

THE CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE MINUTES

Monday, April 18, 2011
(9:05 a.m.)

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

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

Mayor Grossi	Regional Councillor Wheeler
Councillor Craig	Councillor Davison
Councillor Hackenbrook	Councillor Smockum
Councillor Szollosy (left at 11:00 a.m.)	

3. COMMUNITY SERVICE ANNOUNCEMENTS:

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

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

- 4.1 Georgina Lee, President of the 'Moving Forward Foundation'
- 4.2 Addendum sheet listing the following reports;
 - Report No. RCP-2011-0012 entitled 'Keswick Model Aircraft Club Lease Renewal', Report No. RPC-2011-0013 entitled 'Udora Hall Roof Repairs'
 - Report No. RPC-2011-0014 entitled 'Hydro One Easement'
- 4.3 Addendum sheet listing items to be dealt with in Special Council;
- 4.4 Upper York Sewage Solution Project under Other Business

5. APPROVAL OF AGENDA:

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

RESOLUTION NO. CW-2011-0086

THAT THE AGENDA WITH THE FOLLOWING ADDENDUM ITEMS BE APPROVED:

- 5.1 GEORGINA LEE, PRESIDENT OF THE 'MOVING FORWARD FOUNDATION'
- 5.2 ADDENDUM SHEET LISTING THE FOLLOWING REPORTS;
 - REPORT NO. RCP-2011-0012 ENTITLED 'KESWICK MODEL AIRCRAFT CLUB LEASE RENEWAL',
 - REPORT NO. RPC-2011-0013 ENTITLED UDORA HALL ROOF REPAIRS'
 - REPORT NO. RPC-2011-0014 ENTITLED 'HYDRO ONE EASEMENT'
- 5.3 ADDENDUM SHEET LISTING ITEMS TO BE DEALT WITH IN SPECIAL COUNCIL;
- 5.4 UPPER YORK SEWAGE SOLUTION PROJECT UNDER OTHER BUSINESS

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

Regional Councillor Wheeler declared an interest in Item No. 17.1.1 with respect to the portion of the Development Charges Report that deals with lots of record because he owns a lot of record other than his personal residence.

Councillor Hackenbrook declared an interest in Item No. 17.1.1 with respect to the portion of the Development Charges Report that deals with lots of record because he owns a lot of record other than his personal residence.

Councillor Hackenbrook declared an interest in Item No. 17.1.1 with respect to the discussion concerning the Canadian Tire store because he is employed by Canadian Tire.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Davison

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0087

THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON APRIL 4, 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 Addendum Item No. 11.1, Georgina Lee of the Moving Forward Foundation
- 9.2 Item No. 12.1, presentation by Dave Gordon, Region of York Environmental Services concerning the mandatory use of compostable bags
- 9.3 Item No. 15, various matters for disposition
- 9.4 Item No. 17.1.1, Report No. DAS-2011-0023 entitled 'Draft Development Charges Background Study'
- 9.5 Item No. 17.2.1, Report No. RPC-2011-0012 entitled 'Keswick Model Aircraft Club Lease Renewal'
- 9.6 Item No. 17.2.2, Report No. RPC-2011-0013 entitled 'Udora Hall Roof Repairs'

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Hackenbrook

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:

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

Routine

RESOLUTION NO. CW-2011-0088

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED FOR INFORMATION.

Report

17.2 Reports from the Recreation, Parks and Culture Department:

17.2.3 Hydro One Easement

Report No. RPC-2011-0014

RESOLUTION NO. CW-2011-0089

1. THAT REPORT RPC-2011-0014 BE RECEIVED.
2. THAT A BY-LAW BE PASSED AUTHORIZING THE MAYOR AND CLERK TO GRANT AN EASEMENT TO HYDRO ONE NETWORKS FOR THE PURPOSE OF ELECTRICAL SERVICE TO THE ROC.

Carried.....

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

11.1 Georgina Lee, Moving Forward Foundation

Ms. Lee stated that she moved to York Region three years ago and founded the 'Moving Forward Foundation', working with residents of York Region.

Ms. Lee explained that they run a program that offers \$1,000 interest-free three-year loans for individuals who are starting over again such as victims of domestic violence or those facing tough times. Over the last year, the foundation provided \$12,000 to individuals, \$8,000 of which stayed in Georgina, with an additional \$14,000 in loans slated for May and June of this year, with 60% of those loans staying in Georgina as well.

11. DEPUTATIONS cont':

Ms. Lee explained that this foundation is not publicly funded and was formed by a group of friends who wished to make a difference and knew from personal experience how difficult it is to live on social housing and food banks and without family or community support. They have applied for some funding, but raise their own money and work from an office in Richmond Hill made available through in-kind donations. Each event they host is a networking event and has some type of auction included, with reasonably priced tickets in order that the community may become involved. The money raised in a community stays in that community to help residents get back on their feet.

Ms. Lee advised that the foundation will be hosting another event in Georgina in the late spring or early summer and hopes that Council and the community will support it.

Moved by Councillor Szollosy

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0090

THAT THE DEPUTATION MADE BY GEORGINA LEE OF THE MOVING FORWARD FOUNDATION CONCERNING THE FOUNDATION'S MANDATE TO ASSIST INDIVIDUALS IN STARTING THEIR LIVES OVER, BE RECEIVED.

Carried.....

12. PRESENTATIONS:

12.1 Dave Gordon, Manager of Waste Management, Program Planning and Policy, York Region Environmental Services, concerning the mandatory use of compostable bags as of May 1st.

Mr. Gordon stated that upon Council's request, he is in attendance to provide a brief history on the green bin program, and to review the new compostable bag program and the reasons for it.

Mr. Gordon stated that the green bin pilot project began in Markham in 2004, was expanded to Vaughan in 2006 and to the remaining seven York Region municipalities in 2007. It was a successful program with a good participation rate in communities, a good education program and many local partners for collection and education. The Region of Durham recycles 142 kg/household, while Halton recycles 179 kg/household, the Region of Peel recycles 173 kg/household and the Region of York recycles the highest quantity at 220 kg/household. As far as the diversion rate goes through the blue box program, York Region is at 53% diversion which is a testament to a well-designed system that works for the residents.

12. PRESENTATIONS cont'd:

Mr. Gordon stated that York Region's participation rates in the green bin program is 85 – 90% per resident, with the City of Toronto at 90%, Peel Region at 50%, Halton Region at 80% and Durham Region at 70%. The high participation rate relates to a few factors including convenience of weekly collection of organics/recyclables, frequent collection of yard waste during growing seasons, award winning promotion and public education programs, and collection of residual waste every other week.

Mr. Gordon explained that the source separated organics are collected at the curb and distributed to processing facilities. Organics processing and composting is still relatively new. York Region has used Halton Region's facility and had third party contracts in London and Welland, both of which dealt with odor issues. The composting and processing has been difficult to manage and York Region is currently developing a local solution for processing.

Mr. Gordon stated that there are increasing concerns about long term program sustainability and changes are needed to reduce reliance on third party contractors, as 100% of York Region's SSO processing capacity is outsourced, with chronic processing failures and long distance hauling required, resulting in a large carbon footprint. York Region has initiated a design build proposal for an SSO processing facility in partnership with Dufferin County.

Mr. Gordon explained that the Ministry of the Environment recently released more stringent composting guidelines which have been published for comment at this point. It is the industry's perception that the Ministry is concerned about elevated odour from the processing facilities as the facilities are generally surrounded by residential properties. The Ministry is currently focused on guidelines to address the odour issue.

Mr. Gordon stated that in 2008, Regional Council requested staff to develop a strategy for the elimination of plastic bag bin liners, in 2009 directed staff to implement a program to promote the use of certified compostable bag liners and in 2010 endorsed the mandatory use of compostable bags starting May 1, 2011. Plastic bags are a residue, allowed initially as a convenience and a way to allow people to participate more easily in the program. Plastic bags need to be screened out of the process before the compost is processed and account for 3% of the residue. There are compostable bag liners on the market and they will help make the program more sustainable by reducing plastic.

Mr. Gordon explained that a communication and education campaign was launched in the fall of 2009 to raise awareness about the mandatory use of compostable bags and to educate residents about plastic bags and why they are not a sustainable option. The program will address the key messages; when compostable bag use becomes mandatory, why plastic bags should not be used, how to identify compostable bags, their

12. PRESENTATIONS cont'd:

benefits and where they can be purchased. The campaign will be promoted with in-person promotions with samples, media release, paid advertising, truck signage, in-store point of sale, transit shelters, website, green bin brochures, newsletters and distribution of information postcards.

Mr. Gordon stated that the fourteen-week advertising campaign began March 25th and the information postcards were delivered April 3rd by mail, in-person promotion will occur in the spring and summer of this year, truck signage is scheduled to be installed by the end of April. The in-store point of sale 'shelf talkers' will be in place in stores from April 25th to July 16th. Signage at transit shelters will be present for the months of April and May and the green bin brochure and newsletter will be delivered in the spring.

Mr. Gordon stated that the Town will not be enforcing the mandatory use of compostable bags at the curb immediately. Residents will be encouraged to make the switch.

Bob Fortier, Operations Manager, stated that he met with the Town's recycling and garbage contractor, Turtle Island to discuss the procedure when employees notice green bin material in plastic bags. The employees will take the compost for processing and will hang a door-knocker on the resident's green bin in an attempt to educate the resident about the use of compostable bags.

Sue Plamondon, Chief Administrative Officer, advised that this will occur across the northern six municipalities. There is always a transition period for implementation of a new program in order to obtain resident's interest and commitment. Town staff will work with Turtle Island to determine how long this transition period should last.

Mr. Gordon stated that 100% of York Region's compostable waste is being delivered to composting processors. The Region has secured a contract with a Massachusetts processor as well as two other processors in London and Welland. Property procurement is in the process at this time and once it is awarded, the Region can move toward construction of its own facility. He noted that there will be an 18-24 month construction schedule from the time it is awarded, with a 2013 completion goal. Approximately one-third of the compostable material is processed in the States, with the balance being spread between London and Welland.

Mr. Gordon explained that the Regions of Durham and Halton have a high participation rate with compostable bags. He believes that the main driver for participation in the program is offering green bin pickup every week and garbage pickup every other week. The Region's goal was to see green bin participation at least equal to blue box participation, which has been reached in York Region. The Region is attempting to educate residents, letting them know why the Region is implementing compostable bags and why they should participate with the hope that most residents will participate.

12. PRESENTATIONS cont'd:

Mr. Fortier stated that this is similar to the yard waste and paper bag transition. The Region will conduct audits to establish the percentage of participation. He explained that the contractor is paid per ton to pick up waste, so leaving the compostable waste behind creates a problem for both the residents and for the contractor. The Town is asking the contractor to assist them in educating the residents by leaving information behind. There are no resources committed for enforcement.

Mr. Gordon stated that there is a concern that stores are selling unacceptable brands of compostable bags. The Region will be advising retailers what type of compostable bags are certified and accepted in our program, but this product is distributed on a national scale and it will be difficult to make acceptable products the only ones on our shelves.

Mr. Gordon explained that biodegradable and compostable are two different things. It is best to look for the certified compostable symbol on the packaging to ensure that the correct product is purchased.

Moved by Councillor Szollosy

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0091

THAT THE DEPUTATION MADE BY DAVE GORDON, MANAGER OF WASTE MANAGEMENT, PROGRAM PLANNING AND POLICY, YORK REGION ENVIRONMENTAL SERVICES, CONCERNING THE MANDATORY USE OF COMPOSTABLE BAGS AS OF MAY 1, 2011, BE RECEIVED AND REFERRED TO STAFF FOR A REPORT DETAILING THE COMPOSTABLE BAG IMPLEMENTATION STRATEGY INCLUDING TIMELINES, THE EDUCATION AND EXPLANATION TO RESIDENTS OF THE PROGRAM, DETAILING THE RECYCLING CONTRACTOR'S INVOLVEMENT AND STRATEGY FOR NON-PARTICIPATING RESIDENTS, AND CURRENT PROTOCOL IN PLACE.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.2 Reports from the Recreation, Parks and Culture Department:

17.2.1 Keswick Model Aircraft Club Lease Renewal

Report No. RPC-2011-0012

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Regional Councillor Wheeler

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0092

1. THAT REPORT RPC-2011-0012 BE RECEIVED.
2. THAT THE EXISTING LEASE AGREEMENT BETWEEN THE TOWN AND THE KESWICK MODEL AIRCRAFT CLUB INCORPORATED AND THE KESWICK CEMETERY BOARD BE EXTENDED TO JUNE 30, 2015.
3. THAT A BY-LAW BE PASSED AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO AN AGREEMENT WITH THE KESWICK MODEL AIRCRAFT CLUB INC. AND THE KESWICK CEMETERY BOARD COMMENCING MARCH 2011.

Carried.....

17.2.2 Udora Hall Roof Repairs

Report No. RPC-2011-0013

Brock McDonald, Manager of Development and Business Services, explained that the existing trusses are not capable of supporting the roof structure. The original building was constructed in the 1960's. Staff did not request references for the second lowest bidder as the lowest bidder's bid met the criteria. The chosen contractor has been in business for over 5 years. Work is to be completed by May 27th.

Rebecca Mathewson, Director of Administrative Services and Treasurer, explained that the bid chosen depends on the type of work being conducted. In a bid/tender position, specifications are included in the open bid and staff choose the lowest bidder as long as the lowest bidder meets the criteria. Requests for Proposal go through an evaluation weighting score process. Department heads work with the Purchasing Manager to ensure all references provided are acceptable and all appropriate requirements are in place.

Moved by Councillor Smockum

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2011-0093

1. THAT REPORT RPC-2011-0013 BE RECEIVED.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

2. THAT COUNCIL AWARD RPC2011-023 TO HAMLET ROOFING LIMITED IN AMOUNT OF \$42,375.00 AND THAT THE PURCHASING MANAGER ISSUE A PURCHASE ORDER ACCORDINGLY
3. THAT \$10,000.00 BE PROVIDED FROM THE FACILITIES RETROFIT RESERVE TO THE UDORA HALL CAPITAL ACCOUNT.

Carried.....

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

14. PUBLIC MEETINGS:

None.

15. COMMUNICATIONS:

15.2 Matters for Disposition:

- 15.2.1 Bradley Clayden, Assistant Head of Special Education, Sutton District High School, requesting an exemption from the Noise By-law to permit music to be played in the sports field during its annual 'Relay for Life' event from 7:00pm on June 3rd to 7:00am on June 4th.

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2011-0094

THAT COUNCIL GRANT AN EXEMPTION FROM THE NOISE BY-LAW NO. 2003-0075 (PWE-1) FOR MUSIC TO BE PLAYED DURING THE SUTTON DISTRICT HIGH SCHOOL'S ANNUAL 'RELAY FOR LIFE' EVENT TO BE HELD FROM 7:00 P.M. ON JUNE 3RD TO 7:00 A.M. ON JUNE 4TH, 2011 ON THE SCHOOL GROUNDS AND THAT THE LOCAL POLICE STATION BE ADVISED OF THE EVENT.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.2 Corinne D'Angelo requesting permission to temporarily close Shetland Drive, Keswick, on Saturday, July 9th from 12:00 noon to 10:00pm during a street party.

Moved by Councillor Craig

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2011-0095

THAT COUNCIL APPROVE THE TEMPORARY CLOSURE OF SHETLAND DRIVE, KESWICK, ON SATURDAY, JULY 9TH, FROM 12:00 NOON TO 10:00 P.M. DURING A STREET PARTY EVENT, THAT THE PUBLIC WORKS DEPARTMENT PROVIDE THE NECESSARY BARRICADES AND THAT THE LOCAL POLICE, FIRE AND EMS SERVICES BE ADVISED.

Carried.....

- 15.2.3 Betty Anne Martin, Secretary/Treasurer, Sutton Agricultural Society, requesting Council declare the 156th annual Sutton Fair and Horse Show, August 4th-7th, a 'Community Festival Event', grant permission to temporarily close Fairpark Lane between Hawkins Street and Snooks Road and to operate an Entertainment Tent during the fair.

Moved by Councillor Hackenbrook

Seconded by Councillor Smockum

RESOLUTION NO. CW-2011-0096

THAT COUNCIL DECLARE THE 156TH ANNUAL SUTTON FAIR AND HORSE SHOW TO BE HELD FROM AUGUST 4TH TO 7TH, 2011, A 'COMMUNITY FESTIVAL EVENT', GRANT PERMISSION TO TEMPORARILY CLOSE FAIRPARK LANE BETWEEN HAWKINS STREET AND SNOOKS ROAD DURING THE EVENT AND THAT THE BOARD OPERATE AN ENTERTAINMENT TENT DURING THE EVENT.

Carried.....

15. COMMUNICATIONS cont'd:

- 15.2.4 Hazel McCallion, Mayor, City of Mississauga, requesting Council support its position that the Government of Ontario consider directing a portion of the revenue derived from H.S.T. charged on gasoline and diesel sales to a new predictable funding mechanism for transportation infrastructure.

Moved by Councillor Szollosy

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0097

THAT CORRESPONDENCE FROM HAZEL MCCALLION, MAYOR, CITY OF MISSISSAUGA, REQUESTING COUNCIL SUPPORT ITS POSITION THAT THE GOVERNMENT OF ONTARIO CONSIDER DIRECTING A PORTION OF THE REVENUE DERIVED FROM H.S.T. CHARGED ON GASOLINE AND DIESEL SALES TO A NEW PREDICTABLE FUNDING MECHANISM FOR TRANSPORTATION INFRASTRUCTURE, BE RECEIVED.

Carried.....

- 15.2.5 AMO inviting municipalities to nominate their projects for the 2011 Peter J. Marshall Municipal Innovation Awards.

Moved by Councillor Wheeler

Seconded by Councillor Smockum

RESOLUTION NO. CW-2011-0098

THAT CORRESPONDENCE FROM THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO INVITING MUNICIPALITIES TO NOMINATE THEIR PROJECTS FOR THE 2011 PETER J. MARSHALL MUNICIPAL INNOVATION AWARDS BE RECEIVED AND REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR CONSIDERATION.

Carried.....

16. PETITIONS:

None.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:

17.1 Report from the Administrative Services Department:

17.1.1 Draft Development Charges Background Study

Report No. DAS-2011-0023

Rebecca Mathewson, Director of Administrative Services and Treasurer, advised that there is a change on page 3 of the report in the second-last paragraph, the second-last word 'gross' should read 'household'.

Ms. Mathewson stated that the rates were calculated using gross methodology. There have been several recent court challenges and the Ontario Municipal Board has ruled that gross methodology cannot be used, in particular to municipalities having challenges. The rates being proposed are reasonable and necessary in order for the Town to achieve sufficient funding to maintain service levels. Household methodology achieves higher rates, so staff is intending to discuss this with the developers and report back to Council when these discussions are completed.

Ms. Mathewson explained that the Development Charges Act states that municipalities can omit a development charge against new units based on existing service levels. Staff have identified existing asset inventory for recreation, parks, roads, water, sewer and libraries. Municipalities cannot use development charges for computers and is fairly restrictive.

Ms. Mathewson stated that a new Georgina developers group has been established in Georgina and coordinated by Michael Smith. Staff had invited approximately 12 local builders and developers to a meeting and three of the primary developers attended and were somewhat responsive. They did not express any concerns with the forecasted capital program.

Sue Plamondon, Chief Administrative Officer, stated that staff did have a preliminary meeting with the development community to see how receptive they would be to the proposed change. For residential development, the charges virtually double and for the non-residential development, the charges decrease. The development community did look at the program, but retained its own consultants to review the Town's background work. Their issues are not around the capital program as much as around the methodology. The Town's historic work around development charges did not capture all of its assets or existing level of service completely and consequently the Town effectively undervalued its levels and ended up with undervalued charges.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Ms. Plamondon advised that she cannot understand how the values were derived for the last background study. The tangible asset program allowed staff to do significantly more investigation into the value of existing capital services and infrastructure. This exercise allowed staff to determine current levels of service. The charges are capped by the historic average and this now limits the Town. This current study does support a significantly higher charge based on the level of service over the past 10 years.

Ms. Plamondon stated that she believes it is important to show Council what it would mean to go 'gross' or 'net'. The goal is to come up with a development charge figure, leaving aside the methodology, which everyone involved is satisfied with. Staff needs to collect appropriate development charges to meet capital growth.

Ms. Mathewson stated that no subsidization has been included in the rates. The Region had a reduced rate for commercial and industrial property, while the Town did not. She stated that the period of eighteen months for an exemption following the enactment of the by-law for 'lots of record' was chosen so that it did not impose a financial difficulty upon owners of 'lots of record' not yet developed. This was recommended by the consultant who dealt with the elimination of 'lots of record'. This timeframe was recommended to ensure developers owning and wishing to develop 'lots of record' in the near future are able to do so, in an attempt to find a reasonableness in establishing an unexpected change, but staff can also look at a reduced timeframe.

Ms. Plamondon explained that the development charges are based on the average service level over 10 years. Some towns have a much higher level of service and in order to understand the Town's competitive position, staff is looking at a dollar-to-dollar comparison to see if it is still less expensive to develop in Georgina compared to municipalities, noting that land costs also influence decisions.

Ms. Plamondon provided a quick summary of the highlights of the report for context purposes. It is important to understand that the study tells us we will need \$60.76 Million over the next 10 years. The creation of 3,855 households are expected over the next 10 years, with an expected increased population of 10,000 people. The estimated employment growth over the next 10 years is 4,464 employees with 282,000 square metres of non-residential building space. Of the \$60.76 Million, approximately \$34.15 Million is recoverable through development charges. She noted that the majority of the development charges are used towards recreation facilities.

Ms. Mathewson explained that staff is suggesting that if Council deems a building to be derelict, a developer can then tear down the building without compromising the exemption for development charges. Staff is suggesting a ten year timeframe to rebuild, in the belief that five years is not long enough.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

That the Rules of Procedure be waived to permit Michael Smith, Secretary-Treasurer of the Georgina Developers Association, to address Council at this time.

Carried.....

Mr. Smith, Secretary-Treasurer of the Georgina Developers Association, stated that it is common for subdivision developments to take from five to ten years to complete, sometimes even longer. Developers would like to demolish derelict buildings, but they do not want to lose the development charge exemption.

Ms. Plamondon stated that a mechanism is needed in the by-law to authorize the retention of the development charge exemption. Historically, growth was limited by service and capacity, with servicing capacity slowing down the process. A developer can purchase land but cannot be sure if it can be developed within five years. She stated that it is not unusual for the development process to take seven years when things are going well, but if anything goes wrong or gets slowed down, it can take ten years or more.

Mr. Smith explained that derelict buildings remain on some lands because development has taken longer than anyone anticipated it would. Developers are reluctant to tear buildings down because they would not receive the credit. He stated that most developers are part of the Georgina Developer's Association and this issue has been discussed among them. They know five years is too short a timeframe, and that ten years is more reasonable.

Ms. Plamondon explained that temporary structures such as seasonal garden centres are not subject to development charges. Development Charges cannot be added to a temporary structure because that structure is not adding permanent growth.

Mr. Harold Lenters, Director of Planning and Building stated that the by-law should recognize individual cases. If land has planning approval for an annual garden centre, there should be some level of collectable development charges. If on the other hand a sales trailer is situated on a subdivision to sell lots and will be removed after a certain amount of time and not return, development charges would not apply.

Ms. Mathewson explained that development charges on a commercial building would encompass an extension of a garden centre to that commercial building, while a stand-alone garden centre is generally not large enough to become subject to additional development charges.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Ms. Plamondon stated that the definition of a temporary structure is '...used for non-residential use actually to be removed within three years of the permit issuance'. For example, the Canadian Tire garden centre that goes up every summer and down every fall is not subject to development charges as it is not creating a permanent requirement that requires the Town to establish growth related expenditures and does not require permanent infrastructure.

Councillor Hackenbrook declared an interest in Item No. 17.1.1 with respect to the discussion concerning the Canadian Tire store because he is employed by Canadian Tire; he did not participate in any discussion or vote.

It was noted that the derelict building definition should include a provision that the development charge exemption would continue up to ten years, when Council has deemed the building to be derelict.

Ms. Mathewson directed Council to pages 134 and 135 of the report for the definition of a derelict building. She stated that the exemption relates to the actual structure, not a garage.

Mr. Smith explained that the Georgina Development Association retained an individual who reviewed the derelict building issue with the developers and they are fully aware of it. He has spoken with Dr. Shouldice who represents the Sutton West Development Area and requests the Town include this.

Bob Magloughlen, Director of Engineering and Public Works, explained that growth related expenditures and external costs have been charged back to the developer so that the Town does not have out of pocket expenditures for external services for municipal works, noting that a lot of the work is conducted on Regional roads. The Town has been following this course of action for fifteen years and it has worked. It includes a general provision where undefined contributions go towards municipal roads and this provision was started at the advice of the previous consultant. There is currently a lump sum of \$1.5 Million not specified for any project.

Councillor Szollosy left the meeting at this time (11:00 a.m.).

Moved by Regional Councillor Wheeler

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2011-0099

1. THAT COUNCIL RECEIVE REPORT DAS-2011-0023 REGARDING THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY FOR INFORMATION AND REVIEW EXCLUDING THE SECTIONS OF THE REPORT DEALING WITH LOTS OF RECORD.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

2. THAT COUNCIL AUTHORIZE STAFF TO ARRANGE A PUBLIC MEETING ON MAY 24, 2011 REGARDING THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY AND PROPOSED BY-LAW.
3. THAT COUNCIL AUTHORIZE STAFF TO CONTINUE TO MEET WITH DEVELOPERS TO REVIEW THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY, ENSURING CO-ORDINATION OF THE TOWN'S GROWTH-RELATED FORECASTS WITH THE DEVELOPMENT COMMUNITY'S FORECASTS, PRIOR TO THE PROPOSED PUBLIC MEETING.

Carried.....

Regional Councillor Wheeler declared an interest in Item No. 17.1.1 with respect to the portion of the Development Charges Report that deals with lots of record because he owns a lot of record other than his personal residence; he did not participate in any discussion or vote concerning lots of record.

Councillor Hackenbrook declared an interest in Item No. 17.1.1 with respect to the portion of the Development Charges Report that deals with lots of record because he owns a lot of record other than his personal residence; he did not participate in any discussion or vote concerning lots of record.

Moved by Councillor Smockum

Seconded by Councillor Craig

RESOLUTION NO. CW-2011-0100

1. THAT COUNCIL RECEIVE REPORT DAS-2011-0023 REGARDING THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY FOR INFORMATION AND REVIEW.
2. THAT COUNCIL AUTHORIZE STAFF TO ARRANGE A PUBLIC MEETING ON MAY 24, 2011 REGARDING THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY AND PROPOSED BY-LAW.
3. THAT COUNCIL AUTHORIZE STAFF TO CONTINUE TO MEET WITH DEVELOPERS TO REVIEW THE DRAFT DEVELOPMENT CHARGES BACKGROUND STUDY, ENSURING CO-ORDINATION OF THE TOWN'S GROWTH-RELATED FORECASTS WITH THE DEVELOPMENT COMMUNITY'S FORECASTS, PRIOR TO THE PROPOSED PUBLIC MEETING.

Carried.....

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

20. MOTIONS:

None.

21. NOTICES OF MOTION:

None.

22. OTHER BUSINESS:

Discussion took place regarding the Upper York Sewage Solution project. The Town of East Gwillimbury's growth over the next few decades was expected to be serviced by the York Durham Sewage System with affluent discharge to Lake Ontario from the Dufferin Creek sewage treatment plant in Pickering. An Environmental Assessment now indicates that an affluent discharge to Lake Simcoe may be preferred, via a water reclamation centre rather than a sewage treatment plant, which will reuse treated affluent for other uses and reduce the discharge to Lake Simcoe as much as possible.

Staff recommended that we obtain more facts and information on this issue before putting our position forward.

23. ADJOURNMENT:

Moved by Councillor Smockum

Seconded by Councillor Craig

That the meeting adjourn at this time (11:30 a.m.) and the members resolve into a Special Council Meeting to deal with the following matters:

- i) Roll Call
- ii) Declarations of Pecuniary Interest
- iii) A By-law to deem certain registered plans of subdivision or parts thereof not to be registered plans of subdivision for the purposes of Section 50(3) of the Planning Act, R.S.O. 1990; Dennis and Paulette Allibon, 104 Wood River Bend, Lot 112 and Part of Lot 113, Registered Plan 353
- iv) Report No. RPC-2011-0012, Addendum Item No. 17.2.1 of the agenda entitled 'Keswick Model Aircraft Club Lease Renewal'

23. ADJOURNMENT cont'd:

- v) A By-law to authorize the Mayor and Clerk to enter into an Agreement with the Keswick Model Aircraft Club Inc. and the Keswick Cemetery Board for 5 years commencing March 2011.
- vi) Report No. RPC-2011-0014, Addendum Item No. 17.2.3 of the agenda entitled 'Hydro One Easement
- vii) A By-law to authorize the Mayor and Clerk to grant an easement to Hydro One Networks for the purpose of electrical service to The ROC.
- viii) Report No. RPC-2011-0013 entitled 'Udora Hall Roof Repairs'
- ix) Confirming By-law
- x) Adjournment

Carried.....