

THE CORPORATION OF THE TOWN OF GEORGINA

SPECIAL COUNCIL MINUTES

Wednesday, June 30, 2010
(7:02 p.m.)

****Georgina Trades Training Inc. (GTTI) Building, Sutton**

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

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

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

3. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

None.

4. APPROVAL OF AGENDA:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. SC-2010-0240

THAT THE AGENDA BE APPROVED AS PRESENTED

Carried.....

5. DECLARATION OF PECUNIARY INTEREST:

None.

6. PUBLIC MEETINGS:

6.1 Continuation of a Planning Application (interested parties notified):

6.1.1 Proposed Sutton/Jackson's Point Secondary Plan

Report No. PB-2010-0059

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

Mayor introduced Clare Morrison, Chair of Committee.

Clare Morrison, Chair of the Sutton/Jackson's Point Secondary Plan Steering Committee, was in attendance to submit the plan. He introduced the other members of the Committee who oversaw the preparation of the plan including Margaretha Vandervelden, Vice Chair, Dr. George Burrows, Art Field, Councillor Hackenbrook, Councillor Szollosy, Regional Councillor Wheeler and Mayor Grossi as ex officio member, along with Greg Perry who was unable to attend the last few meetings.

Mr. Morrison stated that this plan was started in 2007. Hands were tied by both the Province and by York Region to pass legislation that enabled the committee to carry on with their work such as an ecological assessment for expansion of the Sutton Sewage Treatment Plant which had to be dealt with so it was known how many people would be allowed in the Sutton and Jackson's Point area. The purpose of the secondary plan is to provide a detailed land use plan and policy framework to guide future growth and development within the secondary plan area. It is a long term document for managing land use and growth with a twenty (20) year planning horizon to 2031 which matches the York Region Official Plan and Growth Plan.

Mr. Morrison stated that the future growth of the secondary plan area is projected to be modest over the next twenty (20) years and representing more than double its present December 2009 population of 6,760. The long term vision is to develop the area into a healthy, vibrant and sustainable community to live, work and recreate that protects the natural environment and respects its rich cultural heritage.

Mr. Harold Lenters, Director of Planning and Building, introduced Ron Palmer, the lead planning consultant, at this time.

Mr. Palmer advised that many members of the team were at the June 14th in-depth review of the plan, with this meeting representing more of an overview.

6. PUBLIC MEETINGS cont'd:

Mr. Palmer presented the plan to Council and the public through a power point presentation. He stated that there have been numerous opportunities for members of the public to learn about the plan and to provide input from 2007 to June 14, 2010. This plan was prepared in context of the new Provincial Policy and the draft York Region Official Plan. The policies are directives and formed a great deal of the policy context in this plan.

Mr. Palmer stated that the vision statement was created at a workshop in 2007 with residents, along with the development of the principles, with some amendments made over time. Growth management is an important component of the plan, noting that the plan was put on hold until the environmental assessment was performed on the Sutton Sewage Treatment Plant. He stated that the Sutton and Jackson's Point areas are projected to grow to 15,150 people by 2031, with 13,500 serviced by the Sutton plant, 700 already served by the Keswick plant, 300 in the rural area and 650 in the Sutton by the Lake community.

Mr. Palmer stated that there is no justification to expand the existing urban service area boundary at this time. At almost every meeting, the protection of the environment was a fundamental principle and extremely important to the majority of the community. The strategy for environmental protection is carried out in all policies of this plan. The plan includes a 30 metre buffer, along with the Greenbelt Plan and the Lake Simcoe Protection Plan.

Mr. Palmer showed Council and the public various maps showing recreation, public open space and golf courses. The plan features; two centres, one each in Jackson's Point and Sutton, identifies Dalton Road and Baseline Road as corridors or areas of intensification, includes a significant level of protection for the existing stable neighbourhoods with the intention that new development be significantly restricted in these areas, new areas of Greenfield development with plans that have been in the process for some time, development opportunity areas which are relatively large parcels of land with no development potential assigned to them and which would require approvals, and the urban service area boundary.

Mr. Lenters advised that he circulated an additional package with comments received after June 23rd and he will address these at the end of his presentation tonight.

Mr. Lenters stated that this meeting will focus more on the changes proposed to the plan since the June 14th Council meeting discussion. He proceeded to highlight some of the red line revisions of the plan at this time; Section 9.2.1.4, Principle (2) supporting the Town's Socio-Economic Strategy; subsection (b) implementing a reduced vegetation protection zone on existing lots of record; Policy (c)(i) consultation by the applicant with agencies regarding an Environmental Impact Statement; Policy (c)(iii) major development within a significant groundwater

6. PUBLIC MEETINGS cont'd:

recharge area; Section 9.2.2.5.3 Hazardous Lands and Sites, Section 9.2.2.6 Lake Simcoe Shoreline Management Strategy and Policy 9.2.2.7 Lake Simcoe Subwatershed Evaluations; Section 9.2.3.3, new policy (a) concerning cultural heritage resources; Section 9.2.3.7.2 Post Secondary Educational Facilities; subsection (h) implementation of affordable housing strategy; Section 9.2.4.9 Housing for Seniors; Policy (j) participation in York Region's 'Sustainable Development through LEED Program'; 10) Section (h) municipal comprehensive review; Section 9.2.8.4 Alternative/Renewable Energy Policies.

Mr. Lenters stated that all of the comments from the public have been included in report and comments received after June 23rd were compiled and circulated at the beginning of this meeting for review. Staff reviewed all of these comments and outlined the majority of them at this time.

Mr. Peter Sibbald Brown of the Lakewatch Society is recommending the incorporation of the Environmental Impact Statement and Natural Heritage Evaluation into the Secondary Plan. Tony Gullo requested abeyance of additional mapping overlays on 73 acres of land at 25778 Highway 48 until such time as the owners have completed and submitted an application for agricultural reclamation on the entire subject lands. He noted that a minor variance from the Regional tree by-law would be required to remove trees to farm the land. Eileen Costello of Aird and & Berlis concerning the Shouldice property permitted for a 550 unit adult lifestyle residential community incorporated in the Plan. She referred to a two-block plan of subdivision on the property that was to be implemented through further site plan approval not yet done. Mr. Lenters noted staff believe that through the Environmental Impact Statement, the buffers can be refined to accommodate a 550 unit development and potential golf course. The Greenfield lands can accommodate another 1,300 units and only 1,100 units are needed, therefore enough lands have been designated to build out the community. If more lands are added, the servicing capacity will not be available to sustain it. There is no justification for expansion of the boundary and it would not be appropriate.

Mr. Lenters stated that Bell Canada provided its standard comments and staff will request the Region to review them. Mr. Michael Smith of Michael Smith Planning Consultants Development Coordinators, on behalf of Doug MacEachern regarding Part of Lot 18, Concession 9, Jackson's Point, requested the property be re-designated to 'Redevelopment Opportunity Area' to permit tourist commercial and/or multiple residential uses. Mr. Lenters noted that staff will review the merits of this request.

6. PUBLIC MEETINGS cont'd:

Mr. Lenters outlined correspondence from Davies Howe Partners on behalf of Ballymore Development Corp. concerning Part of Lot 18, Concession 9, indicating that they recognize the fact that the Urban Service Area Boundary will not be expanded, but request that the inclusion of Block 91 be given priority in any future consideration of expansion of the Urban Service Area Boundary and in the event that landowners appeal the Secondary Plan to seek a boundary expansion that their client reserves the right to appeal as well.

Mr. Lenters explained that a road through the Shouldice lands to connect Catering Road and Baseline Road has been proposed. It is only conceptual in the Provincial Greenbelt Plan, the Lake Simcoe Protection Plan and the Provincial Policy Statement and that if the infrastructure is required, it would be permitted to traverse through the green space. If it is not needed, it could be relocated or adjusted.

Mr. Lenters reviewed the 'Public and Agency Comments Received' table included in the report at this time

Mr. Patrick Doherty of The Oaks located at 11 Grew Blvd, stated that he owns a well-kept, large property, but across the road is an old dilapidated vacant building along O'Connor Drive. The home is in disrepair and potentially dangerous.

Ms. Sue Plamondon, Chief Administrative Officer, advised that the property in question is subject to by-law enforcement action. The Town recently obtained a conviction on offences under the property standards by-law and staff is in the process of obtaining the necessary quotes to deal with the property. She stated that there will be visible activity in the near future on that property and the associated charges will be charged back to the property owner.

Mr. Paul Johnston, Planning Consultant for Dr. Shouldice, stated that he understands staff's position with regard to the Urban Service Area Boundary expansion issue. He further indicated that Dr. Shouldice is the owner of three lots on Malone Road, just north of the Jackson's Point harbour front area which front onto Lake Simcoe. He understands that the plan includes provisions for increasing fish habitat and thirty metre buffer provisions that could be problematic. These properties are within the settlement area boundary and provide for flexibility and requested the Town for that flexibility in consideration of the development of the boathouse lots on Malone Road.

Mr. Lenters stated that Dr. Shouldice's properties are lots of record, are not large lots and front on the water. He has met with Dr. Shouldice to discuss the lots, realizing that flexibility may be required and that staff will work with him and protect the environment to redevelop the property in a responsible manner.

6. PUBLIC MEETINGS cont'd:

Ms. Sharon Finestone of 6 Nasello Avenue in Jackson's Point stated that she is concerned for the portion of Nasello Avenue between Dalton Road and Ravenswood Drive, west of DeGeer Street. A property along that portion of road was purchased by a developer and has now become derelict, along with a former water treatment plant. The property attracts animals and there is unsavory and illegal activity in the former plant building should be eliminated. She stated that the Town maintains the front of the property near the former plant, but the rear half of the property is now seven years of overgrowth with weeds, garbage, etc.

It was stated that the weed growth will be dealt with shortly.

Mr. Lenters explained that the former owner had submitted an application but had not followed through with the process and the Town had subsequently withdrawn the allocation assigned to the property. He stated that is a candidate site for redevelopment subject to a future owner wishing to do so. The property has been designated as 'Stable Residential' and staff wants to ensure the appropriate development occurs.

Mr. Helmut Kik of 11 Mums Avenue, Sutton stated that he does not understand why a 40 acre parcel of land located north of Hwy 48 and west of Park Road was not included in the service area boundary. He stated that the majority of visitors to Georgina are either visiting or camping in Sibbald Point Provincial Park and travel to the park via Hwy 48 and Park Road, and believes that the 40 acre parcel should therefore be commercially developed.

Mr. Palmer explained that the 40 acre parcel of land north of Hwy 48 and west of Park Road that Mr. Kik is referring to is not within the existing urban service boundary because it is quite a distance from it and it is therefore not able to be included within the boundary. He further explained that there are a broad range of uses that may be permitted in this area including small scale commercial uses and commercial recreational uses that support local tourism, as well as recreational facilities. He suggested that Mr. Kik explore with staff the potential for that site.

Mr. Lenters advised that the 40 acre parcel in question is zoned 'Rural Agricultural' and in terms of the number of uses permitted in a rural agricultural area, the list is slightly longer than normally permitted in the Greenbelt Plan outside of the settlement area. In addition, there is a policy in place regarding a site specific amendment for the Provincial Park that facilitates its potential connection to municipal sewer services.

6. PUBLIC MEETINGS cont'd:

Mr. Peter Sibbald Brown of The Lakewatch Society, thanked the citizens of Sutton and Jackson's Point for the outstanding public participation in drafting of the Secondary Plan. The Plan will allow growth and development in such a manner that protects and restores Lake Simcoe and promotes the greenland system'. He also thanked staff and the committee members for their hard work. He urged Council to follow suit by enthusiastically adopting the Plan.

Mr. Tony Gullo, one of the owners of property on Hwy 48 known as 25778 Hwy 48, clarified that this property was purchased by his late father with the intention of developing it for the benefit of Sutton. They have no intention to become farmers. Their intention is to contribute to Sutton for future development, not farming. Their property could benefit the surrounding area as it is located in Sutton, is close to the Town of Newmarket and to the City of Toronto and the Hwy 404 extension exit is supposed to be located in this area within the next twenty years and the property has been assigned by the Ministry of Transportation for that. The property is a key natural entrance feature for a new access into the Town. He stated that the land surrounding his property should also be considered for development in conjunction with his.

Mr. Lenters indicated on an air photograph the location of the subject property and that it is outside the Urban Service Area Boundary.

Mr. Gullo reiterated that his late father purchased the property twenty years ago for development. It is a 73 acre parcel of land and he intends to respect the environmental protection area. He does believe that there is still room for some additional development, taking into consideration the need to work within the perimeters of the trees, etc. He stated that he has full intentions of appealing the decision with regard to the property's environmental protection designation but that they want to work within the portion of the property where there is room for development.

Mr. Hugh Sibbald of 94 Sibbald Crescent stated that in order to avoid confusion, he wanted to point out that Item No. 66 on page 19 of the report refers to a Redevelopment Opportunity Area (ROA) as the Lionshead Lakefront Resort while it should be The Briars Resort land.

Mr. Kik inquired what staff meant by saying that the Sutton By The Lake community has its own sewer system. He was advised by Mr. Lenters that that community has its own communal water system, and the dwelling units have individual septic systems. He noted that a communal septic system has been approved for the Sutton by the Lake development.

6. PUBLIC MEETINGS cont'd:

Mr. Kik stated that there has been a concern in this area with sewer systems for years and he thought that Council would consider that area to be connected to a municipal septic system.

Mayor Grossi indicated that individual sewer systems were granted on that property years ago.

Mr. Lenters explained that the development received approval for a communal system to be built on the property according to certain time-lines. Staff is in agreement with the Ministry of the Environment that the existing units need to be brought on line and at that point new units could be built. A Certificate of Approval was issued for this property by the Ministry. Staff needs to check with the Ministry on some of the terms and conditions and will contact the Ministry and follow up on the status of Sutton by the Lake in terms of building the communal system and in terms of the certificate. He stated that staff felt this was the appropriate mechanism to deal with the issues of the property. The Ministry of Environment does not issue certificates lightly.

Mr. Lenters advised that the Town would not have the capacity to service all of the Sutton by the Lake units at this time. He stated that there were concerns with the use of individual units in this development which resulted in the communal system approval.

Mr. Kik stated that he has not observed septic tanks in this area being pumped out, although he has been told that some of them need to be pumped out every week.

Carole Lockie thanked staff and Council for hearing the resident's concerns with regard to senior's housing and inquired how one has an opportunity to be part of future meetings.

Mayor Grossi suggested that she compile a list of individuals having an interest in sitting on the Steering Committee to deal specifically with seniors issues within the Town of Georgina.

Moved by Councillor Hackenbrook

Seconded by Councillor Szollosy

RESOLUTION NO. SC-2010-0241

- A. THAT REPORT NO. PB-2010-0059 BE ENDORSED AND RECEIVED FOR INFORMATION.

6. PUBLIC MEETINGS cont'd:

- B. THAT COUNCIL PASS A BY-LAW TO AMEND THE TOWN OF GEORGINA OFFICIAL PLAN UNDER THE PLANNING ACT IN ORDER TO:
- I) ADOPT THE PROPOSED SUTTON/JACKSON'S POINT SECONDARY PLAN DATED APRIL 2010 (REVISED JUNE 2010);
 - II) REPEAL THE EXISTING SUTTON SECONDARY PLAN (OFFICIAL PLAN AMENDMENT NO. 72) AS AMENDED, IN ITS ENTIRETY;
 - III) AMEND THE PERTINENT SECTIONS OF THE OFFICIAL PLAN THAT MAKE REFERENCE TO THE "SUTTON SECONDARY PLAN" AND TO REPLACE SAME WITH APPROPRIATE REFERENCE TO THE "SUTTON/JACKSON'S POINT SECONDARY PLAN".
- C. THAT THE CLERK FORWARD THE COUNCIL ADOPTED SUTTON/JACKSON'S POINT SECONDARY PLAN TO THE REGIONAL MUNICIPALITY OF YORK FOR THEIR REVIEW AND APPROVAL.
- D. THAT THE CLERK FORWARD A COPY OF REPORT NO. PB-2010-0059 TO THE YORK REGION COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES.
- E. THAT THE ADDITIONAL LIST OF COMMENTS BE RECEIVED AND REFERRED TO STAFF FOR CONSULTATION WITH THE REGION THROUGH THE REVIEW PROCESS.

Carried unanimously.....

7. CONFIRMING BY-LAW

Moved by Councillor Jamieson

Seconded by Councillor Jordan Clark

That the following by-law be given three readings:

By-law Number 2010-0080 (COU-2)

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

Carried.....

8. ADJOURNMENT:

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

THAT THE MEETING ADJOURN AT THIS TIME (8:45 p.m.)

Carried.....

Robert Grossi, Mayor

Lisa Lyons, Deputy Clerk