

CORPORATION OF THE TOWN OF GEORGINA

COMMITTEE OF THE WHOLE MINUTES

Monday, October 15, 2012
(9:07 a.m.)

1. MOMENT OF MEDITATION:

A moment of meditation was observed.

2. ROLL CALL:

The Council Services coordinator gave the roll call and the following Committee members were present:

Mayor Grossi
Councillor Davison
Councillor Smockum

Regional Councillor Wheeler
Councillor Hackenbrook

3. COMMUNITY SERVICE ANNOUNCEMENTS:

Mayor Grossi explained that Town Council follows Robert's Rules of Order for proper procedure and protocol, noting that everyone is to speak through the Chair.

3.1 14th Annual Staff and Volunteer Fire Fighter Service Recognition/Appreciation Ceremony:

Mayor Grossi introduced the individuals to receive appreciation awards and with the assistance of staff from the Human Resources Division presented a framed certificate and gift certificate to them;

15 Years

Scott Shepherd-not in attendance
Don Meacham-not in attendance
Darrell O'Neill
Jack Sabath

20 Years

Jillian Lemmond-not in attendance
Robert Fortier
Taunya Zabielski
Tammi Roberts

3. COMMUNITY SERVICE ANNOUNCEMENTS cont'd:

25 Years

Werner Berlenbach
Donna Callfas-not in attendance
Harold Lenters
Bonnie Coulter- not in attendance
Sharon LeBlanc
Brian Jordan

30 Years

Karen Brohm-not in attendance
Bruce Rennie

The meeting recessed at 9:33 a.m. in order for a group picture to be taken; the meeting resumed at 9:40 a.m.

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

The following addendum items were introduced:

4.1 Item No. 17.3.2, Report No. RC-2012-0021 entitled 'The ROC – Season Passes'.

5. APPROVAL OF AGENDA:

Moved by Councillor Smockum

Seconded by Councillor Wheeler

RESOLUTION NO. CW-2012-0258

THAT THE AGENDA, WITH THE FOLLOWING ADDENDUM ITEM, BE APPROVED AS PRESENTED;

5.1 ITEM NO. 17.3.2, REPORT NO. RC-2012-0021 ENTITLED 'THE ROC – SEASON PASSES'.

Carried.....

6. DECLARATION OF PECUNIARY INTEREST:

None.

7. ADOPTION OF THE MINUTES:

Moved by Councillor Hackenbrook

Seconded by Councillor Davison

RESOLUTION NO. CW-2012-0259

THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON OCTOBER 1, 2012, 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. 12.1, presentation by Daniel Kostopoulos, Region of York, providing an update on the Upper York Sewage Solutions Project.
- 9.2 Item No. 12.2, presentation by Tiina Liivet, Principal of Mercer, providing Group Benefits renewal and rates information.
- 9.3 Item No. 12.3, presentation by Josephine Johnston, Municipal Relations Representative, and Michelle Lindquist, Account Manager for the Municipal Property Assessment Corporation (MPAC) providing a 2012 Property Assessment update
- 9.4 Item No. 15.2, various matters for disposition
- 9.5 Item No. 17.1.1, Report No. PB-2012-0088 entitled 'Town of Georgina Official Plan Review'
- 9.6 Item No. 17.3.1, Report No. RC-2012-0020 entitled 'The ROC – Soccer Concession'
- 9.7 Item No. 17.3.2, Report No. RC-2012-0021 entitled 'The ROC – Season Pass'
- 9.8 Item No. 17.4.1, Report No. OED-2012-0057 entitled 'Request for Council to approve additional funds for the demolition of the old Sutton Glass Building'

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:

10.1 Matters not subject to individual conflicts

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

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

Routine:

RESOLUTION NO. CW-2012-0260

THAT THE ROUTINE CORRESPONDENCE BE RECEIVED.

Reports:

17.2 Reports from the Administrative Services Department:

- 17.2.1 Ontario Municipal Board – Outcome of Appeal of Area-Specific Development Charges By-law No. 2011-0079 (AD-5)

Report No. DAS-2012-0056

RESOLUTION NO. CW-2012-0261

1. THAT COUNCIL RECEIVE REPORT NO. DAS-2012-0056 REGARDING ONTARIO MUNICIPAL BOARD – OUTCOME OF APPEAL OF AREA-SPECIFIC DEVELOPMENT CHARGES BY-LAW NO. 2011-0079 (AD-5).
2. THAT COUNCIL REPEAL BY-LAW NO. 2011-0079 (AD-5).

- 17.2.2 Georgina Animal Shelter Agreement Renewal – Municipal Animal Control (MAC) Group

Report No. DAS-2012-0057

RESOLUTION NO. CW-2012-0262

1. THAT COUNCIL RECEIVE REPORT NO. DAS-2012-0057 REGARDING GEORGINA ANIMAL SHELTER AGREEMENT RENEWAL – MUNICIPAL ANIMAL CONTROL (MAC) GROUP.

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

2. THAT COUNCIL APPROVE THE PROPOSED 2013 BUDGET ATTACHED TO THIS REPORT AS ATTACHMENT #1 FOR THE PURPOSES OF PROVIDING COST ALLOCATION ESTIMATES TO THE TOWNS OF EAST GWILLIMBURY, NEWMARKET AND WHITCHURCH-STOUFFVILLE SHOULD THEY DESIRE TO ENTER INTO A ONE-YEAR EXTENSION OF THEIR AGREEMENT WITH THE TOWN OF GEORGINA.
3. THAT THE MAYOR AND THE TREASURER BE AUTHORIZED TO ENTER INTO AGREEMENTS WITH THE TOWNS OF EAST GWILLIMBURY, NEWMARKET AND WHITCHURCH-STOUFFVILLE FOR A ONE-YEAR EXTENSION OF THE EXISTING ANIMAL SHELTER AGREEMENTS (ATTACHMENT #2), SUBJECT TO A LETTER OF UNDERSTANDING FROM THE PARTICIPATING MUNICIPALITIES THAT THEIR ALLOCATED SHARE OF COSTS WILL BE BASED ON THOSE TRUE AND REASONABLE ACTUAL COSTS INCURRED BY THE ANIMAL SHELTER DURING THE TERM OF THE EXTENDED AGREEMENT, REGARDLESS OF CONSUMER PRICE INDEX INDICATORS.
4. THAT COUNCIL AUTHORIZE THE MAYOR AND TREASURER TO EXECUTE THE NECESSARY DOCUMENTS AND BY-LAW TO GIVE EFFECT TO THE ABOVE-NOTED RECOMMENDATIONS.

17.2.3 Animal Patrol Services Contract Proposed One (1) Year Extension

Report No. DAS-2012-0061

RESOLUTION NO. CW-2012-0263

1. THAT COUNCIL RECEIVE REPORT NO. DAS-20120-0061 REGARDING ANIMAL PATROL SERVICES CONTRACT PROPOSED ONE (1) YEAR EXTENSION.
2. THAT COUNCIL AUTHORIZE STAFF TO NEGOTIATE AND PURSUE THE EXTENSION OF ANIMAL PATROL SERVICES CONTRACT FOR A PERIOD OF ONE (1) YEAR UNDER THE SAME TERMS AND CONDITIONS OF THE PRESENT AGREEMENT.
3. THAT THE MAYOR AND THE TREASURER BE AUTHORIZED TO EXECUTE THE NECESSARY DOCUMENTS AND BY-LAW RELATED TO AN AGREEMENT WITH WAYNE JONES FOR ANIMAL PATROL SERVICE FOR THE 2013 BUSINESS YEAR.

Carried.....

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

10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

None.

Item Nos. 12.2 and 15.2.2 were moved forward and dealt with in conjunction with one another at this time.

12. PRESENTATIONS:

12.2 Tiina Liivet, Principal of Mercer, providing Group Benefits renewal and rates information.

15.2 Matters for Disposition:

15.2.2 Lyn Sam Financial Inc. Insurance and Investment Services concerning Town of Georgina Life, AD&D and LTD Renewal.

Winanne Grant, Chief Administrative Officer, stated that the correspondence from Lyn Sam Financial Inc. is the final negotiated group renewal document provided to Council as information. Ms. Liivet is in attendance to answer any questions Council may have.

Rebecca Mathewson, Director of Administrative Services and Treasurer, stated that in discussions with Mercer, the proposed premiums were reviewed, noting that there is a significant amount of the municipality's budget are for salaries and benefits. Mercer negotiated the lowest rates possible through Manulife and they will continue to review the experience ratings to keep costs as low as possible.

Ms. Grant stated that Ms. Liivet is in attendance to provide information to Council so that when Council enters the 2013 budget process, the number of questions concerning line items will be reduced. The information provided contains the renewals for a one-year period for group benefits. Mercer is the Town's broker concerning health and dental coverage and Lyn Sam is the Town's broker concerning Life, ADD and LTD.

Ms. Liivet stated that consultants at Mercer negotiate on the Town's behalf for rates. Because of the size of the group insured, medical and dental coverage is based on usage over a twelve month period of claims history. Vision coverage is not as significantly used.

12. PRESENTATIONS cont'd:

Ms. Grant stated that a 7.1% increase was negotiated, compared to the 19% increase originally proposed. As far as insurance services are concerned, this is a drastic increase. Due to the municipality's specific claims history, a 7% increase for medical and dental was able to be negotiated, in comparison to the industry standard of 3%.

Ms. Liivet explained that under the medical plan, there are two portions to the rate; one is for claims under \$10,000 per individual and anything over \$10,000 is put into the pool. For claims in excess of \$10,000 per individual per year, Manulife accesses a pooled rate. She noted that the Town has high claims in this area. Manulife proposed a 77% increase to the pool portion which was negotiated down to a 35% increase. She stated that over the past three years, Manulife paid out \$580,000 in pooled claims.

Ms. Grant stated that they requested Mercer to contact other carriers to consider providing a quote to the Town. Five carriers were contacted and all denied providing a quote because of the pooled claims experience. There is an impact to the Town's premium and they are working on a strategy.

Moved by Councillor Smockum

Seconded by Regional Councillor Wheeler

RESOLUTION NO. CW-2012-0264

THAT THE PRESENTATION MADE BY TIINA LIIVET, PRINCIPAL OF MERCER, PROVIDING GROUP BENEFITS RENEWAL AND RATES INFORMATION, AS WELL AS CORRESPONDENCE FROM LYN SAM FINANCIAL INC. INSURANCE AND INVESTMENT SERVICES CONCERNING TOWN OF GEORGINA LIFE, AD&D AND LTD RENEWAL, BE RECEIVED.

Carried.....

- 12.3 Josephine Johnston, Municipal Relations Representative, and Michelle Lindquist, Account Manager for the Municipal Property Assessment Corporation (MPAC) providing a 2012 Property Assessment update.

David Reddon, Manager of Taxation and Revenue, introduced the two representatives from the Municipal Property Assessment Corporation (MPAC) who are the primary representatives for the Town.

12. PRESENTATIONS cont'd:

Michelle Lindquist, Account Manager for MPAC stated that she is based in Richmond Hill, that she and Josephine Johnston look after all the York Region municipalities and they are in attendance this morning to review the assessment process and the highlights of the assessment update. She explained that MPAC is a not-for-profit corporation with 33 field offices across Ontario governed by a fifteen member board comprised of eight municipal representatives, five taxpayers and two provincial representatives. All members are appointed by the Minister of Finance.

Ms. Lindquist explained that the Ontario Government is responsible for the Assessment Act and for the educational tax rates, while MPAC is responsible for administering the Assessment Act. MPAC assesses and classifies almost five million properties and rolls are provided to 444 municipalities. She advised that supplementary assessment listings are updated two or three times each year for new construction and alterations to properties. MPAC also responds to property taxpayer inquiries, produces preliminary lists of electors, population reports and jury duty lists. She noted that the Assessment Review Board is the assessment tribunal when property owners challenge their assessments.

Ms. Lindquist stated that properties are classed according to their use and an assessment is the amount the property is expected to sell for on the open market. The current assessment cycle is four years. The last update was completed in 2008 and as of January 1st, 2013, a new cycle begins.

Ms. Lindquist explained that the government introduced a phase-in of assessments, noting that decreases in assessments are seen in the first year of phasing. MPAC will mail out property assessment notices to Ontario's nearly five million properties between September and mid-November. Approximately 328,000 notices will be mailed for York Region.

Ms. Lindquist reviewed the slides of her power point presentation, indicating that current value assessment is based on open market sales between a willing seller and a willing buyer and is determined by analyzing actual sales of properties in a given area excluding family sales, powers of sale and foreclosures. She explained that by visiting the MPAC website www.aboutmyproperty.ca property owners can compare their properties to similar properties in the area and can view, print and save property assessment notices as well as submit information needing to be changed.

Ms. Lindquist explained that their 'Market Snapshot' indicates the Ontario residential sale price index based on the trends in sales in the real estate market in Ontario, showing a 17% increase in values from January, 2008 to January, 2012. In Georgina, the average value for residential property increased 13.6%, farm property increased 22.8%, single family dwellings increased 11.05%, semi-detached dwellings increased 11.75%, seasonal property on water increased 27.29%, link homes increased 10.33% and freehold townhouses increased 12.77%.

12. PRESENTATIONS cont'd:

Rebecca Mathewson, Director of Administrative Services and Treasurer, explained that the Town sets the annual budget for operating and capital purposes and determines how much money is required to be raised through the tax levy for that year. This amount remains the same, regardless of individual assessments increasing or decreasing.

Ms. Lindquist explained that the property assessment notice indicates the percentage of the phased-in assessment change while the lower portion of the notice sets out the average phase-in change for the municipality so the property owner is aware of whether their assessment is above or below the average.

Ms. Lindquist advised that MPAC does not recognize powers of sale or foreclosures to determine the current value assessments as these are not considered to be typical open market transactions. It does differentiate between properties with direct and indirect waterfront, with indirect waterfront being in a separate category.

Ms. Lindquist stated that assessments are based on what a property could sell for on the open market, taking into account positive and negative influences to the property. She stated that MPAC can look into the properties fronting on the Maskinonge concerning the Maskinonge being un-navigable due to silt drifting, as this situation could affect assessment values.

Ms. Mathewson explained that as a courtesy to taxpayers, the Assessment Review Board attempts to hold its hearings at municipal offices as it is more convenient for taxpayers to commute to that location and provides a good venue for the hearing.

Ms. Lindquist encouraged property owners to log onto their website at www.aboutmyproperty.ca.

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

RESOLUTION NO. CW-2012-0265

THAT THE PRESENTATION MADE BY JOSEPHINE JOHNSTON, MUNICIPAL RELATIONS REPRESENTATIVE, AND MICHELLE LINDQUIST, ACCOUNT MANAGER FOR THE MUNICIPAL PROPERTY ASSESSMENT CORPORATION (MPAC) PROVIDING A 2012 PROPERTY ASSESSMENT UPDATE BE RECEIVED WITH THANKS.

Carried.....

12. PRESENTATIONS cont'd:

12.1 Daniel Kostopoulos, Region of York, providing an update on the Upper York Sewage Solutions Project.

Daniel Kostopoulos stated that he is the Director of Capital Planning and Delivery for the Region of York and is accompanied by Brian Wolf, Engineering Manager. He stated that he was before Council in May of 2011 to provide an update on the project.

Mr. Kostopoulos reviewed the project timeline, indicating that the Upper York Sewage Solutions (UYSS) project commenced in 2009 including an individual environmental assessment. In June of 2009, the Lake Simcoe Protection Plan was finalized, the Ministry of the Environment approved the Terms of Reference for the project in March of 2010, the Province finalized the phosphorus reduction strategy for Lake Simcoe in June of 2010 and in October of 2011 Regional staff brought a report to Environmental Services at York Region identifying the preferred alternative as the Lake Simcoe Water Reclamation Centre with modifications to the York Durham Sewage System (YDSS). Staff is currently working to identify a Lake Simcoe Water Reclamation Centre site and York Durham Sewage System Modification Route. Staff will be working into 2013 to complete the environmental assessment report for submission and approval by the Ministry of the Environment.

Mr. Kostopoulos reviewed the slides of his presentation, advising that wastewater from growth in East Gwillimbury and a portion of Newmarket will be conveyed to an innovative sewage treatment plant or water reclamation centre. Wastewater from growth in Aurora and a portion of Newmarket will be conveyed to the existing York Durham Sewage System for discharge to Lake Ontario. Modifications to the existing YDSS include additional force main connecting the Newmarket, Aurora and Bogart Creek Pumping Stations. An overview of the Environmental Assessment process was provided on slide 5 including terms of reference, purpose/rationale, looking at different ways of implementing the preferred alternative to the undertaking, impact assessment of the preferred undertaking and submission of the environmental assessment report.

Mr. Kostopoulos indicated that this project is unique in that it will implement sustainable technologies and water reclamation technologies including reverse osmosis membranes that provide high quality phosphorus reduced water to the East Holland River and nutrient rich water for irrigation and industrial processes. The centre provides unparalleled treatment levels in Ontario and a reliable water source that protects against changes in rainfall intensity and frequency (climate change). It conserves our water resources, provides an opportunity for education, technology, knowledge transfer and research within the Lake Simcoe watershed, and improves the level of treatment significantly. This has been done in other parts of the world, but not in Ontario or Canada. The water reclamation portion is a key point as York Region is looking for ways to work with adjacent municipalities/industries to reuse water.

12. PRESENTATIONS cont'd:

Mr. Kostopoulos stated that this project will improve the aquatic habitat conditions from increased base flow and will improve the water quality in the East Holland River from the Water Reclamation Centre outfall to the river, noting that the East Holland River is the most degraded water in York Region. He explained that this would be the first plant of its type in the Province of Ontario and as a result, the Ministry requested York Region to demonstrate the effectiveness of this technology. Accordingly, a demonstration facility was built in East Gwillimbury and has been in operation since February of this year. The demonstrations had consistent results demonstrating that not only can the reverse osmosis system perform to the level identified as its objective, but it can perform beyond that. He advised that tours are also being offered to the general public.

Mr. Kostopoulos explained that the preliminary long list of 98 potential alternative sites was identified based on mandatory site generation criteria which included being within the Towns of East Gwillimbury and/or Newmarket, being greater than 30 hectares, between 218 metres and 253 metres in elevation and less than 5 km away from a permanent water body. The long list of 21 sites was identified through a site generation process in December of 2011 using the following criteria; 120 metre buffer from sensitive environmental features, 120 metre buffer from the Greenbelt Natural Heritage System, avoidance of Conservation Authority Regulated Floodplain Areas, the 5-25 year Wellhead Protection Areas and Oak Ridges Moraine, 15 metre buffer from sensitive land uses and a minimum of 25 hectares of useable area for the proposed Water Reclamation Centre. Two sites were added through the Willing Property Owner Host Process resulting in 22 sites.

Mr. Kostopoulos explained that there were certain advantages of sites 24, 30, WH1 and WH2; they were a greater distance from locally significant wetlands and from permanent watercourse/water body features, contained neither agricultural operations nor structures, were suitable for construction and operation of a Water Reclamation Centre, had access to regional roads and were compatible with future land uses. He advised that the recommended site, WH1 west, was chosen as the preferred site which fronts on Concession Road 2, one kilometre north of Queensville Sideroad, noting that it abuts the existing hydro transmission corridor and the future approved Bradford Bypass is directly to the north of this site. A combination of natural features and planned landscaping features will eliminate and/or minimize views of the proposed Water Reclamation Centre; it will not be visible from existing adjacent communities. There will be no displacement of cultural heritage such as heritage homes and farms, there will be lower capital, operational and maintenance costs and minimal effects to terrestrial habitat and wildlife and no loss of aquatic habitat.

Mr. Kostopoulos explained that modifications to the existing York Durham Sewage System are necessary. He stated that the rationale for the modifications include the fact that upgrades to infrastructure are required to ensure wastewater servicing remains reliable and secure to accommodate approved growth, modifications will allow for operational flexibility with the integration of the existing YDSS with the proposed Water

12. PRESENTATIONS cont'd:

Reclamation Centre and will provide backup to the existing Newmarket and Bogart Creek Pumping Stations force mains during period of high flow and during temporary shut-down periods for routine maintenance. The actual modifications that are required include modifications to the existing Green Lane Trunk Sewer to direct flows from northwest Newmarket to existing YDSS or the Water Reclamation Centre, as well as an additional wastewater conveyance force main between the Newmarket and Aurora Pumping Stations and between the Bogart Creek and Aurora Pumping Stations.

Mr. Kostopoulos explained that in answer to an issue raised about the evaluation process not being comprehensive enough, the Region has held two public meetings this month in East Gwillimbury and Newmarket and he indicated that a presentation such as the one he is making to Georgina Council tonight will be made to the East Gwillimbury and Newmarket Councils as well. He noted that Georgina Council requested this presentation be made today and requested that a public meeting be held in Georgina which has been scheduled for Tuesday, October 23rd at The ROC Chalet. Feed back on the recommended Water Reclamation Centre Site and YDSS modifications will be used in determining the preferred site and route. York Region will initiate a preliminary design of the Water Reclamation Centre site, conveyance infrastructure and outfall, as well as the YDSS modifications conveyance infrastructure.

Mr. Kostopoulos stated that the Region has initiated the impact assessment stage of the UYSS Environmental Assessment on the preferred Water Reclamation and YDSS modifications conveyance infrastructure, with the final round of consultation events planned for early 2013.

It was noted that in the public advertisements about this project, nowhere in the ads does it mention that the discharge will be to Lake Simcoe as well as to Lake Ontario, making people aware that there will be an impact to the Lake Simcoe watershed.

Mr. Kostopoulos stated that the Region has attempted to communicate the fact that the Water Reclamation Centre is in the Lake Simcoe basin and discharges will be to the Lake Simcoe watershed. The advertisements specifically show the recommended solution and will attempt to improve them in future. The Region has communicated to the public that the actual impact from this project to the Lake Simcoe basin is a positive one, not a negative one. There is currently nothing in the capital plans to implement reverse osmosis in either the Keswick and Sutton plants or any other location. This will be the first reverse osmosis plant of its kind in Ontario and based on experiences achieved through this project, there may be potential for more plants of this nature in the future. He noted that the Keswick plant is currently the best plant in the Province and of all the plants in the Lake Simcoe basin, this plant would be seven times better than five plants put together with respect to phosphorus reduction and higher levels of treatment. The Region is proposing membrane treatment in the Sutton plant, noting that the University of Toronto is pioneering studies to improve treatments further.

12. PRESENTATIONS cont'd:

Mr. Kostopoulos explained that the Ministry of the Environment provides regulations for watersheds, noting that in Lake Simcoe there is a specific driving need to reduce phosphorus. This solution was put forward to meet the growth needs and to meet phosphorus reduction requirements. York Region is a leader in enhancing treatment levels in waste water treatment and will continue to be a leader but he cannot confirm that the Region will include in its capital works budget the upgrading of the two existing plants in Keswick and Sutton to reverse osmosis.

Mr. Kostopoulos advised that the force mains will be a combination of open cut and tunneling construction in order to minimize disturbance. He noted that none of the construction work is to be conducted through the moraine. He stated that the previous Wastewater Master Plan had recommended the solution with servicing from the YDSS exclusively because of the phosphorus reduction strategy with a combination of open cut and tunnel cut construction and a larger conveyance system. Based on the Ministry's direction, the Lake Simcoe servicing option should not be ruled out. The Ministry had unexpectedly confirmed that they would consider new innovative technology not approved before for this project which changed the context on which the Environmental Assessment proceeded.

Mr. Kostopoulos stated that there are annual fluctuations in the flow of the river that service to flush out materials. There will be a beneficial impact on the river because the water will be clearer and cleaner and will extend the habitat to give them the aquatic life the ability to reach places that would have normally been dry at certain times of the year. There would be no negative impacts to the river with respect to flow which is a priority. Several studies have been completed and submitted through the Lake Simcoe Region Conservation Authority to this end and two additional studies have been recommended by the Conservation Authority and are being reviewed at this time. He noted that the project team has all studies peer-reviewed.

Mr. Kostopoulos explained that based on the above-noted studies, within the river, the change in water level due to additional flow from this facility would be 23 mm on the average which is less than one inch and is deemed to be acceptable. In Lake Simcoe itself, this contribution is minute compared to the current volume of water, resulting in a .055 mm change. Due to the amount of evaporation that occurs during the summer months, the lake can fluctuate up to an inch.

Mr. Kostopoulos stated that this project is good for Lake Simcoe and good for Cook's Bay. He stated that he is aware of the degradation in the south part of Cook's Bay but the study is not attempting to address the Cook's Bay issues. The benefit to Cook's Bay is that the total volume and quality of water south of this outfall would be of a higher quality and

12. PRESENTATIONS cont'd:

would assist the lake. The work required to improve Cook's Bay would be performed as a completely different matter and through the Lake Simcoe Protection Plan. Contributions from the project would provide an improvement to Cook's Bay but the extent of improvement is subject to other factors and other contributors. It is a shallower part of the lake and the East Holland River is a contributor to the flow in that area.

Mr. Kostopoulos stated that 224 kg of phosphorus would result from the proposed plant and the entire plant will either cancel or reduce the total phosphorus to the Lake that there is today. The Cook's Bay issue is a larger issue that would stand the benefit of specific works being conducted and would be the responsibility of either the Lake Simcoe Region Conservation Authority or the Province. He noted that everything being proposed is connected to the health of Lake Simcoe.

Mr. Kostopoulos stated that he can confirm that that the Region is currently entering the stage of the study respecting the fine details of where offsets will occur and it is the Impact Assessment stage that includes offsets of phosphorus reduction. It has been a message from the Province to the Region that the most valuable offsets occur upstream. The river is the most degraded river in the watershed and the further south of the discharge plant the offsets are achieved, the greater the benefits to the river. The Region will be working with the Ministry, the Conservation Authority and the Science Committee during the next three to five months to determine the best process to create the best offsets.

Harold Lenters, Director of Planning and Building, stated that there is a cost associated with conducting the studies required to implement a retrofit to the storm water systems. Offsets should be directed to projects that provide the largest benefit. A lot of money is being saved through this project and possibly the money saved could be used for offsets beyond what is being suggested to date.

Mr. Kostopoulos explained that the approach for the recommended alternative is to implement phasing in order to defer significant capital costs at an estimated cost of \$500 Million which includes the offsetting strategy, conveyance, outfall and reclamation centre.

Mr. Kostopoulos stated that there is always a value in undertaking a project that improves the environment, noting that certain aspects cannot be funded through development charges. He explained that there are two areas for the Environmental Assessment; the service area and the study area. Certain portions of Georgina are within the study area, but not within the service area. He stated that the next phase establishes potential offsets, that the Region will be acquiring all available information and that the offsetting strategy will include all reports and studies conducted by both the Lake Simcoe Region Conservation Authority and the Ministry of the Environment.

12. PRESENTATIONS cont'd:

Moved by Regional Councillor Wheeler

Seconded by Councillor Smockum

RESOLUTION NO. CW-2012-0266

THAT THE PRESENTATION MADE BY DANIEL KOSTOPOULOS, REGION OF YORK, PROVIDING AN UPDATE ON THE UPPER YORK SEWAGE SOLUTIONS PROJECT BE RECEIVED.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:17.1 Report from the Planning and Building Department:

17.1.1 Town of Georgina Official Plan Review

Report No. PB-2012-0088

Harold Lenters, Director of Planning and Building, advised that the first phase of the Official Plan review focuses on the portion of the community not within the secondary plan areas. He noted that there are policies included in the parent Official Plan document that deal with unassumed roads and rights-of-way.

Moved by Councillor Smockum

Seconded by Councillor Hackenbrook

RESOLUTION NO. CW-2012-0267

- A. THAT REPORT PB-2012-0088 BE RECEIVED.
- B. THAT COUNCIL AUTHORIZE STAFF TO COMMENCE A REVIEW OF THE TOWN OF GEORGINA OFFICIAL PLAN IN ACCORDANCE WITH SECTION 26 AND SECTION 27 OF THE ONTARIO PLANNING ACT.
- C. THAT COUNCIL AUTHORIZE STAFF TO UNDERTAKE THE PREPARATION STAGE OF PHASE 1 – PARENT OFFICIAL PLAN REVIEW, AS OUTLINED IN SECTION 5.1 OF REPORT PB-2012-0088.
- D. THAT COUNCIL AUTHORIZE STAFF TO ADVERTISE AND INTERVIEW APPLICANTS FOR THREE PUBLIC MEMBER POSITIONS ON THE OFFICIAL PLAN REVIEW STEERING COMMITTEE.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

- E. THAT COUNCIL APPOINT REGIONAL COUNCILLOR WHEELER, COUNCILLOR DAVISON AND COUNCILLOR SMOCKUM TO SIT ON THE OFFICIAL PLAN REVIEW STEERING COMMITTEE AS COUNCIL REPRESENTATIVES.

Carried.....

17.3 Report from the Recreation and Culture Department:

17.3.1 The ROC – Soccer Concession

Report No. RC-2012-0020

Robin McDougall, Director of Recreation and Culture, explained that the renovations of the snack bar area were completed by the Lake Simcoe Soccer Club including the bay window, cabinetry, painting and storage area and the equipment such as the refrigerator, freezer and cash drawer were purchased by the Club. She explained that the Club generates revenue through the vendors. There are some vendors on site that are sponsors for soccer tournaments and pay \$1,000 to be a sponsor of a tournament. She noted that the cost for trophies and other tournament expenses is approximately \$8,000.

Ms. McDougall stated that other than the Mr. Softee Ice Cream vendor and the Fry Guy on occasion, the only food service that has been on site is a barbeque fundraiser event serving hotdogs and hamburgers.

Ms. McDougall stated that the incremental increase of user fees is to be in place by the end of 2014.

Winanne Grant, Chief Administrative Officer, advised that she has discussed the issue of a soccer concession with the Club representatives. The Town passed a by-law in 2006 with the Club stating that the Town would enter into an agreement with the Club in regard to the concession stand on Civic Centre property and such an agreement should have been put in place by this time.

Ms. Grant indicated that the Director of Recreation and Culture has spoken with the former director of that department, as well as reviewed the notes from another former employee involved in earlier discussions with the Club. With the facts before us and with the review staff has conducted, it would seem that it would be financially detrimental for the Town to take over the concession stand rather than a financial benefit.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

Ms. Grant indicated that the Club signed a contract with Mr. Softee Ice Cream that does not expire until 2016, which was entered into prior to the Town considering being the sole providers of food on the Civic Centre property. Part of the Club's financial sustainability is the contribution/donation factor from some of the vendors on the site. If the Town insists on being the sole provider of food and drink on the site, the financial sustainability of the Club would be affected. She noted that individuals at the north end of the property are not generally willing to walk to the southern portion of the property in order to purchase food and noted that according to an analysis that was conducted, the Town would be operating at a loss if it ran the concession stand at the north end of the property.

Ms. McDougall explained that the club is looking for closure to this issue because of its budgeting plan for 2013 and the result of the decision will impact the Club's budget.

Ms. Grant reiterated that the desired direction for exclusive food sales by the Town should be reconsidered because exclusive rights will potentially be a financial loss. The historical business plan for the Club for its fees and participation rates is based on donations, sponsorships and relationships with vendors. If the Town forces the Club to terminate its relationships with its vendors, it would have a large negative impact on their business plan. She advised that a meeting can certainly be arranged between Town staff and the Club representatives to discuss this issue.

Moved by Councillor Davison

Seconded by Councillor Smockum

RESOLUTION NO. CW-2012-0268

THAT REPORT NO. RC-2012-0020 ENTITLED 'THE ROC – SOCCER CONCESSION' BE DEFERRED PENDING A MEETING BEING HELD BETWEEN TOWN STAFF AND REPRESENTATIVES FOR THE LAKE SIMCOE SOCCER CLUB TO DISCUSS THE ISSUES SURROUNDING THE OPERATION OF A CONCESSION STAND BY THE CLUB ON CIVIC CENTRE PROPERTY, DISCUSSIONS TO INCLUDE MARKETING REPORTS FOR THE FUTURE USE OF VENDING AREAS, THAT STAFF SUBMIT A REPORT RESPECTING A POTENTIAL POLICY FOR THIRD PARTY USAGE ON CIVIC CENTRE PROPERTY BY ALL USERS AND THAT COUNCIL BE KEPT APPRISED OF THE PROGRESS WITHIN THREE WEEKS.

Carried.....

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

17.4 Report from the Operations and Engineering Department:

- 17.4.1 Request for Council to approve additional funds for the demolition of the old Sutton Glass Building

Report No. OED-2012-0057

Rebecca Mathewson, Director of Administrative Services and Treasurer, stated that the Purchasing Division in accordance with the by-law is tendered on the open market. The process is an open bidding process and essentially the best and lowest bid is awarded the project.

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. CW-2012-0269

1. THAT REPORT NO. OED-2012-0057 BE RECEIVED.
2. THAT COUNCIL APPROVE ADDITIONAL FUNDS IN THE AMOUNT OF \$16,000.00 TO COMPLETE THE DEMOLITION OF THE OLD SUTTON GLASS BUILDING WITH FUNDING COMING FROM THE RESERVE FOR RECREATION AND PARKS FACILITIES.
3. THAT COUNCIL APPROVE THE SELECTION OF THE LOW BIDDER BEING MGI CONSTRUCTION CORP. FOR THE PROJECT.

Carried.....

- 17.3.2 The ROC – Season Pass

Report No. RC-2012-0021

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. CW-2012-0270

1. THAT REPORT RC2012-0021 BE RECEIVED.

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS cont'd:

2. THAT MAYOR AND COUNCIL APPROVE THE TUBE AND TERRAIN PARK SEASON PASS RATE OF \$150.00 AND PROMOTIONAL EARLY BIRD RATE OF \$99.00 WITH THE 20% RESIDENT DISCOUNT APPLICABLE TO BOTH FEES.

Carried.....

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

14. PUBLIC MEETINGS:

None.

18. UNFINISHED BUSINESS:

None.

19. REGIONAL BUSINESS:

None.

20. MOTIONS:

None.

21. NOTICES OF MOTION:

None.

22. OTHER BUSINESS:

None.

15. COMMUNICATIONS:

15.2 Matters for Disposition:

- 15.2.1 York Region 55+ Games requesting financial support of \$1,000 and the use of municipal facilities at a charitable rate or at no charge for their 2013 Games.

15. COMMUNICATIONS cont'd:

Moved by Councillor Smockum

Seconded by Councillor Davison

RESOLUTION NO. CW-2012-0271

THAT CORRESPONDENCE FROM YORK REGION 55+ GAMES REQUESTING FINANCIAL SUPPORT OF \$1,000 AND THE USE OF MUNICIPAL FACILITIES AT A CHARITABLE RATE OR AT NO CHARGE FOR THEIR 2013 GAMES, BE DEFERRED PENDING RECEIPT OF AN INFORMATION REPORT FROM THE DIRECTOR OF RECREATION AND CULTURE CONCERNING THE MUNICIPALITY'S PAST SUPPORT.

Carried.....

16. PETITIONS:

None.

23. RECESS COMMITTEE OF THE WHOLE AND RESOLVE INTO CLOSED MEETING:

Moved by Councillor Smockum

Seconded by Councillor Davison

Be it resolved that the Committee of the Whole Meeting recess at this time (12:15 p.m.) and move into a closed meeting pursuant to Section 239 of The Municipal Act, 2001, as amended, to consider:

- i) Personal matter about an identifiable individual, Section 239 (2) (b), MA; 2012 Award of Merit Selection

Carried.....

24. RISE AND REPORT FROM CLOSED MEETING:

The Committee of the Whole Members rose from the Closed Session at 1:10 p.m. with the following direction:

- i) Personal matter about an identifiable individual, Section 239 (2) (b), MA; 2012 Award of Merit Selection

Staff approved review of report on October 22nd.

25. ADJOURNMENT:

Moved by Councillor Smockum

Seconded by Councillor Davison

That the meeting adjourn at 1:12 p.m.

Carried.....