

**THE CORPORATION OF THE
TOWN OF GEORGINA**

**COMMITTEE OF THE WHOLE
AGENDA**

Tuesday, April 2, 2013
(9:00 a.m.)

1. MOMENT OF MEDITATION:
2. ROLL CALL:
3. COMMUNITY SERVICE ANNOUNCEMENTS:
4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:
5. APPROVAL OF AGENDA:
6. DECLARATION OF PECUNIARY INTEREST:
7. ADOPTION OF THE MINUTES:
8. BUSINESS ARISING FROM THE MINUTES:
9. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION:
10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION:
 - 10.1 Matters not subject to individual conflicts
 - 10.2 Matters subject to individual conflicts
11. DEPUTATIONS:
12. PRESENTATIONS:
 - 12.1 2013 Budget Presentations from the public
(Advisement: No presentations are registered at this time)
13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:
14. PUBLIC MEETINGS:
15. COMMUNICATIONS:

15.1 Matters for Routine:

15.1.1 Routine Correspondence

15.2 Matters for Disposition:**Page 1**

15.2.1 Sara Pratt, Sutton District High School requesting an exemption from the Town's Noise By-law for their annual 'Relay for Life' event on June 7, 2013, from 12:00 p.m. to 12:00 a.m.

Pages 2-8

15.2.2 Leo Longo, Aird & Berlis LLP, dated March 25, 2013, with respect to requests for an Interim Control By-law from the North Gwillimbury Forest Alliance.

Page 9

15.2.3 John Hazlewood requesting a resolution from Council in support of reducing parking fees at Ontario Hospitals.

16. PETITIONS:17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:17.1 Report from the Administrative Services Department:**Pages 10-58**

17.1.1 Proposed Heritage Designation – 33 High Street, Sutton

Report No. DAS-2013-0012

Recommendation:

1. That Report DAS-2013-0012 regarding the Proposed Heritage Designation of 33 High Street, Sutton and dated April 2, 2013, be received for information.
2. That the Office of the Clerk be directed to proceed with the designation process of 33 High Street under Part IV of The *Ontario Heritage Act, R.S.O. 1990, c.0.18*.
3. That the Planning Division be advised of Council's intention to designate 33 High Street under Part IV of The *Ontario Heritage Act* and in accordance with Council's conditions (Schedule 2) as set out in the Draft Plan of Subdivision 19T-07G01 and Draft Plan of Common Elements Condominium 19CDM-07G02.

17.1.2 Development Charges Act 1997/1989

Report No. DAS-2013-0013

Recommendation:

1. **That Report No. DAS-2013-0013, the Statement of Development Charges collected as of December 31, 2012, under the Development Charges Act be received for information.**

17.2 Report from the Operations and Engineering Department:**Pages 63-71**17.2.1 Road Dedication and Assumption
Part Lot 21, Concession 1 (G)
Part 1 on Plan 65R-34110
Old Shiloh Road, Pefferlaw

Report No. OED-2013-0009

Recommendation:

1. **That Report OED-2013-0009 prepared by the Operations and Engineering Department dated April 2, 2013 respecting the road dedication and assumption of a portion of Old Shiloh Road be received.**
2. **That a by-law be passed dedicating Part 1 on Plan 65R-34110 as public highway and forming part of Old Shiloh Road.**

Pages 72-75

17.2.2 Cost Summary - Road Yard Additions (Belhaven and Egypt)

Report No. OED-2013-0015

Recommendation:

1. **THAT REPORT NO. OED-2013-0015 BE RECEIVED FOR INFORMATION.**
2. **THAT THE EXPENDITURES NOT INCLUDED IN CONTRACT EPW2011-064 FOR THE ROAD YARDS ADDITION PROJECT IN THE AMOUNT OF \$48,337 BE APPROVED AND FUNDED BY THE ROAD BUILDINGS RESERVE.**

3. THAT THE PURCHASE OF OVERHEAD DOORS IN THE AMOUNT OF \$19,035 PLUS HST BE APPROVED AND FUNDED BY THE ROAD BUILDINGS RESERVE.

18. UNFINISHED BUSINESS:

19. REGIONAL BUSINESS:

20. MOTIONS:

21. NOTICES OF MOTION:

22. OTHER BUSINESS:

23. ADJOURNMENT:

Patricia Nash

From: Michele Vandentillaart
Sent: Monday, March 25, 2013 9:37 AM
To: Patricia Nash
Subject: FW: SDHS Relay for Life - Noise Bylaw Exemption

Michele Vandentillaart

Committee Services Coordinator
Clerk's Office | Town of Georgina
T: 905-476-4301 ext.2248
905-722-6516
905-437-2210
E: mvandentillaart@georgina.ca
www.georgina.ca
[Committee Information](#)

From: Pratt, Sara [mailto:sara.pratt@yrdsb.edu.on.ca]
Sent: March-22-13 12:50 PM
To: Michele Vandentillaart
Subject: SDHS Relay for Life - Noise Bylaw Exemption

Hello Michelle,

I am writing to request a Noise Bylaw Exemption for Sutton District High School's Relay for Life event occurring on June 7th, 2013 from 12 pm to 12 am.

Please let me know if you need any further information.

Thanks!

Sara Pratt

Special Education Resource Teacher
Sutton District High School
(905) 722-3281

Leo F. Longo
Direct: 416.865.7778
E-mail:llongo@airdberlis.com

March 25, 2013

File No. 112062

BY EMAIL

Mayor Robert Grossi
and Members of Council
Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1

Attention: Patricia Nash, Acting Town Clerk

Dear Mayor Grossi and Council Members:

**Re: North Gwillimbury Forest Alliance
ICBL Request
Town Staff Report No. PB-2013-0032**

As you are aware, we are retained by the North Gwillimbury Forest Alliance to act on its behalf in the above-captioned matter.

My involvement at the on-going Elliot Lake Inquiry requires my continued attendance there. Consequently, my law firm partner Patrick Harrington will be in attendance at this evening's Council meeting to address this letter and the above-captioned Staff Report. He will also speak to my previously-submitted February 19, 2013 letter in connection with Staff Report No. PB-2013-0010.

The purpose of this letter is to provide a response to that Staff Report, and in particular:

- the March 15, 2013 letter found therein from the Town's Solicitor, Mr. Bigioni, to the Town's Director of Planning and Building; and
- the February 14, 2013 letter found therein from the Region's Directors of Long Range and Community Planning to the Town's Director of Planning and Building.

This letter relies upon, but will not repeat, the planning policies and opinions expressed by Mr. Anthony Usher in his various letters submitted to the Town that address our client's request for an Interim Control By-Law ("ICBL").

Town Solicitor's Comments

The Town Solicitor's recent letter defines the ICBL issue as follows:

The central issue in this matter remains the effect of the 2010 York Regional Official Plan (the "YROP"), and specifically whether it would require that the MLE lands be rezoned to prevent their development in accordance with the existing approvals already in place. If it does, then Messrs. Longo and Usher would be correct, and the Town would have to amend its own Official Plan to follow suit (in default of which the Region could itself do so). In those circumstances, it might make sense to pass an interim control by-law like the one requested by the NGFA. If the YROP does not require that development of the MLE lands be prohibited, however, then it would be a misuse of the authority conferred upon the Town by Section 38 of the *Planning Act* to pass an interim control by-law to prohibit the development of those lands.

While we disagree with how Mr. Bigioni's letter subsequently characterizes our client's position. Generally speaking, this extract concisely describes the issue presently before Council as well as its potential outcomes. The outcomes hinge primarily upon the correct interpretation and application of the new YROP policies, which recently came into effect upon OMB approval.

We agree that the entire YROP must be considered when interpreting its provisions. We have never suggested otherwise. However, there are certain YROP policies that are directory and therefore have primacy over other policies that are more permissive. YROP's environmental protection policies are directive and have therefore led us to the opinions we previously articulated and continue to advance.

Let us consider what the YROP principally does respecting the MLE lands in relation to this ICBL request. The following three OP Maps apply to the MLE Lands:

Map 1 – Regional Structure - "Towns and Villages"

Map 2 – Regional Greenlands System

Map 4 – Key Hydrologic Features – "Wetlands"

Map 5 – Woodlands – "Woodlands"

That the Regional Greenlands System is not depicted on the MLE Lands (save for a small portion) is to be balanced with policy 2.2's preamble, which states as follows:

Key natural heritage features and key hydrologic features can exist within the Regional Greenlands System or outside of the System. Key features within the System are subject to the policies in Section 2.1 and 2.2. Key features outside of the System shall be protected subject to the policies of Section 2.2. [emphasis added]

The above-cited preamble makes it crystal clear – *key natural heritage features* and *key hydrologic features* exist both inside and outside of the Region's Greenlands System. Features that are within the Greenlands System are protected pursuant to policies 2.1 and 2.2 of the YROP. Features that are outside of the Greenlands System are protected pursuant to policy 2.2 only. Being designated as part of the Regional Greenlands System is therefore not a prerequisite to protection – *key natural heritage features* and *key hydrologic features* are required to be protected regardless of where they are found.

The level of protection for features outside of the Greenlands System is prescribed by policy 2.2 and it is to this policy that the Town must look to determine what is now permitted to be developed on the features present on the MLE lands and elsewhere within the North Gwillimbury Forest

Policies Related to Map 4 – Wetlands

The YROP has the following preamble to its policies 2.2.35 - 2.2.42 related to "Wetlands":

Wetlands

Wetlands are essential natural elements of the Regional ecosystem, providing environmental, economic and social benefits. These lands, which are seasonally or permanently covered by shallow water or where the water table is close to or at the surface, are characterized by hydric soils and hydrophytic or water tolerant plants. Among other functions, wetlands control and store surface water to assist in flood control and groundwater recharge. Wetlands also act as sediment traps to improve water quality and act as habitat for a wide variety of plant and animal species.

The Province has enacted a policy statement under the *Planning Act* that prohibits development in provincially significant wetlands. Other wetlands that have not been identified as provincially significant, but which have been formally evaluated by the Ministry of Natural Resources, also exist within the Region. Map 4 shows the general location of all evaluated wetlands, as well as identified wetlands within the Oak Ridges Moraine, Greenbelt and *Lake Simcoe watershed*. More detailed information, as well as more recent wetland evaluations are available from the Province. [emphasis added]

Policy 2.2.35 thereafter states:

35. That notwithstanding policy 2.2.4 of this Plan, development and site alteration is prohibited within evaluated wetlands and all identified wetlands within the *Lake Simcoe watershed*, on the Oak Ridges Moraine and within the Greenbelt Natural Heritage System, as shown on Map 4 of this Plan. Due to the scale of the mapping in this Plan, smaller wetlands may not be visible. More detailed mapping is available from York Region. [emphasis added]

Policy 2.2.4 permits development and site alteration within *key natural heritage features, key hydrologic features* and their *adjacent lands* subject to a satisfactory environmental impact study or environmental assessment. Policy 2.2.35 removes that development permission in the case of all wetlands. In other words, where a wetland is identified on Map 4 of the YROP, there can be no development or site alteration on those lands. This prohibition is unequivocal, mandatory, and, as noted in the preamble to section 2.2, applies to all wetlands outside of the Regional Greenlands System.

Moreover, in the case of the MLE lands, we are dealing with not just an evaluated "wetland", but a provincially significant wetland.

Compare the directory language of policy 2.2.35 and its preamble to the preamble provided for "Towns and Villages" under YROP:

Towns and Villages

York Region has a tradition of tightly knit villages that each have their own unique sense of place and identity, with mainstreets and places to work, live and play. Each Town and Village in York Region will have a role to play in accommodating growth.¹

Some Towns and Villages act as Local Centres that serve the needs of the surrounding rural settlements, the Agricultural Area and the Rural Area. Historic streetscapes and mainstreet areas within Towns and Villages should be retained and enhanced.

The "Towns and Villages" policies are permissive of development, subject to certain secondary planning and servicing requirements. These policies do not require that development take place; rather they allow it subject to certain prerequisites.

In our respectful opinion, in balancing the YROP policies, the wetland policies are to prevail, being more specific, declaratory and prohibitory. The correct interpretation and application of the YROP is that any wetland in any designated area cannot be developed. If the YROP intended to allow wetlands to be developed anywhere in the entire Region, it could have easily provided so by exempting certain designations or sites from its mandatory prohibition. It did not. To hold otherwise would be to entirely disregard policies 2.2.35 – 2.2.42 of the YROP – policies which Georgina is now statutorily obligated to implement into its own planning regime.

¹ One might be forgiven to pause in passing and wonder how the MLE lands, vacant and undeveloped for three decades, could even remotely fit within this description. Nevertheless, the MLE lands were designated as such in both the 1994 YROP and the 2010 YROP.

Policies Related to Map 5 – Woodlands

The YROP has a similarly detailed preamble to its policies 2.2.43 - 2.2.52 related to "Woodlands", which provides in part:

Woodlands

Woodlands are significant components of York Region's natural systems and provide a variety of important environmental, social and economic benefits. These benefits include clean air and water, erosion prevention, water retention, provision of wildlife habitat, recreation and the sustainable harvest of woodland products.

At the time of settlement by Europeans, woodlands covered 90% of the Region. Woodland cover has dwindled to 22.5% today. Because much of the remaining woodland cover is fragmented and lacking in interior habitat areas, maintaining and enhancing significant woodlands and integrating them into the Region's communities is extremely important. [emphasis added]

Policy 2.2.44 thereafter provides as follows:

44. That notwithstanding policy 2.2.4 of this Plan, development and site alteration is prohibited within significant woodlands and their associated vegetation protection zone except as provided for elsewhere within this Plan.

Once again, we see the YROP's policy permission for development within key features (policy 2.2.4) being rendered inapplicable to a specific key feature. Like wetlands, there is no ability to develop within a *significant woodland*. This prohibition is unequivocal, mandatory, and, as noted in the preamble to section 2.2, applies to all significant woodlands outside of the Regional Greenlands System.

Based on our client's assessment, all of the woodlands found on the MLE lands would qualify as *significant woodlands*.

In summary, based on the foregoing, and considering the YROP policies in their entirety, we submit that the YROP prohibits development on over 90% of the MLE lands. Section 27 of the *Planning Act* requires that Georgina's Official Plan and Zoning By-Law conform with the policies of the new YROP. While the Town is reviewing how best to do that, we submit that an ICBL should be passed to halt inappropriate development on the MLE lands and elsewhere within the North Gwillimbury Forest until such time as the Town's planning regime is brought into conformity with the new YROP.

Regional Planning Directors' Comments

The Region's letter addresses only two specific YROP policies respecting Greenbelt Plan transition to the exclusion of other more significant, relevant and applicable Regional OP policies.

First, the Region's letter fails to mention the enhanced environmental policy thrust of the new YROP. This includes efforts to achieve a more sustainable Region and maintain its natural heritage legacy. These goals and objectives are evident to anyone who reads the new YROP.

Second, the Region's letter fails to mention that approximately 90% of the MLE lands are now designated wetland and/or *significant woodlands* in the YROP, which prohibits any development thereon. In short, for reasons that are not explained in the letter, the Region completely ignores the policies cited above, which apply and could not be more clear.

Third, the YROP does not exempt nor transition the MLE lands from the application of its new environmental policies. Policy 8.4.16 of the YROP specifically states that all official plans and zoning by-laws, and amendments thereto, shall be brought into conformity with the YROP. The only exception is provided for in policies 8.4.17 through 8.4.20. The MLE lands are not described in policies 8.4.17 – 8.4.20; therefore the official plan policies and zoning permissions for these lands are subject to and must be brought into conformity with the YROP's environmental policies.

The Region's letter does not suggest or rely upon any of the matters contained in pp. 9 - 10 of Mr. Lenters' recent Staff Report as applying to or forming the basis of their opinions. Further, with respect, YROP policies 8.4.24 and 8.4.25 as cited by the Region are not applicable or relevant to the current situation as:

- (i) they do not "trump" or make inapplicable policy 8.4.16, which requires conformity;
- (ii) they only pertain to a local municipality doing a Greenbelt Plan conformity exercise, not the section 27 *Planning Act* conformity requirement currently facing the Town [and one of the bases for our client's ICBL request];
- (iii) in the alternative, at their highest, the two policies simply give the Town the choice that its official plan and zoning by-law may continue to recognize any pre-2004 approval without the need of conforming to the Greenbelt Plan. They do not require the Town to maintain such approvals. The Town can choose not to.

Based upon the YROP wetlands and woodlands policies cited above, Town Council's choice is clear. Surely the time has come for Council to study whether what we now know about the importance and significance of the North Gwillimbury Forest, including its wetlands and significant woodlands. Such study would definitively show whether a change to designation and zoning of the MLE lands, which were initiated three decades ago and have remained unexamined and unaltered since then, is warranted. While undertaking a conformity review of the Town's Official Plan and Zoning By-Law with the new YROP,

Council can and should enact an ICBL to halt inappropriate development within the North Gwillimbury Forest until the Town's new planning regime can be implemented.

Thank you for your consideration of this submission and our client's ICBL request. I urge Council to make the decision that will support the protection and preservation of the unique natural asset that is the North Gwillimbury Forest, its wetlands and its significant woodlands, for future generations to enjoy. As noted, Mr. Harrington will be in attendance this evening to discuss this opinion with Council and answer any questions that you might have.

Yours truly,

AIRD & BERLIS LLP



Leo F. Longo
LFL/PJH/ek

- c. Michael Bigioni, Town Solicitor (by email)
- Harold Lenters, Town Director of Planning (by email)
- North Gwillimbury Forest Alliance - Jack Gibbons
- Anthony Usher, Anthony Usher Planning Consultant

14339272.2

Tammi Roberts

From: Tammi Roberts
Sent: March-27-13 12:08 PM
To: Tammi Roberts
Subject: Fair Hospital Parking Charges

From: hazlenuts.central@sympatico.ca [mailto:hazlenuts.central@sympatico.ca]
Sent: Monday, March 25, 2013 02:11 PM
To: Robert Grossi
Subject: Fair Hospital Parking Charges

To: Mayor Grossi and Council of Georgina

We are a grass roots, advocacy group seeking a reduction of parking charges at Ontario Hospitals. We are supported by an interdenominational prayer group that represents at least seven denominations. This is not a campaign to undermine the excellent work of our hospitals. Over the last three years we have talked to hospital executives, municipal councils, and members of the provincial legislature. We have not been able to talk to the Ministry of Health except through correspondence. To get an idea of our efforts we have a website, www.fairhospitalparkingcharges.org, that outlines our campaign.

On November 13, 2012, the council of the City of Markham adopted the following resolution:

“That the City of Markham hereby requests that the Province of Ontario reduce and cap at a fair rate the parking charges at Ontario Hospitals, including Markham-Stouffville Hospital.”

We would appreciate your support as well. It would strengthen the resolutions that have been passed by the City of Markham, the City of Oshawa, and the Town of Whitchurch-Stouffville. We are available to make a presentation to your council if you deem it necessary. We can be reached at 905-640-3222 for Alan Powell or hazlenuts.central@sympatico.ca for John Hazlewood. Submitting a copy of your resolution to the Premier, or the Minister of Health and Long Term Care with a copy to your local member of the legislature is what we're advocating.

We would also like, with your permission, to post your council's response on our website.

We thank you for your consideration of this issue.

Yours truly,

John Hazlewood
 Dan Horchik
 Elizabeth Plashkes
 Alan Powell
 Fair Hospital Parking Charges

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DAS-2013-0012

FOR THE CONSIDERATION OF
COMMITTEE OF THE WHOLE

APRIL 2, 2013

SUBJECT: PROPOSED HERITAGE DESIGNATION - 33 HIGH STREET, SUTTON**RECOMMENDATION:**

1. THAT REPORT DAS-2013-0012 REGARDING THE PROPOSED HERITAGE DESIGNATION OF 33 HIGH STREET, SUTTON AND DATED APRIL 2, 2013, BE RECEIVED FOR INFORMATION.
2. THAT THE OFFICE OF THE CLERK BE DIRECTED TO PROCEED WITH THE DESIGNATION PROCESS OF 33 HIGH STREET UNDER PART IV OF THE *ONTARIO HERITAGE ACT, R.S.O. 1990, C.0.18*.
3. THAT THE PLANNING DIVISION BE ADVISED OF COUNCIL'S INTENTION TO DESIGNATE 33 HIGH STREET UNDER PART IV OF THE *ONTARIO HERITAGE ACT* AND IN ACCORDANCE WITH COUNCIL'S CONDITIONS (SCHEDULE 2) AS SET OUT IN THE DRAFT PLAN OF SUBDIVISION 19T-07G01 AND DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

BACKGROUND:

The purpose of this report is to provide Council with the required details outlining the proposed designation of the property located at 33 High Street in Sutton in order for Council to make an informed decision to proceed with the designation.

The *Ontario Heritage Act, R.S.O. (OHA) 1990, c.0.18*, under Part IV, s.29(1) provides that the council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if,

- (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria; and
- (b) the designation is made in accordance with the process set out in Section 29.

Under the OHA, "heritage attributes" means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

The identification of those real properties falling into this category within the Town of Georgina has been assigned by Council to the Georgina Heritage Committee (GHC). The GHC's responsibilities, as outlined in their 'Terms of Reference', are to advise Council on all matters relating to Part IV and Part V (Individual Property Designations and Heritage Conservation Districts respectively) including preparing and maintaining a list of properties, features and areas worthy of monitoring for conservation, and, to establish criteria for the evaluation of properties of architectural, historical and contextual significance, and, to recommend to Council properties worthy of designation.

REPORT:

The Georgina Heritage Committee (GHC) has recognized that 33 High Street, Sutton is of interest to the community of Georgina and worthy of preservation. Further to this, a heritage consultant (Su Murdoch Historical Consulting) was engaged to provide a heritage designation report on the subject property, which is attached as Schedule 1. The findings of this report were based on archival and documentary research, property title research, and anecdotal contributions.

Upon review of the Heritage Designation Report, the GHC concluded, at their meeting held on November 15, 2012, that a recommendation to Council be made requesting that 33 High Street in Sutton be approved by Council for designation through the following resolution:

RESOLUTION NO. GHC-2012-0065

THAT THE GEORGINA HERITAGE COMMITTEE (GHC) REQUEST THAT THE OFFICE OF THE CLERK BE DIRECTED TO PROCEED WITH THE NOTICE OF INTENTION TO DESIGNATE 33 HIGH STREET, LOT 2, IN ACCORDANCE WITH THE ONTARIO HERITAGE ACT, R.S.O. 1990, C. 0.18, PART IV, S.29(1).

To further clarify the GHC's resolution noted above, the *Ontario Heritage Act, R.S.O. (OHA) 1990, c.0.18*, under Part IV, s.29 (1.1) stipulates that if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3), 2005, c.6, s.17 (1).

FINANCIAL IMPLICATIONS:

Council should consider that nominal fees will be incurred in order to provide the required notices in local newspapers and, ultimately, to register the designation on the property title.

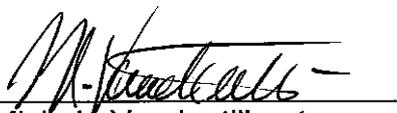
OTHER DEPARTMENT IMPACTS:

Should Council approve the heritage designation of 33 High Street in Sutton, condition number 35. (b), as set out in Schedule 2 of this report, will be met and the Planning Department must be notified of same.

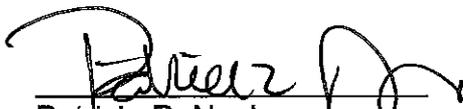
CONCLUSION:

That Council direct the Office of the Clerk to proceed with the designation process of 33 High Street in Sutton as outlined in the *Ontario Heritage Act, R.S.O. (OHA) 1990, c.0.18.*

Prepared by:


Michele Vandentillaart
Committee Services Coordinator

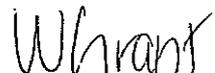
Recommended by:


Patricia R. Nash
Acting Clerk

Recommended by:


Rebecca Mathewson, C.G.A.
Director of Administrative Services/Treasurer

Approved by:


Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

HERITAGE DESIGNATION REPORT

VROOMAN - VERDOOLD HOUSE 33 HIGH STREET, SUTTON TOWN OF GEORGINA

PREPARED FOR THE

TOWN OF GEORGINA HERITAGE COMMITTEE

SU MURDOCH HISTORICAL CONSULTING

47 RODNEY STREET, BARRIE, ON L4M 4B6

705.728.5342 FAX 705.728.0334

SUMURDOC@SYMPATICO.CA

APRIL 2012 REV MARCH 2013



SUMMARY

The findings of this Report endorse the Town of Georgina's position that protection of this property at 33 High Street under s.29 of the Ontario Heritage Act is appropriate. This property contains a dwelling believed to be built about 1895 by railway station agent and hardware merchant George Vrooman, possibly in association with a commercial activity on the site. It is at the northeastern end of the corridor along High Street being considered for protection as a Heritage Conservation District under Part V of the Ontario Heritage Act.

CONTENTS

1.0 BACKGROUND

- 1.1 CURRENT STATUS
- 1.2 BACKGROUND

2.0 REPORT OBJECTIVE AND METHODOLOGY

3.0 SUBJECT PROPERTY

- 3.1 PROPERTY DESCRIPTION
- 3.2 CULTURAL HERITAGE INVENTORY
- 3.3 HERITAGE CONSERVATION DISTRICT

4.0 EVALUATION CRITERIA

5.0 HISTORICAL OR ASSOCIATIVE VALUE

- 5.1 OVERVIEW HISTORY OF SUTTON
- 5.2 SUBJECT PROPERTY HISTORY
 - 5.2.1 LOTS 6, 7, 8, AND 9, BLOCK 16, PLAN 69
 - 5.2.2 LOT 10, BLOCK 16, PLAN 69
 - 5.2.3 LOT 11, BLOCK 16, PLAN 69

6.0 ARCHITECTURE (DESIGN OR PHYSICAL VALUE)

- 6.1 DATE OF CONSTRUCTION
- 6.2 STYLE AND FORM
- 6.3 MASONRY
- 6.4 ROOF
- 6.5 ENTRYWAYS
- 6.6 WINDOW OPENINGS
- 6.7 INTERIOR

7.0 CONTEXTUAL

8.0 DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

9.0 RECOMMENDATION

SOURCES

ENDNOTES

HERITAGE DESIGNATION REPORT

VROOMAN - VERDOOLD HOUSE, 33 HIGH STREET, SUTTON

LOTS 6 TO 11, BLOCK 16, PLAN 69, FORMERLY GEORGINA TOWNSHIP

1.0 BACKGROUND

1.1 CURRENT STATUS

A & T Homes (1084466 Ontario Ltd.) owns the subject property known municipally as 33 High Street and locally as the Verdoold House, in the village of Sutton. A & T's intention has been to develop the property (and nearby lands) as a freehold townhouse complex.

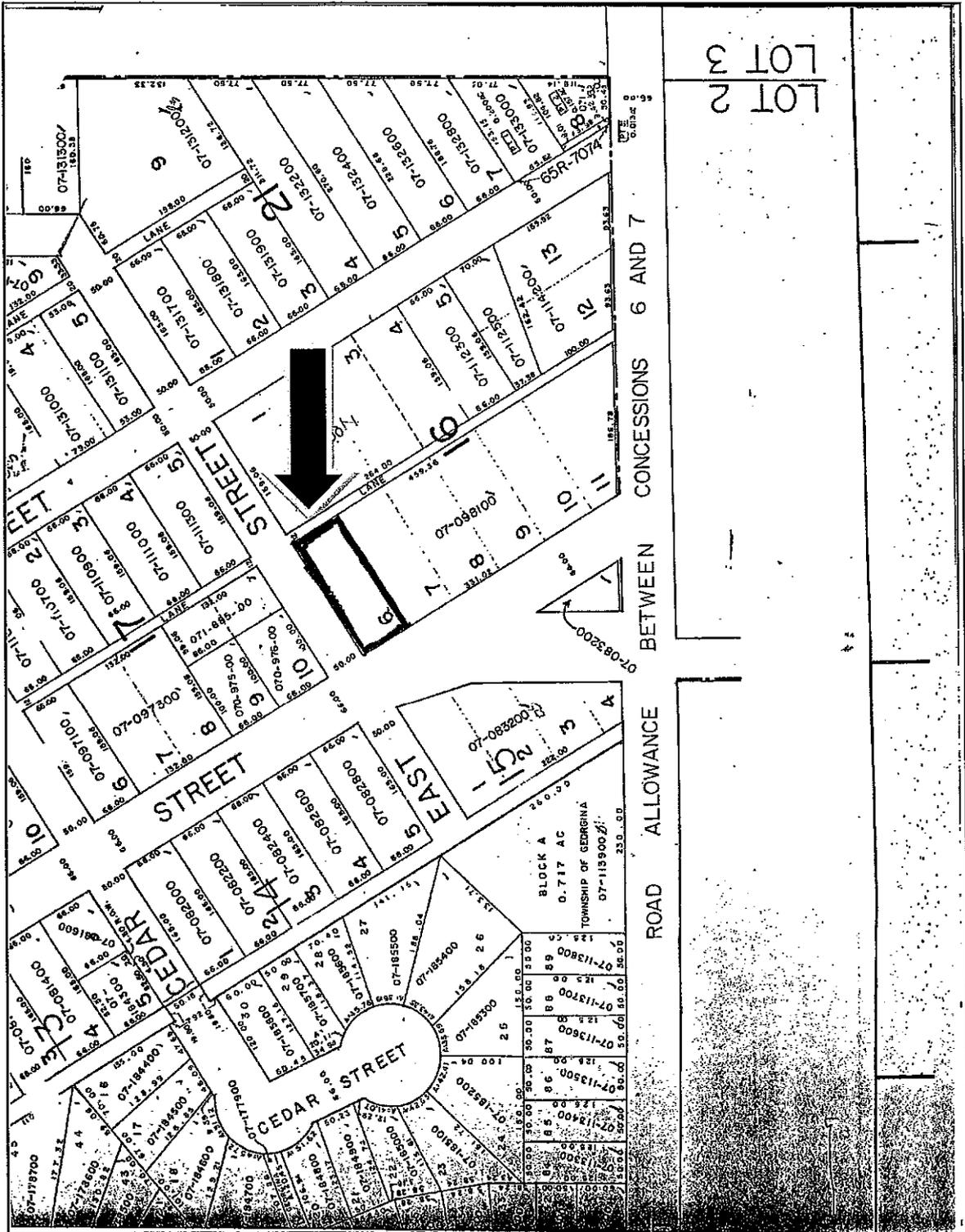
The Town of Georgina ("Town") issued a demolition permit for the dwelling and two outbuildings (described as a carriage house and a barn) on the property. The outbuildings were demolished before the Town reversed its position on allowing demolition of the dwelling and instead proposed the protection of the property under section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O18, as amended 2009 ("Act") (municipal designation of individual property). The property is currently listed for sale.

1.2 BACKGROUND¹

Following a statutory Public Meeting on April 10, 2007, Town of Georgina Council passed Resolution No. C-2007-0133:

C: That the applicants revise the proposed plan of subdivision to preserve and integrate the existing historical dwelling on the subject land, and address the issues and matters identified in report pb-2007-0035 and raised at the statutory public meeting.

Within the Conditions of Approval for Draft Plan of Subdivision 19T-07G01 and Draft Plan of Common Elements Condominium 19CDM-07G02 is a stipulation that the owner "permit the designation of the property under Part IV of the Ontario Heritage Act." The owner is also responsible for exterior restoration, preservation, and protection of the dwelling; and is to "provide notice and commemoration of the heritage building by providing and installing at his expense an interpretive plaque outlining the history of the heritage house in a publicly visible location on the property."



Lot 6 is the location of the subject dwelling at 33 High Street

On December 16, 2010, the Georgina Heritage Advisory Committee passed Resolution GHC-2010-0062 to begin the process of protecting 33 High Street, Sutton (and 262 The Queensway North, Keswick).

2.0 REPORT OBJECTIVE AND METHODOLOGY

This Heritage Designation Report is intended to provide the Town with the research necessary to do a final evaluation of the property known municipally as 33 High Street for cultural heritage purposes and to consider its potential for protection under s.29 of the Act.

The findings and recommendations of this Report are based on documentary research, a property title search at the York (North) Region Land Registry Office, the Town property file, discussion with the current owner, and a site visit on March 5, 2012.

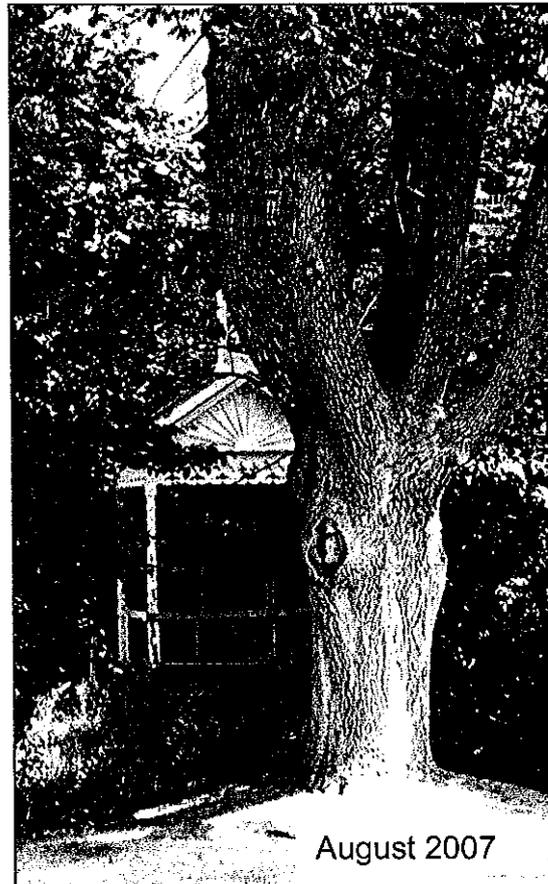
This report does not include the identification of any archaeological resources or areas of archaeological potential. Only an archaeologist licensed under the Act can undertake that fieldwork.

3.0 SUBJECT PROPERTY

3.1 PROPERTY DESCRIPTION

The parcel of land considered in this Report is 1.33 acres formed by Lots 6 to 11, Block 16, Plan 69, formerly part Lot 2, Concession 7, Georgina Township, now the Town of Georgina. This is southeast of the downtown core of the village of Sutton.

The west boundary of the property is East Street. The east boundary is Burke Street (road allowance between Concessions 6 and 7). Farther east is the junction of Highway 48 and High Street. A watercourse runs across the property, parallel to High Street, which forms the south boundary. Opposite High Street is a public park with a cenotaph. The Royal Canadian Legion Hall property abuts the north (rear) lot line. There are other 19th century dwellings nearby along High and East streets.



In 2008, the current owner moved the subject dwelling about twenty feet “straight west” to the northeast corner of High and East streets. The front facade faces south/southwest to High Street. It is the only building on the site and is entirely within Lot 6.

An August 2007 image (shown previous page) reveals that until recently this property had some large diameter specimen trees and mature vegetation.

3.2 CULTURAL HERITAGE INVENTORY

The Georgina Heritage Advisory Committee's 1978 list of properties of interest (shown next page) includes 33 High Street. According to a March 2011 draft report, "Proposed Designations, 33 High Street and 262 The Queensway North," prepared by Suzanne Meakins:

Originally the property included three structures: a single family dwelling and two accessory buildings. One of these was a Carriage House dating back to 1895 which was on the GHAC list of properties of interest as Roll #070-981.

The Town's September 2007 Cultural Heritage Inventory lists 33 High Street as a "flagged" property, meaning it may have cultural heritage value or interest. The Inventory entry reads:

070 - 981 33 High Street, Plan 69, Lot 6 to 11, Block 16, Built 1895, "Barn and Carriage House"

(The carriage house and barn are demolished.)

3.3 HERITAGE CONSERVATION DISTRICT

Since about 2006, the Town has been considering the protection of the High Street corridor as a Heritage Conservation District under Part V of the Act. The 2007 Inventory "flags" High Street as an "area which is under active consideration by Heritage Georgina for designation as a heritage district." As no geographic boundaries for the potential HCD have been set, the subject property at 33 High Street remains a candidate for inclusion.

Under the Act, all properties within the boundary identified in a HCD bylaw are governed by the provisions of the mandatory HCD Plan. This includes properties protected under s.29 of the Act. To provide any site specific protection for a s.29 property within a HCD, the property and any special provisions must be identified and described in the HCD Plan.

070 901

Name of Recorder Joan Martyn

Date: December 1970

Name of Photographer Joan Martyn

Date: October 1970

CITY OF TORONTO INVENTORY OF BUILDINGS

Identity:

County YorkNumber, street, town, or lot
concession, township:Block 16
Lot 6

Name of building

History:

Date of Construction c. 1895 same time
as houseOriginal Owner George ^{Laws} Vrooman

Original Use Barn and Carriage House

Present Owner married Catherine Johnson

Present Use Garage "Kitty"

Construction: Wall material, Stone Brick Frame OtherCondition of structure, Very good Fair Poor Altered Much

Reference: Sources of information on construction date.

Mr. A. B. Anderson who knew original owner
who was a partner in MacDonald and Vrooman
Hardware.Importance of information on building in the
community.

4.0 EVALUATION CRITERIA

Ontario Heritage Act Regulation 9/06 sets the minimum standard for criteria to be used by a municipality when evaluating the cultural heritage value or interest of a property being

considered for protection under s.29 of the Act. One or more of the criterion in the categories of Design or Physical Value, Historical or Associative Value, and Contextual Value must be met for the property to be designated.

The role of the Georgina Municipal Heritage Committee in the designation process is to apply Regulation 9/06 and decide whether the property meets one or more of the criterion. Georgina Town Council will make the final decision on whether to designate or otherwise conserve the property for cultural heritage reasons.

5.0 HISTORICAL OR ASSOCIATIVE VALUE

5.1 OVERVIEW HISTORY OF SUTTON

The village of Sutton is on the Black River, about ten kilometers south of Lake Simcoe. In October 1819, William Bouchier acquired from the Crown, Lots 1 and 2, Concession 7, Georgina Township. The division line between these lots now intersects the village of Sutton. In August 1821, William sold his holdings to his brother, merchant James O'Brien Bouchier. James built a dam on the Black River about 1831 and established a sawmill, followed by a gristmill, and a woollen mill. He had his property surveyed into building lots in 1848. The result was that most of the village is east and north of the Black River along High Street, North Street, River Street, and the intersecting crossroads.

James Bouchier conducted a property sale on July 9, 1857. The Plan of the Village of Sutton prepared to illustrate the lots for sale indicates that all Blocks and Lots in the village, including Block 16 (the subject parcel) were numbered by that date. Plan 69 was registered in 1893 as a subplan of this original survey.

In 1877, Sutton became the terminus of the Lake Simcoe Junction Railway, connecting with the Toronto and Nipissing Railway at Stouffville to the south. In June 1905, the Toronto and York Radial Railway, Metropolitan Division, bought the rights of way needed for the extension of the Yonge Street electric radial line north from Newmarket. The section from Newmarket to Jackson's Point opened in 1906-1907. The line was extended to Sutton in 1909. This connected the village directly with the City of Toronto via electric trolley cars that made the two to three hour journey on a regular schedule. The Metropolitan radial line was closed on March 15, 1930.

Sutton today retains many of its 19th century buildings and street patterns, picturesquely set against the backdrop of the Black River.

5.2 SUBJECT PROPERTY HISTORY

Plan 69 of the village of Sutton subdivides Lots 1 and 2, Concessions 6 thru 9, Georgina Township; and Lot 23, Concessions 7 and 8, and Lots 19 and 20, Concession 9, North Gwillimbury Township. It was drawn on February 15, 1893, and registered April 14. The subject property is within Block 16 of Plan 69, on a parcel formed by Lots 6 through 11.

5.2.1 LOTS 6, 7, 8, AND 9, BLOCK 16, PLAN 69

GEORGE LAWES VROOMAN (1885-1903)

The Abstracts of Title for Lots 6, 7, 8, and 9, Block 16, Plan 69, open with a sale on December 19, 1885. Sutton merchant Donald William McDonald and his wife Frances sold the lots to George Lawes Vrooman of Sutton, a station master. The purchase price was \$300, suggesting the four lots comprising an acre of land were vacant.

- According to Suzanne Meakins in her March 2011 "Draft Report: 33 High Street and 262 The Queensway North" prepared for the Georgina Heritage Advisory Committee:

-

The original owner of the house was George Laws Vrooman. He was born in 1851 and was the son of Colonel James Vrooman and his second wife, Rhoda Johnson. James had a total of 13 children with his two wives and was an important figure in the War of 1812. After his military service, James established the town of Vroomanton east of Udora, near Sunderland. It was once a thriving village and boasted two mills, a hotel, two churches, a school and shops but it faded into a ghost town when the rail lines were run to Sunderland. During his lifetime James saw Brock grow from a wilderness to a firmly established and important township.

George was a "farmer" in Brock so he may have living with his parents working on their farm. George married Catherine ("Kitty") McDonald in 1879. She was 10 years his junior and, intriguingly, their first child was born 7 months after the wedding. George is listed as a "merchant" on the wedding registry, but the 1891 census records George's occupation as "Station Agent" for the railway. He was, therefore, either misrepresenting himself or he took a break from retail trade. The 1901 census again lists him as a "hardware merchant." Presumably, his status (and habitation) was elevated with his marriage. He became a partner with his father-in-law in the McDonald and Vrooman Hardware Store located at 111 High Street.

Further research indicates that George Vrooman was born in Brock Township. On July 8, 1879, he married Kitty Geneva, age eighteen, born in Sutton to John and Margaret McDonald. George was a merchant and of Methodist faith; Kitty was Presbyterian. They were both single and living in Sutton at the date of their marriage. The birth record for their first child identifies her as Lena Maud, born February 20, 1880, when George was a station agent in Sutton.

The 1886 tax assessment roll for Sutton lists George Vrooman as a railway agent and "householder" (tenant)ⁱⁱ with Lots 6 through 9. The four lots had a total assessed value of \$250 and were vacant. Vrooman was also associated as an "agent" with Lot 11, valued at \$50 and owned by the Merchant's Bank. He was a tenant on Block 3, Lots 1,2,3,8 and 9. The \$1,100 assessed value of the Block 3 lots suggests this was his residence. The 1890 tax assessment lists Vrooman with Lots 6 through 9 valued at \$200. The property was vacant.

- The 1891 personal census for Sutton lists Vrooman as a station agent, age 39, born in Ontario. His wife Kitty G. was 29. Their children were Lena (or Leno) M., age 12; Etta M., 10;

Ernest, 8; and Harold A., 2. They employed a domestic servant named Mary Fenton, age 21. They were of Methodist faith. The family occupied a wood, two storey dwelling, with nine rooms. This does not fit the description of the existing dwelling at 33 High Street.ⁱⁱⁱ

The 1901 personal census for Sutton lists George L. Vrooman being born in Ontario on May 16, 1851. His ethnic origin is "Holland." At that date, he was a hardware merchant. His wife Kitty was born August 4, 1861, in Ontario to Scottish parents. Their children were M. Lena, born February 20, 1880; M. Etta, March 19, 1882; G. Ernest, March 6, 1880, a hardware clerk; and W. Harold, April 6, 1889. They were of Presbyterian faith and employed a domestic servant, Edith Brooke, age 18. The census enumerated the family in a brick house with eleven rooms on Lots 6 through 9, Block 16 (the dwelling at 33 High Street). At or near this location, Vrooman held a total of seven lots (1.75 acres) and had a warehouse. He also owned several other acres of land and dwellings in Sutton.^{iv}

RICHARD STURTRIDGE (1903-1906)

On June 2, 1903, the Vroomans sold the four lots to Richard Sturtridge for \$2,600. Sturtridge was a local banker.

KIRBELL GREENWOOD (1906-1919)

Richard Sturtridge and his wife Alice Alberta sold the lots on September 1, 1906, to Kirbell Greenwood, a local grain merchant. The price was \$2,600. The 1911 personal census for Sutton West lists Kirbell as born in July 1857 in England. He immigrated to Canada in 1876 and was of Anglican faith. He was a grain buyer "at the elevator." His wife Laura was born November 1857 in Ontario. Their children were Mabel, born November 1882; and Maud, born January 1896.

JOHN BOYCE SPRAGUE (1919-1945)

Kirbell and his wife Lora Louise sold on December 17, 1919, to John Boyce Sprague of North Gwillimbury Township, a farmer. He paid \$5,000 for Lots 6, 7, 8, 9, 10, and 11.

HARRY HAYNES (1945-1961)

John Sprague died November 3, 1940. It was June 15, 1945, when his executors sold Lots 6 through 11. The executors were his children Hazel Mary Sprague of Sutton West, a school teacher; Charlotte Sylvia Richardson of the Town of Stirling, Hastings County; Alice Gertrude Rhodes of the City of Detroit, Michigan; Aubrey Dalton Sprague (married to Helena) of the Village of Larder Lake, District of Temiskaming, a miner; and John's widow Hannah Sprague also of Sutton West. The purchaser was Harry Haynes of Sutton West. He paid \$5,000.

ENGEL AND MARGARET VERDOOLD 1961

Harry Haines died in Sutton on August 22, 1960. His executors were Norman Walter Haines of the City of Laval, Quebec, a manufacturer; and Alvin Raymond Haines, a West Gwillimbury Township farmer. Lina Elizabeth Haines of Sutton was Harry's widow. Engel Verdoold and his wife Margaret bought the lots on November 3, 1961. Engel was a gardener in Sutton.

5.2.2 LOT 10, BLOCK 16, PLAN 69**FRANCES JESSIE AND JAMES STEVENSON**

The Abstract of Title for Lot 10, Block 16, opens on November 1, 1895, with the sale of Lot 10 and other lands by postmaster John Raines Bouchier, a widower, to Frances Jessie Stevenson, a married woman. The purchase price was \$200 for several acres of land. Both were Sutton residents.

On July 20, 1899, Frances sold the same lands to Sutton merchant James Richard Stevenson. The purchase price was \$200.

KIRBELL GREENWOOD

James Stevenson died August 29, 1907. On August 13, 1908, his executors, physician Hiram Haywood Pringle and James' widow Frances Jessie Stevenson, sold Lots 10 and 11 to Kirbell Greenwood, a grain merchant. All were of the village of Sutton. The purchase price was \$75, suggesting the two lots were vacant. Greenwood had purchased Lots 6 through 9 in September 1906.

From this date, the chronology of property ownership is the same as listed in 5.2.1 Lots 6, 7, 8, and 9, Block 16, Plan 69.

5.2.3 LOT 11, BLOCK 16, PLAN 69**JAMES RICHARD STEVENSON**

The Abstract of Title for Lot 11, Block 16, opens on November 18, 1899. This is a sale for \$25 by Sutton Lodge Inc. Number 168 Independent Order of Oddfellows of Ontario to James Richard Stevenson, merchant, of Sutton. Stevenson had purchased Lot 10 in July 1899.

From this date, the chronology of property ownership is the same as listed for Lots 6 through 9, and Lot 10 in 5.2.1 and 5.2.2.



Postcard showing 33 High Street on right, about 1915
(Georgina Pioneer Village and Archives)



Above: South facade facing High Street

Below: West facade parallel to East Street



Above: Inside join of front and rear sections (at centre of image)

Below: East facade with two bay windows



6.0 DESIGN OR PHYSICAL VALUE

6.1 DATE OF CONSTRUCTION

The local tradition is that the subject dwelling was built for George Vrooman about 1895. Lots 6 through 9 were vacant when Vrooman bought in 1885 and assessed as vacant in 1890. The 1891 census places him in a "wood, two storey, nine room" dwelling. The 1901 census places him in a brick, eleven room dwelling on Lots 6 through 9. He had a warehouse nearby. Vrooman sold the four lots in 1903 for \$2,600. Based on these documentary findings, it is likely that this dwelling was erected between 1891 and 1901.^v Due to the lack of tax assessment rolls available for Sutton after 1890, it is not possible to narrow this timeframe.

The 2008 relocation of the dwelling to about twenty feet west, toward East Street, necessitated structural changes described elsewhere in the report.

6.2 STYLE AND FORM

Like many dwellings erected at the end of the 19th century, the design of the Vrooman house was influenced by a mix of popular architectural styles, notably Gothic Revival and Queen Anne Revival. It has the timeless, gable end form, with bargeboard in the gable; but is otherwise void of the decorative elements typical of earlier Gothic Revival styling. The plain masonry and stacked bay window with its steep polygonal roof are a "modern" Queen Anne influence.

This is a two storey structure composed of a rectangular front section facing High Street and an abutting rear section that is offset to the west. The inside join in the roof where the two sections meet is somewhat awkward (see previous page), suggesting the rear section is a later addition or perhaps served another purpose, such as a shop or office, when built.

6.3 MASONRY

The masonry reflects the early 20th century preference for monochromatic brickwork. There are no buff coloured accents or other elements used to embellish the red/orange coloured bricks laid in a stretcher bond. The buff coloured mortar is beaded. Some repointing in white or grey mortar is evident and the bricks were recently powerwashed.

The foundation is new and veneered with the rubblestone salvaged from the original foundation. Some foundation level window openings have been eliminated. Above the foundation there is an original, angled rain drip course.

6.4 ROOF

The roof of the front section is a medium pitched, gable end type. The front gable retains the original bargeboard trim with star and scallop cutouts. The rear section has a gable end roof with a truncated south gable. The east facade has a two storey bay window terminating in a steeply pitched, polygonal roof. The eaves of the bay window have two turned drops with bullseye moulding.

The soffits are tongue and groove wood and have a half round moulding. The roof was recently clad in asphalt shingling and vented. The c.1915 postcard image (shown previous pages) shows chimney stacks at each gable. The one remaining stack (at the rear) has been rebuilt.

6.5 ENTRYWAYS

The principal entryway is within a verandah facing High Street (shown right). The original bargeboard with swallow shaped cutouts was removed and installed on the reconstructed verandah. The roof is a shed type with a gabled portico framing the doorcase. It is supported by turned posts and features a sunburst motif on the south gable and east end. The hand railing and balustrade are replacements. The door has been replaced.

The entryway at the north facade of the rear section is an original opening but the door and landing have been replaced. The owner removed what he described as a "shed" at this rear entrance. A third entryway is within the south facade of the rear section.



6.6 WINDOW OPENINGS

The window openings are flat. When built, the sash was the 1x1 panes type. The original wood frames and lugsills (sills with extended ends) survive but the sashes have been replaced with a metal type. There are two bay windows on the east facade: a 3-sided, two storey type; and a flat, ground level type.

6.7 INTERIOR

The interior of this structure is not being considered for protection under s.29 of the Act.

7.0 CONTEXTUAL

For over a century, this property and dwelling at 33 High Street has been the landmark at the northeastern end of the High Street corridor in Sutton. The dwelling is an entry feature from Highway 48 toward the downtown core of the village.

8.0 DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

For over a century, the property known municipally as 33 High Street has been the landmark at the northeastern end of the High Street corridor in Sutton. It was built c.1895 for George Vrooman, who is best remembered as a partner with his father in law in the local Vrooman & McDonald hardware business. The property may have served residential and commercial purposes. Other longer term owners include John Sprague, Henry Haynes, and Margaret and Engel Verdoold. The dwelling is architecturally plain but serves as entry feature from Highway 48 toward the downtown core of the village.

DRAFT DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value or interest of this property is expressed by the heritage attribute of the c.1895 dwelling. The following elements of the dwelling are considered integral to this cultural heritage value or interest:

- The form, massing, height, and scale
- The flat window openings with wood frames and lugsills
- The 3-sided, two storey bay window and the ground level bay window on the east façade
- The masonry, including the red/orange brick, buff coloured and beaded mortar, radiating voussoirs (or heads) over the openings, and raindrip at the foundation
- The placement of all original door openings
- The gable end roof with original bargeboard of the front (south) section
- The truncated gable roof of the rear (north) section
- The steeply pitched, polygonal roof and the wood drops with bullseye moulding in the eaves of the two storey bay window
- The original components of the front (south) verandah, notably the cutout, swallow shaped bargeboard and sunburst gables of the roof
- The view of the front (south) and west facades from East and High streets

9.0 RECOMMENDATION

As the dwelling is entirely within Lot 6, Block 16, Plan 69, it is reasonable to consider only Lot 6

for purposes of protection under s.29 of the Act. Under s.2.6: *Cultural Heritage and Archaeology Resources* of the Provincial Policy Statement of the Ontario Planning Act, Council can make provisions for the mitigation of any negative impact resulting from development on lands adjacent to a protected property.

Protecting Lot 6 under s.29 is both a standalone initiative and a mechanism for ensuring that the property is preserved and available for inclusion should the proposed High Street Heritage Conservation District be achieved under Part V of the Act.

SOURCES

Phone interview with A & T Homes president Antonio Ingoglia, April 2012

Abstract of Title and related instruments, Lots 6 through 11, Block 16, Plan 69, Georgina Township, now Town of Georgina. York (North) Region Land Registry Office

Personal and agricultural census records, 1891 to 1911 Ancestry.ca and Barrie Public Library

Birth and Marriage records. Ancestry.ca

Meakins, Melissa. "Draft Report: 33 High Street and 262 The Queensway North, March 2011" prepared for the Georgina Heritage Advisory Committee.

Murdoch, Su. "High Street, Sutton, Ontario: Preliminary Evaluation as a Heritage Conservation District, November 2007." Prepared for the Town of Georgina Municipal Heritage Committee.

The assistance of Michele Vandentillaart, Town of Georgina; and Melissa Matt, Archives Coordinator, Georgina Pioneer Village and Archives, is appreciated

SOURCES

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The assistance of Michele Vandentillaart, Town of Georgina; and Melissa Matt, Archives Coordinator, Georgina Pioneer Village and Archives, is appreciated

ENDNOTES

¹ This Background was paraphrased from "Draft Report: 33 High Street and 262 The Queensway North," by Suzanne Meakins, March 2011.

² The term "householder" means tenant. Vrooman was the "freeholder" or owner of Lots 6 through 9 by this date. Tax assessment roll information can be out of date by several years.

³ This could be an earlier form of the subject dwelling before the rear addition and brick veneer but more likely this dwelling was located elsewhere.

⁴ This is an interpretation of the information contained in the 1901 census.



TOWN OF GEORGINA

26567 Civic Centre Rd., Keswick, Ontario L4P 3G1

May 16, 2012

Town Files: 01.131 & 01.132

Georgina Heritage - Town of Georgina
Clerk's Department

Dear Ms. VanDentillaart:

RE: REQUEST FOR EXTENSION OF DRAFT PLAN APPROVAL
Draft Plan of Subdivision (19T-07G01) and Draft Plan of Condominium
(19CDM-07G02)
33 High Street; N/E Corner of High Street & Burke Street, Sutton
Applicant: 108446 Ontario Ltd. (c/o A & T Homes)

On June 24, 2008, the above-referenced Plans of Subdivision and Condominium received draft plan approval from the Town of Georgina in order to permit 16 freehold townhouse units fronting on a private condominium road. Subsequently, Town Council passed a resolution to approve an extension to the approval of the draft plans from July 15, 2011 to July 15, 2012. Copies of the draft plans and the revised draft plan conditions are attached as Schedules '1' and '2' respectively.

On May 3, 2012, the applicant's agent submitted a request for a further extension to the draft plan approval review period from July 15, 2012 to July 15, 2013 (Schedule '3'). The applicant has indicated that they are currently finalizing their next submissions, including the requirement to submit engineering drawings, landscape plans, and a composite utility plan. Accordingly, an extension is needed in order to fulfill the conditions of draft plan approval before the approval lapses.

The consideration of this extension to the draft plan approval is an opportunity for the Town and external agencies to review and request any changes to the existing conditions of the draft plan approval. In this regard, please review the conditions of approval and advise of any changes that are necessary. Staff anticipate the preparation of a report to Council for its consideration in June, 2012. In this respect, a response would be appreciated by May 31, 2012.

Should you have any questions or concerns on this matter please do not hesitate to contact the undersigned by phone at 905-476-4301 ext. 244 or by e-mail at tevershed@georgina.ca.

Regards,

Todd Evershed
Planner

Encl.

Cc: Velvet Ross, Manager of Planning (via e-mail)

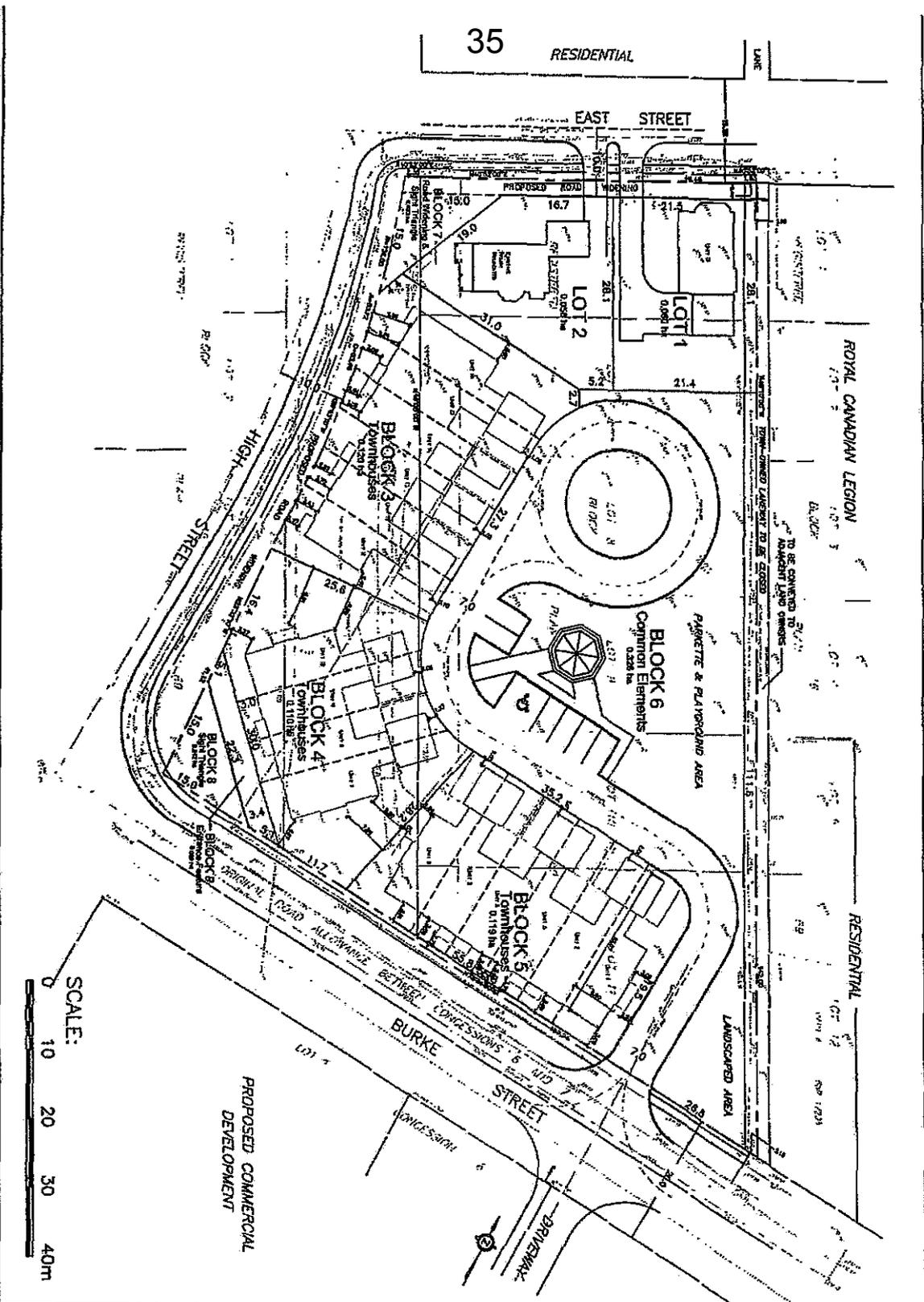
(905) 476-4301

(905) 722-6516

(705) 437-2210

Fax: (905) 476-8100





KEY PLAN

Subject Lands

SCHEDULE OF LAND USES

Block	Lot	Area (sq. m)	Use
1-2	1	1,118 sq. m	Special Purpose Residential
1-2	2	1,118 sq. m	Special Purpose Residential
3	1	1,118 sq. m	Special Purpose Residential
3	2	1,118 sq. m	Special Purpose Residential
4	1	1,118 sq. m	Special Purpose Residential
4	2	1,118 sq. m	Special Purpose Residential
5	1	1,118 sq. m	Special Purpose Residential
5	2	1,118 sq. m	Special Purpose Residential
6	1	1,118 sq. m	Special Purpose Residential
6	2	1,118 sq. m	Special Purpose Residential
7	1	1,118 sq. m	Special Purpose Residential
7	2	1,118 sq. m	Special Purpose Residential
8	1	1,118 sq. m	Special Purpose Residential
8	2	1,118 sq. m	Special Purpose Residential
9	1	1,118 sq. m	Special Purpose Residential
9	2	1,118 sq. m	Special Purpose Residential

OWNER'S AUTHORIZATION

The undersigned Owner hereby certifies that the information contained in this Schedule of Land Uses is true and correct and that the Owner has no knowledge of any other information that would affect the accuracy of the information contained herein.

Signature: _____ Date: _____

SUPERVISOR'S CERTIFICATE

I hereby certify that the information contained in this Schedule of Land Uses is true and correct and that I have no knowledge of any other information that would affect the accuracy of the information contained herein.

Signature: _____ Date: _____

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

The information required under Section 51(17) of the Planning Act is as follows:

- 1. The name of the owner of the land.
- 2. The name of the person who prepared the Schedule of Land Uses.
- 3. The date when the Schedule of Land Uses was prepared.
- 4. The date when the Schedule of Land Uses was last updated.
- 5. The date when the Schedule of Land Uses was next to be updated.

ELEVATIONS

Elevations shown herein are generally in metres.

DRAFT PLAN OF SUBDIVISION

164448 Ontario Ltd., Aurora Hydro (A & T) (Hemlock)

Lot 1 to 11, Block 10, Aurora Hydro (A & T) (Hemlock)

Part of Lots 2 and 4, Block 10, Hemlock (Hemlock) (Hemlock)

Part of Lot 10, Block 10, Hemlock (Hemlock) (Hemlock)

Part of High Street (Hemlock) (Hemlock)

Proposed by: _____

Michael Smith *Professional Engineer*

700-00

CONDITIONS OF APPROVAL
 DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
 DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

THE FOLLOWING CONDITIONS OF THE COUNCIL OF THE TOWN OF GEORGINA SHALL BE SATISFIED PRIOR TO FINAL APPROVAL AND THE RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION 19T-07G01 AND DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02:

1. Approval shall relate to Draft Plan of Subdivision 19T-07G01 and Draft Plan of Condominium 19CDM-07G02, both dated March 5, 2005 (revised August 4, 2005, August 11, 2005, September 27, 2005, December 19, 2006, and February 19, 2008) and prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (Drawing Numbers 700-00 and 700-00-B), and incorporating the following red-line revisions:
 - a) A block of land abutting Block 8, of a size and shape satisfactory to the Director of Planning and Building, shall be shown and provided for the purpose of accommodating landscaping and a community entrance feature;
 - b) An additional 2.0 metre widening, 30 metres in length, together with a 50 metre taper shall be shown and provided for the purpose of a northbound right turn lane at the intersection of East Street and High Street, subject to final confirmation from the Regional Municipality of York;
 - c) A revised cul-de-sac or turning circle shall be shown and provided to accommodate the turning movements of all municipal emergency equipment and waste/recycling vehicles, all to the satisfaction of the Town; and,
 - d) A minimum of 7 visitor parking spaces shall be shown and provided.

Corporation of the Town of Georgina

2. The Owner shall finalize and complete the acquisition of Parts 1, 2, and 7 on Reference Plan 65R-30797 from the Town of Georgina ("Town").
3. The lands within this draft plan of subdivision and draft plan of condominium ("subject lands") shall be appropriately zoned by a zoning by-law that has come into force and effect in accordance with the provisions of the *Planning Act*.
4. The Council of the Town of Georgina shall pass a by-law or resolution authorizing the allocation of municipal water supply and sanitary sewage servicing capacity to the subject lands in order to facilitate the proposed development.

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

5. The Owner shall enter into a Development Agreement and agree to satisfy all conditions, financial and otherwise, of the Town of Georgina; prior to final approval, the Town shall confirm that the Development Agreement will be registered by the municipality against the lands to which it applies, pursuant to the *Planning Act*.
6. The private road within the draft plan of condominium shall be designed and constructed by the Owner at his expense, all to the satisfaction of the Director of Engineering and Public Works for the Town.
7. The private road within the draft plan of condominium shall be named to the satisfaction of the Town and the Regional Municipality of York Planning and Development Services Department.
8. The dead-end private road within the draft plan of condominium shall be terminated in a turning circle or other acceptable manner adequate for the turning movements of all municipal emergency equipment and waste/recycling vehicles.
9. The Owner shall design and construct the private water distribution, sanitary sewage collection and stormwater collection systems including all external servicing required to connect the subject lands to the existing municipal system, all to the satisfaction of the Director of Engineering and Public Works for the Town.
10. The Owner shall design and reconstruct Burke Street to a full urban standard from and including its intersection with High Street to the east limit of the subject lands all at the Owner's expense and all to the satisfaction of the Director of Engineering and Public Works for the Town. The design and reconstruction of Burke Street shall ensure a proper transition beyond the easterly limit of the subject lands between the urban and remaining sub-urban road sections.
11. The Owner acknowledges that the Town has retained transportation consultants to undertake a comprehensive transportation analysis ("Study") as part of the ongoing Sutton Secondary Plan Review Study. The Owner shall agree in the Development Agreement to undertake, or financially contribute towards, any improvements recommended in this Study that are associated with the proposed development on the subject lands. In the event that a financial contribution is required, the amount shall be determined by the Town in consultation with the Owner.

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

12. The Owner shall submit complete and detailed engineering drawings and accompanying reports, designed in accordance with the current Town Municipal Development Design Criteria in effect at the time development occurs, for review by the Director of Engineering and Public Works for the Town and agree in the Development Agreement to construct all works at the Owner's expense to the satisfaction of the Director of Engineering and Public Works for the Town.
13. The Owner shall convey to the Town any easements as may be required for water, storm and/or sanitary sewer purposes, stormwater management or other municipal utility purposes, without monetary consideration and free of all encumbrances.
14. The Owner shall convey to the Town a 2.4 metre widening across the frontage of the subject lands where they abut East Street, without monetary consideration and free of all encumbrances.
15. The Owner shall convey to the Town a block of land abutting Block 8, of a size and shape satisfactory to the Director of Planning and Building, for the purpose of accommodating landscaping and a community entrance feature, without monetary consideration and free of all encumbrances.
16. The Owner shall, at his expense, provide an overall lot grading and drainage plan together with a Stormwater Management Report for review by the Director of Engineering and Public Works for the Town. The report shall deal with any external contributing area as required.
17. The Owner shall submit a report prepared by a qualified professional outlining the results of detailed site specific geotechnical and hydrogeological subsurface explorations, respecting the installation of private services on the subject lands as well as the construction of buildings, all to the satisfaction of the Town.
18. The Owner shall agree in the Development Agreement, in wording satisfactory to the Town, to carry out or cause to be carried out the recommendations and measures contained within the report approved under Condition No. 17 above.
19. The Owner shall prepare and submit a composite utility distribution plan in consultation with all affected authorities to the satisfaction of the Town.
20. The Owner shall agree that it will permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the plan

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

registration provided the telephone or telecommunications service provider has executed a Municipal Access Agreement with the Town. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the development as and when each dwelling unit is constructed.

21. The Owner shall agree in the Development Agreement to display plans in its sales office and identify in its sales literature any phases of development, the location of private and utility infrastructure including but not limited to sidewalks, ponds, transformers, pedestals, streetlights, mailboxes and lands for other development.
22. The Owner shall prepare and submit a detailed fence plan showing all required fencing (e.g. decorative, privacy, acoustical, security) and shall agree in the Development Agreement to erect and maintain such fencing, all to the satisfaction of the Director of Engineering and Public Works for the Town.
23. The Owner shall submit a Tree Preservation Plan prepared by a qualified professional for review and approval by the Town, and agree in the Development Agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Tree Preservation Plan.
24. The Owner shall agree in the Development Agreement not to remove or damage (leading to the destruction of) those trees identified in the approved Tree Preservation Plan without the prior written approval of the Town of Georgina. The Owner shall deposit a security in the form of a Letter of Credit, in an amount to be determined by the Town of Georgina, to ensure compliance with the tree preservation requirements.
25. The Owner shall satisfy all provisions of the Regional Forest Conservation By-law and the Town's Development Design Criteria respecting the preservation and protection of trees and vegetation. Where trees will be lost to development, the Owner shall agree to compensate the Town through additional planting in tree compensation areas identified within the approved Master Landscaping and Tree Planting Plan.
26. The Owner shall submit a detailed Master Landscaping and Tree Planting Plan prepared by a qualified professional for review and approval by the Town, and agree in the Development Agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Master Landscaping and Tree Planting Plan, including landscaping, tree planting, and an

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

automated subsurface irrigation system within the proposed community entrance feature at the intersection of High Street (Y.R. 9) and Burke Street.

27. The Owner shall submit an Urban Design Report prepared by a qualified professional for review and approval by the Council of the Town of Georgina, and agree in the Development Agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Urban Design Report, including the design and construction of a community entrance feature at the intersection of High Street (Y.R. 9) and Burke Street.
28. The Owner shall agree in the Development Agreement to construct, at his expense, a community entrance feature within the block of land identified in Condition No. 15 above. The Downtown Sutton Merchants Association and the Georgina Heritage Committee will be consulted respecting the design of the community entrance feature. In accordance with Condition No. 27 above, the Council of the Town of Georgina shall be the final approval authority respecting the design of the community entrance feature.
29. The Owner shall submit detailed architectural design plans and coloured renderings for all proposed buildings within the development, and shall agree that the architectural design and elevations will be compatible with the restored heritage building. The architectural design plans and coloured renderings shall be prepared by a qualified professional architect and approved by the Council of the Town of Georgina.
30. The Owner shall agree in the Development Agreement that:
 - a) All development shall proceed in accordance with the detailed architectural design plans and coloured renderings approved by the Council of the Town of Georgina; and,
 - b) All building permit applications shall be accompanied by drawings that have been stamped and signed by the consulting architect, certifying compliance with the approved architectural design plans and coloured renderings. Building permits will not be issued for applications that are not accompanied by drawings which are stamped and signed by the consulting architect, or for applications that are not in compliance with the approved architectural design plans and coloured renderings.
31. The Owner shall carry out a cultural heritage resource assessment to ensure the

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

assessment and identification of appropriate treatment of built heritage and archaeological resources, and further to mitigate any identified adverse impacts to significant heritage resources to the satisfaction of the Town and the Ministry of Culture. No demolition, grading, filling or any form of soil disturbances (excluding the disturbance required to perform the archaeological assessment and to relocate the existing heritage building onto Lot 2) shall take place on the subject lands prior to the issuance of a letter from the Ministry of Culture to the Town indicating that all matters relating to heritage resources have been addressed in accordance with licensing and resource conservation requirements.

32. The Owner shall agree in the Development Agreement to implement any measures recommended by the cultural heritage resource assessment required in Condition No. 31 above, to the satisfaction of the Town and the Ministry of Culture.
33. The Owner shall retain, protect and incorporate the existing heritage building on the subject lands as part of this development proposal.
34. The Owner shall protect and conserve the existing heritage building on the subject lands through the following means:
 - a) To maintain the heritage building in good and sound conditions at all times prior to and during the development of the subject lands;
 - b) To secure and protect the heritage building from damage;
 - c) To erect a "No Trespassing" sign in a visible location on the property; and,
 - d) To install a 3 metre high fence around the perimeter of the heritage building to protect the dwelling until the completion of construction within the development or the commencement of long-term occupancy of the heritage building.
35. Prior to final approval, the Owner shall implement the following measures to protect the heritage building:
 - a) The Owner shall provide at his expense a legal survey of the heritage building to facilitate the registration of the heritage designation on the created/proposed lot;
 - b) The Owner shall permit the designation of the property under Part IV of the

CONDITIONS OF APPROVAL
 DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
 DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

Ontario Heritage Act; and,

- c) The Owner shall provide a \$25,000 Letter of Credit to ensure the preservation of the existing heritage building. The Letter of Credit shall be retained for use by the Town and shall not be released until the following has been addressed:
- construction and grading on the subject lands and adjacent lots, and roads have been completed to the satisfaction of the Town;
 - the heritage building has been connected to municipal services;
 - the exterior restoration of the heritage building has been completed;
 - the heritage building meets the basic standards of occupancy as confirmed by the Town of Georgina Building Division; and,
 - all other heritage requirements of the Development Agreement have been completed.
36. The Owner shall agree in the Development Agreement to preserve the existing heritage building through the following means:
- a) To provide and implement a traditional restoration plan for the heritage building, for review and approval by the Town;
 - b) To complete the exterior restoration of the heritage building, connection of all municipal services to the allocated lot (water, gas, hydro, cable, telephone etc.) and ensure basic standards of occupancy as confirmed by the Town of Georgina Building Division within two years of registration;
 - c) To ensure that the architectural design and elevations of all proposed dwellings within the development are compatible with the restored heritage building; and,
 - d) To ensure that the historic front of the heritage building retains a front yard appearance, the type of fencing permitted shall be limited to a low residential picket fence rather than privacy fencing, and shall be in accordance with fence plan approved under Condition No. 22 above.

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

37. The Owner shall agree in the Development Agreement to provide notice and commemoration of the heritage building by providing and installing at his expense an interpretative plaque outlining the history of the heritage house in a publicly visible location on the property. Details of the design and location of the plaque are to be submitted for review and approval by the Town, in consultation with the Georgina Heritage Committee.
38. The Owner shall include the following clause in a registered portion of the Development Agreement and in all offers of purchase and sale with respect to Lot 2 in the draft plan of subdivision:
 - a) "Purchasers are advised that the existing building on this property is designated pursuant to the *Ontario Heritage Act*. Any proposed additions or alterations to the exterior of the existing dwelling shall be subject to review and approval of plans by the Town."
39. The Owner shall pay all reasonable costs incurred by the municipally-retained peer review consultants in relation to the peer review of submitted reports and studies.
40. The Owner shall agree in the Development Agreement that no building permits will be applied for or issued until the Town is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
41. The Town of Georgina shall confirm in writing through a clearance letter that Conditions 1 to 40 inclusive have been satisfied.

Regional Municipality of York

42. Prior to final approval, the Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of Georgina for the development proposed within this draft plan of subdivision or any phase thereof.
43. The Owners shall agree in the Development Agreement that all unused wells shall be decommissioned according to Ontario Regulation 903 prior to any construction works occurring on the site.
44. Prior to final approval, the Owner shall have prepared, by a qualified professional

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.

45. Prior to final approval, the Owner shall provide a written undertaking, to the satisfaction of the Transportation and Works Department, that the Owner agrees to implement the recommendations of the functional transportation report/plan as approved by the Transportation and Works Department.
46. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Transportation and Works Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Transportation and Works Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
47. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to the Transportation and Works Department.
48. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Transportation and Works Department and illustrated on the Engineering Drawings.
49. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Works Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
50. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Works Department, that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless

CONDITIONS OF APPROVAL
 DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
 DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

otherwise specified by the Transportation and Works Department.

51. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
- a) All existing woody vegetation within the York Region road right of way;
 - b) Tree protection measures to be implemented on and off the York Region road right of way to protect right of way vegetation to be preserved;
 - c) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right's of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal; and,
 - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in the Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed and included in the Development Agreement, they will require the approval of the Town and be supported by a Maintenance Agreement between the Town and the Region for Town maintenance of these features; any such Maintenance Agreement should indicate that where the area municipality does not maintain the feature to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

52. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Regional Transportation and Works Department and the Town of Georgina recommending noise attenuation features.
53. The Owner shall agree in the Development Agreement, in wording satisfactory to the Regional Transportation and Works Department and the Town of Georgina, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Regional Transportation and Works Department and the

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

Town of Georgina.

54. The Owner shall agree in the Development Agreement, in wording satisfactory to the Transportation and Works Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
55. The following warning clause shall be included in a registered portion of the Development Agreement with respect to the lots or blocks affected:
"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
56. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the Development Agreement, in wording satisfactory to York Region's Transportation and Works Department, as follows:
 - a) that no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - b) that noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) that maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region; and,
 - d) that any landscaping provided on York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
57. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
58. Prior to final approval, York Region requires the Owner to submit to it, in

CONDITIONS OF APPROVAL
 DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
 DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.

59. Prior to final approval, the Owner shall certify, in wording satisfactory to the Transportation and Works Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.
60. The Owner shall agree, prior to the development approval, that access to Blocks 3 and 4 shall be via the internal road network. No direct access shall be permitted to High Street.
61. The Owner shall agree in the Development Agreement, in wording satisfactory to the Transportation and Works Department, that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems

CONDITIONS OF APPROVAL
 DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
 DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

62. Prior to final approval, the Owner shall submit engineering plans for York Region's approval that identify on the plans the Transit requirements.
63. The Owner shall satisfy the Regional Municipality of York Transportation and Works Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks which meet the local municipality's standards along the subject lands' frontage onto roadways that have/will have transit services.

Existing YRT/GO transit services operate on the following roadway in the vicinity of the subject lands:

- High Street

64. The Owner shall satisfy the Regional Municipality of York Transportation and Works Department that the services to be installed within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway to Regional roadway as follows:
- From "internal road" to "High Street"
 - Along High Street between Burke Street and East Street

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks, provided such pedestrian access connection shall not be a service to be assumed by the local municipality and shall be owned and maintained by the Region or the Owner. The Development Agreement shall provide that such pedestrian access connection shall be retained by the Owner unless the Region (prior to final approval of the Plan) enters into an agreement with the Owner providing ownership is to be transferred to the Region. The concrete pedestrian access shall be provided at no cost to the Regional Municipality of York.

65. The Owner shall satisfy the Regional Municipality of York Transportation and Works Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing area/shelter pad identified below shall be installed to the satisfaction of the local municipality and York Region Transit, provided that the Region shall, before such services are included in the Development Agreement, confirm to the local municipality that all such passenger

CONDITIONS OF APPROVAL
 DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
 DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

standing area/shelter pad shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the Development Agreement.

Subject to approval by YRT, passenger standing area and shelter pad shall be provided at the following location:

ON Street	AT Street	Location	Standard	Traffic Signal Request
High Street	Burke Street	NE	YRT-1.03	N/A

The passenger standing area/shelter pad shall be provided at no cost to York Region and concurrent with construction of necessary sidewalks.

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop location determined during the design phase is subject to change. Prior to construction of the passenger standing area/shelter pad, the consultant shall confirm with YRT the final bus stop locations/requirements. The consultant is to contact YRT facilities supervisor 905-762-2111 to confirm final details.

66. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location, concrete pedestrian access, passenger standing area and shelter pad to the satisfaction of York Region.
67. The Owner shall agree in the Development Agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in Condition No. 63. This includes potential transit routes, bus-stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT route maps, Future Plan maps & providing YRT website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT route maps and the Future Plan maps are available from YRT upon request.
68. The Owner shall satisfy the Regional Municipality of York Transportation and Works Department that the services include illumination in accordance with the local municipality's design standards along all streets which have or will have transit services, sidewalks, pedestrian access and bus stop locations.

CONDITIONS OF APPROVAL
 DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
 DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

69. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) a widening across the full frontage of the site where it abuts High Street of sufficient width to provide a minimum of 10 metres from the centreline of construction of High Street;
 - b) a 15 metre by 15 metre daylight triangle at the northeast corner of High Street and Burke Street, and a 15 metre by 15 metre daylight triangle at the southeast corner of High Street and East Street;
 - c) a 0.3 metre reserve across the full frontage of the site, adjacent to the above noted widening, where it abuts High Street and adjacent to the above noted widenings; and,
 - d) an additional 2.0 metre widening, 30 metres in length, together with a 50 metre taper for the purpose of a northbound right turn lane at the intersection of East Street and High Street, subject to final confirmation from the Regional Municipality of York.
70. Prior to final approval, the Owners shall provide a copy of the duly executed/approved local Development Agreement to the York Region Transportation and Works Department, outlining all requirements of York Region.
71. The Owners shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-laws DC-0005-2003-050 and DC-0005(a)-2005-060.
72. The York Region Planning and Development Services Department shall advise the Town of Georgina Planning and Building Department in writing through a clearance letter that Conditions 42 to 71 inclusive have been satisfied.

Lake Simcoe Region Conservation Authority

73. Prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the Lake Simcoe Region Conservation Authority and the Town of Georgina:

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

- A detailed Stormwater Management Report in conformity with provincial (MOE), regional-watershed (LSRCA), and local standards and guidelines;
 - A detailed Erosion Control Plan;
 - A detailed Grading Plan; and,
 - A Landscaping Plan for the stormwater pond.
74. The Owner shall agree in the Development Agreement to carry out or cause to be carried out the recommendations and measures outlined within the plans and reports approved under Condition No. 73 above.
75. Prior to final approval and any site alteration, proper erosion and sediment control measures must be in place. All stormwater management facilities and sediment and erosion controls must be in place prior to the creation of impervious areas such as roads and buildings.
76. The Owner shall agree in the Development Agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by the Lake Simcoe Region Conservation Authority.
77. Prior to final approval, the Owner shall pay all development fees to the Lake Simcoe Region Conservation Authority as required in accordance with the LSRCA's Fees Policy, under the powers of the *Conservation Authorities Act*.
78. The Lake Simcoe Region Conservation Authority shall advise the Town of Georgina Planning and Building Department in writing through a clearance letter that Conditions 73 to 77 inclusive have been satisfied.

Ministry of Transportation

79. Prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval a Stormwater Management Plan and a Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.
80. Prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval a copy of a detailed Traffic Impact Study. The Traffic Impact

CONDITIONS OF APPROVAL
 DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
 DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

Study should include all traffic data used for the High Street Development located south from Burke Street and east of High Street.

81. The Ministry of Transportation shall advise the Town of Georgina Planning and Building Department in writing through a clearance letter that Conditions 79 and 80 have been satisfied.

Canada Post Corporation

82. The Owner and his Consulting Engineers shall agree to send 2 copies of the Utility co-ordination plan/site plan to Patrick Brown, Delivery Planner – York Region, for use in identifying the Community Mailbox location.
83. The Owner shall agree to include on all offers of purchase/rental agreement (if applicable) and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
84. The Owner shall be responsible for notifying the purchaser/renter of the exact Community Mailbox locations prior to the closing of any home sale.
85. The Owner shall consult with Canada Post Corporation and the Town of Georgina to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans.
86. The Owner shall provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
- a) an appropriately sized sidewalk section (concrete pad) as per Canada Post and municipal standards, to place the Community Mailboxes on;
 - b) any required walkway across the boulevard, as per Canada Post and municipal standards; and,
 - c) any required curb depressions for wheelchair access.
87. The Owner shall agree to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as the homes are occupied.

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

88. The Canada Post Corporation shall advise the Town of Georgina Planning and Building Department in writing through a clearance letter that Conditions 82 to 87 inclusive have been satisfied.

Enbridge Gas Distribution Inc.

89. The Owner shall agree in the Development Agreement to co-ordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities.
90. The Owner shall agree in the Development Agreement that streets are to be constructed in accordance with the municipal standards.
91. The Owner shall agree in the Development Agreement to grade all streets to final elevation prior to the installation of the gas lines and provide the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Gas Distribution.
92. The Owner shall agree in the Development Agreement that all of the natural gas distribution system will be installed within the proposed road allowances, therefore easements will not be required.
93. Enbridge Gas Distribution Inc. shall advise the Town of Georgina Planning and Building Department in writing through a clearance letter that Conditions 89 to 92 inclusive have been satisfied.

Rogers Communications Inc.

94. To reduce congestion in the boulevard right-of-way, the Owner shall utilize joint-use trench construction to be shared by the shallow utilities, Hydro, Bell and Rogers.
95. To ensure a comprehensive telecommunications installation that is designed to harmonize with the other infrastructure and municipal services, the Owner shall supply all related development drawings, including the Composite Utility Plans.
96. To ensure our rights of plant ownership and our ability to maintain our plant for the future homeowners, the Owner shall be responsible for securing all necessary easements / right-of-ways over condominium property at no expense to the

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

Utilities.

97. The Owner shall agree that all costs associated with plant relocations caused directly or indirectly by this development shall be borne by the Owner.
98. The Owner shall enter into an agreement (Letter of Understanding) with Rogers Communications Inc.
99. Rogers Communications Inc. shall advise the Town of Georgina Planning and Building Department in writing through a clearance letter that Conditions 94 to 98 inclusive have been satisfied.

Bell Canada

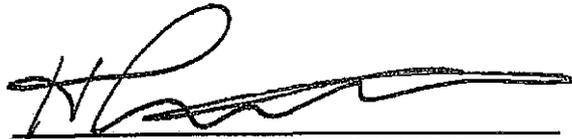
100. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
101. The Owner shall agree in the Development Agreement, in words satisfactory to Bell Canada, to grant Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for the relocation of such facilities or easements.
102. The Owner shall agree to provide Bell Canada a blanket easement for the common element condominium.
103. Bell Canada shall advise the Town of Georgina Planning and Building Department

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-07G01 AND
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM 19CDM-07G02

in writing through a clearance letter that Conditions 100 to 102 inclusive have been satisfied.

ORIGINALLY ISSUED at the TOWN OF GEORGINA the 24th day of June, 2008.

REVISED and REISSUED at the TOWN OF GEORGINA this 15th day of July, 2011.



Harold W. Lenters, M.Sc.Pl, MCIP, RPP
Director of Planning and Building
Town of Georgina

NOTE: PURSUANT TO THE PLANNING ACT, R.S.O., 1990, C.P.13, AS AMENDED, APPROVAL OF THIS PLAN OF SUBDIVISION AND PLAN OF CONDOMINIUM SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY JULY 15, 2012, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.

Michael Smith

Planning Consultants;
Development Coordinators Ltd.

461 The Queensway South, Suite 3
Keswick, Ontario L4P 2C9
Tel. (905) 989-2588
Fax (905) 989-2488
info@msplanning.ca
www.msplanning.ca

May 3, 2012

Our File No. 700-00

Harold Lenters, M.C.I.P., R.P.P.
Director of Planning and Building
Town of Georgina
26557 Civic Centre Road RR#2
Keswick, Ontario
L4P 3G1

Dear Mr. Lenters:

Re: Request for Extension of Draft Plan of Subdivision Approval 19T-07G01 and
Draft Plan of Condominium Approval 19CDM-07G02
1084466 Ontario Ltd. (c/o A & T Homes)
33 High St. Part Lots 3 and 4, Block 15, RP 69;
Lots 6-11, Block 16, RP 69; Part of unnamed strip, Block 16, RP 69;
and Part of closed road allowance (High Street)
Town of Georgina, Region of York

TOWN OF GEORGINA	
MAY 03 2012	
PLANNING & BUILDING DEPARTMENT PLANNING DIVISION	
REFER	NOTED
VR	huc
TE	processing A.S.A.
FILE # 01.131 +	

01.132

On June 24th, 2008, the Town granted draft plan approval for the above noted development (plan of subdivision and plan of condominium). A note at the bottom of the draft plan conditions states the following:

PURSUANT TO THE PLANNING ACT, R.S.O., 1990, AS AMENDED, APPROVAL OF THIS PLAN OF SUBDIVISION AND PLAN OF CONDOMINIUM SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN WITHIN THREE YEARS AFTER THE DATE UPON WHICH APPROVAL TO THE PLAN OF SUBDIVISION AND THE PLAN OF CONDOMINIUM WAS GIVEN, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.

A subsequent extension to both the draft plan of subdivision and draft plan of condominium were granted on June 13th, 2011 (CW-2011-0310). The extension granted extends the approvals to July 15th, 2012.

The development is comprised of 16 freehold townhouse units and a common element condominium for the private road and amenity space (See enclosed plan).

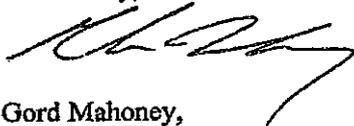
Our client is currently finalizing its next submission to the Town of Georgina, including engineering drawings, landscape plans and a composite utility plan. It is anticipated that the Town Engineering Department will be preparing a pre-servicing and a subdivision agreement in the near future. Our client wants to execute these agreements as soon as possible.

It should also be noted that Zoning By-law 500-2011-0004 was approved by Council on March 28th, 2011. This by-law puts in place the site-specific provisions required to facilitate the construction of the proposed 16 townhouses.

Our client is looking at registering the draft plans as soon as possible with construction to start immediately after registration. With the expiration date of the draft plan approvals approaching quickly, we respectfully request that the Town extend the period of time from July 15th, 2012 to July 15th, 2013.

Finally, we enclose the prescribed fee of \$3,087.00.

Yours truly,



Gord Mahoney,
Planning Consultant

Copy Todd Evershed, Area Planner
Michael Baskerville, Manager of Engineering
Albert and Tony Ingoglia, Owners

enclosure

ⁱ This Background was paraphrased from "Draft Report: 33 High Street and 262 The Queensway North," by Suzanne Meakins, March 2011.

ⁱⁱ The term "householder" means tenant. Vrooman was the "freeholder" or owner of Lots 6 through 9 by this date. Tax assessment roll information can be out of date by several years.

ⁱⁱⁱ This could be an earlier form of the subject dwelling before the rear addition and brick veneer but more likely this dwelling was located elsewhere.

^{iv} This is an interpretation of the information contained in the 1901 census.

^v Melissa Matt, Archives Coordinator, Georgina Pioneer Village and Archives, verified that no tax assessment rolls are available for Sutton following its separation from Georgina and North Gwillimbury townships in 1891.

TOWN OF GEORGINA

REPORT NO. DAS-2013-0013

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
OF APRIL 2, 2013**SUBJECT: DEVELOPMENT CHARGES ACT 1997/1989**

RECOMMENDATION:

1. THAT REPORT NO. DAS-2013-0013, THE STATEMENT OF DEVELOPMENT CHARGES COLLECTED AS OF DECEMBER 31, 2012, UNDER THE DEVELOPMENT CHARGES ACT BE RECEIVED FOR INFORMATION.

BACKGROUND:

One of the provisions under the above Act is that the Treasurer is required to report to Council on a regular basis, the funds that have been collected and the status of the Reserve under this legislation as of December 31st of the previous year.

Building permit details are as follows:

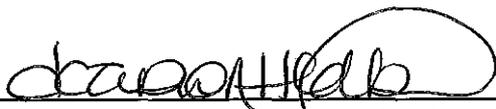
	<u># dwellings</u>
• New dwellings for which Development Charges were paid	167
• New dwellings on existing lots of record <i>(charges collected for Town and School Board purposes, where applicable)</i>	10
• <i>New dwellings for Regional municipal purposes (charges collected for School Board purposes only)</i>	97

Schedule "A" reflects Development Charges collected for Town, Regional and Education purposes. Schedule "B" lists the Town of Georgina Development Charges broken down by service category for which each of the components were levied for the year ending December 31, 2012.

In view of the above, it is respectfully recommended that this report be received for information.

Prepared by:

Recommended by:



Darlene Carson-Hildebrand, AMCT
Manager of Finance & Deputy Treasurer



Rebecca Mathewson, CGA
Director of Administrative
Services and Treasurer

Approved by:



Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

SCHEDULE 'A'

**Summary of Development Charges
For the Period January 1, 2012 to December 31, 2012**

	<u>Town of Georgina</u>	<u>Region of York</u>	<u>York School Boards</u>	<u>Total Levies</u>
Balance of Reserve Funds on Hand - January 1, 2012	-1,190,627	0	0	-1,190,627
Development Charges rec'd in 2012				
-Residential	1,012,072	823,705	548,983	2,384,760
-Non-Residential	1,383	113,094	6,525	121,002
Interest earned on Reserve Fund	-65,973	0	0	-65,973
Sub-total	947,482	936,799	555,508	2,439,789
Transfers to				
Region of York		936,799		936,799
York School Board Fund			555,508	555,508
Town of Georgina-Operating Fund	0			0
Town of Georgina-Capital Fund	5,000			
- Library Book Collection	5,000			
	5,000	936,799	555,508	1,497,307
Balance of Reserve Funds on Hand - December 31, 2012	-248,145	0	0	-248,145

SCHEDULE 'B'

TOWN OF GEORGINA
Development Charge Reserve Fund

Component	Opening Balance	Interest Earned	Development Charges	Transfers To Capital Fund	Transfer Description	Closing Balance
Roads and Related	723,002	41,988	13,298	0		778,288
Public Works	395,904	23,189	63,809	0		482,902
Administrative Studies	-112,224	-6,431	30,870	0		-87,785
Fire Services	512,509	29,959	83,959	0		626,427
Parks & Recreation	-3,254,441	-186,345	797,113	0		-2,643,673
Library Services	544,623	31,667	24,406	5,000		595,696
Total	-1,190,627	-65,973	1,013,455	5,000		-248,145

THE CORPORATION OF THE TOWN OF GEORGINA**REPORT NO. OED-2013-0009****FOR THE CONSIDERATION OF
COMMITTEE OF THE WHOLE
APRIL 2, 2013****SUBJECT: ROAD DEDICATION AND ASSUMPTION
PART LOT 21, CONCESSION 1 (G)
PART 1 ON PLAN 65R-34110
OLD SHILOH ROAD, PEFFERLAW**

RECOMMENDATION:

- 1. THAT REPORT OED-2013-0009 PREPARED BY THE OPERATIONS AND ENGINEERING DEPARTMENT DATED APRIL 2, 2013 RESPECTING THE ROAD DEDICATION AND ASSUMPTION OF A PORTION OF OLD SHILOH ROAD BE RECEIVED.**
- 2. THAT A BY-LAW BE PASSED DEDICATING PART 1 ON PLAN 65R-34110 AS PUBLIC HIGHWAY AND FORMING PART OF OLD SHILOH ROAD.**

REPORT:

On February 14, 2013 the Town of Georgina received the conveyance of a 2.5 metre (8') road widening free and clear of encumbrances across the frontage of Part Lot 21, Concession 1 (G), of the former Township of Georgina; as a condition of consent under Application No. B1-12 respecting 10059 Old Shiloh Road, municipal roll no. 022-157. The Owner's solicitor has registered same as Instrument No. YR1945717. A copy of the location plan, Reference Plan 65R-34110, identifying Part 1 in dark outline, along with a copy of the registered deed, are attached as Appendices I, II and III to this report.

.../2

- Page Two of Report OED-2013-0009 -

The widening requires dedication as public highway forming part of Old Shiloh Road and it is now necessary to pass the appropriate by-law.

Respectfully submitted,

Prepared by



Darlene Folmeg
Engineering Secretary

Submitted by:



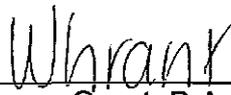
Michael E. Baskerville, C.E.T., CMM
Engineering Manager

Recommended by:



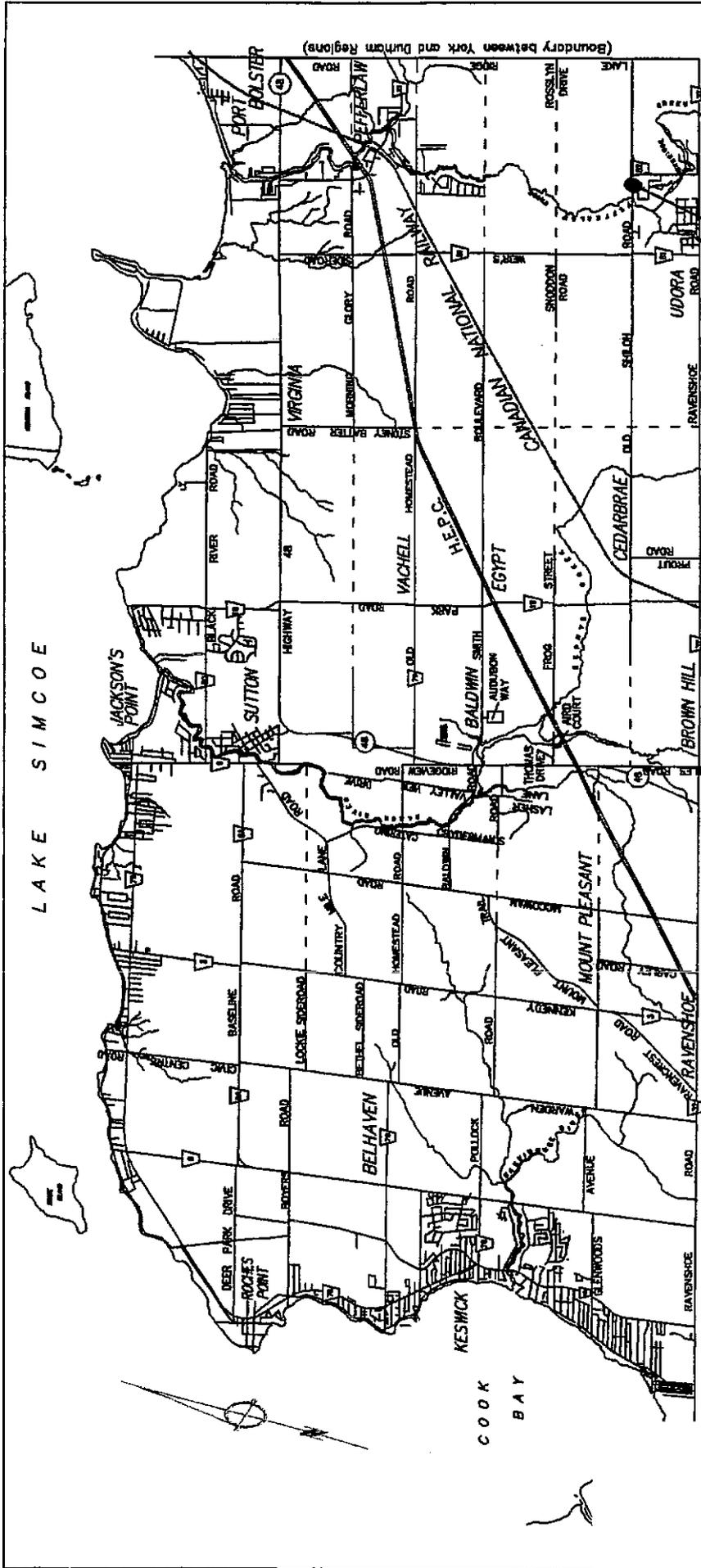
Dan Pisani, P. Eng.
Director of Operations and Engineering

Approved by:



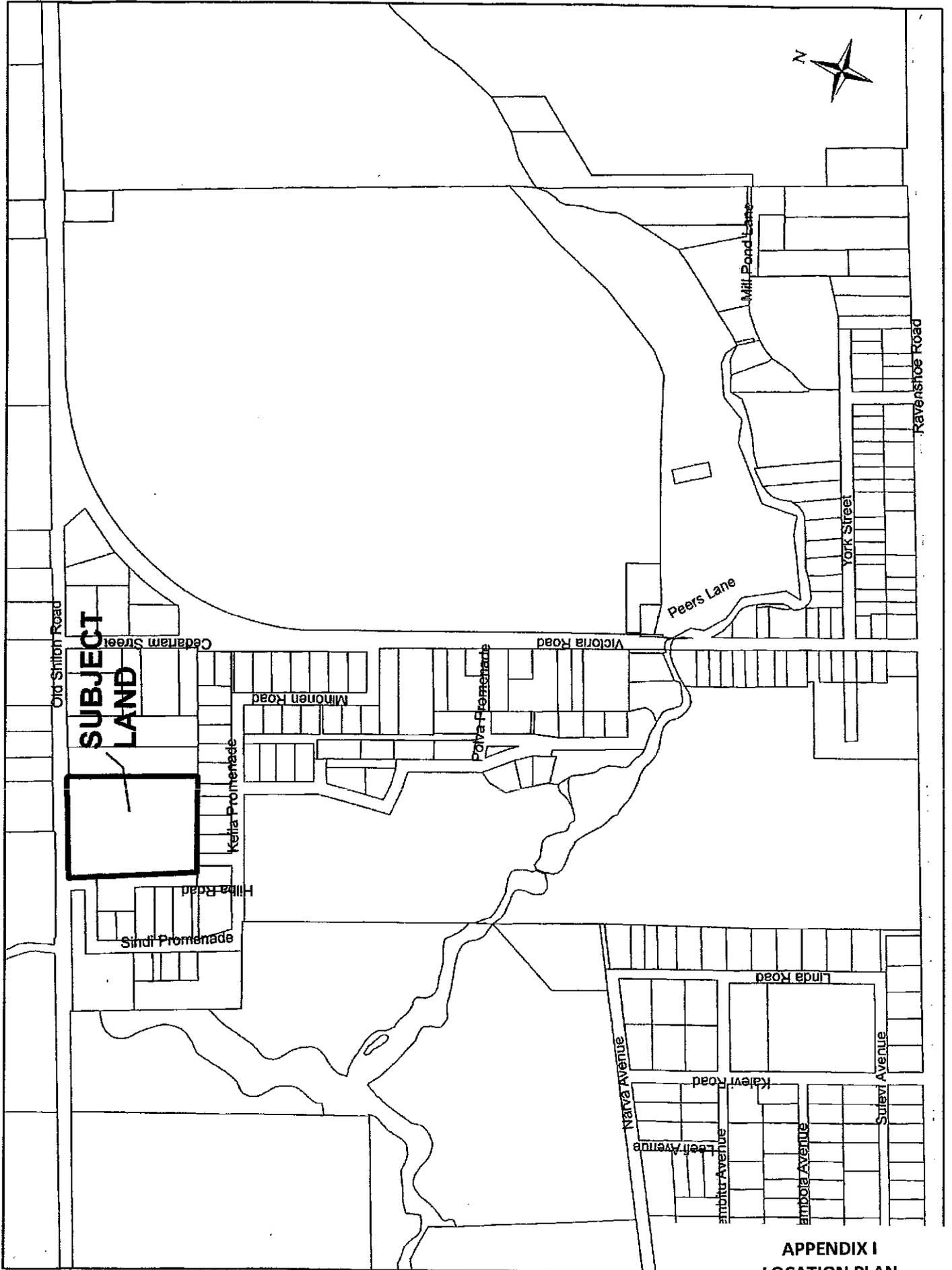
Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

2013 02 28
Atts,

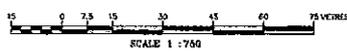


TOWN OF GEORGINA

SUBJECT LAND

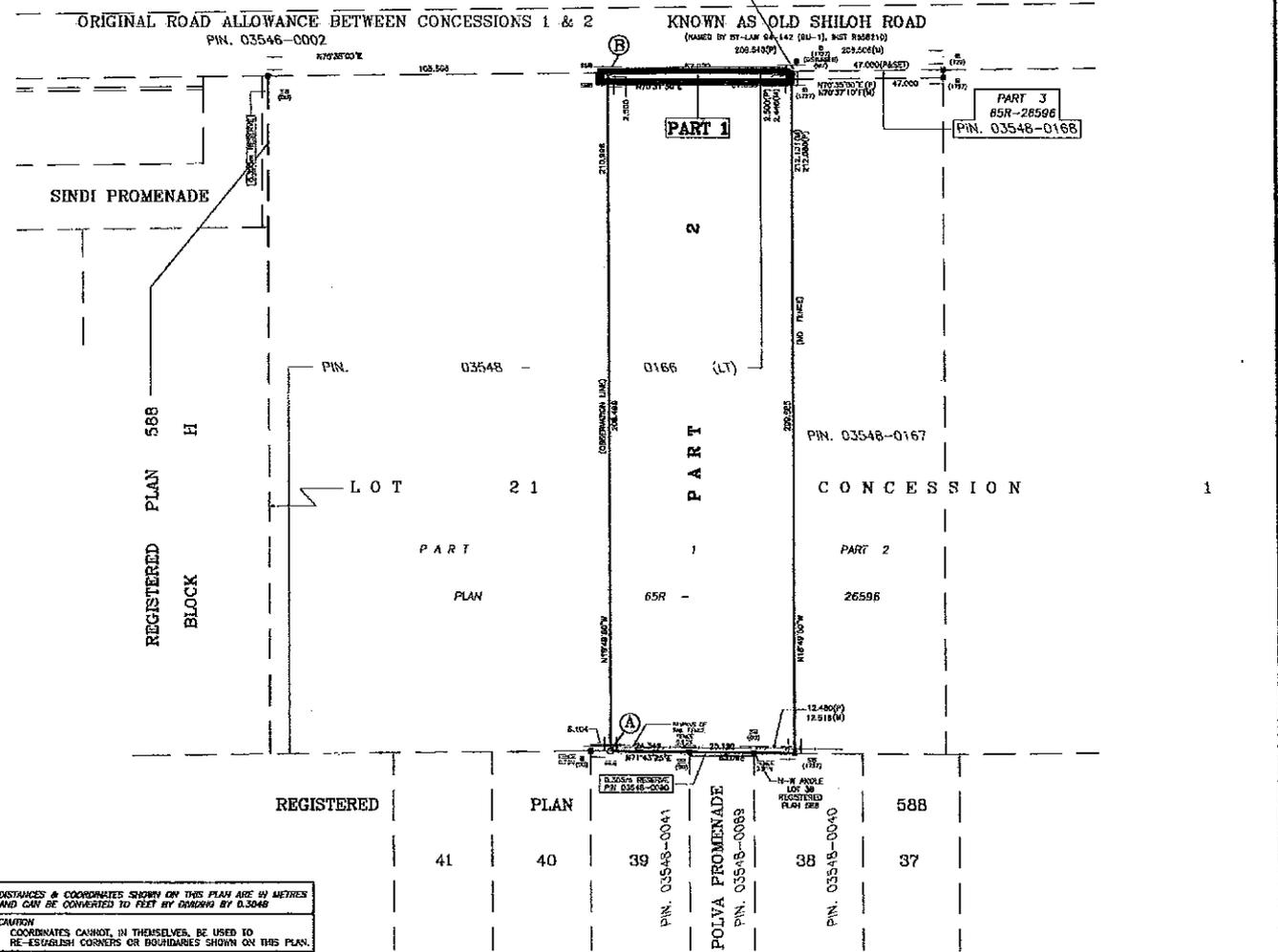


PLAN OF SURVEY 67
 OF PART OF LOT 21, CONCESSION 1
 (GEOGRAPHIC TOWNSHIP OF GEORGINA)
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK



SCALE 1:750
 C.T. STRONGMAN O.L.S.
 2012

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.		PLAN 65R-34110 RECEIVED AND DEPOSITED	
DATE JULY 16, 2012		DATE Feb 7 - 2013	
C.T. STRONGMAN ONTARIO LAND SURVEYOR		"Susi Martino" REPRESENTATIVE FOR LAND REGISTER FOR THE LAND TILES DIVISION OF YORK REG. '23'	
SCHEDULE OF PARTS			
PART	LOT	CON/PLAN	PROPERTY IDENTIFIER
1	PART OF	CONCESSION	PART OF PIN 03548-0166
2	LOT 21	1	140.9 sqm 1.182 ha



DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS A AND B SHOWN HEREON, BEARING A GRID BEARING OF N19°50'10"W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2012), (81° WEST LONGITUDE).

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE UTM ZONE 17, NAD 83 (CSRS) (2011), (81° WEST LONGITUDE).

CSRS COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 218/10.

FOR BEARING COMPARISON, A ROTATION OF 1°17'10" (COUNTER CLOCK WISE) WAS APPLIED TO THE NORTH LIMIT OF PARTS 1 & 2, PLAN 85R-26596, HAVING A BEARING OF N71°02'10"E AS SHOWN THEREON.

DISTANCES ON THIS PLAN ARE GRID DISTANCES AND CAN BE CONVERTED TO GROUND DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999823

POINT ID	UTM NORTHING	UTM EASTING
A	4603920.381	614533.137
B	4932225.016	614235.067

**APPENDIX II
 R-PLAN**

D-2861	NOTES	LEGEND	SURVEYOR'S CERTIFICATE	C.T. STRONGMAN SURVEYING LTD. Ontario Land Surveyors 4145 Burnside Line A.R. Box 4, Orillia, L3V-8K4 Telephone (705) 320-0785 Fax (705) 320-0424 www.cts-strongman.com
	- REFERS TO PLAN 65R-26596 - DENOTES (S) ROTATED TO GRID (725) - DENOTES D. H. BLACK O.L.S. (1727) - DENOTES E. R. GARDNER O.L.S.	S/S - DENOTES STAKEWOOD BORN BAW S/SB - DENOTES SHORT BEAVERWOOD BORN BAW B - DENOTES BORN BAW B/B - DENOTES BORN BAW BOUND C - DENOTES CROWN BAW B/P - DENOTES BUCK POST P - DENOTES PINE TREE (O) - DENOTES CROWN UNKNOWN (U) - DENOTES UNRECORDED M - DENOTES MONUMENT FOUND D - DENOTES MONUMENT PLANTED (G) - DENOTES WITNESS	I CERTIFY THAT: 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM. 2) THE SURVEY WAS COMPLETED ON THE 16th DAY OF JULY 2012	

LRO # 65 Transfer

Received as YR1945717 on 2013 02 14 at 16:21

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 2

Properties

PIN 03548 - 0166 LT **Interest/Estate** Fee Simple **Split**
Description PT LT 21 CON 1, PT 1, PL 65R34110; GEORGINA
Address OLD SHILOH ROAD
 PEFFERLAW

Consideration**Consideration** \$ 2.00**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name ELDON, JOSEPH
Address for Service 10059 Old Shiloh Road
 Pefferlaw, Ontario
 L0E 1N0

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name THE CORPORATION OF THE TOWN OF GEORGINA **Registered Owner**
Address for Service 26557 Civic Centre Road
 Keswick, Ontario
 L4P 3G1

Signed By

Carolyn Patricia Crate **Box 487, 100 High Street** **acting for** **Signed** **2013 02 14**
 Sutton West **Transferor(s)**
 L0E 1R0
Tel 9057228331
Fax 9057229852

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Carolyn Patricia Crate **Box 487, 100 High Street** **acting for** **Signed** **2013 02 14**
 Sutton West **Transferee(s)**
 L0E 1R0
Tel 9057228331
Fax 9057229852

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

FAHEY CRATE LAW PROFESSIONAL CORPORATION **Box 487, 100 High Street** **2013 02 14**
 Sutton West
 L0E 1R0
Tel 9057228331
Fax 9057229852

APPENDIX III
TRANSFER/DEED
YR1945717

LRO # 65 Transfer

Receipted as YR1945717 on 2013 02 14 at 16:21

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 2

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$0.00
Total Paid	\$60.00

File Number

Transferor Client File Number :	05-5827-001
Transferee Client File Number :	05-5827-001

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 03548 - 0166 PT LT 21 CON 1, PT 1, PL 65R34110; GEORGINA

BY: ELDON, JOSEPH

TO: THE CORPORATION OF THE TOWN OF GEORGINA Registered Owner %(all PINs)

1. CAROLYN P. CRATE

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for THE CORPORATION OF THE TOWN OF GEORGINA described in paragraph(s) (c) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(j) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2.00

4.

Explanation for nominal considerations:

- g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: for road widening purposes as condition of Consent Application No. B1-12

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 65 Registration No. YR1945717 Date: 2013/02/14

B. Property(s): PIN 03548 - 0166 Address OLD SHILOH ROAD Assessment -
PEFFERLAW Roll No

C. Address for Service: 26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

D. (i) Last Conveyance(s): PIN 03548 - 0166 Registration No. R667159
(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Carolyn Patricia Crate
Box 487, 100 High Street
Sutton West L0E 1R0

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2013- ()

BEING A BY-LAW TO DEDICATE CERTAIN
LANDS AS PUBLIC HIGHWAY AND FORMING
PART OF OLD SHILOH ROAD

WHEREAS it is deemed advisable to dedicate certain lands as public highway;

BE IT THEREFORE ENACTED BY THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA:

THOSE CERTAIN LANDS situate in the Town of Georgina, in the Regional Municipality of York (geographic Township of Georgina), being Part Lot 21, Concession 1 (G), identified as Part 1 on reference plan of survey 65R-34110, is hereby designated as public highway and dedicated to form part of Old Shiloh Road.

READ a first, second, third and finally passed, this day of April 2013.

Robert A. Grossi, Mayor

Patricia Nash, Acting Clerk

THE CORPORATION OF THE TOWN OF GEORGINA**REPORT NO. OED-2013-0015****FOR THE CONSIDERATION OF
COMMITTEE OF THE WHOLE****APRIL 2, 2013****SUBJECT: COST SUMMARY – ROAD YARD ADDITIONS (BELHAVEN AND EGYPT)**

RECOMMENDATIONS:

- 1. THAT REPORT NO. OED-2013-0015 BE RECEIVED FOR INFORMATION.**
- 2. THAT THE EXPENDITURES NOT INCLUDED IN CONTRACT EPW2011-064 FOR THE ROAD YARDS ADDITION PROJECT IN THE AMOUNT OF \$48,337 BE APPROVED AND FUNDED BY THE ROAD BUILDINGS RESERVE.**
- 3. THAT THE PURCHASE OF OVERHEAD DOORS IN THE AMOUNT OF \$19,035 PLUS HST BE APPROVED AND FUNDED BY THE ROAD BUILDINGS RESERVE.**

BACKGROUND:

Staff have identified two instances, where in error, reporting to Council was not undertaken and following our commitment to accountability and transparency we are reporting at this time.

The first matter pertains to a construction project that spanned 3 years (2010, 2011 and 2012) with a total approved budget of \$305,485. Final project costs total \$353,822 and as per Section 3.11 of the Purchasing By-law, the overages should have been first reported in 2011.

The project was originally budgeted at \$250,000 in 2010. Some consulting work was undertaken and a tender was called but the tenders were substantially over budget and the project did not proceed. In 2011 additional consulting fees were incurred to scale down the project however approval for these additional consulting fees was never obtained. A second tender was then issued with the revised drawings. Via report EPW-2011-0033 approval to award a tender to Velez Constructors Inc. in the amount of \$292,000 plus HST was granted. As the project proceeded unanticipated expenditures arose for asbestos removal, septic tank modifications, foundation reinforcement, oil overflow, insulation/tiles, plumbing, block work, water filtration and voice/data requirements. None of these items were identified in the original tender and staff failed to report the extras to Council.

The ownership of the Roads Yard Addition project transferred through three employees due to a retirement and a resignation and obviously the reporting to Council of pertinent information in a timely manner was inadequate. Moving forward, documented processes and controls are being put in place to ensure that pertinent information is tracked and communicated.

The second matter pertains to a modification of overhead doors at the Belhaven and Egypt Yards. The need for the modification was identified as a safety issue during the Workwell Audit preparation in 2011. The former Director added the required modifications to the scope of the Road Yards Addition Project but it appears Council were not advised. We are therefore reporting at this time. The purchase requires funding from the Road Buildings Reserve and approval from Council.

CONCLUSION:

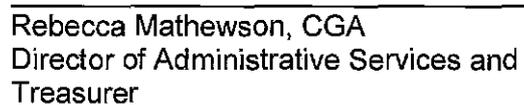
Obviously reporting retroactively does not mirror best practices or corporate policy. As stated above Council can be assured that the appropriate processes and controls are being implemented.

Recommended by:



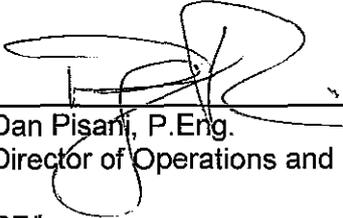
Robert Fortier, C.E.T., CRS
Operations Manager

Recommended by:



Rebecca Mathewson, CGA
Director of Administrative Services and
Treasurer

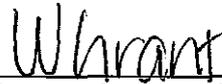
Recommended by:



Dan Pisani, P.Eng.
Director of Operations and Engineering

RF/hay

Approved by:



Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. EPW-2011-0033

FOR THE CONSIDERATION OF
COMMITTEE OF THE WHOLE
SEPTEMBER 19, 2011**SUBJECT: AWARD OF TENDER
ROAD YARD FACILITIES RENOVATIONS****RECOMMENDATION:**

1. THAT REPORT NO. EPW-2011-0033 BE RECEIVED FOR INFORMATION.
2. THAT THE TENDER SUBMITTED BY VELEZ CONSTRUCTORS INC., ETOBICOKE, ONTARIO IN THE AMOUNT OF \$292,000 PLUS HST FOR CONTRACT EPW2011-064 IS ACCEPTED AND THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A CONTRACT FOR THIS PROJECT.

REPORT:

Tenders were called for Contract EPW2011-064 for the addition and renovations to the staff lunchrooms and washrooms at the Belhaven Road Yard and Egypt Road Yard. As stated in the attached report from the Purchasing Manager the low bid was submitted by Velez Constructors Inc.

The budget for this project is \$240,000.00 as compared to a low bid of \$292,000.

The difference in price can be covered by the \$75,000 reserve for future expenditures that is included in the 2011 operating budget.

Staff have review the above tender and found it to be correct and acceptable. We have also checked the references of the contractor and are satisfied that Velez Constructors Inc. can complete the project.

Submitted by:


Robert Magloughlen, P. Eng.
Director of Engineering & Public Works
RM/hay
Att.

THE CORPORATION OF THE TOWN OF GEORGINA**REPORT NO. EPW-2011-0033****FOR THE CONSIDERATION OF
COMMITTEE OF THE WHOLE
SEPTEMBER 19, 2011****SUBJECT: AWARD OF TENDER
ROAD YARD FACILITIES RENOVATIONS****RECOMMENDATION:**

1. THAT REPORT NO. EPW-2011-0033 BE RECEIVED FOR INFORMATION.
2. THAT THE TENDER SUBMITTED BY VELEZ CONSTRUCTORS INC., ETOBICOKE, ONTARIO IN THE AMOUNT OF \$292,000 PLUS HST FOR CONTRACT EPW2011-064 IS ACCEPTED AND THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A CONTRACT FOR THIS PROJECT.

REPORT:

Tenders were called for Contract EPW2011-064 for the addition and renovations to the staff lunchrooms and washrooms at the Belhaven Road Yard and Egypt Road Yard. As stated in the attached report from the Purchasing Manager the low bid was submitted by Velez Constructors Inc.

The budget for this project is \$240,000.00 as compared to a low bid of \$292,000.

The difference in price can be covered by the \$75,000 reserve for future expenditures that is included in the 2011 operating budget.

Staff have review the above tender and found it to be correct and acceptable. We have also checked the references of the contractor and are satisfied that Velez Constructors Inc. can complete the project.

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