

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL MINUTES

February 14, 2011  
(7:10 p.m.)

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	Regional Councillor Wheeler
Councillor Craig	Councillor Davison
Councillor Hackenbrook	Councillor Smockum
Councillor Szollosy	

3. COMMUNITY SERVICE ANNOUNCEMENTS:

Mayor Grossi advised that staff will be attending the Keswick library on February 15<sup>th</sup>, the Sutton library on February 16<sup>th</sup> and the Pefferlaw library on February 17<sup>th</sup> to obtain public budget input from the public. The public can provide input at tonight's meeting, on February 22<sup>nd</sup> and on February 23<sup>rd</sup>, and also provide via twitter, the Town's blog, written correspondence, e-mail or telephone.

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

3.1 Presentation to recipients of the 2010 Ontario Heritage Trust Community Recognition Awards

Mayor Grossi explained that Jack Gibbons and Robert Matthews represent eighteen members of a landowner's group who contributed to the creation of the Arnold C. Matthews Nature Reserve in Roches Point. The conservation easement agreements covering over 81 hectares or 201 acres of undisturbed environmentally sensitive forest are now controlled by the Lake Simcoe Region Conservation Authority. The agreements will guarantee these ecologically sensitive areas in the Town of Georgina are preserved in perpetuity. The Deer Park and New Forest properties are both within 300 metres of Lake Simcoe in the Roches Point area. The landowners requested that the two protected areas be jointly referred to as the Arnold C. Matthews Nature Reserve.

3. COMMUNITY SERVICE ANNOUNCEMENTS cont'd:

In the conservation easement, landowners retain ownership and responsibility for all maintenance and taxes, while the Conservation Authority is responsible for monitoring the restrictions set out in the easement. The easement agreements are a partnership between the fractional owners of the properties, the Conservation Authority, the Nature Conservancy of Canada and the Regional Municipality of York. The properties are also designated as environmental protection areas under the Town of Georgina Official Plan. The conservation easements are together valued at almost \$1.3 million. The landowner groups have also agreed to provide an endowment fund for each property towards the annual monitoring requirements.

Mayor Grossi and Councillor Szollosy presented Jack Gibbons and Robert Matthews with framed certificates of achievement from the Ontario Heritage Trust, Ontario Heritage Trust Community Recognition Pins, Town of Georgina pens and Town of Georgina flags at this time. The certificates state "in appreciation for volunteer work to identify, preserve, protect and promote our Province's rich heritage".

Mayor Grossi indicated that the subject property is on Deer Park Road, between Varney Road and Metro Road and is identified by a sign.

Both gentlemen thanked the Mayor for this honour. Mr. Matthews also recognized the past generations of his family who had the inspiration of buying this land and keeping it in its natural state.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

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

- 4.1 Correspondence from the Ministry of Environment addressed to Debbie Gordon of Save The Maskinonge concerning the Thane Developments Limited aluminum smelter, Item 11.1
- 4.2 Correspondence from Peter Sibbald Brown of The Lakewatch Society in opposition to the proposal for the Thane aluminum smelter site, Item No. 11.1
- 4.3 Correspondence from Dennis H. Wood, Wood Bull, concerning the Town's modifications to the Sutton/Jackson's Point Secondary Plan, regarding Item No. 17.1.8
- 4.4 E-mail correspondence from the Director of Planning and Building in response to the Wood Bull correspondence, regarding Item No. 17.1.8
- 4.5 Routine Item No. ii concerning By-law Enforcement Division Monthly Status Report for the month of January.
- 4.6 Routine Item No. iii concerning the Animal Patrol and Shelter Report for the months of July to December, 2010
- 4.7 Closed Meeting regarding the pending acquisition or disposition of land by the municipality and a personal matter about an identifiable individual (appointments to Committees/Boards)

5. APPROVAL OF AGENDA:

Moved by Councillor Davison

Seconded by Councillor Craig

**RESOLUTION NO. C-2011-0038**

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

- 5.1 CORRESPONDENCE FROM THE MINISTRY OF ENVIRONMENT ADDRESSED TO DEBBIE GORDON OF SAVE THE MASKINONGE CONCERNING THE THANE DEVELOPMENTS LIMITED ALUMINUM SMELTER, ITEM 11.1
- 5.2 CORRESPONDENCE FROM PETER SIBBALD BROWN OF THE LAKEWATCH SOCIETY IN OPPOSITION TO THE PROPOSAL FOR THE THANE ALUMINUM SMELTER SITE, ITEM NO. 11.1
- 5.3 CORRESPONDENCE FROM DENNIS H. WOOD, WOOD BULL, CONCERNING THE TOWN'S MODIFICATIONS TO THE SUTTON/JACKSON'S POINT SECONDARY PLAN, REGARDING ITEM NO. 17.1.8
- 5.4 E-MAIL CORRESPONDENCE FROM THE DIRECTOR OF PLANNING AND BUILDING IN RESPONSE TO THE WOOD BULL CORRESPONDENCE, REGARDING ITEM NO. 17.1.8
- 5.5 ROUTINE ITEM NO. II CONCERNING BY-LAW ENFORCEMENT DIVISION MONTHLY STATUS REPORT FOR THE MONTH OF JANUARY.
- 5.6 ROUTINE ITEM NO. III CONCERNING THE ANIMAL PATROL AND SHELTER REPORT FOR THE MONTHS OF JULY TO DECEMBER, 2010
- 5.7 CLOSED MEETING REGARDING THE PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY AND A PERSONAL MATTER ABOUT AN IDENTIFIABLE INDIVIDUAL (APPOINTMENTS TO COMMITTEES/BOARDS)

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Hackenbrook

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2011-0039**

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON JANUARY 24, 2011,  
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, deputation by Pat Wellman concerning a petition to stop a proposal for the Thane aluminum smelter site at 23708 Warden Avenue
- 9.2 Item No. 11.2, deputation by Ben Hong of EnerWise Energy Solutions concerning a proposal for a solar roof lease
- 9.3 Item No. 14.1.1, Report No. PB-2011-0012 entitled 'Revise OMB Draft Approval Plan of Subdivision and Amendment to Zoning By-law 500, Camlane Holdings Inc.
- 9.4 Item No. 15.1(ii) concerning by-law enforcement division monthly status report for the month of January.
- 9.5 item no. 15.1(iii) concerning the animal patrol and shelter report for the months of July to December, 2010
- 9.6 Item No. 15.2, various matters for disposition
- 9.7 Item No. 17.2.1, Report No. PB-2011-0013 entitled 'Application for Deeming By-law, 143094 Ontario Ltd (Ingoglia)
- 9.8 Item No. 17.2.2, Report No. PB-2011-0014 entitled 'Planning Application Fee Review, Planning & Building Department, Town of Georgina'
- 9.9 Item No. 17.4.1, Report No. DAS-2011-0012 entitled 'Draft 2011 Tax Levy Supported Budget'
- 9.10 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 Szollosy

Seconded by Councillor Smockum

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

Routine:

**RESOLUTION NO. C-2011-0040**

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED FOR INFORMATION.

17.1 Recommendations from the Committee of the Whole Meeting held on February 7, 2011:

**RESOLUTION NO. C-2011-0041**

- 17.1.1 THAT REPORT NO. DAS-2011-0009, THE STATEMENT OF DEVELOPMENT CHARGES COLLECTED AS OF DECEMBER 31, 2010, UNDER THE DEVELOPMENT CHARGES ACT 1997 AND THE DEVELOPMENT CHARGES ACT 1989, BE RECEIVED FOR INFORMATION.

**RESOLUTION NO. C-2011-0042**

- 17.1.2
1. THAT REPORT NO. DAS-2011-0011 BE RECEIVED FOR INFORMATION; AND
  2. THAT COUNCIL ENDORSE A BY-LAW AMENDMENT TO REGULATE AND CONTROL PARKING BY PERMIT OF VEHICLES ON TOWN PROPERTY.

**RESOLUTION NO. C-2011-0043**

- 17.1.3
1. THAT REPORT NO. EPW-2011-0006 BE RECEIVED FOR INFORMATION.

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

2. THAT THE BUDGET FOR THE 2011 MOSQUITO CONTROL PROGRAM ATTACHED HERETO AS APPENDIX '1' BE APPROVED.
3. THAT BASED ON THE EVALUATION OF THE PROPOSALS SUBMITTED, THE TOWN OF GEORGINA AWARD A CONTRACT TO PESTALTO ENVIRONMENTAL HEALTH SERVICES INC. RESPECTING THE PROVISION OF A BIOLOGICAL MOSQUITO CONTROL PROGRAM AND THE PURCHASING MANAGER BE AUTHORIZED TO ENTER INTO AN AGREEMENT ACCORDINGLY.
4. THAT THE CONTRACT WITH PESTALTO ENVIRONMENTAL HEALTH SERVICES INC. INCLUDE THE EXTENSION OF THE OPTIONAL YEARS OF 2012, 2013 AND 2014 ALL AT THE DISCRETION OF THE TOWN.

**RESOLUTION NO. C-2011-0044**

- 17.1.4
1. THAT REPORT NO. DAS-2011-0001 REGARDING TAXICAB TARIFF FEES BE RECEIVED;
  2. THAT COUNCIL ENDORSE THE PROPOSED BY-LAW, IN PRINCIPLE, TO AMEND APPENDIX 'C' TO BY-LAW NO. 2002-0169 (LI-3), BEING THE TAXICAB TARIFF FEES, TO INCREASE THE METERED TARIFF TO \$3.00 FOR THE FIRST 135 METRES OR PART THEREOF AND \$0.25 FOR EACH ADDITIONAL 135 METRES OR PART THEREOF; AND,
  3. THAT COUNCIL AUTHORIZE STAFF TO ADVERTISE THE PROPOSED AMENDMENT TO APPENDIX 'C' TO BY-LAW NO. 2002-0169 (LI-3) FOR TWO WEEKS BEFORE BRINGING IT BACK TO COUNCIL ON FEBRUARY 28<sup>TH</sup>, 2011 FOR FINAL APPROVAL.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:**RESOLUTION NO. C-2011-0045**

- 17.1.5
1. THAT REPORT NO. DAS-2011-0006 REGARDING APPLICATION FOR SIGN BY-LAW RELIEF FOR 55 HEDGE ROAD BE RECEIVED; AND
  2. THAT TOWN COUNCIL GRANT APPROVAL FOR THE APPLICATION FOR SIGN BY-LAW RELIEF SUBMITTED BY IVY HOWES OF THE JACKSONS POINT SIGN COMPANY ON BEHALF OF THE BRIARS RESORT FOR A DOUBLE-FACED GROUND SIGN AT 55 HEDGE ROAD, SUTTON.

**RESOLUTION NO. C-2011-0046**

- 17.1.6
1. THAT REPORT NO. LIB-2011-0001 BE RECEIVED FOR INFORMATION.
  2. THAT COUNCIL ENDORSE THE REQUEST FOR FUNDS FROM THE TOWN OF GEORGINA ACCESSIBILITY ADVISORY COMMITTEE FOR \$6,000.00 FOR AN ADAPTIVE WORKSTATION FOR THE KESWICK BRANCH OF THE GEORGINA PUBLIC LIBRARY.

**RESOLUTION NO. C-2011-0047**

- 17.1.7
1. THAT REPORT NO. EPW-2011-0007 BE RECEIVED FOR INFORMATION.
  2. THAT A STREETLIGHT BE INSTALLED ON THE NORTH SIDE OF METRO ROAD AT THE ENTRANCE TO THE SALVATION ARMY GEORGINA COMMUNITY CHURCH.

**RESOLUTION NO. C-2011-0048**

- 17.1.8
- A. THAT REPORT NO. PB-2011-0010 BE RECEIVED AS INFORMATION.

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

- B. THAT COUNCIL SUPPORT THE PROPOSED MODIFICATIONS TO THE ADOPTED SUTTON/JACKSON'S POINT SECONDARY PLAN - JUNE 30, 2010, AS SUBMITTED BY YORK REGION COMMUNITY PLANNING STAFF AND SET OUT IN SCHEDULE '2' TO REPORT PB-2011-0010.
- C. THAT A COPY OF REPORT PB-2011-0010 AND CORRESPONDING COUNCIL MINUTES BE FORWARDED TO YORK REGION COMMUNITY PLANNING FOR INCLUSION IN THEIR REPORT TO REGIONAL PLANNING COMMITTEE AND REGIONAL COUNCIL REGARDING THE ADOPTED SUTTON/JACKSON'S POINT SECONDARY PLAN - JUNE 30, 2010.

**RESOLUTION NO. C-2011-0049**

- 17.1.9
  - 1. THAT REPORT NO. RPC-2011-0006 BE RECEIVED.
  - 2. THAT COUNCIL DIRECT STAFF TO CONTINUE DISCUSSION WITH REPRESENTATIVES OF THE CHIPPEWAS OF GEORGINA, TAKING INTO CONSIDERATION THE MATTERS OUTLINED IN REPORT NO. RPC-2011-0006 AND THOSE MENTIONED AT THIS MEETING.

**RESOLUTION NO. C-2011-0050**

- 17.1.10 THAT TOWN COUNCIL DECLARE THE MONTH OF MARCH AS 'RED CROSS MONTH' THROUGHOUT THE TOWN OF GEORGINA AND FLY THE FLAG DURING THIS MONTH.

**RESOLUTION NO. C-2011-0051**

- 17.1.11 THAT TOWN COUNCIL GRANT PERMISSION TO THE QUEEN'S YORK RANGERS ARMY CADET CORPS 2799 TO CONDUCT ITS ANNUAL TAG DAYS WITHIN THE TOWN OF GEORGINA ON MARCH 26, AND 27, 2011.



10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:**RESOLUTION NO. C-2011-0052**

- 17.1.12 THAT TOWN COUNCIL PROCLAIM THE WEEK OF FEBRUARY 14-20, 2011, AS 'GEORGINA HERITAGE WEEK' THROUGHOUT THE TOWN OF GEORGINA AND THAT THE RECIPIENTS OF THE 2010 ONTARIO HERITAGE TRUST COMMUNITY RECOGNITION AWARDS BE RECOGNIZED AT THE FEBRUARY 14<sup>TH</sup> COUNCIL MEETING

Reports:

- 17.3.1 Bonding Requirements for Design Build Rope Course  
Report No. RPC-2011-0005

**RESOLUTION NO. C-2011-0053**

1. THAT REPORT RPC-2011-0005 BE RECEIVED.
2. THAT COUNCIL FOR THE TOWN OF GEORGINA, AGREES TO "SELF BOND" THE DESIGN/BUILD ROPES COURSE – PROJECT RFP2011-017 AND AGREES TO PROTECT THE PROVINCIAL AND FEDERAL GOVERNMENTS FROM ANY ADDITIONAL MATERIAL OR LABOUR COSTS DUE TO CONTRACTOR DEFAULT;
3. AND FURTHER, THAT THE TOWN OF GEORGINA REQUIRE A SECURITY IN THE FORM OF A CERTIFIED CHEQUE FROM THE LOWEST BIDDER COVERING A PORTION OF THE CONSTRUCTION COSTS.

Carried.....

10.2 Matters subject to individual conflicts

None.

11 DEPUTATIONS:

- 11.1 Pat Wellman concerning a petition to stop a proposal for the Thane aluminum smelter site at 23708 Warden Avenue,

Ms. Wellman of 183 Ravencrest Road, Sutton West, thanked Council for this opportunity to address them today. She stated that she owns farmland directly east of the former smelter site on which she operates a dairy farm. The local residents are aware that a presentation was made to the Thane Public Liaison Committee

11. DEPUTATIONS cont'd:

regarding a proposal for a soil remediation business to process contaminated soils at the former smelter site. She has a copy of the proposal and the businessmen involved want to ship contaminated soil to the smelter site where it would be stockpiled. The soil would then be dropped onto a conveyer belt and microbes would be sprayed onto the soil. The soil will be cleaned to Ministry of Environment standards.

Ms. Wellman explained that she has several concerns with this proposal. These concerns are the blowing of contaminated soil onto surrounding land, vapors emitted from the cleaning process, the operation of a dirty industry on land designated as wetland and part of the Lake Simcoe Watershed, potential groundwater contamination as the local residents depend on the ground water. She also has concerns with traffic, indicating that a vast number of trucks would be using the roads. Statistics show that in March of 2010, well over 4,516 trucks dumped soil at the Mount Albert pit. Her concerns also include increased noise, air pollution and odors, close proximity to homes, schools and farms. Dairy, crop, beef and vegetable farming could be affected and compromised.

Ms. Wellman stated that a petition is being circulated and the second paragraph of the petition states that the residents 'want Council to take responsibility for the old aluminum smelter site and stop this proposal now'. Some residents worked relentlessly for many years to get the smelter site cleaned up. She explained that more than thirty years ago, the residents were advised that the recycling of aluminum would be good for the environment as it would take this substance out of the landfills and the Ministry of the Environment would safeguard the operation with a controlled order. The new proposal states that this same Ministry will safeguard the new proposal with a control order on soil contaminated with hydrocarbons. She stated that as owners directly east of the site, there were many times over the years when the smelter was in operation when thick toxic smoke blew into their windows, over their land and onto the neighbouring properties. The smoke would hang over the pastures, making them leery of raising their cattle there or letting their children onto the land.

Ms. Wellman stated that she believes it is time for the Town to take control of the former smelter site by seizing it for back taxes, paying for its cleanup and changing the zoning to better control the uses on the site. It can then be sold if a purchaser can be found. If a purchaser cannot be found, the Town could take legal action in an attempt to recoup some of the cleanup costs. She stated that the local residents want action and urge Council to take control of the site.

11. DEPUTATIONS cont'd:

Mayor Grossi advised that no presentation has been made to the Town with respect to a proposal for the former smelter site. The Ministry of the Environment set up the Thane Public Liaison Committee and is responsible for it with the purpose of providing a forum for stakeholders, consultation and engagement in evaluation of remedial options. He noted that the Thane aluminum smelter was licensed by the Ministry of the Environment.

Ms. Wellman advised that she is well aware the businessmen involved in the proposal have met with some Councillors individually and in small groups. She requested some indication from Council of their opinion about this proposal.

Sue Plamondon, Chief Administrative Officer, stated that shortly after she arrived in Georgina, the Ministry of the Environment established the Thane Public Liaison Committee with a view to discussing and reviewing all options and opportunities that arise over time in order to remediate the site. The aluminum smelter operation left twenty acres of land contaminated with aluminum dross and slag and it was abandoned by the owner because the cost for remediation of the land far exceeded the value of the real estate. As a result, the Ministry of Environment is looking for a solution and has issued a control order. The Ministry did try to engage the community, so this committee is a way of communication with the public and keeping them up to date on the issue.

Ms. Plamondon explained that due to arrears of taxes and penalties on the property, the Town invested \$300,000 to demolish the former building in an effort to deal with some of the public safety concerns, and to re-grade the site. Because of the nature of the contaminants, nothing will grow on the site. With the tax arrears and penalties associated with the property, the cost to demolish the building and re-grade the site, the owner already owes the Town in excess of \$1 Million. The Ministry commissioned a study prepared by Environmental Consultants in 2008 to understand various options to deal with the site. No one is disputing the fact that the site needs to be remediated and there are currently three options available for consideration;

Option No. 1 is the preferred solution of removing all of the contaminated material from the site and disposing of it at a properly licensed facility, at a 2008 cost of \$3.9 Million.

Option No. 2 involves leaving the contaminated material on site. A hole would be dug and properly lined, the contaminated soil would be placed in this hole, covered and sealed, and the required drainage ditches would be created. The 2008 costs associated with this option including the annual cost to monitor the leachate is \$2.7 Million.

11. DEPUTATIONS cont'd:

Option No. 3 is a composite cover. It would create almost the same effect as Option No. 2. The contaminated material would be placed in a lined hole and then covered with other material. The 2008 costs for this option is \$1.5 Million plus an annual monitoring cost of \$40,000.

The costs would include the initial report cost of \$150,000, the \$1 Million owed to the Town through tax arrears and penalties and as much as \$4 Million to remediate the property. The economic value of the property after remediation would not support that type of investment. It is clear that it would be a net cost, non-recoverable by whoever undertook the work, unless some opportunity for active use of the property arose that would generate revenue. It is understood that before the new proposed business was begun, the contaminated soil would need to be completely removed from the site and hopefully the new business would generate sufficient revenue in order for the Town to recover its costs.

Ms. Plamondon advised that the owner of the property wants to accept the proposal under a conditional offer to purchase the property. The proponents have not been in touch with Town staff. She explained that the existing Official Plan and Zoning By-law would not permit the proposed use and they would need to submit applications to amend the Official Plan and Zoning by-law and staff would need to consider these applications, once submitted. She noted that the Town needs complete reimbursement.

Ms. Plamondon stated that in order to operate this type of proposal, approvals would be required from the Ministry of Environment and the proposed business is the type of operation for which the Ministry has issued certificates of approval in the past. If the proponents purchased the property, they would become responsible for cleaning up the site. The Town would lose the \$1 Million of tax arrears and penalties.

Ms. Plamondon reiterated that the Thane Public Liaison Committee will not make decisions on the site but can express its opinion; it is the Ministry that would be making decisions.

Reference was made to correspondence from the Ministry of Environment addressed to Debbie Gordon of Save the Maskinonge, dated 2007 assuring Ms. Gordon that the Ministry remains committed to the clean up of the site.

For the Town to take over the site and invest millions of dollars in its remediation would be very onerous on the taxpayers. If some other viable opportunity or option was presented, the Liaison Committee would accept it for review. The Ministry has stated that nothing is leaching from this site and the Ministry will continue to control and monitor the site and will take whatever action is necessary.

11. DEPUTATIONS cont'd:

Mr. Harold Lenters, Director of Planning and Building, indicated that the property is currently designated Rural Industrial and zoned Industrial M2. In the case of the current proposal for the property, the rehabilitation or remediation of contaminated soils is a use that is prohibited in all designations and all zones. The proponent would need to apply for an amendment to the Official Plan and Zoning By-law. He reviewed the application process which includes submission of complete application(s), identification of use and particulars, identification of background studies required and research needed regarding the issues. Once applications are submitted, staff must follow the Planning Act including circulation of the applications, consideration of the applications by Council at public meetings with due notice, one statutory public meeting being held where any member of public or agency can provide input. Staff must provide an information report, with a recommendation report to follow and once Council makes a decision, the Planning Act contains provisions concerning the ability to appeal Council's decision to the Ontario Municipal Board if someone does not agree with the decision. He added that it would be a difficult proposal to work through.

Ms. Plamondon stated that as far as she is aware and under the present legislation, the Ministry does not have any authority to direct the Town to permit the approval of a proposal for the site.

It was mentioned that the Public Liaison Committee has the responsibility of hearing any and all proposals with regard to the site and as a group of stakeholders, may be able to provide insight as to what the community would say. The committee was established by the Ministry to provide advice about any proposals that might come forward. The committee is actively trying to examine all options and opportunities that might lead to the ultimate remediation of this site, but it has no power to spend money and no authority to make decisions.

It was suggested that resident groups could approach the Ministry, with the Town's support, to urge the Ministry to spend some money to remediate the site. The CAO could request the Ministry to be responsible for the rehabilitation of the site as it was originally stated they were.

Moved by Councillor Szollosy

Seconded by Councillor Davison

That the Rules of Procedure be waived to permit Debbie Gordon to address Council at this time.

Carried.....

11. DEPUTATIONS cont'd:

Ms. Debbie Gordon stated that the Thane Smelter property has been an issue since 1973, creating 38 years of pollution in our community. Dalton McGuinty had promised her that he would clean up the property but she does not believe he will. She requested that Council forward a letter to the Province requesting they clean up the property and if by the Fall election the government has not done so, she will return to Council.

Ms. Gordon stated that there are liabilities for the residents that have lived with this situation. She lives down-river and it is a liability to the value of her property. She stated that there are better options for this site. She indicated that she supports Ms. Wellman's request that the property be cleaned up, adding that she would rather pay now to clean it up than pay later through her reduced property value.

Moved by Councillor Szollosy

Seconded by Councillor Davison

**RESOLUTION NO. C-2011-0054**

THAT THE DEPUTATIONS MADE BY PAT WELLMAN AND DEBBIE GORDON REQUESTING THAT THE FORMER THANE SMELTER SITE BE REMEDIATED BY THE TOWN OF GEORGINA, BE RECEIVED AND THAT THE MINISTRY OF ENVIRONMENT BE REQUESTED TO TAKE RESPONSIBILITY FOR THE REMEDIATION OF THE FORMER THANE SMELTER PROPERTY ON MCCOWAN ROAD, GEORGINA.

Carried.....

14. PUBLIC MEETINGS:

14.1 Statutory Public Meeting:

(8:14 p.m.)

14.1.1 Revise OMB Draft Approval Plan of Subdivision and  
Amendment to Zoning By-law 500  
CAMLANE HOLDINGS INC. (Metrus Dev. Inc.)  
Part Lots 2 & 3, Concession 3 (NG)  
AGENT: KLM Planning

Report No. PB-2011-0012

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

14. PUBLIC MEETING cont'd:

Mr. Stew Beatty, agent for Metrus Developments, stated that a few changes have been made to the original plan, primarily regarding the parking areas.

Keith McKinnon of KLM Planning Partners stated that this property is within the South Keswick Development Area Plan which is bounded by Glenwoods Avenue to the north, Woodbine Avenue to the east, Ravenshoe Road to the south and The Queensway to the west and forms part of the draft approved plan of subdivision. The plan was revised in 2005 to provide a Greenland corridor from Ravenshoe Road to Glenwoods Avenue and including storm water management ponds and parks along the open space corridors and provides a pathway system from the north to the south for residents.

Mr. McKinnon stated that this is Phase 7 of the subdivision and includes blocks of townhouses facing townhouses. Concerns were raised about this configuration with regard to the location of the sidewalks, issues of on-street parking and residents with larger vehicles blocking these sidewalks. In response to these concerns, amendments have been made to eliminate some townhouse blocks and increase the number of 36 foot single detached dwelling lots with double car garages and double-width driveways. They also reduced the 13.7 metre frontage properties to 12.2 metres due to difficulties with selling the larger lots, and the total number of lots increased from 206 dwelling units to 209 dwelling units. The proposal now includes townhouse blocks facing singles with sidewalks; townhouse blocks without sidewalks in front alleviates the parking issues.

Mr. McKinnon displayed photographs of similar 36 foot single detached dwellings built in Oak Ridges and Newmarket.

Ms. Barbara Mugabe, Planner, summarized her report at this time. The subject land is designated 'Neighbourhood Residential' in the Keswick Secondary Plan and it is intended that a mix of low density housing types shall be distributed throughout the Neighbourhood Residential designation. She explained that it is intended that the South Keswick Development Area Plan or Development Area 4, is to accommodate a range of housing types as well as a range of commercial and employment uses.

Ms. Mugabe stated that within this development area, the maximum average density shall be 14.5 units per gross residential hectare and may be increased to 16.6 units through the incorporation of medium density forms of housing. She explained that the proposed maximum density of approximately 24.2 units per hectare is a significant departure from what is permitted. The combined density of the total subdivision would be 18.8 units per hectare which still exceeds the 16.6 maximum for medium density. The density should conform to the Keswick Secondary Plan and not affect any lands not owned by the applicant.

14. PUBLIC MEETING cont'd:

Ms. Mugabe advised that staff is generally satisfied that the application conforms to the Keswick Secondary Plan, noting that the Greenbelt does not apply to the subject land. The overall development was originally submitted for 206 dwelling units and has now been increased to 209 units, noting that approximately four townhouse blocks will be eliminated resulting in a reduction in the overall townhouse dwelling units from 78 to 52. She indicated that the application has been submitted to implement the draft plan changes; proposed lot reconfiguration and change in lot/unit mix being a notable departure from the Ontario Municipal Board approved plan of subdivision.

Ms. Mugabe indicated that 11 metre frontages are being requested for a single detached dwelling unit type, which is much smaller than what was approved in the past. Approval is required from the Region with regard to water and sewer allocation availability through the expansion of the Keswick Sewage Treatment Plant, along with confirmation of sufficient regional road capacity to accommodate the new growth. The parking plan has been revised but has maintained the original 47 spaces. The number of townhouse units has been reduced from 13 to 9 and the sidewalks will be located on the opposite side of the street from the townhouses so that the sidewalks do not interrupt their driveways, thereby providing ample parking spaces within the driveways.

Ms. Mugabe indicated that none of the agency comments received to date indicate any objections to the application and correspondence from a resident indicated that she did not believe Valentine's Day was an appropriate night on which to hold a meeting.

Mr. Beatty indicated that the square footage of the homes on 11 metre wide lots would be from 2,000 square feet to 2,800 square feet and the distance between homes would range from 1.2 metres to 0.6 metres.

Harold Lenters, Director of Planning and Building, explained that 1.2 metres converts to 5 feet, and 0.6 metres converts to 30 inches, and noted that the construction must comply with the building code.

Ms. Mugabe indicated that Council may endorse changes to an Ontario Municipal Board approved plan, but the Board retains authority and any changes made will be brought to the Board for final approval.

Mr. McKinnon indicated that there will be 47 on-street parking spaces for the 209 units. The original plan included 47 potential on-street parking spaces and this has not changed in the revised plan. The homes in the subdivision are built garage-to-garage or garage-to-house and he explained that when they are built house-to-



14. PUBLIC MEETING cont'd:

garage, a much wider opening is created at the street. The townhouse units do not have double width driveways but two vehicles can be parked tandem because there is no sidewalk on this side of the road. The distance would be six metres from the house to the property line and 11 metres in the entire driveway from the garage door to the curb. The lack of sidewalks improves the parking situation. He explained that the townhouse product has always included a one-car garage across southern Ontario, noting that four vehicles will not fit on a townhouse lot.

Sue Plamondon, Chief Administrative Officer, stated that the proposal looks like a significant improvement from the original plan, with more parking being supplied.

Mr. McKinnon noted that the lots are wide and shallow, with 6 metre deep rear lots.

Anna Smolkova of 34 Carness Crescent inquired why the homes are proposed to be built so close together, close enough to pass a cup of coffee between the homes through the windows. She stated that sun doesn't reach her windows because the house next door to her is built so close and she cannot imagine homes being closer together. She is concerned with fire services access between homes. The parking situation is not preferable, but possibly the Town could provide permits for those homeowner's guests so that they can park in a nearby school parking lot. She stated that it is not possible to park two vehicles in the driveways if homeowners own a car and a pickup truck because these would exceed the length available. She noted that if each house is supposed to have a tree and grass, she cannot imagine how there will be sufficient space for both. She wondered why homes are being built so close together when Canada is such a huge country.

Mr. Lenters explained that the Provincial government has the authority and the Planning Act speaks to Provincial interests. The Province prepares the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe area, the Greenbelt Plan says where municipalities are not allowed to locate development in an effort to protect land and green space. The Growth Plan is the opposite, indicating where development is to be located over the next thirty years and how it should be accommodated. Both are very detailed documents. He explained that due to the pressure of urban sprawl and urban growth and the history of lands being used for land development, the Province stepped in and froze development in the Greater Toronto Area for an extended period of time and developed the Greenbelt Plan which regulates development. Accordingly, some areas are to be developed at minimum density. We have some areas within Georgina that have policies permitting larger development, but in the urban serviced communities in Keswick, the Province requires higher density development and preservation of farmland.

Ms. Smolkova suggested the Town build two or three floor apartment buildings in order to conserve land.

14. PUBLIC MEETING cont'd:

Mr. Lenters stated that staff will look at apartment buildings and low rise development, but the predominant type of unit that the majority of people prefer is the single detached form of housing. There are a lot of people currently residing south of Georgina who view single family dwellings and townhouse units as affordable units.

Mr. Beatty stated that the draft plan has been approved and the applicant is requesting a relatively small change to it.

Mr. Lenters indicated that staff would like more discussion with the agent; there are many more phases in this development and staff would like to learn what their proposals are for the additional phases with regard to the density issue. Council could make a decision this evening because staff has not had a substantive opposition to the development, but staff would like to address the issues raised by Council this evening in a subsequent report and also include the density review for Council's information.

Moved by Councillor Davison

Seconded by Regional Councillor Wheeler

**RESOLUTION NO. C-2011-0055**

- A. THAT REPORT PB-2011-0012 BE RECEIVED AS INFORMATION.
- B. THAT STAFF REPORT FURTHER TO COUNCIL FOLLOWING RECEIPT AND ASSESSMENT OF YORK REGION COMMENTS AS WELL AS ANY PUBLIC COMMENTS.

Carried.....

11. DEPUTATIONS:

11.2 Ben Hong of EnerWise Energy Solutions concerning a solar roof lease.

Mr. Hong stated that he has a proposal to bring Georgina more green area. He stated that he represents EnerWise and is proposing to construct solar panels on the roof of the Ice Palace, being approximately 45,000 square feet of space. EnerWise proposes to enter into an agreement with the Town in order to put solar panels on the roof of the Ice Palace over the skating rinks and the gymnasium, as a long term lease, through which they would be paying the Town \$27,000 annually.

Ms. Faye Richardson, Director of Recreation, Parks and Culture, advised that Mr. Hong had contacted her and that he should address Council with his proposal.

11. DEPUTATIONS cont'd:

Mr. Hong explained that EnerWise is a financing company and would finance the project at no cost to the Town. An international company from Germany would conduct the installation of the solar panels.

Ms. Sue Plamondon, CAO, advised that if Council wishes to examine the feasibility of this project for the Ice Palace, the matter can be referred back to staff. She noted that there are requirements with regard to the condition of the roof, placing the obligation on the owner of the building to ensure the roof is capable of supporting the weight. She noted that this is an interesting idea and may be an opportunity for the Town to generate some revenue, but staff would have to review the details including the capacity of the tenant to live up to the obligations, security, the potential need for a structural report and a look at a competitive process for a project such as this.

Mr. Hong stated that EnerWise will commit up to \$20,000 for any Engineering studies required for a roof study. EnerWise has completed a similar project at the Calgary University and in Pennsylvania and passed around photographs of these projects at this time. He added that they will entertain projects on other sites within the Town also, possibly on the Thane Smelter site.

Moved by Councillor Szollosy

Seconded by Councillor Craig

**RESOLUTION NO. C-2011-0056**

THAT THE DEPUTATION MADE BY BENHONG OF ENERWISE ENERGY SOLUTIONS, PROPOSING TO AFFIX SOLAR PANELS TO A PORTION OF THE ICE PALACE ROOF BE RECEIVED AND REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR FURTHER INVESTIGATION.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.2 Report from the Planning and Building Department:

17.2.1 Application for Deeming By-law  
143094 Ontario Ltd. (Ingoglia)  
Lots 40 & 41, Plan 137; Farley Circle

Report No. PB-2011-0013

Ms. Velvet Ross, Manager of Planning; referred Council to page 73 of the report, being a letter from the Town Engineer to the Consulting Engineers which gives

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

background to this proposal. The applicants wish to construct two single family dwellings over three lots. Because of environmental issues, Lots 40 and 41 could not be developed separately but needed to be merged in title to permit the construction of one single family dwelling, while lot 42 could be developed on its own for single family dwelling purposes. The intent of staff's report is to seek approval to merge lots 40 and 41 to allow for the construction of one single family dwelling.

Ms. Ross explained that the zoning by-law requires a planned five metre road widening. The site plan indicates the current front lot line and the front lot line resulting from the road widening. The applicant would convey a five metre road widening for Metro Road from Lot 41 to the region thus increasing the lot frontage to approximately 9.5 metres, being adequate to provide a driveway access for the lot. She noted that the applicant would need to obtain an access permit for a driveway on Metro Road.

Mr. Harold Lenters, Director of Planning and Building, explained that the Region's policy is to discourage permits for driveways onto Regional roads where they are not necessary, but in hardship cases with existing lots of record such as in this situation, the Region may allow a permit.

Mr. Lenters explained that the applicant is attempting to find a solution to allow development to occur on the subject properties. Thirty years ago the creek would have been filled in to accommodate a driveway, but the environment has become a major consideration in development. Lot 44 is an undeveloped treed lot at the corner of Farley Circle and Metro Road and access cannot be granted to lots 40, 41 or 42 from Farley Circle. In January of 2009, the Town Engineer sent a letter to the owner regarding drainage and grading of the lots and that the Town would support an approach to the Region for entrance approval from Metro Road for the lots, if drainage and grading are found to be acceptable. Services to the proposed dwellings would be connected from the existing service laterals on Farley Circle.

Comments from the Lake Simcoe Region Conservation Authority indicate that in principle the proposal sounds reasonable for the development of the lots, but any alterations to the watercourse would require authorization under the Fisheries Act and a fifteen metre buffer to the warm water stream would be required. There is nothing to preclude development on lot 42 as long as entrance approval is obtained. She stated that development on lots 40 and 41 is contingent upon the passage of a deeming by-law due to the acreage and environmental features on these lots.

Mr. Lenters specified that staff is not suggesting that it would recommend entrances all along Metro Road for infill properties. Staff's recommendation for this application is due to unique circumstances on the subject lots. Otherwise the entrance would

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

be off Farley Circle. He stated that this would not set a precedent to support every single lot within the Town requiring access frontage. The subject properties are existing lots in a Plan of Subdivision historically meant to be built upon and zoned 'Residential'.

Mr. Lenters suggested that Council could refer this application back to the Region, requesting their comments to ensure they are satisfied with the proposed entrances and the location of the driveways in relation to what exists today. If comments are satisfactory, staff sees no reason to refuse the application as long as the watercourse and green space are protected. The subject lots are large building lots, being three lots combined into two, which would have been three building lots if not for the watercourse.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

That the Rules of Procedure be waived in order for the applicant, Mr. Ingoglia, to address Council.

Carried.....

Mr. Ingoglia stated that they submitted the application to construct homes on the lots, and to grant an easement to the Town to control the ditch. The deeming by-law is being requested for watercourse control so that the Engineering Department may maintain the control. He noted that currently he has no entrance whatsoever to the properties. There are three laterals to the lots and he paid for two of them.

Moved by Councillor Szollosy

Seconded by Councillor Craig

**RESOLUTION NO. C-2011-0057**

- A. THAT REPORT PB-2011-0013 AND THE DEPUTATION MADE BY ALBERT INGOGLIA BE RECEIVED AS INFORMATION.
- B. THAT THE APPLICATION SUBMITTED BY ALBERT AND LORENZO INGOGLIA TO DEEM LOTS 40 & 41, REGISTERED PLAN 321, NOT TO BE A LOT ON A REGISTERED PLAN OF SUBDIVISION FOR THE PURPOSES OF SECTION 50(3) AND IN ACCORDANCE WITH SECTION 50(4) OF THE PLANNING ACT, R.S.O. 1990, BE DEFERRED TO STAFF TO ADDRESS ALL THE ISSUES AND REPORT BACK TO COUNCIL.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

The meeting recessed at 9:43 p.m. and resumed at 9:51 p.m.

17.4 Report from the Administrative Services Department:

17.4.1 Draft 2011 Tax Levy Supported Budget

Report No. DAS-2011-0012

Ms. Rebecca Mathewson, Director of Administrative Services and Treasurer, stated that the overall tax levy impact with recommendations and the budget issues totals a 3.3% increase to property taxes. She noted that one big difference from last year's budget reporting is that the budget summary had always been presented in terms of the Corporation's organizational structure, but that has now been changed to be presented in terms of service delivery areas. Appendix '1' is by Service Delivery and Appendix '2' is by 'Organizational Structure' and both are identical in terms of the bottom line but are laid out differently.

Ms. Mathewson noted two typographical errors in the report; on Table 1, the heading 'Balance Dec 31, 2010' should read '2011' and the heading 'Balance Dec 31, 2011' should read '2010', and the heading '2010 Principle Payments' should read '2011'. Also on Table 2, the Total Tax Levy Impact should read 2.6% rather than 2.9%

Ms. Mathewson noted that a 1% reduction in the budget would equal \$281,000.

Moved by Councillor Smockum

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2011-0058**

1. THAT REPORT NO. DAS-2011-0012 REGARDING THE PRELIMINARY 2011 TAX LEVY SUPPORTED BUDGET BE RECEIVED.
2. THAT THE ATTACHED PRELIMINARY 2011 TAX LEVY SUPPORTED BUDGET BE RECEIVED FOR COUNCIL REVIEW.
3. THAT COUNCIL CONSIDER ADOPTION OF THE PROPOSED 2011 TAX LEVY SUPPORTED BUDGET, AS MAY BE AMENDED BY THE BUDGET COMMITTEE, AT ITS MEETING OF MARCH 7TH, 2011.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

17.2.2 Planning Application Fees Review  
Planning & Building Department, Town of Georgina

Report No. PB-2011-0014

Discussion ensued regarding suggested fees for service.

Moved by Regional Councillor Wheeler

Seconded by Councillor Davison

**RESOLUTION NO. C-2011-0059**

THAT REPORT NO. PB-2011-0014 ENTITLED 'PLANNING APPLICATION FEES REVIEW, PLANNING & BUILDING DEPARTMENT, TOWN OF GEORGINA' BE RECEIVED, REFERRED TO STAFF FOR RECONSIDERATION OF THE MINOR VARIANCE APPLICATION FEE AND SUBMISSION TO COUNCIL ON FEBRUARY 22, 2011 FOR APPROVAL.

Carried.....

12. PRESENTATIONS:

None.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

15 COMMUNICATIONS:

15.1 Matters for Routine:

- (ii) By-law Enforcement Monthly Building Report for the month of January, 2011
- (iii) Animal Patrol and Shelter Reports for the months of July to December, 2010

Moved by Councillor Smockum

Seconded by Councillor Szollosy

**RESOLUTION NO. C-2011-0060**

THAT TWO PIECES OF ROUTINE CORRESPONDENCE, NAMELY THE BY-LAW ENFORCEMENT MONTHLY BUILDING REPORT FOR THE MONTH OF

15. COMMUNICATIONS cont'd:

JANUARY, 2011 AND THE ANIMAL PATROL AND SHELTER REPORTS FOR THE MONTHS OF JULY TO DECEMBER, 2010, BE RECEIVED.

Carried.....

15.2 Matters for Disposition:

- 15.2.1 Wade Oosterman, President, Bell Mobility, requesting comments on behalf of Georgina constituents by February 28<sup>th</sup> regarding the auction of wireless bandwidth spectrum to Canada's mobile providers in late 2012.

Moved by Councillor Szollosy

Seconded by Councillor Craig

**RESOLUTION NO. C-2011-0061**

THAT CORRESPONDENCE FROM WADE OOSTERMAN, PRESIDENT, BELL MOBILITY, REQUESTING COMMENTS ON BEHALF OF GEORGINA CONSTITUENTS BY FEBRUARY 28<sup>TH</sup> REGARDING THE AUCTION OF WIRELESS BANDWIDTH SPECTRUM TO CANADA'S MOBILE PROVIDERS IN LATE 2012, BE RECEIVED AND REFERRED TO STAFF AND SOUTH SHORE COMMUNITY BROADBAND FOR REVIEW AND COMMENTS

Carried.....

- 15.2.2 Regional Road Watch Committee requesting Council appoint a member of council to be responsible for the Road Watch portfolio and to declare the week of May 16-22, 2011 as 'Road Watch Week'.

Moved by Councillor Szollosy

Seconded by Councillor Davison

**RESOLUTION NO. C-2011-0062**

THAT COUNCILLOR PHIL CRAIG BE APPOINTED TO THE ROAD WATCH COMMITTEE AS COUNCIL REPRESENTATIVE TO ACT AS LIAISON BETWEEN THE REGIONAL COMMITTEE AND GEORGINA COUNCIL, THAT TOWN COUNCIL CONTRIBUTE THE AMOUNT OF \$500 FOR EDUCATION AND



14. PUBLIC MEETING cont'd:

MARKETING PURPOSES, AND THAT THE WEEK OF MAY 16-22, 2011, BE PROCLAIMED "ROAD WATCH WEEK" THROUGHOUT THE TOWN OF GEORGINA.

Carried.....

16. PETITIONS:

None.

18 UNFINISHED BUSINESS:

None.

23. OTHER BUSINESS:

Correspondence from Dennis H. Wood of Wood Bull, Barristers & Solicitors, expressing concerns with the proposed Regional modifications to the Sutton/Jackson's Point Secondary Plan correspondence from Wood Bull and an e-mail message from Harold Lenters, Director of Planning and Building, in response to this correspondence.

Moved by Councillor Szollosy

Seconded by Councillor Davison

**RESOLUTION NO. C-2011-0063**

THAT CORRESPONDENCE FROM DENNIS H. WOOD OF WOOD BULL, BARRISTERS & SOLICITORS, EXPRESSING CONCERNS WITH THE PROPOSED REGIONAL MODIFICATIONS TO THE SUTTON/JACKSON'S POINT SECONDARY PLAN, ALONG WITH AN E-MAIL MESSAGE FROM HAROLD LENTERS, DIRECTOR OF PLANNING AND BUILDING IN REPLY TO THIS CORRESPONDENCE, BE RECEIVED.

Carried.....

23. OTHER BUSINESS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Davison

**RESOLUTION NO. C-2011-0064**

THAT CORRESPONDENCE FROM PETER SIBBALD BROWN ON BEHALF OF THE LAKEWATCH SOCIETY CONCERNING THE PAT WELLMAN PETITION AND REFERRING TO NEW METHODS OF CLEANING UP HEAVY METALS IN SOILS AND WATER, AND A COPY OF CORRESPONDENCE FROM LAUREL C. BROTEN, MINISTER OF THE ENVIRONMENT PROVIDING ASSURANCE THAT THE MINISTRY REMAINS COMMITTED TO THE CLEAN UP OF THE SITE, BE RECEIVED.

Carried.....

Rebecca Mathewson, Director of Administrative Services and Treasurer, was requested to include a \$5 Million funding request item in the 2011 budget for the purchase and clean up of the Thane Smelter property.

19. REGIONAL BUSINESS:

None.

20. BY-LAWS:

Moved by Councillor Smockum

Seconded by Councillor Craig

That the following by-laws be given three readings: only 20.2 and 20.3

20.2 By-law Number 2011-0012 (AD-1) Being a By-law to appoint Jeff Bignell as Inspector for the Town of Georgina for the purpose of enforcing life safety systems.

21 BY-LAWS cont'd:

- 20.3 By-law Number 2011-0013 (TR-1) Being a By-law to amend By-law No. 2002-0046 (TR-1) to regulate traffic and to govern and control the parking of vehicles in the Town of Georgina; issuance of parking infractions to vehicle owners parking in Town parks without payment of the prescribed fee.

Carried.....

21 MOTIONS:

None.

22 NOTICES OF MOTION:

None.

23 OTHER BUSINESS cont'd:

## 23.2 Verbal Update on the Crates Landing Project;

Ms. Sue Plamondon, Chief Administrative Officer, explained that Council passed a motion that the owner's solicitor shall submit to the Town's CAO detailed correspondence with regard to financial investments of all persons related to the purchase of units in the project who have requested a refund. Crates Landing provided her with this information and she is in the process of verifying the information and is waiting for the required documentation and confirmation that the purchasers have received the refund of their deposit money.

Ms. Plamondon stated that the developer has received the first phase of financing that would allow them to go forward with some of the work on their agenda related to shoreline improvements and road work. She stated that she will report formally at the Committee of the Whole meeting scheduled for February 22<sup>nd</sup> to verify this information.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

That the meeting move past the hour of 11:00 p.m.

Carried....

Moved by Regional Councillor Wheeler

Seconded by Councillor Craig

That the Council Meeting recess at this time (10:56 p.m.) and move into a closed meeting pursuant to Section 239 of The Municipal Act, 2001, as amended, to consider:

- i) Pending acquisition or disposition of land by the municipality, Section 239(2)(c), MA
- ii) Personal matters about identifiable individuals, Section 239(2)(b), MA; appointments to Committees and Boards

Carried....

The Members arose from the Closed Session at this time (11:45 p.m.); no motions emanated from the Closed Meeting.

24. CONFIRMING BY-LAW

Moved by Councillor Smockum

Seconded by Councillor Szollosy

That the following by-law be given three readings:

By-law Number 2011-0014 (COU-2)	Being a by-law to govern the proceedings of Council.
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Carried.....

25. ADJOURNMENT:

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

That the meeting adjourn at this time (11:45 p.m.).

Carried.....

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Robert Grossi, Mayor

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Roland Chenier, Town Clerk