

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Monday, June 27, 2011
(7:00 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 in attendance:

Acting Mayor Craig	Councillor Davison
Councillor Hackenbrook	Councillor Smockum
Councillor Szollosy	
Regional Councillor Wheeler (arrived at 9:00 p.m.)	
Mayor Grossi (arrived at 9:40 p.m.)	

3. **COMMUNITY SERVICE ANNOUNCEMENTS:**

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 Report No. ED-2011-0005 entitled 'Lake Simcoe Shoreline & Spring House Restoration Project' as Item No 17.4.1
- 4.2 Circulated addendum containing:
 - i) Correspondence from Christopher and Karen Whitney concerning Item No. 14.1.1
 - ii) Correspondence from Mark and Gail King, Chris and Karen Whitney and Ernie Draper concerning Item No. 14.1.1
 - iii) Correspondence from Steve and Janet Wasson concerning Item No. 14.2.1
 - iv) Correspondence from Zina and Edmund Lazutina concerning Item No. 14.2.1
 - v) Correspondence from Gord Mahoney of Michael Smith Planning Consultants concerning Report No. 17.2.1, as Item No. 15.2.4
 - vi) A By-law to temporarily close Pollock Road to facilitate a culvert replacement, as Item No. 20.6

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS cont'd:
- 4.3 Correspondence from Ken Brooks, Family Pastor, Georgina Community Church, setting out the dates for the family movie nights, concerning Item No. 15.2.3
- 4.4 Related information with respect to Item No. 11.1

5. APPROVAL OF AGENDA:

Moved by Councillor Szollosy

Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2011-0288

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

- 5.1 REPORT NO. ED-2011-0005 ENTITLED 'LAKE SIMCOE SHORELINE & SPRING HOUSE RESTORATION PROJECT' AS ITEM NO 17.4.1
- 5.2 CIRCULATED ADDENDUM CONTAINING:
- i) CORRESPONDENCE FROM CHRISTOPHER AND KAREN WHITNEY CONCERNING ITEM NO. 14.1.1
 - ii) CORRESPONDENCE FROM MARK AND GAIL KING, CHRIS AND KAREN WHITNEY AND ERNIE DRAPER CONCERNING ITEM NO. 14.1.1
 - iii) CORRESPONDENCE FROM STEVE AND JANET WASSON CONCERNING ITEM NO. 14.2.1
 - iv) CORRESPONDENCE FROM ZINA AND EDMUND LAZUTINA CONCERNING ITEM NO. 14.2.1
 - v) CORRESPONDENCE FROM GORD MAHONEY OF MICHAEL SMITH PLANNING CONSULTANTS CONCERNING REPORT NO. 17.2.1, AS ITEM NO. 15.2.4
 - vi) A BY-LAW TO TEMPORARILY CLOSE POLLOCK ROAD TO FACILITATE A CULVERT REPLACEMENT, AS ITEM NO. 20.6
- 5.3 CORRESPONDENCE FROM KEN BROOKS, FAMILY PASTOR, GEORGINA COMMUNITY CHURCH, SETTING OUT THE DATES FOR THE FAMILY MOVIE NIGHTS, CONCERNING ITEM NO. 15.2.3
- 5.4 RELATED INFORMATION WITH RESPECT TO ITEM NO. 11.1

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

Councillor Hackenbrook declared an interest with Item No. 17.1.6 with regard to the section regarding lots of record as he owns a lot of record which could potentially be impacted by the proposed development charges; he did not participate or vote with respect to lots of record.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. C-2011-0289

THAT THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON JUNE 6, 2011, BE ADOPTED AS PRESENTED.

RESOLUTION NO. C-2011-0290

THAT THE MINUTES OF THE COUNCIL MEETING HELD ON JUNE 13, 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 Karen and John Kozmik regarding a fill permit issue
- 9.2 Item No. 11.2, deputation by Rob Bassie concerning a need for a stop sign on Richmond Park Drive
- 9.3 Item No. 14.1.1, Report No. PB-2011-0056 entitled 'Application to Amend Zoning By-law 500 and for approval of Plan of Subdivision, First Sutton Six Developments III Ltd. (Kerbel Group)'
- 9.4 Item No. 14.1.2, Report No. PB-2011-0058 entitled 'General Amendment to Zoning By-law 500', accessory parking space provisions and typographical errors
- 9.5 Item No. 14.2.1, Report No. PB-2011-0057 entitled 'Application to Amend the Official Plan (Keswick Secondary Plan) and Zoning By-law 500, Grandview Homes Development Inc.'

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

- 9.6 Item No. 17.1.13, recommendation from Committee of the Whole meeting of June 20, 2011
- 9.7 Item No. 17.2.1, Report No. PB-2011-0059 entitled 'Proposed Street Name – Vita Stephanie Court'
- 9.8 Item No. 17.3.1, Report No. RPC-2011-0026 entitled 'Ice Resurfacers'
- 9.9 Item No. 17.3.2 Report No. RPC-2011-0027 entitled 'De La Salle Park Changes/Improvements'
- 9.10 Item No. 17.4.1, Report No. ED-2011-0005 entitled 'Lake Simcoe Shoreline 7 Spring House Restoration Project'
- 9.11 Item No. 15.2, various matters for disposition
- 9.12 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:

17.1 Recommendations from the Committee of the Whole Meeting held on June 20, 2011:

RESOLUTION NO. C-2011-0291

- 17.1.1 1. THAT COUNCIL RECEIVE REPORT NO. DAS-2011-0031 REGARDING ONTARIO REGULATION 191/11 – INTEGRATED ACCESSIBILITY STANDARDS FOR INFORMATION.
- 2. THAT COUNCIL ENDORSE THE DEVELOPMENT OF AN IMPLEMENTATION PLAN FOR INTEGRATED ACCESSIBILITY STANDARDS AT THE TOWN OF GEORGINA, BY STAFF IN CONSULTATION WITH THE GEORGINA ACCESSIBILITY ADVISORY COMMITTEE AND OTHER STAKEHOLDERS.

RESOLUTION NO. C-2011-0292

- 17.1.2 A. THAT REPORT PB-2011-0051 BE RECEIVED AS INFORMATION.

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

- B. THAT THE APPLICATION SUBMITTED BY JIM MACDONALD TO EXEMPT LOTS 66 AND 67, REGISTERED PLAN 454, PARTS 12,13 AND 14, REFERENCE PLAN 65R-22031 FROM PART LOT CONTROL AS PER SECTION 50(7) OF THE PLANNING ACT, R.S.O. 1990, BE APPROVED.

RESOLUTION NO. C-2011-0293

- 17.1.3 THAT REPORT NO. RPC-2011-0024 ENTITLED 'PARK AMBASSADOR PROGRAM' BE RECEIVED FOR INFORMATION PURPOSES ONLY.

RESOLUTION NO. C-2011-0294

- 17.1.4 THAT THE DEPUTATION MADE BY ANNABEL SLAIGHT PROVIDING COUNCIL WITH AN UPDATE ON THE SPLASH FESTIVAL TO BE HELD ON AUGUST 12 AND 13, 2011, BE RECEIVED, THAT LAKE DRIVE BE TEMPORARILY CLOSED ON FRIDAY, AUGUST 12TH FROM 8:00 P.M. TO 9:00 P.M. FROM THE ENTRANCE TO THE EASTERLY PARKING AREA TO 200 METRES EAST OF BRULE LAKEWAY, AND ON SATURDAY, AUGUST 13TH FROM 11:00 A.M. TO 9:00 P.M. FROM THE WESTERLY TO EASTERLY LIMITS OF DE LA SALLE PARK, THAT THE PUBLIC WORKS DEPARTMENT PROVIDE THE NECESSARY ROAD BARRIERS AND THAT THE CLERK NOTIFY THE LOCAL POLICE, FIRE AND EMS SERVICES OF THE ROAD CLOSURES.

RESOLUTION NO. C-2011-0295

- 17.1.5 THAT THE PRESENTATION BY GAYLE WOOD, CAO, AND BRIAN KEMP, GENERAL MANAGER, LAKE SIMCOE REGION CONSERVATION AUTHORITY, UPDATING COUNCIL ON ITS ACCOMPLISHMENTS AND OPPORTUNITIES RESPECTING THE RESTORATION OF THE EAST HOLLAND RIVER AND PRESENTING COUNCIL WITH A FRAMED PRINT IN RECOGNITION OF THE AUTHORITY'S PARTNERSHIP WITH THE MUNICIPALITY AND THE AUTHORITY'S 60TH ANNIVERSARY, BE RECEIVED.

RESOLUTION NO. C-2011-0296

- 17.1.7 A. THAT REPORT PB-2011-0049 BE RECEIVED AS INFORMATION.
- B. THAT THE LIST OF STEERING COMMITTEE MEMBERS IDENTIFIED IN SECTION 2 OF REPORT PB-2011-0049 BE APPROVED, NAMELY;
- DEBORAH BUCK, CBO
 - JEFF BIGNELL, FIRE PREVENTION OFFICER
 - COUNCILLOR PHIL CRAIG
 - COUNCILLOR BRAD SMOCKUM
 - TOM HILLIS, CMLEO
 - KARL GOINAROV

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

-DAVID METHERALL
-YORK REGION LONG RANGE AND STRATEGIC PLANNING BRANCH
REPRESENTATIVE
-YORK REGION HOUSING AND LONG TERM CARE BRANCH
REPRESENTATIVE

RESOLUTION NO. C-2011-0297

- 17.1.8 A. THAT REPORT NO. PB-2011-0050 BE RECEIVED FOR INFORMATION.
- B. THAT COUNCIL ENDORSE THE PROPOSED MANDATORY ON-SITE SEWAGE MAINTENANCE INSPECTION PROGRAM TO BE DELIVERED BY THE TOWN'S BUILDING DIVISION AS SET OUT IN SECTION 6 OF REPORT NO. PB-2011-0050.
- C. THAT STAFF OBTAIN INFORMATION FROM OTHER MUNICIPALITIES AND REPORT BACK TO COUNCIL ON THE POTENTIAL IMPLEMENTATION OF FEES TO RECOVER COSTS.

RESOLUTION NO. C-2011-0298

- 17.1.9 THAT THE CHIEF ADMINISTRATIVE OFFICER FORWARD A LETTER TO DALTON MCGUINITY, PREMIER, REMINDING HIM OF HIS EARLIER COMMITMENT TO REMEDIATE THE FORMER THANE ALUMINUM SMELTER SITE, AND TO JOHN WILKINSON, MINISTER OF THE ENVIRONMENT, TO ENSURE THAT HE IS AWARE OF THIS COMMITMENT.

RESOLUTION NO. C-2011-0299

- 17.1.10 THAT COUNCIL GRANT PERMISSION FOR TEMPORARY RELIEF FROM THE TOWN'S PARKING BY-LAW TO PERMIT THE PARKING OF VEHICLES IN THE NEIGHBOURHOOD OF THE LORETTO MARYHOLME SPIRITUALITY CENTRE ON SATURDAY, JULY 30TH FROM 8:00 A.M. TO 9:00 P.M. AND ON SUNDAY, JULY 31ST FROM 8:00 A.M. TO 5:00 P.M. DURING THE CENTRE'S "ANANDA FEST 2011" EVENT, THAT THE BY-LAW DEPARTMENT BE ADVISED OF THIS RELIEF, THAT STAFF ADVISE THE LOCAL POLICE, FIRE AND EMS SERVICES OF THE TEMPORARY CLOSURES AND THAT THE CENTRE BE REQUESTED TO NOTIFY THE NEIGHBOURING PROPERTY OWNERS ON BOUCHIER STREET AND NEIGHBOURING STREETS.

RESOLUTION NO. C-2011-0300

- 17.1.11 THAT COUNCIL GRANT PERMISSION FOR THE TEMPORARY ROLLING CLOSURE OF LAKE DRIVE DURING A PARADE FROM THE SALVATION ARMY CAMPGROUND TO THE JACKSON'S POINT BAND SHELL ON SUNDAY, AUGUST 21ST FROM 5:30 P.M. TO 6:15 P.M. AND THAT THE LOCAL POLICE, FIRE AND EMS SERVICES BE SO NOTIFIED.

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:**RESOLUTION NO. C-2011-0301**

- 17.1.12 THAT TOWN COUNCIL DECLARE THE "1ST ANNUAL ELVIS COMPETITION" ON SATURDAY, JULY 16TH AND THE "1ST ANNUAL HOEDOWN KICK OFF" ON SUNDAY, JULY 31ST AS COMMUNITY FESTIVAL EVENTS, APPROVE THE OPERATION OF AN ENTERTAINMENT TENT DURING THE JULY 31ST EVENT AND GRANT RELIEF FROM THE TOWN'S PARKING BY-LAW TO ACCOMMODATE ON-STREET PARKING DURING BOTH EVENTS.

Carried.....

10.2 Matters subject to individual conflicts

Councillor Hackenbrook declared an interest with Item No. 17.1.6 with regard to the section regarding lots of record as he owns a lot of record which could potentially be impacted by the proposed development charges; he did not participate or vote with respect to lots of record; he did not participate in any discussion or vote.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0302

- 17.1.6
1. THAT COUNCIL RECEIVE REPORT DAS-2011-0032 REGARDING THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY DATED JUNE 2011.
 2. THAT COUNCIL RECEIVE THE PRESENTATION OF JENNIFER NELSON, HEMSON CONSULTING, REGARDING THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY PREPARED FOR THE TOWN OF GEORGINA.
 3. THAT COUNCIL RECEIVE THE DEVELOPMENT CHARGES BACKGROUND STUDY DATED JUNE 2011, UNDER SECTION 10 OF THE *DEVELOPMENT CHARGES ACT, 1997*.
 4. THAT STAFF REPORT BACK TO COUNCIL WITHIN THREE WEEKS AND ADVERTISE ACCORDINGLY IN THE LOCAL NEWSPAPER.

Carried.....

11. DEPUTATIONS:

- 11.1 Karen and John Kozmik concerning issues with their fill permit regarding 5257 Old Homestead Road, Sutton.

John Kozmik of 5257 Old Homestead Road explained that they received a permit to build berms for the purpose of landscaping, privacy, aesthetic value and curb appeal. They had laid out the grade stakes in late June or early July in 2010 and a permit was issued in July of 2010. A written complaint was submitted on February 15, 2011 questioning if a permit had been issued, the quality of the fill and whether they were either receiving payment for the fill or selling it.

Mr. Kozmik explained that they did have a permit for the fill, the soil is Table 1 and Table 2 soil quality and they neither received payment for the fill nor intend to sell it. The fill is for landscaping their property.

Mr. Kozmik explained that the Town issued a Stop Work Order on February 28th for both entrances to their property. At that time, staff members made contact with his equipment operators that were spreading material and told them to stop spreading material. No more work has taken place since February 28th. The reason given for the order was that they were out of their scope according to the Engineering Department and the permit drawing. He stated that half the job is completed and would have been fully completed in approximately six weeks if work hadn't been stopped.

Mr. Kozmik is requesting Council to resolve this issue. The problem is the interpretation of the hand-drawn diagram requested by the Engineering Department in order to apply for the permit. The dimension of the berms is what is in question. The berms are shown as being 24 feet wide and 8 feet height at the top in a rectangular shape. With the 3:1 safety slope, the base of the berms would be 72 feet from one side to the other. Page 5 of the photocopies circulated to Council shows that Town staff interpreted his drawing with a 24 foot base. The intention for the berms was for privacy and a noise barrier. The berms were staked out prior to construction beginning and the equipment operators knew exactly what he had in mind. He stated that he did not bring in more material than was necessary.

Bob Magloughlen, Director of Engineering and Public Works, explained that his department would prefer sealed drawings from professionals but they have been told that they are too expensive to obtain, so the department has been accepting hand-drawn and amateur drawings instead. He agrees with his staff that 24 feet was his interpretation of the drawing for the measurement at the base of the berms, not at

11. DEPUTATIONS cont'd:

the top of the berms. Based on his calculations, there is approximately 2,000 cubic metres of earth in these berms, while the survey conducted by the Kozmik's engineer indicates there is 6,500 cubic metres of earth in the berms. It is obvious that the Kozmiks wanted much larger berms than what is shown on the drawing. If the Kozmiks wish to build larger berms than 24 feet, they will fall under the new fill permit by-law.

Mr. Magloughlen stated that when staff was originally under the impression that the application was for 2,000 cubic metres of fill and then found out the application was actually for 6,000 cubic metres of fill, it is staff's responsibility to put a Stop Work Order on the job.

Mr. Magloughlen advised that the Kozmiks have two options. The Order is to remove the earth. The owners can either remove the earth back to the original permit amount or follow through the permit process for the larger berms under the new requirements of the new fill by-law. They can also spread the surplus fill over the land but the owner has indicated that he would not be willing to spread this soil over top soil. He noted that staff has not been advised that the Kozmiks wish to abandon their latest proposal of adding another 6,000 cubic metres. He also noted that staff had a meeting with the grading inspector, the property owners and Councillor Hackenbrook and the Kozmiks did not indicate that they were not interested in pursuing the larger berms.

Mr. Kozmik stated that he has no intention of going beyond the 8 foot height of the berms. He noticed that no engineering department staff attended his property to do a survey or measurements. It currently looks higher than 8 feet because the machines were stopped from finishing the grading of it to the proper height.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0303

THAT THE DEPUTATION MADE BY JOHN KOZMIK REGARDING THE INTERPRETATION OF A FILL PERMIT ISSUED FOR 5257 OLD HOMESTEAD ROAD BE RECEIVED.

Carried.....

11. DEPUTATIONS cont'd:

11.2 Rob Bassie concerning the need for a stop sign on Richmond Park Drive in Keswick.

Rob Bassie of 97 Richmond Park Drive stated that safety is important to himself and his family. He stated that there are too many cars exceeding the posted speed limit on this busy residential road where children ride their bicycles. Richmond Park Drive is a road that links Woodbine Avenue and the Queensway and as such, is a busy road.

Mr. Bassie requested that the Town erect an additional stop sign at the intersection of Richmond Park Drive and Whitestone Drive to slow down the traffic, and install a traffic light at the intersection of Richmond Park Drive and The Queensway South. He submitted a petition to staff at this time containing 65 names stating that there is a traffic concern on Richmond Park Drive and that the residents on the street or in the area would like a stop sign installed to slow traffic down to insure the safety of themselves and the children in the area. He noted that most of those signing the petition also inquired about the possibility of the installation of a traffic light at the intersection of Richmond Park Drive and The Queensway.

Mr. Bassie stated that there is a school bus stop at the intersection where the stop sign is being requested, with the understanding that children do not pay attention to traffic. He explained that the traffic is worse after school and on weekends and some of the residents have resorted to parking their vehicles on the street as a traffic calming method. Residents have contacted the police and the police have deemed this area a problem area. The current stop signs along Richmond Park Drive are far enough apart for the traffic to gain speed between them.

Mr. Bassie explained that a lot of young families with children live along Richmond Park Drive and the residents are asking Council to erect one additional stop sign at Richmond Park Drive and Shetland Drive.

Bob Magloughlen, Director of Engineering and Public Works, stated that The Queensway is a regional road and as such, the Region is the body responsible for the installation of traffic lights. The Region would require a resolution to request them to determine if the warrants are met at this location for a traffic light. He is aware that there have been discussions about installation of traffic light signals at Riveredge Drive and he is not sure if the Region would install traffic lights one block apart. He explained that the Region has a policy stating that when they anticipate that the warrants will be met, they allow developers to advance the cost of construction for future installation of traffic lights. The Region has already approved traffic lights at the intersection of The Queensway and Cameron Crescent, dependent upon the development going ahead.

11. DEPUTATIONS cont'd:

Mr. Magloughlen stated that there are currently two all-way stop signs along Richmond Park Drive, one at Iveagh Drive and one at Glengower Crescent that was installed in the fall of 2010. Town policy sets the criteria for all stop signs as this issue comes up quite often. Richmond Park Drive meets the traffic volume criteria, but adding another stop sign would result in stop signs less than 500 metres apart.

There is a concern that stop signs should not be installed indiscriminately as this leads to a lack of respect for stop controls by motorists. Also, if there are too many stops, motorists will get frustrated and start using another street which will create the same problem on that street(s). The policy was created for these reasons.

Mr. Magloughlen stated that the Town policy was adopted by Council and this request does not meet the policy criteria, but it is ultimately up to Council to make the final decision. Council can create an all-way stop in any location it wishes.

Mr. Bassie stated that the petition speaks for itself. A stop sign is needed at this intersection which is halfway between the other two stop signs; this is what the residents are requesting and this is what the petition states.

Mr. Magloughlen stated that the last warrants study was performed within the last eighteen months. A study shows the average vehicle speed and if the speeds are high it can be argued that motorists believe that the higher speed is the correct speed. He stated that the more stop signs there are, the less motorists will obey the signs, which will create more of a potential problem for the children's and pedestrian's safety.

Moved by Councilor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0304

THAT THE DEPUTATION MADE BY ROB BASSIE OF RICHMOND PARK DRIVE REQUESTING THE INSTALLATION OF A STOP SIGN AT THE INTERSECTION OF RICHMOND PARK DRIVE AND WHITESTONE DRIVE AND INSTALLATION OF TRAFFIC LIGHTS AT THE INTERSECTION OF RICHMOND PARK DRIVE AND THE QUEENSWAY SOUTH BE RECEIVED, THAT THE PETITION SUBMITTED CONTAINING 65 NAMES IN SUPPORT OF AN ADDITIONAL STOP SIGN ON RICHMOND PARK DRIVE BE RECEIVED, THAT THIS MATTER BE REFERRED TO THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS TO REPORT BACK TO COUNCIL OUTLINING THE TRAFFIC PATTERNS IN THE AREA, THE OPTIONS AVAILABLE AND THE POTENTIAL FOR APPROVAL BY

11. DEPUTATIONS cont'd:

THE REGION FOR THE INSTALLATION OF A TRAFFIC LIGHT AT THE INTERSECTION OF THE QUEENSWAY AND RICHMOND PARK DRIVE, FOR CONSIDERATION AT THE JULY 18TH COUNCIL MEETING AND THE POTENTIAL BY-LAW AMENDMENT FOR INSTALLATION OF AN ADDITIONAL STOP SIGN.

Carried.....

12. PRESENTATIONS:

None.

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

(7:50 p.m.)

- 14.1.1 Application to Amend Zoning By-law 500 and for Approval of Plan of Subdivision
FIRST SUTTON SIX DEVELOPMENTS III LTD. (Kerbel Group)
Part of Lots 19 and 20, Concession 9 (NG), north side of Baseline Road and west of Dalton Road, Sutton
AGENT: Michael Smith Planning Consultants

Report No. PB-2011-0056

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

Michael Smith of Michael Smith Planning Consultants, agent for the applicant, stated that the applications are requesting plan of subdivision and zoning amendment approval. These planning approvals rely upon the Council-adopted Sutton/Jackson's Point Secondary Plan which is currently under appeal to the Ontario Municipal Board. The proposed subdivision and zoning would be in conformity with the Secondary Plan.

Mr. Smith explained that the subject land is approximately 22 hectares in size and fronts onto Baseline Road and High Street at McDonough Avenue. A further 9 hectares, located north of the subject land, is also owned by First Sutton Six III and will be conveyed to the Town as part of its Greenland system, contiguous with the Greenland dedication on the Ballymore and Dimitra's Walk subdivisions. He noted that several studies were undertaken and listed in the staff report.

14. PUBLIC MEETINGS cont'd:

Mr. Smith explained that the draft plan proposes 321 residential and mixed use lots, including 167 single detached homes, 124 townhouses, and 30 mixed use units, together with blocks for general commercial, a municipal parking lot, and Open Space including Provincially Significant Wetlands, a storm water management facility, a landowner dedicated conservation block, and a "Village Green". He stated that collectively the open space, including the other lands owned by the applicant, forms approximately 33% of the total land holding.

Mr. Smith advised that the plan of subdivision is consistent with the May 2010 North West Sutton Development Area Plan which is the master plan for this neighbourhood and served as the basis for approval of the Ballymore and Dimitra's Walk/Nickolas Court lands to the west of the subject lands. The plan of subdivision also conforms to the approved Dimitra's Walk/Nickolas Court subdivision to the west and the proposed OLRM subdivision to the east.

Mr. Smith explained that at the request of Town Staff, a well known architect, Michael Spaziani, was retained to make recommendations regarding the High Street extension portion of the plan. The result of this exercise is a plan which provides a mix of live/work type units and typical commercial uses, with a Village Green as a central focal point. The road system is designed to accommodate on-street parking and a round-a-bout has been included in the design.

Mr. Smith stated that work is being undertaken on the watermain located on Dr. George Burrows Parkway which will serve the North West Sutton Development Area developments.

Mr. Smith reiterated that the proposed development relies upon the new Secondary Plan in which the subject lands are designated as "New Residential Area", "High Street Centre Extension", "Dalton Road Corridor South", and "Environmental Protection Area". Planning staff have prepared a detailed density analysis demonstrating that the plan of subdivision would conform to the density provisions of the new Secondary Plan. The subject land is zoned "Restricted Industrial" (M1) and "Rural" and a zoning amendment is therefore required to implement the draft plan of subdivision and the zoning standards will be consistent with those applied by the Town for the Ballymore and Dimitra's Walk/Nickolas Court subdivisions.

Mr. Smith advised that there is no municipal sewage servicing capacity currently assigned to the subject land and staff has advised that draft plan approval will not be considered until servicing capacity has been assigned, and is therefore premature.

14. PUBLIC MEETINGS cont'd:

However, through this meeting, the applicant is able to obtain input from municipal departments, agencies, the public and Council, and this input can assist them in refining the draft plan while waiting for the assignment of servicing allocation.

Mr. Smith explained that at the recent Ontario Municipal Board hearing concerning Dimitra's Walk/Nickolas Court, Mark King and Gail King asked that First Sutton Six III address their concerns regarding the interface between their existing towing business and the proposed residential lots. In this regard, a reputable noise attenuation consultant was retained and has made recommendations as to how the interface may be accomplished. The Whitney's have also been contacted with regard to their similar concerns. The agent and applicants intend to meet with the King's and Whitney's to discuss their concerns with the intention of finding a mutually acceptable solution before this matter returns to Council.

Todd Evershed, Planner, pointed out that the report number referred to in recommendation 'B' of the report should read 'PB-2011-0056' rather than 'PB-2011-0048'.

Mr. Evershed stated that staff will bring this matter back to Council at a second public meeting. He indicated that proper notice was given and circulated concerning this meeting. Staff was advised that the posted signs inaccurately described the proposal, but they identified the correct mix of units. He noted that staff received comments from the Whitney's and from the King's and their concerns will be considered by staff as they relate to the proposed residential uses. Their properties are currently zoned 'Industrial' and are in the current Sutton Secondary Plan as 'General Commercial'.

Mr. Evershed advised that with regard to the planning documents, staff will review the proposal with regard to conformity with the Growth Plan in its subsequent report to Council. The applicant's intention was to have the plan in conformity with the new Sutton Secondary Plan and therefore staff has reviewed it in that context. The proposed single detached houses and townhouses are permitted within the 'New Residential Area' designation and may be developed to a density ranging between 12 and 25 units per net residential hectare. The proposed 167 units would conform with the Sutton Secondary Plan policies, as would the townhouse and commercial buildings.

Mr. Evershed explained that new residential lot creation and development within the Sutton Urban Service Boundary is only permitted to occur on the basis of full municipal services. Since the proposed draft plan of subdivision does not currently have any assigned servicing allocation, the approval of the subdivision application is premature at this time and staff has identified that approval of the new Sutton Secondary Plan and availability of servicing will be required prior to consideration.

14. PUBLIC MEETINGS cont'd:

Mr. Smith stated that the location and design of the proposed storm water management pond has not yet been looked at. All engineering for this site was done as part of the North West Sutton Development Area plan and at a time when there was one set of standards, and the Lake Simcoe Region Conservation Authority is now preparing another set of standards. The applicant has been in discussion with the Conservation Authority concerning the storm water management pond. An issue that is not delineated on the plan is a strip of land that belongs to another developer that will also form part of the storm water management pond and in a worst-case scenario, there will be more land to utilize and be combined. There is the opportunity to modify the land so that it meets the requirements. A more detailed engineering analysis will be conducted before this issue is before Council again.

Mr. Smith is aware that an updated environmental study has been conducted and completed on the subject property with respect to rare species and he assumed that the Conservation Authority has discussed the relocation of certain species as the issue was raised by the consulting firm. Staff is in receipt of the updated study now.

Moved by Councillor Hackenbrook

Seconded by Councillor Davison

RESOLUTION NO. C-2011-0305

A. THAT REPORT PB-2011-0056 BE RECEIVED AS INFORMATION.

B. THAT STAFF REPORT FURTHER TO COUNCIL FOLLOWING THE RECEIPT AND ASSESSMENT OF PUBLIC AND AGENCY COMMENTS, AND THAT THE APPLICANTS UNDERTAKE TO ADDRESS THE CONCERNS, MATTERS AND ISSUES IDENTIFIED IN REPORT PB-2011-0056 AND RAISED AT THE PUBLIC MEETING CONCERNING APPLICATIONS FOR APPROVAL OF DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT, FIRST SUTTON SIX DEVELOPMENTS III LTD., PART LOT 19 AND 20, CONCESSION 9 (NG).

Carried.....

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. C-2011-0306

THAT COUNCIL RECEIVE CORRESPONDENCE FROM CHRISTOPHER AND KAREN WHITNEY AND CORRESPONDENCE FROM MARK AND GAIL KING, CHRIS AND KAREN WHITNEY AND ERNIE DRAPER EXPRESSING THEIR

14. PUBLIC MEETINGS cont'd:

CONCERNS WITH THE PROPOSED DEVELOPMENT AT THE NORTH/WEST INTERSECTION OF BASELINE ROAD AND DALTON ROAD, SUTTON, REPORT NO. PB-2011-0056.

Carried.....

(8:10 p.m.)

14.1.2 General Amendment to Zoning By-law 500
Accessible Parking Space Provisions and Correction of
Typographical Errors

Report No. PB-2011-0058

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

Harold Lenters, Director of Planning and Building, stated that this general amendment to Zoning By-law 500 is to deal with two small issues. The first issue is concerning an adopted report from the Engineering and Public Work Department dealing with accessible parking spaces. One recommendation from that report was that the traffic and parking by-law deal exclusively with accessible parking space requirements including the size, number, location, markings, etc. Because the zoning by-law cannot deal with all of those issues, and must deal with legal non-confirming issues, it was felt that the traffic by-law should be the sole by-law to deal with accessible parking spaces. It is therefore being recommended that Council direct staff to remove the space provisions in the zoning by-law. He noted that tonight's meeting follows the public meeting process under the Planning Act.

Mr. Lenters indicated that the second issue deals with typographical errors found in the zoning by-law and described in the report. They are minor in nature and have no impact on the substance of the zoning by-law. Staff requests that Council adopt those as well.

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. C-2011-0307

- A. THAT REPORT PB-2011-0058 BE RECEIVED AS INFORMATION.
- B. THAT THE PROPOSED GENERAL AMENDMENT TO ZONING BY-LAW 500 RESPECTING ACCESSIBLE PARKING SPACE PROVISIONS AND TYPOGRAPHICAL ERRORS BE APPROVED.

14. PUBLIC MEETINGS cont'd:

- C. THAT THE AMENDING BY-LAW CONTAIN THE AMENDMENTS AS DISCUSSED IN SECTION 5 OF STAFF REPORT PB-2011-0058.

Carried.....

14.2 Continuation of a Planning Application (Interested Parties Notified):

(8:15 p.m.)

- 14.2.1 Application to Amend the Official Plan (Keswick Secondary Plan) and Zoning By-law 500
GRANDVIEW HOMES DEVELOPMENT INC.
Lots 104, 105 & 106 & Part Block C, Plan 238, 518-520 & 522, Lake Drive South
AGENT: Murray Evans

Report No. PB-2011-0057

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

Murray Evans, agent for the applicant, stated that this is the second public meeting concerning this application. The first public meeting was held last year to review the principal design of the project and since that time, a number of revisions have been made in an attempt to address the concerns raised by Council, staff and members of the public. He mentioned that the planner has done a thorough job of identifying those concerns in her report. He stated that a few significant changes have been made to the plan in an effort to address some of the issues.

Mr. Evans explained that the subject site originally proposed a 15 unit townhouse proposal, with each of the three units to be three stories in height and the units located closest to Lake Drive flanking the road. The applicant was requested to come up with some creative architecture to give them more street appeal.

Mr. Evans stated that a number of issues were raised at the first meeting. The applicant has reduced the number of units on the plan from 15 to 14 and created a parking surplus with 4 extra parking spaces on the site in addition to the required visitor parking spaces.

Mr. Evans explained that the prominence of the proposed three-storey buildings was a concern and in response to this concern, the proposed units have been reduced to 2 stories, slab on grade. They have been reduced in height to blend in more easily with the existing height patterns of the construction in the area.

14. PUBLIC MEETINGS cont'd:

Mr. Evans indicated on a site plan the proposed three units, 2 of them fronting on to Lake Drive. The applicant has attempted to create a friendly, aesthetically pleasing streetscape. One unique aspect of this proposal is the fact that the units have a relationship to Lake Drive and there are rear-loading units proposed with garages attached at the rear of the buildings.

Mr. Evans stated that carports were proposed in the first plan which have been changed to attached garages. He explained that the units on Lake Drive are rear-loading and the internal units have single-car garages accessible from the front. The buildings were shuffled to create sight lines and also to create an open space amenity garden area. He noted that the property to the south is owned by the Town and is significantly tree-covered. The applicant has attempted to be set back from neighbouring properties as much as possible. There will be limited intrusion into private back yard space and there will be back yards backing onto open space.

Mr. Evans explained that the design remains as a condominium townhouse development. He indicated that it is not geared towards seniors, but towards people desiring less square footage of living space and less outdoor maintenance, but still wanting to remain close to the lake and in the general area.

Mr. Evans explained that with regard to soil conditions, the south portion of the site was previously used as a marina. When the applicant purchased the property, soil tests were performed prior to submission of an application and it was determined that there was a high concentration of petro carbons which are gas and diesel. There was a lengthy discussion concerning the best method in which to make it safe and what process to follow in order to clean the soil. He noted that the consulting environmental engineers for the site are also soil engineers. One area of the site contained the 'tainted' soils and the cleaning process involved digging up the soil and then rolling and aerating it in turns. It was then tested again by engineers and it now meets the standards for human habitation.

Mr. Evans stated that in the staff report, a reorganization of the site was suggested with a goal for greater visual access from the road to the lake. He indicated that the applicant is willing to make the suggested changes of removing a unit from Block A and moving a unit from Block D to Block C, which will reduce the number of units facing Lake Drive from 5 to 4 and will allow for the entrance road to be widened. It will also open the view to the lakefront from Lake Drive and the total number of units on the site will be reduced from 14 to 13. More open space will be created and potentially more parking if necessary.

Mr. Evans stated that the proposal is being fine-tuned and will hopefully be able to satisfy Council, staff and the public when it returns to Council. He mentioned that they have not yet met with members of the public to discuss and resolve their

14. PUBLIC MEETINGS cont'd:

concerns, but are intending to do so either during the summer months or in the early fall.

Barbara Mugabe, Planner, stated that this is an application to amend zoning by-law 500 and the Keswick Secondary Plan to permit the development of a condominium townhouse development at 518, 520 and 522 Lake Drive South, adjacent to the lake. She noted that the title of the report should also include an official plan amendment for the Keswick Secondary Plan.

Ms. Mugabe stated that this is the second public meeting for this application and the pertinent policies were discussed at the previous meeting. Townhouse development is considered medium density and therefore is not a permitted use on the subject property, hence the official plan amendment application. She stated that 518 and 520 Lake Drive South are zoned 'Urban Residential', while 522 Lake Drive South is zoned 'Tourist Commercial'. At the previous meeting in May of 2010, several issues were raised by staff and members of the public. Since that meeting, the applicant has worked to address the issues and has revised the concept plan. Staff is in receipt of an environmental soils report. The revised application has been circulated to all agencies and interested parties, and comments were received after the completion of the report which have been circulated separately to Council.

Ms. Mugabe stated that the Fire Department has requested that the proposed private lane be designated and designed in accordance with the Ontario Building Code requirements. She advised that the Region of York is not satisfied with the verification sampling of the soils as the sampling program does not meet the regulatory requirements. Canada Post has no objections to the proposal and further comments from the Lake Simcoe Region Conservation Authority indicate that their concerns have been addressed and it is satisfied with the approval of the applications. She noted that the owner of 512 Lake Drive South is dissatisfied that there has been no substantial reduction in the number of units proposed, and the owner of 516 Lake Drive South has setback questions.

Ms. Mugabe reviewed the outstanding concerns and issues raised. She indicated that the 'affordable housing' definition applied to this development is loosely applied and is unrealistic. She advised that staff is making the necessary arrangements for the Phase I and II Environmental Site Assessment Report and Soils Investigation Report, peer reviewed by Aecom. Docking facilities is a use that is no longer being contemplated as part of this proposal. The 'prospective home buyer' issue has been addressed by the agent and is no longer an issue. With regard to municipal servicing, the application will have to apply for allocation through the Town's Allocation Assignment Program as no servicing allocation capacity is available at this time for the proposed development. She noted that staff supports the reduction of the units from three stories to two stories.

14. PUBLIC MEETINGS cont'd:

Ms. Mugabe stated that staff believes the amenity/garden area and its central location is appropriate and will provide some activity and creation common space for the homeowners. As the area is quite green, the proposed landscaping of 55% of the site will help the development blend in with the surroundings. She indicated that the size of the subject land and its location adjacent to the lake lends this property to a higher density form of residential development, yet the applicant is proposing a density of 23 units per net residential hectare which is significantly less than the maximum permitted density of 60 units per net residential hectare for medium density residential development in the Keswick Secondary Plan.

Ms. Mugabe explained that portions of the subject land are currently zoned Tourist Commercial which permits commercial uses such as restaurant, retail store, marina, etc. Staff is in agreement with the applicant that if the site is developed for any of the permitted commercial uses, there would potentially be more negative impact on the established residential community. Changing the tourist commercial zone to a medium density residential zone is reasonable down zoning.

Ms. Mugabe indicated that a Traffic Impact Study was updated to incorporate Monday to Friday traffic and the revised submission concludes that the proposed development will have no adverse impact on the immediate and surrounding roadway system. She advised that at this time, there is insufficient regional road capacity on the Woodbine Avenue and Leslie Street corridors to accommodate the anticipated traffic resulting from the proposed development. Planning staff recommend that a holding provision be affixed to the zoning on the subject land to not allow development to occur until the regional road capacity is available.

Ms. Mugabe also advised that the applicant should advise if site specific zoning standards will be requested to facilitate the development.

Mr. Lenters explained that the report states there is no servicing allocation capacity available for the proposed development at this time. The Town will be running the next round of the Keswick Servicing Allocation Assignment Program, likely to commence this fall, and he pointed out that in order for the developer to apply to obtain servicing allocation under this Program, one of the eligibility criteria to make an application for allocation is conformity of the proposed development to the policies of the Keswick Secondary Plan. Therefore, in order for the developer to apply to obtain allocation, the Official Plan Amendment application would have to be approved first. Staff would therefore bring back the Official Plan Amendment application to Council for approval and should Council approve the proposed amendment, the developer would be eligible to apply to the Keswick Servicing Allocation Assignment Program in order to try to obtain preliminary assignment of allocation.

14. PUBLIC MEETINGS cont'd:

Ms. Mugabe reiterated that with regard to the chemical contamination on the site, the verification sampling program does not meet the requirements of the York Region Water Resources Branch. Accordingly, the Region will be requiring owners to meet the requirements of the Ministry of Environment and the Region before the applications are reconsidered by Council.

Ms. Mugabe explained that there was a disagreement with regard to Aecom's fees on the first report, and Aecom is willing to withhold these fees, with the applicant to make payment on the second report. The agent is in agreement with this issue.

Shirley Zerfas of 506 Lake Drive South stated that he is concerned with the number of units proposed for the site because that high number of units does not blend in with the community. He indicated that concerns expressed at the earlier meeting included parking, traffic and the number of people living in that space and does not understand how the applicant can believe these issues have been resolved by reducing the number of units by one.

Mr. Evans stated that it is believed that the site is an appropriate location for the proposal. The applicant will reduce the proposal by one more unit, down to 13 from the original 15 units proposed which equates to an approximate 14% reduction, and it may be able to be reduced further. The site contains more land than is needed for the proposal, with over half the site being grass or tree covered. He indicated on the site plan that a portion of the site is owned by the crown and is therefore unusable and will appear as open space. The site itself is not cramped. More than half the site is open space, an abundance of landscaping is proposed and the units fronting on Lake Drive will have 7.5 metres of frontage.

Mr. Evans stated that in his opinion, the sight is working now and he will continue to work with staff to make it even better and even less dense. He noted that the proposal is at the low end of the density requirements. There are predominantly single family dwellings in the area, and this is another reason that this proposal should be at the lower end of the density scale. The proposed units are size-appropriate especially on the sizeable landholding that it is. He explained that the smaller units are for those who do not want 4,000 square foot homes. He stated that if all of the future residents of this development own two vehicles and they all leave for work or school, it will create 13 trips in the peak hour which is not a lot of volume coming out of a project. This is another indicator that the proposed development is suitable for this location.

14. PUBLIC MEETINGS cont'd:

Mr. Lenters advised that this application will be coming back to Council. He explained that the current designation on the subject property allows duplexes, noting that the applicant will be reducing the development by one additional unit. Staff is requesting a nicer entrance feature and would like to better visual access from the roadway to the lake. Staff does not anticipate any major impacts to surrounding property owners. Staff believes this application is close to a design that fits and makes sense on an impact to neighbouring properties point of view.

Mr. Lenters stated that the subject property used to be a tourist commercial area and it is currently partially zoned for that use and the intention in the Keswick area in the beginning was for a mix of tourist commercial uses along the lake. Rather than seeing the site develop as a tourist commercial property, a medium density development in the form of two duplexes along Lake Drive and townhouse units in the rear is more appropriate. The applicant could establish a restaurant use on half of the site but he does not believe the area residents prefer a restaurant use in this area with regard to traffic, noise, odors, etc. From a land use and compatibility perspective, the proposal is the better fit.

Mr. Augustine (Gus) Cheng, Manager, Environmental Services, Soils Engineering Ltd. clarified the environmental quality of the lands in question. He explained that they do not test beyond the water's edge, but part of the program includes values, having an idea of the quality of the ground water running into the lake. He stated that the ground water was not affected, only the soils 1-2 metres from the surface.

Mr. Cheng explained that they dug Phase 1 and Phase 2 and conducted a remediation study according to the guidelines. He mentioned the correspondence from the Region of York indicating that the verification sampling program does not meet the regulatory requirements and that on July 1st, a change of the regulations will occur that will enshrine the criteria into law. In that change, there will be an increased number of data bases and samples required and it will also lower the criteria on which lands are passed as contaminated or not.

Mr. Cheng stated that the testing does not meet the criteria regarding the number of samples. The soils were tested beyond what is required for the site, close to the waterfront, and they felt it was necessary to remediate the soils. The soils are lower than Table 1 and below what the machines in the laboratory can measure. The soils were turned to allow the hydrocarbons to escape. He noted that there were no underground tanks on the site. The impacts on the soils were located under the workshop where light solvents and gas were most likely used to clean parts during the former marina operation, which would impact the soils over the years.

14. PUBLIC MEETINGS cont'd:

Mr. Cheng indicated that the regulations are much stricter now than they were even ten years ago. He stated that the remediation of the site has been completed. He explained that through the test pit program, the soil contamination was delineated and they went further down into the soil to see how far the contamination travelled. Those soils were removed from that area, segregated on site, turned until they met the provisional criteria and then placed back into the excavation site. The whole idea is not to remove soil from the site.

Regional Councillor Wheeler arrived at 9:00 p.m.

Edmund Lazutina, 514 Lake Drive South, stated that his wife sent in a letter to staff with regard to their concerns with the proposal. He stated that the properties surrounding the site contain only bungalows which are not similar to the proposed duplexes and townhouses. The development would contain 15 families and potentially 30 vehicles. He stated that on weekends, if each family had one guest driving one vehicle, there would be 15 additional vehicles on the property. He believes that the site is too small to accommodate the proposed development.

Ann Rose of 512 Lake Drive South stated that no one in the neighbourhood wants the proposed development. No one has made one positive comment about the proposal. She believes that the owner of the subject property, who does not live in the municipality, is developing this property due to his own greed.

A resident stated that at the first public meeting, another resident had commented that he had witnessed the previous owner of the subject land systematically burying refuse, tires, etc, on the site and bulldozing it over. He is not sure if this issue has been investigated and addressed. He also stated that the traffic study was conducted in the area in January with no specific peak time noted and again in mid-August when a lot of residents are away on vacation. The traffic study therefore resulted in no impacts to the area, but conducting a traffic study during the winter and when most residents are away would not result in any impacts to the area.

Bob Magloughlen, Director of Engineering and Public Works, explained that traffic in the summer months actually increases. It is the traffic generated by the development rather than the surrounding traffic that is of interest. The study indicated that there may be 100 trips in and out of the development over a 24-hour period and a resident would barely notice this increase in traffic unless a point was made to study the traffic volume. He stated that the minor increase in traffic that the proposed development would generate is not an issue as far as staff is concerned.

Mr. Evans noted that a traffic volumes study was updated during the summer when the traffic volumes were up because it was requested at the first public meeting. The results were negligible.

14. PUBLIC MEETINGS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0308

- A. THAT REPORT PB-2011-0057 BE RECEIVED AS INFORMATION.
- B. THAT STAFF REPORT FURTHER TO COUNCIL FOLLOWING:
 - I. THE RECEIPT AND ASSESSMENT OF ALL OUTSTANDING MATTERS AS OUTLINED IN REPORT PB-2011-0057; AND
 - II. THE RECEIPT OF PRELIMINARY ASSIGNMENT OF WATER AND SEWER SERVICING ALLOCATION FOR THE SUBDIVISION PROPOSAL THROUGH THE NEXT ROUND OF THE KESWICK SERVICING ALLOCATION ASSIGNMENT PROGRAM.

THAT THE DEPUTATIONS MADE BY MEMBERS OF THE PUBLIC BE RECEIVED AND THAT WRITTEN CORRESPONDENCE FROM STEVE AND JANET WASSON AND ZINA AND EDMUND LAZUTINA EXPRESSING THEIR CONCERNS WITH THE PROPOSED DEVELOPMENT BE RECEIVED.

Carried.....

The Council meeting recess at 9:10 p.m. and resumed at 9:18 p.m.

Moved by Councillor Szollosy

Seconded by Regional Councillor Wheeler

That the rules of procedure be waived to permit Jason Laidler to address Council with a deputation at this time.

Carried.....

11. DEPUTATIONS:

11.3 Jason Laidler concerning the Ontario FIT Program

Jason Laidler stated that he is in attendance to make Council aware of the Green Energy and Green Economy Act 2009 and the Ontario FIT (Feed-In-Tariff) Program. He explained that Dalton McGuinty is encouraging residents and

11. DEPUTATIONS cont'd:

commerce to go green with solar energy and solar panels through this program. The Ontario FIT Program would apply to the Town. The Province has increased the amount in terms of what they will pay for businesses or municipalities who take advantage of the program by creating solar panel arrays on roof tops (must be on roof top) and there are companies that have sprung up because of this initiative who do all the legwork. These companies can be contacted through the following website; www.solarpowernetwork.ca. These companies will do everything in terms of crunching the numbers to determine if the roof space is large enough and strong enough for the project. If it is, they will pay to the roof-top owner, up front, a considerable amount of money, up to \$1 million plus. The Province is guaranteeing an inflated rate on the power that will be generated by the solar panels.

Mr. Laidler explained that these companies cover the engineering studies and installation in exchange for renting the roof space for a 20-year period. They will be paid a premium for the power generated and the roof owner is paid a lump sum up front.

Mr. Laidler stated that Georgina could take advantage of this program. The program is to end in September of this year and all of the proposals to participate in this program have to go to the Ontario Power Authority. It is a lengthy process but the opportunity still remains, on a time-sensitive basis, for Georgina to take advantage of this rich program that the Premier of Ontario is receiving a lot of criticism for. Georgina should indicate that it is interested in participating in this program by submitting a proposal to the Ontario Power Authority and guarantee its place in line before the deadline and the program ends. The Town would benefit through millions of dollars of revenue and being able to boast about being a green energy producer.

Mr. Laidler stated that he is looking for support from Council to move forward as soon as possible with a submission. The Town would not be committed to anything until the Ontario Power Authority renders a decision several months from now.

Sue Plamondon, Chief Administrative Officer, stated that the whole idea of generating electricity via Town rooftops was before Council earlier this year. Staff is conducting a facility assessment from an environmental perspective and intends to report back to Council when the work has been completed. There is also the issue of generating electricity for the Town's own purposes. She stated that there are many companies engaged in this business venture but to be able to react in time to meet the September deadline is difficult. Staff had heard that the program was removed, and then reapplied a couple of times so it is not sure how long the program will last. The Town needs to operate openly, transparently and in a competitive manner.

11. DEPUTATIONS cont'd:

Mr. Laidler indicated that if the Town does not submit a proposal to the Ontario Power Authority, it will miss out on millions of dollars in revenue.

Moved by Councillor Szollosy

Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2011-0309

THAT THE DEPUTATION MADE BY JASON LAIDLER INFORMING COUNCIL OF AN OPPORTUNITY TO PARTICIPATE IN THE 'ONTARIO FIT (FEED-IN-TARIFF) PROGRAM' BY PERMITTING A LOCAL COMPANY TO ERECT A SOLAR PANEL ARRAY ON THE ROOFTOP OF A MUNICIPAL FACILITY IN EXCHANGE FOR A LUMP SUM PAYMENT TO THE TOWN AND THE LEASE OF THE ROOFTOP TO THE COMPANY FOR 20 YEARS, BE RECEIVED AND REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR SUBMISSION OF A FEASIBILITY REPORT.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.2 Report from the Planning and Building Department:

17.2.1 Proposed Street Name – “Vita Stephanie Court”

Report No. PB-2011-0059

Item No. 15.2.4 was heard in conjunction with this report.

15. COMMUNICATIONS:

15.2 Matters for Disposition:

15.2.4 Gord Mahoney of Michael Smith Planning Consultants Development Coordinators Ltd. requesting Council include the street name 'Vita Stephanie Court' to its approved Street Inventory List and reserve the name for the Draft Plan of Subdivision and Condominium 19T-07G01 and 19CDM-07G02 development on Baseline Road in Sutton.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2011-0310

A. THAT REPORT PB-2011-0059 BE RECEIVED AS INFORMATION.

B THAT THE STREET NAME "VITA STEPHANIE COURT" BE APPROVED FOR USE IN THE DRAFT PLAN OF SUBDIVISION 19T-07G01 AND DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02.

Carried.....

Velvet Ross, Planning Manager, was requested to ensure that the Street Inventory Listing is fully updated.

17.1 Recommendations of the Committee of the Whole Meeting held on June 20, 2011:

17.1.13 THAT THE REGION OF YORK AND CONSULTANTS FOR THE UPPER YORK SEWAGE SOLUTIONS PROJECT BE REQUESTED TO MAKE A FULL PUBLIC PRESENTATION TO COUNCIL AT A FUTURE COUNCIL MEETING.

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0311

THAT THE MOTION BE AMENDED TO CLARIFY THE INTENTION OF THE MOTION BY AMENDING IT AS FOLLOWS:

THAT THE REGION OF YORK AND CONSULTANTS FOR THE UPPER YORK SEWAGE SOLUTIONS PROJECT BE REQUESTED TO MAKE A FULL PUBLIC EVENING PRESENTATION IN GEORGINA

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

17.3 Reports from the Recreation, Parks and Culture Department:

17.3.1 Ice Resurfacers

Report No. RPC-2011-0026

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0312

- 1 THAT REPORT RPC-2011-0026 BE RECEIVED.
- 2 THAT COUNCIL AWARD REQUEST FOR PROPOSAL RPC 2011-031 IN AN AMOUNT NOT TO EXCEED \$52,132.55 INCLUSIVE OF HST TO RESURFACE CORP OF ELMIRA AND THAT THE PURCHASING MANAGER ISSUE A PURCHASE ORDER ACCORDINGLY.
- 3 THAT COUNCIL TRANSFER \$8,947 FROM THE CAPITAL/EQUIPMENT RESERVES TOWARDS THE PURCHASE OF THE ICE RESURFACER.

Carried.....

Mayor Grossi arrived at 9:40 p.m.

17.3.2 De La Salle Park Changes/Improvements

Report No. RPC-2011-0027

Bob Magloughlen, Director of Engineering and Public Works, stated that a pedestrian crossing is a facility recognized under the Traffic Manual. One was created in front of The Briars Resort on Hedge Road with lines on the road way and appropriate signage. He believes that creating pedestrian crossings at De La Salle Park may create a problem rather than solve a problem.

Moved by Mayor Grossi

Seconded by Councillor Davison

RESOLUTION NO. C-2011-0313

THAT REPORT NO. RPC-2011-0027 ENTITLED 'DE LA SALLE PARK CHANGES/IMPROVEMENTS' BE RECEIVED, THAT THIS ISSUE BE REFERRED BACK TO THE RECREATION, PARKS AND CULTURE DEPARTMENT FOR

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

FURTHER CONSIDERATION, THAT THE MASTER PLAN BE REVIEWED AS TO FUTURE USES OF THE EXISTING BUILDINGS ON THE SITE TO THE EAST OF THE PARK AND THAT THE ISSUE OF DIRECTING PEDESTRIAN TRAFFIC THROUGH THE EXISTING TUNNEL RATHER THAN CROSSING OVER LAKE DRIVE TO ACCESS THE LAKEFRONT BE EXAMINED.

Carried.....

Faye Richardson, Director of Recreation, Parks and Culture Department, advised Council that staff is using the current pay and display machines at North Gwillimbury Park and Holmes Point Park and using the new hand-held pay and display machines at De La Salle Park and Willow Beach Park.

Rebecca Mathewson, Director of Administrative Services and Treasurer, stated that you cannot achieve compliance overnight. The Payment Card Industry recently upgraded their guidelines and standards which created more work to achieve compliance. The Town is now fully compliant with regard to debit and credit card payments. She did note that the rare transaction that may go through on the original pay and display machines would most likely not be compliant.

17.4 Report from the Economic Development Department:

17.4.1 Lake Simcoe Shoreline & Spring House Restoration Project

Report No. ED-2011-0005

Bob Magloughlen, Director of Engineering and Public Works, stated that the Town has undisputed ownership of the subject property and the neighbouring property owners have been apprised of that. This property will be identified for public use.

Moved by Councillor Szollosy

Seconded by Mayor Grossi

RESOLUTION NO. C-2011-0314

- A. THAT REPORT NO. ED-2011-0005 BE RECEIVED FOR INFORMATION.
- B. THAT COUNCIL AWARD REQUEST FOR PROPOSAL RPC 2011-039 IN AN AMOUNT NOT TO EXCEED \$49,720.00 INCLUSIVE OF HST TO NEALON WOOD PRODUCTS LIMITED AND THAT THE PURCHASING MANAGER ISSUE A PURCHASE ORDER ACCORDINGLY.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

- C. THAT COUNCIL SUPPORT AN EXPENDITURE OF UP TO \$17,500.00 FROM THE GREEN/ENERGY INITIATIVE RESERVE FUND TO COMPLETE THE SHORELINE AND SPRING HOUSE RESTORATION PROJECT.

Carried.....

15 COMMUNICATIONS:15.1 Matters for Routine:

None.

15.2 Matters for Disposition:

- 15.2.1 Richard St. Amour urging all Ontario residents to register with the new Organ and Tissue Donor Registry.

Moved by Councillor Smockum

Seconded by Mayor Grossi

RESOLUTION NO. C-2011-0315

THAT CORRESPONDENCE FROM RICHARD ST. AMOUR URGING ALL ONTARIO RESIDENTS TO REGISTER WITH THE NEW ORGAN AND TISSUE DONOR REGISTRY, BE RECEIVED.

Carried.....

- 15.2.2 Mayor Virginia Hackson, Chair, Lake Simcoe Region Conservation Authority, requesting nominations for the annual Conservation Awards by July 29, 2011.

Moved by Mayor Grossi

Seconded by Councillor Smockum

RESOLUTION NO. C-2011-0316

THAT CORRESPONDENCE FROM MAYOR VIRGINIA HACKSON, CHAIR, LAKE SIMCOE REGION CONSERVATION AUTHORITY, REQUESTING NOMINATIONS FOR THE ANNUAL CONSERVATION AWARDS BY JULY 29, 2011, BE RECEIVED

15. COMMUNICATIONS cont'd:

AND REFERRED TO THE RECREATION, PARKS AND CULTURE DEPARTMENT STAFF AND TO THE GEORGINA ENVIRONMENTAL ADVISORY COMMITTEE FOR CONSIDERATION.

Carried.....

- 15.2.3 Pastor Ken Brooks, Georgina Community Church, requesting an exemption from the Town's Noise By-law to permit a family movie night to be held on the church grounds four evenings throughout the summer months.

Moved by Mayor Grossi

Seconded by Councillor Szollosy

RESOLUTION NO. C-2011-0317

THAT COUNCIL GRANT AN EXEMPTION TO THE GEORGINA COMMUNITY CHURCH FROM NOISE BY-LAW NO. 2003-0075 (PWE-1) TO PERMIT FAMILY MOVIE NIGHTS TO BE HELD ON THE CHURCH GROUNDS ON JULY 8TH, JULY 22ND, AUGUST 12TH AND AUGUST 19TH, 2011, FROM APPROXIMATELY 9:30 P.M. TO 11:30 P.M., AND THAT THE CHIEF MUNICIPAL LAW ENFORCEMENT OFFICER AND THE LOCAL POLICE DEPARTMENT BE NOTIFIED OF THESE EVENTS.

Carried....

16. PETITIONS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

Councillor Davison inquired about restoring the 80 km/h speed limit on the portion of Ravenshoe Road between Woodbine Avenue and Thornlodge Drive that was reduced to 60 km/h due to construction some time ago, as there doesn't seem to be any construction visible now. The reduced speed limit is confusing to residents.

19. REGIONAL BUSINESS cont'd:

Mr. Magloughlen stated that the construction work is substantially complete but this area is still part of the construction project. The speed limit should remain lowered if there is the potential for construction workers to be working on the road. He stated that he will request an update from the Region on the status of the project and the sewage treatment plant work.

Councillor Hackenbrook was advised that speed limits on Black River Road and High Street fall under Regional policy and cannot be reduced.

Councillor Craig inquired when the Highway 404 Extension would be completed and was advised the completion date is December 15, 2012.

20. BY-LAWS:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

That the following by-laws be given three readings:

- | | | |
|------|---------------------------------|---|
| 20.1 | By-law Number 2011-0070 (CON-1) | Being a By-law to authorize the Mayor and Clerk to enter into an Agreement with Zehrs Food Plus (Zehrs) Keswick, respecting Sunday deliveries. |
| 20.2 | By-law Number 2011-0071 (CON-1) | Being a By-law to authorize the Mayor and Chief Administrative Officer to execute the necessary agreements for those purchases that adhere to the Town's Purchasing By-law during the summer months until September 12, 2011. |

20. BY-LAWS cont'd:

- 20.3 By-law Number 2011-0072 (PL-3) Being a By-law to authorize the Mayor and Clerk to execute a Partial Release of the Site Plan Agreement made between Gerald Draper, as owner, and the Town of Georgina; Part of Lots 3 and 4, Concession 3 (NG), designated as Part 1, Plan 65R-15968, except Part 1, Plan 65R-21113 and Part 1, Plan 65R-27719 and except Plan 65M-4131, as identified by Pin 03468-1126 (LT), 591 The Queensway South
- 20.4 By-law Number 2011-0073 (CON-1) Being a By-law to authorize the Mayor and Clerk to enter into an agreement between the Town of Georgina and Hydro One Networks Inc. for hydro service at The ROC.
- 20.5 By-law Number 2011-0074 (REG-1) Being a By-law to amend By-law 2009-0050 to prohibit smoking and holding lighted tobacco products effective July 1st at designated outdoor Town facilities.
- 20.6 By-law Number 2011-0075 (PWO-2) Being a By-law to temporarily close Pollock Road to facilitate a culvert replacement.

Carried.....

21 MOTIONS:

None.

22 NOTICES OF MOTION:

None.

23 OTHER BUSINESS:

Bob Magloughlen, Director of Engineering and Public Works, was requested to follow up with the Federal government to determine at what stage its report is regarding the Federal Dock and the dredging of the Black River and when the report it will be received by Town staff.

Faye Richardson, Director of Recreation, Parks and Culture, stated that staff will be contacting the police with regard to more patrols throughout the evening hours near Whipper Watson Park due to continued vandalism involving the destruction of park play equipment and the cutting of trees. Staff is considering video cameras, lighting, letter to residents of Keswick- by-the-Lake and the holding of a public meeting. It was noted that residents can call "Crimestoppers" anonymously and a community outreach program could be set up through the police department.

24. CONFIRMING BY-LAW

Moved by Councillor Szollosy

Seconded by Councillor Davison

By-law Number 2011-0076 (COU-2)

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

Carried.....

25. ADJOURNMENT:

Moved by Councillor Smockum

Seconded by Councillor Davison

That the meeting adjourn at this time (10:32 p.m.).

Carried.....

Robert Grossi, Mayor

Roland Chenier, Town Clerk