ADVERTISING SIGNS HAVE BEEN REMOVED FROM THE PROPERTY;
- (II) THAT SATISFACTORY ARRANGEMENTS HAVE BEEN MADE, REGARDING A MUNICIPAL ENTRY FEATURE, INCLUDING THE CONVEYANCE OF ANY EASEMENTS, IF REQUIRED, AND THE APPROVAL OF PLANS AND/OR DRAWINGS;
- (III) THAT THE APPROPRIATE ROAD AUTHORITY HAS AGREED TO THE DESIGN OF THE PROPOSED INGRESS AND EGRESS DRIVEWAYS ON WOODBINE AVENUE AND RAVENSHOE ROAD; AND,
- (IV) THAT SITE PLAN APPROVAL HAS BEEN GRANTED PURSUANT TO SECTION 41 OF THE PLANNING ACT.

Carried.....

14. PUBLIC MEETINGS cont'd:

A recorded vote was requested; the Clerk recorded the vote as follows:

	<u>Yea</u>	<u>Nay</u>
Mayor Grossi	x	
Regional Councillor Wheeler	x	
Councillor Hackenbrook	x	
Councillor Jamieson	x	
Councillor Jordan Clark		x
Councillor Smockum	x	
Councillor Szollosy		x
Total	5	2

Carried.....

Mr. Smith offered an easement over his client's lands for future consideration of an entrance feature at the south-west corner of Woodbine Avenue and Ravenshoe Road. An easement is required permitting the use of the applicant's land for the entry feature and for maintenance of the entry feature.

Mr. Mark Setter, Architect, stated that he is currently reviewing the plans prepared for the entrance feature and is updating those plans. He is expecting that before the site plan meeting, revised plans for new entrance feature will be completed and if Council is not satisfied with the revised plan, they could proceed with a new plan.

It was mentioned that correspondence was received from Lyn Thompson-Alcock objecting to the application for two reasons; the destruction of the Maskinonge River and the need to protect the wetland, and the potential for the creation of a building that will remain vacant or become vacant in future years.

The meeting recessed at 10:18 p.m.; Mayor Grossi resumed the chair at this time.

The meeting resumed at 10:24 p.m.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:17.2 Report from the Engineering and Public Works Department:

- 17.2.1 Woodbine Avenue Widening Project
1. Town Works
  2. Streetscaping Grant Applications

Report No. EPW-2010-0026

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Councillor Szollosy

Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2010-0236**

1. THAT REPORT NO. EPW-2010-0026 BE RECEIVED FOR INFORMATION.
2. SUBJECT TO CONFIRMATION OF SATISFACTORY PHOTOMETRICS, THAT THE BID SUBMITTED BY HD SUPPLY UTILITIES IN THE AMOUNT OF \$482,122.80 (EXCLUDING TAXES) FOR THE SUPPLY OF ORNAMENTAL STREETLIGHT POLES, BRACKETS, BANNER BRACKETS, LIGHTING FIXTURES AND MONUMENT LIGHTING FOR WOODBINE AVENUE IS ACCEPTED AND THAT THE PURCHASING MANAGER IS AUTHORIZED TO ISSUE A PURCHASE ORDER.
3. THAT THE REGION OF YORK BE INVOICED IN THE AMOUNT OF \$80,676 FOR THE SUPPLY OF 45 BRACKETS AND FIXTURES INCLUDED IN THE ABOVE CONTRACT.
4. THAT COUNCIL AUTHORIZES THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS TO MAKE AN APPLICATION TO THE REGION OF YORK TO PROVIDE A STREETSCAPING GRANT IN THE AMOUNT OF \$120,000 FOR THE INCREASED COST TO PROVIDE ORNAMENTAL STREETLIGHTING ON WOODBINE AVENUE AS PART OF YORK REGION CONTRACT NO. 08-104. THE TOWN ASSUMES RESPONSIBILITY FOR THE ONGOING MAINTENANCE OF THIS STREETLIGHTING SYSTEM ONCE CONSTRUCTED.
5. THAT COUNCIL APPROVE THE BUDGET AMOUNT OF \$90,000 TO FUND 50% OF THE COST ASSOCIATED WITH THE CONSTRUCTION OF THE ENHANCED INTERSECTION PLAN AT RAVENSHOE ROAD AND WOODBINE AVENUE AS INDICATED ON SCHEDULE '1'.
6. THAT COUNCIL AUTHORIZES THE ECONOMIC DEVELOPMENT OFFICER TO MAKE AN APPLICATION TO THE REGIONAL MUNICIPALITY OF YORK IN THE AMOUNT OF \$90,000 TO FUND THE REMAINING 50% OF THE COST ASSOCIATED WITH THE CONSTRUCTION OF THE ENHANCED INTERSECTION PLAN AT RAVENSHOE ROAD AND WOODBINE AVENUE AS INDICATED ON SCHEDULE '1'.

Carried....

15. COMMUNICATIONS:

15.2 Matters for Disposition:

- 15.2.1 Betty Anne Martin, Secretary/Treasurer, Sutton Agricultural Society, requesting Council declare the 2010 Sutton Fair and Horse Show being held on August 5<sup>th</sup>-8<sup>th</sup>, 2010, a 'Community Festival Event' and grant permission to host an entertainment tent.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

**RESOLUTION NO. C-2010-0237**

THAT TOWN COUNCIL DECLARE THE SUTTON FAIR AND HORSE SHOW, BEING HELD FROM AUGUST 5 TO 8, 2010, A 'COMMUNITY FESTIVAL EVENT' AND GRANT PERMISSION TO THE SUTTON AGRICULTURAL SOCIETY TO OPERATE AN ENTERTAINMENT TENT DURING THIS EVENT.

Carried.....

- 15.2.2 Denis Kelly, Regional Clerk, Region of York, respecting 'Speed Limit Review, Warden Avenue, Old Homestead Road to Baseline Road' for consideration.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

**RESOLUTION NO. C-2010-0238**

THAT CORRESPONDENCE FROM DENIS KELLY, REGIONAL CLERK, REGION OF YORK, RESPECTING 'SPEED LIMIT REVIEW, WARDEN AVENUE, OLD HOMESTEAD ROAD TO BASELINE ROAD' FOR CONSIDERATION, BE RECEIVED.

Carried.....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

18.1 Stoney Batter Road; 2010 allocation of gas tax of \$1.3 million.

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

**RESOLUTION NO. C-2010-0239**

THAT STAFF NEGOTIATE WITH MILLER PAVING LIMITED TO INCLUDE STONEY BATTER ROAD IN THE CONTRACT FOR ROAD IMPROVEMENTS ON VARIOUS ROADS WITHIN THE TOWN OF GEORGINA, AT THE ORIGINAL CONTRACT PRICE.

Carried.....

Staff was requested to check with both the Town and the Region with regard to weed growth and affected sight lines regarding intersections throughout the Town.

19. REGIONAL BUSINESS:

None.

20. BY-LAWS:

Moved by Councillor Smockum

Seconded by Councillor Jamieson

That the following by-laws be given three readings:

- |      |                                 |  |
|------|---------------------------------|--|
| 20.1 | By-law Number 2010-0065 (CON-1) | Being a By-law to authorize the Mayor and Clerk to execute a Release of the Drainage Agreement respecting Lot 7, Plan 551, 112 Church Street, Keswick                |
| 20.2 | By-law Number 2010-0066 (PL-1)  | Being a By-law to Deem a lot not to be a lot on a Registered Plan of Subdivision; HAVERFORD DEVELOPMENTS INC., Plan 311, Lot 5 and Part Lot 4, 706 Duclos Point Road |

20. BY-LAWS cont'd:

- 20.3 By-law Number 2010-0067 (PL-1) Being a By-law to deem a lot not to be a lot on a Registered Plan of Subdivision; TERELESSY, Charles & Eva, Plan 343, Lot 12 and Part Lot 13, 275 Clarlyn Drive.
- 20.4 By-law Number 2010-0068 (PL-3) Being a By-law to remove certain lands from Part Lot Control, Camlane Holdings Inc./Keslake Investments Ltd., Block 135, Plan 65M-4131
- 20.5 By-law Number 500-2010-0008 Being a By-law to amend Zoning By-law 500, TORRES DEVELOPMENTS INC., Part of Block B, Plan M-1557 and Parts 3, 4, 5 and 65R-6642
- 20.6 By-law Number 2010-0069 (COU-1) Being a By-law to appoint a Joint Compliance Audit Committee between the Towns of Aurora, East Gwillimbury, Georgina, Richmond Hill and Whitchurch-Stouffville and the Town of King; required under Section 81.1 of The Municipal Elections Act, 1996
- 20.7 By-law Number 2010-0070 (CON-2) Being a By-law to authorize the Mayor and Clerk to enter into an Agreement with Evansgolf Corporation for construction of Contract No. LS2010-035; reconstruction of Whipper Watson Park
- 20.8 By-law Number 2010-0071 (CON-2) Being a By-law to authorize the Mayor and Clerk to enter into a Contract with Jericho Youth Services to facilitate youth programs at the Pefferlaw Youth Centre, Sutton Youth Centre and Georgina Gym



20. BY-LAWS cont'd:

- |       |                                 |   |
|-------|---------------------------------|---|
| 20.9  | By-law Number 2010-0072 (PWO-2) | Being a By-law to amend By-law No. 94-60 (PWO-2) and assume certain roads as public highway in the Town of Georgina; roads within Phases I, II and III of the Cedarwood and Northdale Heights Subdivisions and within the Keswick North Subdivision |
| 20.10 | By-law Number 2010-0073 (CON-1) | Being a By-law to authorize the Mayor and Clerk to enter into an Agreement with Zehrs Food Plus (Zehrs) Keswick, respecting Sunday deliveries   |
| 20.11 | By-law Number 2010-0074 (AD-5)  | Being a By-law to establish fees and charges for Administrative Services  |
| 20.12 | By-law Number 2010-0075 (LI-3)  | Being a By-law to amend Appendix 'C' to By-law No. 2002-0169 (LI-3); Taxicab Tariff Fees  |
| 20.13 | By-law Number 2010-0076 (PWO-2) | Being a By-law to authorize the Mayor and Clerk to enter into a Contract between Miller Paving Limited and the Town of Georgina for road improvements on various roads within the Town of Georgina  |
| 20.14 | By-law Number 2010-0077 (EL-1)  | Being a By-law to regulate the erection and maintenance of Election Signs within the Town of Georgina   |
| 20.15 | By-law Number 2010-0078 (CON-1) | Being a By-law to authorize the Mayor and Clerk to enter into an Agreement between 2015176 Ontario Inc. (Gen Sports & Cycle) and the Town of Georgina for the management and use of the Pro Shop operations within the                              |

20. BY-LAWS cont'd:

Georgina Ice Palace building;  
renew current agreement for a  
period from August 31, 2010 to  
August 31, 2012.

Carried.....

21. MOTIONS:

None.

22. NOTICES OF MOTION:

None.

23. OTHER BUSINESS:

None.

24. RECESS COUNCIL AND RESOLVE INTO CLOSED MEETING:

Moved by Councillor Smockum

Seconded by Councillor Jordan Clark

That the Council Meeting recess at this time (10:46 pm) and move into a closed meeting pursuant to Section 239 of The Municipal Act, 2001, as amended, to consider:

- i) Employee negotiations; Section 239(2)(d), C.U.P.E. Local 905
- ii) Personal matter about an identifiable individual; Section 239 (2)(a), grievance

Carried.....

A motion was passed during the Closed Meeting to continue past the hour of 11:00 p.m.

25. RISE AND REPORT FROM CLOSED MEETING:

The Council Meeting resumed at this time (11:15 p.m.); no motions emanated from the closed session:

26. CONFIRMING BY-LAW:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

That the following by-law be given three readings:

By-law Number 2010-0079 (COU-2)

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

Carried.....

27. ADJOURNMENT:

Moved by Councillor Szollosy

Seconded by Regional Councillor Wheeler

That the meeting adjourn at this time (11:15 p.m.).

Carried.....

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Robert Grossi, Mayor

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Roland Chenier, Town Clerk