

**THE CORPORATION OF THE
TOWN OF GEORGINA**

**COMMITTEE OF THE WHOLE
AGENDA**

Monday, May 3, 2010
(9:00 a.m.)

**Keswick Library Annex

1. MOMENT OF MEDITATION
2. ROLL CALL
3. COMMUNITY SERVICE ANNOUNCEMENTS
4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS
5. APPROVAL OF AGENDA
6. DECLARATION OF PECUNIARY INTEREST
7. ADOPTION OF THE MINUTES
 - 7.1 Minutes of the Committee of the Whole Meeting held on April 19, 2010

Pages 1-14
8. BUSINESS ARISING FROM THE MINUTES
9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION
10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
 - 10.1 Matters not subject to individual conflicts
 - 10.2 Matters subject to individual conflicts
11. DEPUTATIONS
12. PRESENTATIONS
13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION
14. PUBLIC MEETINGS

15. COMMUNICATIONS:**15.1 Matters for Routine:****Page 15**

Routine Correspondence

(Advisement: please advise the Town Clerk prior to the meeting if you would like an item discussed, so that it can be made available at the meeting)

15.2 Matters for Disposition:**Page 16**

15.2.1 Michele Vandertillaart, Committee Secretary, Georgina Accessibility Advisory Committee, requesting Council declare the week of June 6-12 as 'National Access Awareness Week'

Pages 17-18

15.2.2 Linda Pabst, Co-Chair of York Region Road Watch Committee and Staff Sergeant Bradley Bulmer, Traffic Bureau Commander, York Regional Police and Co-Chair of York Region Road Watch Committee, requesting; i) that Council appoint a Council Member to act as liaison between the Regional Committee and Georgina Council, ii) that each municipality contribute \$500.00 annually to Road Watch for education and marketing, and iii) declare the week of May 17-23 as 'Road Watch Week'

16. PETITIONS:**17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:****17.1 Reports from the Administrative Services Department:****Pages 19-22**

17.1.1 RFP DAS2010-015 – 2010 Computer Workstation Replacements

Report No. DAS-2010-0019

Recommendation:

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

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Pages 23-25

17.1.2 Acquisition of Cisco Network Switching Equipment

Report No. DAS-2010-0022

Recommendation:

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.

17.2 Reports from the Engineering and Public Works Department:

Pages 26-67

17.2.1 Subdivision Agreement – Cherryview Estates Inc.
Lot 95, Plan 290
Lot 9, Concession 3 (NG)
Brenner Court Extension
Plan of Subdivision No. 19T-95033

Report No. EPW-2010-0020

Recommendation:

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.
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.

Pages 68-74

17.2.2 Reduction of Speed
Elizabeth Street, Douglas Street, Carolyn Street, George Road and
Jaclyn Street

Report No. EPW-2010-0021

Recommendation:

1. That Report No. EPW-2010-0021 be received for information.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd.

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.

17.3 Report from the Planning and Building Department:

Pages 75-105

17.3.1 Draft Sutton/Jackson's Point Secondary Plan – April, 2010
Town of Georgina

Report No. PB-2010-0026

Recommendation:

- 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.

18. UNFINISHED BUSINESS

19. REGIONAL BUSINESS

20. MOTIONS

21. NOTICES OF MOTION

22. OTHER BUSINESS

23. ADJOURNMENT

- 1 -

THE CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE MINUTES

Monday, April 19, 2010
(9:08 a.m.)

**@ Keswick Library Annex

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

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

Mayor Grossi	Regional Councillor Wheeler
Councillor Jordan Clark (arrived at 9:09 a.m.)	
Councillor Jamieson	Councillor Hackenbrook
Councillor Smockum	

3. COMMUNITY SERVICE ANNOUNCEMENTS:

3.1 Mayor Grossi, on behalf of the Alzheimer Society of York Region, to present a Certificate of Appreciation to Councillor Ken Hackenbrook as the Top Fundraiser for the 2010 Manulife Walk for Memories.

Mayor Grossi presented Councillor Hackenbrook with the certificate at this time.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

None.

5. APPROVAL OF AGENDA:

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2010-0073

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 Regional Councillor Wheeler

RESOLUTION NO. CW-2010-0074

THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON APRIL 6, 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. 11.1, Brad Clayden, Sutton District High School, requesting an exemption from the noise by-law during its annual Relay For Life overnight event from 7:00 p.m. June 4th to 7:00 a.m. June 5th.
- 9.2 Item No. 11.2, Sylvia Tremblett, Georgina Minor Hockey, requesting assistance with the cash flow payment of ice time.
- 9.3 Item No. 12.1, Steve Kemp, Director, Traffic management Transportation Services, Region of York, concerning the Region's proposed speed limit policy.

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

- 9.4 Item No. 15.2, various matters for disposition
- 9.5 Item No. 17.1.1, Report No. DES-2010-0001 entitled 'Fire Protection Services Agreement – Township of Brock'
- 9.6 Item No. 17.2.2, Report No. EPW-2010-0017 entitled '2010/2011 Aquatic Weed Harvesting Program'
- 9.7 Item No. 17.2.3, Report No. EPW-2010-0018 entitled 'Policy Update, Speed Limits on Regional Roads'

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Jamieson

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. CW-2010-0075

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED.

Reports:

- 17.2.1 Award of Tender – EPW2010-007
Dust Control Solutions
Various Roads within the Town of Georgina

Report No. EPW-2010-0015

RESOLUTION NO. CW-2010-0076

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

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

17.2.4 Project Management – Replacement of Culverts
Pollock Road and Glenwoods Avenue
Consulting Services

Report No. EPW-2010-0019

RESOLUTION NO. CW-2010-0077

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

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

11.1 Brad Clayden, Sutton District High School Guidance Department, requesting an exemption from the noise by-law during its annual Relay For Life overnight event being held at the school from 7:00 p.m. on June 4th to 7:00 a.m. on June 5th due to music being played through the night.

Mr. Clayden stated that the event will be held on the main playing field and has been held successfully for the last several years as a fundraiser for the Canadian Cancer Society. He mentioned that the school informs neighbouring property owners of the pending event.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

RESOLUTION NO. CW-2010-0078

THAT COUNCIL GRANT AN EXEMPTION FROM THE NOISE BY-LAW, NO. 2003-0075 (PWE-1) FOR MUSIC TO BE PLAYED DURING SUTTON DISTRICT HIGH SCHOOL'S ANNUAL 'RELAY FOR LIFE' EVENT TO BE HELD FROM 7:00 P.M. ON FRIDAY, JUNE 4TH TO 7:00 A.M. ON SATURDAY, JUNE 5TH ON THE SCHOOL GROUNDS, THAT THE

11. DEPUTATIONS cont'd:

LOCAL POLICE STATION BE ADVISED OF THE EVENT AND THAT IT BE ADVERTISED ACCORDINGLY.

Carried.....

11.2 Sylvia Tremblett, Georgina Minor Hockey, requesting assistance with the cash flow payment of ice time.

Ms. Tremblett stated that she is currently the President of the Georgina Minor Hockey Association and also in attendance is Leslie Manahan, the Treasurer. She stated that she is before Council today to request assistance for some expenses that the Association will be incurring in this upcoming season. She explained that the season starts at the beginning of May and ends at the end of April the following year. The Hockey Association currently has funds in the bank, but they still have ice time to pay for the month of March and for a portion of April. She requested a loan of approximately \$400,000 which could be repaid to the Town by the end of September of the same year.

Ms. Tremblett explained that these funds would be in the form of a loan. The Hockey Association had gone to the bank for assistance, but banks do not loan to non-profit organizations and there is only a small window of time to obtain these funds. The funds would be secured against their registration fees which begin in May. Registration is on-line and people pay by credit card or by cheque. There are consistently approximately 1,034 members of the Hockey Association and because of Team Canada winning the gold in Olympics hockey, they have had a number of inquiries for the upcoming season.

Ms. Rebecca Mathewson, Treasurer, stated that Towns providing loans to local associations is not mentioned in the Municipal Act, but some municipalities enter into short-term loans for local non-profit organizations. She advised that there would be no security on the funds, the Town would be placing its faith in the community and in the association.

Ms. Tremblett stated that the Hockey Association encourages people to register on-line and if necessary, she can provide the Town with the number of registrants every day. She also indicated that the Association can begin making payments to the Town in June. She explained that the Association had a \$75,000 debt to the Town several years ago, they met with staff to reach an agreement to pay off the debt in four years, but it took them only two years to pay it off.

Faye Richardson, Director of Leisure Services Department, indicated that the Hockey Association owes \$50,000 for March ice time as well as approximately \$17,000 for April ice time.

11. DEPUTATIONS cont'd:

Ms. Tremblett explained that the Hockey Association currently has \$170,000 in the bank to pay outstanding ice time. She explained that the extra funds being requested are to cover start-up costs, one of larger costs of which is the purchase of jerseys and crestring. The \$400,000 is to pay the ice time in advance to avoid the HST tax. As the Hockey Association receives the money from registrants, it will pay the loan back to the Town. She explained that the HST is 8%, totaling approximately \$32,000. If the ice time is paid before May 1st, the Hockey Association would not have to pay the tax. The loan will allow them to refrain from passing this tax increase onto the registrants through fees, and it will be a one-time request.

Moved by Councillor Jamieson

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2010-0079

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

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.1 Reports from the Director of Emergency Services:

17.1.1 Fire Protection Services Agreement – Township of Brock

Report No. DES-2010-0001

Moved by Councillor Jamieson

Seconded by Councillor Smockum

RESOLUTION NO. CW-2010-0080

1. THAT REPORT NO. DES-2010-0001 BE RECEIVED FOR INFORMATION; AND
2. THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT FOR FIRE PROTECTION SERVICES BETWEEN THE CORPORATION OF THE TOWNSHIP OF BROCK AND THE CORPORATION OF THE TOWN OF GEORGINA.

Carried.....

Item Nos. 12.1 and 17.2.3 were heard in conjunction with one another at this time.

12. PRESENTATIONS:

12.1 Steve Kemp, Director, Traffic Management, Transportation Services, Region of York, concerning the Region's proposed speed limit policy.

17.2 Reports from the Engineering and Public Works Department:

17.2.3 Policy Update
Speed Limits on Regional Roads

Report No. EPW-2010-0018

Mr. Kemp stated that he will explain to Council why the Region needs a new speed limit policy and he will explain the science of speed along with the recommended policy.

Mr. Kemp was given direction by Regional Council to visit local municipalities to obtain input and feedback from both staff and from Council on the proposed speed limit policy and implementation plan. He explained that there is a lot of inconsistency on Regional Roads; there are quite a lot of short sections of roads with lower speed limits, there are a lot of different speed limit changes along any given route and it is difficult for police to enforce. The Region would like to ensure similar roads in different parts of the Region have similar speed limits. An urban section of road in Richmond Hill should have the same speed limit as an urban section of road in Georgina. In addition, a lot of the current limits were established quite a few years ago when the Region looked quite different. Since that time, there has been a lot of urbanization and there are Regional roads going through urban centres that have speed limits that are too high. Some areas used to be rural areas without the amount of cyclists, pedestrians or sidewalks that they have now, and this results in speed limit reductions being necessary for safety reasons. He noted that the policy is outdated.

Mr. Kemp stated that they must consider a lot of issues for speed recommendations such as mobility, emissions, noise, crashes and impacts, the needs of residents and the needs of commuters and all of these issues need to be balanced. He explained that statistics show at least 17% of fatal crashes are attributed to speed. Vehicle design has improved so that if an accident occurs, the chances of surviving are higher than ten years ago, but pedestrians and cyclists do not have that same protection. Statistics indicate that the number of fatalities has remained the same over the years, but the percentage of pedestrian and cyclist fatalities has increased.

Mr. Kemp explained that the faster one drives a vehicle, the less control one has over the vehicle, it takes longer to stop, it takes longer to process information and one is more likely to suffer injury when an accident occurs. He ran a short video to illustrate how a

12. PRESENTATIONS cont'd:

minor difference in travelling speed makes a large difference in the end result of a collision. He stated that the stopping distance increases substantially, the faster you are driving. The Region measures the average speed on a road and sets the limit according to the speed people feel comfortable driving on that particular road.

Mr. Kemp stated that a new policy will reduce speed limits in urban areas. The basic speed of 60 km/h will be adjusted downward where there is heavy pedestrian and cyclist activity. The Region would also consider increasing the limit on a controlled access facility such as a highway with no driveway access. In rural areas, the basic speed would be 80 km/h adjusted depending on traffic and roadway conditions. Speeds would be reduced for hills, sharp curves or poor road conditions. The school zone policy will not change with a 40 km/h reduced limit with flashers set, and transition areas from rural to urban would be 70 km/h. In summary the proposed policy would see urban areas and hamlets with a 60 km/h limit, urban and rural edge roads with a 70 km/h limit and rural roads following the Transportation Association of Canada (TAC) guidelines of 80 km/hr.

Mr. Kemp stated that the main areas within Georgina would include downtown Keswick, Sutton and Pefferlaw where there are a lot of people out walking and shopping.

Mr. Kemp explained that the implementation plan is to proactively identify developed urban areas where the posted speed limit is greater than 60 km/h and implement changes. Existing speed limits that are lower under the new policy would not be automatically increased, requests from the public or council to review speed limits on specific road sections will be assessed using the new policy, and no changes are to be made to existing school zone policy.

Mr. Kemp explained that there are five Regional roads within Georgina that are proposed for reductions in speed limit, noting that Park Road has already been reduced. Impacts of the proposed policy would be realized in Georgina once it has become more urbanized. He explained that the reduction of speed limits needs to occur when the right amount of urbanization occurs. Otherwise, speed limits will be too low and there will be low compliance. He stated that Town of Georgina staff has supported the proposed changes and the Region is requesting comments, input and even endorsement from Town Council at this meeting.

Mr. Bob Magloughlen, Director of Engineering and Public Works, advised that when Glenwoods Avenue was under the Town's jurisdiction, the speed limit was set at 50 km/h and the Town had installed the flashing beacons to reduce the speed to 40 km/h during certain times of the day in relation to the public school. When the Region assumed the road, the beacons remained and the speed was set at 50 km/h with the beacons activated. He suggested that if the speed was changed to 60 km/h, that the speed remain at 50 km/h when the beacons are activated.

12. PRESENTATIONS cont'd:

Mr. Kemp stated that the school policy with regard to speed limits will be reviewed on Glenwoods Avenue, noting that it is usually reduced to 40 km/h. He advised that the Region will also review the 50 km/h speed limit on The Queensway just north of Queensville to determine if this speed limit needs to be altered.

It was suggested that the Town post a 'Park Road' sign alongside the 'Regional Road 18' sign for Park Road to assist motorists looking for Park Road when traveling to Sibbald Point Provincial Park.

Moved by Councillor Smockum

Seconded by Councillor Jordan Clark

RESOLUTION NO. CW-2010-0081

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

Carried.....

17.2 Reports from the Engineering and Public Works Department:

17.2.2 2010/2011 Aquatic Weed Harvesting Program

Report No. EPW-2010-0017

It was noted that in Recommendation No. 2 below, the word 'transponder' should read 'transporter'.

Moved by Councillor Jamieson

Seconded by Councillor Jordan Clark

RESOLUTION NO. CW-2010-0082

1. THAT REPORT NO. EPW-2010-0017 BE RECEIVED FOR INFORMATION.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

- 2. THAT BASED ON THE REVIEW OF THE PROPOSAL SUBMITTED, THAT THE TOWN OF GEORGINA ENTER INTO A CONTRACT WITH INLAND AQUATICS COMMENCING MID AUGUST, 2010 FOR THE COLLECTION OF FLOATING WEEDS AT A DAILY RATE OF \$3,893 PLUS HST FOR THE HARVESTER, SHORELINE CONVEYOR AND AN ADDITIONAL COST OF \$6,778 PER DAY FOR THE TRANSPORTER IF DEEMED REQUIRED.
- 3. THAT SUCH CONTRACT BE AWARDED FOR ONE PRELIMINARY SWEEP, TO COVER THE EAST SHORE OF COOK BAY FROM RAYNERS ROAD, SOUTH TO AND INCLUDING THE CANALS.
- 4. THAT IN 2010, PROVIDED THAT BUDGET IS NOT EXCEEDED, INLAND AQUATICS BE DIRECTED TO DO A SWEEP WITH THE HARVESTER OF THE MASKINONGE RIVER UP TO THE WOODBINE/QUEENSWAY BRIDGE.
- 5. THAT THE TOWN OF GEORGINA ENTER INTO A CONTRACT WITH THIS SAME FIRM FOR THE PLACING OF FORTY (40) CU. YD ROLL OFF BOXES AND THE DISPOSAL OF ACCUMULATED WEEDS AT A COST OF \$345 PER FORTY (40) CU. YD ROLL OFF BOX LIFT.
- 6. THAT THE TOWN OF GEORGINA EXTEND THE CONTRACT FOR 2011 WITH A 2% PRICE INCREASE, PENDING SUCCESSFUL COMPLETION OF 2010 WORKS.
- 7. THAT THE PURCHASING AGENT BE AUTHORIZED TO ISSUE THE REQUIRED PURCHASE ORDERS TO EFFECT SUCH AUTHORIZATIONS.

Carried.....

The Chief Administrative Officer was requested, with regard to Recommendation No. 6 of the above-noted resolution, to ensure that Council can commit the next term's Council to an extension of a second year for the Aquatic Weed Harvesting Program.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

14. PUBLIC MEETINGS:

None.

15. COMMUNICATIONS:

15.2 Matters for Disposition:

- 15.2.1 John Gooderham, Parade Chairman, The Royal Canadian Legion, Sutton Branch, requesting permission to hold the annual D-Day Parade and Service on Sunday, June 6, 2010.

Moved by Councillor Hackenbrook

Seconded by Regional Councillor Wheeler

RESOLUTION NO. CW-2010-0083

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

Carried.....

- 15.2.2 Susan Dobson, Public Education Outreach Worker, Women's Support Network of York Region, requesting Council proclaim the month of May as 'Sexual Assault Prevention Month' and to consider a monetary donation.

Moved by Councillor Jordan Clark

Seconded by Councillor Smockum

RESOLUTION NO. CW-2010-0084

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

Carried.....

15. COMMUNICATIONS cont'd:

15.2.3 The Association of Municipalities of Ontario concerning 'The Case for Joint and Several Liability Reform in Ontario' for consideration.

Moved by Regional Councillor Wheeler

Seconded by Councillor Jamieson

RESOLUTION NO. CW-2010-0085

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

Carried.....

15.2.4 Frank Markel, President and CEO, Trillium Gift of Life Network, requesting Council proclaim the week of April 18-25, 2010 'National Organ and Tissue Donation Awareness Week' and fly the flag during this week.

Moved by Councillor Jordan Clark

Seconded by Councillor Smockum

RESOLUTION NO. CW-2010-0086

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

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

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

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

15. COMMUNICATIONS cont'd:

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

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

Carried.....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

20. MOTIONS:

None.

21. NOTICES OF MOTION:

None.

22. OTHER BUSINESS:

None.

23. ADJOURNMENT:

Moved by Regional Councillor Wheeler

Seconded by Councillor Jordan Clark

That the meeting adjourn at this time (10:57 a.m.)

Carried.....

MEMORANDUM

TO: Mayor Grossi
Members of Council

File #04-10

FROM: Roland Chenier, Town Clerk

SUBJECT: Routine correspondence

DATE: April 29, 2010

Please notify the Clerk's office if you wish to have any of these items placed on the agenda for discussion:

- i) Georgina Community Health Care Committee Minutes of January 27, 2010
- ii) Georgina Accessibility Advisory Committee Minutes of February 24, 2010
- iii) Georgina Accessibility Advisory Committee Minutes of March 17, 2010
- iv) Township of Brock 'Notice of a Public Open House and Public Meeting, amendment to the Township of Brock Official Plan
- v) Township of Uxbridge 'Proposed Official Plan Amendment Five Year Review and Provincial Growth Plan Conformity Exercise'
- vi) P.M. Madill, Regional Clerk, Durham Region, respecting 'Rouge Park Alliance Governance Review.
- vii) Denis Kelly, Regional Clerk, Region of York, respecting report entitled 'Vector-Borne Disease Program , 2009/2010 Annual Activity Update'

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MEMORANDUM

TO: Mayor and Members of Council
FROM: Michele Vandentillaart, Committee Secretary
DATE: April 26, 2010
RE: National Access Awareness Week – June 6th to 12th, 2010

At their meeting held on February 24, 2010, the Town of Georgina Accessibility Advisory Committee requested that Council declare June 6th to 12th as National Access Awareness Week.

If you require any further information, please do not hesitate to contact me.

Michele Vandentillaart
Committee Secretary
Corporation of the Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1
E-mail: mvandentillaart@georgina.ca
(905) 476-4301 Ext.248; Fax (905) 476-1475

4/26/2010

April 21, 2010

Mayor Robert Grossi
Town of Georgina
26557 Civic Centre Road
Georgina, ON
L4P 3G1



Re: York Region Road Watch Committee

Dear Mayor Grossi:

In 1995, a group of concerned citizens initiated the Road Watch Program in response to the number of fatal collisions in the community of Caledon. Since then, the Road Watch Program has been adopted by a number of other communities throughout Ontario, including York Region.

Road Watch is a community-based initiative that gives residents and visitors of York Region an opportunity to report aggressive and unsafe drivers to the police. The program targets aggressive and unsafe driving through awareness, education and enforcement. When reports are received and validated, a letter is sent to the registered owner of the vehicle advising them of the behaviour and encouraging safer driving. If multiple reports are received, an officer is sent to speak to the owner personally.

Originally, it was established that each municipality in the Region would be represented at the Regional Road Watch Committee level through the appointment of a member-of-council and a qualified community member. Unfortunately since then, several municipalities including Georgina have stopped participating.

The York Region Road Watch Committee is requesting that the Town of Georgina appoint a member-of-council to be responsible for the Road Watch portfolio. This appointment would require periodic attendance at quarterly meetings; the monitoring of Road Watch related issues and the appointment of a qualified citizen to participate in regular committee meetings. The council member would act as the liaison between the regional committee and Georgina council.

The Regional Road Watch Committee continues to raise awareness about the program throughout the region by attending community events and seizing marketing opportunities as they present themselves. However, those marketing opportunities are as limited as our resources. Advertising in local newspapers, producing posters, handouts and other marketing material is and would continue to be an effective way of promoting Road Watch. For those reasons the committee is requesting that each municipality contribute \$500.00 per year to Road Watch to be used for education and marketing. Cheques should be made payable to the York Region Road Watch Committee c/o the York Regional Police Traffic Bureau, 17250 Yonge St., Newmarket, ON, L3Y 4W5.

In keeping with raising awareness, the Regional Road Watch Committee is asking each municipality in York Region to declare the week of May 17 – 23, 2010, Road Watch Week. This may assist in highlighting the program in the public eye and hopefully bring more attention to road safety.

If all municipalities appoint individuals to the Regional Road Watch Committee who are dedicated and passionate about road safety; annually contribute funding and declare a Road Watch week every spring, the potential exists to provide our citizens with an efficient and effective avenue to report aggressive and dangerous driving and to take ownership of road safety.

If further information is needed, please do not hesitate to call York Regional Police Sergeant Edmond Villamere, Supervisor of Traffic Safety Education at 1-866-876-5423, extension 7706.

Traffic safety is everyone's responsibility. Your anticipated support is greatly appreciated.

Sincerely,

Linda D. Pabst

B. Bulmer

Linda Pabst,
Councillor, Township of King
Co-Chair, York Region Road Watch Committee

Staff Sergeant Bradley Bulmer
Traffic Bureau Commander
York Regional Police
Co-Chair, York Region Road Watch Committee

Administrative Services Clerk's Division	
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Agenda	<input type="checkbox"/>
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THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DAS-2010-0019

**FOR THE CONSIDERATION OF
COMMITTEE OF THE WHOLE
OF MAY 3, 2010**

SUBJECT: RFP DAS2010-015 – 2010 COMPUTER WORKSTATION REPLACEMENTS

RECOMMENDATION:

- 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**

BACKGROUND:

The Purchasing Division prepared documents on behalf of the Information Technology Division to solicit proposals from qualified bidders for the supply of replacement computer workstation equipment for the 2010 equipment life-cycle replacement program for all departments.

The Purchasing Division used information and evaluation criteria supplied by the Information Technology Division to compile the proposal package (RFP DAS2010-015). A capital budget line item exists in the Information Technology Division budget to accommodate the replacement of corporate computer equipment with the technology management strategy of maintaining a 4 to 5-year equipment cycle for all computer workstations in use throughout the corporation.

A formal request for proposal was released by the Purchasing Division on Friday February 26, 2010 and was advertised in the Georgina Advocate newspaper, the Ontario Public Buyers website, Biddingo website and the Town of Georgina website before closing at 12:00 p.m. on March 26, 2010. In addition, copies of the proposal documents were forwarded to known suppliers using a vendor list maintained by the Information Technology Division.

The Purchasing Division reported that 16 sets of documents were distributed to various vendors and that no addendums were issued. Six proposals were received before the RFP closing and one proposal was received late and returned to the proponent unopened.

The six proposals received before the deadline were opened on Monday March 29, 2010 in the Office of the Purchasing Manager and an initial evaluation was conducted by the Purchasing Division to ensure that the proposals were acceptable for evaluation by an evaluation team comprised of Shawn Condé, Manager of Information Technology; Davis Kwan, IT Network Security Administrator; Andrew Fung, IT Systems/Support Analyst and Ryan Zabielski, IT Systems/Support Analyst.

The Purchasing Division forwarded proposals from the following proponents:

- AMSDell Inc, Richmond Hill
- CareTek Integrated Business Solutions, Toronto
- ComComputers Inc., North York
- Insite Computer Group, Markham
- JKR Computer Services Inc, North York
- MDG Computers Inc., Keswick (home office)

PROPOSAL EVALUATION:

The evaluation team conducted a detailed evaluation of all eligible proposals using the *Evaluation Guidelines for Request for Proposals based on a Combination of Technical Merit and Price for a Single Envelope Submission*. This process involved using the guidelines supplied by the Purchasing Division and the criteria identified in the proposal document, so that a preferred product and vendor could be selected.

The evaluation criteria stated in the RFP document included:

1. **Mandatory Evaluation Criteria..... (Pass or Fail Basis)**
 - a. Bids were first evaluated against mandatory requirements on a "pass or fail" basis
 - b. This evaluation process is applied to certain criteria essential to the completion of work or products requested. Submissions that fail to meet these essential requirements will be given no further consideration. All valid bids met this requirement.

2. **Technical Point Rated Evaluation Criteria..... (80 Points)**
 - a. This evaluation process is used to determine the relative technical merit of each proposal. The identified point rated criteria is assessed and has scores assigned to distinguish one proposal from another.
 - b. Bids were assessed against the point rated criteria as stated in the proposal document:

i. Products.....	Weight Factor – 30
ii. Vendor Experience / References.....	Weight Factor – 20
iii. Price	Weight Factor – 20
iv. Service and Warranty	Weight Factor – 15
v. Delivery.....	Weight Factor – <u>15</u>
	100

3. **Financial Evaluation Criteria (20 Points)**
 - a. Pricing is assessed using a relative pricing formula based on the information provided. Each bid received a percentage of the total possible points allocated to pricing by dividing the bid price into the lowest price and multiplying by the weight factor of 20 points.

4. **Bid with the highest number of overall points is selected.**
 - a. The overall proposal score is the sum of the Technical Point Rated Evaluation Score and the Financial Evaluation Score.

The scoring criteria for each Technical Evaluation category (i.e. Products, Vendor Experience/References, Delivery, Service and Warranty) with the exception of Price included:

Score Evaluation	Description
1	Unsatisfactory / Unacceptable Proponent does not meet the requirements and has demonstrated no or extremely limited knowledge or experience
2	Marginal Proponent meets a limited or marginal knowledge and level of requirements. A limited amount of information requested is provided and the information does not clearly demonstrate the firm's experience and/or abilities
3	Satisfactory Proponents meet the minimum knowledge and satisfactory level of the requirements. An average or basic amount of information requested is provided and the information demonstrates the firm's experience and abilities
4	Good Proponents meet a good level of knowledge and acceptable level of the requirements. An above average amount of information requested is provided and the information clearly demonstrates the firm's experience and abilities.
5	Excellent Proponent meets or exceeds the requirements . All information requested is provided in a clear and concise manner, demonstrates the firm has superior experience and abilities.

The scoring criterion for the Price component of the Technical Evaluation was assigned using a standard incremental ranking in reverse order based on the total price as calculated by multiplying the sum of the unit prices of the equipment, labour and any other associated pricing, excluding taxes.

The least expensive price received the highest ranking, followed by the next highest price, etc. based on the total number of vendors. The proposal price was divided into the lowest proposal price and then multiplied by the weighted factor as stated in the document to obtain a Financial Evaluation Score. Ties in pricing received the same ranking and weighted score.

All vendors met or exceeded the technical specifications as stated in the request for proposal and all proponents specified equipment of varying price and quality. Responses were evaluated against the criteria as stated in the proposal document and against the competition. Solutions that utilized equipment components and/or technology already in use throughout the corporation was preferred by the evaluation team, since training and administration concerns could be minimized and the ongoing technology strategy involving the implementation of a common hardware platform throughout all municipal facilities could be maintained.

An evaluation summary and ranking chart is attached to this report. The proposal with the highest number of overall points has been recommended.

Evaluation Summary and Rankings

	Evaluation Score (Weighted 100)	Rank	Pricing
AMSDell Inc, Richmond Hill	77.33	3	\$41,900.40
CareTek Integrated Business Solutions, Toronto	71.00	4	\$41,358.00
ComComputers Inc., North York	80.67	2	\$40,612.20
Insite Computer Group, Markham	64.33	6	\$58,110.00
JKR Computer Services Inc, North York	67.67	5	\$56,170.94
MDG Computers Inc., Keswick (home office)	84.00	1	\$33,832.20

Prepared by:



Shawn Condé, M.M.Sc., I.S.P., C.M.M.III
Manager of Information Technology

Recommended by:



Rebecca Mathewson, C.G.A.
Director of Administrative Services
/Treasurer

Approved by:



Susan Plamondon, B.A., L.L.B.
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DAS-2010-0022

FOR THE CONSIDERATION OF
COMMITTEE OF THE WHOLE
OF MAY 3, 2010

SUBJECT: ACQUISITION OF CISCO NETWORK SWITCHING EQUIPMENT

RECOMMENDATION:

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

BACKGROUND:

The Purchasing Division prepared documents on behalf of the Information Technology Division to solicit proposals from qualified bidders for the supply of CISCO network switching equipment for use in the centralized server room located at the Civic Centre that services all departments, including all outside facilities.

The Purchasing Division used information and evaluation criteria supplied by the Information Technology Division to compile the request for quotation package (RFQ DAS2010-019) requesting pricing for three (3) separate equipment options. These options included a baseline solution with limited capabilities similar to existing equipment already in place (Option 1); a premium solution (Option 2); as well as, a preferred solution that expands on existing capabilities and security management options (i.e. PCI compliance) and allows for potential future integration of voice and data networks (Option 3).

A capital line item exists in the Information Technology Division budget to accommodate the replacement of corporate computer equipment with the *technology management strategy* of maintaining a five (5) to six (6) year equipment life-cycle for switching equipment and a desire to accommodate the future integration of voice and data networks.

A formal request for quotation was released by the Purchasing Division on Thursday March 18, 2010 and was advertised in the Georgina Advocate newspaper, the Ontario Public Buyers website, Biddingo website and the Town of Georgina website before closing at 12:00 p.m. on April 9, 2010. In addition, copies of the proposal documents were forwarded to interested suppliers using a vendor list maintained by the Information Technology Division.

The Purchasing Division reported that 13 sets of documents were distributed to various vendors and that no addendums were issued. Six (6) proposals were received before the RFQ closing.

The six (6) quotations that were received before the deadline were opened at 3:15 p.m. on Friday April 9, 2010 in the Office of the Purchasing Manager and an initial evaluation was conducted by the Purchasing Division to ensure that the proposals were eligible for evaluation by a team comprised of Shawn Condé, Manager of Information Technology and Davis Kwan, IT Network Security Administrator.

The Purchasing Division forwarded quotations from the following proponents:

- Bell Canada, Mississauga
- CDW Canada, Etobicoke
- Compugen, Richmond Hill
- Genx Solutions, Toronto
- Spydery, Mississauga
- TCE Group, Markham

PROPOSAL EVALUATION:

The evaluation team conducted a detailed evaluation of all eligible submissions using the *Evaluation Guidelines for Request for Quotations based on the evaluation of three separate options for "Best Value" in a Single Envelope Submission*. This process involved using the guidelines supplied by the Purchasing Division and the criteria identified in the proposal document, so that a preferred product and vendor could be selected.

The evaluation criteria stated in the RFQ document included:

1. Compliance with requirements of the bid document (i.e. Bid Informalities using a "Pass or Fail" basis)
2. The submission has met or exceeded the intent of the requirements and criteria as set out in the bid document (i.e. using a "Pass or Fail" basis)
3. Qualifications of the Bidder and Sub-contractor (i.e. Schedule "A" and Schedule "B" submission using a "Pass or Fail" basis)
4. Total Bid Price (based on overall "Best Value" evaluation, based on the review of all three quoted options by all vendors). Option 3 was selected as the preferred solution, since this solution fell within the budget constraints and offered overall "Best Value" for capabilities to the municipality.

The least expensive price received the highest ranking, followed by the next highest price, etc. based on the total number of vendors. Ties in pricing received the same ranking and weighted score.

The majority of vendors met or exceeded the technical specifications as stated in the request for quotation and all proponents specified equipment of varying price with some vendors' specified different equipment. Responses were evaluated against the criteria as stated in the RFQ document and against the competition. All proponents were advised in the RFQ document that the decision of the Evaluation Team would be final and binding and not subject to appeal.

Solutions that utilized equipment components and/or technology as stated in the bid document was preferred by the evaluation team, since the ongoing technology strategy involving the implementation of a common hardware platform throughout all municipal facilities could be maintained.

An evaluation summary and chart ranking all options is attached to this report. The quotation ranked as "Best Value for Option 3" has been recommended by the Evaluation Team. This option falls within the budget allocated for this project.

Evaluation Summary and Rankings

	Option 1 Pricing (Basic Base Line)	Option 1 Rank	Option 2 Pricing (Premium)	Option 2 Rank	
Bell Canada, Mississauga	\$26,850.07	3	\$45,499.72	3	
CDW Canada, Etobicoke	\$13,887.75	1	\$44,701.73	1	
Compugen, Richmond Hill	\$27,531.32	4	\$46,197.79	4	
GenX Solutions, Toronto	\$24,598.19	2	\$40,750.91	2	
Spyders, Mississauga	\$28,758.25	5	\$52,146.57	5	
TCE Group, Markham	\$30,254.36	6	\$85,142.53	6	

Prepared by:

Shawn Condé, M.M.Sc., I.S.P., C.M.M.III
Manager of Information Technology

Recommended by:

Rebecca Mathewson, C.G.A.
Director of Administrative Services
/Treasurer

Approved by:

Susan Plamondon, B.A., L.L.B.
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. EPW-2010-0020

**FOR THE CONSIDERATION OF
THE COMMITTEE OF THE WHOLE
MAY 3, 2010**

**SUBJECT: SUBDIVISION AGREEMENT – CHERRYVIEW ESTATES INC.
LOT 95, PLAN 290
LOT 9, CONCESSION 3 (NG)
BRENNER COURT EXTENSION
PLAN OF SUBDIVISION NO. 19T-95033**

RECOMMENDATION:

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

BACKGROUND:

Draft Plan of Subdivision 19T-95033 was approved September 12, 2006 and is comprised of 11 single family residential lots located adjacent to the Cedarwood Subdivision. Nine of the lots are located on Brenner Court and 2 lots fronting onto Riveredge Drive all as shown on the attached location plan and M-plan identified as Appendices I and II. This plan of subdivision was approved by Ontario Municipal Board Decision No. 2626 dated September 14, 2006.

REPORT:

Attached hereto is the Subdivision Agreement as executed by the Owner respecting this development. A Pre-servicing Agreement was executed on September 25, 2009. The street name for this development is Brenner Court and is a continuation of the existing street from the Cedarwood Subdivision. The road has been constructed and municipal services installed.

.../2

- Page Two of Report EPW-2010-0020 -

The attached agreement has been executed by the Owner and returned complete with the required payments. It is generally a standard form of Subdivision Agreement. A few highlights of this particular agreement are as follows:

- ▶ the preamble recognizes the plan 19T-95033 was draft plan approved by the Regional Municipality of York on September 12, 2006.
- ▶ Clause 3.1 allows the Developer to post an amount equal to 50% of the cost of constructing this development and recognizes that substantial work has been completed under the Pre-servicing Agreement. It is more than adequate to ensure completion of the public works;
- ▶ access during construction is identified in Clause 5.6 by way of Brenner Court with the exception of two (2) lots on Riveredge Drive which have access on Riveredge Drive;
- ▶ the Developer is required to plant a minimum of one (1) deciduous tree every fifteen metres or one deciduous tree per lot where physically possible;
- ▶ Clause 9.4 indicates that the builder is able to obtain up to two (2) pre-registration building permits pursuant to Zoning By-law 500, as amended. Permits are only available in accordance with Clause 9.3 of the agreement. Occupancy cannot occur until the plan of subdivision is registered and subject to the condition of Clause 10.1;
- ▶ Clause 9.5 addresses certain minimum architectural requirements and identifies the control imposed under the specific Urban Design Guidelines and Architectural Design Guidelines prepared for this subdivision.
- ▶ Clause 12.8 provides for the owner to pay for the provision of one green bin with kitchen catcher and large blue box for each residential unit created on the plan;

In addition to the foregoing, it is necessary to confirm water and sanitary sewer allocation for the subject lands and satisfy Draft Plan Condition 41 for the Region. This proposed plan comprised of ten new or to be created lots requiring service capacity and one existing lot of record with service capacity is subject to an allocation agreement with the Town which assigns the required additional service capacity. It is now appropriate for Council to complete the assignment by resolution and it is suggested that Recommendation 3 of this report be approved for this purposes.

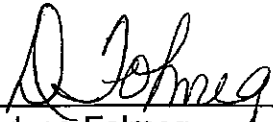
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CONCLUSION:

The Developer has proceeded in a reasonable manner servicing the proposed subdivision. It is respectfully recommended that the agreement be approved and executed by the Town.

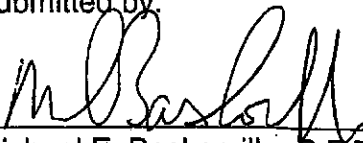
Respectfully submitted,

Prepared by:



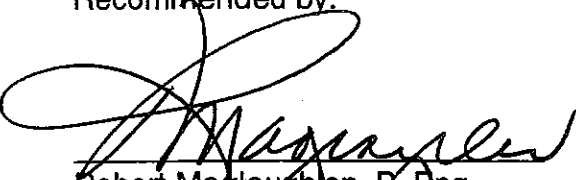
Darlene Folmeg
Engineering Secretary

Submitted by:



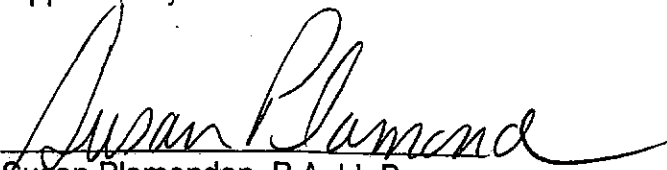
Michael E. Baskerville, C.E.T., CMM
Engineering Manager

Recommended by:



Robert Magloughlen, P. Eng.
Director of Engineering and Public Works

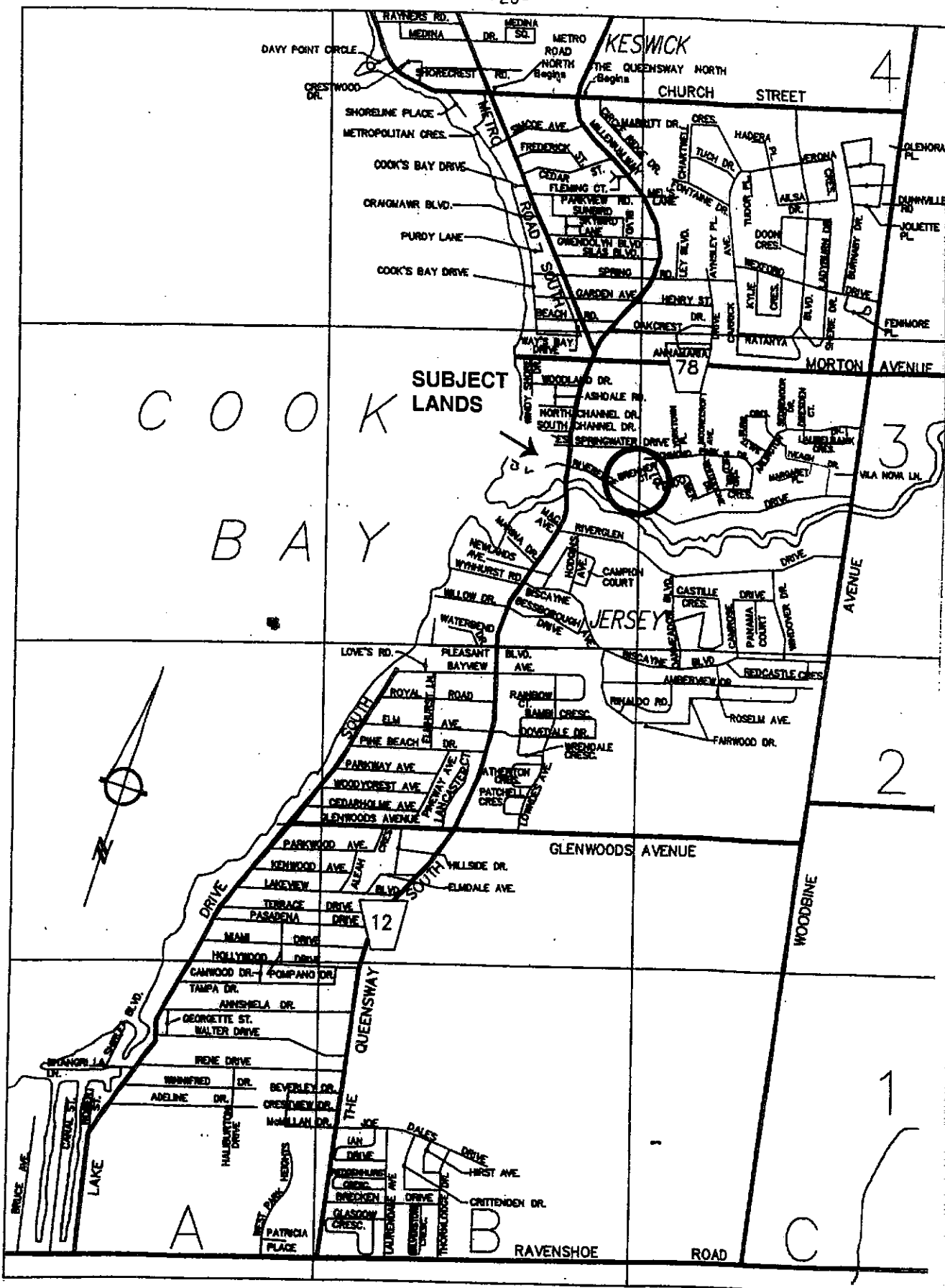
Approved by:



Susan Plamondon, B.A. LL.B
Chief Administrative Officer

/df
2010 03 23
Atts.

SOUTH KESWICK TAMPA



LOCATION PLAN APPENDIX I

PLAN 65M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND RECORDS OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (INC. AT _____ O'CLOCK ON THE _____ DAY OF _____ 2010 AS ENTERED IN THE PARCEL REGISTER FOR PROPERT IDENTIFICATION (PM 03478-00862(L)) AND THE REQUIRED COMMENTS ARE REGISTERED AS PLAN DOCUMENT NO _____

THIS PLAN COMPRISES ALL OF PM 03478-00862(L) AS SHOWN ON THE PLAN AND IS THE PLAN OF SUBDIVISION OF LOT 95 REGISTERED PLAN 290 AND PART OF LOT 9 CONCESSION 3 TOWN OF GEORGINA (GEOGRAPHIC TOWNSHIP OF NORTH COWILLIMBI COUNTY OF YORK) REGIONAL MUNICIPALITY OF YORK SCALE 1:500

KICMAR SURVEYORS LTD. 2010
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING AND DISTANCE TO THE SOUTHWEST CORNER OF LOT 25 TO THE SOUTHWEST CORNER OF LOT 26 IS 100.00 METERS AND THE BEARING IS S 89° 58' 00" W. THE BEARING AND DISTANCE TO THE SOUTHWEST CORNER OF LOT 27 TO THE SOUTHWEST CORNER OF LOT 28 IS 100.00 METERS AND THE BEARING IS S 89° 58' 00" W.

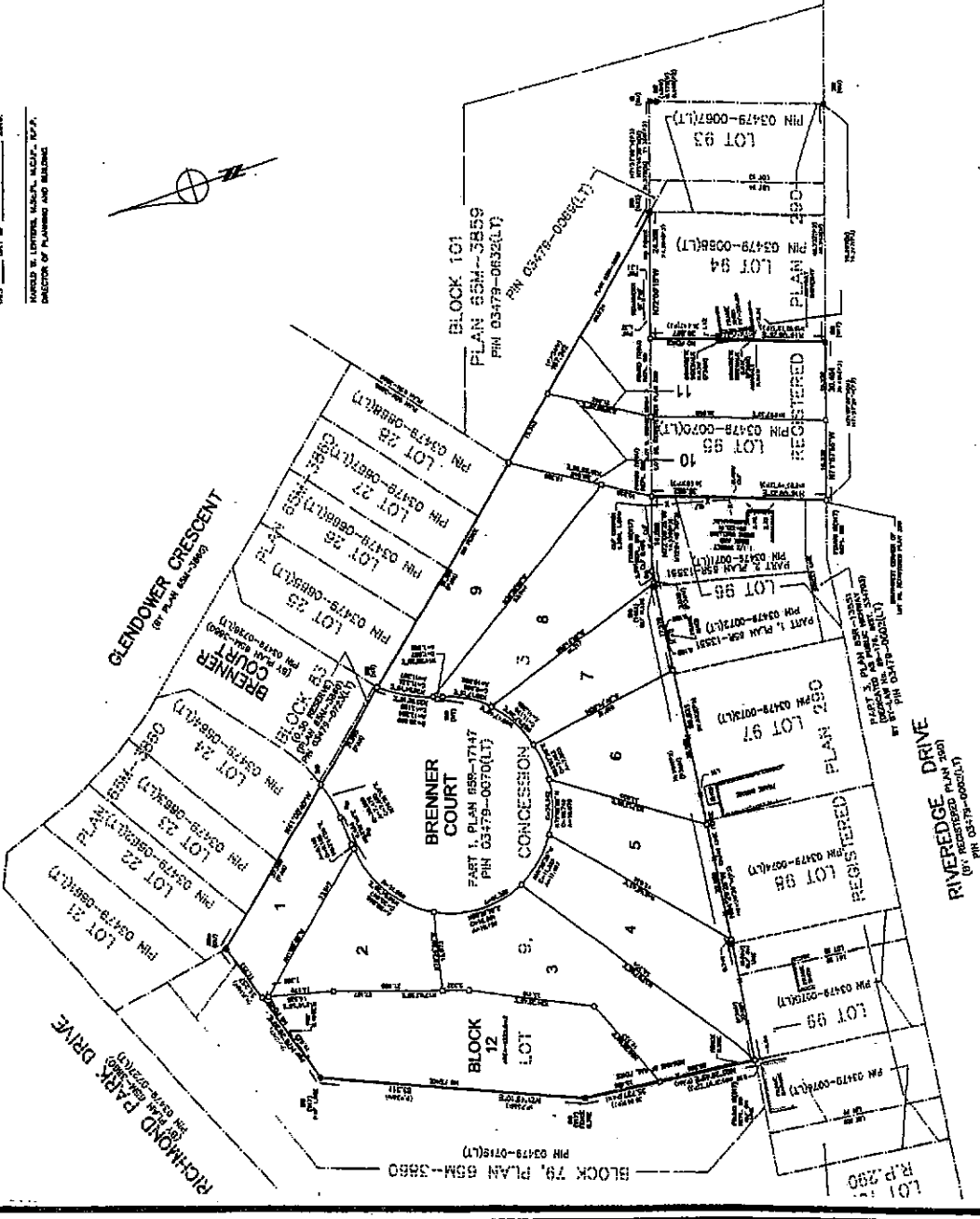
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TOTAL AREA OF THIS SUBDIVISION = 1.0353 ha.
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND ACCURATE AND THE REGULATIONS HAVE BEEN OBSERVED.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2010
DATE: MARCH 10, 2010
ONTOARIO LAND SURVEYOR

OWNER'S CERTIFICATE
I CERTIFY THAT:
1. LOTS 1 TO 12, INCLUDING BLOCK 12 AND PART OF PLAN 290, ARE REGISTERED AS PUBLIC HIGHWAY TO THE CORPUS OF THE TOWN OF GEORGINA.
2. BRENNER COURT IS HEREBY DEDICATED AS PUBLIC HIGHWAY TO THE CORPUS OF THE TOWN OF GEORGINA.
CHERRYVIEW ESTATES INC.
DATE: MARCH 10, 2010
BY: _____

I HAVE THE AUTHORITY TO SIGN THIS CERTIFICATE

APPROVED UNDER SECTION 61 OF THE PLANNING ACT, R.S.O. 1990, c.P13.
THIS _____ DAY OF _____ 2010.
MARGARET S. LUTHELMAN, M.A.S.P., M.C.P.P., P.E.P.
DIRECTOR OF PLANNING AND BUILDING



THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW 2010 - ()

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE A SUBDIVISION AGREEMENT BETWEEN CHERRYVIEW ESTATES INC., AS OWNER, AND THE CORPORATION OF THE TOWN OF GEORGINA TOGETHER WITH EASEMENT AND LAND TRANSFER DOCUMENTS RESPECTING PROPOSED PLAN OF SUBDIVISION 19T-95033 BEING LOT 95, PLAN 290 AND PART LOT 9, CONCESSION 3 (NG) OF THE FORMER TOWNSHIP OF NORTH GWILLIMBURY

WHEREAS it is deemed expedient in the interest of the Municipality to execute a Subdivision Agreement between Cherryview Estates Inc., as Owner, and the Corporation of the Town of Georgina together with easement and land transfer documents respecting plan of subdivision identified by Ministry File Number 19T-95033, and is comprised of 11 units located adjacent to the Cedarwood Subdivision on the extension of Brenner Court, and more specifically identified as Lot 95, Plan 290 and Part Lot 9 Concession 3 (NG), Part 1 on Reference Plan 65R-17147 former Township of North Gwillimbury and commonly referred to as the Cherryview Estates Inc. (Brenner Court Extension) Subdivision.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA HEREBY ENACTS AS FOLLOWS:

THAT the Mayor and Clerk are hereby authorized to execute a Subdivision Agreement between Cherryview Estates Inc., as Owner, and the Corporation of the Town of Georgina and easement and land transfer documents respecting the development of the plan of subdivision identified by Ministry File Number 19T-95033, known as the Cherryview Estates (Brenner Court Extension) Subdivision.

READ a first, second, third and finally passed, this day of
2010.

Robert A. Grossi, Mayor

Roland Chenier, Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

CHERRYVIEW ESTATES INC.

BRENNER COURT EXTENSION

PLAN OF SUBDIVISION 19T-95033

SUBDIVISION AGREEMENT

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Agreement Drafted: June 5, 2008
Revised: October 21, 2008
Revised: January 10, 2010
Revised: February 25, 2010
Revised: April 23, 2010

THIS AGREEMENT made in triplicate, on this 21st day of April , A.D.,2010.

BETWEEN:

CHERRYVIEW ESTATES INC., a company duly incorporated under the laws of the Province of Ontario,

hereinafter called the "OWNER"

OF THE FIRST PART:

and--

THE CORPORATION OF THE TOWN OF GEORGINA, in the Regional Municipality of York,

hereinafter called the "TOWN"

OF THE SECOND PART:

WHEREAS the Owner warrants that it is the registered Owner of the lands shown on proposed Plan of Subdivision attached hereto as Schedule 'B', the boundaries of which are more particularly described in Schedule 'A' attached hereto, and confirmed by the Certificate of an Ontario Land Surveyor, as set out in Schedule 'D', attached hereto.

AND WHEREAS the plan 19T-95033 was draft plan approved by the Regional Municipality of York on September 12, 2006 subject to certain conditions.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the Town approving said proposed Plan of Subdivision, the covenants hereinafter expressed and other good and valuable consideration, the parties hereto covenant and agree, one with the other, as follows:

PART I SCOPE OF AGREEMENT

1.1 This Agreement shall define the obligations and duties of the Owner with respect to the subdivision of the subject lands and without limiting the generality of the foregoing, shall include the installation, construction, repair and maintenance of the public works to be provided, the nature, specifications and costs thereof, the landscaping, the dedication of lands and payments required to be made to the Town, and such other matters or more specifically set out herein and shall define the responsibilities of the Town related to the acceptance and assumption of the said subdivision as set out herein and as shown on the approved plans. These requirements shall be completed within the time limits specified by the Agreement and all works shall be undertaken in a good and workmanlike manner.

PART II FINANCIAL PROVISIONS

2.1 Payments to the Town

The Owner covenants and agrees to pay to the Town the amounts set out in Schedule 'G' hereto. The Owner further acknowledges the Town's right and requirement to assess levies on all lots and blocks of this subdivision.

The Owner agrees that in the event the proceeds received by the Town pursuant to Schedule 'G' are not required, or likely to be required wholly, or, in part, by reason of the Owner undertaking this subdivision, such proceeds may then be expended for such other general or specific purposes that the Town shall, at its absolute discretion, determine.

2.2 Tax Arrears

The Owner covenants and agrees to pay all arrears of taxes outstanding against the property herein described, prior to the execution of this Agreement by the Town.

2.3 Designated Charges and Imposed Rates

The Owner agrees to commute and pay forthwith, prior to the execution of this Agreement by the Town, designated charges and imposed rates now or to be assessed and levied upon the lands within the said plan, including but not limited to levies under the *Local Improvement Act*, the *Ontario Water Resources Act*, the *Public Utilities Act*, the *Municipal Drainage Act* and the *Municipal Act*.

2.4 Lawful Levies and Rates

The Owner further undertakes and agrees to pay all taxes levied, or to be levied, on the said lands on the basis and in accordance with the assessment and collector's roll entries until such time as the land herein being subdivided has been assessed and entered on the collector's roll according to the Registered Plan.

Notwithstanding the works to be constructed and installed by the Owner, the services to be performed and the payments to be made pursuant to this Agreement, the lands in the said subdivision shall remain liable in common with all other assessable property in the Town to all lawful rates and levies of the Town.

Interest shall be payable by the Owner to the Town on all sums of money payable under this Agreement, which are not paid within thirty (30) days from the due date. The rate of interest payable shall be fifteen percent (15%) per annum.

2.5 Development Charges

The Owner acknowledges that a Development Charge shall be payable on each lot and/or block within the subject lands, prior to the issuance of a building permit for said lot and/or block. The Development Charge shall be calculated at the time of payment in accordance with all applicable by-laws passed pursuant to the *Development Charges Act*, 1997, and any amendments thereto.

PART III PERFORMANCE AND MAINTENANCE GUARANTEES AND SECURITIES

3.1 Performance Guarantee

Prior to the execution of this Agreement by the Town, the Owner agrees to provide a Letter of Credit from a Canadian Chartered Bank in form and content satisfactory to the Town solicitor as follows:

- (a) If the Owner has not entered into a Pre-servicing Agreement, an amount equal to one hundred percent (100%) of the estimated costs of the works and services as detailed in Schedule 'F' ('Estimate of Costs of Construction') hereto, to guarantee the construction and installation of all the works and services in accordance with the specifications as provided herein; or
- (b) If the Owner has entered into a Pre-servicing Agreement and the construction of said works and services is substantially completed to the satisfaction of the Director of Engineering and Public Works, an amount equal to fifty percent (50%) of the estimated cost of works and services.

3.2 Maintenance Guarantee

Upon preliminary acceptance of all the works and services required to be installed by the Owner, the Town, at its discretion, covenants and agrees to return the performance guarantee and the Owner covenants and agrees to provide a new Letter of Credit from a Canadian Chartered Bank in form and content satisfactory to the Town solicitor in an amount equal to twenty percent (20%) of the costs of all the works and services as estimated in Schedule 'F' hereto to guarantee the workmanship and materials for a period of twenty-four (24) months and until the final acceptance of this subdivision.

3.3 Reduction of Securities

Upon preliminary acceptance of either the underground or the above ground works and services required to be constructed by the Owner, the Town may, at its discretion, and upon written request from the Owner, reduce the securities required pursuant to Section 3.1 ('Performance Guarantee') hereof up to an amount of eighty percent (80%) of the estimated value of the underground or above ground works and services, as the case may be. Prior to the granting of any such reduction, the Owner shall submit to the Town a Statutory Declaration that they have paid all contractors and subcontractors associated with the construction of the works and services and complied fully with the provisions of the *Construction Lien Act*.

3.4 Return of Maintenance Guarantee

Subject to reduction for any payouts and/or claims pursuant to the *Construction Lien Act*, the Town shall return the securities deposited with the Director of Engineering and Public Works upon final acceptance of the subdivision.

PART IV LIABILITY INSURANCE AND INDEMNIFICATION

4.1 Liability Insurance

Prior to execution of this Agreement by the Town, the Owner covenants and agrees to supply the Town:

- a) General Liability Insurance in the amount of Five Million Dollars (\$5,000,000.00) in a form satisfactory to the Town Solicitor including but not limited to bodily injury including death, personal injury, property damage including loss of use thereof, non-owned automobile and contain a cross liability/severability of interest clause. The Town shall be named as an additional insured.
- b) The policies shall be endorsed to provide the Town with not less than thirty (30) days' written notice of cancellation.
- c) In the event that the Owner fails to maintain insurance as required the Town shall have the right to provide and maintain such insurance and the Owner must pay all costs to the Town within fourteen (14) days.
- d) Evidence of insurance must be satisfactory to the Town and shall be provided prior to the signing of the Agreement and shall remain in effect until such time as final acceptance of the Subdivision pursuant to Part VIII – Public Works Final Acceptance hereof.
- e) As determined by the Town, the Owner may be required to provide and maintain additional insurance coverage(s), which are related to this Agreement.

4.2 Indemnification

The Owner covenants and agrees to indemnify and save harmless the Town and each of its officers, employees, agents and elected and appointed officials from and against all claims, demands, losses, damages, costs (including reasonable legal costs), actions and other proceedings made, sustained, brought, prosecuted, threatened to be brought or prosecuted in any manner based upon, occasioned by or attributable to an injury to or death of a person or damage to or loss of property, infringement of rights or any other loss or damages whatsoever, arising in relation to the construction of any and all of the works and services in the subdivision or by reason of the maintenance or lack of maintenance of such works or services by the Owner pursuant to the terms of this Agreement from the date of commencement of any works or services until final acceptance of the subdivision pursuant to Part VIII hereof.

PART V PUBLIC WORKS - GENERAL

5.1 Consulting Engineer and Landscape Consultant

The Owner agrees to retain as their consultant, a competent Professional Engineer skilled and experienced in the municipal engineering field. This said Consulting Engineer shall carry out all the necessary engineering to design, supervise, layout, inspect, and maintain the works and services herein referred to, and to remedy any defects as required. Such Consulting Engineer, or a successor thereto, shall continue to be retained until the work provided for in this Agreement is completed and formally accepted by the Town.

The Owner also agrees to retain as their consultant a competent Professional Landscape Architect and/or certified Arborist experienced in municipal arboriculture. This consultant shall prepare all landscape plans required pursuant to this Agreement and shall provide its certificate respecting same for acceptance purposes. The Landscape Architect shall be in good standing with the Ontario and/or Canadian Association of Landscape Architects and the Arborist shall be in good standing with the International Society of Arboriculture.

5.2 Inspections by Director of Engineering and Public Works

The Owner covenants and agrees that the Director of Engineering and Public Works may inspect the work of construction under any contract, but such inspection shall in no way relieve the Owner from its responsibility to inspect the said work itself. If, at any time, the construction of public works is not, in the opinion of the Director of Engineering and Public Works, being carried out in accordance with good engineering practice, the Director of Engineering and Public Works may issue instructions to the Owner and/or to the Owner's Engineer to take such steps as the Director of Engineering and Public Works deems necessary to procure compliance with the provisions of this Agreement. Such instructions may be written, or may be verbal, in which case the Director of Engineering and Public Works shall confirm them in writing within forty-eight (48) hours. In the event that neither the Owner nor the Owner's Engineer is present at the site of the works to receive such verbal instruction, the Director of Engineering and Public Works may require the contractor or contractors or workmen to cease work forthwith and is hereby authorized to order such work to cease.

5.3 Design and Specifications

The Owner covenants and agrees to construct the public works as referred to herein all in accordance with the Town's 'Development Design Criteria', as amended and with the plans and specifications as prepared by the Consulting Engineer and reviewed by the Director of Engineering and Public Works, which review shall be signified by his signature on such plans and specifications.

The Owner covenants and agrees to follow all recommendations and design specifications as noted in the supporting documents required for the design of this development.

All plans and specifications prepared by the Consulting Engineer relating to public parks, walkways connecting to public parks and open spaces shall be reviewed by the Director of Leisure Services which review shall be signified by his signature on such plans and specifications.

In the case of any inconsistency or conflict between the provisions of this Agreement, the engineering plans, design or specifications or any other document, the order of precedence shall be:

- i) the Development Agreement;
- ii) the engineering drawings as initialed by the Director of Engineering and Public Works and the Director of Leisure Services as the plans relate to public parks, walkways connecting to public parks and open spaces;
- iii) the Town's 'Development Design Criteria', as amended;
- iv) the Consultant's designs and specifications.

Notwithstanding any review, approvals, criticisms or modifications given by the Town or its Consultants, neither the Town, the Director of Engineering and Public Works, the Director of Leisure Services or its Consultants shall in any way be responsible for the design drawings or the plans and specifications and the Owner shall bear sole responsibility for the soundness of the engineering design and for ensuring that the works required to be done will function as intended and contemplated.

In the event that during the construction of any of the works required by the terms of this Agreement there is any dispute relating to the interpretation of any clause herein or of any design drawing or specification, the decision of the Director of Engineering and Public Works, or the Director of Leisure Services as it relates to public parks, walkways connecting to public parks and open spaces, shall govern such interpretation.

The Owner further covenants and agrees not to let any contractor act for the performance of any of the said public works unless and until the form and provisions of the contract, the contractor's guarantees and the contractor have first been approved by the Director of Engineering and Public Works, which approval shall not be unreasonably withheld. The contract or contracts shall provide that the Director of Engineering and Public Works may inspect the construction of all work under the contracts and that the Director of Engineering and Public Works shall have the authority to instruct the contractor or contractors to stop work should any construction be undertaken contrary to the provisions of this Agreement.

5.4 Qualitative and/or Quantitative Tests

The Director of Engineering and Public Works may require, at his discretion, qualitative or quantitative tests made of any materials which have been or are proposed to be used in the construction of any works or services required by this Agreement including television inspections of sewer pipes. All testing shall conform to the 'Ontario Provincial Standard Specifications' and the Town's 'Development Design Criteria', as amended, and the costs of such tests shall be paid by the Owner within fourteen (14) days of the account being rendered by the Town.

5.5 Public Works Vested in the Municipality

The Owner covenants and agrees that all works when constructed and finally accepted for maintenance by the Town shall vest in the Town and the Owner shall have no claim or rights thereto other than those accruing to it as an owner of land abutting streets on which services have been installed.

5.6 Access to the Subdivision

The Owner covenants and agrees to gain access to the proposed subdivision during the period of construction by way of BRENNER COURT with the exception of the two (2) lots on Riveredge Drive which has access on RIVEREDGE DRIVE.

5.7 Pre-Servicing

In the event that the Owner desires to undertake the construction of any internal municipal services for any phase of development prior to the execution of this Agreement, the Owner shall enter into a Pre-Servicing Agreement with the Town agreeing to satisfy all municipal requirements, financial and otherwise. The Owner further acknowledges that any work undertaken by it prior to registration of the Plan of Subdivision does so at its sole risk.

5.8 Subdivision Signs

As soon as work commences, the Owner shall advise builders and purchasers of lots in the plan by installation of a sign or signs on the property of the intended use of the lands being conveyed to the Town or other authorities, other than road widenings and 0.3m reserves. Such signs shall also be erected on blocks zoned so as to permit any use other than residential dwellings.

The Owner further covenants and agrees that prior to anyone offering lots, blocks or dwelling units on the plan for sales to the public, erect signs on all parkland, valleyland and open space within the plan, indicating the proposed use of each park block in both textual and graphic form. The graphic form shall be a copy of the Landscape Plan for each park block in a form approved by the Town. Said signs shall be 1.2m x 1.2m in size, constructed from plywood, crezon or equivalent and shall contain colour park plan with labels of facilities.

5.9 Street Signs

Prior to the issuance of a building permit, the Owner covenants and agrees to erect permanent street signs and traffic control signage according to specifications approved by the Director of Engineering and Public Works on all street intersections in the subdivision and to maintain same until all grading of roads and boulevards has been completed and final acceptance of subdivision occurs.

The Owner shall further supply and install traffic signs as directed by the Director of Engineering and Public Works at such times as directed by the Engineer. The type of signs required, but not limited thereto, shall be; 'Unassumed Roads - Use at Own Risk', stops signs, speed limit signs, parking signs, checkerboard signs, no heavy truck signs, no through traffic signs and dead end signs.

5.10 Commencement of Construction

The Owner covenants and agrees that the works and services required to be undertaken pursuant to this Agreement shall be commenced within one (1) year of the date of the execution of this Agreement.

If the Owner has not commenced the works and services in accordance with the requirements of this paragraph, the Town at its sole discretion, may deem the Owner to be in default under this Agreement and subject to the provisions of Clause 5.13 ('Completion of Public Works') or may require that a new Agreement be entered into and may alter the terms and conditions as it deems advisable.

The Owner covenants and agrees prior to the construction of any public works, to give to the Town seven (7) days notice in writing of the date upon which such construction shall commence.

5.11 Maintenance of Partially Constructed Roads

The Owner covenants and agrees, until the roads have been constructed in accordance with the provisions of this Agreement, to maintain properly the gravel and stone base and to apply such dust preventative layer and snowplough and sand as may be required by Town and in the performance of such covenants, to comply with such directions as may be from time to time given to the Owner in writing by the Director of Engineering and Public Works.

5.12 Incomplete or Faulty Work

In the event that the Director of Engineering and Public Works deems that the work is not being proceeded with in accordance with the approved plans and specifications or if the work has not been completed within the time limit as set out herein, then he may order the contractor to stop work and he may take whatever remedial action he deems necessary to complete such works and for such purposes the Town, its' employees and agents and its contractor may enter upon the lands at all reasonable times to conduct such work.

In the event of entry as aforesaid, it is agreed and understood between the parties hereto that such entry upon the lands shall be as agent for the Owner and shall not be deemed for any purpose whatsoever to be an acceptance or assumption of the said works by the Town.

The costs incurred by such remedial actions, including all materials, labour and equipment, together with the costs of all engineering fees, calculated in accordance with the current fee schedule as established by the Professional Engineers' Association of Ontario shall be paid for by the Owner and it may be charged as against and paid out of any security held by the Town to guarantee the due performance of the terms of this Agreement.

The Town may, in addition to all other remedies it may have, revoke or delay the issuance of building permits until the said works are installed in accordance with the requirements of the Town.

5.13 Completion of Public Works

The Owner shall complete the works and services required by this Agreement and as listed in Schedule 'E' hereto and forming part of this Agreement within two (2) years of the commencement of construction.

Failing completion of the works within the time limits set out above, the Town at its option may require the Owner and its successors in title, to desist from the continued construction of services and of house building in which case the Town may declare any performance guarantee forfeited and may out of the receipt of any monies available from the performance guarantee complete the works of any of them required to be completed and the Town shall not be required to return to the Owner any funds it may have received from the performance guarantee, or, in the alternative, the Town may require the Owner to cease work being carried out in the subdivision by the Owner, or their successors in title, including the completion of any house building and may require the Owner or its successors in title to renegotiate with the Town on the basis of any construction standards or financial requirements which may then be Town standards.

5.14 Top Coat of Asphalt

The Owner covenants and agrees to lay the top course of pavement on all roads following acceptance of the base course of asphalt at such time as shall be directed by the Director of Engineering and Public Works,

provided that such top course of pavement will not be laid before June 1st of any given year or in the same calendar year as the base course of asphalt but in any event the Owner shall lay the said top course within two (2) years of the date of commencement of any work. The Director of Engineering and Public Work, at his discretion, may alter this requirement if he deems it to be appropriate.

5.15 Preliminary Acceptance - Underground Services

Following completion of the construction of all underground works and services, the Consulting Engineer for the Owner shall submit his Certificate of such completion to the Director of Engineering and Public Works. Underground works and services include storm sewers, sanitary sewers, watermains and all appurtenances incidental thereto, the granular road base, base course asphalt and base stage curb and gutter. The Director of Engineering and Public Works shall, within sixty (60) days from the receipt of the Certificate as aforesaid, either advise the Consulting Engineer for the Owner, in writing, that such works have been completed to his satisfaction or set forth in writing particulars wherein the work has not been so completed. In the event that the Director of Engineering and Public Works submits a list of requirements, the Consulting Engineer for the Owner shall submit his Certificate as to the completion of such requirements and the Director of Engineering and Public Works shall similarly advise as to his satisfaction or otherwise in respect to such requirements. The final approval by the Director of Engineering and Public Works shall constitute the preliminary acceptance of the underground works and services by the Town.

5.16 Preliminary Acceptance - Above Ground Services

Following the completion of the construction of all above ground works and services, the Consulting Engineer for the Owner shall submit his Certificate of such completion to the Director of Engineering and Public Works. Above ground works are described as top course asphalt, second stage curbs, sidewalks, streetlights, street signage and the boulevard topsoil and sod. The Director of Engineering and Public Works shall, within sixty (60) days from the receipt of the Certificate as aforesaid either advise the Consulting Engineer for the Owner, in writing, that such works have been completed to his satisfaction or set forth in writing particulars wherein the work has not been so completed. In the event that the Director of Engineering and Public Works submits a list of requirements, the Consulting Engineer for the Owner shall submit his Certificate as to the completion of such requirements and the Director of Engineering and Public Works shall similarly advise as to his satisfaction or otherwise in respect to such requirements. The final approval by the Director of Engineering and Public Works shall constitute the preliminary acceptance of the above ground works and services by the Town.

5.17 Maintenance and Repair of Public Works

Upon construction of either the underground and/or above ground works and services, the Owner covenants and agrees to maintain all the works and services as provided for in this Agreement free from defects and to repair or rectify any defects which may occur when required by the Director of Engineering and Public Works until final acceptance of the subdivision. Without limiting the generality of the foregoing, the Owner covenants and agrees as follows:

- a) to maintain all sewers, manholes, catchbasins and outlets free of road material, building debris and other foreign matter and to clean such materials from the system until the final acceptance of the subdivision;
- b) to maintain the roadway pavement, curbs and sidewalks clear of building debris and earth deposits and to clean and remove such material and power sweep roadway surfaces on a minimum of a weekly basis and as required by Director of Engineering and Public Works in writing until the final acceptance of the subdivision;

- c) to rectify and repair all damages to the curb boxes, sidewalks and curbs constructed under this Agreement until the final acceptance of the subdivision;
- d) to revamp manholes and catchbasins when so directed by the Director of Engineering and Public Works until the final acceptance of this subdivision;
- e) to rectify and repair all settlements, depressions or any other defects on roadways including around manholes and/or catchbasins, until the final acceptance of this subdivision;
- f) to ensure that all mainline and secondary watermain valves are open and all fire hydrants are operating and available for firefighting purposes;
- g) to maintain, repair and replace, at their own expense, all walls, noise attenuation barriers and berms, and all fencing required to be erected by this Agreement;
- h) to carry out continuous maintenance to the satisfaction of the Town on all vacant lots or blocks within the plan. Such maintenance will include weed control, bi-annual spraying, grass, and weed cutting to maintain a height not exceeding one hundred and fifty (150mm) millimetres.

Notwithstanding anything here to the contrary, where in this Agreement the Town is obliged or required to give notice to the Owner or any other party before undertaking any action which it is entitled to take hereunder and where the Director of Engineering and Public Works deems, in his absolute discretion, that an emergency situation exists the time for giving such notice shall be abridged and the Town shall be entitled to take such action forthwith upon the giving of the notice.

5.18 Replacement of Curb Depressions

The Owner covenants and agrees that if any curb depressions are not located correctly with respect to a driveway, to construct a curb depression in the correction location and replace the original curb depression, in accordance to the Town's 'Development Design Criteria', as amended, all to the satisfaction to the Director of Engineering and Public Works.

5.19 Driveway Surfacing

The Owner covenants and agrees to place asphalt or other approved hard surface from the rear face of the curb to the front face of the house or garage in accordance with the Town's 'Development Design Criteria', as amended. Asphalt shall be placed in two even lifts on any driveway.

Prior to occupancy of any dwelling, the granular base shall be installed and compacted on the driveway in accordance with the Town's 'Development Design Criteria', as amended.

5.20 Repair of Damaged Public Works on Adjoining Lands

The Owner covenants and agrees that all streets abutting on the lands to be covered by the new registered plan and to be used for access during the construction of the houses or buildings and the public works on the new plan shall be maintained in good and usable condition during the said construction and if damaged by the Owner or parties employed by the Owner in construction of the said works or by builders so employed, will be restored immediately and all trucks making delivery to or taking materials from the lands in the said new plan shall be adequately covered and not unreasonably loaded so as to scatter refuse, rubbish or debris on the said streets abutting.

5.21 Clearance of Debris from Vacant Public and Private Lands

The Owner covenants and agrees to clear debris and garbage originating from the works in the subdivision and deposited on vacant public and private lands within or outside the limits of the subdivision if so requested in writing by the Director of Engineering and Public Works. If the Owner fails to do so in seventy-two (72) hours, the Town will remove such debris and garbage at the cost of the Owner.

5.22 Debris or other Materials on Lands to be Dedicated

The Owner covenants and agrees that land conveyed to the Town for municipal purposes including roads, parks and for any other purpose, will not be used for the depositing of junk, debris, refuse, topsoil, building materials, equipment or other materials and the Owner further covenants and agrees to restrain, insofar as they are able to do so, all others from depositing junk, debris, refuse, topsoil, building material, equipment or other materials on the lands conveyed to the Town and further covenant and agree to remove any junk, debris, refuse, topsoil, building materials, equipment or other materials excluding original topsoil immediately when so directed by the Town, at the Owner's expense.

5.23 Cleaning and Sweeping of Streets

The Owner covenants and agrees to maintain all roads in a clean and reasonable condition throughout the period of house construction and shall provide the necessary labour and equipment to do so on a daily basis or as required by the Director of Engineering and Public Works. If, in the opinion of the Director of Engineering and Public Works such roads do not meet with these requirements, then the work may be done by the Town at the Owner's expense.

The Owner covenants and agrees to maintain the roadway pavement, curbs and sidewalks clear of building debris and earth deposits and to clean and remove such material and power sweep roadway surfaces on a minimum of a weekly basis and as required by Director of Engineering and Public Works in writing until the final acceptance of the subdivision.

The Owner further covenants and agrees that it will sweep and flush the streets within the subdivision on a minimum of a weekly basis and when requested in writing by the Director of Engineering and Public Works until such time as the subdivision has received final acceptance by the Town.

5.24 Fouling of Roadways

The Owner covenants and agrees not to foul the highways, outside the limits of the subdivision, leading to the lands described in Schedule 'A' hereto and further agrees to provide the necessary labour and equipment to be available on twenty four (24) hour notice at all times to keep public roads clean and if, in the opinion of the Director of Engineering and Public Works, such roads do not meet with these requirements, then the work shall be done by the Town at the Owner's expense.

5.25 Snowploughing Incomplete Roadways

The Owner covenants and agrees to snowplough and sand roadways until the base course of asphalt has been laid. The Town will be responsible for ploughing and sanding of roadways only after the base coat of asphalt has been laid and occupancy has occurred on the subject roadways

The Owner shall agree that all pavement must be maintained clear of debris and building material and all manholes or other structures ramped as required and such ramping maintained by the Owner until top course of asphalt is placed.

5.26 Fencing

The Owner covenants and agrees to construct fences in accordance with a plan(s) approved by the Town, as per Schedule 'E' all to the satisfaction of the Director of Engineering and Public Works, or any other agencies.

5.27 Landscaping/Trees

The Owner shall prepare and submit to the Director of Engineering and Public Works for review, a Landscaping Plan prepared by a qualified Landscape Architect, showing no less than one deciduous tree every fifteen metres (15m) or one deciduous tree per lot, whichever results in more trees along each side each street, of species and size in accordance with the Town's 'Development Design Criteria', as amended. This plan shall show, in addition to tree plantings, all above ground features including, but not limited to, driveways, sidewalks, hydrants, transformers, 'supermailboxes' and other pertinent site features.

The Owner shall submit a Tree Preservation Plan in accordance with the Town of Georgina's 'Development Design Criteria', as amended, and where trees are lost through development, the Owner shall agree to compensate the Town with the placement of trees in a location to be determined by the Town.

As compensation for the tree loss on the development property, 40 trees to be planted within the development or at a location to be determined by the Town. This will be in addition to boulevard trees required internally in this development according to Section 5.27.

All plantings shall be considered part of the above ground works and shall be completed prior to preliminary acceptance of the above ground works.

The Owner covenants and agrees to maintain and water all trees, sod and other landscaping planted or laid on public lands for period of two years from the date of preliminary acceptance or until final acceptance of the subdivision, whichever is the later date. Each spring during this period, the trees, sod and other landscaping planted on public lands shall be inspected by the Owner's Landscape Architect and any trees, sod or other landscaping which is dead, diseased, or failing to establish a healthy growth, shall be replaced forthwith.

The Owner further covenants and agrees to retain the Landscape Architect for tree planting site inspection and supervision during the planting and maintenance period. The Landscape Architect shall further provide his 'Certificate of Completion' to the Director of Engineering and Public Works prior to preliminary acceptance of the works.

Upon satisfactory completion of the maintenance period, the Town shall return the securities deposited with the Director of Engineering and Public Works for boulevard tree planting, subject to any reduction for any payouts and/or claims pursuant to the *Construction Lien Act*.

The Owner covenants and agrees that tree planting, and sod is not to be passed on to builders or an ultimate home purchaser.

The Owner shall agree not to remove trees or hedgerows without the written approval of the area municipality. The Owner will be required to satisfy all provisions of the Region of York by-law TR-1-91-154 and the Town's 'Development Design Criteria', as amended, regarding the preservation and protection of trees and vegetation.

PART VI GRADING - DRAINAGE AND SODDING

6.1 Grading Control Plan

The Owner agrees to provide the Town, prior to the execution of this Agreement, a Grading Control Plan prepared by the Owner's consulting engineer establishing the proposed grading of the lands to provide for proper drainage thereof, and the drainage of all adjacent lands which drain through the said subdivision.

The Grading Control Plan is to be prepared in accordance with the Town's Lot Drainage Specifications in effect at the date of this Agreement. The grading of the lands shall be carried out in general accordance with such Grading Control Plan. If, in the opinion of the Director of Engineering and Public Works, drainage problems occur prior to the final acceptance of the subdivision by the Town, the Owner agrees to correct them by regrading or by the construction of catchbasins, swales, retaining walls or other structures as may be necessary to correct such problems.

The Owner agrees to sod boulevards between the street line and the curb line together with each of the lots or blocks except for paved or planted areas upon the completion of the construction of buildings thereon.

The Town, within the discretion of the Director of Engineering and Public Works, agrees to permit the Owner to revise a portion of the submitted Grading Control Plan if, in the opinion of the Owner, the grading can be improved to accommodate housing types.

6.2 Construction According to Grade Control Plan

The Owner covenants and agrees that no building construction shall be commenced on the lands described in the said plan except in close conformity with the elevations and spot levels shown on a Grade Control Plan approved by the Director of Engineering and Public Works.

The Owner further covenants and agrees to rough grade the subject lands to within 0.3m of the final grade prior to placement of the base course of asphalt and the curb and gutter.

6.3 Individual Lot/Block Grading Plans

In addition to the requirements of Paragraph 9.3 ('Building Permits') of this Agreement, no building permit shall be issued for the construction of a building on any lot or block until an individual lot or block Grading Plan prepared by a Professional Engineer has been approved by the Owner's consulting engineer and submitted to the Director of Engineering and Public Works. The Individual Grading Plan shall indicate the proposed sitting of the building, its design and main floor elevation and its grading, sodding and 'as built' municipal service information.

6.4 Restoration of Disturbed Areas

The Owner covenants and agrees to grade and sod any lands disturbed by construction of the Works.

PART VII CONSTRUCTION LIEN ACT

7.1 Upon receiving notice or upon any liens being filed pursuant to the *Construction Lien Act*, which may affect any of the subject lands in this Agreement in which the Town may have an interest, this Agreement shall be deemed to be defaulted by the Owner. Upon discovering such default, the

Town may forthwith give the Owner notice in writing of the said lien or claim and the Owner shall be allowed to cure or remedy such default by discharging or vacating the said lien to the satisfaction of the Town within ten (10) days of such notice.

If such default is not remedied or cured as above, the Town may, notwithstanding any other remedies it may have, draw upon any security or Letter of Credit which may be held pursuant to this Agreement to secure its interests and may pay into Court any holdback and costs provided by the *Construction Lien Act* as may be necessary therefore.

PART VIII PUBLIC WORKS FINAL ACCEPTANCE

8.1 The Town covenants and agrees that the final acceptance of the subdivision shall take place upon fulfilment of the following conditions:

- a) satisfactory conclusion of performance by the Owner of its obligations during the full twenty-four (24) month maintenance period, commencing upon preliminary acceptance of the above ground works;
- b) that all roadway pavement, ditches, storm sewers and appurtenances incidental thereto and sanitary sewers and appurtenances incidental thereto shall be clean and free of debris and earth deposits and functioning as intended;
- c) that all settlements, depressions or any other defects on roadways shall be repaired to the satisfaction of the Director of Engineering and Public Works;
- d) that one hundred (100%) percent of all buildings on lots within the Plan of Subdivision or any phase thereof are constructed;
- e) that the Director of Engineering and Public Works shall be in receipt of the following:
 - i) a statement by a registered Ontario Land Surveyor that he has found or replaced all standard iron bars and iron bars as shown on all reference plans, all corner lots and control points of survey and has located or properly re-established all block corners, the beginning and ends of all block curves other than corner roundings and all points of change in direction of streets. In addition, the four iron bars on the outside corners of the subject lands shall have their horizontal and vertical coordinates assigned to them and that information provided to the Town;
 - ii) a Statutory Declaration from the Owner that it has paid all contractors and sub-contractors associated with the construction of public works and complied fully with the provisions of the *Construction Lien Act*;
 - iii) as constructed' drawings of all works required to be done by this Agreement must be provided to the Town in all the following formats:
 - ▶ a satisfactory reproducible set of mylar film drawings, being of a minimum of 3mm and double matt;
 - ▶ two full sets of white prints;
 - ▶ a CD in current 'AutoCad' format;
 - ▶ one (1) Compact Disk (CD) or other pre-approved format of all as-built engineering drawings, which have been scanned to original scale, in .TIFF and PDF format;
 - ▶ one (1) Compact Disk (CD) or other pre-approved format of the service records on the Town of Georgina Service Record Form, scanned to original scale, in .PDF format; and

▶ two (2) sets of service records shall be provided on the Town of Georgina Service Record Forms.

iv) a certificate from the Landscape Architectural Consultant certifying the satisfactory completion of boulevard planting and of all other landscaping in the plan in accordance with the specifications and the approved construction drawings and that the plant materials have been installed for a period of not less than twenty-four (24) months, are in healthy condition and all dead or diseased plantings have been replaced and are now in healthy condition. This certificate must be signed and stamped by a member of the Ontario Association of Landscape Architects (O.A.L.A.);

f) that the Owner has provided the Town with a cash deposit, or at the option of the Owner, a Letter of Credit from a Canadian Chartered Bank in form and content satisfactory to the Town solicitor, in the amount of One Thousand Dollars (\$1,000.00) per vacant lot or block, for use by the Town to correct the grading on the said vacant lot or block if in the opinion of the Director of Engineering and Public Works the completed grading on said vacant lot or block does not comply with the Grading Control Plan. This deposit is to be refunded upon satisfactory completion of the grading on the said lot or block or upon application for building permit for a specific lot or block pursuant to Clause 9.3 ('Building Permits') hereof;

g) that the lands dedicated as public parks have been graded and sodded to the satisfaction of the Director of Engineering and Public Works and the Director of Leisure Services;

h) that all vacant lots and blocks have been graded in accordance with the Grading Control Plan and an acceptable grass cover is established;

i) that all other covenants contained within this Agreement have been completed to the satisfaction of the Town.

PART IX DEVELOPMENT SERVICES REQUIREMENTS

9.1 Building Requirements

The Owner covenants and agrees that all buildings shall be designed, located and constructed to ensure a reasonable mix of styles, materials and colours for adjacent houses, and only houses with attached garages or detached garages may be constructed all in accordance with the Council approved Urban Design Guidelines. In the case of a detached garage, the garage shall be fully complete prior to occupancy of the house.

The Owner further covenants and agrees not to permit occupancy of any building except in conformity to Part X ('Occupancy Provisions') of this Agreement. The Consultant shall consider all existing and future street intersections in the overall siting of homes to minimize any potential impact.

9.2 Accessory Buildings, Additions and Swimming Pools

The Owner and/or subsequent purchaser shall not construct or apply for a building permit to construct any accessory building, addition to an existing building or a swimming pool until the individual lot grading plan pursuant Part VI ('Grading - Drainage and Sodding') has been appropriately amended and approved by the Director of Engineering and Public Works.

9.3 Building Permits

Prior to the issuance of a building permit on any lot or block within the proposed development, the Owner or successive lot owner(s) shall:

- a) provide the Town with a cash deposit or Letter of Credit in the amount of Seven Thousand Five Hundred Dollars (\$7,500.00) per single family dwelling lot to guarantee completion of the grading of said lot in accordance with the Grade Control Plan. This deposit may further be used by the Town to repair any damages to municipal works including damage to the roadway, curb and gutter, sidewalk, boulevard sodding and to clean and remove any matter fouling any public highway as a result of any work being undertaken on said lot;
- b) submit a cash payment in the amount of the development charge (as per Clause 2.5) applicable to the said lot;
- c) a cash payment of Four Hundred and Fifty dollars (\$450.00) per residential lot to be used by the Town to install an appropriately sized water meter for the dwelling;
- d) fulfil the requirements of paragraphs:
 - i) 5.9 Street Signs
 - ii) 6.3 Individual Lot/Block Grading Plans
 - iii) 11.2 Fire Protection and Access
 - iv) 11.3 Fire Breaks
 - v) 11.5 House Numbers
 - vi) 11.6 Street Names

as well as other clauses in this Agreement, that may or may not be identified above;

- e) the Owner agrees that no building permit will be applied for or issued until the Town is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
- f) the Owner or successive owner(s) shall retain a professional engineer to ensure that the grading and sodding is completed to the satisfaction of the Director of Engineering and Public Works, within one year of the date of issuance of the building permit. The Owner hereby acknowledges the Town's right, notwithstanding any other remedies it may have, to draw upon any security it may hold and to enter onto the lot upon default and perform any work it deems necessary, all at the cost of the Owner.

9.4 Pre-Registration Homes

The Town hereby agrees to the construction by the Owner of pre-registration homes prior to the registration of the plan of subdivision, subject to the provisions of this agreement and pursuant to the Town's Zoning By-law 500, as amended.

It is mutually agreed by the parties hereto that pursuant to By-law 500, as amended, that a maximum of two (2) units may be constructed on the lands subject to this agreement prior to the registration of the plan of subdivision.

The Owners acknowledge and agree that all other provisions respecting the issuance of any building permit is applicable to the issuance of any building permit prior to the registration of the plan of subdivision.

9.5 Urban Design and Architectural Design Guidelines

The Owner covenants and agrees to the following:

- a) All development shall proceed in accordance with the Council approved Urban Design Guidelines.
- b) A control architect shall be retained at the cost of the Owner with the concurrence of the Town of Georgina to ensure compliance with the approved Urban Design and Architectural Design Guidelines. Where possible the control architect shall be the same architect that prepared the Architectural Design Guidelines.
- c) Prior to the submission of the individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the Urban and Architectural Design Guidelines.
- d) The Town of Georgina may undertake periodic reviews to ensure compliance with the Urban and Architectural Design Guidelines. Should inadequate enforcement be evident, the Town of Georgina may cease to accept drawings stamped by the control architect, all at the expense of the Owner.

PART X OCCUPANCY PROVISIONS

10.1 Occupancy of Buildings

The Owner covenants and agrees that once building permits have been issued, not to permit occupancy of any building including pre-registration homes, or part thereof, until the following requirements have been fulfilled, all to the satisfaction of the Director of Engineering and Public Works;

- a) the Plan of Subdivision has been registered;
- b) the work for which the building permit was issued is completed in accordance with the requirements of the Ontario Building Code (latest revision thereof), the Building Code Act (latest revision thereof), Building By-laws, as amended, and in accordance to the conditions set out by the Town;
- c) the water, sewage and drainage facilities, including the storm outlet on adjacent lands, are operating and the required water meter has been installed, in accordance with the conditions set out by the Town;
- d) a letter of approval by the Director of Engineering and Public Works has been obtained with respect to such water, sewage, drainage, grading and paving facilities;
- e) all lot grading for said lot are complete and the consultant's interim grading certificate, issued by the Owner's consultant, has been submitted and accepted by the Director of Engineering and Public Works;
- f) topsoil and sodding has been completed as per Part VI ('Grading - Drainage and Sodding') and Clause 12.2 ('Warning Clause: Topsoil, Sodding of Occupied Homes') of this Agreement;
- g) a base coat of asphalt is placed, being minimum 8.5m wide, complete with base curb, on the road on which the lots front;
- h) the granular base shall be installed and compacted on the driveway and access to the dwelling by way of patio stones, has been provided in accordance with the latest revision of the Town's '*Development Design Criteria*', as amended;

- i) hydro electric service to the building is in operation and approved by the Electrical Safety Authority and street lights are installed and fully operational, in accordance to the conditions set out by the Town;
- j) all dwelling units shall be furnished with a house number, as assigned to the dwelling by the Town, has been permanently posted on the front of the dwelling in such a manner as to be visible from the street and suitably illuminated.

PART XI FIRE PROTECTION REQUIREMENTS

11.1 Emergency Access to Lands

The Owner covenants and agrees to provide emergency access to the Lands in such locations as may be required by the Fire Chief.

11.2 Fire Protection and Access

The Owner acknowledges and agrees that building permits will not be issued for any dwelling unless the lot upon which a dwelling is to be constructed is situate within ninety metres (90m) of an operating fire hydrant and the abutting roadway or any roadway required to access the subject lot, is constructed to a minimum of granular base course which is to be maintained by the Owner. The Owner shall ensure that all mainline and secondary watermain valves are open and all fire hydrants are operating and available for fire fighting purposes.

11.3 Fire Breaks

The Owner covenants and agrees to provide firebreaks for the development pursuant to the requirement(s) of the Town of Georgina's Chief Fire Official and Chief Building Official.

11.4 Hydrant Anti-Tampering Devices

Upon acceptance by the Director of Engineering and Public Works of the testing and charging of the subdivision water distribution system, whether in whole or in part, the Owner shall have installed on each fire hydrant an anti-tampering device of style and manufacture acceptable to the Director of Engineering and Public Works. Said devices shall remain in place and be maintained by the Owner until final acceptance of the subdivision by the Town. The devices shall then become the property of the Town.

11.5 House Numbers

Prior to the issuance of a building permit, the Owner covenants and agrees that all house numbers for use within the said plan shall be the numbers allocated by the Town. To obtain any such numbers, the Owner shall furnish to the said Town a copy of the said plan as approved upon which the Town will designate the number of each lot.

Prior to occupancy, all dwelling units shall be furnished with a house number, as assigned to the dwelling by the Town, and same has been permanently affixed on the front of the dwelling in such a manner as to be visible from the street and suitably illuminated.

11.6 Street Names

Prior to the issuance of a building permit, the Owner covenants and agrees that the streets on the registered Plan of Subdivision shall bear names satisfactory to the Town and to the Region of York.

Permanent street name signs shall be erected pursuant to Clause 5.9 ('Street Signs') of this Agreement.

11.7 Open Burning of Materials

The Owner covenants and agrees to comply with the municipal by-law regulating the open burning of materials and obtain the necessary permits from the Town's Fire Department.

PART XII GENERAL PROVISIONS

12.1 Registration of Plan of Subdivision

The Owner covenants and agrees to register the Plan of Subdivision within one (1) year of the date of this Agreement.

12.2 Warning Clause: Topsoil, Sodding of Occupied Homes

Where occupancy occurs between November 1st and June 1st, topsoil and sodding shall be completed prior to July 1st next ensuing. Provided that the Owner shall not permit such occupancy until their consultant has submitted an interim grading certificate and such certificate has been accepted by the Director of Engineering and Public Works.

Where occupancy occurs between June 2nd and October 31st, topsoil and sodding shall be completed within 30 days of occupancy, provided, however, that occupancy shall be permitted only upon receipt and acceptance of the interim grading certificate as aforementioned.

Where occupancy occurs prior to topsoil and sodding, the Owner or subsequent builder shall obtain from the purchaser and provide to the Town an acknowledgement that states the following:

"I/We, the purchaser(s) of Lot , Plan , acknowledge that topsoil and sodding of the above lot is not complete and that it is not the responsibility of the Town to ensure that such topsoil and sodding will be completed.

DATED at , this day of , 20 .

Purchaser(s)"

12.3 Replacement of Topsoil

The Owner covenants and agrees that all topsoil removed from the lands shown in Schedule 'B' ('Registered M Plan'), and as described in Schedule 'A' (Legal Description of Subject Lands) attached hereto shall be screened and a reasonable amount stockpiled during grading operations and as building construction is completed, the said screened topsoil shall be placed at a depth of at least one hundred and fifty millimetres (150mm) on all land not covered by buildings, driveways or pavement. The Owner further covenants and agrees not to stockpile topsoil on any land to be dedicated to the Town.

12.4 Underground Hydro, Telephone and Television

The Owner covenants and agrees to install underground hydro, telephone and television services to all dwellings within the subdivision. No dwelling shall be occupied until such time as these services and street lighting in front of the dwelling have been approved by the requisite authority and are in operation.

12.5 Inspections by Town Staff

The Town, by its officers, servants, employees and agents, may enter on the said lands or parts thereof and any building(s) erected thereon to ensure the proper compliance of any works required to be constructed by the Owner.

12.6 Licence to Enter

The Owner covenants and agrees to retain a licence from any subsequent purchaser of the lands described in Schedule 'A' to enter upon such lands in order to comply with the provisions of this Agreement. Such licence shall be retained until Final Acceptance of this subdivision. It will be the Owners responsibility to register a release of said licence on all affected lots and blocks prior to Final Acceptance occurring.

12.7 Approvals

The Owner agrees that no work shall be commenced without the written approval of the Director of Engineering and Public Works and it is understood that any approvals given prior to the registration of the plan shall not be binding upon the Town nor on the Director of Engineering and Public Works and any works undertaken by the Owner prior to the registration of the plan shall be at the sole risk of the Owner.

Any approvals given by the Town shall be subject to any and all approvals required by any other governmental authority.

Notwithstanding anything herein contained, the Town shall not be obligated under this Agreement until the Town or the Owner has obtained any and all approvals required to be obtained from the Regional Municipality of York, Ministry of Natural Resources, Ministry of Citizenship, Culture & Recreation and the Lake Simcoe Region Conservation Authority and nothing herein shall relieve the Owner from obtaining all approvals and consents required by any governmental authority.

12.8 Green Bins and Blue Boxes

The Owner agrees to purchase/pay for one green bin with kitchen catcher and one blue box for each residential unit within the proposed subdivision for distribution to each subsequent purchaser of a new home within the subdivision.

PART XIII SPECIAL PROVISIONS

13.1 Lake Simcoe Region Conservation Authority (LSRCA)

The Owner agrees:

- a) prior to final approval and to any grading taking place on the site, a stormwater management report incorporating Enhanced protection (Ministry of Environment 2003) shall be prepared to the satisfaction of the LSRCA. Provision must be made to locate detention facilities above the evaluation of the 1:100 year storm floodline, if applicable;
- b) prior to final approval, a lot grading and drainage plan for Lots 1, 2, and 3 shall be prepared to the satisfaction of the LSRCA;
- c) prior to final approval, a report be prepared to the satisfaction of the LSRCA detailing the means whereby erosion and siltation will be minimized and contained on the site both during and subsequent to the construction period;
- d) to maintain all erosion and siltation control devices in good repair during the construction period in a manner satisfactory to the LSRCA.
- e) to obtain all necessary LSRCA permits.

13.2 Canada Post

The Owner agrees:

- a) prior to final approval, to include in all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox;
- b) prior to final approval, to be responsible for notifying the purchaser of the exact Community Mailbox location prior to the closing of any home sale;
- c) prior to final approval, to consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans;
- d) prior to final approval, to provide two (2) copies of the utility coordination plan to Canada Post Corporation, to be used to identify Community Mailbox locations;
- e) to provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans: an appropriately sized sidewalk section (concrete pad), as per municipal standards, to place the Community Mailboxes on; and required walkway across the boulevard, as per municipal standards; and, any required curb depressions for wheelchair access;
- f) to determine and provide a suitable temporary Community Mailbox location(s) which, may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox location(s). This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

13.3 Hydro One

The Owner agrees:

- a) to contact Hydro One Line Engineering Services, - Subdivision Department to make all necessary arrangements for subdivision feed; and,
- b) that prior to any road widenings within the development, the Owner shall provide Hydro One with detailed plans respecting the construction works.

13.4 Enbridge Gas Distribution Inc.

The Owner agrees:

- a) the Owner is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;
- b) streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;
- c) the Owner shall grade all streets to final elevations prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines;
- d) it is understood that the natural gas distribution system will be installed within the proposed road allowance. In the event that this is not possible, easements will be provided at not cost to Enbridge Gas Distribution Inc.;

- e) the Owner shall contact Enbridge Gas Distribution Regional Sales Development Department to discuss installation and clearance requirements for main, service and metering facilities.

13.5 Bell Canada

The Owner agrees in a wording satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

13.6 Rogers Cable

The Owner agrees:

- a) to call for joint-use trench construction to be shared by the shallow utilities;
- b) to supply all related development drawings to Rogers Cable, including the Composite Utility Plans;
- c) to provide all necessary easements/rights-of-way, at no expense to Rogers Cable; directly or indirectly by this development; and
- d) to enter into a Letter of Understanding with Rogers Cable which, clearly lays out the expectations of the Owner and Rogers Cable through the active construction period of the development.

13.7 Master Landscape and Fence Plan

The Owner shall agree to landscape those blocks and streets to be conveyed to the Town, in accordance with a Master Landscape Plan. The Owner covenants and agrees that there shall be no alteration or removal of the planting or fencing provided by the developer and that the required fencing shall be maintained by any subsequent purchaser. Further the construction of any fencing shall be in accordance with the uniform fence design of the Master Landscape Plan as approved by the Town Georgina.

The Owner is required to construct the following fencing:

- Privacy Fence - along the whole of the rear lot line of Lots 4, 5, 6, 7, 8 and 9
- Chain Link Fence - along the lot line of Lots 1, 2, 3, 10 and 11 where they abut the open space block

13.8 Notification

The Owner shall cause its builders to display in all sales offices a composite utility plan showing the location of all community mailboxes, hydro vaults, streetlights, catchbasins and any other street furniture.

The Owner shall cause its builders to display in all sales offices a composite landscape plan showing the location of all fences, retaining walls and plantings.

13.9 Keswick Water Pollution Control Plant

The following warning clause shall be registered on title for Lots 1, 2, and 3 as well as included in the agreement of purchase and sale for these lots:

"Purchasers are advised of the existence of a sewage treatment facility situated within a close proximity of the subdivision. Objectionable odours may occasionally be present."

PART XIV ADMINISTRATION

14.1 Dedications

The Owner covenants and agrees to grant to the Town, free from encumbrances, the lands and easements for public purposes described in Schedule 'H' ('Conveyances of Land, Easements and Reserves') hereto. The documents for the said lands described in Schedule 'H' ('Conveyances of Land, Easements and Reserves') are to be in a form approved by the Town solicitor and deposited with the Director of Engineering and Public Works by the Owner prior to the execution of this Agreement by the Town.

14.2 Registration on Title

The Owner hereby covenants and agrees that this Agreement and the schedules hereto or any part or parts thereof may be registered upon the title to the lands within the said Plan of Subdivision. Such registration shall be at the instance of the Town and at its sole and absolute discretion.

14.3 Registration of Plan

The Owner covenants and agrees to register the Plans of Subdivision as soon as possible upon their final approval required for registration.

14.4 Registration within One Year

It is mutually agreed that if the Plan of Subdivision contemplated by this Agreement is not registered within the time limits set out in Clause 5.13 ('Completion of Public Works') of this Agreement, the Town may at its sole discretion require that a new Agreement be entered into and may alter the terms and conditions as it deems advisable.

It is further understood and agreed by the parties hereto that there is no obligation by the Town to do anything required herein until such time as a Plan of Subdivision has been approved by all requisite authorities and in the event the said plan is not approved by such authorities, the Town shall deduct its costs and expenses from any monies received from the Owner.

14.5 Director of Engineering and Public Works

It is understood and agreed that wherever the term 'Director of Engineering and Public Works' is referred to in this Agreement or the schedules attached hereto, it shall mean the Director of Engineering and Public Works for the Corporation of the Town of Georgina or persons so designated to act on his behalf.

14.6 Consent and Postponement

The Owner agrees to obtain and register a discharge or a consent and postponement of any mortgage or other encumbrance on the subject Lands, at its expense, with the intent that any such prior encumbrance will postpone any rights or interest which it may have in the Lands, so that this Agreement shall take effect as though executed and registered prior to the creation of such right or interest of such party by the execution and registration of any mortgage or other encumbrance creating or defining such rights or interests. Any consent and postponement by a mortgagee of the Lands shall be in form and substance satisfactory to the Town and shall be annexed hereto prior to the execution of this Agreement by the Town.

14.7 Inhibiting Order

The Developer covenants and agrees to register an application, signed by the Town, for an order inhibiting any dealings with the Lands to the Land Registrar immediately following the registration of this Agreement. The Developer acknowledges that the Town shall not be obligated to register any documents in compliance with the Inhibiting Order or to apply to have the Inhibiting Order removed from title until the Developer has supplied all documents in compliance with this Agreement in a form satisfactory to the Town for registration and all other documents required to provide discharges, releases and postponements with respect to any charges, mortgages or encumbrances with respect to the Lands have been registered against the title to the Lands.

PART XV ADDRESS OF TOWN, OWNER AND CONSULTING ENGINEER

15.1 If any notice is required to be given by the Town to the Owner and/or their consulting engineer with respect to this Agreement, such notice shall be mailed or delivered to:

- a) Town:
 - Corporation of the Town of Georgina
 - 26557 Civic Centre Road, R.R. 2
 - Keswick, Ontario, L4P 3G1
 - Attention: Roland Chenier, Town Clerk
 - Phone: (905)476-4301/ Fax: (905) 476-1475

- b) Owner:
 - Cherryview Estates Inc.
 - 28 Abbotsford Road
 - Gormley, Ontario L0H 1G0
 - Attention: Mauro Mal Campagna, Director and Officer
 - Phone: (416) 573-0405 / Fax: (905) 713-1213

- c) Consultant:
 - Al Underhill Associates Ltd.
 - 58 Major Mackenzie Drive East
 - Richmond Hill, Ontario, L4C 1G8
 - Attention: Steve Mann
 - Phone: (905) 884-6748 / Fax: (905) 884-7681

or such other address of which the owner and/or consulting engineer has notified the Director of Engineering and Public Works in writing and any such notice mailed or delivered shall be deemed good and sufficient notice under the terms of this Agreement. All notices, demands or requests shall be deemed to have been properly given if delivered personally or sent by prepaid mail. If notice is given by mail, the same shall be effective five (5) business days after being deposited with the post office.

PART XVI LIST OF SCHEDULES

- 16.1 Schedule 'A'
being a boundary description of the lands to be subdivided comprising the said draft plan prepared by an Ontario Land Surveyor

- 16.2 Schedule 'B'
being the Plan of Subdivision to be registered

- 16.3 Schedule 'C'
being a Certificate of the Owner's solicitor as to ownership of the lands herein

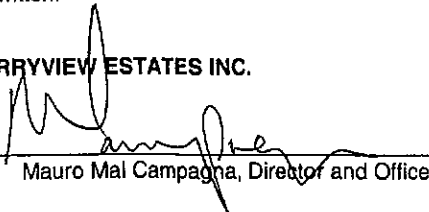
- 16.4 Schedule 'D'
being a Certificate from an Ontario Land Surveyor as to the conformity of all lots and blocks with the Zoning By-law affecting the subject lands
- 16.5 Schedule 'E'
being a schedule of works to be constructed by the Owner
- 16.6 Schedule 'F'
being an estimate of the cost of constructing the Works
- 16.7 Schedule 'G'
being a schedule and summary of payments and security provided for in this Agreement
- 16.8 Schedule 'H'
being description of all easements, lands and reserves to be conveyed by the Owner to the Town upon execution of this Agreement, or to a local board, as designated therein

IT IS HEREBY DECLARED that this Agreement and the covenants, provisos, conditions and schedules herein contained shall be binding upon and enure to the benefit of the parties hereto, their successors and assigns.

WHENEVER the singular and masculine are used throughout this Agreement, the same shall be construed as meaning the plural or feminine or neuter where the context of the parties hereto require.

WITNESS the hands and corporate seals of the parties hereto, attested to by the hands of their proper signing officers, duly authorized in that behalf, the day first above written.

CHERRYVIEW ESTATES INC.

per: 
Mauro Mal Campagna, Director and Officer

I/We have the authority to bind the corporation

THE CORPORATION OF THE TOWN OF GEORGINA

per: _____
Robert A. Grossi, Mayor

per: _____
Roland Chenier, Town Clerk

We have the authority to bind the corporation

SCHEDULE 'A'
BEING A BOUNDARY (LEGAL) DESCRIPTION OF THE LANDS
TO BE SUBDIVIDED

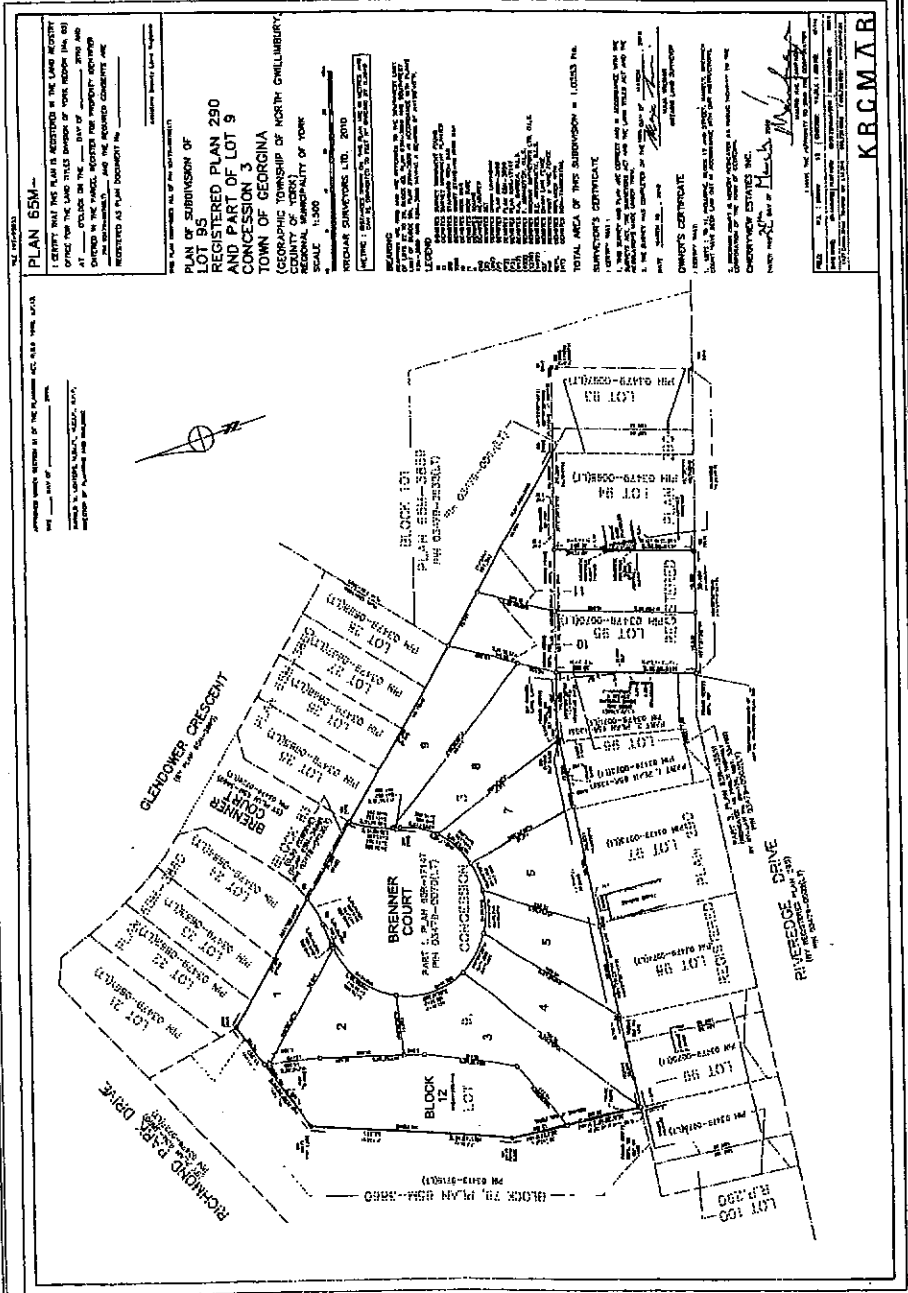
THOSE CERTAIN LANDS situate, lying and being in the Town of Georgina, in the Regional Municipality of York (geographic Township of North Gwillimbury), and being composed of the following:

Parcel 9-1, Section NG3; Lot 95, Plan 290 and Part Lot 9, Concession 3, (GN) designated as Part 1, Plan 65R-17147; Town of Georgina, being all of PIN 03479-0070 (LT)

PLAN OF SUBDIVISION 19T-95033

SCHEDULE 'B'

BEING THE PLAN OF SUBDIVISION TO BE REGISTERED



PLAN 65M
 I HEREBY STATE THAT THIS PLAN IS ACCORDING TO THE LAND RECORDS OFFICE FOR THE LAND TITLED SUBDIVISION OF LOT 98 (P.L. 88) AT ...

PLAN OF SUBDIVISION OF LOT 98, REGISTERED PLAN 290 AND PART OF LOT 9 CONCESSION 3 TOWN OF GEORGINA (GEOGRAPHIC TOWNSHIP OF NORTH OHLIBURRY, REGIONAL MUNICIPALITY OF YORK)

PREPARED BY: CHERRYVIEW ESTATES INC. 2010
 SCALE: 1:500
 PROJECT: CHERRYVIEW ESTATES INC. 2010

LEGEND
 ...

NOTES
 ...

OWNER'S CERTIFICATE
 ...

ENGINEER'S CERTIFICATE
 ...

REGISTERED PLAN 290
 ...

REGISTERED PLAN 290
 ...

REGISTERED PLAN 290
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REGISTERED PLAN 290
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REGISTERED PLAN 290
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REGISTERED PLAN 290
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REGISTERED PLAN 290
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REGISTERED PLAN 290
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SCHEDULE 'C'

BEING A CERTIFICATE OF THE OWNER'S SOLICITOR
AS TO OWNERSHIP OF THE LANDS

SCHEDULE "C"

BEING A CERTIFICATE OF THE OWNER'S SOLICITOR
AS TO OWNERSHIP OF THE LANDS

TO: The Corporation of the Town of Georgina (the "Corporation")

I LARRY FISCHER, a solicitor in the Province of Ontario do hereby certify that CHERRYVIEW ESTATES INC. is the sole owner in fee simple of all land described in Schedule "A" annexed to this Subdivision Agreement.

I further certify that there are no liens, charges, mortgages or other encumbrances upon the said lands or any part thereof save and except the following:

NONE

I further certify that there are no executions on file against CHERRYVIEW ESTATES INC. in the Office of Land Titles for York Region or in the York Region Sheriff's Office as at the date hereof.

I further certify that CHERRYVIEW ESTATES INC. is a validly subsisting corporation duly incorporated under the laws of the Province of Ontario as at the date hereof.

This Certificate is given by me to the Corporation for the purpose of having the Corporation act in reliance on it in entering into the Subdivision Agreement between the Corporation and CHERRYVIEW ESTATES INC. and in registering the Subdivision Agreement and in accepting title to all lands as provided for in the Subdivision Agreement.

DATED at Toronto, this 24th day of March, 2010.



Larry Fischer
Solicitor for Cherryview Estates Inc.

SCHEDULE 'D'

BEING A CERTIFICATE FROM AN ONTARIO LAND SURVEYOR
AS TO THE CONFORMITY OF ALL LOTS AND BLOCKS
WITH THE ZONING BY-LAW

SCHEDULE OF AREAS AND FRONTAGES								
PLAN 65M-(UNREGISTERED) (19T-95033)								
LOT 25, REGISTERED PLAN 22D AND PART OF LOT 9, CONCESSION 3								
TOWN OF GEORGINA								
FILE NO. 87-144MP05 (PHASE 5)								
LOT	Unit Type	Unit Count	AREA (m ²)	FRONTAGE AT 6.00 m SETBACK	Zone Category	Zoning By-Law Requirements		
						FRONTAGE AT 6.00 m SETBACK	AREA (m ²)	ZONING BYLAW COMPLIANCE
1	SFD	1	435.7	14.023	R1-125	12.000	360.0	YES
2	SFD	1	550.8	25.131	R1-125	12.000	360.0	YES
3	SFD	1	923.7	24.240	R1-125	12.000	360.0	YES
4	SFD	1	696.9	12.000	R1-125	12.000	360.0	YES
5	SFD	1	527.5	12.408	R1-125	12.000	360.0	YES
6	SFD	1	562.6	12.710	R1-125	12.000	360.0	YES
7	SFD	1	488.4	12.287	R1-125	12.000	360.0	YES
8	SFD	1	798.2	14.425	R1-125	12.000	360.0	YES
9	SFD	1	733.6	12.237	R1-125	12.000	360.0	YES
10	SFD	1	940.6	15.232	R1-125	12.000	360.0	YES
11	SFD	1	975.4	15.232	R1-125	12.000	360.0	YES
BLK								
12			1225.6		OS			YES

AREA OF ROAD = 0.1494 ha

TOTAL AREA OF SUBDIVISION = 1.0353 ha

I hereby certify that the areas and frontages of the above mentioned subdivision comply with the provisions of the applicable By-Law 500-2008-2009.

Maja Krcmar May 27, 2008
MAJA KRCMAR, O.L.S. DATE

87-144MP05 schedule.xls

SCHEDULE 'E'

WORKS TO BE CONSTRUCTED BY THE OWNER

Design and construction of the work described herein shall be in accordance with the reviewed engineering drawings as prepared by Al Underhill and Associates Ltd., consulting engineers Project No. 07-211, for the development. Such review shall be signified by the signature of the Director of Engineering and Public Works.

1. **INTERNAL WORKS**

- (a) Construction of paved roads within the subdivision, including a minimum of 450 mm granular base and poured concrete curb and sod to the street lines, including storm sewers, catchbasins, drain inlets and concrete sidewalk. Road surface shall consist of hot-mix asphaltic pavement comprising a minimum of 50mm of HL-8 base course, compacted measure and 40mm of HL-3 top coat, compacted measure.
- (b) Construction of underground servicing including Telephone, Cable TV, Gas and Hydro including the installation of streetlight fixtures in accordance with the Municipal Development Design Criteria, latest edition.
- (c) Construction of a water distribution system, including various diameter mains, suitable looping, main valves, hydrant and hydrant valves, connections to the existing mains, a minimum of 19 mm single service connections to the street line including shut offs to all units, all to the satisfaction for the Director of Engineering and Public Works.
- (d) Construction of a sanitary sewer system consisting of various diameter sewers on the road allowance, manholes and 125mm service connections to the street line including test fittings and connection to the municipal system, all to the satisfaction of the Director of Engineering and Public Works.
- (e) Construction of a storm sewer system including pipe, bedding, manholes, catchbasins, 150mm service connections to the street line, including test fittings and appurtenances incidental thereto on the subdivision roads, all to the satisfaction of the Director of Engineering and Public Works.
- (f) Construction of the grading of all lots so that the ground elevation at the front of the house will be at least 0.3m higher than the elevation of the finished centre line of the road.
- (g) Construction of sodding of all lots where the turf has been disturbed and/or where there is no turf with the exception of those areas that are hard surfaced or similarly finished by landscaping.
- (h) The Owner shall construct landscaping, trees and street signs as shown on the approved engineering drawings. This will include the planting of forty (40) additional trees within the development or as directed by Town staff as compensation for trees lost throughout the development.
- (i) The Owner shall construct privacy fencing along the rear lot lines of Lots 4 through 9.
- (j) The Owner shall construct chain link fence along the lot lines of Lots 1, 2, 3, 10, and 11.
- (k) Construction/maintenance of erosion and sediment controls as per approved drawings.

SCHEDULE 'E' -- Continued

WORKS TO BE CONSTRUCTED BY THE OWNER

2. **EXTERNAL WORKS**

- (a) Make all connections and modifications for services on Riveredge Drive as shown on approved plans.

SCHEDULE 'F'

BEING AN ESTIMATE OF THE COST OF CONSTRUCTING
THE WORKS

Cost Estimate of above ground and below ground works, as submitted by
Al Underhill Associates Ltd., copy of contract between Owner and
Contractor.

Cherryview Estates Inc. Extension of Brenner Court 19T-95033	
ESTIMATED COST OF CONSTRUCTION OF WORKS AND SERVICES	
STAGE 1	
Earthworks/Site Preparation	68,652.50
Watermains	28,880.00
Storm Sewers	19,490.00
Sanitary Sewers	19,845.00
Miscellaneous	10,400.02
Sewer Cleaning	1,200.00
Sewer Testing	Incl.
Dust Control	Incl.
Cleaning, Sweeping, Flushing Roads	Incl.
Sub-total STAGE 1	\$ 148,467.52
STAGE 2	
Roads (Base Asphalt)	31,680.88
Streetlighting	10,200.00
Sub-total STAGE 2	\$ 41,880.88
STAGE 3	
Roads (Including Top Course Asphalt)	22,839.12
Sidewalks	N/A
Fencing	10,880.00
Pavement Marking and Street Signs	1,200.00
Miscellaneous (Including Driveway Aprons)	21,730.00
Sub-total STAGE 3	\$ 56,649.12
TOTAL OF ENGINEERING WORKS (Stages 1,2 & 3)	\$ 246,997.52
Consulting Engineering Fees (15%)	37,049.63
Geotechnical Fees	8,000.00
Landscaping	22,980.00
Landscaping Fees (15%)	3,447.00
Utility Servicing	21,850.00
i) Hydro	10,200.00
ii) Streetlighting	
Contingency (5%)	17,526.21
VALUE OF WORKS	\$ 368,050.36

SCHEDULE 'G'

SUMMARY OF PAYMENTS AND SECURITY

The Owner agrees to provide the following payments and securities:

1. Securities

Prior to the execution of this Agreement, a cash deposit or Letter of Credit in the format approved by the Town and in an amount equal to 50% of the Works in the amount of \$184,025.18 as detailed in Schedule 'E'.

2. Tax Arrears

As per Clause 2.2 of this Agreement, the Owner covenants and agrees to pay all arrears of taxes outstanding against the property herein described, prior to the execution of this Agreement by the Town. As of the date of printing of this Agreement subject lands are not in Tax Arrears.

3. Green Bins and Blue Boxes

Prior to execution of this agreement the Owners shall pay to the Town an amount of four hundred and forty dollars (\$440.00) being comprised of \$40.00 x 11 single family dwelling units for the purchase of 11 green bins with kitchen catchers and 11 blue boxes for distribution to new home buyers in the proposed subdivision.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

4. Development Charges

As per Clause 2.5, the Owner acknowledges and agrees that a development charge shall be payable on each lot and/or block within the subject lands, prior to the issuance of a building permit for said lot and/or block. The Development Charge shall be calculated at the time of payment in accordance with all applicable by-laws passed pursuant to the *Development Charges Act, 1997* and any amendments thereto.

5. Water Meter

Prior to the issuance of a building permit on any lot or block within the proposed development, Four Hundred and Fifty dollars (\$450.00) per residential unit to be used by the Town to install an appropriately sized water meter for each dwelling unit (as per Clause 9.3c).

6. Lot Grading

The owner shall provide the Town with a cash deposit or Letter of Credit in the amount of Seven Thousand Five Hundred Dollars (\$7,500.00) per single family dwelling lot to guarantee completion of the grading of said lot in accordance with the Grade Control Plan (as per Clause 9.3a).

SCHEDULE 'H'

CONVEYANCES OF LAND, EASEMENTS AND RESERVES

The Owner shall convey to the Town, free from all encumbrances, the following lands:

1. LANDS TO BE CONVEYED TO THE TOWN ARE:

a) For roadways:

Brenner Court Plan 65M-_____

b) Easements for stormwater overland flow route:

Part 1 Plan 65R-_____ (Lot 2)
Part 2 Plan 65R-_____ (Lot 3)

c) For Open Space:

Block 12 Plan 65M-_____

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. EPW-2010-0021

FOR THE CONSIDERATION OF
COMMITTEE OF THE WHOLE
MAY 3, 2010

**SUBJECT: REDUCTION OF SPEED
ELIZABETH STREET, DOUGLAS STREET, CAROLYN STREET,
GEORGE ROAD AND JACLYN STREET**

RECOMMENDATION:

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 JACKSONS POINT.

REPORT:

Residents on Elizabeth Street have requested that the speed limit be reduced from the statutory 50km/h to 40 km/h. It has been Town policy to reduce speed limits in residential areas to 40 km/h when requested.

To be consistent with Town policy, we are proposing to also lower the speed limit on all streets within Registered Plan 394 being Douglas Street, Carolyn Street, George Road and Jaclyn Street from 50 km/h to 40 km/h. The speed limit on Seaward Drive had been reduced to 40 km/h previously and Felix Drive is unassumed and privately owned.

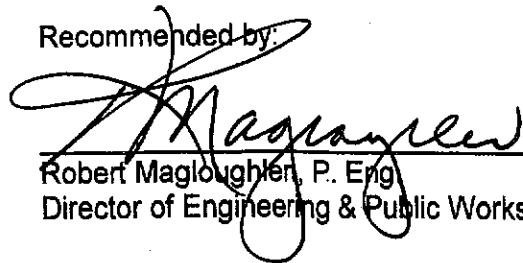
It is recommended therefore that the request of the residents be approved.

Submitted by:



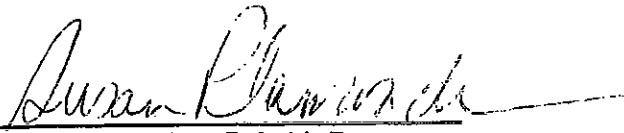
Robert J. Fortier, C.E.T., CRS
Operations Manager

Recommended by:

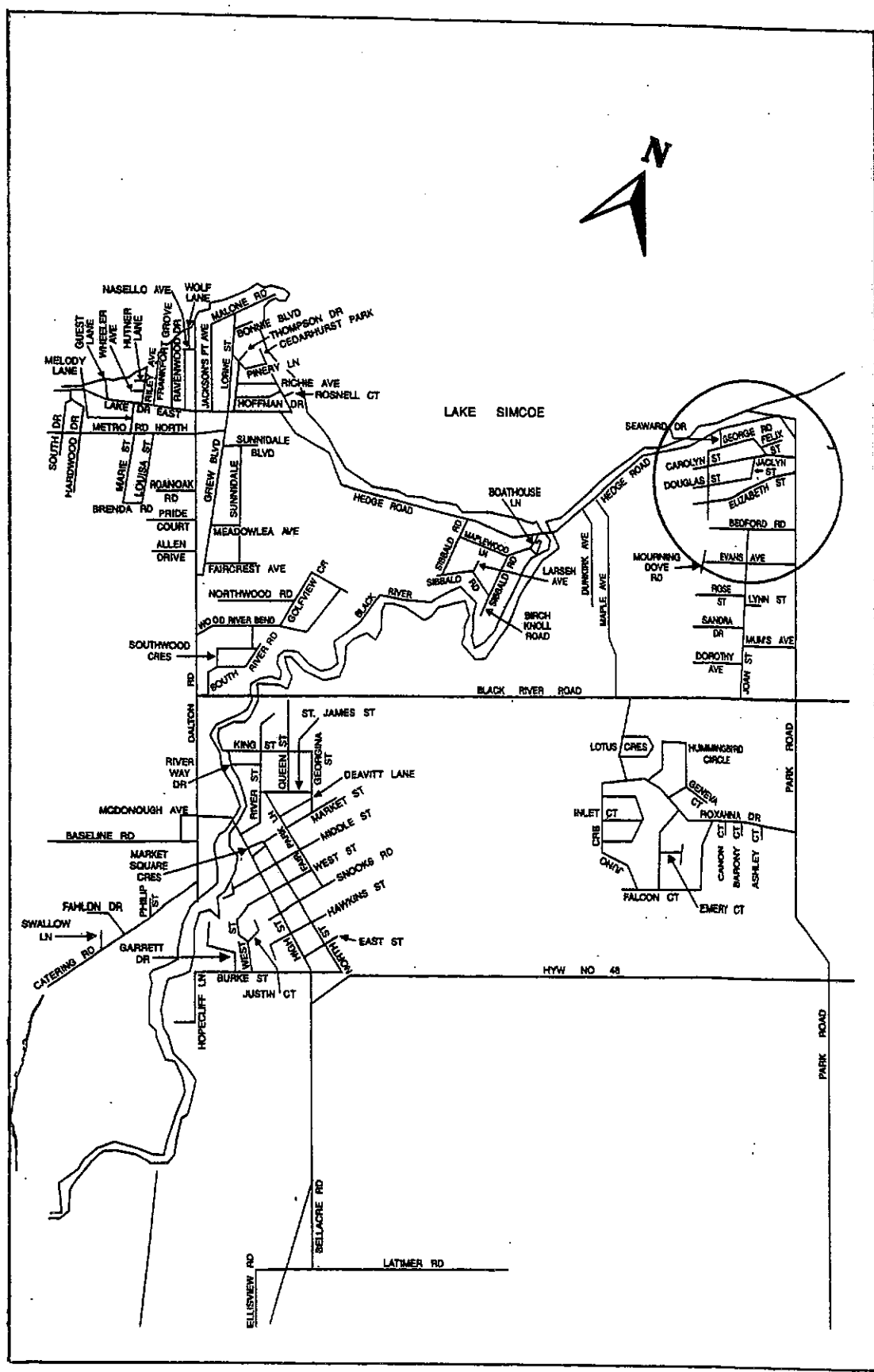


Robert Magloughlin, P. Eng
Director of Engineering & Public Works

Approved by:



Susan Plamondon, B.A. LL.B
Chief Administrative Officer



JACKSON - MISSOURI - STREET MAP

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2010-

BEING A BY-LAW TO FURTHER AMEND SCHEDULE XXVIII OF BY-LAW 2002-0046 (TR-1) A BY-LAW TO GOVERN AND CONTROL PARKING AND TRAFFIC WITHIN THE TOWN OF GEORGINA.

WHEREAS the Town Council deems it necessary to reduce the rate of speed on Elizabeth Street, Douglas Street, Carolyn Street, George Road and Jaclyn Street.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA ENACTS AS FOLLOWS:

THAT By-law No. 2002-0046 (TR-1) as amended is hereby further amended by deleting therefrom Pages 3, 5, and 7 of Schedule XXVIII and replacing same with Pages 3, 5, 6 and 7 of Schedule XXVIII attached hereto.

Read a first, second and third time and finally passed this day of May, 2010.

Robert A. Grossi, Mayor

Roland Chenier, Town Clerk

COLUMN 1 - HIGHWAY	COLUMN 2 - ROAD OR PORTION OF ROAD	COLUMN 3 - PRESCRIBED MAXIMUM RATE OF SPEED
Carol Avenue	Metro Road (YR 78) south to end of road	60
Carolyn Street	Park Road (YR 18) west to end of road	40
Carley Road	Glenwoods Avenue to Ravenshoe Road (YR 32)	70
Carrick Avenue	Natanya Boulevard (northerly intersection to Wexford Drive)	40
Catering Road	Baldwin Road to Old Homestead Road (YR 79)	60
Catering Road	From Dalton Road southwesterly approximately 300 metres From approximately 300 metres southwesterly of Dalton Road southwesterly approximately 915 metres	40
Catering Road	From approximately 1215 metres southwesterly of Dalton Road southerly to Old Homestead Road (YR 79)	50
Catering Road		60
Cedar Street	The Queensway west to Metro Road (YR 78)	40
Cedarholme Avenue	Lake Drive east to Pineway Avenue	40
Centre Road	Daisy Avenue south to end of road	40
Charles Crescent	Wiltoughby Boulevard north to Lake Drive	40
Church Street	The Queensway west to Lake Drive	40
Churchill Lane	Lake Drive south to Mahoney Avenue	40
Clarllyn Drive	Lake Drive east to Metro Road (YR 78)	40
Clovelly Cove	King's Highway No. 48B west to Clovelly Cove	40
Clovelly Cove	Clovelly Cove south to Seventh Street	40
Cooks Bay Drive	Ways Bay Drive west, north and east to Metro Road (YR 78)	40
Country Mile Lane	Kennedy Road (YR 3) to McCowan Road	70
Country Mile Lane	McCowan Road to Catering Road	70
Coxwell Street	Metro Road (YR 78) west to end of road	40

COLUMN 1 - HIGHWAY	COLUMN 2 - ROAD OR PORTION OF ROAD	COLUMN 3 - PRESCRIBED MAXIMUM RATE OF SPEED
Donna Drive	Holmes Point Road west to end of road	40
Dorothy Avenue	Joan Street west to end of road	40
Douglas Street	Jaclyn Street west to end of road	40
Dovedale Drive	The Queensway (YR 12) to east end of road	40
Duclos Point Road	Highway No. 48 to a point 250 metres south of Blue Herson Drive	70
Duclos Point Road	250 metres south of Blue Herson Drive to a point 300 metres east of Blue Herson Drive	50
Duclos Point Road	south limit to north limit of north-south leg	40
Duclos Point Road	300 metres east of Blue Herson Drive to east end of east-west leg	70
Dunkirk Avenue	Hedge Road south to end of road	40
East Street	High Street (YR 9) east to Westwind Circle	40
Elizabeth Street	Park Road (YR 18) west to end of road	40
Elm Avenue	The Queensway (YR 12) west to Lake Drive	40
Elmdale Avenue	Lakeview Boulevard north to Elmdale Avenue	40
Elmdale Avenue	The Queensway (YR 12) west to Elmdale Avenue	40
Elmview Gardens	Lake Drive east to Metro Road (YR 78)	40
Elmwood Road	Metro Road (YR 78) north to Lake Drive	40
Evans Road	Park Road (YR 18) west to end of road	40
Evelyn Avenue	Metro Road (YR 78) east to Cedar Grove Road	40
Fairbank Avenue	Lake Drive south to Metro Road (YR 78)	40
Fairpark Lane	St. James Street south to Snooks Road	40
Fairwood Drive	Biscayne Boulevard to Amberview Drive (east end)	40
Farley Circle	Lake Drive south to Metro Road (YR 78)	40
Florence Drive	Pefferlaw Road (YR 21) north to end of road	40

COLUMN 1 - HIGHWAY	COLUMN 2 - ROAD OR PORTION OF ROAD	COLUMN 3 - PRESCRIBED MAXIMUM RATE OF SPEED
Forestry Drive	Old Homestead Road (YR 79) southerly to the end of the road	40
Franklin Beach Road	Lake Drive south to end of road	40
Frederick Street	Cedar Street north and west to Metro Road (YR 78)	40
Frog Street	Park Road (YR 18) to West End	70
Frog Street	Park Road (YR 18) to East End	70
Garden Avenue	The Queensway west to Cocks Bay Drive	40
Garrett Drive	Burke Street north and west to end of road	40
George Road	Carolyn Street to Elizabeth Street	40
Georgette Street	Walter Drive north to Lake Drive	40
Georgina Street	Market Street north to end of road	40
Glenview Avenue	Larch Lane north to Lakeshore Road	40
Glenwoods Avenue	Warden Avenue to Woodbine Avenue (YR 8)	70
Glenwoods Avenue	Kennedy Road (YR 3) to Warden Avenue	70
Glenwoods Avenue	McCowan Road to Kennedy Road (YR 3)	70
Glenwoods Avenue	Lake Drive east to The Queensway (YR 12)	40
Glenwoods Avenue	The Queensway (YR 12) to a point 1068 metres east of The Queensway (YR 12)	50
Golf Road	Lake Drive east to Meiro Road (YR 78)	40
Golfview Crescent	Wood River Bend north and east to Wood River Bend	40
Grew Boulevard	Dalton Road (YR 9) east and north to Lake Drive	40
Gwendolyn Boulevard	The Queensway west to Meiro Road (YR 78)	40
Hadden Road	King's Highway No. 48 northerly approximately 900 metres from a point approximately 900 metres north of King's Highway No. 48 northerly to Black River Road	60
Hadden Road		40

COLUMN 1 - HIGHWAY	COLUMN 2 - ROAD OR PORTION OF ROAD	COLUMN 3 - PRESCRIBED MAXIMUM RATE OF SPEED
Haliburton Drive	Irene Drive south to Adeline Drive	40
Hardwood Drive	Lake Drive south to end of road	40
Hattie Court	Old Homestead Road to end	40
Hawkins Street	High Street (YR 9) east to Westwind Circle	40
Heathbank Avenue	King's Highway No. 48 north to end of road	40
Hedge Road	Lake Drive east to Park Road (YR 18)	40
Henry Street	The Queensway east to end of road	40
Hillcrest Road	Lake Drive east to end of road	40
Hollywood Drive	Lake Drive east to The Queensway (YR 12)	40
Holmes Point Road	King's Highway No. 48 to a point 300 metres north of King's Highway No. 48	60
Holmes Point Road	Holmes Point Road east to end of road	40
Irene Drive	Lake Drive east to The Queensway (YR 12)	40
Irving Drive	Clovelly Cove southwest to Irving Drive	40
Irving Drive	Clovelly Cove west to end of road	40
Isle Vista Drive	Water Fringe Drive south to end of road	40
Iveagh Drive	From Riveredge Drive to Arlington Drive	40
Jackson's Point Avenue	Lake Drive north to Malone Road	40
Jacksonville Road	Metro Road (YR 78) south to end of road	40
Jaclyn Street	Carolyn Street to Douglas Street	40
James Street	Main Street south to end of road	40
Joan Street	Bedford Road south to Black River Road (YR 80)	40

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2010- 0026

FOR THE CONSIDERATION OF THE
COMMITTEE OF THE WHOLE
MAY 03, 2010

**SUBJECT: DRAFT SUTTON/JACKSON'S POINT
SECONDARY PLAN - APRIL, 2010
FILE NO. 02.154(e)**

1. RECOMMENDATION:

- 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.

2. INTRODUCTION:

In early 2007, Council approved the selection of a consultant team led by The Planning Partnership (Ron Palmer) to conduct the Sutton Secondary Plan Review Study (or "Study"). The Sutton Secondary Plan Area is comprised of approximately 2,550 hectares (6,300 acres) of land. The Study Area is bounded by Lake Simcoe to the north, Park Road to the east, Latimer Road and the lot line between Lots 18 and 19, Concessions 7 and 8 (NG) to the south and McCowan Road and the lot line between Lots 15 and 16, Concession 9 (NG), to the west (refer to Schedule '1').

The original work program setting out the tasks for the Study, along with a subsequent adjustment to Phase 3, are attached as Schedule '2'. The Study is being guided by a Steering Committee and assisted by a Technical Advisory

Committee. The members sitting on these two Committees are listed in Schedule '3'.

The Study has taken considerably longer than the one year time frame originally targeted. The primary reason for this can be attributed to having to wait for provincial initiatives related to the Growth Plan (finalization of the "built-boundary" of settlement areas in the Greater Golden Horseshoe, including Sutton) and The Lake Simcoe Protection Act (Protection Plan, Sewage Treatment Plant interim phosphorus loading caps). In addition, since local municipal Official Plans must conform with upper tier municipal Official Plans, it made sense to wait with completing a draft Secondary Plan until after the adoption of the new York Region Official Plan, which took place on December 16, 2009.

The Study is now well into Phase 3 and specifically, at task 7 on the updated work program. A lot of time and effort has been put into preparing this draft Secondary Plan, and staff, along with the consultant team and Steering Committee, believe the draft Secondary Plan is ready to be formally released for agency and public review and comment. Due to size of the document it has not been appended to this report, but was circulated to Council under separate cover.

In consideration of the above, the purpose of this report is to provide:

- i) The planning basis for reviewing the existing Sutton Secondary Plan;
- ii) A summary of the background research and analysis;
- iii) A high-level overview of the draft Secondary Plan; and,
- iv) Next steps for the completion of the Secondary Plan.

3. PLANNING BASIS:

Approximately 10 years ago, Council authorized staff to proceed with a comprehensive review and update of the Town's Official Plan (OP). This major long range planning exercise was to be conducted in four separate phases or studies, with the first phase dealing with all of the lands in the municipality outside of the Keswick, Sutton and Pefferlaw Secondary Plan Areas. The remaining three phases were to involve separate studies to review the Secondary Plans in the order noted above.

With the approval of Official Plan Amendments (O.P.A.) No.'s 88 and 93 in 2002 and 2004, the first two phases of the OP Review was completed. The third phase of the OP Review was put on hold, as staff were directed to instead proceed with the Keswick Business Park Secondary Plan Study. Furthermore, it was prudent to wait with the Sutton Secondary Plan Review until such time as major Provincial

initiatives (Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe) were either much further ahead or completed.

Following the adoption of the Keswick Business Park Secondary Plan (O.P.A. No. 97) by Council in 2006, staff received Council authorization to commence the review and update of the Sutton Secondary Plan. The existing Sutton Secondary Plan is a relatively old policy document, having been approved in 1997. In terms of complying with the Planning Act and properly managing Sutton's future growth and development, it is important that the Secondary Plan be updated to reflect the current values and needs of the community, and in a manner that conforms with current provincial and regional plans and policies (i.e. Provincial Policy Statement; Greenbelt Act and Plan; Places to Grow: Growth Plan for the Greater Golden Horseshoe; Lake Simcoe Protection Act and Plan, and the York Region Official Plan).

4. PLAN FORMULATION:

Background review and research by the consultant team commenced in the summer of 2007 and was completed in June 2008. This work culminated in the preparation of a Background Report dated July 2008, which includes the following key components:

- A Review of the Planning Policy Context and Sutton Development Areas and Applications in Process (The Planning Partnership)
- Existing Environmental Conditions and Opportunities/Constraints Analysis (LGL Ltd.)
- Municipal Servicing and Stormwater Management Summary (SCS Consulting)
- Transportation - Existing Conditions Summary (Poulos & Chung)
- Market Analysis - Employment & Commercial Land Analysis (Cushman & Wakefield LePage)

As the Study unfolded, it became apparent that a more detailed transportation/road analysis was necessary and, to this end, Poulos & Chung were retained to undertake this additional analysis.

It is also important to note the extensive amount of detailed planning, environmental and functional servicing work that was completed over the past few years for a number of specific developments that were approved by Council and/or the Ontario Municipal Board (i.e. Jackson's Landing, Ballymore, Greenvilla, Sud). This work, along with the above background analysis, has been utilized in formulating the draft

Secondary Plan.

The draft Secondary Plan is also based on input received from the general public, private landowners, the Technical Advisory Committee and Steering Committee. Extensive public input was obtained early in the Study process at a two-day workshop/charrette that was held at the Sutton Arena on August 18 - 19, 2007. At this workshop, it was noted that there were relatively few young people participating in the process. In order to address this shortcoming, and to capture broader input, a second workshop/charrette was held at the Sutton District High School on November 23, 2007 with students from the Grade 9 and Grade 12 Geography classes. Schedule '4' provides a brief summary of key findings from the two workshops.

Steering Committee and Technical Advisory Committee meetings have been held at key milestone points over the course of the Study to date. Committee members have provided valuable insight and suggestions on the direction and content of the draft Secondary Plan. More specifically in this regard, several weeks ago a confidential copy of the document was distributed to Steering and Technical Advisory Committee members for a preliminary review in order to try to catch and address any significant errors or omissions. Through this informal internal review, constructive feedback was received and incorporated into the document that is now before Council.

Staff and/or our consultants have received a number of written submissions from the general public and private landowners and/or their agents. All of this correspondence has been reviewed by staff and our consultants in consultation with the Steering Committee. A summary of the written correspondence received to date, along with our assessment/comments on each submission, is provided in a matrix which is attached as Schedule '5'.

Finally, this Secondary Plan Review Study has proceeded concurrently with a Class Environmental Assessment Study conducted by York Region seeking to expand the capacity of the Sutton Sewage Treatment Plant from 7,500 persons to 13,500 persons. The Class EA Study has been completed and submitted to the Ministry of the Environment for approval.

5. PLAN OVERVIEW:

The draft or proposed Secondary Plan or "Plan" represents a major updating of the existing Secondary Plan. In essence, this is a brand new Plan intended to replace the existing one. At the outset, it should be noted that the title of the document has been changed from the "Sutton Secondary Plan" to the "Sutton/Jackson's Point Secondary Plan". This was done in recognition of Jackson's Point's historical role and ongoing distinctive identity with the community.

The proposed Secondary Plan is a long-term policy document for managing land use and growth. The planning horizon is approximately 20 years, to the year 2031, to match the time horizons of the Growth Plan and York Region Official Plan. The feedback received through the public workshops held early in the process helped guide the formulation of a vision statement and six key principles upon which the Plan is based.

Generally speaking, the most significant difference between the existing and proposed Secondary Plan is that the proposed Plan contains a much more comprehensive and regulatory policy framework. This is largely the result of having to implement many new policies within the recently adopted York Region Official Plan and within provincial legislation, plans and policies. Furthermore, through changes to the Planning Act, municipalities have been given new or increased authority to deal with such matters as environmental protection, urban and architectural design and sustainable development. Attached as Schedule '6' is a check-list prepared by the Region which identifies the policies that local municipalities are required to incorporate into their Official Plans to ensure conformity with the recently adopted Regional Official Plan. This check-list provides a good indication of the broad scope and complexity of the policy regime governing land use planning today. We believe the draft Plan adequately addresses the relevant policies within the check-list.

Growth Management

The present population within the Secondary Plan Area is approximately 6,760 persons. Over the next 20 years the population is projected to increase to approximately 15,150 persons. In terms of employment, if the planned population growth takes place, the creation of an additional 1,850 jobs is projected. The existing number of jobs in Sutton/Jackson's Point as of mid-year 2009 is approximately 1,700. These growth projections are required to meet the 2031 Georgina population (70,700) and employment (21,200) targets as contained in the new York Region Official Plan.

Through the growth management and land budgeting exercise, it was determined that the existing urban service boundary (which defines the area/lands to be serviced by municipal sanitary sewer and water supply) does not need to be expanded. The principal reasons for this are three-fold: Firstly, almost all of the developable lands presently designated within the existing Secondary Plan have yet to be developed; Secondly, upper-tier plans now require local municipalities to develop community plans with policies that direct and require a significant percentage of new growth to be accommodated within existing built-up areas (i.e. intensification/redevelopment of under utilized urban lands); and Thirdly, municipalities are required to increase the density of development on lands within the "Greenfield" designated area. In summary, until all of the existing designated lands for development have been utilized, and the required intensification targets

have been met, there is no need or justification to expand the urban service boundary.

Policy Framework

A major component of the proposed Secondary Plan is the designated Greenland System, which is primarily comprised of lands that contain key natural heritage features and key hydrologic features. Lands within the Greenlands System are to be protected from urban development. The Greenland System is implemented through an Environmental Protection Area designation and associated policies, which we believe addresses the requirements of the York Region Official Plan, the Provincial Policy Statement, The Greenbelt Plan and the Lake Simcoe Protection Plan.

In addition to protecting a comprehensive Greenlands System and promoting a sustainable natural environment as set out in Section 9.2.2, the proposed Secondary Plan contains policies that are designed to:

- Build a healthy, vibrant and sustainable community (Section 9.2.3);
- Provide a range and mix of housing (Section 9.2.4);
- Develop desirable residential neighbourhoods (Section 9.2.5);
- Promote intensification and mixed use development (Section 9.2.6);
- Support agriculture and the surrounding countryside (Section 9.2.7); and,
- Provide sustainable services and infrastructure (Section 9.2.8).

Section 9.2.9 of the proposed Plan sets out the municipal tools, information/requirements for applications/approvals and other matters related to ensuring the Plan's policies are implemented, and growth is managed properly.

6. NEXT STEPS:

The next steps in the Study essentially involve undertaking the formal public agency consultation process as required under the Planning Act. In addition to holding at least one public meeting, the Planning Act requires us to hold a public open house and a special meeting of Council, in order to satisfy the legislative requirements in terms of bringing local plans into conformity with Provincial interests, plans and policies. In consideration of the above, the following next steps (including today's meeting) are proposed:

- (i) May 3, Committee of the Whole Meeting in Council Chambers at the Keswick Library Annex
 - Presentation to Council to receive authorization to release the draft Secondary Plan for formal public and agency review and comments.
- (ii) May 17, Public Open House at a Special Council Meeting at the Georgina Trades & Training Inc. (GTTI) Facility in Sutton
 - This will be an opportunity for the public to informally review/discuss and provide feedback on the proposed Plan with Staff and the Consultants.
- (iii) June 14 - Special Meeting of Council at the regular meeting of Council in Council Chambers at Keswick Library Annex
 - This meeting is required under the Act to specifically discuss the revisions required/proposed policies that are needed in relation to ensuring the Plan has regard to the matters of provincial interest, conforms with provincial plans and is consistent with provincial policy statements. In addition, this meeting will provide an opportunity for the public to provide comments on the draft Secondary Plan.
- (iv) June 30, Statutory Public Meeting at a Special Meeting of Council to be held at the GTTI Facility in Sutton
 - The primary purpose of this meeting will be to present the final proposed Secondary Plan, which will incorporate any revisions resulting from feedback through the formal public and agency review, to Council for adoption. If adopted, the Secondary Plan would be forwarded to the Region for final approval.

7. CONCLUSIONS:

The draft Sutton/Jackson's Point Secondary Plan is an important land use policy document that will guide and manage future growth development and investment within the community over the next 20 years. Staff believe the draft Plan is sound, defensible and represents good planning. However, it is recognized that there are likely to be certain revisions or corrections needed to enhance or improve the Plan. For example, some fine tuning of the Urban & Architectural Design Guidelines will likely be required, once a detailed review is made by internal departments and the Region. Staff have received positive feedback from both the Lake Simcoe Region Conservation Authority and York Region with respect to their preliminary review of the draft Plan. As such, we do not expect to receive major issues or concerns from these two agencies. The Town Engineer has verbally indicated that he did not see

any major issues or concerns from his review of an earlier draft of the Plan, and that he will provide more detailed comments on the latest version. Similarly, the Leisure Services Department reviewed an earlier draft and most of their comments/suggestions have been incorporated. Some relatively minor items will need to be discussed in more detail.

In consideration of the above, staff respectfully requests that Council adopt the recommendations set out in Section 1 of this Report.

Prepared by:

Recommended by:

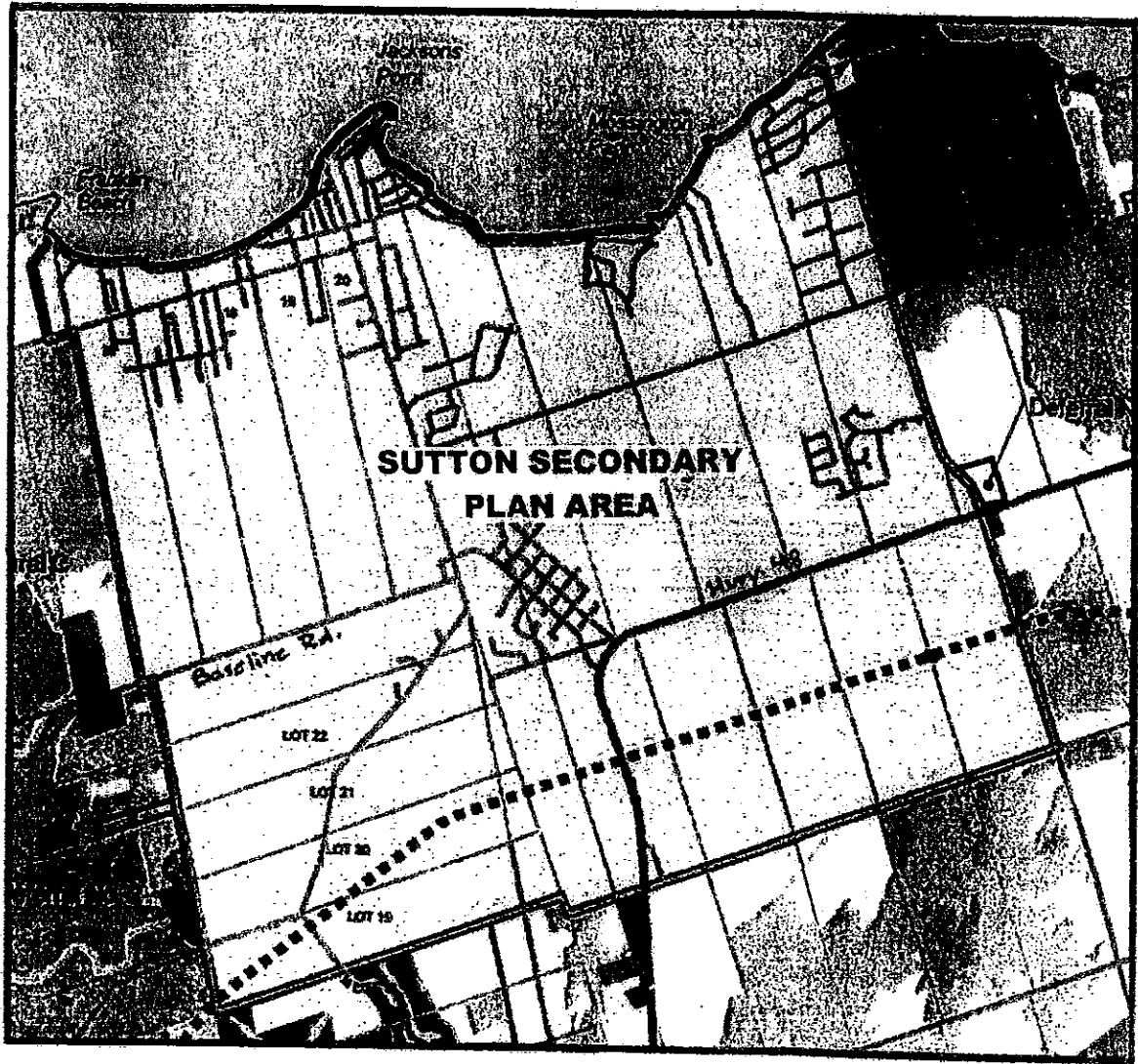


Harold W. Lenters, M.Sc.Pl., M.C.I.P., R.P.P.
Director of Planning & Building



Susan Plamondon, B.A., LL.B.
Chief Administrative Officer

HWL/nc
attach.



SCHEDULE '1'

Town of Georgina - Sutton Secondary Plan Review Study

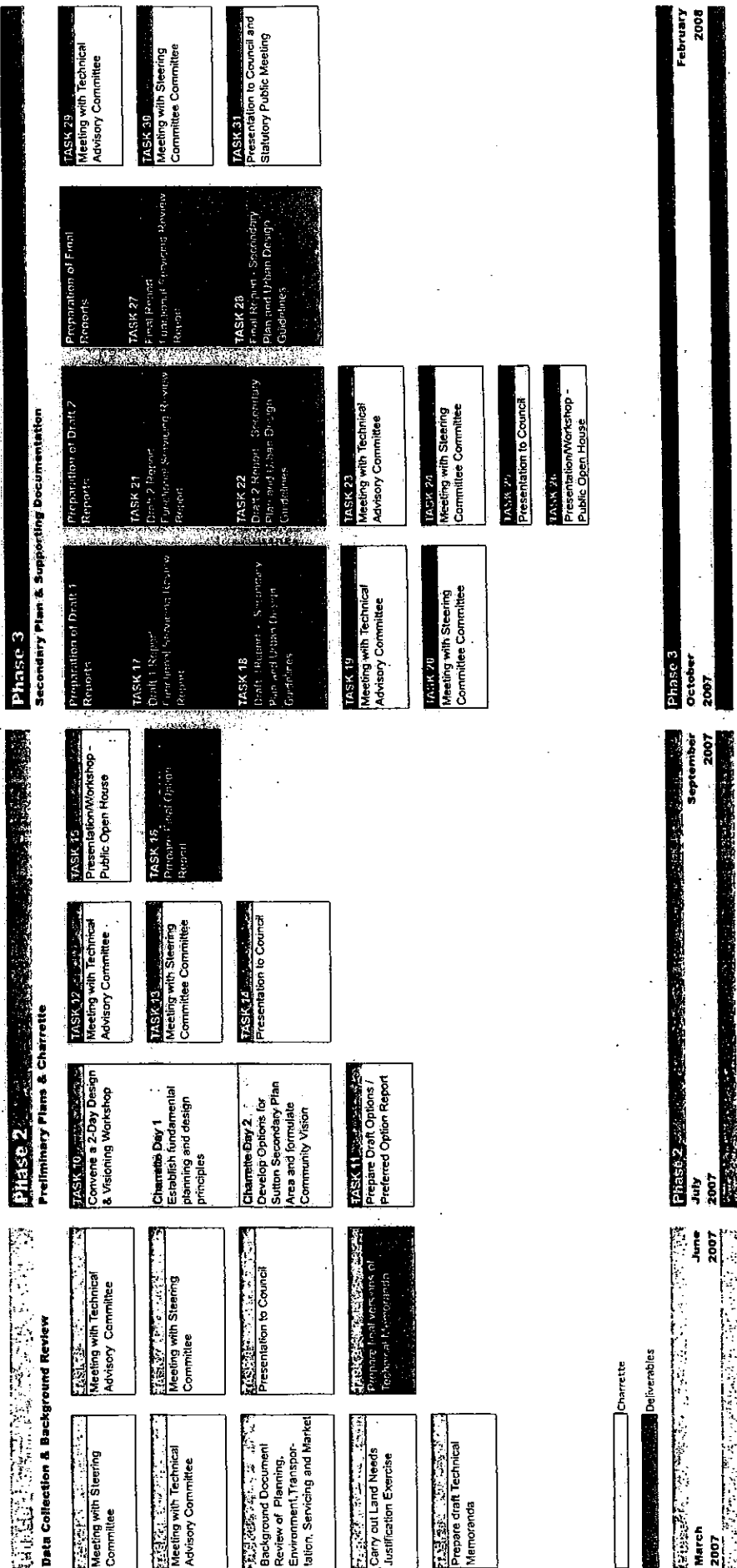


Exhibit 1: Work Program / Schedule

Town of Georgina - Sutton Secondary Plan Review Study - February 2009

Phase 3

Secondary Plan Completion & Meetings

TASK 1 - Feb 13/09 Submit to Staff Draft 1 - Secondary Plan and Design Guidelines for Review and Comments	TASK 2 - March 6/09 Meeting with Steering Committee to Present Overview of Draft Documents	TASK 4 Draft 2 - Circulate Secondary Plan and Design Guidelines to Staff, Steering Committee and Technical Advisory Committee	TASK 8 Steering Committee Meeting Secondary Plan & Design Guidelines	TASK 12 Presentation to Council and Statutory Public Meeting
TASK 3 - March 6/09 Meeting with Technical Advisory Committee to Present Overview of Draft Documents	TASK 5 Meeting with Steering Committee to Review Details of Documents	TASK 6 Meeting with Technical Advisory Committee to Review Details of Documents	TASK 9 Preparation of Draft 4	TASK 13 Final Secondary Plan & Urban & Architectural Design Guidelines
		TASK 7 Prepare Draft 3 & Circulate Secondary Plan and Design Guidelines to Agencies	TASK 10 Potential Meeting with Steering Committee (if Necessary)	
			TASK 11 Steering Committee Meeting Secondary Plan & Design Guidelines	

PRESENTATIONS

DELIVERABLES

Phase 3
February
2009

March

April

May

June
2009

Exhibit 1: Updated Work Program / Schedule

SUTTON/JACKSON'S POINT SECONDARY PLAN REVIEW STUDY

STEERING COMMITTEE		TECHNICAL ADVISORY COMMITTEE	
NAME	ORGANIZATION	NAME	ORGANIZATION
Danny Wheeler Deputy Mayor	Town of Georgina	Harold Lenters Director of Planning & Building	Town of Georgina
Dave Szollosy Ward 3 Councillor	Town of Georgina	Velvet Ross Manager of Planning	Town of Georgina
Ken Hackenbrook Ward 4 Councillor	Town of Georgina	Laura Diotte Senior Planner – Policy	Town of Georgina
Robert Grossi Mayor, Ex-Officio	Town of Georgina	Mike Baskerville Engineering Manager	Town of Georgina
Dr. George M. Burrows,	Public Representative	Brock McDonald Manager of Policy & Development	Town of Georgina
Art Field	Public Representative	Michael Mallette Senior Planner	Region of York
Clare Morrison, Chair	Public Representative	Stephen Fung Project Manager Water & Wastewater Planning	Region of York
Gregory Perry	Public Representative	Mark Hanlon Transportation Planner	Region of York
Margaretha Vandervelden, Vice-Chair	Public Representative	Richard Hui Program Manager Transportation Plng.	Region of York
		Vi Bui Transportation Planner	Region of York
		Sandra Malcic Regional Greening Co-ordinator	Region of York
		Beverley G. Booth Manager, Planning	Lake Simcoe Region Conservation Authority (LSRCA)

STEERING COMMITTEE		TECHNICAL ADVISORY COMMITTEE	
NAME	ORGANIZATION	NAME	ORGANIZATION
		Mike Walters, Director Watershed Management	Lake Simcoe Region Conservation Authority
		Ron Palmer, Partner Project Manager	The Planning Partnership (TPP)
		John Tassiopoulos Planner	The Planning Partnership
		Nick Poulos, P. Eng.	Poulos & Chung Limited
		Steve Schaefer, P.Eng.	SCS Consulting Group Ltd.
		Sarah Kurtz, P. Eng. Water Resources	SCS Consulting Group Ltd.
		Brad Bricker Senior Ecologist	Plan B Natural Heritage
		Scott Chandler Market Strategist	Cushman & Wakefield LePage

TOWN OF GEORGINA, SUTTON SECONDARY PLAN REVIEW STUDY BACKGROUND REPORT

3.0 PUBLIC WORKSHOP / CHARRETTE SUMMARIES

The purpose of the workshop/charrette process is to establish a common understanding of existing conditions opportunities/ constraints and design principles and to provide a forum for input from stakeholders and the public. Two workshop/charrette sessions have taken place with respect to the Sutton Secondary Plan Review Study. The first workshop/charrette was a broader two day event which took place at the Sutton Arena Hall on August 18 and 19, 2007 and involved various stakeholders and the public. It was identified, during this workshop, that there were very few young adults or teenagers participating in the process. In order to address this shortcoming, and to capture broader input, a second workshop/charrette was held at the Sutton District High School on November 23, 2007 with students from the Grade 9 and Grade 12 Geography classes. The following are brief summaries of key findings from the workshops with more details provided in Appendix F.

3.1 SUTTON SECONDARY PLAN REVIEW WORKSHOP (August 18-19, 2007)

The workshop took place over the course of two days with the first day concentrating on identifying key attributes and opportunities for change in the Sutton Secondary Plan Study Area and then establishing design principles for three focus areas and three broader topics including (1) the High Street Core Area, Jackson's Point Lakefront and Core Area, Dalton Road and Baseline Road Corridors, (2) the Natural Heritage System and (3) Sustainable Communities and Community and Neighbourhood Design. The core design principles established were with respect to the following:

- **Natural Features** - should be protected, restored, enhanced, contiguous and, provide a framework for future land use and that the quality of both groundwater and water bodies be protected or improved;
- **Community Design** - should protect existing neighbourhoods; new development to respect character and scale of existing Sutton; small scale commercial for High Street and large scale on Dalton Road; intensify at key locations; include sustainable design and design control;
- **Recreation and Tourism** - enhance pedestrian access and connection to key features such as the Lake Simcoe shoreline, Black River, parks, natural heritage, centres and enhance tourist and recreation facilities; and,
- **Transportation** - existing regional roads and highways as primary connectors in community, enhance transit, cycling and pedestrian opportunities.

The second day was focused on developing preliminary design concepts that were based on the information gathered and the principles established on Day 1. The Day 2 session culminated with a summary presentation of the key principles identified during the workshop and their application in the development of conceptual plans (see Appendix F).

The information gathered and the principles established over the two day workshop will inform the policies and preparation of the new Sutton Secondary Plan.

SCHEDULE '4', pg.1

3.2 SUTTON DISTRICT HIGH SCHOOL WORKSHOP (November 23, 2007)

The Sutton District High School workshop took place in the High School Library over the course of the afternoon. The workshop concentrated on identifying what the student participants considered key attributes and opportunities for change in Sutton and what they envisioned for the community in the future. The responses varied from small scale to large scale concerns and also included specific references to features in Sutton. The following is a brief summary of the general responses:

- **Attributes** - historical landmarks, small town scale, provincial parks, Sutton Fair, Red Barn Theatre, Lake Simcoe and its shoreline, low density housing, recreational facilities, close to nature, quiet and clean;
- **Opportunities and Change** - maintain and enhance vegetation and environmental systems, better recycling systems, cleaner river with greater public access, provision for better long term employment, more frequent public transit, a central park, shopping and gathering amenities for youth ("area to hang out with friends, have coffee, movie theatre, etc."), more recreational opportunities and activities (youth centre), medical centre needed, heritage preservation;

The general concern expressed by the participants was about Sutton becoming overdeveloped, that overdevelopment may lead to higher crime, the "disrespectful out-of-towners", pollution of Lake Simcoe and the "lack of motivational spirit in the Town."

The final portion of the workshop involved the students conceptually locating some of the features they had previously mentioned on aerial plans of the study area. Though time was restricted, some of the students developed a rough concept for a central park off Dalton Road connecting it to Black River, High Street and to the community opposite the river. The conceptual sketch is included in Appendix F.

This exercise gave the students a chance to express the opportunities and changes in plan as discussed earlier in the workshop, and allowed them to understand the possible spatial change that could take place in the Study Area over time. Of particular interest, is that the broad concerns and conceptual designs of the student participants were similar to those expressed at the August 2007 workshop.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
1	Apr. 23/ 04	Paul Gullo, Glacier Clear, President	<p>a) Want their property to be included in the Sutton Secondary Plan Amendment Urban Expansion Boundary.</p> <p>b) Concerned that the Highway 404 Extension will make their property no longer a good location for residential, and they will need the ability to develop it properly.</p> <p>c) Include a number of points for consideration as to why the property should be included in a boundary expansion.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
2	Nov. 4/ 04	Michael Smith Planning Consultants on behalf of June Doherty	<p>a) Want to redesignate property from 'Low Density Residential' to "General Commercial".</p> <p>b) Believes their site is of a suitable size and topography, ideally located at a major intersection, and the redesignation corresponds with surrounding commercial & art gallery land uses.</p>	<ul style="list-style-type: none"> • property has been redesignated "Dalton Road North Corridor" which permits an array of uses, including some commercial uses.
3	Jan. 14/ 05	Michael Smith Planning Consultants on behalf of 1194175 Ont.Inc.(O/A Sutton Six) Part Lot 4, Conc.7(G) cc: Richard Mark/Carlos Karn	<p>a) Wants east half of their property to be considered for redesignation for development purposes when the Sutton Secondary Plan is updated. The west half of the property is currently with in the service area boundary.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
4	Jan. 14/ 05	Michael Smith Planning Consultants on behalf of Margaret Carruthers	<p>a) Want their property to be considered for redesignation for development purposes when the Sutton Secondary Plan is updated.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
5	June 21/ 05	The Gullo Family Group	<p>a) Want the concept plan for their property to be a part of the upcoming Secondary Plan Amendment process to redesignate and include the lands in the servicing boundary.</p> <p>b) Believes designating their lands by the proposed Highway 404 extension as Employment lands will help lobby the Province to follow through with the extension.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
6	Aug. 16/ 05	Carlos Kam/ Ricky Mak on behalf of 1194175 Ont. Inc. (Sutton Six Properties)	<p>a) Request that their eastern 100 acres be included in the 'Sutton East Area Development Plan'.</p> <p>b) Concerned with including only half of their 200 acre property in the Plan is not efficient and will be missing an integral piece to the overall Community, Development Plan and the Jackson's Landing Development Approval.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
7	Aug. 21/ 06	Tony Gullo	<p>a) Want their property included as part of the Sutton Secondary Plan's Service boundary.</p> <p>b) Development potential of this parcel could accelerate the Highway 404 Extension to Sutton.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
8	Jul. 5/ 06	Kevin Hutchings, Sutton Agriculture Society	<p>a) Concerned over the impact of new development in the surrounding lands on the operations of the Fairground and restrictions will place on the improvement and enlargement of the activities on the site.</p> <p>b) Request that as part of the Secondary Plan process, the Fairgrounds and the community buildings around it be designated as a special study area, for further examination of land uses and servicing options.</p>	<ul style="list-style-type: none"> the Fairgrounds have been designated as a "Redevelopment Opportunity Area", in which facilitates their request.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
9	Jul. 16/ 07	Michael Smith Planning Consultants on behalf of the Lakeview House Golf Course	<p>a) Requesting a land use designation change on part of their property from 'Low Density Residential' to 'Medium Density Residential'.</p> <p>b) Believe it is appropriate for this development due to its proximity to Lake Simcoe, immediate institutional and open space surroundings, and having dual frontages, one on an arterial road.</p>	<ul style="list-style-type: none"> the lands are designated "New Residential Area" which permits singles, semis and townhouse dwellings to a maximum density of 25 uph net.
10	Aug. 23/ 07	Paul Gullo, Glacier Clear, President	<p>a) Want property to be included in the urban service boundary.</p> <p>b) Expresses importance of lands location and importance to the 404 extension.</p> <p>c) Would like to meet with Town to discuss & with Nick Poulos.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
11	Aug. 28/ 07	HBR for GIC Enterprises	<p>a) Burke Street and High Street Property - wish to be included in Serviced Area of Sutton Secondary Plan to permit mixed use development.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
12	August 29/07	Lori Rutledge-Card	(email) Request to be interested Party.	<ul style="list-style-type: none"> there will be additional opportunities to provide comments throughout the Secondary Plan Process and we look forward to receiving additional comments.
13	Sept. 4/07	Steven Prosser (email) Interested party	<p>a) supports maintaining natural heritage spaces, enhancing pedestrian, cycling, public transportation options in the community as well as, recycling receptacles in public areas; supports ideas to improve High Street and Jackson's Pt.; feels that there needs to be a cap on "larger scale development".</p>	<ul style="list-style-type: none"> there are policies in the draft Secondary Plan adequately addressing his comments.
14	Sept. 5/07	HBR Planning Centre/ GIC Enterprises	Letter sent to Harold Lenters (Aug. 28/07) outlining client's wishes for designation in the Sutton Secondary Plan Process (see item #11) and would like opportunity to review background studies.	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time. Background studies have been posted on the Town's web-site for review.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
15	Sept 5/07	Michael Smith Planning Consultants /Eurotek Construction (873363 Ont. Ltd.) Jackson's Point Cottages	a) owner requesting change in land use designation from "Tourist Commercial" and "Low Density Residential" to "Medium Density Residential".	<ul style="list-style-type: none"> lands have been designated as "Redevelopment Opportunity Area." Requires specific studies to be done to support proposal.
16	Sept 12/07	Michael Smith Planning Cons. / Sutton Heights Development Inc.	a) requesting a zoning change on lot 21, Plan 440, Part of lot 1, Concession 8 (G) from "Low Density Residential" to "General Commercial" as per adjacent area. (see item #27)	<ul style="list-style-type: none"> part of the subject property is within the "Dalton Road South Corridor" which permits mixed use development, including commercial uses. The easterly component of the subject property is identified as "Stable Residential Area", which would not facilitate this request.
17	Oct. 9/07	Hugh Sibbald, V.P. The Briars (email) to Ron Palmer	a) outlined history of Briars Property and more specifically the Red Barn Theatre and would request that TPP keep options open for this site while going through the planning process.	<ul style="list-style-type: none"> the subject site has been designated "Redevelopment Opportunity Area" in accordance with this request.
18	Oct. 16/ 07	Bell Canada/ John La Chapelle, Mgr. Of Development and Municipal Services	a) want to have various urban design polices, and service and utilities polices added to support the policy that public utilities are permitted in all land use designations, and to support communications/ telecommunications.	<ul style="list-style-type: none"> wording to be reviewed.
19	Nov. 23/07	Michael Smith, Planning Consultant, 1084466 Ont. Ltd. c/o A&T Homes	a) want a change in land use designation from 'Low Density Residential' to Medium Density Residential'.	<ul style="list-style-type: none"> the subject lands are designated "High Street Historic Centre" which permits medium density residential uses.
20	Jan. 2/08	Michael Smith Planning Consultants on behalf Ballymore Development Corp.	<p>a) wants to include the northerly 8 +/- ha of the Ballymore Developments Corp. property within the urban development boundaries of the updated Sutton Secondary Plan.</p> <p>b) want the Subject Land to be included within the Urban Service Area Boundary; included within the boundary of the NWSDA; and designated for low density residential purposes.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
21	Jan. 16/08	Davis Legal Advisors, Part of Lot 17, Concession 9,(NG), Mattamy (Sutton) Ltd.	<p>a) wants the potential for future development on clients land to be accounted for with the development to of the Ballymore lands.</p> <p>b) want the Sutton Secondary Plan to account for clients lands as residential.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
22	Mar. 25/08	Lakeview House Golf Course/ Elizabeth Pesek	<p>a) concerning the parcel south of Metro Road containing the 9-hole golf course, want to include Subject Lands in the urban service boundary.</p> <p>b) want to change the land use designation from 'Private Open Space' to 'Low Density Residential'.</p> <p>c) want to increase the Low Density Residential density from 12.3 to 15 units per hectare.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
23	Sept. 9/08	Lakeview House Golf Course/ Elizabeth Pesek	<p>a) mention that their lands are included within the "Delineated Built-up Area (p.47)" indicated in Places to Grow and that it appears to confer a status on their property.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
24	Sept. 17/08	Michael Smith, Planning Consultant/ Sutton Heights Development Inc.	<p>a) email regarding the withdrawal of the request to extend the "General Commercial" on the entire property. (see item #16)</p>	
25	May 26/09	Michael Smith Planning Consultants	<p>a) wants an increase in density for the Kalchman site of up to 60 units per hectare and 15 metres in height.</p> <p>b) a conceptual plan was provided yielding a density of 53.8 units per hectare.</p>	<ul style="list-style-type: none"> • subject lands designated "Dalton Road North Corridor" which permits low and medium density residential development, with a height limit of 3 storeys and a maximum density of 1.5FSI. Additional height and/or density may be considered subject to Section 37 of the Planning Act. , including some commercial uses.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY

CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
26	July 8/09	Michael Smith Planning Consultants	a) want the "General Commercial" designation on the Kaichman site to be re-designated as "Medium Density Residential".	<ul style="list-style-type: none"> subject lands designated "Dalton Road North Corridor" which permits low and medium density residential development, with a height limit of 3 storeys and a maximum density of 1.5FSI. Additional height and/or density may be considered subject to Section 37 of the Planning Act., including some commercial uses.
27	Sept. 10/09	Michael Smith Planning Consultants/ Mohinder Sud, in trust (Formerly "Foster" Property)	a) request lands be designated from low density to medium density and open space. b) request permission a six unit free hold townhouse development with common element condominium road.	<ul style="list-style-type: none"> subject lands designated "Environmental Protection Area" which would preclude requested development.
28	Sept. 21/09	Lakeview House Golf Course/ Elizabeth Pesek	a) wants the Lakeview House Golf Course lands be included as part of the expansion of urban service boundary.	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
29	Oct. 2/09	Michael Smith Planning Consultant on behalf of First Sutton Six III Dev'ts Inc./ Part Blk 52, Lot 1, Blk 60, Plan 69, Part lots 19 & 20, Coc.9 (NG) (NWSADAP)	a) wants increased density for the low and medium density residential and mixed use designations to the following: <ul style="list-style-type: none"> low density - 26 units per hectare medium density - 45 units per hectare mixed use - 45 units per hectare 	<ul style="list-style-type: none"> low density is 25 uph, medium density is 45 uph and mixed use is also based on a Floor Space Index.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
30	Nov. 6/09	Michael Smith Planning Consultant on behalf of First Sutton Six II Dev'ts Ltd. Part Lot 4, Conc.7(G) (SESADAP)	<p>a) proposes 26 units per hectare for the easterly portion of the South East Sutton Development Area, up from 12.3 units per gross hectare.</p> <p>b) has proposed a community park and elementary school within the "Rural Agriculture Area" designation as permitted and asked that this permission be carried forward in the new Secondary Plan.</p> <p>c) request that the commercial block proposed be included in new Secondary Plan; even though outside USB it does not require servicing capacity.</p> <p>d) want Committee to waive the requirement for the preparation of a South East Sutton Development Area.</p>	<ul style="list-style-type: none"> • low density is 25 uph net. Uses that serve the urban community such as schools, should be located within the Urban Service Boundary.
31	Nov. 20/09	Michael Smith Planning Consultant on behalf of Greenvilla Development Group Inc./ Part Lot 3, Conc.7(G)	<p>a) that the road connection through the Kerbel's First Sutton Six II lands has been temporarily terminated.</p> <p>b) wants to ensure that once the Secondary Plan is updated they will provide the extra nine or ten lots to meet density requirements.</p> <p>c) wants to ensure that sufficient servicing allocation is allotted for the additional lots.</p>	<ul style="list-style-type: none"> • this has been accommodated in the draft Plan. • they would have to participate in Servicing Allocation Assignment Program like other developers seeking allocation.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
32	Nov. 24/09	Kerbel Group Inc./ First Sutton Six I & II Dev'ts Ltd. Part lots 4&5, Conc.7 (G)	<p>a) conceptual draft plan including lands to the west and within the "urban service boundary" request revisions to the Secondary Plan:</p> <p>1) that subject lands be included within the "urban service boundary".</p> <p>2) that appropriate land use designations be applied.</p> <p>3) that minimum density of 26 units per net hectare be in accordance with enclosed plan of subdivision.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
33	Mar. 25/10	Michael Smith Planning Consultants. 2111250 Ont. Inc. (c/o A&T Homes) 54 Sunnidale Blvd., J.P. Lots 6,10,11, 12 & Part Lot 7, Plan 363	<p>a) request that subject lands remain designated as "low density residential" within the urban service boundary.</p> <p>b) request policies to encourage servicing and intensification of this area.</p>	<ul style="list-style-type: none"> the subject property is designated "Stable Residential Area" which permits low density residential. Any added intensification would be subject to the policies of this section and the Site Plan Approval process. It is the intent of the Plan to provide the opportunity for existing unserviced development within the USB to be connected to municipal systems.

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Chapter	Issue	Policy	Policy Requirement (paraphrased) (2)	Conformity Y/N?
Chapter 1: Introduction		3.0.1	Official Plan based on long-term sustainability framework for better decision-making. Triple Bottom Line approach emphasizing engagement, monitoring and continuous improvement	
		2.14	Reflect the Regional Greenbelt System	
		2.15		
		2.16	Protects Key Natural Heritage Features and Key Hydrologic Features as per the PPS, Greenbelt Plan, the ORMCP, and the LSPP	
		2.17	Minimum vegetation protection zones to be protected as per the PPS, Greenbelt Plan, ORMCP and the LSPP	
Chapter 2: Sustainable Natural Environment		2.18	Reflects the Region's Significant Woodland Study	
		2.19	Reflects restrictions or prohibitions on development and site alteration in sensitive water features, wetlands, key natural heritage features, key hydrologic features, and adjacent lands including ORMCP, Greenbelt Plan and LSPP requirements.	
		2.20	Require master environmental servicing plan to protect and enhance natural hydrologic functions of water systems	
		2.21	Protects lands subject to Natural Hazards as per the PPS	
		2.22	Reflects the objectives and requirements of the applicable watershed plan(s)	
		2.23	Ensures SWM that is consistent with the ORMCP, Greenbelt Plan, LSPP and incorporates innovative approaches (LID)	
		2.24	Reflects requirements for location of sensitive uses near known air emission sources	
		2.25	Identify and conserve cultural heritage resources	
		2.26	Direct the location of human services facilities to Regional Centres and Corridors.	
		2.27	To ensure that public buildings and facilities are designed to be accessible, and are located in proximity to pedestrian, cycling and transit systems	
Chapter 3: Healthy Communities	Housing	3.0.2	That communities be designed in a manner that facilitates inclusivity and accessibility for residents, workers and visitors	
		3.1.1	Establish Affordable Housing target as per Growth Plan (ie 25%)	
		3.1.2	Minimum 35% of new housing units in Regional Centres and key development areas be affordable.	
		3.1.3	Support target with a municipal strategy that is based on the Regional housing study. Include a strategy to implement affordable housing in secondary plans.	
		3.1.4		
		3.5.1	Protect rental housing from demolition	
		3.5.2	Consider secondary suites policies	
		3.5.3	Prohibit the reduction of medium and high density approved sites.	

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Chapter 4 : Economic Vitality	City Building	4.2.2	Regional Centres and Corridors as hubs of commerce, business and entertainment.	
		4.2.5	Mixed-use pedestrian environment in the Regional Centres and Corridors that promotes transit and enhances areas for business, entertainment and recreation.	
		4.2.6	Government, educational, institutional, major office, cultural and entertainment uses be located and designed to support the Regional Centres and Corridors.	
	Employment Lands	4.3.1	Table 1 employment forecasts be used as a basis for planning for employment lands.	
		4.3.2	Employment land be designated and protected in Local Official Plans.	
		4.3.4	Protect post-2031 employment lands as identified in Figure 2 of the ROP.	
		4.3.6, 4.3.7, 4.3.9	Employment land uses to be consistent with policies of the ROP. Designated uses permitted on employment lands include business park, industrial and ancillary uses. Residential, major retail and non-ancillary uses not permitted in Employment Lands. Conversion of employment lands not permitted except through a Regional municipal comprehensive review.	
		4.3.10	Allow limited amount of ancillary uses on employment lands (no more than 20% of land area).	
		4.3.11	Local Municipalities to determine the size, amount and location of ancillary uses on employment lands.	
		4.3.12	Local Corridors and Major Roads within and/or adjacent to Employment Area shall only permit employment land and ancillary uses.	
		4.3.13	Fully serviced employment lands be compact and achieve a minimum density of 40 jobs per hectare in the developable area. Density is to be higher for lands within or adjacent to centres and corridors.	
		4.3.16	Flexibility and adaptability in street patterns and building design to allow for redevelopment and intensification.	
		4.3.18	Local Municipalities to conduct 5-year reviews to accommodate employment intensification.	
	Retail and Commercial	4.4.1	New retail designed to be walkable, transit-supportive and integrated into communities and pedestrian and cycling networks.	
		4.4.2	Direct significant amount of mixed-uses, included street-related retail to Regional Centres and Corridors.	
		4.4.3	Require local municipalities to define major retail uses within the context of the local commercial hierarchy	
	Financial Management	4.5.7	Major retail should be designed to support redevelopment or retrofitting	
		4.5.14	Economic/Fiscal impact analysis be completed for secondary plans, comprehensive plans and other significant proposals as determined by Council.	
4.5.15		All agreements required to provide servicing infrastructure, including financial and development agreements, be in place before any development proceeds.		

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Chapter	Issue	Policy	Policy Requirement (paraphrased) (2)	Conformity Y/N?		
Chapter 5: An Urbanizing Region: Building Cities and Complete Communities	Regional and Local Growth	5.1.2	Align with Regional population and employment forecasts.			
		5.1.4	Local Official Plans shall not designate more than a 20 year supply of land for development			
	Phasing of Development	5.1.6, 5.1.7, 5.1.9	New Community Areas to be based on a phasing and sequencing plan that is coordinated with Regional policies regarding development and infrastructure.			
		5.1.8	Phase of a new community area be substantially complete (ie 75% of land area built) before a subsequent phase can be registered.			
		5.1.12	Urban expansion area will be Regionally initiated in consultation with the local municipalities.			
	Sustainable Communities	Urban Expansion	5.2.2	Local Municipalities to develop and monitor growth management strategies.		
			5.2.10, 5.2.11	Secondary plans and zoning by-laws to incorporate parking management policies and standards, including the Regional Centres and Corridors.		
			5.2.4	Employ the highest standard of urban design.		
			5.2.14	Designated Greenfield area to achieve an average minimum density that no less than 50 residents and jobs per hectare combined in the developable areas.		
			5.2.15	Approved secondary plans within the designated greenfield areas that are not completely built should be re-examined to determine if 50 residents and jobs per hectare in the developable area can be achieved.		
			5.2.16	To encourage that secondary and subdivision plans within the designated greenfield area that are not approved, be developed in accordance with policies 5.6.4. through 5.6.16.		
			5.2.17	Local Official Plans to include policies for development on contaminated and potentially contaminated sites.		
			5.2.19	New development to meet the requirements in the Guidelines for Community Development		
			Sustainable Buildings	5.2.20, 5.2.21	Reflect minimum building energy and water efficiency standards	
				5.2.22	Incorporate York Region Sustainable Building policies into local official plan, secondary plan policies and zoning provisions.	
	Intensification	5.3.9	Complete and adopt Local Intensification Strategy. Plan to meet and/or exceed intensification targets identified in table 2 of the ROP			
		5.3.10	Retail, commercial, office and institutional structures be well design, street-oriented and include mixed-use and compact development, and public meeting spaces.			
	Regional Centres and Corridors	Regional Centres and Corridors	5.4.4, 5.4.5	Regional Centers and Corridors are primary locations for the most intensive and greatest mix of development within the Region. Development should be mixed-use, compact, transit supportive, pedestrian-cyclist friendly, and oriented to the street.		
			5.4.6	Secondary Plan requirements for Regional Centres and Key Development Areas along the Regional Corridor (5.4.6).		
			5.4.9	New buildings shall front the major street.		
			5.4.12	Prepare in consultation with local municipalities implementation guidelines for Regional Centres and Corridors.		
			5.4.15	Adopt Official Plan Policies and zoning by-law provisions that are consistent with the Increased Density Provision of the Planning Act.		
	Regional Centres	Regional Centres	5.4.20(g)	Provide a long term resident-to-employee target ration of 1:1		
			5.4.21	Local Municipalities shall designate the boundaries of the Regional Centres consisted with the urban growth centres identified by the Province and prepare secondary plan for each centre.		
			5.4.23	Secondary Plans criteria: achieve a minimum density of 2.5 FSI per development block Secondary Plan criteria: achieve a minimum density of 3.5 FSI per development block adjacent to Vaughan Metro Centre Station, Langstaff/Longbridge station and Richmond Hill Centre Station.		
			5.4.24	Local municipalities to develop Community Energy Plans for Regional Centres		

Checklist of Required ROP Policies

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Chapter	Issue	Policy	Policy Requirement (paraphrased) (2)	Conformity Y/N/?
			Regional Corridors and their boundaries shall be designated in local Official Plans.	
	Regional Corridors	5.4.31	Local Municipalities to identify and prepared secondary plans for Key Development Areas (KDAs) along the Regional Corridors.	
		5.4.32	Secondary Plans for KDAs criteria: 3.5 FSI per development block at, and adjacent to Steeles West Station, and Steeles Station.	
		5.4.33	Secondary Plans for KDAs criteria: 2.5 FSI per development at and adjacent to 407 Transitway Station, Clark Station and Royal Orchard Station	
			Secondary Plan for KDA criteria: appropriate FSI for land at or adjacent to other rapid transit and/or select areas, as determined by the local municipality considering community and context.	
	Local Centres and Corridors	5.4.34	Support the Regional target of an overall long-term target of 2.5 FSI on developable areas within KDAs along the Regional Corridor.	
		5.5.2	Identify and design the location of local centres and corridors in the urban areas.	
		5.5.3	Local municipalities address the criteria in secondary plans for Local Centres.	
		5.5.4	Development, secondary plans and other appropriate studies address criteria in 5.5.4.	
	New Community Areas (NCA)	5.5	Planning and implementation of Local Centres and Corridors be consistent with the intensification policies of Section 5.3.	
		5.6	Local municipalities to lead comprehensive secondary plans for new community areas the meets or exceeds the policies in the ROP, specifically Section 5.6.	
		5.6.9	NCA to be designed to meet or exceed minimum density of 20 units per hectare	
		5.6.10	NCA to be designed to meet or exceed minimum density of 70 people and jobs per hectare in the developable area.	
		5.6.10	Develop Community Energy Plan for each NCA	
	Towns and Villages	5.6.11	Prepare Master Environmental Servicing Plan for each NCA	
		5.6.12	Prepare Mobility Plan for each NCA	
		5.6.17	Define boundaries of TVs in local municipal Official Plans as identified in Map 1	
		5.6.20	New development areas within TVs be planned with the best effort to achieve minimum density of requirement of 50 residents and jobs combined per hectare in the developable area.	
	Hamlets	5.6.21	Local Centres within Towns and Villages should be certain criteria in addition to the policies of Section 5.5.	
		5.6.22	Local municipal official plans and zoning by-law shall designate the boundaries of Hamlets and provide policies that limit future growth to minor infilling.	
		5.6.24	Major development shall not be permitted in Hamlets	

Checklist of Required ROP Policies

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Chapter 6: Agriculture and Rural Areas	The Greenbelt Plan	6.1.3	Local municipal Official Plans to identify Greenbelt Boundary, the Greenbelt Protected Countryside and the Natural Heritage System and determine the specific permitted uses.	
		6.1.8	The most restrictive policy will apply when there is a conflict between the policies of the ROP, local municipal Official Plan, and Greenbelt Plan.	
		6.1.10	Within RM, Greenbelt policies only apply to lands within major river valleys and as defined by provincial regulations. local municipal land use designations and special provisions within these portions of the Greenbelt Plan have been identified by the Ontario Municipal Board through the approval of the North Leslie Secondary Plan.	
	Oak Ridges Moraine Conservation Plan	6.2.2	ORMCP boundary, Definitions of the Oak Ridges Moraine Conservation Plan land use designations and permitted uses.	
		6.2.3	Policies of Chapter 5 in the ROP and Local Municipal Official Plans shall guide permitted development in the ORMCP Settlement Areas that are within the Urban Area and Towns and Villages.	
		6.2.5	Local Municipal official plans and zoning by-laws include appropriate policies to implement the requirements of the Oak Ridges Moraine Conservation Plan.	
		6.2.7	Consider adoption site alteration and tree-cutting by-laws in conformity with the Municipal Act and ORMC Act, 2001.	
		6.2.9	Subject to the Existing Use provisions of the ORMCP and Local Municipal Official Plans and zoning by-laws, existing institutional uses and expansions are permitted.	
		6.2.13	Notwithstanding 6.2.9, 6.2.10 and 6.2.11, planning applications submitted after November 17, 2001 as a direct result of a condition attached to a provisional consent, draft plan of subdivision or draft plan of condominium, application shall be completed under the same system in effect as the original approval in accordance with the Further Approvals provisions of the Oak Ridges Moraine Conservation Act, 2001.	
		6.2.19	More restrictive policies apply, when conflict with YR Official Plan, Local Municipal Official Plan, ORMCP.	
	Agricultural and Holland Marsh Specialty Crop Areas	6.3.2	Normal farm practices and a full range of agricultural uses, agricultural-related uses and secondary agricultural uses are supported and permitted within the Agricultural Area and Holland Marsh Specialty Crop Area.	
		6.3.3	Non-agricultural uses are prohibited within the Agricultural Area and Holland Marsh Specialty Crop Area.	
		6.3.5	Local Municipal Official Plans and zoning by-laws shall designate and protect Agricultural Area and Holland Marsh Specialty Crop Areas.	
		6.3.6	Subject to Local Municipal requirements, temporary farm related uses shall be permitted.	
		6.3.8	That consents will only be permitted in the Agricultural Area and Holland Marsh Specialty Crop Area.	
		6.3.9	Notwithstanding policy 6.3.8.e, a consent for an agriculture-related use is not permitted on the ORM.	
		6.3.10	Subject to Local Municipal requirements, additional residential structures for farm help required for agricultural uses on the farm may be permitted if grouped with existing farm structures; A consent to sever these structures from the main agricultural use is prohibited.	
		6.3.11	That within the Agricultural Area in those portions of Markham, Vaughan and East Gwillimbury not within the ORM or GB, normal farm practices and a full range of agricultural uses, agriculture-related uses and secondary agricultural uses shall be permitted and encouraged.	

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			The Rural Area designation of the ROP and Local Municipal Official Plans establish the permitted uses within the GB Plan and acts as an overlay within the ORMCP to inform the permitted uses within the Countryside designation of the ORMCP.	
		6.4.3	That existing and new agricultural uses, agriculture-related uses, normal farm practices, forestry, conservation, land extensive recreational uses, and resource-based commercial and industrial uses are permitted in the Rural Area, consistent with the policies of the Provincial Plans and Local Municipal Official Plans and zoning by-laws.	
		6.4.5	That within the Rural Area, applications for redesignation of lands for non-agricultural uses are only permitted if they comply with the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and local municipal official plans. Such applications may require an amendment to this Plan and the local official plan and zoning by-law.	
		6.4.8	Non-resource-based industrial and commercial uses and institutional uses shall be directed to the Urban Areas, Towns and Villages and Hamlets.	
	Rural Area	6.4.7	That new land extensive major recreational uses, such as golf courses and outdoor playing fields, or expansion to these uses, may be permitted in the Rural Area subject to an amendment to this Plan and the local official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality.	
		6.4.8	That notwithstanding policy 6.4.5, new cemeteries and accessory uses such as mausolea, columbaria, small scale chapels, expansions of existing cemeteries, but not freestanding places of worship, may be permitted in the Rural Area of the Greenbelt Plan subject to an amendment to this Plan and the local municipal official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality. (likely to be limited by the Province - request further input before including in local plans)	
		6.4.14	That within the Oak Ridges Moraine Conservation Plan Countryside Designation in the Town of Aurora, on lands described as Part 2 of Plan 65R-11866 and Plan 65R-15508, a cluster residential development in condominium ownership is permitted subject to specific criteria.	
		6.5.2	Recognize and provide for the continued operation of currently licensed pits and quarries; encourage the extraction of mineral aggregate from locations within Mineral Aggregate Resource Areas, subject to the policies of the YR Official Plan and Local Municipal Official Plans and by-laws.	
		6.5.3	Protect Mineral Aggregate Resource Areas from land uses and activities incompatible with extractive operations. New uses, other than extractive uses, may be considered within these areas only if it can be shown through detailed studies.	
		6.5.4	Local Municipal official plans shall identify Mineral Aggregate Resource Areas and existing licensed Aggregate extraction uses; Provide policies for the location, expansion, operation and rehabilitation of pits and quarries.	
		6.5.15	Within the Greenbelt Plan Area and ORMCP Area, existing and new mineral aggregate operations and wayside pits shall comply with the provisions of the applicable Provincial Plan.	
		6.5.16	Applications for new mineral aggregate operations and wayside pits and quarries outside the ORM and GB, but within the LS watershed, shall comply with the LSPP.	
		6.5.18	Development on, abutting, or adjacent to lands affected by oil, gas and salt hazards or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed. Buildings may not be constructed within 75 metres of an active or unplugged petroleum well.	
	Estate Subdivisions	6.1.6, 6.2.14	New estate subdivisions, adult lifestyle and retirement communities are not permitted in GB or ORM	

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Chapter 7: Servicing our Population	Trip Reduction	7.2.1	New development meets/exceeds TOD	WIN?
		7.2.11	ICI applications to include transit demand strategy	
	Active Transportation	7.2.5	Adopt land-use and site-design policies to promote alternative modes of transportation, including walking, cycling, transit and carpooling.	
		7.2.25	Implement pedestrian and cycling programs in collaboration with the Region	
	Transit	7.2.26	Achieve higher transit usage by supporting improvements in service, convenient access and good urban design	
		7.2.29	Achieve overall transit modal split of 30% during peak periods in Urban Area and 50% in Regional Centres and Corridors by 2031	
		7.2.28	Walkways and street lighting provided on all streets in the Urban Area, Towns and Villages served by transit.	
		7.2.30	Implement the Transit Network (Map 11) consist with the policies of the ROP	
	Streets	7.2.31	Local municipalities required to design street systems to accommodate pedestrian, cycling and transit facilities	
		7.2.31	Local municipalities to protect arterials streets under local jurisdiction, shown on Map 12, as major transportation corridors.	
		7.2.36	Require local municipalities to protect arterial streets under local jurisdiction, as illustrated on Map 12 as major transportation corridors	
		7.2.37	Plan and implement land taking necessary for continuous collector streets in both east-west and north-south directions in each concession block, in all new urban developments, including new community areas	
		7.2.38	Plan and implement land takings necessary for mid-block crossing of 400 series highways as shown on Map 12	
	Water and Servicing	7.3.1	Ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is coordinated with plans of subdivision, condominium, site plans or any other development applications in order to ensure services are available prior to occupancy.	
		7.3.4	That the provision of water and wastewater servicing within communities be co-ordinated with land use planning approvals.	
		7.3.9	Require local municipalities to identify Regional wastewater treatment plants	
		7.3.9	Require Local Municipal official plans to identify all Regional wells and intake protection zones to protect drinking water quality. (7.3.9).	
	Wellhead and Intake Protection	7.3.19	Development within and expansions to the urban uses within Towns and Villages identified on Map 1 will occur on full municipal servicing.	
		7.3.36	Require local municipality to incorporate Wellhead Protection Areas policies and mapping into local municipal official plans and zoning by-laws, in consultation with the Region	
		7.3.51	Require local municipal official plans contains mapping and policies that prohibit or restrict uses in areas of Aquifer Vulnerability in accordance with the ORMCP.	

The following checklist contains a listing of policies that local municipalities are required to incorporate into their Official Plans to ensure conformity with the adopted ROP. The checklist is designed to be a high-level summary and indicates the chapter, issue area and policy number, as well as, a short description of the required policy. Regional staff refer to this checklist as part of the local municipal official plan review process. This checklist is intended to clarify the expectations of the local municipal conformity exercise and ensure a more efficient process. Please note that this checklist is not intended to replace the policies in the adopted ROP, but rather offer an executive summary of the required conformity policies. It is highly recommended that the adopted ROP be read in its entirety in preparing Local Municipal Official Plans.

Chapter	Issue	Policy	Policy Requirement (paraphrased) [2]	Conformity Y/N?
	Waste Management	7.4.1	Require existing multi-unit residential buildings to participate in three-stream waste	
		7.4.2	Local municipalities shall work with Province to track decommissioned landfill sites and site contaminated by industrial and commercial activity, and that such sites be rehabilitated to an appropriate use.	
		7.4.2b	Require local municipal official plans to identify all known closed and active waste disposal facilities and provide policies for development within or in lands in close proximity to such sites and their rehabilitation.	
		7.5	To require local municipalities to engage cellular services providers early in the development process, to facilitate the integration of cellular transmission facilities with new buildings	
		7.5.16	Local municipality to require incorporate zoning-provisions to permit on-site alternative and renewable energy systems for residential, commercial, institutional and industrial buildings with design requirements	
Chapter 8. Implementation		7.5.19	Encourage the adoption of sustainable building policies for municipal buildings and facilities	
			Local municipal official plans and zoning by-laws shall be brought into conformity in a timely manner.	
			Regional studies required to evaluate a ROPA be included in local municipal official plan complete application listing.	
Mapping			Urban Structure	
			Transportation; Streets, Transit, Pedestrian and Cycling	
		7.5.2	Oak Ridges Moraine and Greenbelt	
		7.5.3	Regional Greenlands System	
		7.5.4	Key Natural Heritage Features and Key Hydrologic Features	
		7.5.5	Agricultural and Rural Areas	
		7.5.6	Wellhead Protection Areas	
		7.5.7	Employment Lands including post 2031 Employment Lands	
	Aquifer Vulnerability			
	Figure 1: Landform Conservation			

SOURCE: York Region Planning and Development Department, March 2010.

1. This list includes all Regional Official Plan "must have" policies required in local Official Plans to ensure conformity.

The wording of the policies have been paraphrased for description purposes. Please refer to the adopted ROP for exact wording.

Please note that the information included in this list is not a legal substitute for the policies included in the ROP.

4. A more detailed checklist is available on request that includes exact wording of all the required ROP policies, as well as a listing of all "encourage" policies affecting local municipalities.



PROCEDURE FOR PUBLIC MEETINGS - PLANNING APPLICATIONS:

► Presentation:

1. Applicant summarizes proposal.
2. Staff member presents report.
3. Public/Council may ask questions or make comments on the proposal.

► Reply:

4. Applicant/staff respond to questions raised by the public.
5. Council may ask questions of staff, the applicant and/or the public.
6. Public has a second opportunity to make further submissions to present new information, to clarify an issue, or to ask questions.

► Council Debate:

7. The merits of the proposal are debated by Council.

► Recommendations:

8. Council decides to Adopt, Amend, Refuse or Defer the application with or without conditions.

FOUR GENERAL TYPES OF MOTIONS:

1. **Main Motions** introduce subjects to the assembly for its consideration. They cannot be made when another motion is before the assembly. They yield to privileged, subsidiary and incidental motions.
i.e.: "I move that we purchase..."
2. **Subsidiary Motions** change or affect how the main motion is handled. (They are voted on before the main motion)
i.e.: "I move the question before the assembly be amended by striking out..."
3. **Privileged Motions** are most urgent. They concern special or important matters not related to pending business.
i.e.: "I move we adjourn"
4. **Incidental Motions** are questions of procedure that arise out of other motions. They must be considered before the other motion.
i.e.: "I move to suspend the rules for the purpose of..."

EXCERPTS FROM THE PROCEDURAL BY-LAW

► **Rules of Procedure:** To suspend the rules of procedure requires the consent of not less than two-thirds of the Members present.

► **Delegation:** A person shall not speak for longer than five minutes except a delegation of three or more persons may have more than one speaker but may speak no longer than ten minutes in total.

► **In Camera Meeting:** Before a meeting is closed to the public, the Members shall state by resolution the general nature of the matter to be considered.

► **Notices of Motion:** A motion presented at a meeting which is not printed in the agenda is to be dealt with as a notice of motion.

► **Agenda Items:** All items for the agenda are to be in the hands of the Town Clerk not later than 4:30 p.m. on the Wednesday preceding the meeting.

► **Point of Order:** May be called by a member to bring attention to any breach of Rules of Procedure or any other informality or irregularity in the proceedings.

► Debate:

1. No member shall speak more than twice or for longer than ten minutes to the same question except in reply.
2. No debate is permitted on Committee of the Whole recommendations unless based upon the introduction of new information.
 - An amendment is made
 - Motion to table, refer or defer
3. Motion to table is debatable, not amendable and may be reconsidered.
4. Motion to refer is debatable and may be amended.
5. Motion to defer is debatable as to advisability, postponement, and amendable as to time and date.

► **Reconsideration:** Council may not reconsider or rescind a motion for a period of six months, unless a member gives notice of motion to reconsider or rescind under the Other Business section of the meeting and may relate to resolution/by-law enacted during that meeting or at a prior meeting.