

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

January 10, 2011
(7:13 p.m.)

**Council Chambers
Georgina Civic Centre**

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

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

Mayor Grossi
Councillor Craig
Councillor Smockum

Regional Councillor Wheeler
Councillor Davison
Councillor Szollosy

3. COMMUNITY SERVICE ANNOUNCEMENTS:

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

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

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

- 4.1 Enabling Accessibility Fund, Project Budget Plan, under Business Arising, Item No. 8
- 4.2 Item No. 17.2.1, Recommendation No. 5 of Report No. RPC-2011-0001 entitled 'Infrastructure Canada Project Extension Request' amended to include 2 motions regarding Project No. R2083 and 27520 found on pages 108 and 109 of the agenda
- 4.3 Dumping of potentially contaminated soil within the Town under Other Business, Item No. 23.1
- 4.4 Solar Farm regulations under Other Business, Item No. 23.2

5. APPROVAL OF AGENDA:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0001

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

- 5.1 ENABLING ACCESSIBILITY FUND, PROJECT BUDGET PLAN UNDER BUSINESS ARISING, ITEM NO. 8
- 5.2 ITEM NO. 17.2.1, RECOMMENDATION NO. 5 OF REPORT NO. RPC-2011-0001 ENTITLED 'INFRASTRUCTURE CANADA PROJECT EXTENSION REQUEST' AMENDED TO INCLUDE 2 MOTIONS REGARDING PROJECT NO. R2083 AND 27520 FOUND ON PAGES 108 AND 109 OF THE AGENDA
- 5.3 DUMPING OF POTENTIALLY CONTAMINATED SOIL WITHIN THE TOWN UNDER OTHER BUSINESS, ITEM NO. 23.1
- 5.4 SOLAR FARM REGULATIONS UNDER OTHER BUSINESS, ITEM NO. 23.2

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0002

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON NOVEMBER 15, 2010 BE ADOPTED AS PRESENTED.

RESOLUTION NO. C-2011-0003

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON DECEMBER 1, 2010 BE ADOPTED AS PRESENTED.

RESOLUTION NO. C-2011-0004

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON DECEMBER 6, 2010 BE ADOPTED AS PRESENTED.

Carried.....

8. BUSINESS ARISING FROM THE MINUTES:

8.1 Resolution No. SC-2010-0399 concerning a Proposed Application for Enabling Accessibility Fund for mid-sized projects

Sue Plamondon, CAO, circulated a copy of Resolution No. SC-2010-0399 regarding the enabling accessibility fund administered by the Federal Government to a maximum of \$3 Million, to enhance accessibility for medium sized municipalities such as Georgina.

The largest components of the Civic Centre enhancements would be the new elevator shaft and accessible washrooms on every floor. The consultant retained for renovation indicated that the entire building project would cost approximately \$5 Million. She requested that Council consider amending paragraph 4 of Resolution No. SC-2010-0399 to increase the Town's 25% share of the project cost from \$1 Million to \$2 Million. The project would not proceed without support from the Federal Government through this \$3 million funding and Council would have control of either increasing or decreasing aspects of the project depending on funding. She reminded Council that submitting an application does not bind the Town.

Ms. Plamondon stated that it would not be an inappropriate expenditure to make some renovations to the office building. There are significant issues with this building with regard to windows, insulation, etc. and this opportunity to receive funding from the Federal Government could result in an additional 15 years or more of usefulness out of this building. She noted that some changes are needed in order to accommodate additional employees over the next few years.

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0005

THAT ITEM NO. 4 OF RESOLUTION NO. SC-2010-0399 APPROVED BY COUNCIL ON DECEMBER 6, 2010, BE AMENDED BY INCREASING THE TOWN'S 25% SHARE OF THE PROJECT COST BY \$1 MILLION, SO THAT THE RESOLUTION NOW READS:

1. THAT REPORT NO. DAS-2010-0060 REGARDING THE PROPOSED APPLICATION FOR ENABLING ACCESSIBILITY FUND FOR MID-SIZED PROJECTS FOR THE PROPOSED CIVIC CENTRE RENOVATIONS BE RECEIVED; AND

8. BUSINESS ARISING FROM THE MINUTES cont'd:

2. THAT COUNCIL SUPPORT AND STAFF BE AUTHORIZED TO COMPLETE AND SUBMIT AN APPLICATION TO THE ENABLING ACCESSIBILITY FUND THROUGH THE MINISTRY OF HUMAN RESOURCES AND SKILLS DEVELOPMENT CANADA FOR FUNDING FOR THE PROPOSED ACCESSIBILITY RENOVATIONS TO THE CIVIC CENTRE BUILDING; AND
3. THAT STAFF BE AUTHORIZED TO EXPAND THE SCOPE OF WORK FOR THE CURRENT WORKSPACE PLANNING AND DESIGN PROJECT WITH MAYHEW AND ASSOCIATES INC. TO INCORPORATE ADDITIONAL FOCUS ON ACCESSIBILITY THROUGHOUT THE SPACE AND TO INCLUDE ASSISTANCE IN THE DEVELOPMENT OF THE APPLICATION AS NECESSARY; AND
4. THAT COUNCIL APPROVE THE TOWN'S 25% SHARE OF THE PROJECT COST UP TO \$2 MILLION DOLLARS TO BE FINANCED FROM THE TOWN'S DISCRETIONARY RESERVE FUNDS.

Carried.....

9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

The following items were identified for separate discussion:

- 9.1 Item No. 14.1.1, Report No. PB-2011-0001 entitled 'Application to Amend Zoning By-law 500, Mahalingam, Ninthuja, Part Lot 12, Concession 7 (NG)'
- 9.2 Item No. 15.2, various matters for disposition
- 9.3 Item No. 17.2.1, Report No. RPC-2011-0001 entitled 'Infrastructure Canada Project Extension Requests'
- 9.4 Item No. 17.3.1, Report No. DAS-2011-0002 entitled 'One-Third Council Remuneration Deemed to be Expenses for the Years 2010 to 2014'
- 9.5 Item No. 17.3.2, Report No. DAS-2011-0003 entitled 'Information Technology Resources Available for Members of Council'
- 9.6 Item No. 20, various by-laws

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Smockum

Seconded by Councillor Szollosy

That the following recommendations respecting the matters listed as 'Items Not Requiring Separate Discussion' be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

Routine:

RESOLUTION NO. C-2011-0006

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED FOR INFORMATION.

Reports:

17.1 Report from the Planning and Building Department:

17.1.1 Application for Part Lot Control Exemption
CENTRO HOMES LTD.
Block 136, Registered Plan 65M-4131
Parts 1-14 inclusive, Reference Plan 65R-32766
30-40 Lundigan Drive, Keswick
AGENT: P. Salna Company Ltd.

Report No. PB-2011-0001

RESOLUTION NO. C-2011-0007

A. THAT REPORT PB-2011-0001 BE RECEIVED AS INFORMATION.

- (i) THAT THE APPLICATION SUBMITTED BY CENTRO HOMES LTD. TO EXEMPT BLOCK 136, REGISTERED PLAN 65M-4131 FROM PART LOT CONTROL AS PER SECTION 50 (7) OF THE PLANNING ACT, R.S.O. 1990, BE APPROVED.
- (ii) THAT COUNCIL ADOPT THE BY-LAW TO REMOVE CERTAIN LANDS FROM PART LOT CONTROL RESPECTING BLOCK 136, REGISTERED PLAN 65M-4131.

Carried.....

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

None.

12. PRESENTATIONS:

None.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

15. COMMUNICATIONS:

15.2 Matters for Disposition:

- 15.2.1 Donna Big Canoe, Chief, Chippewas of Georgina Island First Nation, requesting review of the Pukwis Boat Launch Use Proposal.

Several issues were identified with regard to the Pukwis Boat Launch Use Proposal. These issues included; the inadequacy of the protection of fish spawning and siltation proposal; the inadequacy of local access for boat launch purposes as it should apply to all residents; the need for access to the docks during the months of June to October as this is prime time for using the dock for swimming; potential for enhancements to the general area/dock facility/peer that may improve its appearance as compensation for the loss of its use over several months; an assessment of the current condition of the dock should be undertaken; a review of the liability issues with regard to potential damages.

Mr. Bob Magloughlen, Director of Engineering and Public Works, indicated that the ground is the driest at this time of the year, but staff can perform an inspection of Hadden Road prior to and following the move to determine if any damage has been done to the road that would require repair and a performance bond for road damages.

15. COMMUNICATIONS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0008

THAT COUNCIL RECEIVE CORRESPONDENCE FROM DONNA BIG CANOE, CHIEF, CHIPPEWAS OF GEORGINA ISLAND FIRST NATION, REQUESTING REVIEW OF THE PUKWIS BOAT LAUNCH USE PROPOSAL, AND REFER IT TO THE GEORGINA ENVIRONMENTAL ADVISORY COMMITTEE AND TO THE RECREATION, PARKS AND CULTURE DEPARTMENT FOR PREPARATION OF A REPORT FOR SUBMISSION TO COUNCIL IN FEBRUARY, SAID REPORT TO INCLUDE ALL ASPECTS MENTIONED AT THIS MEETING, ALONG WITH A PERFORMANCE BOND ON HADDEN ROAD AND ANY COMMENTS RECEIVED FROM THE GEORGINA ENVIRONMENTAL ADVISORY COMMITTEE.

Carried.....

14. PUBLIC MEETINGS:14.1 Statutory Public Meeting:

(7:35 p.m.)

14.1.1 Application to Amend Zoning By-law 500,
MAHALINGAM, Ninthuja
Part Lot 12, Concession 7 (NG), 28230 Highway 48
AGENT: Jeffrey Boylin

Report No. PB-2011-0002

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

Mr. Bryan Whitehead of Royal Development Consultants Limited, Consulting Engineer for the applicant, stated that he has specialized in wells, septic systems, grading and drainage for the past 40 years. He was retained to carry out a hydrogeologic study on the subject property to advise whether or not there would be an adequate water supply and at the same time, to prepare a sketch plan showing where one could locate a house, driveway and sewage system on this property. He explained that the subject property is enclosed except for a very narrow frontage on Highway 48, 18 feet wide. Due to this narrow frontage, the property does not meet the frontage requirements, but it is a very large property. He stated that it abuts eight developed residential properties along with a church property and an open field abuts it to the north. The property is flat and it would be necessary that a survey be carried out for drainage design.

14. PUBLIC MEETINGS cont'd:

Mr. Whitehead explained that a test well was drilled on the property in January and was tested through the months of January and February and the water levels on two of the closest wells were monitored. One well had no interference from the test pumping while the other one had limited interference. The 8.5 litre (2 gallon) per minute well yield over a day will supply adequate water supply for a normal home, however on a short term basis, 8.5 litres (2 gallons) per minute is generally unsatisfactory for showering and other more intensive water uses (several fixtures at one time). A water storage tank would work more efficiently as it could pump water out of the tank at 12-15 gallons per minute. He explained that based on the long term monitoring of the three wells, no impacts are anticipated on surrounding wells or septic systems. The Lake Simcoe Region Conservation Authority has indicated that it would want the house raised somewhat.

Ms. Barbara Mugabe, Planner, explained the report at this time, indicating that the proposal is to amend the zoning on the subject property which is a vacant 3.4 acre existing lot of record with 18 feet of frontage on Highway 48, in order to construct a single family dwelling and garage. The subject property abuts the rear of several developed residential lots. Because the lot is in a hamlet in a protected countryside, it is not impacted by the Greenbelt Plan and there are no issues with the proposed use of the land. However, the property does not comply with the minimum lot frontage or minimum lot area. The by-law requires a frontage of 45 metres or 148 feet of frontage while the property has 4.59 metres or 18 feet of frontage. Eighteen feet is a sufficient driveway access into the site. In addition, approval of this application would allow development on a 1.37 hectare or 3.40 acre parcel of land whereas the zoning by-law requires a lot area of 20 hectares or 49.41 acres. She stated that though the property is zoned Rural, the possibility of farming the property is non-existent. A residential use would be more suited to the area than farming.

Ms. Mugabe explained that a private well and sewage disposal system are required on this lot and the Town's on-site sewage inspector has indicates that there is adequate area on the property to locate a septic system. None of the circulated agencies have expressed an objection to the proposal. The Ministry of Transportation will require an entrance permit as it is located on a highway. The applicant will also need to obtain a permit from the Lake Simcoe Region Conservation Authority, which has advised that due to the property being flat, it would require some filling to prevent flooding.

Ms. Mugabe stated that the proposed single family dwelling is a permitted use on the site and would be compatible with surrounding land uses, it meets the official Plan and zoning by-law requirements and planning staff have no objection to its approval.

14. PUBLIC MEETINGS cont'd:

Mr. Bob Magloughlen, Director of Engineering and Public Works, stated that he is not familiar with the subject property and not aware if there is already an entrance to the property, but he believes the Ministry would issue an entrance permit as long as it is visually acceptable and the grading is adequate. He noted that eighteen feet is sufficient width for a driveway entrance.

Mr. Harold Lenters, Director of Planning and Building, stated that through the building permit process, the applicant is required to contact the Ministry of Transportation to ensure that either the existing access is adequate or if it may require improvements or upgrading for the new construction. The Ministry needs to be able to provide some level of access to a property that has frontage on the highway. The only issue would be the proposed use for the property as for example, an eighteen foot access may not be sufficient for a commercial use.

Mr. Lenters noted that he does not have the history on how this lot was created.

Mr. Lenters explained that typically, the Lake Simcoe Region Conservation Authority requires fill where a house is to be constructed. He believes that the Authority is requesting fill on the subject property in order to create positive drainage which is a common request. There should be no impact to surrounding properties in terms of storm water management as a result of the construction.

Mr. Gordon Smith, 28190 Highway 48, stated that he was not informed of this application, but rescinded this statement when he remembered receiving written notification from the Town in December. He stated that the Consulting Engineer had indicated there would be grading issues on the property because it is a low area. The Consulting Engineer stated that he would like to raise the level of the house six feet above existing grade, but believes this may create too much of a slope. His property is a corner lot and everything slopes down towards the lake to the north. He does not see where a swale could be located on the property unless the applicant entered into an agreement with other surrounding property owners to install a swale on their lots to create drainage to Hadden Road.

Mr. Smith stated that the Consulting Engineer also advised that there would be no considerable water loss to any of the wells in the area, but they only tested two of the area wells. He is aware that aquifers run through the earth and from the consultant's report, the subject property's well is on the same aquifer as the O'Neill's well but not on the same aquifer as the Henderson's well. Because his well was not tested, it is not known if his own well is on the same aquifer as the subject property. If it is and a permanent well is drilled, he would like to know how will this impact his well water.

14. PUBLIC MEETINGS cont'd:

Mr. Smith pointed out that the subject lot is 1.34 hectares or 3.4 acres in size while the minimum required is 49.4 acres, making the lot approximately 1/14th of what the lot size should be and lot frontage is 18 feet instead of the required 184 feet. He believes these are major variances to the minimum requirements. He stated that the property is in a flood plain, has clay soil, no drainage and he believes any construction on the property will definitely impact every property surrounding it. He stated that he spoke with the Engineering Department today and was advised that there would be no flooding or other impact on adjacent properties. It was also mentioned that a dry well might be installed. He mentioned that the subject property was severed from a larger parcel many years ago.

Mr. Lenters explained that the subject property is an existing lot of record and there is a process the Town is required to go through due to the Municipal Act. He stated that there are approximately 800 lots within the Town boundaries created many years ago, in the 1940's, 1950's and 1960's through mechanisms or loopholes in the Planning Act. The lots range between 5 and 25 acres in size. When Zoning By-law 911 was passed in 1977, the Town thought it was appropriate to put provisions in the Zoning by-law that effectively created these lots as undersized and would require the owners to undertake a planning approval process in order to develop them as these properties did not go through a process initially. Through this process, on a case-by-case basis, staff determines if the properties are appropriate for development. Some have significant environmental features and should not be developed. He stated that the subject property is another anomaly created many years ago, an historical situation that remained in its Rural zoning on purpose so it could go through this process eventually.

Mr. Lenters advised that any owner, member of the public or organization that participates in a public meeting or provides written comments to an application has the right to appeal Council's decision to the Ontario Municipal Board. The Ontario Municipal Board is set up by the government to make the final decision on planning matters in a more formal setting.

Mr. Whitehead clarified that a raised bed is approximately four feet above grade and he would anticipate that the first floor would be five feet above grade. He is unaware at this point what level the Conservation Authority is requesting but on a property recently constructed on the canal, the Conservation Authority requested the lowest opening to be one foot above the flood line. It is not the intent to place a lot of fill on the property, but just enough to make it aesthetically pleasing relative to the requested elevation of the Conservation Authority.

14. PUBLIC MEETINGS cont'd:

Mr. Whitehead stated that there is drainage on the property at this time but its direction is not yet known. He explained that the proposed dwelling will be relatively small and the only change in the quantity of runoff water would be the water hitting the roof and not soaking into the ground which is relatively small in comparison to current waterfall runoff.

Mr. Whitehead explained that only the closest two wells to the subject property were monitored, but no impact is anticipated on any surrounding wells. He explained that with the close proximity of all the surrounding properties and every home being on their own well, they are all surviving mutually. The subject lot is larger than any of the surrounding lots or larger, even, than 3 or 4 of the surrounding lots combined. He noted that frontage is only required for access reasons and it may require some care when turning in with a large truck. He agreed that a dry well would be useless in this location.

Mr. Whitehead stated that he will design a system that will continue to drain in the direction it currently drains and the Engineering Department will have input as to acceptability of this system. He anticipates that the water runs to the north into an open field and he can certainly replicate that.

Mr. Smith inquired where the snow would be pushed on the 18 foot wide driveway in the winter months. As it cannot be pushed on to the highway or sidewalk, it would be stored on the front lawns and driveways of abutting homes. And in the same vein, he wondered where the runoff from this plowed snow will drain to in the spring.

Mr. Smith stated that sloping berms would have to be built up to the proposed house if it is to be raised for aesthetic reasons. The property is presently covered in weeds and water passes through it fairly quickly and is absorbed as quickly as clay can absorb water. He has resided in his present location for eight years and has witnessed the entire property covered by water. It is not flat, but has small hills and berms with pockets and if a topographical photo is available, it will show dark areas that indicate water sitting on the property.

Mr. Rienhard Langos of 169 Hadden Road stated that there is an open field to the north. He inquired if he will be kept informed of the septic system design and installation as well as water runoff controls on the property and whether or not there will be an opportunity for the public to make comments on these plans.

14. PUBLIC MEETINGS cont'd:

Mr. Lenters indicated that normally if an application is approved at this stage in the process, a building permit application is processed with the owner, the Town and the interested agencies involved. The surrounding landowners are not normally involved in this process. The design of the septic system with an on-site sewage inspector has to meet Ontario Building Code requirements including items such as how the system is to be built, designed and located and the location of surrounding wells. There are criteria governing the placement and design of sewage systems without public involvement. The well would be constructed by a licensed well driller, would meet the required setbacks from the sewage system and the suitability of the aquifer.

Mr. Lenters explained that with regard to drainage, water cannot be dispensed from a property post-development that wasn't in existence pre-development, to ensure that abutting landowners do not see any changes in this respect.

Mr. Lenters stated that an additional step could be taken by the Town, requesting the owner to prepare a more detailed design including the drainage pattern and be brought back to Council, although given the size of the lot and the amount of room and availability to develop the property, staff does not foresee any major issues.

Ms. Sue Plamondon, Chief Administrative Officer, it may be prudent to include the neighbouring property owners to view the site plan with respect to all the issues raised at this meeting. There is very little likelihood that the property could not support a single family dwelling, taking into account other single family dwellings on much smaller lots. She did hear specific comments about the potential elevation of the proposed home and what it might look like and it may be appropriate to request the owner to circulate the site plan to abutting property owners.

It was mentioned that the Virginia area is prone to flooding and whenever a lot is filled for construction, the abutting lot is ultimately flooded. Therefore, flooding appears to be a valid concern.

Mr. Whitehead stated that the applicants are not adverse to demonstrating to the neighbours as to how the proposal will work, but noted that without an approval, they would need to expend an additional 10,000 to \$15,000 to prepare a detailed survey with no assurance that their proposal will be approved. He suggested Council consider granting approval of the proposal at this time, conditional upon confirmation that the property can be developed appropriately with no impact on neighbouring properties.

14. PUBLIC MEETINGS cont'd:

Ms. Mugabe listed the permitted residential uses on the subject property, namely; a dwelling legally existing prior to September 10, 2008, a single family dwelling, or temporary accommodations for seasonal farm workers. Permitted non-residential uses include an aerodrome, agriculture/aquaculture, conservation or forestry use, excluding mushroom farms and adventure games provided that such forestry or agriculture use does not include any recreational or athletic activity for which a membership or admission fee or donation is received or solicited or for which a fee is charged for participation in the activity, bed and breakfast residence, veterinary clinic, private home day care, farm produce storage area, home industry, home occupation, kennel, tourist information centre, and accessory buildings, structures and uses to any permitted use.

Mr. Lenters stated that Council should note that there are minimum frontages and areas required for the permitted uses and the property may not meet some of them. He suggested that a single family dwelling would be more compatible to the surrounding area than a number of the other permitted uses.

Moved by Councillor Smockum

Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2011-0009

THAT REPORT NO. PB-2011-0002, BEING AN APPLICATION SUBMITTED BY NINTHUJA MAHALINGAM TO AMEND THE RURAL (R) ZONING ON LAND DESCRIBED AS PART LOT 12, CONCESSION 7 (G) AND MUNICIPALLY KNOWN AS 28230 HIGHWAY 48, IN ORDER TO FACILITATE CONSTRUCTION OF A SINGLE DETACHED DWELLING AND AN ATTACHED GARAGE BE RECEIVED AND THAT STAFF REPORT FURTHER TO COUNCIL AT A SECOND PUBLIC MEETING, REVIEWING ALL OF THE ISSUES RAISED BY MEMBERS OF THE PUBLIC AND COUNCIL AT THE FIRST PUBLIC MEETING, ALONG WITH A DETAILED DESIGN TO BE PROVIDED BY THE APPLICANT, AND THAT PROPER NOTIFICATION BE GIVEN TO THE NEIGHBOURING PROPERTY OWNERS OF SAID SECOND PUBLIC MEETING DATE.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.2 Report from the Recreation, Parks and Culture Department:

17.2.1 Infrastructure Canada Project Extension Requests

Report No. RPC-2011-0001

Mr. Brock McDonald, Manager of Development and Business Services, stated that the Federal and Provincial governments have agreed to extend the completion date of eligible projects until October 31st, 2011. He indicated that the hard features of the project will be completed by March 31st and the soft features will be completed by June 30th. Staff intends to have the whole facility completed by June 30th so that it can be fully used. He circulated a construction schedule to Council at this time.

Mr. McDonald advised Council that the elevation of the hill is 106 feet at the highest point and that approximately 10 feet was excavated at the bottom of the hill to help create that height. He noted that the trails are a combination of asphalt, board walk and granular surfaces.

Mr. McDonald stated that the Town will continue to retain the services of AECOM with whom they are currently negotiating. Staff assumes there will be additional costs but they will try to keep those costs down as much as possible. He indicated that taking into account the small amount of work left to complete, he believes it would be an error to change contractors at this point. He anticipates that the tennis court contract will be completed by the end of this month and noted that there are no additional costs for working during the winter months.

Staff indicated that all aspects of the development should be completed by June 30th with the exception of some landscaping. The winter facilities of The ROC complex will be completed and ready to use for the 2011/2012 winter season.

Staff took the suggestion of locating a flag pole with a large Canadian flag at the top of the hill under advisement.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0010

1. THAT REPORT RPC-2011-0001 BE RECEIVED.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:
2. THAT COUNCIL AUTHORIZE STAFF TO MAKE THE NECESSARY APPLICATION TO INFRASTRUCTURE CANADA AND RECREATION INFRASTRUCTURE CANADA/ONTARIO RECREATION PROGRAM TO EXTEND THE COMPLETION OF THE ROC AND MULTI-PURPOSE TRAIL IMPROVEMENT PROJECTS FROM MARCH 31, 2011 TO OCTOBER 31, 2011.
 3. THAT THE MAYOR AND CLERK BE AUTHORIZED TO EXECUTE AN AMENDED AGREEMENT WITH INFRASTRUCTURE CANADA AND RECREATION INFRASTRUCTURE CANADA/ONTARIO RECREATION PROGRAMS THAT EXTENDS THE COMPLETION DATES FOR THE ROC AND MULTI-PURPOSE TRAIL IMPROVEMENT PROJECTS TO OCTOBER 31, 2011.
 4. THAT COUNCIL COMMIT TO PROVIDING THE NECESSARY RESOURCES, FINANCIAL AND OTHERWISE, TO COMPLETE INFRASTRUCTURE CANADA AND RECREATION INFRASTRUCTURE CANADA/ONTARIO RECREATION PROGRAM PROJECTS (THE ROC AND MULTI-PURPOSE TRAIL IMPROVEMENT PROJECTS) BY OCTOBER 31, 2011 AND AGREE TO ACCEPT RESPONSIBILITY FOR ALL COSTS INCURRED BEYOND OCTOBER 31, 2011.
 5. THAT COUNCIL DIRECT STAFF TO EXTEND THE CURRENT CONTRACTS AS SET OUT IN THIS REPORT.

Carried.....

Moved by Regional Councillor Wheeler

Seconded by Councillor Craig

RESOLUTION NO. C-2011-0011

WHEREAS THE FEDERAL AND PROVINCIAL GOVERNMENTS ARE PROVIDING A ONE-TIME EXTENSION OF THE DEADLINE FOR FUNDING OF PROJECTS UNDER THE INFRASTRUCTURE STIMULUS FUND, BUILDING CANADA FUND – COMMUNITIES TOP-UP, THE RECREATIONAL INFRASTRUCTURE CANADA/ONTARIO RECREATION PROGRAM, AND THE KNOWLEDGE INFRASTRUCTURE PROGRAM FROM MARCH 31, 2011 TO OCTOBER 31, 2011;

AND WHEREAS ALL FUNDING FROM THE GOVERNMENT OF CANADA AND ONTARIO WILL CEASE AFTER OCTOBER 31, 2011;

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

AND WHEREAS THE CORPORATION OF THE TOWN OF GEORGINA HAS ASKED THE PROVINCIAL GOVERNMENT FOR AN EXTENSION TO FEDERAL AND PROVINCIAL FUNDING TO OCTOBER 31, 2011 FOR THE FOLLOWING PROJECTS:

PROGRAM	PROJECT NUMBER	PROJECT TITLE	TOTAL ELIGIBLE COST
RINC	R2083	MULTI-PURPOSE TRAIL IMPROVEMENTS	\$1,150,000.00

THEREFORE BE IT RESOLVED THAT THE CORPORATION OF THE TOWN OF GEORGINA ATTESTS THAT IT WILL CONTINUE TO CONTRIBUTE ITS SHARE OF THE REQUIRED FUNDING FOR THE AFOREMENTIONED PROJECTS;

AND BE IT FURTHER RESOLVED THAT ACTUAL CLAIMS FOR ALL ELIGIBLE COSTS INCURRED BY MARCH 31, 2011, FOR THE AFOREMENTIONED PROJECTS MUST BE AND WILL BE SUBMITTED NO LATER THAN APRIL 30, 2011;

AND BE IT FURTHER RESOLVED THAT CORPORATION OF THE TOWN OF GEORGINA WILL ENSURE THAT THE PROJECT WILL BE COMPLETED.

Carried.....

Moved by Councillor Davison

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0012

WHEREAS THE FEDERAL AND PROVINCIAL GOVERNMENTS ARE PROVIDING A ONE-TIME EXTENSION OF THE DEADLINE FOR FUNDING OF PROJECTS UNDER THE INFRASTRUCTURE STIMULUS FUND, BUILDING CANADA FUND – COMMUNITIES TOP-UP, THE RECREATIONAL INFRASTRUCTURE CANADA/ONTARIO RECREATION PROGRAM, AND THE KNOWLEDGE INFRASTRUCTURE PROGRAM FROM MARCH 31, 2011 TO OCTOBER 31, 2011;

AND WHEREAS ALL FUNDING FROM THE GOVERNMENT OF CANADA AND ONTARIO WILL CEASE AFTER OCTOBER 31, 2011;

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

AND WHEREAS THE CORPORATION OF THE TOWN OF GEORGINA HAS ASKED THE PROVINCIAL GOVERNMENT FOR AN EXTENSION TO FEDERAL AND PROVINCIAL FUNDING TO OCTOBER 31, 2011 FOR THE FOLLOWING PROJECTS:

PROGRAM	PROJECT NUMBER	PROJECT TITLE	TOTAL ELIGIBLE COST
BCF-CC	27520	GEORGINA CIVIC CENTRE MULTI-SEASON OUTDOOR RECREATION CAMPUS (THE ROC)	\$14,209,375.00

THEREFORE BE IT RESOLVED THAT THE CORPORATION OF THE TOWN OF GEORGINA ATTESTS THAT IT WILL CONTINUE TO CONTRIBUTE ITS SHARE OF THE REQUIRED FUNDING FOR THE AFOREMENTIONED PROJECTS;

AND BE IT FURTHER RESOLVED THAT ACTUAL CLAIMS FOR ALL ELIGIBLE COSTS INCURRED BY MARCH 31, 2011, FOR THE AFOREMENTIONED PROJECTS MUST BE AND WILL BE SUBMITTED NO LATER THAN APRIL 30, 2011;

AND BE IT FURTHER RESOLVED THAT THE CORPORATION OF THE TOWN OF GEORGINA WILL ENSURE THAT THE PROJECT WILL BE COMPLETED.

Carried.....

15. COMMUNICATIONS:

- 15.2.2 Art Field requesting support of his 'Sign Strategy Report' and consideration of the implementation of a municipal sign strategic master plan.

Ms. Karyn Stone, Economic Development Officer, stated that this is not a new issue and noted that signage was mentioned in the Business Retention and Expansion report as a key action item to revitalizing the downtown areas of communities.

Moved by Councillor Szollosy

Seconded by Councillor Craig

That the Rules of Procedure be waived to permit Mr. Field to make a presentation at this time.

Carried.....

15. COMMUNICATIONS cont'd:

Mr. Field stated that during his attempts to resurrect the Sutton Merchant's Association he got involved in the Jackson's Point BIA and it became apparent to him the Town does not have proper gateway signage. He showed a power point presentation to indicate the number of different types of signage that can be considered. He stated that he sat through meetings 26 years ago concerning the improvements of signage throughout the Town but not many improvements have been made since that time.

Mr. Field identified two locations that has the required 75 foot frontage for the Ministry of Transportation, on which to approve this type of signage. One location is the former tourist booth on Highway 48 and the other is at the north-east corner of Ravenshoe Road and Woodbine Avenue. He has also met with some residents who would be willing to allow signage on their highway frontage under certain conditions.

Mr. Field requested that a sign strategy committee be formed. This is a large project which should be important for Council to ensure that this occurs within a reasonable timeframe.

Mr. Field indicated that he had instigated a walking tour last spring of the Sutton and Jackson's Point communities including the Economic Development Officer and the Operations Manager to identify inconsistencies and locate issues needing maintenance or attention such as weeds, broken flagpoles, uneven pavement and broken sidewalks. He believes this might become a semi-annual event in the spring and fall.

Ms. Stone responded by stating that she believes this walking tour event should be conducted throughout the Town and not just in Sutton and Jackson's Point. It should be carried out in the Keswick area and should be in consultation with the Uptown Keswick Business Association as well as the local councillor. She noted that she would be willing to take the lead in arranging future walking tours throughout the Town.

Moved by Councillor Szollosy

Seconded by Councillor Craig

RESOLUTION NO. C-2011-0013

THAT THE SIGN STRATEGY REPORT SUBMITTED BY ART FIELD BE RECEIVED WITH THANKS AND REFERRED TO THE ECONOMIC DEVELOPMENT COMMITTEE FOR REVIEW AND CONSIDERATION ON A TOWN-WIDE BASIS.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.3 Andrew Brouwer, Deputy Town Clerk, Town of Markham, requesting support of its position requesting the Province to increase funding to the York Region Children's Aid Society Board to be equitable to that of other Regions

Moved by Councillor Wheeler

Seconded by Councillor Davison

RESOLUTION NO. C-2011-0014

THAT TOWN COUNCIL ENDORSE THE TOWN OF MARKHAM'S POSITION REQUESTING THE PROVINCE TO INCREASE FUNDING TO THE YORK REGION CHILDREN'S AID SOCIETY BOARD TO BE EQUITABLE TO THAT OF OTHER REGIONS.

Carried.....

- 15.2.4 Kathy Taylor, Chair, Jackson's Point Merchant's Association (BIA), requesting funding for 2011 to hire a part-time Executive Director.

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0015

THAT CORRESPONDENCE FROM KATHY TAYLOR, CHAIR, JACKSON'S POINT MERCHANT'S ASSOCIATION (BIA), REQUESTING FUNDING FOR 2011 TO HIRE A PART-TIME EXECUTIVE DIRECTOR BE RECEIVED AND REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER TO DIRECT STAFF TO ATTEMPT TO SOURCE FUNDING OPPORTUNITIES, POTENTIALLY THROUGH THE FEDERAL OR PROVINCIAL GOVERNMENT, TO ASSIST THE JACKSON'S POINT ASSOCIATION IN ITS FUNDING REQUEST.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

17.3 Reports from the Administrative Services Department:

17.3.1 One-Third Council Remuneration Deemed to be Expenses
for the Years 2010 to 2014

Report No. DAS-2011-0002

Moved by Councillor Szollosy

Seconded by Councillor Craig

RESOLUTION NO. C-2011-0016

1. THAT REPORT NO. DAS-2011-0002 ENTITLED 'ONE-THIRD COUNCIL REMUNERATION DEEMED TO BE EXPENSES FOR THE YEARS 2010 TO 2014' BE RECEIVED.
2. THAT THE ONE-THIRD REMUNERATION TO MEMBERS OF COUNCIL CONTINUE TO BE DEEMED EXPENSES FOR THE CURRENT TERM OF COUNCIL.
3. THAT THE TOWN CLERK NOTIFY THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING OF COUNCIL'S DECISION REGARDING RECOMMENDATION NUMBER 2 ABOVE.

Carried.....

17.3.2 Information Technology Resources Available for Members of
Council

Report No. DAS-2011-0003

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0017

1. THAT COUNCIL RECEIVE REPORT DAS-2011-0003 REGARDING INFORMATION TECHNOLOGY RESOURCES AVAILABLE FOR MEMBERS OF COUNCIL.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

2. THAT COUNCIL AUTHORIZE THE TREASURER TO INCLUDE PROVISIONS IN THE 2011 DRAFT BUDGET TO PERMIT THE PURCHASE OF COMPUTER EQUIPMENT, INCLUDING TOWN-SUPPORTED SOFTWARE, FOR EACH MEMBER OF COUNCIL FOR THEIR USE FOR TOWN BUSINESS DURING THIS TERM OF COUNCIL, IF REQUESTED BY A COUNCIL MEMBER.
3. THAT COUNCIL EXTEND THE PROVISION OF TOWN POLICY NO. DAS-2009-0021 EMPLOYEE LOAN PLAN FOR THE ACQUISITION OF COMPUTER EQUIPMENT FOR PERSONAL USE TO MEMBERS OF COUNCIL.

Carried.....

16. PETITIONS:

None.

18 UNFINISHED BUSINESS:

None.

19 REGIONAL BUSINESS:

None.

20 BY-LAWS:

Moved by Councillor Smockum

Seconded by Councillor Szollosy

That the following by-laws be given three readings:

- | | | |
|------|--------------------------------|---|
| 20.1 | By-law Number 2011-0001 (LA-1) | Being a By-law authorizing the Mayor and Clerk to enter into an Agreement between Tara Emsley (Dave's Fish Huts) and the Corporation of the Town of Georgina for the December 2010 to March 2011 season at the Virginia Wharf, Hadden Road. |
|------|--------------------------------|---|

20. BY-LAWS cont'd:

- 20.2 By-law Number 2011-0002 (DE-1) Being a By-law to repeal by-laws previously adopted to authorize the sale of debentures
- 20.3 By-law Number 2011-0003 (PL-1) Being a By-law to remove certain lands from Part Lot Control, CENTRO HOMES LTD., Block 136, R.P. 65M-4131, Parts 1-14 inclusive, 65R-32766
- 20.4 By-law Number 500-2011-0001 Being a By-law to amend Zoning By-law No. 500, Anne McKEOWN, Part of Lot 3, Concession 4 (NG).

Carried.....

21. MOTIONS:

None.

22. NOTICES OF MOTION:

None.

23. OTHER BUSINESS:23.1 Dumping of Soil

Councillor Smockum raised concernS regarding loads of potentially contaminated fill coming into the Town of Georgina, seemingly unregulated.

Bob Magloughlen, Director of Engineering and Public Works, stated that he will contact the Ministry of Environment concerning large trucks entering Georgina and dumping potentially contaminated fill, unrestricted and unregulated. It was discussed that some form of control needs to be put in place on fill coming into the Town. The Town's fill bylaw only relates to residential properties. Flood plains and hazardous lands are regulated by the Lake Simcoe Region Conservation Authority and the Municipal Act states that where the Conservation Authority has jurisdiction, the Town's authority does not apply. The contents of fill is a Ministry of Environment matter, not a Conservation Authority or Town matter. The Ministry is the only legal entity that has the right to do anything about contaminated soils.

23. OTHER BUSINESS cont'd:

The Director of Engineering and Public Works was requested to provide a brief overview of the issue of potentially contaminated fill being brought into the Town to the next Council meeting, along with correspondence in his possession with regard to this issue.

23.2 Solar Farms - Green Energy Act

Councillor Smockum questioned if the Town has regulations in place for the creation of solar farms within the Town.

Mr. Harold Lenters, Director of Planning and Building advised that the Green Energy Act is completely regulated by the Province. Solar and wind farms are regulated by an entity from the Province. The Green Energy Act basically rescinded Council's powers to regulate. The process to install solar or wind power products has only limited contact with the municipality regarding land uses. Anything under two megawatts is not governed by regulations and therefore can be installed in the backyard of a residential home with no permits required.

23.3 Tree Cutting By-law

Councillor Davison inquired if the Town has a tree cutting by-law in place.

Mr. Bob Magloughlen, Director of Engineering and Public Works, explained that the Town does not have a regulatory by-law that deals with trees at this time, it is regulated regionally. The Georgina Agricultural Advisory Committee is looking at other models in other municipalities. The Region of York has jurisdiction over tracts of land and with any tract below a certain size, a municipality may enact a by-law. but enforcement is difficult. There is a Regional by-law that deals with large tracts and woodlots and they actively enforce that by-law.

23.4 Water Bottling Plant By-law

Councillor Davison inquired if the Town should have a water bottling by-law in place.

Sue Plamondon, Chief Administrative Officer, indicated that a water bottling plant could be started up without a by-law. Depending on the volume of water being taken, you may need to obtain a permit from the Ministry of the Environment to take water.

Bob Magloughlen, Director of Engineering and Public Works, stated that the Town is obliged to report to the Ministry of the Environment any consumers who take more than a certain amount of water from the municipal water system, as these consumers may be bottling for commercial purposes. These individuals can be charged an exceptionally high rate for water being used at a high volume.

24. RECESS COUNCIL AND RESOLVE INTO CLOSED MEETING:

Moved by Councillor Smockum

Seconded by Regional Councillor Wheeler

That the Council Meeting recess at this time (10:30 p.m.) and move into a closed meeting pursuant to Section 239 of The Municipal Act, 2001, as amended, to consider:

- i) Proposed acquisition of land by the municipality in Keswick, Sutton and Willow Beach, Section 239 (2)(c), MA

Carried.....

25. RISE AND REPORT FROM CLOSED MEETING:

Council arose from the Closed Meeting at 10:54 p.m. with the following direction to report:

THE CHIEF ADMINISTRATIVE OFFICER WAS DIRECTED TO FINALIZE THE AGREEMENT REGARDING THE PURCHASE BY THE TOWN OF GEORGINA OF THE FORMER SUTTON PUBLIC SCHOOL BUILDING AND PROPERTY AND TO CONTINUE NEGOTIATIONS WITH REGARD TO THE POTENTIAL PURCHASE OF OTHER PROPERTIES WITHIN THE TOWN.

26. CONFIRMING BY-LAW

Moved by Councillor Smockum

Seconded by Councillor Craig

That the following by-law be given three readings:

By-law Number 2011-0004 (COU-2)

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

Carried.....

27. ADJOURNMENT:

Moved by Councillor Craig

Seconded by Councillor Smockum

That the meeting adjourn at this time (10:55 p.m.).

Carried.....

Robert Grossi, Mayor

Roland Chenier, Town Clerk