

THE CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE MINUTES

January 30, 2012
(9:08 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 (arrived at 9:22 a.m.)
Councillor Hackenbrook	Councillor Smockum
Councillor Szollosy	

3. DECLARATION OF PECUNIARY INTEREST:

None.

Mayor Grossi recognized Dan Pisani as a new Director in our Recreation Department.

3. DISCUSSION:

3.1 Maple Lake Estates – Review of Existing Policy and Development Proposal

Harold Lenters, Director of Planning and Building, provided staff with a history of approvals for the subject property. He stated that this development was originally called Maple Leaf Estates but was changed to Maple Lake Estates by the new owner. The property is bordered by Deer Park Road, Varney Road, Woodbine Avenue and Metro Road. An Official Plan Amendment was processed regarding the proposed development in the 1980's, was approved by the Ontario Municipal Board in March of 1987 and was reaffirmed by the Provincial Cabinet in January of 1988 through an Order-in-Council.

Mr. Lenters explained that the development was to consist of manufactured mobile homes on permanent foundations, with a recreational centre and a 9-hole golf course to be built as part of the first phase. The development was to include small scale convenience stores and a private internal road system, similar to the Sutton- by- the-Lake subdivision. The main access was to be off Woodbine Avenue, with a secondary entrance on Deer Park Road and serviced by municipal water and sanitary sewage disposal.

3. DISCUSSION cont'd:

Mr. Lenters explained that any amendment application to revise the special provisions for the proposed planned retirement community will be required to consider the functions, attributes and linkages of the significant natural features as identified in the Town of Georgina Natural Features and Greenland System Study and the application will be evaluated in accordance with the provisions of this Official Plan. The draft plan approval was issued in 1988, the registration of the plan was conducted in 1992 and the zoning by-law was passed in 1987, with all approvals remaining in place.

Mr. Lenters explained that the zoning by-law provisions permit resident uses as a one-storey single family dwelling which may include a manufactured dwellings along with provisions concerning frontage, area, yard setbacks, coverage, building size, and height. He stated that the original owner did not proceed with the subject development and because it had servicing allocation assigned to it for a 1,073 unit development which the Town was in need of, the Town revoked the servicing allocation in 1996. The revocation agreement set out that the Town was still in support of the development and upon written receipt from Maple Lake Estates that they were ready to proceed, the Town would reassign priority allocation back to the development.

Councillor Davison arrived at this time (9:22 a.m.).

Mr. Lenters stated that correspondence was received from the Ministry of Natural Resources that it had evaluated the area and recognized that the existing registered plan of subdivision predates the Ministry's recent wetland work and recognizes the legal status of the plan to be implemented as proposed, without due regard to the wetland complex. The Ministry also highlighted a section of the Town's Official Plan that states that any amendment to the community development would be required to consider the significant natural features identified through Town studies and that the Ministry would then request the Town to also include consideration of the provincially significant Paradise Beach-Island Grove Wetland Complex, by extension. He noted that the lands were designated as 'Towns and Villages' in the 2005 Provincial Greenbelt Plan and in the 2010 York Region Official Plan.

Mr. Lenters explained that in the spring of 2011, Metrus had informally met with a number of landowners in the east point area regarding the fate of the subject land and that in consideration of Highway 404 moving closer to Georgina and the changing market conditions, they are interested in moving forward with the development. In September of 2011, the Town met with Metrus at a pre-consultation meeting at which they indicated major changes to the plan were desired. The proposed Official Plan amendment as discussed at the pre-consultation meeting included the removal of the policies related to private servicing, the approval of two bedroom bungalows with lofts, the removal of the golf course requirements so that it can be retained in its original treed nature with trails incorporated, a public recreation complex to be owned and operated by the Town, rather than a private one, municipally owned roads rather than private roads, and an increase of maximum dwelling height to 9.5 metres. In their view, the changes will try to maintain the original intent of the plan as an adult lifestyle/retirement community.

3. DISCUSSION cont'd:

Mr. Lenters explained that Town staff produced a formal letter containing a list of approximately 30 different studies and analyses that were required in order to evaluate the application, and are awaiting a complete formal application for an Official Plan Amendment, along with results of all of the studies, in order to commence the formal process.

Mr. Lenters advised that in terms of the process, the landowner will submit an application to make changes and the Town will evaluate the application. Staff must deal with environmental issues such as sustaining the trees and wetland system if a golf course is not to be constructed as originally proposed. Council can approve the application, accept the changes or accept no changes, the owner and other parties may appeal Council's decision. He explained that the landowner would need servicing allocation re-assigned, noting that Council signed the agreement to do so and the Town is obliged to provide that allocation. The landowner would need to put letters of credit back in place and could proceed with what they had approval for.

Mr. Lenters explained that in the 1980's a process was in place through which Ontario Municipal Board decisions could be appealed to the Provincial Cabinet which is the highest authority.

It was noted that approvals are in place and the development could proceed as originally approved.

Mr. Lenters stated that if changes are requested to the approved development, the landowner would need to consider the features and functions of the Greenland System Study. Under the Greenbelt Act, there are exemption provisions and transition provisions which lay out the developments that would apply to the policies in the plan. Lake Simcoe Protection Plan is different in that if there are changes to the development, the landowner would need to consider the functions of the significant natural features. He reiterated that the original development is approved at this time.

Mr. Lenters stated that even with the existing proposal, permission does not exist to move forward with the development immediately as there is currently no servicing allocation assigned to the development, although there is an obligation on the Town to assign this allocation to the development once the plant has been expanded and capacity is available.

Mr. Lenters noted that the development had a height provision of 5 metres and with the addition of a loft, the height amendment would be 9.5 metres. Any change to the existing Official Plan would require another application to be submitted.

3. DISCUSSION cont'd:

Moved by Regional Councillor Wheeler

Seconded by Councillor Davison

That the Rules of Procedure be waived to permit Stew Beatty of Metrus Developments to address council at this time.

Carried.....

Stew Beatty of Metrus Developments stated that the subject land was purchased by Metrus Developments in 1999 with the thought that they could make a lot of improvements to the proposed development. The requested studies are being conducted and for the most part will be completed within the next month. The development is to remain an adult lifestyle community, noting that Metrus has developed a project similar to this elsewhere in Ontario.

Mr. Beatty stated that with regard to the natural wildlife corridor on the Maple Lake Estates property, the elimination of the golf course would provide a lot of opportunity to maintain the wildlife corridors running through the development. There have been discussions in this regard but Metrus is not planning to relocate any of the development to other Metrus-owned lands at this time.

Mr. Lenters explained that if any of the development was to be relocated to other Metrus-owned lands, the service area boundary would need to be extended to provide allocation to the south of this property. The Greenbelt Plan would also need to be amended because the plan states that new urban lands cannot be created. The Town does not have the ability to shift the development.

Moved by Councillor Szollosy

Seconded by Councillor Craig

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

Carried.....

Debbie Gordon stated that there has been a lot of discussion concerning this proposal. She stated that some statements have been made that she does not agree with or are not correct and other concerned individual would have been in attendance at this meeting if they had known this was being discussed. The meeting was not on the website on the Friday before this meeting, and it was not advertised.

3. DISCUSSION cont'd:

Ms. Gordon stated that she believes it is not impossible to swap lands. The newly proposed height restriction of 9.5 metres is very different than the originally proposed five metre height restriction. Concerned citizens should have been notified.

Moved by Regional Councillor Wheeler

Seconded by Councillor Szollosy

RESOLUTION NO. CW-2012-0018

THAT THE DEPUTATIONS MADE BY STEW BEATTY OF METRUS DEVELOPMENTS AND BY DEBBIE GORDON CONCERNING THE MAPLE LAKE ESTATES DEVELOPMENT PROPOSAL BE RECEIVED.

Carried.....

3.2 Administrative Priorities and Projects for 2012

3.2.2 ROC Operations

i) Alternate Bus Transportation Services to the ROC

Report No. CAO-2012-0003

Winanne Grant, Chief Administrative Officer, stated that she has been advised that even with re-instatement of Regional services, the Town would not be expected to benefit from bus service to the ROC during the winter of 2012 due to the disruption of the strike and the time it will take for the re-instatement of services. She stated that If the Town intends to provide transportation, it should provide it through an alternate provider.

Moved by Regional Councillor Wheeler

Seconded by Councillor Craig

The Committee Members recessed at 10:12 a.m. in order for Mayor Grossi to contact the Region directly with regard to bus services to the ROC.

Carried.....

The meeting resumed at 10:27 a.m.

3. DISCUSSION cont'd:

Mayor Grossi advised that bus service will be restored to the ROC but it could take two weeks to be put in place. The Region made a commitment to provide the service and will therefore not eliminate this route from the 2012 year. The two week timeframe is due to retraining and hiring that is needed because of a number of bus drivers who have sought other employment and noted that the ROC route is not one of the Region's highest priorities. He suggested that the Town may want to provide another service until the Region is ready to provide theirs.

Ms. Grant advised that the schedule provides for one bus on Fridays, Saturdays and Sundays, to make three runs on Fridays, nine runs on Saturdays and five runs on Sundays.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. CW-2012-0019

1. THAT REPORT NO. CA0-2012-0003 BE RECEIVED FOR INFORMATION, AND
2. THAT STAFF BE DIRECTED TO WORK WITH YORK REGION TRANSIT TO FACILITATE THE INITIATION OF THE YORK REGION TRANSIT BUS SERVICE ROUTE TO AND FROM THE ROC AND THAT THIS SERVICE BE PROMOTED AS MUCH AS POSSIBLE.

Carried.....

ii) ROC - Family Rate

Report No. RPC-2012-0001

Dan Pisani, Director of Facilities Operations, explained that staff reviewed the competitors fee structures and determined that the 20% discount currently offered is a better value than a family rate. Residents would receive more value with the 20% resident discount than with a family rate and would recommend that the Town retain the 20% resident discount and not incorporate a family rate.

Moved by Councillor Szollosy

Seconded by Councillor Smockum

RESOLUTION NO. CW-2012-0020

THAT REPORT NO. RPC-2012-0001 ENTITLED 'ROC - FAMILY RATE' BE RECEIVED.

Carried.....

3. DISCUSSION cont'd:

Mr. Pisani advised that there are presently greater than 50 employees working on the ROC premises. He stated that there is a learning process to go through, noting that there are strict and regulated guidelines to ensure the safety of all users on the tube runs.

Mr. Pisani was advised that it was overheard on the toboggan hill that training boards are not allowed on the snowboard hill or toboggan hill. He advised that he is unaware of what training boards are, but he will investigate the issue and advise Council accordingly.

Mr. Pisani advised that there are two employees positioned at the top and bottom of the toboggan hill at all times and the number of employees depending upon the volume of users.

Mr. Pisani also advised that the Town had ordered an Automated External Defibrillator for use at the ROC facility but its arrival date is not yet known.

Mr. Pisani advised that the idea behind the operation of the ROC is to generate revenue, so staff would like to hear from all of the interested parties and staff will then attempt to accommodate them. The intent is to make evaluations on an individual basis. He has the means of putting staff in place to accommodate school bookings and some bookings have been accepted for use of the chalet. The current message is that the Town will evaluate requests on an individual basis and will accommodate where possible. Dedicated telephone lines have been put in place for contacting the ROC, and the process to contact the ROC to book a facility will be advertised.

Ms. Grant mentioned that the ROC facilities will be added to the Ontario Tourism guide, Jack Lynch updates on CTV News, the website, facebook and twitter regarding the hours of operation and current hill conditions. Staff is working to make the website a faster way to communicate and to simplify getting information onto the website.

It was brought to Council's attention that a publication is circulated to all schools that lists various destinations for field trips, and that the ROC should be included in this publication. It was also mentioned that a marketing strategy is to be identified in the 2012 budget.

Mr. Pisani was requested to report on the expected completion and opening of the other facilities on the ROC such as the splash pad and climbing apparatus. It was suggested that the soccer club be notified that the ROC chalet is to be the only food provider on the site. It was also noted that photographs and videotapes of people enjoying the hill are needed.

Mr. Pisani advised that tubes are provided for use on these types of hills and individuals do not use their own tubes. Preparing the 4th, 5th and 6th tube runs are dependent upon the weather, as they need to be able to accumulate or make snow over a five or six day period.

3. DISCUSSION cont'd:

Moved by Councillor Smockum

Seconded by Councillor Davison

That the meeting recess at 11:12 a.m.

Carried.....

The meeting resumed at 11:24 a.m.

3.2.1 Chief Administrative Officer's overview

Ms. Grant highlighted what departments will be focusing on in 2012 and what they will be bringing forward in their budgets. The intent was to discuss strategy budget priorities so that Council would have an opportunity to advise staff of items they would like staff to consider in the 2012 budget.

Ms. Grant gave an overview of the items to be priorities for each department;

Administrative Services:

- Develop the first multi-year capital forecast which will make the identification of priorities year-to-year more efficient
- Review of short and long term software requirements; financial, development tracking, maintenance management, asset management, customer service tracking, work order tracking
- Communications strategy; website redesign

Civic Centre Assessment:

From a customer service perspective; reorganization, security, special requirements. A lot of assessment is needed over 2012 so that a development charges by-law appeal can be implemented

- South Shore Community Broadband transition
- Transition to new general insurers; BFL
- Review of adjusting services
- Annual accessibility plan
- Records Management program

- N6 initiative regarding general insurers; to develop a multi-year capital plan that can stand independently

Rebecca Mathewson, Director of Administrative Services and Treasurer, advised that a multi-year capital plan can assist in long range financial planning and has to be tied to the operating budget. There will be a comprehensive budget process which will enable staff to look at the impact on the tax rates as we go forward. The capital plan will also integrate the current lifecycle.

3. DISCUSSION cont'd:

Ms. Mathewson stated that based on the consultant's dates, she is expecting that the requirements with regard to a communication strategy to be proposed by the consultant will be available before the budget is adopted.

Engineering and Public Works:

- Waterworks Financial Plan; includes wastewater financial plan
- Fleet management Program
- Hedge Road Slope Stability Study
- New Design Criteria
- Site Alteration by-law
- Lake Simcoe Protection Plan Storm Water Management Studies
- Maskinonge Pedestrian Bridge
- Water Systems Analysis Model

Mike Baskerville, Engineering Manager, explained that a study was conducted in conjunction with the Keswick Secondary Plan in the early 1980's, but that data is now corrupted and the software is no longer operational. With the Region connecting Keswick and Sutton, we now have a large water system and the model does not function properly. A new model is being reviewed along with a new compute program. The Region has indicated that it will work with Town staff so that the program will function for the Town. Within the new development, a set of engineering standards has been applied so all of the roads, water main locations and construction, materials used, etc, are consistent. The previous Keswick Secondary Plan was adopted in 1999 but is now out of date and there have been numerous changes to development. Council had approved the retention of consultants to prepare a new draft document that would bring the Town up to date.

Mr. Baskerville stated that the Lake Simcoe Plan was adopted in 2009. Official Plan Amendment No. 97 for the Keswick Business Park was undertaken and the Ministry of Environment repealed it, creating a requirement of a storm water management plan study being undertaken which was completed in 2010 and updated in 2011. The Ministry with the Lake Simcoe Region Conservation Authority created a steering committee to finalize the storm water management guidelines and this was completed late in 2011. All of the plans are intended to reduce phosphorus loading into Lake Simcoe. The Town needs to address the maintenance of the storm water management ponds. Secondary plans for the Sutton and Pefferlaw areas still need to be conducted and completed. Staff will add to the 2012 capital budget to undertake and complete the studies for all three urban centres.

Mr. Baskerville explained that Georgina and East Gwillimbury partnered in the Maskinonge Recovery Project. The Lake Simcoe Region Conservation Authority obtained funding to complete the study. Farm lands are the largest contributors to phosphorus. He stated that at some point in the future, the Town will be requested to contribute to new construction.

It was noted that both a Fleet Management and Fleet Maintenance program are needed for all Town vehicles.

3. DISCUSSION cont'd:

Bob Fortier, Operations Manager, advised that issues to be included in the budget include logos on storage water tanks, two-year inspection of bridges, rehabilitation work on bridges, installation of street lights in the Windover Drive subdivision, installation of sidewalks along Ravenshoe Road from The Queensway to the park, along Morton Avenue from The Queensway to Woodbine Avenue, on Lake Drive from Ravenshoe Road to Glenwoods Avenue, on Glenwoods Avenue from the hill to Lake Drive, on Station Road, along Metro Road from Ferncroft Drive to Claredon Park and along North Street by the seniors building,

Mr. Fortier stated that minor projects include Market Street ownership issues and the Salvation Army street light.

The Chief Administrative Officer was requested to determine when the engineering report regarding the street lighting along Woodbine Avenue will be back before Council.

Facilities Operations:

- Departmental design
- Development of the ROC
- former Sutton Public School development
- Facility Assessments
- Asset Management programs
- Green Energy Act, Energy Plans

Dan Pisani, Director of Facilities Operations; added Utilities Management to this list. He also included a review of the cost for a potential bandstand in the area to draw people in to the ROC facility.

Ms. Mathewson stated that with regard to the Energy Audit, the Request for Proposal document provided several very detailed technical responses which staff has not had time to review.

It was suggested that the Town initiate a process for the property being purchased in Willow Beach from the Sedore's, similar to that which was taken with regard to the former Sutton Public School, to obtain ideas for the appropriate use of that property.

It was requested that Council look at what the Town may need in a future multi-faceted facility servicing the Keswick area, which may include additional skating rinks, a swimming pool, banquet facilities. This process should be started so that the town will be able to take advantage of potential stimulus funding.

3. DISCUSSION cont'd:

Recreation and Culture:

- Departmental design
- Transition to in-house programming
- The ROC
- Special Events
- Municipal Cultural Plan

Planning and Building Services:

- Accessory Apartment Review
- Building Services Review
- On-site Sewage System Inspection Program
- Parent Official Plan review
- Sutton/Jackson's Point Secondary Plan appeal
- Keswick Allocation Assignment Program

Harold Lenters, Director of Planning and Building, advised that the Pefferlaw Secondary Plan review may begin shortly, following the completion of the parent Official Plan. The Keswick plan is in many ways still a good plan in terms of policies. Staff is waiting for the Regional Official Plan to be approved and in place before commencing the review of the parent Official Plan.

Economic Development:

- Business Retention and Expansion Project (BR & E)
- Entrance Feature
- N6 Business Series
- Marketing/Promotion Program
- Community Improvement Plan Study – Sutton/Jackson's Point

Mr. Lenters explained that staff will be creating a promotion strategy for the Keswick Business Park.

Councillor Hackenbrook requested that the words 'Jackson's Point' be added to the water tower in Sutton.

Mr. Lenters advised that the Marketing Promotion Program was referring to the older downtown communities. Through this program, staff work with fledgling Business Improvement Areas (BIA's) to see how the Town can assist them with issues such as signage and promotion. The Community improvement Plan deals with the in-depth analysis for plans for uptown areas.

Fire and Emergency Services:

- Assessment of staffing requirements
- Assessment of training requirements
- Roll out of updated Emergency Plan
- Firefighter contract negotiations and arbitration

3. DISCUSSION cont'd:

Human Resources:

- Recruitment of Director of Engineering and Public Works
- Workwell Audit

Ms. Grant explained that the audit looks at claims experienced similar to other organizations over the previous three years. A need was identified for assistance in improving the Town's health and safety program with a goal of minimizing accidents/incidents. The program puts in place a proactive health and safety program with a goal of minimizing incidents in the corporation. A formal audit is to take place in March with a requirement that the municipality must pass the audit with a 75% grade or financial penalties are applied to the corporation.

- Compensation/Pay Equity Reviews
- 2012 Contract expiry

Claire Marsden, Human Resources Manager, stated that staff is in the process of a pay equity review, noting that there are 78 CUPE positions under review.

CAO's Office:

- Customer Service Program
- Monitoring of legal service needs
- Ice Palace litigation
- Thane Smelter site remediation
- Efficiencies review

Immediate matters:

Ms. Grant explained that immediate matters include the need for finalized department names for the restructured Recreation, Parks and Culture Department that is to be dissolved. 'Facilities Operations' and 'Recreation and Culture' are being suggested by staff and a report will be presented to Council for adoption.

Council suggested "Facilities and Parks Operation" and "Recreation, Programs and Culture"

3.2.3 Council Priorities

Council members were requested to provide direction with regard to specific priorities they feel should be identified in the 2012 budget:

- Councillor Davison suggested:

-drainage issues on town roads

3. DISCUSSION cont'd:

•Councillor Smockum suggested:

-maintenance of roadsides to keep them free of trees and weeds

•Councillor Hackenbrook suggested:

-dredging of the mouth of the Black River

-repaving of Catering Road from between the high school and Country Mile Lane

-sidewalk repairs to North Street

-sidewalk construction from North Street to Burke Street including improvements to the sidewalk in front of 39 North Street

-paving of the Kin Hall parking lot. Mr. Fortier advised that this is being done

-construction of accessibility ramp at the Sutton Curling Rink

-trimming of hedge in front of the Tim Horton's entrance off of Glenwoods Avenue

-street light installation across the road from De La Salle Park

-trimming of hedge along Metro Road

Staff will investigate the items requested to be added to the budget deliberations to determine their relevance and whether they have already been taken care of, in which case they will be removed from the list.

Mayor Grossi noted additional strategic land acquisition

iv) General

None.

4. ADJOURNMENT:

Moved by Councillor Szollosy

Seconded by Councillor Smockum

That the meeting adjourn at this time (1:15 p.m.).

Carried.....