THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA

Wednesday, November 13, 2013
7:00 p.m.

1. CALL TO ORDER - MOMENT OF MEDITATION

2. ROLL CALL

3. COMMUNITY ANNOUNCEMENTS

4. INTRODUCTION OF ADDENDUM ITEM(S)

5. APPROVAL OF AGENDA

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

7. ADOPTION OF MINUTES

Pages 1-19

7.1 Minutes of the Council Meeting held on October 30, 2013.

8. PUBLIC MEETING(S) UNDER THE PLANNING ACT OR OTHER LEGISLATION

***IF MORE THAN ONE PUBLIC MEETING IS SCHEDULED FOR THE SAME TIME, THEY WILL BE DEALT WITH IN THE ORDER THAT THEY APPEAR ON THE AGENDA OR AS COUNCIL MAY DETERMINE.**

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

b. NON-STATUTORY MEETING(S) UNDER OTHER LEGISLATION

c. OTHER PUBLIC MEETINGS

9. DELEGATIONS/SPEAKERS/PETITIONS

9.1 Martina Maggiacomo, spokesperson for five Georgina School Councils; Jersey, Fairwood, W.J. Watson, Lakeside and Deer Park public schools, to advise Council of the "Georgina Collaborates Against Bullying" initiative to build awareness about bullying and bullying prevention and to request Council to declare the week of November 17-23, 2013, as 'Bullying Awareness Prevention Week'.

(Advisement: Refer to Report No. RC-2013-0039, Item No. 11.3.3.1 of this agenda)

10. PRESENTATIONS

10.1 Adrian Kawun, Manager of Service Planning, and Sharon Doyle, Manager of Mobility Plus, York Region Transit, to present the 2014 YRT/Viva Annual Service Plan initiatives affecting Georgina.

11. RESOLUTION TO MOVE INTO COUNCIL IN COMMITTEE

11.1 DETERMINATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION

11.2 ADOPTION OF REPORTS ON CONSENT AGENDA NOT REQUIRING SEPARATE DISCUSSION

11.3 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION

11.3.1 Report from the Planning and Building Department:

Pages 20-125

11.3.1.1 Proposed Conditions of Approval of Draft Plans of Subdivision 19T-05G07 and 19T-05G08 Greenvilla Development Group Inc., 208856 Ontario Inc., Greenvilla (Sutton) Investments Limited, and 935860 Ontario Limited ("Greenvilla")
Part Lot 3, Concession 7 (G)
N/S Highway 48, Sutton
AGENT: Michael Smith Planning Consultants

Report No. PB-2013-0110

11.3 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

Recommendation(s):

A. That Report No. PB-2013-0110 prepared by the Planning Division dated November 13, 2013 respecting proposed conditions to the approval of Draft Plans of Subdivision 19T-05G07 and 19T-05G08 for lands located in Part Lot 3, Concession 7 (G) (Greenvilla Subdivisions) on the North side of Highway 48 in Sutton, be received;

B. That pursuant to Council Resolution No. C-2013-0348 passed on September 9, 2013, Council endorse the revised Draft Plans of Subdivision 19T-05G07 and 19T-05G08 submitted by Greenvilla, last revised on August 20, 2013 and attached as Schedule '3', subject to the revised conditions attached to Report PB-2013-0110 as Schedules '8' and '9', respectively;

C. That staff and the Town Solicitor be directed to represent the Town respecting further disposition of the subdivision matters pertaining to Greenvilla at the Ontario Municipal Board, as necessary; and,

D. That the Town Clerk forward a copy of Report PB-2013-0110 and Council's resolution thereon to the Town Solicitor, the Ontario Municipal Board, and the York Region Director of the Community Planning Branch of the Transportation and Community Planning Department.

11.3.2 Report from the Economic Development and Tourism Division:

Pages 126-132

11.3.2.1 Public Consultation Process to Solicit Visions for the Future Use of the Sedore Property (481 Lake Drive East)

Report No. ED-2013-0022

Recommendation(s):

A. That Report ED-2013-0022 prepared by the Economic Development and Tourism Division, dated November 13, 2013 respecting the public consultation process to solicit visions for the future use of the Sedore Property (481 Lake Drive East) be received.

11.3 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

B. That staff proceed with the public consultation session on Monday, December 9, 2013 to present the proposed visions received to date and to gather additional public input on the future use of 481 Lake Drive East, and that all members of the public who have submitted a vision for the property be invited to make a 15-20 minute presentation at the facilitated session.

C. That a notice to advise the public of the upcoming public consultation session be circulated to all properties owners within 120 metres of the subject property, posted on the property, posted on the Town's website and advertised in the local media.

D. That staff report back to Council after the public consultation session to update Council on the public input received and to receive further direction on this matter.

11.3.3 Reports from the Recreation and Culture Department:

Pages 133-134

11.3.3.1 Georgina Collaborates Against Bullying Initiative

Report No. RC-2013-0039

Recommendation(s):

1. That Report RC-2013-0039 prepared by the Recreation and Culture Department dated November 13, 2013 respecting the Georgina Collaborates Against Bullying Initiative be received for information.

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11.3.3.2 Recreation Facility Needs Study – Progress Report

Report No. RC-2013-0040

Recommendation(s):

1. That Report RC-2013-0040 prepared by the Recreation and Culture Department dated November 13, 2013 respecting the Recreation Facility Needs Study - Progress Report, be received.

(Advisement: presentation by Steve Langlois, Monteith Brown Planning Consultants to be provided in conjunction with report)

11.3 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

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11.3.3.3 Trails and Active Transportation Master Plan – Study Update

Report No. RC-2013-0041

Recommendation(s):

1. That Report RC-2013-0041 prepared by the Recreation and Culture Department dated November 13, 2013 respecting the Trails and Active Transportation Master Plan – Study Update, be received.

(Advisement: Staff presentation to be provided in conjunction with report)

11.3.4 Report from the Operations and Engineering Department:

Pages 137-140

11.3.4.1 Noise By-law Exemption
York Region Rehabilitation Works - West Park Heights Storage Facility

Report No. OED-2013-0056

Recommendation(s):

1. That Report No. OED-2013-0056 prepared by the Operations and Engineering Department dated November 13, 2013 respecting a Noise By-law Exemption for York Region Rehabilitation Works - West Park Heights Storage Facility be received.

2. That an exemption be granted to York Region and its contractors from By-law 2003-0075 (PWE-1) being the Noise By-law such that construction activities may continue until December 7, 2013.

12. RECONVENE TO COUNCIL FROM COUNCIL IN COMMITTEE

13. COUNCIL CONSIDERATION OF RECOMMENDATIONS FROM COUNCIL IN COMMITTEE

'That all reports on the Council in Committee agenda, with the exception of the reports that have been deferred, deleted, tabled or withdrawn be received by Council and the recommendations contained therein, as presented or amended, be adopted.'

14. COMMUNICATIONS

14.1 General Information Items *(refer to items listed on sheet provided in agenda)*

14.2 Disposition/Proclamations

Page 141

14.2.1 Frank Sebo, Chair, Downtown Sutton Merchant's Association, requesting temporary restriction of parking along the parade route on High Street during the Santa Claus Parade of Lights taking place on Saturday, December 7, 2013.

(Advisement: High Street is a regional road; this request has been forwarded to the Regional Clerk for consideration of Regional Council)

Pages 142-154

14.2.2 Denis Kelly, Regional Clerk, Region of York, requesting local municipalities to provide consent by December 18th to a by-law changing the composition and size of Regional Council by increasing the number of members from the City of Vaughan from four to five.

15. MOTIONS/NOTICES OF MOTION

16. REGIONAL BUSINESS

17. OTHER BUSINESS

18. BY-LAWS

Page 155

18.1 By-law No. 2013-0144 (AD-1), a by-law to appoint an individual to the Board of Management for the Jackson's Point Village Association BIA for the remainder of the 2013-2014 Term of Office.

(Advisement: Refer to Closed Session Report No. ED-2013-0020 considered by Council in Closed Session on October 30, 2013)

Page 156

18.2 By-law No. 2013-0145 (CON-1), a by-law to authorize the Mayor and Clerk to enter into a Contract between Don Cordingly Gradall Rental Limited and the Corporation of the Town of Georgina for the supply of Winter Maintenance Equipment for the 2013/2014 and 2014/2015 Winter Seasons within the Town of Georgina.

(Advisement: Refer to Report No. OED-2013- 0054 considered by Council on October 30, 2013)

18. BY-LAWS cont'd

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18.3 By-law No. 2013-0146 (CON-2), a by-law authorizing the Mayor and Clerk to enter into a third year of contracted service with C.A. Sellers Ltd. as per the terms and conditions in RPC-2011-079.

(Advisement: Refer to Report OED-2013-0044 considered by Council on November 6, 2013)

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18.4 By-law No. 2013-0147 (PWE-1), a by-law to grant to the Region of York and its contractors temporary relief from the Town of Georgina's Noise By-law 2003-0075 (PWE-1) until December 7, 2013; rehabilitation works to be completed at the West Park Heights Storage Facility.

(Advisement: Refer to Report No. OED-2013-0056, Item No. 11.3.4.1 of this agenda)

19. CLOSED SESSION

19.1 Motion to move into closed session of Council

I) CLOSED SESSION RECORDS

(a) Closed Session Record for September 9, 2013
(b) Closed Session Record for October 21, 2013
(c) Closed Session Record for October 30, 2013

II) LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – SECTION 239(2)(e), MA;

-Danbrook v. Town of Georgina - Update

19.2 Motion to reconvene into open session of Council and report on matters discussed in closed session.

20. CONFIRMING BY-LAW

Pages 159-161

By-law No. 2013-0148 (COU-2), a by-law to confirm the proceedings of Council of November 13, 2013.

21. MOTION TO ADJOURN

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, October 30, 2013
7:05 p.m.

Staff in attendance:
Winanne Grant, Chief Administrative Officer
Rebecca Mathewson, Director of Administrative Services
Harold Lenters, Director of Planning and Building
Robin McDougall, Director of Recreation and Culture
Dan Pisani, Director of Operations and Engineering
Steve Richardson, Director of Emergency Services/Fire Chief
Karyn Stone, Economic Development Officer
Rod Larmer, Manager of Building and Chief Building Official
Andrea Furniss, Senior Planner - Policy
Barbara Mugabe, Planner
Michael Baskerville, Engineering Manager
Dan Murnaghan, Manager of Parks and Facilities
Jordan Redshaw, Communications Coordinator Intern
Yvonne Aubichon, Town Clerk
Carolyn Lance, Council Services Coordinator

Others:
Heidi Riedner, The Advocate
Karen Wolfe, The Pefferlaw Post
Ron McCracken
Daniele Zanotti, CEO, United Way of York Region

1. CALL TO ORDER - MOMENT OF MEDITATION

   A moment of meditation was observed. Council Members recognized the passing of Patricia Ego of Willow Beach.

2. ROLL CALL

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

Mayor Grossi	Regional Councillor Wheeler
Councillor Craig	Councillor Davison
Councillor Hackenbrook	Councillor Smockum
Councillor Szollosy	

3. COMMUNITY ANNOUNCEMENTS

The Council Members were advised of a number of community events taking place.

4. INTRODUCTION OF ADDENDUM ITEMS

The following addendum items were identified as part of the agenda;

Item No. 11.3.1.2; Ontario Power Authority Feed In Tariff (FIT 3) Program
Item 18.4 of agenda index, Page 8, By-law 2013-0139 (PL-1); property description should read 'Plan 299'

5. APPROVAL OF AGENDA

Moved by Councillor Craig, Seconded by Councillor Szollosy

RESOLUTION NO. C-2013-0405

That the agenda, with the following addendum items, be approved;

Item No. 11.3.1.2; Ontario Power Authority Feed In Tariff (FIT3) Program
Item 18.4 of agenda index, Page 8, By-law 2013-0139 (PL-1); property description should read 'Plan 299'

Carried.

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF; *None.*

7. ADOPTION OF MINUTES

Moved by Regional Councillor Wheeler, Seconded by Councillor Davison

RESOLUTION NO. C-2013-0406

That the following minutes be adopted as presented:

- Council Meeting held on October 15, 2013.

Carried.

9. DELEGATIONS/SPEAKERS/PETITIONS

9.1 Ron McCracken concerning a new building at 17 The Queensway South, Keswick.

Mr. McCracken addressed Council with his concerns regarding the building at 17 The Queensway North, Keswick.

9.2 Daniele Zanotti, CEO, United Way of York Region, updating Council on key activities.

Mr. Zanotti Daniele advised Council of United Way's launch of the 'In Every Neighbourhood' initiative, a three-year campaign to raise $30 million to ensure a helping hand in every neighbourhood in every municipality.

Moved by Regional Councillor Wheeler, Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2013-0407

That the deputations made by Ron McCracken and Daniele Zanotti, be received.

Carried.

8. PUBLIC MEETING(S) UNDER THE PLANNING ACT OR OTHER LEGISLATION

a. STATUTORY PUBLIC MEETING(S); None.

b. NON-STATUTORY PUBLIC MEETING(S)

(7:35 p.m.)

8(b)(i) Continuation of a Planning Application

Application for Revised Applications for Draft Plan of Subdivision and Zoning By-law Amendment Approval
METRUS DEVELOPMENT INC. (METRUS PHASE 8)
Part of Lots 1 and 2, Concession 3 (NG)
AGENT: KLM Planning Partners Inc. c/o Keith MacKinnon

Report No. PB-2013-0105

Mayor Grossi explained the process for a public meeting (read script).

Keith McKinnon of KLM Planning Partners, agent for the applicant, addressed Council as follows:
•original draft subdivision consisted of 171 units of single family dwellings and townhome dwelling units. Following the June public meeting, the draft subdivision was revised, reducing the number of units to 144 and removing the townhome dwelling units.

8. PUBLIC MEETING(S) UNDER THE PLANNING ACT OR OTHER LEGISLATION cont'd

•width of lots are to be 13.7 metres or 45 feet, 12.2 metres or 40 feet and 11 metres of 36 feet
•maximum density for this phase is 14.5 units per gross residential hectare and can increase to 16.6 units when medium density is provided. The maximum density proposed was 20.7 units and has been revised to 17.4 units which is just a bit higher than what is permitted in the Keswick Secondary Plan. The overall community will maintain the density currently set out in the Keswick Secondary Plan.
•The R1-137 zone requires a minimum of four parking spaces per dwelling unit, while Phases 1-6 required only three parking spaces. He requested Council to be consistent with the remainder of the community by reverting back to the minimum number of required parking spaces from four to three and by reducing the interior width of the garage from 6 metres or 19.6 feet to 5.48 metres or 18 feet which would accommodate average sized vehicles in the garage and remove the step encroachment provision that would no longer be required.
•traffic impact study should be updated to reflect the signalization of the intersection of Joe Dales Drive and The Queensway and the bus schedules. The Functional Internal Traffic (FIT) study requires two road connections for any plans consisting of more than 100 lots.
•draft plan of subdivision represents a reduction in 47 units and the removal of townhouse units, represents good planning and the continued progression of development of the Simcoe Landing community.

Barbara Mugabe, Planner, addressed Council as follows:
•original applications submitted in December of 2010 proposing 58 townhouse units and 131 single family dwellings equaling 171 dwelling units.
•decision was deferred in June of 2011 pending receipt of comments from departments and external agencies, and for the applicant to apply for servicing allocation. Revised draft plan of subdivision was submitted.
•Region of York is in agreement with conditions of approval and the Lake Simcoe Region Conservation Authority has requested standard conditions.
•previous reports identified concerns with proposed townhouse units and density. 17.4 units per gross residential hectare is being proposed which is still higher than the maximum average density of 14.5 units but is not a significant concern for this phase. The applicant owns lands at the south end of Keswick intended for residential development so that the total density for phases 1-8 combined is 18.5 units.
•on-street parking issues are no longer a concern as townhouse units are no longer proposed.
•an Environmental Impact Study and a Natural Heritage Evaluation were submitted for the Conservation Authority to complete their review of the proposed development. Block 145 will be zoned Open Space to protect the buffer to the larger woodlot, and will be delineated with living or cedar rail fencing and signage.

8. PUBLIC MEETING(S) UNDER THE PLANNING ACT OR OTHER LEGISLATION cont'd

•Keswick Secondary Plan requires plans of subdivision to have municipal water and sewer allocation at the time of approval of the draft plan. The applicant received endorsement for preliminary servicing allocation for the proposed development.
•revisions are required under the Traffic Impact Study but they need not hold up Council decisions
•there is insufficient road capacity on the Woodbine Avenue and Leslie Street corridors to permit this development but in light of the anticipated extension of Hwy 404 at the end of 2014, capacity is no longer an issue.
•the applicant will utilize the existing R1-109, R1-110 and R1-137 zone provisions of the Simcoe Landing community. The R1-137 zone has only been implemented recently with this community as part of the phase 7 subdivision, dealing with interior garage dimensions and encroachments into the required parking space.
•recommend amendments to the R1-137 zone; to revert back to the standard requirement of three parking spaces and reduce the interior garage width to provide flexibility to accommodate an access door from the garage into the house.
•the proposal is appropriate, is good planning, meets the criteria in the Planning Act for subdivision development and is consistent with the Provincial Policy Statement, Greenbelt Plan, Growth Plan and the York Region Official Plan.
•The density is for the overall development although it still exceeds the maximum requirement.

Harold Lenters, Director of Planning and Building, advised that the size of the garages is consistent in all the phases regardless of the size of the lot. A grade difference between the house and the garage creates the need for steps and landings which prevent a second vehicle from fitting into the garage. Most municipalities in Ontario require a minimum of two parking spaces per unit while Georgina requires three parking spaces. A minor variance may be required if more than three steps and a landing are necessary. A maximum encroachment could be suggested.

Adelino Robero, Lancaster Homes, home builder, addressed Council as follows;
•encroachment is a safety issue. Some purchasers do not agree with the lack of an access door from the garage to the home which leads him to believe that purchasers may create their own access door after purchasing the home, which is dangerous without going by the Building Code as the doors need to be completely sealed with self-closing mechanism and inspected by a Building Inspector.
•He has never received complaints about the size of the garages. Wider garages would take room away from the house and would not create a pleasing streetscape.
•They include a clause at the time of purchase that indicates that a landing might be required that would encroach into the garage parking area and the purchasers sign off on that clause, being made aware of the potential issue.

8. PUBLIC MEETING(S) UNDER THE PLANNING ACT OR OTHER LEGISLATION cont'd

Michael Baskerville, Engineering Manager, advised that the subdivision contains two north-south roads but there is only one access via Joe Dales Drive. It is normal within the Greater Toronto Area that subdivisions with more than a certain number of lots require two road connections. When Joe Dales Drive needs to be extended, it will become a condition of development. The Town now requires collector roads to be wider and intended to handle an increased volume of traffic.

Mr. Lenters advised that when the whole development is completed, the overall density will meet the requirement. The traffic analysis will indicate how much development can take place without an extension being created to Joe Dales Drive. He noted that staff is not considering relaxing the by-law with regard to on-street parking.

This concluded the Public meeting portion of the agenda.

Moved by Councillor Davison, Seconded by Councillor Craig

RESOLUTION NO. C-2013-0408

A. That Report PB-2013-0105 prepared by the Planning Division dated October 30, 2013 respecting revised applications for Draft Plan of Subdivision and Zoning By-law 500 amendment approvals, submitted by Metrus Development Inc. for lands described as Part of Lots 1 and 2, Concession 3 (NG) be received.

B. That the revised application for approval of Draft Plan of Subdivision (19T-10G02) submitted by Metrus Development Inc., prepared by KLM Planning Partners Inc., drawing No. 12:3 dated May 08, 2012, attached as Schedule '5' to Report PB-2013-0105 be approved.

C. That the revised zoning by-law amendment application submitted by Metrus Development Inc. to rezone lands described as Part of Lots 1 and 2, Concession 3 (NG), from Rural (RU) to low density Urban Residential (R1-109), (R1-110), (R1-137) and site specific Open Space (OS) in order to implement the proposed residential development, be approved.

D. That staff finalize the conditions of draft approval for Council's review and approval prior to the formal issuance of draft plan of subdivision approval.

E. That the amending Zoning By-law contain the site specific provisions, as described in Report PB-2013-0105.

8. PUBLIC MEETING(S) UNDER THE PLANNING ACT OR OTHER LEGISLATION cont'd

F. That pursuant to Section 34 (17) of the P*lanning Act*, R.S.O. 1990, c.p. 13, as amended, in the event that minor revisions are necessary respecting the proposed amending zoning by-law, further notice shall not be required.

G. That the potential extension of the special on-street parking permissions to Phase 8, as contained within By-law 2011-0131 (TR-1) attached hereto as Schedule '7', be referred to staff.

H. That the owner shall agree to the incorporation of a warning clause within the subdivision agreement to include an appropriate clause in the offers of purchase and sale indicating that an access door from the garage to the house with the required stairs and/or landing may impede the parking of a second vehicle in the garage.

Carried.

9. ~~DELEGATIONS~~/SPEAKERS/PETITIONS

Mayor Grossi inquired if there was anyone in attendance who wished to speak to any report items listed on the consent agenda. *None.*

10. PRESENTATIONS; *None.*

11. RESOLUTION TO MOVE INTO COUNCIL IN COMMITTEE

Moved by Regional Councillor Wheeler, Seconded by Councillor Szollosy

That Council move into Council In Committee at 9:05 p.m.

Carried.

11.1 DETERMINATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION

Council identified the following reports for separate discussion:

Item No. 11.3.1.1	Report PB-2013-0106 entitled 'Building By-law and Fees Review – Consultant Selection'
Item No. 11.3.1.2	Report PB-2013-0107 entitled 'Ontario Power Authority Feed-In Tariff Program (Version 3.0) (Addendum)
Item No. 11.3.2.1	Report No. OED-2013-0051 entitled 'De La Salle Cottages Demolition Update and Additional Buildings for Consideration of Demolition'
Item No. 11.3.2.3	Verbal Report regarding Highway 404 Update

11.1 DETERMINATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

Item No. 11.3.3.1	Report No. DAS-2013-0045 entitled '2014 Tax Levy Budget Strategy and Development'
Item No. 11.3.4.1	Report No. ED-2013-0021 entitled 'Approval of a Grant Application'
Item No. 11.3.5.1	Report No. RC-2013-0029 entitled 'Fish Hut Operators – Award of Contract'
Item No. 11.3.6.1	Report No. CAO-2013-0019 entitled 'Group Benefits Renewal 2013-2014
Item No. 11.3.6.2	Report No. CAO-2013-0020 entitled 'Procedural By-law Pilot Project Status Report #1

Moved by Regional Councillor Wheeler, Seconded by Councillor Smockum

That the Council Meeting recess at 9:11 p.m.

Carried.

The Council Meeting resumed at 9:23 p.m.

11.2 ADOPTION OF REPORTS ON CONSENT AGENDA NOT REQUIRING SEPARATE DISCUSSION

11.3.2 Reports from the Operations and Engineering Department:

11.3.2.2 Award of Tender
Supply of Winter Maintenance Equipment for the 2013/2014 and 2014/2015 Winter Seasons

Report No. OED-2013-0054

Moved by Councillor Smockum, Seconded by Councillor Szollosy

RESOLUTION NO. C-2013-0409

1. That Report No. OED-2013-0054 prepared by the Operations and Engineering Department dated October 30, 2013 respecting the Award of Contract for Winter Maintenance Equipment be received.

2. That Council award the Tender for the 2013/2014 and 2014/2015 winter seasons inclusive, for the supply of winter maintenance equipment to Don Cordingly Gradall Rental Limited in the amount of $207,739.20 (including HST).

11.2 ADOPTION OF REPORTS ON CONSENT AGENDA NOT REQUIRING SEPARATE DISCUSSION cont'd

3. That Council adopt a by-law authorizing the Mayor and Clerk to enter into a contract between Don Cordingly Gradall Rental Limited and the Town of Georgina to give effect to the above-noted recommendations.

Carried.

11.3 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION

11.3.1 Report from the Planning and Building Department:

11.3.1.1 Building By-law and Fees Review – Consultant Selection

Report No. PB-2013-0106

Moved by Councillor Davison, Seconded by Councillor Smockum

RESOLUTION NO. C-2013-0410

A. That Report No. PB-2013-0106 dated October 30, 2013 prepared by the Planning and Building Department respecting the Building By-law Review – Consultant Selection be received.

B. That staff be authorized to retain Tunnock Consulting Ltd. to carry out the review of the Town's Building By-law and Fees at a total cost of $9,944 including HST.

Carried.

11.3.2.1 De La Salle Cottages Demolition Update and Additional Buildings for Consideration of Demolition

Report No. OED-2013-0051

Moved by Councillor Szollosy, Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2013-0411

1. That Report No. OED-2013-0051 prepared by the Operations and Engineering Department dated October 30, 2013 respecting the De La Salle Cottages Demolition Update and Additional Buildings for Consideration of Demolition be received for information and referred to staff to investigate the

11.3 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

opportunity to remove the hazardous substances and to demolish the buildings identified in the report if the expenditure approved in the 2013 budget is sufficient for this work.

Carried.

11.3.2.3 Verbal Report regarding Highway 404 Update

Moved by Councillor Szollosy, Seconded by Councillor Craig

RESOLUTION NO. C-2013-0412

That the verbal update by Town staff regarding the Highway 404 Extension to Ravenshoe Road, advising that the target to the opening in the Fall of 2014 is still on schedule.

Carried.

11.3.3 Report from the Administrative Services Department:

11.3.3.1 2014 Tax Levy Budget Strategy and Development

Report No. DAS-2013-0045

Moved by Councillor Szollosy, Seconded by Councillor Smockum

RESOLUTION NO. C-2013-0413

1. That Report No. DAS-2013-0045 prepared by the Administrative Services Department dated October 30, 2013 regarding the 2014 Budget Strategy and Development be received for information.

2. That the 2014 Business Plans and Budget be developed with a continued focus on maintaining current service levels and capital infrastructure, planning for current and future initiatives, with a view to maintaining reasonable and stable tax rates.

Carried.

The Director of Administrative Services and Treasurer was requested to determine proposed budget dates with Council, and to then advise Rogers TV of the dates so that the special meetings can be televised.

11.3 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

11.3.4 Reports from the Economic Development Division:

11.3.4.1 Approval of a Grant Application

Report No. ED-2013-0021

Moved by Councillor Craig, Seconded by Councillor Szollosy

RESOLUTION NO. C-2013-0414

A. That Report ED-2013-0021 prepared by the Economic Development and Tourism Division, dated October 30, 2013 regarding the approval of a grant application be received.

B. That Council approve the disbursement of the following grant:

Ladies of the Lake $20,000

C. That Council authorize the Treasurer to draw $20,000 from the Town's reserve for green initiatives to support the resolution noted in B. above.

Carried.

11.3.5 Report from the Recreation and Culture Department:

11.3.5.1 Fish Hut Operators – Award of Contract

Report No. RC-2013-0029

Moved by Councillor Szollosy, Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2013-0415

1 That Report No. RC-2013-0029 prepared by the Recreation and Culture Department dated October 30, 2013 respecting Fish Hut Operators – Award of Contract be received.

2 That Council award Request for Proposal RC2013-061 to Hank Heyink Fish Hut Rentals – Bonnie Park, Steve's Fish Huts - Holmes Point Park and Dave's Fish Hut Rentals - Virginia Beach Wharf.

3 That the Purchasing Manager be authorized to process and issue agreements for the operational rights to these three locations accordingly.

Carried.

11.3 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

11.3.6 Reports from the Chief Administrative Officer:

11.3.6.1 Group Benefits Renewal 2013-2014

Report No. CAO-2013-0019

Moved by Councillor Szollosy, Seconded by Councillor Smockum

RESOLUTION NO. C-2013-0416

1. That Report No. CAO-2013-0019 prepared by the Human Resources Division dated October 30, 2013 respecting the Group Benefits Renewal 2013-2014 be received for information.

Carried.

11.3.6.2 Procedural By-law Pilot Project Status Report #1

Report No. CAO-2013-0020

Moved by Councillor Szollosy, Seconded by Councillor Craig

RESOLUTION NO. C-2013-0417

1. That Report No. CAO-2013-0020 prepared by the Office of the Chief Administrative Officer dated October 30, 2013 respecting the Procedural By-law Pilot Project Status Report #1 be received; and

2. That the amendments to the procedural by-law contained therein be adopted for the duration of the pilot period.

Carried.

It was noted that on page 214 of the above-noted report, under 14.3, the word 'Council' should be deleted and replaced with 'Some of Council' as not all of Council was confused by the format.

11.3.1.2 Ontario Power Authority Feed-In Tariff Program (Version 3.0)

Report No. PB-2013-0107

11.3 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

Moved by Councillor Smockum, Seconded by Councillor Davison

RESOLUTION NO. C-2013-0418

A. That Report PB-2013-0107, prepared by the Planning Division, dated October 30, 2013 respecting the Ontario Power Authority's Feed-In-Tariff Program (Version 3.0) be received.

B. That Council endorse the procedures for reviewing requests for municipal Council support resolutions, for renewable energy projects that are non-rooftop solar projects, as outlined in Section 4.2 of Report PB-2013-0107.

C. That Council adopt the following Municipal Council Blanket Support resolution:

WHEREAS capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 3.0.

AND WHEREAS the Province's FIT Program encourages the construction and operation of rooftop solar PV generation projects (the "Projects");

AND WHEREAS one or more Projects may be constructed and operated in the Town of Georgina;

AND WHEREAS, pursuant to the FIT Rules, Version 3.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in these Applicants being offered a FIT Contract prior to other Persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the Town of Georgina supports the construction and operation of the Projects anywhere in the Town of Georgina. This resolution's sole purpose is to enable the participants in the FIT Program to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Projects or any other purpose.

This resolution shall expire twelve (12) months after its adoption by Council.

Carried.

12. RECONVENE TO COUNCIL FROM COUNCIL IN COMMITTEE

Moved by Councillor Szollosy, Seconded by Councillor Craig

That Council reconvene from Council in Committee to Council at this time.

Carried.

13. COUNCIL CONSIDERATION OF RECOMMENDATIONS FROM COUNCIL IN COMMITTEE

Moved by Councillor Craig, Seconded by Councillor Szollosy

RESOLUTION NO. C-2013-0419

'That all reports on the Council in Committee agenda, with the exception of the reports that have been deferred, tabled or withdrawn be received by Council and the recommendations contained therein, as presented or amended, be adopted.'

Carried.

14. COMMUNICATIONS

14.1 General Information Items

Moved by Councillor Szollosy, Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2013-0420

That the following General Information Items be received;

i) Lake Simcoe Region Conservation Authority Board of Directors' Meeting Minutes of July 26, 2013
ii) Lake Simcoe Region Conservation Authority Board of Directors' Meeting Minutes of September 17, 2013
iii) Region of York Council Minutes of September 26, 2013
iv) Denis Kelly, Regional Clerk, Region of York, advising receipt of Georgina Town Council's correspondence dated May 9, 2013 respecting 'Proposed Regional Fire Services'

Carried.

14.2 Disposition/Proclamations

14.2.1 Economic Development Committee requesting the Administrative Services Department proceed with the necessary steps to fill a vacancy on the Economic Development Committee.

Moved by Councillor Craig, Seconded by Councillor Smockum

RESOLUTION NO. C-2013-0421

That the memorandum from the Economic Development Committee requesting the Administrative Services Department proceed with the necessary steps to fill a vacancy on the Economic Development Committee, be received.

Carried.

14.2.2 Town of Richmond Hill requesting municipalities endorse the FCM's National Municipal Rail Safety "Working Group Communique" and support the FCM's call on the Federal Government to provide municipalities with adequate information on the dangerous goods that are being transported through their communities.

Moved by Councillor Craig, Seconded by Councillor Szollosy

RESOLUTION NO. C-2013-0422

That Town Council endorse the Town of Richmond Hill's position to endorse the Federation of Canadian Municipalities' National Municipal Rail Safety "Working Group Communique" and supporting the Federation of Canadian Municipalities' call on the Federal Government to provide municipalities with adequate information on the dangerous goods that are being transported through their communities

Carried.

14.2.3 Canadian Union of Postal Workers requesting Council to pass resolutions requesting the Minister Responsible for Canada Post to focus on revenue-generating services and to make the upcoming review of the Canadian Postal Service Charter open to public input.

14.3 Disposition/Proclamations cont'd

Moved by Councillor Szollosy, Seconded by Councillor Davison

That Town Council endorse the request of the Canadian Union of Postal Workers to pass a resolution requesting the Minister Responsible for Canada Post to focus on revenue-generating services and to make the upcoming review of the Canadian Postal Service Charter open to public input.

Defeated.

Moved by Councillor Smockum, Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2013-0423

That correspondence from the Canadian Union of Postal Workers requesting Council to pass resolutions requesting the Minister Responsible for Canada Post to focus on revenue-generating services and to make the upcoming review of the Canadian Postal Service Charter open to public input be received and referred to the Chief Administrative Officer to investigate any opportunities for input during the process and report back to Council.

Carried.

14.2.4 Rev. Jim Keenan requesting his deputation notes of October 15, 2013 regarding determining use of what is called the Reed Farm, 481 Lake Drive East, Willow Beach, be included under correspondence for the next scheduled Council meeting, with supporting documents.

Moved by Councillor Smockum, Seconded by Councillor Davison

RESOLUTION NO. C-2013-0424

That Rev. Jim Keenan's deputation notes of October 15, 2013 regarding determining use of what is called the Reed Farm, 481 Lake Drive East, Willow Beach, along with supporting documents, be received.

Carried.

15 MOTIONS/NOTICES OF MOTION; *None.*

16 REGIONAL BUSINESS; *None.*

17 OTHER BUSINESS; *None.*

18 BY-LAWS

Moved by Councillor Smockum, Seconded by Councillor Craig

That the following by-laws 18.1 to 18.5 be approved:

18.1 By-law No. 2013-0136 (CON-2) a by-law to authorize the Mayor and Clerk to enter into a Contract between Genivar Inc. and the Corporation of the Town of Georgina for consulting engineering services in preparation of the Town's Capital Asset Management Plan.

18.2 By-law No. 2013-0137 (PWO-3), a by-law to authorize the Mayor and Clerk to endorse the Operational Plan on behalf of the owner of the Keswick-Sutton Water Distribution System for the Town of Georgina.

18.3 By-law No. 2013-0138 (CON-1), a by-law authorizing the Mayor and Clerk to enter into an agreement between Hank Heyink Fish Hut Rentals, Steve's Fish Huts and Dave's Fish Hut Rentals and the Corporation of the Town of Georgina.

18.4 By-law No. 2013-0139 (PL-1), a by-law to deem certain registered Plans of Subdivision or parts thereof not to be registered Plans of Subdivision for the purposes of Section 50(3) of The Planning Act, R.S.O. 1990, as amended, Michael Chau and Cindy Trinh, Lots 195 and 196, Plan 299, 278 Hollywood Drive, Keswick.

18.5 By-law No. 2013-0140 (PL-5), a by-law to amend Technical Amendments to Zoning By-law 500.

Carried.

19 CLOSED SESSION

19.1 Motion to move into closed session of Council

Moved by Councillor Craig, Seconded by Councillor Hackenbrook

That Council move into Closed Session at 10:38 p.m., observe a five minute recess and convene the closed session business at 10:43 p.m. pursuant to section 239 of The Municipal Act, 2001, as amended, to consider:

I) **PERSONAL MATTER ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES – SECTION 239 (2) (b), MA**
- Board of Management Appointment

Carried.

19.2 Motion to reconvene into open session of Council and report on matters discussed in closed session.

Moved by Councillor Davison, Seconded by Councillor Hackenbrook

That Council rise from closed session at 10:44 p.m. and report on matters discussed in closed session.

Carried.

I) **PERSONAL MATTER ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES – SECTION 239 (2) (b), MA**
- Board of Management Appointment

Moved by Councillor Craig, Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2013-0425

A. That the ED-2013-0020 prepared by the Economic Development and Tourism Division, dated October 30, 2013 respecting an appointment to the Board of Management for the Jackson's Point Village Association Business Improvement Area be received.

B. That the following individual be appointed to the Board of Management for the Jackson's Point Village Association Business Improvement Area:

Steve Jacobson

C. That the By-law attached as Schedule '1' to Report No. ED-2013-0020 be adopted by Council.

Carried.

20 CONFIRMING BY-LAW

Moved by Councillor Smockum, Seconded by Councillor Hackenbrook

By-law No. 2013-0141 (COU-2), a by-law to confirm the proceedings of Special Council of October 21st and Council of October 30, 2013.

Carried.

21 MOTION TO ADJOURN

Moved by Councillor Davison, Seconded by Councillor Szollosy

That the meeting adjourn at 10:48 p.m.

Carried.

_____
Robert Grossi, Mayor

_____
Yvonne Aubichon, Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2013-0110

FOR THE CONSIDERATION OF COUNCIL
NOVEMBER 13, 2013

SUBJECT: PROPOSED CONDITIONS OF APPROVAL TO DRAFT PLANS OF SUBDIVISION 19T-05G07 AND 19T-05G08 GREENVILLA DEVELOPMENT GROUP INC., 208856 ONTARIO INC., GREENVILLA (SUTTON) INVESTMENTS LIMITED, AND 935860 ONTARIO LIMITED ("GREENVILLA")
PART LOT 3, CONCESSION 7 (G)
N/S HIGHWAY 48, SUTTON
TOWN FILE NOS.: 01.127 AND 01.128

---

1. **RECOMMENDATIONS:**

   A. **THAT REPORT NO. PB-2013-0110 PREPARED BY THE PLANNING DIVISION DATED NOVEMBER 13, 2013 RESPECTING PROPOSED CONDITIONS TO THE APPROVAL OF DRAFT PLANS OF SUBDIVISION 19T-05G07 AND 19T-05G08 FOR LANDS LOCATED IN PART LOT 3, CONCESSION 7 (G) (GREENVILLA SUBDIVISIONS) ON THE NORTH SIDE OF HIGHWAY 48 IN SUTTON, BE RECEIVED;**

   B. **THAT PURSUANT TO COUNCIL RESOLUTION NO. C-2013-0348 PASSED ON SEPTEMBER 9, 2013, COUNCIL ENDORSE THE REVISED DRAFT PLANS OF SUBDIVISION 19T-05G07 AND 19T-05G08 SUBMITTED BY GREENVILLA, LAST REVISED ON AUGUST 20, 2013 AND ATTACHED AS SCHEDULE '3', SUBJECT TO THE REVISED CONDITIONS ATTACHED TO REPORT PB-2013-0110 AS SCHEDULES '8' AND '9', RESPECTIVELY;**

   C. **THAT STAFF AND THE TOWN SOLICITOR BE DIRECTED TO REPRESENT THE TOWN RESPECTING FURTHER DISPOSITION OF THE SUBDIVISION MATTERS PERTAINING TO GREENVILLA AT THE ONTARIO MUNICIPAL BOARD, AS NECESSARY; AND,**

   D. **THAT THE TOWN CLERK FORWARD A COPY OF REPORT PB-2013-0110 AND COUNCIL'S RESOLUTION THEREON TO THE TOWN SOLICITOR, THE ONTARIO MUNICIPAL BOARD, AND THE YORK REGION DIRECTOR OF THE COMMUNITY PLANNING BRANCH OF THE TRANSPORTATION AND COMMUNITY PLANNING DEPARTMENT.**

2. INFORMATION:

APPLICANT / OWNER:	Greenvilla Development Group Inc., 208856 Ontario Inc., and Greenvilla (Sutton) Investments Limited and 935860 Ontario Limited (collectively known as "Greenvilla")
AGENT:	Michael Smith Planning Consultants; Development Coordinators Ltd.
PROPERTY DESCRIPTION:	(Refer to Schedules '1' to '2') Part Lot 3, Concession 7 (G) N/S Highway 48, Sutton Roll Nos.: 031-360, 031-361, and 031-400
FILE NUMBER:	01.127 (Plan of Subdivision 19T-05G07) and 01.128 (Plan of Subdivision 19T-05G08)

3. INTRODUCTION / BACKGROUND:

Greenvilla is in the process of fulfilling conditions of draft plan approval in order to register the approved Draft Plans of Subdivision 19T-05G07 and 19T-05G08. The above referenced Draft Plans of Subdivision and associated Official Plan Amendment and Zoning By-law Amendment applications were approved by the Ontario Municipal Board (OMB or "Board") in a decision issued on December 1, 2008. The location of the Subject Land is shown on Schedules '1' and '2'.

The OMB approved Draft Plans of Subdivision permit a combined total of 194 residential lots (166 single detached and 28 townhouse dwelling units) and blocks for open space, an elementary public school, and general commercial development. Subsequent to the Board's original approval, Council has approved an extension to the draft plan approval review period on both draft plans, from December 1, 2011 to December 1, 2014.

On September 9, 2013, Council adopted the recommendations of Report PB-2013-0088 and approved redline revisions involving the incorporation of the former De Chevigne property within Draft Plan 19T-05G07 as a block for a storm water management pond, and the creation of two (2) new residential lots, one (1) within each of the OMB approved draft plans (refer to Schedule '3', pages 1 and 2). Council also approved a zoning by-law amendment affecting the lands subject to the changes noted above. The amending zoning by-law was subsequently passed on October 15, 2013 (a copy of which is attached as Schedule '4').

The minutes of the September 9, 2013 public meeting and Council's resolution thereon are attached as Schedule '5'. As outlined in recommendation 'E' to

Council Resolution No. C-2013-0348, the approvals were subject to staff finalizing the amending zoning by-law and revisions to the draft plan conditions for Plans of Subdivision 19T-05G07 and 19T-05G08.

With respect to the proposed redline revisions, final approval rests with the OMB. Having reviewed the matter in greater detail, it is staff's determination that this is consistent with the provisions under the *Planning Act* and the Board decision issued on December 1, 2008, as amended on December 10, 2008. Accordingly, while the Board has granted authority to the Town to clear conditions of draft plan approval and to administer final approval for registration of the plan, pursuant to Section 51(56.2) of the *Planning Act*, only the OMB may change the conditions of draft plan approval at any time before the approval of the final plan of subdivision.

Given the above, the purpose of this report is to obtain Council's endorsement of the proposed changes to the conditions of draft plan approval, which will enable the OMB to approve the revisions to both draft plans and their respective conditions and re-issue draft plan approval for the proposed development.

4. DISCUSSION:

It was determined through the submission of detailed engineering design drawings that changes to the draft plan were required, which resulted in the need for redline revisions and a zoning by-law amendment. In this regard, commenting agencies and departments were circulated the revised draft plans and given an opportunity to request any changes to the existing conditions of draft plan approval. A copy of the revised draft plan conditions, showing the requested changes as redlined revisions for Draft Plans of Subdivision 19T-05G07 and 19T-05G08, is attached as Schedules '6' and '7', respectively. Schedules '8' and '9' are the 'Final' conditions which incorporate these changes.

The majority of the revised conditions include a number of minor administrative type changes with respect to recent organizational restructuring within the Town, as certain departments have been renamed (e.g. the former "Department of Engineering and Public Works" is now referred to as the "Department of Operations and Engineering").

Comments received from the Lake Simcoe Region Conservation Authority request the addition of three (3) new conditions including the preparation of a detailed Restoration/Landscaping Plan for the modified servicing route, a detailed Edge Management/Mitigation Plan for the relocation/inclusion of the storm water management pond, and agreeing to carry out the recommendations of the required Environmental Impact Studies (refer to page 19, Schedule '6' and page 16 of Schedule '7').

5. CONCLUSION:

The Planning Division recommend that Council endorse the revised conditions of draft plan approval attached as Schedules '8' and '9'.

As noted above, staff are of the opinion that the Town cannot give approval to the revisions proposed to the draft approved plans. Therefore, in accordance with the provisions of the *Planning Act*, and the Board's decision issued on December 1, 2008, as amended, both the proposed revisions to the draft plan and proposed changes to conditions of the draft plan approval require the final approval of the Ontario Municipal Board.

Prepared by:

Todd Evershed, MCIP, RPP
Planner

Reviewed by:

Velvet L. Ross, MCIP, RPP
Manager of Planning

Recommended by:

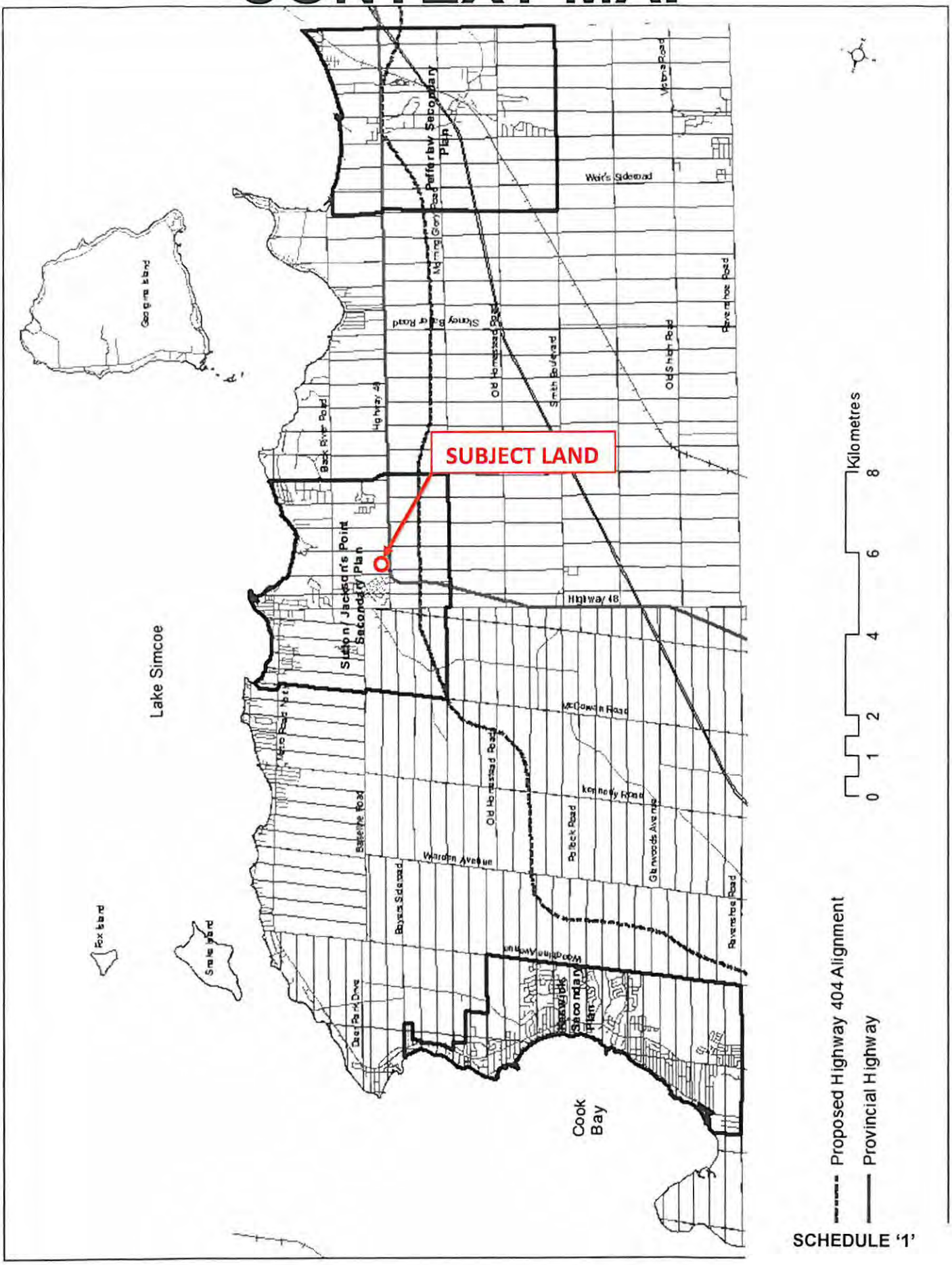
Harold W. Lenters, M.Sc.Pl, MCIP, RPP
Director of Planning and Building

Approved by:

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

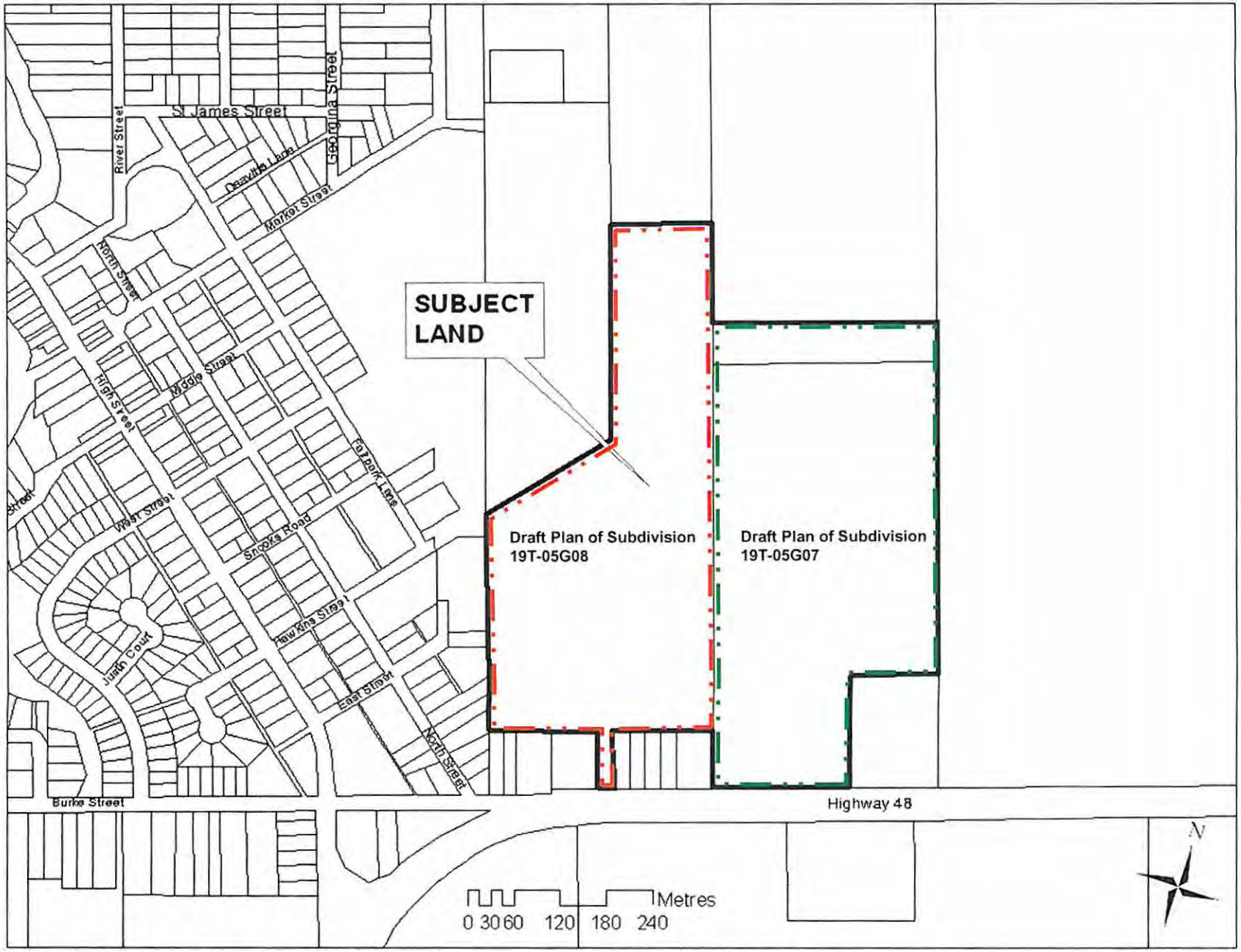
23 October 2013

CONTEXT MAP



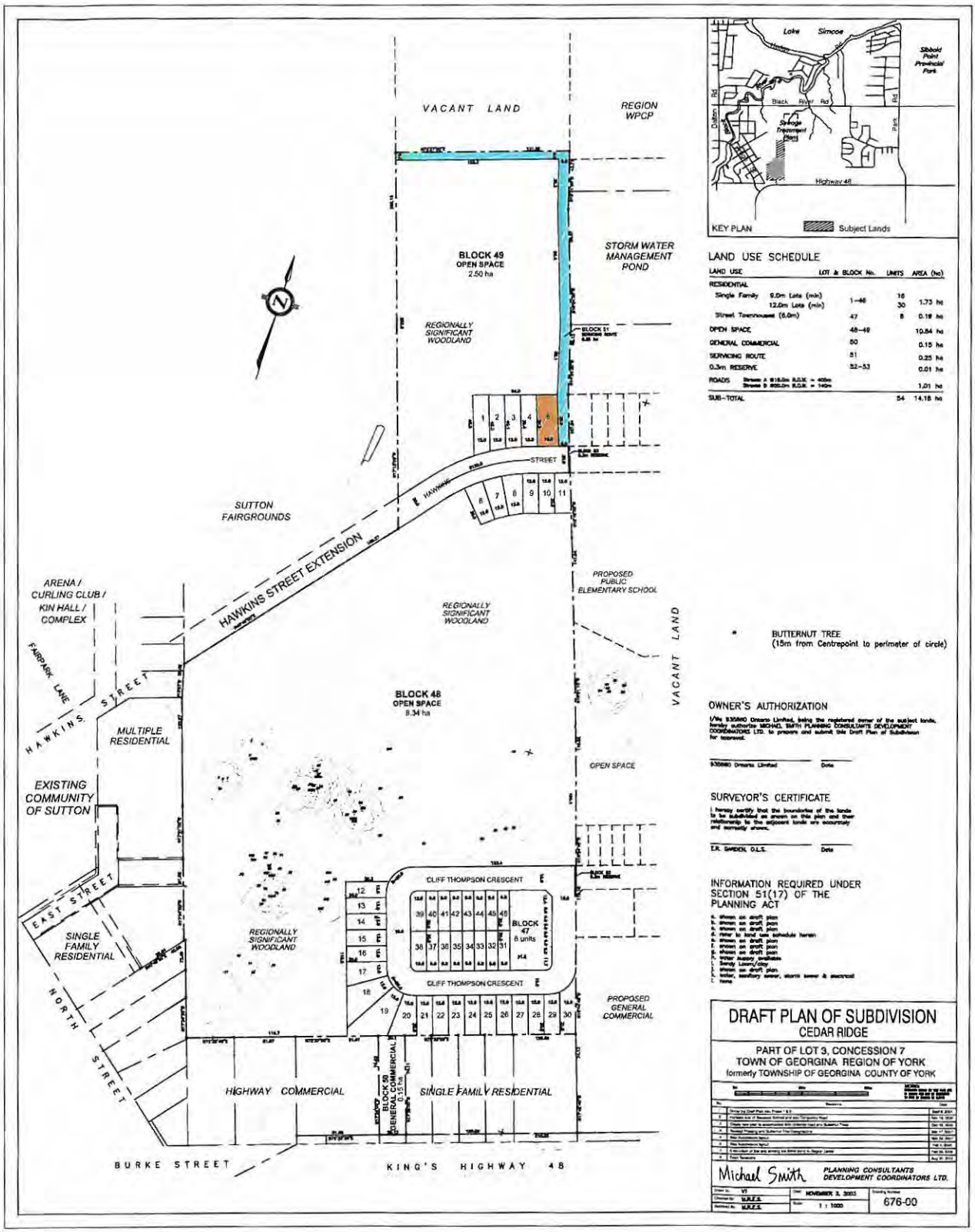
SCHEDULE '1'

KEY MAP



SCHEDULE '2'

Draft Plan of Subdivision 19T-05G08



LAND USE SCHEDULE

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
RESIDENTIAL			
Single Family 9.0m Lots (min)	1–46	16	
12.0m Lots (min)		30	1.73 ha
Street Townhouses (6.0m)	47	8	0.18 ha
OPEN SPACE	48–49		10.84 ha
GENERAL COMMERCIAL	50		0.15 ha
SERVICING ROUTE	51		0.25 ha
0.3m RESERVE	52–53		0.01 ha
ROADS			1.01 ha
SUB-TOTAL		54	14.18 ha

* BUTTERNUT TREE
(15m from Centrepoint to perimeter of circle)

OWNER'S AUTHORIZATION

I/We 930660 Ontario Limited, being the registered owner of the subject lands, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

930660 Ontario Limited — Date

SURVEYOR'S CERTIFICATE

I, hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

E.R. SNIDER, O.L.S. — Date

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

a. shown on draft plan
b. shown on draft plan
c. none to land use schedule herein
d. shown on draft plan
e. shown on draft plan
f. other easeny medistes
g. Sandy Loam/Clay
h. shown on draft plan
i. water, sanitary sewer, storm sewer & electrical mains

DRAFT PLAN OF SUBDIVISION
CEDAR RIDGE
PART OF LOT 3, CONCESSION 7
TOWN OF GEORGINA REGION OF YORK
formerly TOWNSHIP OF GEORGINA COUNTY OF YORK

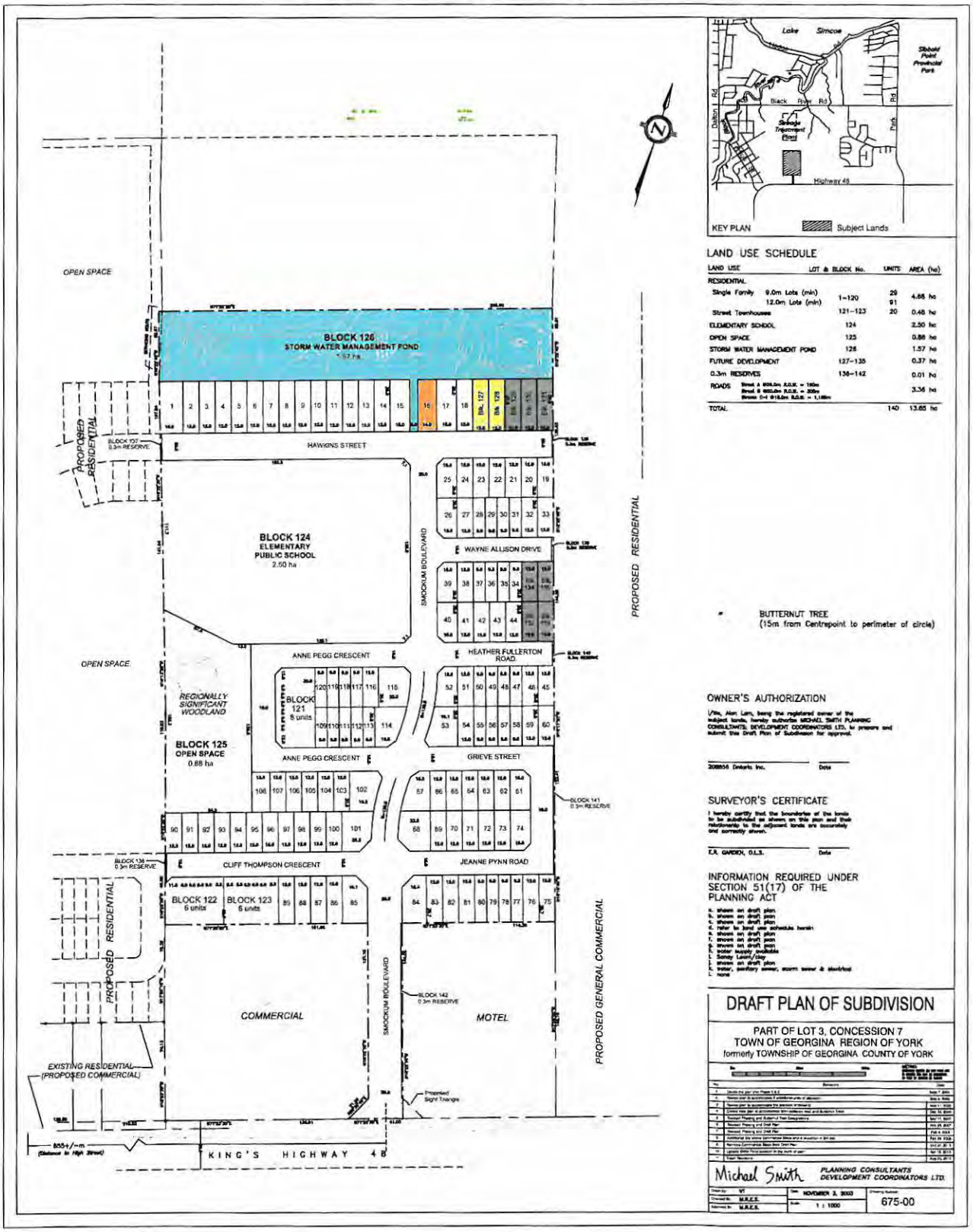
No.	Revisions	Date
1	Revised Draft Plan (rev. Phase 1 & 2)	Sept 8, 2011
2	Revised lots of Blocks 47 and 50	Nov 14, 2011
3	Revised Phasing and Butternut Tree Designations	Dec 16, 2011
4	Revised Phasing	Mar 27, 2012
5	Revised Phasing	Nov 30, 2012
6	Revised Phasing	Feb 5, 2013
7	Addition of Sewer and Watermain to Region Lands	Feb 20, 2013
8	Revised Phasing	Aug 30, 2013

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

Drawn by: VT | Date: NOVEMBER 3, 2003 | Drawing Number: 676-00
Checked by: M.P.C. | Scale: 1 : 1000
Submitted by: M.P.C.

SCHEDULE '3'
Page 1 of 2

Draft Plan of Subdivision 19T-05G07



LAND USE SCHEDULE

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
RESIDENTIAL			
Single Family 9.0m Lots (min)	1–120	29	4.88 ha
12.0m Lots (min)		91	
Street Townhouses	121–123	20	0.48 ha
ELEMENTARY SCHOOL	124		2.50 ha
OPEN SPACE	125		0.88 ha
STORM WATER MANAGEMENT POND	126		1.57 ha
FUTURE DEVELOPMENT	127–135		0.37 ha
0.3m RESERVES	136–142		0.01 ha
ROADS			3.36 ha
TOTAL		140	13.85 ha

* BUTTERNUT TREE
(15m from Centrepoint to perimeter of circle)

OWNER'S AUTHORIZATION

I/We, Alan Lam, being the registered owner of the subject lands, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS, DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

208856 Ontario Inc. Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

E.R. GARDEN, O.L.S. Date

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

a. shown on draft plan
b. shown on draft plan
c. shown on draft plan
d-e. refer to land use schedule hereon
f-k. shown on draft plan
l. shown on draft plan
m. shown on draft plan
n-p. water supply available
Sandy Loam/clay
q. shown on draft plan
r-s. hydro, sanitary sewer, storm sewer & electrical
t. none

DRAFT PLAN OF SUBDIVISION

PART OF LOT 3, CONCESSION 7
TOWN OF GEORGINA REGION OF YORK
formerly TOWNSHIP OF GEORGINA COUNTY OF YORK

No.	Remarks	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

Drawn By: MT	Date: NOVEMBER 3, 2003	Drawing Number: 675-00
Checked By: M.S.P.C.D.	Scale: 1 : 1000	
Approved By: M.S.P.C.D.		

SCHEDULE '3'
Page 2 of 2

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2013-0132 (PL-5)

A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 7, Schedule 'A' to Zoning By-law Number 500 as amended, is hereby further amended by changing the zone symbols from 'M5' to 'OS-74' and from 'OS-74' to 'R1- 128', respectively, on lands described as Part of Lot 3, Concession 7 (G), and shown in heavy outline and designated 'OS-74' and 'R1-128' in Schedule 'A' attached hereto.

2. That Section 27.5.74 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by replacing the words "sanitary sewage pumping station with the words "storm water management facility" as a permitted non-residential use within lands zoned 'OS-74'.

READ a first, second, and third time and finally passed this 15th day of October, 2013.

Robert Grossi, Mayor

Yvonne Aubichon, Town Clerk

EXPLANATORY NOTE
(GREENVILLA)

(FILE NO. 03.1067)

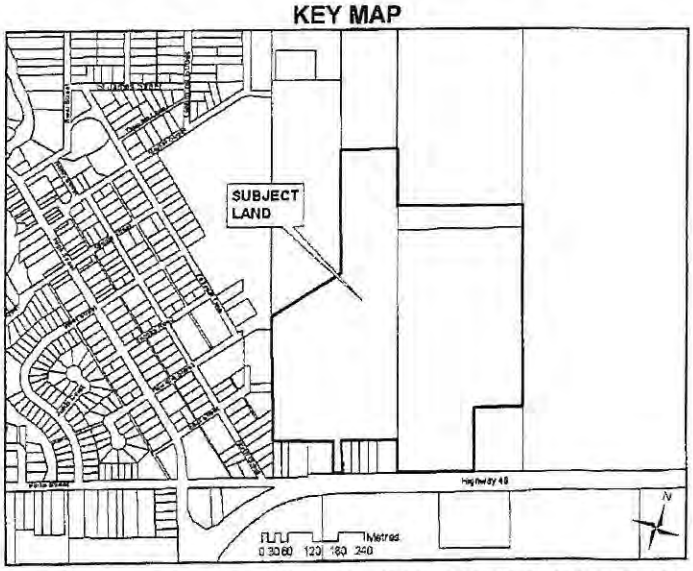
1. The purpose of Zoning By-law Number 2013-0132 (PL-5), which amends Zoning By-law No. 500, is to rezone the subject lands from Disposal Industrial (M5) and Open Space (OS-74) to Open Space (OS-74) and Low Density Urban Residential (R1-128), respectively, as shown in Schedule 'A' to the amending by-law.

2. The amending by-law serves to rezone certain lands within Draft Plans of Subdivision 19T-05G07 and 19T-05G08 and to provide site-specific zoning standards for these lands in order to permit a storm water management pond and an additional residential building lot therein.

3. Zoning By-law Number 2013-0132 (PL-5) conforms with the Town of Georgina Official Plan.

4. A **KEY MAP** showing the general location of the land to which By-law Number 2013-0132 (PL-5) applies is shown below.

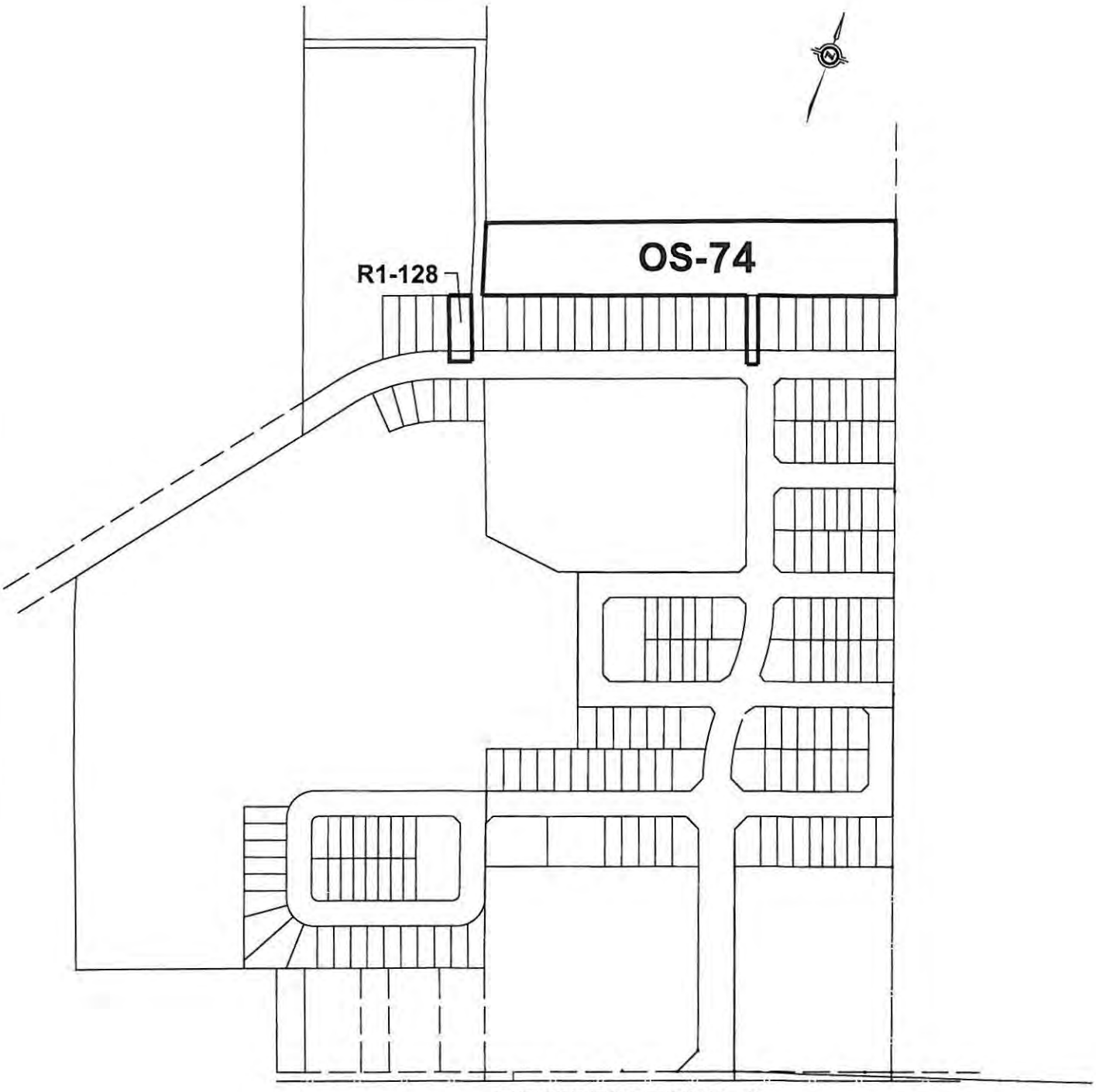
KEY MAP



BY-LAW NUMBER 2013-0132 (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500 OF THE CORPORATION OF THE TOWN OF GEORGINA

PART OF LOT 3, CONCESSION 7
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK
FORMERLY IN THE TOWNSHIP OF GEORGINA
COUNTY OF YORK

THIS IS SCHEDULE 'A' TO
BY-LAW 2013-0132 (PL-5)
PASSED THIS 15TH DAY
OF OCTOBER, 2013



SCHEDULE '4'
Page 3 of 3

SCHEDULE 'A' TO BY-LAW 2013-0132 (PL-5)

~~13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION cont'd:~~

~~14. PUBLIC MEETINGS cont'd:~~

~~D. That Planning staff finalize the amending zoning by-law and return to Council for its adoption in the near future.~~

~~E. That pursuant to Section 34 (17) of the Planning Act R.S.O. 1990, c.p.13, as amended, in the event that minor revisions are necessary respecting the proposed amending zoning by-law, further notice shall not be required.~~

~~**Carried.**~~

(8:03 p.m.)

14.1.2 Application to Amend Zoning By-law 500 and proposed revisions to Draft Plans of Subdivision 19T-05G07 and 19T-05G08
Greenvilla Development Group Inc., 208856 Ontario Inc., Greenvilla (Sutton) Investments Limited, and 935860 Ontario Limited ("Greenvilla")
Part Lot 3, Concession 7 (G), n/s Highway 48, Sutton
AGENT: Michael Smith Planning Consultants

Report No. PB-2013-0088

Michael Smith of Michael Smith Planning Consultants, agent for the applicants, addressed Council as follows:

•three parcels of land described collectively as the Greenvilla subdivision are located on the north side of Highway 48 in Sutton and are within the South East Sutton Development Area.
•Parcel 1 on the east adjacent to the Sutton Motel is referred to as the Lee Subdivision, Parcel 2 on the west, abutting the Sutton Fair Grounds, is referred to as the Cedar Ridge Subdivision and Parcel 3 to the immediate north of Parcel 1 is the former DeChevigne property.
•draft plan approvals obtained for the Greenvilla subdivisions December 1, 2008, permitting 194 dwelling units, three blocks for open space purposes and an elementary school site
•servicing allocation has been secured for these units
•commercial block which previously formed part of the Lee subdivision has been severed from the subdivision land
•determined through the detailed engineering design submissions that changes to the draft plan are required

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION cont'd:

14. PUBLIC MEETINGS cont'd:

•Cedar Ridge - Parcel 2 - Pumping Station Block;
•sanitary pumping station, originally proposed at north end of the Cedar Ridge property to pump the sewage north and east to the Region's Sewage Treatment Plant is no longer required. Through the Region's review of the engineering drawings, an alternative route to the High Street Pumping Station, which lies to the north and west
•proposed that pumping station block be changed to a residential lot and zoned accordingly, from 'Open Space (OS-74)' to a site specific 'Low Density Urban Residential (R1 – 128)' zone
•new route required delineating the servicing route through the Cedar Ridge subdivision

•Lee Subdivision/DeChevigne - Storm Water Management Block, Parcels 1 and 3;
•alternative location negotiated for storm water management pond for the Greenvilla subdivision, originally proposed on the Cedar Ridge land, negotiated on lands owned by the Region of York directly north of the DeChevigne property and south of the Region's sewage lagoon.
•DeChevigne property acquired for storm water management pond and road access originally designed to allow for the DeChevigne property to be developed is not required.
•Town requires a 6 metre driveway to the pond.
•road allowance shown on the draft plan is 20 metres wide and the driveway is 6 metres wide, leaving a residual parcel which is 14 metres wide immediately east of the access driveway is proposed to be a residential lot requiring a revision to the draft plan of subdivision.
•Storm water management pond is currently zoned 'Disposal Industrial' and the change in zoning to 'Open Space' with special provisions is proposed.
•driveway is currently zoned 'Residential' and is proposed to be zoned 'Open Space' consistent with the zoning for the pond.
•proposed residential lot does not require a change in zoning as it is already appropriately zoned 'Residential'.
•servicing assigned for 194 residential lots.
•proposed that the two additional residential lots created as a result of the changes to the draft plan to accommodate the removal of the pumping station and the relocation of the pond be identified on the draft plan as future development blocks, but that the development of these lots be restricted until such time as additional servicing capacity is made available through an inhibiting order.
•minor increase in the number of lots is permissible pursuant to the Secondary Plan interpretation policies which allow minor flexibility.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION cont'd:

14. PUBLIC MEETINGS cont'd:

•one set of three blocks and another set of four blocks shown on the Lee Subdivision are to be conveyed to the Town for temporary road purposes until such time as the First Sutton Six II subdivision to the east is developed, being the simplest way to accommodate the temporary roads.

Todd Evershed, Planner, addressed Council as follows:
•application submitted to rezone the subject lands in two ways, together with a request for related redline revisions to the Greenvilla Subdivisions.
The subject lands are designated 'New Residential Area', 'Environmental Protection Area', and 'General Commercial Area' on Schedule 'B' to the Sutton/Jackson's Point Secondary Plan, and subject to Special Provisions Items 9 and 10 on Schedule 'E' (Special Provisions).
•Zoning By-law Amendments and Draft Plan Revisions do not require an amendment to the secondary plan.
•none of the circulated residents, internal departments or external agencies have indicated any objections or concerns with the application.
•staff are of the opinion that the proposed Zoning By-law Amendment application and the request for redline revisions to the draft approved plans of subdivision conform with the Sutton/Jackson's Point Secondary Plan and represents good planning.
•proposal is consistent with the Provincial Policy Statement and conforms with the Greenbelt Plan and the Growth Plan.
•requested approval of the subject Zoning By-law Amendment application and the request for redlined revisions.

Harold Lenters, Director of Planning and Building, advised that there is no additional servicing allocation available for the one lot.

Moved by Councillor Hackenbrook, Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2013-0348

Harold L.

A. That Report PB-2013-0088 prepared by the Planning Division dated September 9, 2013 respecting an application for Zoning By-law Amendment and a request for revisions to the approved Draft Plans of Subdivision 19T-05G07 and 19T-05G08 be received.

B. That the Zoning By-law Amendment Application submitted by Greenvilla to rezone lands described as Part Lot 3, Concession 7 (G) and shown on page 2 of Schedule '5' as Lot 5, from Open Space (OS-74) to Site Specific Low Density Urban Residential (R1) zone be approved; and,

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION cont'd:

14. PUBLIC MEETINGS cont'd:

C. That the Zoning By-law Amendment Application submitted by Greenvilla to rezone lands described as Part Lot 3, Concession 7 (G) and shown on page 1 of Schedule '5' as Block 126, from Disposal Industrial (M5) to Site Specific Open Space (OS) zone be approved.

D. That the request for revisions to Draft Plans of Subdivision 19T-05G07 and 19T-05G08, including the incorporation of lands described as Part Lot 3, Concession 7 (G) and shown on page 1 of Schedule '5' as Block 126, into the Draft Plan of Subdivision 19T-05G07 as a redline revision, be approved.

E. That Planning staff finalize the amending zoning by-law and revisions to the draft plan conditions applied to Draft Plans of Subdivision 19T-05G07 and 19T-05G08, and return to Council for its adoption of these documents in the near future.

F. That pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c.p.13, as amended, in the event minor revisions are necessary respecting the proposed amending zoning by-law, further notice shall not be required.

G. That pursuant to Section 51(47) of the Planning Act, R.S.O., 1990, written notice shall not be given as the change to the conditions of draft plan approval is minor.

Carried.

~~15 COMMUNICATIONS: None.~~

~~16 PETITIONS: None.~~

~~17 COMMITTEE RECOMMENDATIONS AND STAFF REPORTS:~~

~~17.2 Reports from the Administrative Services Department:~~

~~17.2.2 Remuneration for Members of the Public and Elected Officials as Committee Appointees~~

~~Report No. DAS-2013-0032~~

OMB CASE NUMBER PL061247

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G07 (AS REVISED)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO FINAL APPROVAL AND THE RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION 19T-05G07 (AS REVISED):

1. Approval shall relate to Draft Plan of Subdivision 19T-05G07 (as revised) dated November 3, 2003 (revised most recently on ~~October~~ August ~~24~~20, ~~2011~~2013), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (Drawing Number 675-00).

Corporation of the Town of Georgina ("Town")

2. The lands within this Draft Plan of Subdivision ("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*.

3. The Owner shall enter into a Subdivision Agreement with the Town and agree to satisfy all conditions, financial and otherwise, of the municipality. Prior to final approval, the Town shall confirm that the Subdivision Agreement has been registered by the municipality against the lands to which it applies, pursuant to the *Planning Act*.

4. The Owner shall enter into an Agreement satisfactory to the Town to acquire, through transfer from Draft Plan of Subdivision 19T-05G08 (Cedar Ridge Plan), 176.9 persons equivalent of sanitary sewage servicing capacity (61 dwelling units).

5. Subject to the Owner fulfilling Condition No. 4 above, prior to final approval, the Council of the Town of Georgina shall have passed a by-law or resolution authorizing the allocation of municipal water supply and sanitary sewage servicing capacity to the Subject Lands in order to accommodate a maximum of 141 dwelling units (408.9 persons equivalent). The sanitary sewage servicing component shall be taken from the Owner's proportionate share of the development charge credits to which the Owner is entitled to, pursuant to the Development Charge Credit Agreement entered into between the Regional Municipality of York (the "Region") and the Owner.

6. The Owner shall ensure the lands required to extend/construct Hawkins Street

from its existing terminus, generally at its intersection with Fairpark Lane, easterly into the Draft Plan of Subdivision are transferred to the Town (the "Hawkins Street extension"). The Hawkins Street extension shall be designed, laid out and ~~constructed by the Owner at his~~ its ~~expense, and~~ conveyed to the Town without monetary consideration and free of all encumbrances prior to release for registration of Phase 1 of this Draft Plan of Subdivision. Further, the Owner shall agree in the Subdivision Agreement to construct the Hawkins Street extension at its expense, ~~as part of~~ prior to the first occupancy in ~~phase~~ Phase 2 of ~~either~~ both Draft Plan of Subdivision 19T-05G07 and~~/or~~ Draft Plan of Subdivision 19T-05G08, all to the satisfaction of the ~~Director of Engineering and Public Works~~Director of Operations and Engineering for the Town.

7. ~~The Owner shall ensure a portion of the lands that presently contain the Sutton Water Pollution Control Plant are transferred to the Town for the purposes of constructing an adequately sized storm water management facility.~~ The storm water management facility shall be designed and constructed by the Owner at ~~his~~ its expense, and conveyed to the Town without monetary consideration and free of all encumbrances as part of the first phase of ~~either~~ Draft Plan of Subdivision 19T-05G07 and~~/or~~ Draft Plan of Subdivision 19T-05G08, all to the satisfaction of the ~~Director of Engineering and Public Works~~Director of Operations and Engineering for the Town. The final size and area of the storm water management block shall be determined subsequent to the review of the engineering design, all to the satisfaction of the ~~Director of Engineering and Public Works~~Director of Operations and Engineering for the Town.

8. The Owner shall ensure that all works necessary to design and reconstruct Hawkins Street between and including its intersection with High Street (Regional Road No. 9) and its intersection with Fairpark Lane are carried out. The design and improvements necessary shall include its urbanization to current municipal standards, complete with a sidewalk on the north side, all to the satisfaction of the ~~Director of Engineering and Public Works~~Director of Operations and Engineering for the Town.

9. The Owner shall ensure that ~~Block 50 together with~~ Block ~~51 42 A51~~ on Draft Plan of Subdivision 19T-05G08 ~~are~~ is conveyed to the Town without monetary consideration and free of all encumbrances for the purpose~~s~~ of constructing ~~a sanitary sewage pumping station on Block 50 and~~ a storm sewer, sanitary sewer,

and ~~forcemain~~ watermain on Block ~~51 42 A51~~ as part of the first phase of ~~either~~ Draft Plan of Subdivision 19T-05G07 and~~/or~~ Draft Plan of Subdivision 19T-05G08. ~~The frontage and area of Block 50 shall be determined subsequent to the review of the sewage pumping station engineering design and landscape drawings, all to the satisfaction of the Director of Engineering and Public Works for the Town. Further, the Owner shall agree that the sewage pumping station shall be physically located abutting and with access to a dedicated public highway within the first phase of development.~~

10. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a Functional Transportation Report/Plan outlining the required Regional and Town road improvements for this subdivision. The report/plan, submitted to the Town for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues. The Owner shall agree in the Subdivision ~~agreement~~ Agreement or otherwise that should recommendations be forthcoming specific to the proposed ~~draft~~ plan of subdivision, the Owner will agree to undertake or financially contribute towards the implementation of the recommendations associated with the ~~draft~~ proposed plan of subdivision.

11. The road allowances within this Draft Plan of Subdivision together with Blocks ~~12741 A and, 128 and 12938 E~~128 to ~~46 E~~135 ,inclusive shall be conveyed to the Town and dedicated as public highways, without monetary consideration and free of all encumbrances.

12. The public highways within this Draft Plan of Subdivision and Draft Plan of Subdivision 19T-05G08, both permanent and temporary including turning circles, expanded bulbs, daylighting triangles and 0.3-metre reserves, shall be designed, laid out and constructed by the Owner at ~~his~~ its expense, all to the satisfaction of the ~~Director of Engineering and Public Works~~Director of Operations and Engineering for the Town in accordance with the Subdivision Agreement.

13. Any dead-end roads shall be terminated in a temporary turning circle and/or a 0.3-metre reserve, which are to be conveyed to the Town without monetary consideration and free of all encumbrances, to be held by the Town until required for future road allowances or the development of adjacent lands~~. Further, the Owner shall agree in the Subdivision Agreement to convey the lands within the~~

~~adjacent Draft Plan of Subdivision 19T-05G08 required for a turning circle at the proposed terminus of "Cliff Thompson Crescent" prior to release for registration of Phase 1 of this Draft Plan of Subdivision~~. The re-conveyance of any such lands to the Owner shall be at no cost to the Town.

~~14. The road allowances within this draft plan of subdivision shall be named to the satisfaction of the Town and the Region's Planning and Development Services Department.~~

~~15.~~14. The Owner shall submit an On-street Parking Plan for review and approval by the Town.

~~16.~~15. The Owner shall design and construct the municipal water distribution and sanitary sewage collection systems, including water booster stations, sanitary sewage pumping stations, and forcemains both permanent and temporary, and any 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~~Director of Operations and Engineering for the Town.

~~17.~~16. The Owner shall submit complete and detailed engineering drawings together with all accompanying reports and protocols, designed in accordance with the Town's Development Design Criteria in effect at the time development occurs, including but not limited to: general plan of services, storm water and sanitary sewer drainage area plans, overall and detailed lot grading plans, erosion and sediment control plans, detailed road plan and profile drawings complete with the water distribution system, the sanitary sewage collection system and storm water collection system and storm water management facilities shown, traffic control plan, composite utility plan, street lighting plan, storm water management plan, tree protection and compensation plan, streetscaping and landscaping plans, water booster and sanitary sewage pumping stations as may be required, system design sheets and design reports as required for all works, all for the review by the ~~Director of Engineering and Public Works~~Director of Operations and Engineering. The Owner shall further agree in the Subdivision Agreement to construct all the works at the Owner's expense to the satisfaction of the ~~Director of Engineering and Public Works~~Director of Operations and Engineering for the Town.

~~18.~~17. The Owner shall convey to the Town any easements as may be required for water, storm and/or sanitary sewer purposes, storm water management, and other municipal utility purposes, without monetary consideration and free of all encumbrances. Easements required include, but are not limited to, a servicing easement for the extension of the watermain to Black River Road ~~and the sanitary forcemain to the Sutton Water Pollution Control Plant from the Region~~.

~~19.~~18. The Owner shall submit an overall Lot Grading and Drainage Plan together with a Storm Water Management Report for review by the ~~Director of Engineering and Public Works~~Director of Operations and Engineering for the Town. The report shall address any external contributing area as required. The Owner shall agree in the Subdivision Agreement to ensure that the final grading of all lands within this Draft Plan of Subdivision shall conform to the reviewed and approved plans.

~~20.~~19. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the report entitled 'Hydrogeologic Assessment – Addendum 3' prepared by Jagger Hims Limited and dated April 2008, including the completion of a Performance Monitoring Program to evaluate the hydrogeologic predictions, to assess the effectiveness of mitigation measures, and to provide input for the implementation of any required remedial measures.

~~21.~~20. The Owner shall submit an addendum to the report referenced in Condition No. ~~20~~ 19 above in order to address and demonstrate the following to the satisfaction of the Town:

a) That the final design of the storm water management facility shall not result in an adverse drawdown of the water table for the adjacent woodlot to the west. The definition of "adverse drawdown" shall be determined to the satisfaction of the Town on the basis of the ecologic conditions in the woodlot, and must consider the daily and seasonal water level fluctuations documented over an April to October monitoring period as supplemented by the available database, to be determined and approved by the Town during the detailed site design and approvals; and,

b) That the final design of the development adjacent to woodlots shall consider engineering measures to direct a component of runoff to the

woodlots. The extent and design of the engineering measures and the amount of the runoff directed to the woodlots shall be determined on the basis of preserving the ecological function of the woodlots, including consideration of the ecologic conditions in the woodlots, and must consider the daily and seasonal water level fluctuations documented over an April to October monitoring period, as supplemented by the available database, to be determined and approved by the Town during the detailed site design and approvals.

The addendum report shall be prepared by a qualified professional and the Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the addendum report at the Owner's expense.

~~22.~~21. 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 municipal services on the Subject Lands as well as the construction of buildings, all to the satisfaction of the Town.

~~23.~~22. The Owner shall prepare and submit a detailed Fence Plan showing all required fencing (e.g. privacy, environmental protection, acoustical, security) and shall agree in the Subdivision Agreement to erect and maintain such fencing, all to the satisfaction of the ~~Director of Engineering and Public Works~~Director of Operations and Engineering for the Town and at no expense to the Town.

~~24.~~23. The Owner shall agree in the Subdivision Agreement and otherwise that all construction traffic to and from the ~~plan of subdivision~~Subject Lands shall only be by way of Highway 48.

~~25.~~24. The Owner shall agree in the Subdivision Agreement and otherwise that no building permits will be applied for or issued until the Town at its sole discretion is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

~~26.~~25. The Owner shall prepare and submit a Composite Utility Distribution Plan in consultation with all affected authorities to the satisfaction of the Town. Submission of the Composite Utility Distribution Plan shall occur with the detailed

engineering submission as required in Condition No. ~~17~~ 16 above.

~~27.~~26. The Owner shall agree to permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the plan registration only if 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 subdivision as and when each dwelling unit is constructed.

~~28.~~27. The Owner shall agree in the Subdivision Agreement to display plans in its sales office or pavilion and identify in its sales literature all phases of development, the location of municipal and utility infrastructure including but not limited to sidewalks, transit stops, ponds, sewage pumping and water booster stations, parks, lands for other development and future phases of the subject development, transformers, pedestals, streetlights and mailboxes. The Owner shall further agree to erect appropriate signage on any undeveloped block identifying its proposed use and maintain such signage until the subdivision is assumed by the Town, all to the satisfaction of the ~~Director of Engineering and Public Works~~Director of Operations and Engineering for the Town.

~~29.~~28. The Owner shall submit a Cultural Heritage Resource Assessment prepared by a qualified professional to ensure the 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) 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. The Owner shall agree in the Subdivision Agreement and otherwise to implement any measures recommended by the approved Cultural Heritage Resource Assessment.

~~30.~~29. 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 the Region, and agree in the Subdivision Agreement to carry out or cause to be

carried out the recommendations and measures contained within the approved Master Landscaping and Tree Planting Plan.

~~31.~~30. 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. The Owner shall agree in the Subdivision Agreement to compensate the Town for trees that are lost by the development of the Subdivision. Compensation shall be applied to and coordinated with the Woodland Management Plan addressed in Condition No. ~~36~~35. Compensation shall be required only to the extent recommended in the Woodland Management Plan.

~~32.~~31. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the report entitled 'Revised Environmental Assessment Analysis for the Proposed Lee Subdivision – Southeast Sutton Development Area' prepared by Stantec Consulting Ltd. and dated May 2008.

~~33.~~32. The Owner has submitted a Butternut Management Plan in the Revised Environmental Assessment Analysis, as noted in Condition No. ~~32~~ 31 above, for review and approval by the Town and the Region. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Butternut Management Plan.

~~34.~~33. The Owner shall submit a comprehensive Locally Rare Vascular Plant Management Plan prepared by a qualified professional during the design phase, for review and approval by the Town and the Regional Municipality of York. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Locally Rare Vascular Plant Management Plan.

~~35.~~34. The Owner shall convey Block ~~126~~48 ~~E~~125 identified as "Open Space / Regionally Significant Woodland" to the Town for environmental protection purposes, without monetary consideration and free of all encumbrances. The Owner shall agree that these lands so conveyed shall not form part of the parkland dedication or payment in lieu of parkland dedication requirement

pursuant to the *Planning Act*.

~~36.~~35. Subject to coordination with Condition No. ~~33~~ 32 above, the Owner shall submit a Woodland Management Plan prepared by a qualified professional during the design phase, for review and approval by the Town and the Region. The Woodland Management Plan shall address the long term preservation and enhancement of ecological features and functions within Block ~~126~~48 ~~E~~125, including forest edge management, woodland/forest infill planting and the preparation of stewardship and public education programs. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Woodland Management Plan.

~~37.~~36. The Owner shall submit an Arborist Report that identifies dead and/or hazardous trees along the interface between Block ~~126~~48 ~~E~~125 and adjacent lands. Prior to the conveyance of Block ~~126~~48 ~~E~~125 to the Town, the Owner shall agree in the Subdivision Agreement to remove or prune dead and/or hazardous trees in the area of such interface, if they pose a risk to the adjacent land uses. Trees within the interior of Block ~~126~~48 ~~E~~125 that pose no threat to adjacent lands will be allowed to mature and decay naturally. The Owner shall further agree in the Subdivision Agreement and otherwise not to remove or damage (leading to the destruction of) those trees and vegetation within Block ~~126~~48 ~~E~~125, without the prior written approval of the Town. The Owner shall deposit a security in the form of a Letter of Credit, in an amount to be determined by the Town, to ensure compliance with the tree and vegetation preservation requirements.

~~38.~~37. The Owner shall agree in the Subdivision Agreement and otherwise to the following:

a) Tree removal must occur outside the bird nesting season (i.e. May 1st to July 31st). All trees to be removed must be felled into the development area and all felled trees are to be removed from the site. All brush, roots and other wood debris must be shredded/chipped and removed within 15 days of being felled;

b) Prior to the commencement of any grading work, site alteration, removal of trees, or development, tree protection fencing constructed of paige wire

must first be installed along the boundaries of Block ~~12648 E~~125 and inspected by the Town. The fencing shall remain in place until all construction adjacent Block ~~12648 E~~125 has been completed, soils are stabilized, and all construction equipment has been removed from the site;

c) Areas within the dripline of all trees in Block ~~12648 E~~125 are to remain clear and not used for dumping of contaminants, storage of construction equipment and material, debris, surplus soils, etc. No grading, trenching or tunnelling for underground services shall be located within Block ~~12648~~ E125, provided that it is understood that any such work necessary for implementation of the proposed plan outside of Block ~~12648 E~~125 is permitted; and,

d) No rigging cables or other hardware shall be attached or wrapped around trees within Block ~~12648 E~~125.

~~39.~~38. The Owner shall submit a Streetscaping Plan prepared by a qualified professional for review and approval by the Town, and agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Streetscaping Plan. The Streetscaping Plan shall address matters such as pedestrian/bicycle linkages, entry features, and lighting treatments that can be implemented throughout the Southeast Sutton Development Area to ensure that development appears and functions as a comprehensive, consistently planned entity.

~~40.~~39. The Owner shall submit an Urban Design ~~Report~~ Guidelines prepared by a qualified professional for review and approval by the Council of the Town of Georgina, and agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Urban Design ~~Report~~Guidelines, including the construction of a gateway feature at the intersection of Street 'A' and Highway 48 and the implementation of the On-street Parking Plan approved under Condition No. ~~15~~ 14 above.

~~41.~~40. The Owner shall submit Architectural Design Guidelines that complement and are in conformity with the approved Urban Design ~~Report~~Guidelines. The Architectural Design Guidelines shall be prepared by a qualified professional architect and approved by the Council of the Town of Georgina.

~~42.~~41. The Owner shall agree in the Subdivision Agreement and otherwise that:

a) All development shall proceed in accordance with the Urban Design ~~Report~~ Guidelines and Architectural Design Guidelines approved by the Council of the Town of Georgina;

b) A control architect approved by the Town shall be retained at the Owner's expense to ensure compliance with the approved Urban Design ~~Report~~ Guidelines and Architectural Design Guidelines. Where possible, the control architect shall be the same architect that prepared the Architectural Design Guidelines;

c) Prior to the submission of the individual building permit applications the control architect shall have stamped and signed the drawings certifying compliance with the approved Urban Design ~~Report~~ Guidelines and Architectural Design Guidelines. Building permits will not be issued for applications that are not accompanied by drawings which are stamped and signed by the control architect; and,

d) The Town may undertake any review or action to ensure compliance with the Urban Design ~~Report~~ Guidelines and Architectural Design Guidelines. Should inadequate enforcement be evident, the Town may cease to accept drawings stamped by the control architect and retain another control architect, at the Owner's expense.

~~43.~~42. 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.

~~44.~~43. The Owner shall submit a report to the satisfaction of the Town prepared by a qualified consultant approved by the Town identifying that all lands to be conveyed to the Town are clear of contaminants, noxious or deleterious substances. The Owner shall ensure that the lands transferred are clear of contaminants, noxious or deleterious substances.

~~45.~~44. The Owner shall engage the services of a professional consultant approved by

the Town to prepare and submit for review and approval a Noise/Acoustical Report to determine the impacts of traffic noise from Highway No. 48 on the proposed residential units and address any potential noise attenuation measures, to the satisfaction of the Town's ~~Director of Engineering and Public Works~~Director of Operations and Engineering and the Ministry of Transportation ("MTO"). The Owner shall further agree in the Subdivision Agreement or otherwise to implement any approved noise attenuation features at the Owner's expense to the satisfaction of the Town and the MTO.

~~46.~~45. The Owner shall include the following clauses in a registered portion of the Subdivision Agreement and in all offers of purchase and sale with respect to residential lots/blocks in this Draft Plan of Subdivision:

a) Purchasers are advised that lands within and adjacent to this Plan of Subdivision will or may be developed in the future; and,

b) Purchasers are advised that the street(s) within this plan of subdivision will or may be extended in the future to connect with other existing or proposed streets on adjacent lands.

~~47.~~46. The Owner shall include the following clause in a registered portion of the Subdivision Agreement and in all offers of purchase and sale with respect to ~~Lots~~ ~~Lot 13 A and~~ Lots ~~91 26 A90~~ to ~~96 31 A95~~ inclusive, and Lot 108~~and Lot 109,~~ in this Draft Plan of Subdivision:

a) Purchasers are advised that this property is located adjacent to Regionally Significant Woodlands and the habitat of an endangered species (i.e. Butternut tree). These natural heritage features have been protected from development as part of the approval of this Plan of Subdivision, and the lands been dedicated to the Town of Georgina to help ensure their long term protection. At the Town's discretion, these lands may eventually form part of a broader public open space and trails system.

~~48.~~47. Prior to release for registration of any phase of the draft plan, the Owner shall enter into the South East Sutton Landowners Group Cost Sharing Agreement(s) to ensure the provision of community and common facilities such as municipal services, parks and public roads in the South East Sutton Development Area and

a certificate confirming completion of such agreement(s) shall be provided to the Town by the Landowners' Group Trustee to the satisfaction of the Director of Planning Building and the Town Solicitor.

~~49.~~48. Prior to final approval, the Town shall confirm in writing through a clearance letter that Conditions 1 to ~~48~~ 47 inclusive have been satisfied.

Regional Municipality of York ("Region")

~~50.~~49. 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 for the development proposed within this Draft Plan of Subdivision or any phase thereof.

~~51.~~50. Prior to final approval, detailed design drawings for the proposed forcemain and watermain on the Region's water pollution control plant lands shall be prepared to the satisfaction of the Region and the Town. All required servicing easements on the Region's water pollution control plant lands shall also be obtained.

~~52.~~51. The Owner shall agree in the Subdivision Agreement to register the following warning clause on title for Lots 1 ~~B~~ to ~~19 15 B~~18 inclusive, ~~1 E to 3 E inclusive,~~ and Blocks ~~127 41 A~~127 ~~and 128 42 E to 46 E~~131 inclusive, and to include it in all Agreements of Purchase and Sale and/or Lease for Lots 1 to ~~19~~ 18 inclusive and Blocks 127 and ~~128~~131:

> "Purchasers are advised of the existence of a sewage treatment facility situated within a close proximity of the subdivision. Objectionable odours may occasionally be present."

~~53.~~52. The Owners shall agree in the Subdivision Agreement that all unused wells shall be decommissioned according to Ontario Regulation 903 prior to any construction works occurring on the site.

~~54.~~53. Prior to final approval, the following shall occur:

- The Region has advised in writing that it is no earlier than six (6) months prior to the expected completion of the Sutton Parallel and Black River

Road watermain; or,

- the Town approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,

- the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the Town allocates sufficient capacity to this development.

~~55.~~54. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town and the Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

~~56.~~55. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Transportation Services Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.

~~57.~~56. Prior to final approval, the Owner shall provide a written undertaking, to the satisfaction of the Transportation Services Department, that the Owner agrees to implement the recommendations of the functional transportation report/plan as approved by the Transportation Services Department.

~~58.~~57. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Transportation Services Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Transportation Services 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.

~~59.~~58. 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 also be submitted to the Transportation Services Department, Attention: Mrs. Eva Pulnicki, P.Eng.

~~60.~~59. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Region's Transportation Services Department, outlining all requirements of the Region to the Transportation Services Department.

~~61.~~60. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services Department, that all local underground services will be installed within the area of the development lands and not within the Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to the Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.

~~62.~~61. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation Services Department, that the Owner will be responsible for determining the location of all utility plants within the Region's 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 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.

~~63.~~62. Prior to final approval, the Owner shall satisfy the Region's Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below, unless only one side of the street lies within the limits of the Subject Lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the Subject Lands' frontage onto roadways that have transit services.

Existing YRT/GO transit services operate on the following roadway in the vicinity

of the Subject Lands:

- Hwy 48

64.63. Prior to final approval, the Owner shall satisfy the Region's Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection along both sides of "S~~treet A" and "Street B~~mockum Boulevard" as follows:

- From "Hwy 48" to "~~Street C~~Hawkins Street".

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

65.64. The Owner shall agree in the Subdivision Agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition No. ~~64~~ 63 above.

66.65. The Owner shall satisfy the Region's Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing area/shelter pad identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger 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 Subdivision Agreement.

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

ON Street	AT Street	Location	Standard	Traffic Signal Request
Hwy 48	~~Street~~	NW	YRT-1.03	

	~~A~~Smockum Boulevard			

The passenger standing area/shelter pad shall be provided at no cost to the Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stop, passenger standing area, shelter 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 Owner/consultant shall confirm with YRT the final bus stop location/requirements. The Owner/consultant is to contact YRT Facilities Supervisor (tel. 905-762-2111) to confirm final details.

~~68.~~67. 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.

~~69.~~68. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in Condition No. ~~63~~ 62 above. 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.

~~70.~~69. The Owner shall satisfy the Region's 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.

71.70. Prior to final approval, the Owner shall provide a copy of the duly executed/approved local Subdivision Agreement to the Region's Transportation and Works Department, outlining all requirements of the Region.

72.71. The Owner shall enter into an agreement with the 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 the applicable By-laws.

73.72. The Regional Planning and Development Services Department shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 14, 3029, 3332, 3433, 3637, and 50 49 to 72 71 inclusive have been satisfied.

Lake Simcoe Region Conservation Authority ("LSRCA")

74.73. Prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and the Town:

a) A detailed Stormwater Management Report in conformity with provincial (MOE), regional-watershed (LSRCA), and local standards and guidelines.

b) A detailed Erosion Control Plan;

c) A detailed Grading Plan;

d) A Geotechnical Report for the stormwater pond; and,

e) A Landscaping Plan for the stormwater management pond.

75.74. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined within the plans and reports set out in Condition No. 74 73 above.

76.75. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined in Section 7.2 of the Revised Environmental Assessment Analysis for the Proposed Lee Subdivision –

Southeast Sutton Development Area (May 2008).

~~77.~~76. 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.

~~78.~~77. The Owner shall agree in the Subdivision 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 LSRCA.

~~79.~~78. The Owner shall agree to place Block ~~12648 E~~125 in the 'Environmental Protection' designation and 'Open Space' zoning category and be conveyed to the Town.

~~80.~~79. The Owner shall agree that any easements required for stormwater drainage purposes shall be granted to the Town.

~~81.~~80. Prior to final approval, a permit under Ontario Regulation 179/06 shall be obtained from the LSRCA.

~~82.~~81. Prior to final approval, the Owners shall pay all development fees to the LSRCA as required in accordance with the LSRCA's Fees Policy, under the powers of the *Conservation Authorities Act*.

82. Prior to final approval, the Owner shall provide a copy of the executed Subdivision Agreement and draft M-Plan to the Lake Simcoe Region Conservation Authority.

83. Prior to final approval, a detailed Restoration/Landscaping Plans for the proposed servicing route along the ~~King~~Simcoe Street right-of-way be prepared to the satisfaction of the Town and the LSRCA.

84. Prior to final approval, a detailed Edge Management Plan and Mitigation Plan for the stormwater management block (Block ~~40 A~~126) be prepared to the satisfaction of the Town and the LSRCA.

85. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations of the Environmental Impact Studies including the Environmental Impact Assessment prepared for the stormwater management pond on the former De Chevigne Lands (Block ~~40~~ A126) prepared by Azimuth Environmental Consulting, the required Environmental Impact Study for the proposed servicing route along ~~King~~Simcoe Street, and any applicable updates, if required.

~~83.~~86. The LSRCA shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~74~~ 73 to ~~83~~ 85 inclusive have been satisfied.

Ministry of Transportation ("MTO")

~~84.~~87. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of the Storm Water Management Report, Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.

~~85.~~88. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of a detailed Traffic Impact Study addressing the anticipated traffic volumes and their impact on Highway 48.

~~86.~~89. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of the proposed site Lighting Design and Calculations in the isometric format, using AGI-32 and Auto-Lux.

~~87.~~90. Prior to final approval, visibility triangles of 15 metres by 15 metres must be dedicated as a public highway on the Owner's certificate on the final M-plan.

~~88.~~91. Prior to final approval, arrangement must be made to the satisfaction of the Ministry of Transportation for the erection of the security fence along the south boundary of the plan.

~~89.~~92. Prior to final approval, the Owner must submit an illumination plan indicating the intended treatment of headlight glare from traffic on the new street directed toward Highway 48.

~~90.~~93. Prior to final approval, the Owner must enter into a Legal Agreement with the Ministry of Transportation whereby the Owner agrees to assume all financial responsibility for the construction of the new intersection and all associated highway improvements.

~~91.~~94. The Ministry of Transportation shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~85~~ 87 to ~~91~~ 93 inclusive have been satisfied.

York Region District School Board ("YRDSB")

~~92.~~95. Prior to final approval, the Owner shall have made Agreement satisfactory to the YRDSB for the transfer of one public elementary school site. The public elementary school site, Block ~~125~~27 ~~B~~124, shall contain not less than 2.50 hectares.

~~93.~~96. The Owner shall agree in the Subdivision Agreement in wording satisfactory to the YRDSB:

a) to grade Block ~~125~~27 ~~B~~124 and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to the specifications determined by the YRDSB;

b) to remove any buildings on Block ~~125~~27 ~~B~~124;

c) to remove trees, as required to accommodate the school layout;

d) to provide a letter of credit pertaining to stockpiling and removal of topsoil as established in the latest version of Hanscomb's Yarksticks for Costing Cost Data for the Canadian Construction Industry to the satisfaction of the YRDSB;

e) to remove stockpiled topsoil within 30 days of written notice by the YRDSB and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same

lands to specifications determined by the YRDSB;

f) to construct a galvanized chain link fence, Type II 1½" mesh, 1.8 metres high along all boundaries of the school blocks, including road frontage(s), at the discretion of the YRDSB;

g) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;

h) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;

i) to provide the foregoing at no cost to the YRDSB;

j) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of six boreholes shall be required and for a secondary school site a minimum of twelve boreholes shall be required; and,

k) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.

~~94.~~97. The Owner shall submit to the YRDSB, at no cost to the Board, a report from a qualified consultant concerning:

a) the suitability of Block ~~125~~27 ~~B~~124 for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental constraints; and,

b) the availability of natural gas, electrical, water, storm sewer, and sanitary sewer services.

~~95.~~98. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the YRDSB, that the services referred to in Condition No. ~~95~~ 97 b) shall be installed to the mid-point of the frontage of the elementary school site and

position as designated by the Board, at no cost to the YRDSB.

~~96.~~99. The Town shall submit to the YRDSB a certificate concerning:

a) the availability of a satisfactory water supply; and,

b) an acceptable method of sewage disposal.

~~97.~~100. Prior to final approval, the Owner shall submit to the YRDSB for review and approval, a copy of the final engineering plans as approved by the Town which indicate the storm drainage system and the overall grading plans for the complete subdivision area.

~~98.~~101. Prior to final approval, the local hydro authority shall have confirmed in writing to the YRDSB that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the YRDSB.

~~99.~~102. Prior to final approval, the local hydro authority shall have confirmed in writing to the YRDSB that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.

~~100.~~103. The Subdivision Agreement shall include warning clauses advising the Town, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.

~~101.~~104. The YRDSB shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~93~~ 95 to ~~101~~ 103 inclusive have been satisfied.

Canada Post Corporation ("Canada Post")

~~102.~~105. The Owner shall agree in the Subdivision Agreement to include in all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

~~103.~~106. The Owner shall agree in the Subdivision Agreement and otherwise to be responsible for notifying the purchaser of the exact Community Mailbox location prior to the closing of any home sale.

~~104.~~107. The Owner shall agree in the Subdivision Agreement and otherwise to consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans.

~~105.~~108. The Owner shall agree to 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 municipal standards, to place the Community Mailboxes on;

b) any required walkway across the boulevard, as per municipal standards; and,

c) any required curb depressions for wheelchair access.

~~106.~~109. The Owner shall agree to determine and provide 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 location(s). This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

~~107.~~110. The Canada Post shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~103~~ 105 to ~~107~~ 109 inclusive have been satisfied.

Enbridge Gas Distribution Inc. ("Enbridge")

~~108.~~111. The Owner shall agree to the following conditions in the Subdivision Agreement:

a) The developer is responsible for preparing a composite utility plan that

allows for the safe installation of all utilities, including required separation between utilities;

b) Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;

c) The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge with the necessary field survey information for the installation of the gas lines; and,

d) The natural gas distribution system will be installed within the proposed road allowance(s). In the event that this is not possible, easements will be provided at no cost to Enbridge.

~~109.~~112. Enbridge shall advise the Town Planning and Building Department in writing through a clearance letter that Condition No. ~~109~~ 111 has been satisfied.

Bell Canada ("Bell")

~~110.~~113. 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).

~~111.~~114. Bell Canada shall advise the Town Planning and Building Department in writing through a clearance letter that Condition No. ~~111~~ 113 has been satisfied.

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G07 (AS REVISED)

OMB CASE NUMBER PL061247

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G07 (AS REVISED)

ORIGINALLY ISSUED by the ONTARIO MUNICIPAL BOARD the 1st day of December, 2008

REVISED and REISSUED at the TOWN OF GEORGINA this 28th day of November, 2011.

REVISED and REISSUED at the TOWN OF GEORGINA this ~~9~~13th day of ~~Sept~~November, 2013.

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 SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY DECEMBER 1, 2014, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.

applicable By-laws.

64.63. The Regional Planning and Development Services Department shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~13, 29~~28, ~~32~~31, ~~33~~32, ~~35~~35, and ~~49~~ 48 to ~~63~~ 62 inclusive have been satisfied.

Lake Simcoe Region Conservation Authority ("LSRCA")

65.64. Prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and the Town:

a) A detailed Stormwater Management Report in conformity with provincial (MOE), regional-watershed (LSRCA), and local standards and guidelines.

b) A detailed Erosion Control Plan;

c) A detailed Grading Plan;

d) A Geotechnical Report for the stormwater pond; and,

e) A Landscaping Plan for the stormwater management pond.

66.65. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined within the plans and reports set out in Condition No. ~~65~~ 64 above.

67.66. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined in Section 7.2 of the Revised Environmental Assessment Analysis for the Proposed Cedar Ridge Subdivision – Southeast Sutton Development Area (May 2008).

68.67. The Owner shall agree in the Subdivision Agreement to design ~~Street 'B'~~Hawkins Street in such a way that it minimizes vegetation removal and provides for wildlife crossings, all to the satisfaction of the LSRCA.

69.68. 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.

~~70.~~69. The Owner shall agree in the Subdivision 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 LSRCA.

~~71.~~70. The Owner shall agree to place Block ~~47~~47 ~~E~~48 and ~~48~~49 ~~E~~ in the 'Environmental Protection' designation and 'Open Space' zoning category and be conveyed to the Town.

~~72.~~71. The Owner shall agree that any easements required for stormwater drainage purposes shall be granted to the Town.

~~73.~~72. Prior to final approval, a permit under Ontario Regulation 179/06 shall be obtained from the LSRCA.

~~74.~~73. Prior to final approval, the Owners shall pay all development fees to the LSRCA as required in accordance with the LSRCA's Fees Policy, under the powers of the *Conservation Authorities Act*.

74. Prior to final approval, the Owner shall provide a copy of the executed Subdivision Agreement and draft M-Plan to the Lake Simcoe Region Conservation Authority.

75. Prior to final approval, a detailed Resoration/Landscaping Plans for the proposed servicing route along the ~~King~~Simcoe Street right-of-way be prepared to the satisfaction of the Town and the LSRCA.

76. Prior to final approval, a detailed Edge Management Plan and Mitigation Plan for the stormwater management block (Block ~~40 A~~126) be prepared to the satisfaction of the Town and the LSRCA.

~~75.~~77. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations of the Environmental Impact Studies including the Environmental Impact Assessement prepared for the stormwater management pond on the former De Chevigne Lands (Block ~~40 A~~126) prepared by Azimuth Environmental Consulting, the required Environmental Impact Study for the proposed servicing route along ~~King~~Simcoe Street, and any applicable updates, if required.

~~76.~~78. The LSRCA shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~65~~ 64 to ~~75~~ 787 inclusive have been satisfied.

Ministry of Transportation ("MTO")

~~77.~~79. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of the Storm Water Management Report, Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.

~~78.~~80. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of a detailed Traffic Impact Study addressing the anticipated traffic volumes and their impact on Highway 48.

~~79.~~81. Prior to final approval, a 0.3-metre reserve extending across the entire highway frontage on Block ~~49 37~~ C50 must be conveyed by deed to the Ministry of Transportation. All deeds must be free of all encumbrances.

~~80.~~82. The Ministry of Transportation shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~77 80~~79 to ~~79~~ 821 inclusive have been satisfied.

Canada Post Corporation ("Canada Post")

~~81.~~83. The Owner shall agree in the Subdivision Agreement to include in all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

~~82.~~84. The Owner shall agree in the Subdivision Agreement and otherwise to be responsible for notifying the purchaser of the exact Community Mailbox location prior to the closing of any home sale.

~~83.~~85. The Owner shall agree in the Subdivision Agreement and otherwise to consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans.

84.86. The Owner shall agree to 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 municipal standards, to place the Community Mailboxes on;

b) any required walkway across the boulevard, as per municipal standards; and,

c) any required curb depressions for wheelchair access.

85.87. The Owner shall agree to determine and provide 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 location(s). This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

86.88. The Canada Post shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 81 834 to 85 887 inclusive have been satisfied.

Enbridge Gas Distribution Inc. ("Enbridge")

87.89. The Owner shall agree to the following conditions in the Subdivision Agreement:

a) The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;

b) Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;

c) The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge with the necessary field survey information for the installation of the gas lines; and,

d) The natural gas distribution system will be installed within the proposed road allowance(s). In the event that this is not possible, easements will be provided at no cost to Enbridge.

~~88.~~90. Enbridge shall advise the Town Planning and Building Department in writing through a clearance letter that Condition ~~87~~ ~~890~~ has been satisfied.

Bell Canada ("Bell")

~~89.~~91. 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).

~~90.~~92. Bell Canada shall advise the Town Planning and Building Department in writing through a clearance letter that Condition ~~89~~ ~~92~~! has been satisfied.

ORIGINALLY ISSUED by the ONTARIO MUNICIPAL BOARD the 1st day of December, 2008

REVISED and REISSUED at the TOWN OF GEORGINA this 28th day of November, 2011.

REVISED and REISSUED at the TOWN OF GEORGINA this ~~9~~13th day of ~~Sept~~November, 2013.

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

OMB CASE NUMBER PL061241

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G08 (AS REVISED)

NOTE: PURSUANT TO THE PLANNING ACT, R.S.O., 1990, C.P.13, AS AMENDED, APPROVAL OF THIS PLAN OF SUBDIVISION SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY DECEMBER 1, 2014, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G07 (AS REVISED)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO FINAL APPROVAL AND THE RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION 19T-05G07 (AS REVISED):

1. Approval shall relate to Draft Plan of Subdivision 19T-05G07 (as revised) dated November 3, 2003 (revised most recently on August 20, 2013), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (Drawing Number 675-00).

Corporation of the Town of Georgina ("Town")

2. The lands within this Draft Plan of Subdivision ("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*.

3. The Owner shall enter into a Subdivision Agreement with the Town and agree to satisfy all conditions, financial and otherwise, of the municipality. Prior to final approval, the Town shall confirm that the Subdivision Agreement has been registered by the municipality against the lands to which it applies, pursuant to the *Planning Act*.

4. The Owner shall enter into an Agreement satisfactory to the Town to acquire, through transfer from Draft Plan of Subdivision 19T-05G08 (Cedar Ridge Plan), 176.9 persons equivalent of sanitary sewage servicing capacity (61 dwelling units).

5. Subject to the Owner fulfilling Condition No. 4 above, prior to final approval, the Council of the Town of Georgina shall have passed a by-law or resolution authorizing the allocation of municipal water supply and sanitary sewage servicing capacity to the Subject Lands in order to accommodate a maximum of 141 dwelling units (408.9 persons equivalent). The sanitary sewage servicing component shall be taken from the Owner's proportionate share of the development charge credits to which the Owner is entitled to, pursuant to the Development Charge Credit Agreement entered into between the Regional Municipality of York (the "Region") and the Owner.

6. The Owner shall ensure the lands required to extend/construct Hawkins Street

from its existing terminus, generally at its intersection with Fairpark Lane, easterly into the Draft Plan of Subdivision are transferred to the Town (the "Hawkins Street extension"). The Hawkins Street extension shall be designed, laid out and conveyed to the Town without monetary consideration and free of all encumbrances prior to release for registration of Phase 1 of this Draft Plan of Subdivision. Further, the Owner shall agree in the Subdivision Agreement to construct the Hawkins Street extension at its expense, prior to the first occupancy in Phase 2 of both Draft Plan of Subdivision 19T-05G07 and Draft Plan of Subdivision 19T-05G08, all to the satisfaction of the Director of Operations and Engineering for the Town.

7. The storm water management facility shall be designed and constructed by the Owner at its expense, and conveyed to the Town without monetary consideration and free of all encumbrances as part of the first phase of Draft Plan of Subdivision 19T-05G07 and Draft Plan of Subdivision 19T-05G08, all to the satisfaction of the Director of Operations and Engineering for the Town. The final size and area of the storm water management block shall be determined subsequent to the review of the engineering design, all to the satisfaction of the Director of Operations and Engineering for the Town.

8. The Owner shall ensure that all works necessary to design and reconstruct Hawkins Street between and including its intersection with High Street (Regional Road No. 9) and its intersection with Fairpark Lane are carried out. The design and improvements necessary shall include its urbanization to current municipal standards, complete with a sidewalk on the north side, all to the satisfaction of the Director of Operations and Engineering for the Town.

9. The Owner shall ensure that Block 51 on Draft Plan of Subdivision 19T-05G08 is conveyed to the Town without monetary consideration and free of all encumbrances for the purpose of constructing a storm sewer, sanitary sewer, and watermain on Block 51 as part of the first phase of Draft Plan of Subdivision 19T-05G07 and Draft Plan of Subdivision 19T-05G08.

10. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a Functional Transportation Report/Plan outlining the required Regional and Town road improvements for this subdivision. The report/plan, submitted to the Town for review and approval, shall explain all

transportation issues and shall recommend mitigative measures for these issues. The Owner shall agree in the Subdivision Agreement or otherwise that should recommendations be forthcoming specific to the proposed plan of subdivision, the Owner will agree to undertake or financially contribute towards the implementation of the recommendations associated with the proposed plan of subdivision.

11. The road allowances within this Draft Plan of Subdivision together with Blocks 128 to 135 inclusive shall be conveyed to the Town and dedicated as public highways, without monetary consideration and free of all encumbrances.

12. The public highways within this Draft Plan of Subdivision and Draft Plan of Subdivision 19T-05G08, both permanent and temporary including turning circles, expanded bulbs, daylighting triangles and 0.3-metre reserves, shall be designed, laid out and constructed by the Owner at its expense, all to the satisfaction of the Director of Operations and Engineering for the Town in accordance with the Subdivision Agreement.

13. Any dead-end roads shall be terminated in a temporary turning circle and/or a 0.3-metre reserve, which are to be conveyed to the Town without monetary consideration and free of all encumbrances, to be held by the Town until required for future road allowances or the development of adjacent lands. The re-conveyance of any such lands to the Owner shall be at no cost to the Town.

14. The Owner shall submit an On-street Parking Plan for review and approval by the Town.

15. The Owner shall design and construct the municipal water distribution and sanitary sewage collection systems, including water booster stations, sanitary sewage pumping stations, and forcemains both permanent and temporary, and any external servicing required to connect the Subject Lands to the existing municipal system, all to the satisfaction of the Director of Operations and Engineering for the Town.

16. The Owner shall submit complete and detailed engineering drawings together with all accompanying reports and protocols, designed in accordance with the Town's Development Design Criteria in effect at the time development occurs,

including but not limited to: general plan of services, storm water and sanitary sewer drainage area plans, overall and detailed lot grading plans, erosion and sediment control plans, detailed road plan and profile drawings complete with the water distribution system, the sanitary sewage collection system and storm water collection system and storm water management facilities shown, traffic control plan, composite utility plan, street lighting plan, storm water management plan, tree protection and compensation plan, streetscaping and landscaping plans, water booster and sanitary sewage pumping stations as may be required, system design sheets and design reports as required for all works, all for the review by the Director of Operations and Engineering. The Owner shall further agree in the Subdivision Agreement to construct all the works at the Owner's expense to the satisfaction of the Director of Operations and Engineering for the Town.

17. The Owner shall convey to the Town any easements as may be required for water, storm and/or sanitary sewer purposes, storm water management, and other municipal utility purposes, without monetary consideration and free of all encumbrances. Easements required include, but are not limited to, a servicing easement for the extension of the watermain to Black River Road.

18. The Owner shall submit an overall Lot Grading and Drainage Plan together with a Storm Water Management Report for review by the Director of Operations and Engineering for the Town. The report shall address any external contributing area as required. The Owner shall agree in the Subdivision Agreement to ensure that the final grading of all lands within this Draft Plan of Subdivision shall conform to the reviewed and approved plans.

19. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the report entitled 'Hydrogeologic Assessment – Addendum 3' prepared by Jagger Hims Limited and dated April 2008, including the completion of a Performance Monitoring Program to evaluate the hydrogeologic predictions, to assess the effectiveness of mitigation measures, and to provide input for the implementation of any required remedial measures.

20. The Owner shall submit an addendum to the report referenced in Condition No. 19 above in order to address and demonstrate the following to the satisfaction of the Town:

a) That the final design of the storm water management facility shall not result in an adverse drawdown of the water table for the adjacent woodlot to the west. The definition of "adverse drawdown" shall be determined to the satisfaction of the Town on the basis of the ecologic conditions in the woodlot, and must consider the daily and seasonal water level fluctuations documented over an April to October monitoring period as supplemented by the available database, to be determined and approved by the Town during the detailed site design and approvals; and,

b) That the final design of the development adjacent to woodlots shall consider engineering measures to direct a component of runoff to the woodlots. The extent and design of the engineering measures and the amount of the runoff directed to the woodlots shall be determined on the basis of preserving the ecological function of the woodlots, including consideration of the ecologic conditions in the woodlots, and must consider the daily and seasonal water level fluctuations documented over an April to October monitoring period, as supplemented by the available database, to be determined and approved by the Town during the detailed site design and approvals.

The addendum report shall be prepared by a qualified professional and the Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the addendum report at the Owner's expense.

21. 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 municipal services on the Subject Lands as well as the construction of buildings, all to the satisfaction of the Town.

22. The Owner shall prepare and submit a detailed Fence Plan showing all required fencing (e.g. privacy, environmental protection, acoustical, security) and shall agree in the Subdivision Agreement to erect and maintain such fencing, all to the satisfaction of the Director of Operations and Engineering for the Town and at no expense to the Town.

23. The Owner shall agree in the Subdivision Agreement and otherwise that all construction traffic to and from the Subject Lands shall only be by way of Highway 48.

24. The Owner shall agree in the Subdivision Agreement and otherwise that no building permits will be applied for or issued until the Town at its sole discretion is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

25. The Owner shall prepare and submit a Composite Utility Distribution Plan in consultation with all affected authorities to the satisfaction of the Town. Submission of the Composite Utility Distribution Plan shall occur with the detailed engineering submission as required in Condition No. 16 above.

26. The Owner shall agree to permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the plan registration only if 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 subdivision as and when each dwelling unit is constructed.

27. The Owner shall agree in the Subdivision Agreement to display plans in its sales office or pavilion and identify in its sales literature all phases of development, the location of municipal and utility infrastructure including but not limited to sidewalks, transit stops, ponds, sewage pumping and water booster stations, parks, lands for other development and future phases of the subject development, transformers, pedestals, streetlights and mailboxes. The Owner shall further agree to erect appropriate signage on any undeveloped block identifying its proposed use and maintain such signage until the subdivision is assumed by the Town, all to the satisfaction of the Director of Operations and Engineering for the Town.

28. The Owner shall submit a Cultural Heritage Resource Assessment prepared by a qualified professional to ensure the 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) 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. The Owner shall agree in the Subdivision Agreement and otherwise to implement any measures recommended by the approved Cultural Heritage Resource Assessment.

29. 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 the Region, and agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Master Landscaping and Tree Planting Plan.

30. 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. The Owner shall agree in the Subdivision Agreement to compensate the Town for trees that are lost by the development of the Subdivision. Compensation shall be applied to and coordinated with the Woodland Management Plan addressed in Condition No. 35. Compensation shall be required only to the extent recommended in the Woodland Management Plan.

31. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the report entitled 'Revised Environmental Assessment Analysis for the Proposed Lee Subdivision – Southeast Sutton Development Area' prepared by Stantec Consulting Ltd. and dated May 2008.

32. The Owner has submitted a Butternut Management Plan in the Revised Environmental Assessment Analysis, as noted in Condition No. 31 above, for review and approval by the Town and the Region. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Butternut Management Plan.

33. The Owner shall submit a comprehensive Locally Rare Vascular Plant Management Plan prepared by a qualified professional during the design phase, for review and approval by the Town and the Regional Municipality of York. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Locally Rare Vascular Plant Management Plan.

34. The Owner shall convey Block 125 identified as "Open Space / Regionally Significant Woodland" to the Town for environmental protection purposes, without monetary consideration and free of all encumbrances. The Owner shall agree that these lands so conveyed shall not form part of the parkland dedication or payment in lieu of parkland dedication requirement pursuant to the *Planning Act*.

35. Subject to coordination with Condition No. 32 above, the Owner shall submit a Woodland Management Plan prepared by a qualified professional during the design phase, for review and approval by the Town and the Region. The Woodland Management Plan shall address the long term preservation and enhancement of ecological features and functions within Block 125, including forest edge management, woodland/forest infill planting and the preparation of stewardship and public education programs. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Woodland Management Plan.

36. The Owner shall submit an Arborist Report that identifies dead and/or hazardous trees along the interface between Block 125 and adjacent lands. Prior to the conveyance of Block 125 to the Town, the Owner shall agree in the Subdivision Agreement to remove or prune dead and/or hazardous trees in the area of such interface, if they pose a risk to the adjacent land uses. Trees within the interior of Block 125 that pose no threat to adjacent lands will be allowed to mature and decay naturally. The Owner shall further agree in the Subdivision Agreement and otherwise not to remove or damage (leading to the destruction of) those trees and vegetation within Block 125, without the prior written approval of the Town. The Owner shall deposit a security in the form of a Letter of Credit, in an amount to be determined by the Town, to ensure compliance with the tree and vegetation preservation requirements.

applicable By-laws.

64.63. The Regional Planning and Development Services Department shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~13, 29~~28, ~~32~~31, ~~33~~32, ~~35~~35, and ~~49~~ 48 to ~~63~~ 62 inclusive have been satisfied.

Lake Simcoe Region Conservation Authority ("LSRCA")

65.64. Prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and the Town:

a) A detailed Stormwater Management Report in conformity with provincial (MOE), regional-watershed (LSRCA), and local standards and guidelines.

b) A detailed Erosion Control Plan;

c) A detailed Grading Plan;

d) A Geotechnical Report for the stormwater pond; and,

e) A Landscaping Plan for the stormwater management pond.

66.65. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined within the plans and reports set out in Condition No. ~~65~~ 64 above.

67.66. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined in Section 7.2 of the Revised Environmental Assessment Analysis for the Proposed Cedar Ridge Subdivision – Southeast Sutton Development Area (May 2008).

68.67. The Owner shall agree in the Subdivision Agreement to design ~~Street 'B'~~Hawkins Street in such a way that it minimizes vegetation removal and provides for wildlife crossings, all to the satisfaction of the LSRCA.

69.68. 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.

~~70.~~69. The Owner shall agree in the Subdivision 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 LSRCA.

~~71.~~70. The Owner shall agree to place Block ~~47~~47 ~~E~~48 and ~~48~~49 ~~E~~ in the 'Environmental Protection' designation and 'Open Space' zoning category and be conveyed to the Town.

~~72.~~71. The Owner shall agree that any easements required for stormwater drainage purposes shall be granted to the Town.

~~73.~~72. Prior to final approval, a permit under Ontario Regulation 179/06 shall be obtained from the LSRCA.

~~74.~~73. Prior to final approval, the Owners shall pay all development fees to the LSRCA as required in accordance with the LSRCA's Fees Policy, under the powers of the *Conservation Authorities Act*.

74. Prior to final approval, the Owner shall provide a copy of the executed Subdivision Agreement and draft M-Plan to the Lake Simcoe Region Conservation Authority.

75. Prior to final approval, a detailed Resoration/Landscaping Plans for the proposed servicing route along the ~~King~~Simcoe Street right-of-way be prepared to the satisfaction of the Town and the LSRCA.

76. Prior to final approval, a detailed Edge Management Plan and Mitigation Plan for the stormwater management block (Block ~~40~~ A126) be prepared to the satisfaction of the Town and the LSRCA.

~~75.~~77. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations of the Environmental Impact Studies including the Environmental Impact Assessement prepared for the stormwater management pond on the former De Chevigne Lands (Block ~~40~~ A126) prepared by Azimuth Environmental Consulting, the required Environmental Impact Study for the proposed servicing route along ~~King~~Simcoe Street, and any applicable updates, if required.

~~76.~~78. The LSRCA shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~65~~ 64 to ~~75~~ ~~78~~7 inclusive have been satisfied.

Ministry of Transportation ("MTO")

~~77.~~79. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of the Storm Water Management Report, Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.

~~78.~~80. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of a detailed Traffic Impact Study addressing the anticipated traffic volumes and their impact on Highway 48.

~~79.~~81. Prior to final approval, a 0.3-metre reserve extending across the entire highway frontage on Block ~~49 37 C~~50 must be conveyed by deed to the Ministry of Transportation. All deeds must be free of all encumbrances.

~~80.~~82. The Ministry of Transportation shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~77 80~~79 to ~~79~~ ~~82~~1 inclusive have been satisfied.

Canada Post Corporation ("Canada Post")

~~81.~~83. The Owner shall agree in the Subdivision Agreement to include in all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

~~82.~~84. The Owner shall agree in the Subdivision Agreement and otherwise to be responsible for notifying the purchaser of the exact Community Mailbox location prior to the closing of any home sale.

~~83.~~85. The Owner shall agree in the Subdivision Agreement and otherwise to consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans.

~~84.~~86. The Owner shall agree to 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 municipal standards, to place the Community Mailboxes on;

b) any required walkway across the boulevard, as per municipal standards; and,

c) any required curb depressions for wheelchair access.

~~85.~~87. The Owner shall agree to determine and provide 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 location(s). This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

~~86.~~88. The Canada Post shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions ~~81~~ 834 to ~~85~~ 887 inclusive have been satisfied.

Enbridge Gas Distribution Inc. ("Enbridge")

~~87.~~89. The Owner shall agree to the following conditions in the Subdivision Agreement:

a) The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;

b) Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;

c) The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge with the necessary field survey information for the installation of the gas lines; and,

d) The natural gas distribution system will be installed within the proposed road allowance(s). In the event that this is not possible, easements will be provided at no cost to Enbridge.

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G08 (AS REVISED)

~~88.~~90. Enbridge shall advise the Town Planning and Building Department in writing through a clearance letter that Condition ~~87~~ ~~890~~ has been satisfied.

Bell Canada ("Bell")

~~89.~~91. 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).

~~90.~~92. Bell Canada shall advise the Town Planning and Building Department in writing through a clearance letter that Condition ~~89~~ ~~92~~! has been satisfied.

ORIGINALLY ISSUED by the ONTARIO MUNICIPAL BOARD the 1st day of December, 2008

REVISED and REISSUED at the TOWN OF GEORGINA this 28th day of November, 2011.

REVISED and REISSUED at the TOWN OF GEORGINA this ~~9~~13th day of ~~Sept~~November, 2013.

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

OMB CASE NUMBER PL061241

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G08 (AS REVISED)

NOTE: PURSUANT TO THE PLANNING ACT, R.S.O., 1990, C.P.13, AS AMENDED, APPROVAL OF THIS PLAN OF SUBDIVISION SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY DECEMBER 1, 2014, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G07 (AS REVISED)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO FINAL APPROVAL AND THE RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION 19T-05G07 (AS REVISED):

1. Approval shall relate to Draft Plan of Subdivision 19T-05G07 (as revised) dated November 3, 2003 (revised most recently on August 20, 2013), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (Drawing Number 675-00).

Corporation of the Town of Georgina ("Town")

2. The lands within this Draft Plan of Subdivision ("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*.

3. The Owner shall enter into a Subdivision Agreement with the Town and agree to satisfy all conditions, financial and otherwise, of the municipality. Prior to final approval, the Town shall confirm that the Subdivision Agreement has been registered by the municipality against the lands to which it applies, pursuant to the *Planning Act*.

4. The Owner shall enter into an Agreement satisfactory to the Town to acquire, through transfer from Draft Plan of Subdivision 19T-05G08 (Cedar Ridge Plan), 176.9 persons equivalent of sanitary sewage servicing capacity (61 dwelling units).

5. Subject to the Owner fulfilling Condition No. 4 above, prior to final approval, the Council of the Town of Georgina shall have passed a by-law or resolution authorizing the allocation of municipal water supply and sanitary sewage servicing capacity to the Subject Lands in order to accommodate a maximum of 141 dwelling units (408.9 persons equivalent). The sanitary sewage servicing component shall be taken from the Owner's proportionate share of the development charge credits to which the Owner is entitled to, pursuant to the Development Charge Credit Agreement entered into between the Regional Municipality of York (the "Region") and the Owner.

6. The Owner shall ensure the lands required to extend/construct Hawkins Street

from its existing terminus, generally at its intersection with Fairpark Lane, easterly into the Draft Plan of Subdivision are transferred to the Town (the "Hawkins Street extension"). The Hawkins Street extension shall be designed, laid out and conveyed to the Town without monetary consideration and free of all encumbrances prior to release for registration of Phase 1 of this Draft Plan of Subdivision. Further, the Owner shall agree in the Subdivision Agreement to construct the Hawkins Street extension at its expense, prior to the first occupancy in Phase 2 of both Draft Plan of Subdivision 19T-05G07 and Draft Plan of Subdivision 19T-05G08, all to the satisfaction of the Director of Operations and Engineering for the Town.

7. The storm water management facility shall be designed and constructed by the Owner at its expense, and conveyed to the Town without monetary consideration and free of all encumbrances as part of the first phase of Draft Plan of Subdivision 19T-05G07 and Draft Plan of Subdivision 19T-05G08, all to the satisfaction of the Director of Operations and Engineering for the Town. The final size and area of the storm water management block shall be determined subsequent to the review of the engineering design, all to the satisfaction of the Director of Operations and Engineering for the Town.

8. The Owner shall ensure that all works necessary to design and reconstruct Hawkins Street between and including its intersection with High Street (Regional Road No. 9) and its intersection with Fairpark Lane are carried out. The design and improvements necessary shall include its urbanization to current municipal standards, complete with a sidewalk on the north side, all to the satisfaction of the Director of Operations and Engineering for the Town.

9. The Owner shall ensure that Block 51 on Draft Plan of Subdivision 19T-05G08 is conveyed to the Town without monetary consideration and free of all encumbrances for the purpose of constructing a storm sewer, sanitary sewer, and watermain on Block 51 as part of the first phase of Draft Plan of Subdivision 19T-05G07 and Draft Plan of Subdivision 19T-05G08.

10. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a Functional Transportation Report/Plan outlining the required Regional and Town road improvements for this subdivision. The report/plan, submitted to the Town for review and approval, shall explain all

transportation issues and shall recommend mitigative measures for these issues. The Owner shall agree in the Subdivision Agreement or otherwise that should recommendations be forthcoming specific to the proposed plan of subdivision, the Owner will agree to undertake or financially contribute towards the implementation of the recommendations associated with the proposed plan of subdivision.

11. The road allowances within this Draft Plan of Subdivision together with Blocks 128 to 135 inclusive shall be conveyed to the Town and dedicated as public highways, without monetary consideration and free of all encumbrances.

12. The public highways within this Draft Plan of Subdivision and Draft Plan of Subdivision 19T-05G08, both permanent and temporary including turning circles, expanded bulbs, daylighting triangles and 0.3-metre reserves, shall be designed, laid out and constructed by the Owner at its expense, all to the satisfaction of the Director of Operations and Engineering for the Town in accordance with the Subdivision Agreement.

13. Any dead-end roads shall be terminated in a temporary turning circle and/or a 0.3-metre reserve, which are to be conveyed to the Town without monetary consideration and free of all encumbrances, to be held by the Town until required for future road allowances or the development of adjacent lands. The re-conveyance of any such lands to the Owner shall be at no cost to the Town.

14. The Owner shall submit an On-street Parking Plan for review and approval by the Town.

15. The Owner shall design and construct the municipal water distribution and sanitary sewage collection systems, including water booster stations, sanitary sewage pumping stations, and forcemains both permanent and temporary, and any external servicing required to connect the Subject Lands to the existing municipal system, all to the satisfaction of the Director of Operations and Engineering for the Town.

16. The Owner shall submit complete and detailed engineering drawings together with all accompanying reports and protocols, designed in accordance with the Town's Development Design Criteria in effect at the time development occurs,

including but not limited to: general plan of services, storm water and sanitary sewer drainage area plans, overall and detailed lot grading plans, erosion and sediment control plans, detailed road plan and profile drawings complete with the water distribution system, the sanitary sewage collection system and storm water collection system and storm water management facilities shown, traffic control plan, composite utility plan, street lighting plan, storm water management plan, tree protection and compensation plan, streetscaping and landscaping plans, water booster and sanitary sewage pumping stations as may be required, system design sheets and design reports as required for all works, all for the review by the Director of Operations and Engineering. The Owner shall further agree in the Subdivision Agreement to construct all the works at the Owner's expense to the satisfaction of the Director of Operations and Engineering for the Town.

17. The Owner shall convey to the Town any easements as may be required for water, storm and/or sanitary sewer purposes, storm water management, and other municipal utility purposes, without monetary consideration and free of all encumbrances. Easements required include, but are not limited to, a servicing easement for the extension of the watermain to Black River Road.

18. The Owner shall submit an overall Lot Grading and Drainage Plan together with a Storm Water Management Report for review by the Director of Operations and Engineering for the Town. The report shall address any external contributing area as required. The Owner shall agree in the Subdivision Agreement to ensure that the final grading of all lands within this Draft Plan of Subdivision shall conform to the reviewed and approved plans.

19. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the report entitled 'Hydrogeologic Assessment – Addendum 3' prepared by Jagger Hims Limited and dated April 2008, including the completion of a Performance Monitoring Program to evaluate the hydrogeologic predictions, to assess the effectiveness of mitigation measures, and to provide input for the implementation of any required remedial measures.

20. The Owner shall submit an addendum to the report referenced in Condition No. 19 above in order to address and demonstrate the following to the satisfaction of the Town:

a) That the final design of the storm water management facility shall not result in an adverse drawdown of the water table for the adjacent woodlot to the west. The definition of "adverse drawdown" shall be determined to the satisfaction of the Town on the basis of the ecologic conditions in the woodlot, and must consider the daily and seasonal water level fluctuations documented over an April to October monitoring period as supplemented by the available database, to be determined and approved by the Town during the detailed site design and approvals; and,

b) That the final design of the development adjacent to woodlots shall consider engineering measures to direct a component of runoff to the woodlots. The extent and design of the engineering measures and the amount of the runoff directed to the woodlots shall be determined on the basis of preserving the ecological function of the woodlots, including consideration of the ecologic conditions in the woodlots, and must consider the daily and seasonal water level fluctuations documented over an April to October monitoring period, as supplemented by the available database, to be determined and approved by the Town during the detailed site design and approvals.

The addendum report shall be prepared by a qualified professional and the Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the addendum report at the Owner's expense.

21. 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 municipal services on the Subject Lands as well as the construction of buildings, all to the satisfaction of the Town.

22. The Owner shall prepare and submit a detailed Fence Plan showing all required fencing (e.g. privacy, environmental protection, acoustical, security) and shall agree in the Subdivision Agreement to erect and maintain such fencing, all to the satisfaction of the Director of Operations and Engineering for the Town and at no expense to the Town.

23. The Owner shall agree in the Subdivision Agreement and otherwise that all construction traffic to and from the Subject Lands shall only be by way of Highway 48.

24. The Owner shall agree in the Subdivision Agreement and otherwise that no building permits will be applied for or issued until the Town at its sole discretion is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

25. The Owner shall prepare and submit a Composite Utility Distribution Plan in consultation with all affected authorities to the satisfaction of the Town. Submission of the Composite Utility Distribution Plan shall occur with the detailed engineering submission as required in Condition No. 16 above.

26. The Owner shall agree to permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the plan registration only if 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 subdivision as and when each dwelling unit is constructed.

27. The Owner shall agree in the Subdivision Agreement to display plans in its sales office or pavilion and identify in its sales literature all phases of development, the location of municipal and utility infrastructure including but not limited to sidewalks, transit stops, ponds, sewage pumping and water booster stations, parks, lands for other development and future phases of the subject development, transformers, pedestals, streetlights and mailboxes. The Owner shall further agree to erect appropriate signage on any undeveloped block identifying its proposed use and maintain such signage until the subdivision is assumed by the Town, all to the satisfaction of the Director of Operations and Engineering for the Town.

28. The Owner shall submit a Cultural Heritage Resource Assessment prepared by a qualified professional to ensure the 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) 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. The Owner shall agree in the Subdivision Agreement and otherwise to implement any measures recommended by the approved Cultural Heritage Resource Assessment.

29. 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 the Region, and agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Master Landscaping and Tree Planting Plan.

30. 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. The Owner shall agree in the Subdivision Agreement to compensate the Town for trees that are lost by the development of the Subdivision. Compensation shall be applied to and coordinated with the Woodland Management Plan addressed in Condition No. 35. Compensation shall be required only to the extent recommended in the Woodland Management Plan.

31. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the report entitled 'Revised Environmental Assessment Analysis for the Proposed Lee Subdivision – Southeast Sutton Development Area' prepared by Stantec Consulting Ltd. and dated May 2008.

32. The Owner has submitted a Butternut Management Plan in the Revised Environmental Assessment Analysis, as noted in Condition No. 31 above, for review and approval by the Town and the Region. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Butternut Management Plan.

33. The Owner shall submit a comprehensive Locally Rare Vascular Plant Management Plan prepared by a qualified professional during the design phase, for review and approval by the Town and the Regional Municipality of York. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Locally Rare Vascular Plant Management Plan.

34. The Owner shall convey Block 125 identified as "Open Space / Regionally Significant Woodland" to the Town for environmental protection purposes, without monetary consideration and free of all encumbrances. The Owner shall agree that these lands so conveyed shall not form part of the parkland dedication or payment in lieu of parkland dedication requirement pursuant to the *Planning Act*.

35. Subject to coordination with Condition No. 32 above, the Owner shall submit a Woodland Management Plan prepared by a qualified professional during the design phase, for review and approval by the Town and the Region. The Woodland Management Plan shall address the long term preservation and enhancement of ecological features and functions within Block 125, including forest edge management, woodland/forest infill planting and the preparation of stewardship and public education programs. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Woodland Management Plan.

36. The Owner shall submit an Arborist Report that identifies dead and/or hazardous trees along the interface between Block 125 and adjacent lands. Prior to the conveyance of Block 125 to the Town, the Owner shall agree in the Subdivision Agreement to remove or prune dead and/or hazardous trees in the area of such interface, if they pose a risk to the adjacent land uses. Trees within the interior of Block 125 that pose no threat to adjacent lands will be allowed to mature and decay naturally. The Owner shall further agree in the Subdivision Agreement and otherwise not to remove or damage (leading to the destruction of) those trees and vegetation within Block 125, without the prior written approval of the Town. The Owner shall deposit a security in the form of a Letter of Credit, in an amount to be determined by the Town, to ensure compliance with the tree and vegetation preservation requirements.

37. The Owner shall agree in the Subdivision Agreement and otherwise to the following:

    a) Tree removal must occur outside the bird nesting season (i.e. May 1st to July 31st). All trees to be removed must be felled into the development area and all felled trees are to be removed from the site. All brush, roots and other wood debris must be shredded/chipped and removed within 15 days of being felled;

    b) Prior to the commencement of any grading work, site alteration, removal of trees, or development, tree protection fencing constructed of paige wire must first be installed along the boundaries of Block 125 and inspected by the Town. The fencing shall remain in place until all construction adjacent Block 125 has been completed, soils are stabilized, and all construction equipment has been removed from the site;

    c) Areas within the dripline of all trees in Block 125 are to remain clear and not used for dumping of contaminants, storage of construction equipment and material, debris, surplus soils, etc. No grading, trenching or tunnelling for underground services shall be located within Block 125, provided that it is understood that any such work necessary for implementation of the proposed plan outside of Block 125 is permitted; and,

    d) No rigging cables or other hardware shall be attached or wrapped around trees within Block 125.

38. The Owner shall submit a Streetscaping Plan prepared by a qualified professional for review and approval by the Town, and agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Streetscaping Plan. The Streetscaping Plan shall address matters such as pedestrian/bicycle linkages, entry features, and lighting treatments that can be implemented throughout the Southeast Sutton Development Area to ensure that development appears and functions as a comprehensive, consistently planned entity.

39. The Owner shall submit an Urban Design Guidelines prepared by a qualified

professional for review and approval by the Council of the Town of Georgina, and agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Urban Design Guidelines, including the construction of a gateway feature at the intersection of Street 'A' and Highway 48 and the implementation of the On-street Parking Plan approved under Condition No. 14 above.

40. The Owner shall submit Architectural Design Guidelines that complement and are in conformity with the approved Urban Design Guidelines. The Architectural Design Guidelines shall be prepared by a qualified professional architect and approved by the Council of the Town of Georgina.

41. The Owner shall agree in the Subdivision Agreement and otherwise that:

a) All development shall proceed in accordance with the Urban Design Guidelines and Architectural Design Guidelines approved by the Council of the Town of Georgina;

b) A control architect approved by the Town shall be retained at the Owner's expense to ensure compliance with the approved Urban Design Guidelines and Architectural Design Guidelines. Where possible, the control architect shall be the same architect that prepared the Architectural Design Guidelines;

c) Prior to the submission of the individual building permit applications the control architect shall have stamped and signed the drawings certifying compliance with the approved Urban Design Guidelines and Architectural Design Guidelines. Building permits will not be issued for applications that are not accompanied by drawings which are stamped and signed by the control architect; and,

d) The Town may undertake any review or action to ensure compliance with the Urban Design Guidelines and Architectural Design Guidelines. Should inadequate enforcement be evident, the Town may cease to accept drawings stamped by the control architect and retain another control architect, at the Owner's expense.

42. 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.

43. The Owner shall submit a report to the satisfaction of the Town prepared by a qualified consultant approved by the Town identifying that all lands to be conveyed to the Town are clear of contaminants, noxious or deleterious substances. The Owner shall ensure that the lands transferred are clear of contaminants, noxious or deleterious substances.

44. The Owner shall engage the services of a professional consultant approved by the Town to prepare and submit for review and approval a Noise/Acoustical Report to determine the impacts of traffic noise from Highway No. 48 on the proposed residential units and address any potential noise attenuation measures, to the satisfaction of the Town's Director of Operations and Engineering and the Ministry of Transportation ("MTO"). The Owner shall further agree in the Subdivision Agreement or otherwise to implement any approved noise attenuation features at the Owner's expense to the satisfaction of the Town and the MTO.

45. The Owner shall include the following clauses in a registered portion of the Subdivision Agreement and in all offers of purchase and sale with respect to residential lots/blocks in this Draft Plan of Subdivision:

    a) Purchasers are advised that lands within and adjacent to this Plan of Subdivision will or may be developed in the future; and,

    b) Purchasers are advised that the street(s) within this plan of subdivision will or may be extended in the future to connect with other existing or proposed streets on adjacent lands.

46. The Owner shall include the following clause in a registered portion of the Subdivision Agreement and in all offers of purchase and sale with respect to Lots 90 to 95 inclusive, and Lot 108in this Draft Plan of Subdivision:

    a) Purchasers are advised that this property is located adjacent to Regionally Significant Woodlands and the habitat of an endangered species (i.e.

Butternut tree). These natural heritage features have been protected from development as part of the approval of this Plan of Subdivision, and the lands been dedicated to the Town of Georgina to help ensure their long term protection. At the Town's discretion, these lands may eventually form part of a broader public open space and trails system.

47. Prior to release for registration of any phase of the draft plan, the Owner shall enter into the South East Sutton Landowners Group Cost Sharing Agreement(s) to ensure the provision of community and common facilities such as municipal services, parks and public roads in the South East Sutton Development Area and a certificate confirming completion of such agreement(s) shall be provided to the Town by the Landowners' Group Trustee to the satisfaction of the Director of Planning Building and the Town Solicitor.

48. Prior to final approval, the Town shall confirm in writing through a clearance letter that Conditions 1 to 47 inclusive have been satisfied.

Regional Municipality of York ("Region")

49. 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 for the development proposed within this Draft Plan of Subdivision or any phase thereof.

50. Prior to final approval, detailed design drawings for the proposed forcemain and watermain on the Region's water pollution control plant lands shall be prepared to the satisfaction of the Region and the Town. All required servicing easements on the Region's water pollution control plant lands shall also be obtained.

51. The Owner shall agree in the Subdivision Agreement to register the following warning clause on title for Lots 1 to 18 inclusive, and Blocks 127 to 131 inclusive, and to include it in all Agreements of Purchase and Sale and/or Lease for Lots 1 to 18 inclusive and Blocks 127 and 131:

"Purchasers are advised of the existence of a sewage treatment facility situated within a close proximity of the subdivision. Objectionable odours may occasionally be present."

52. The Owners shall agree in the Subdivision Agreement that all unused wells shall be decommissioned according to Ontario Regulation 903 prior to any construction works occurring on the site.

53. Prior to final approval, the following shall occur:

- The Region has advised in writing that it is no earlier than six (6) months prior to the expected completion of the Sutton Parallel and Black River Road watermain; or,

- the Town approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,

- the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the Town allocates sufficient capacity to this development.

54. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town and the Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

55. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Transportation Services Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.

56. Prior to final approval, the Owner shall provide a written undertaking, to the satisfaction of the Transportation Services Department, that the Owner agrees to implement the recommendations of the functional transportation report/plan as approved by the Transportation Services Department.

57. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Transportation Services Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by

the Transportation Services 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.

58. 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 also be submitted to the Transportation Services Department, Attention: Mrs. Eva Pulnicki, P.Eng.

59. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Region's Transportation Services Department, outlining all requirements of the Region to the Transportation Services Department.

60. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services Department, that all local underground services will be installed within the area of the development lands and not within the Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to the Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.

61. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation Services Department, that the Owner will be responsible for determining the location of all utility plants within the Region's 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 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 satisfy the Region's Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below, unless only one side of the street lies within the limits of the Subject Lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the Subject Lands' frontage onto roadways that have transit services.

    Existing YRT/GO transit services operate on the following roadway in the vicinity of the Subject Lands:

    - Hwy 48

63. Prior to final approval, the Owner shall satisfy the Region's Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection along both sides of "Smockum Boulevard" as follows:

    - From "Hwy 48" to "Hawkins Street".

    The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

64. The Owner shall agree in the Subdivision Agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition No. 63 above.

65. The Owner shall satisfy the Region's Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing area/shelter pad identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger 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 Subdivision Agreement.

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

ON Street	AT Street	Location	Standard	Traffic Signal Request
Hwy 48	Smockum Boulevard	NW	YRT-1.03	

The passenger standing area/shelter pad shall be provided at no cost to the Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stop, passenger standing area, shelter 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 Owner/consultant shall confirm with YRT the final bus stop location/requirements. The Owner/consultant is to contact YRT Facilities Supervisor (tel. 905-762-2111) to confirm final details.

67. 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.

68. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in Condition No. 62 above. 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.

69. The Owner shall satisfy the Region's 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.

70. Prior to final approval, the Owner shall provide a copy of the duly executed/approved local Subdivision Agreement to the Region's Transportation and Works Department, outlining all requirements of the Region.

71. The Owner shall enter into an agreement with the 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 the applicable By-laws.

72. The Regional Planning and Development Services Department shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 29, 32, 33, 37, and 49 to 71 inclusive have been satisfied.

Lake Simcoe Region Conservation Authority ("LSRCA")

73. Prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and the Town:

a) A detailed Stormwater Management Report in conformity with provincial (MOE), regional-watershed (LSRCA), and local standards and guidelines.

b) A detailed Erosion Control Plan;

c) A detailed Grading Plan;

d) A Geotechnical Report for the stormwater pond; and,

e) A Landscaping Plan for the stormwater management pond.

74. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined within the plans and reports set out in Condition No. 73 above.

75. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined in Section 7.2 of the Revised Environmental Assessment Analysis for the Proposed Lee Subdivision – Southeast Sutton Development Area (May 2008).

76. 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.

77. The Owner shall agree in the Subdivision 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 LSRCA.

78. The Owner shall agree to place Block 125 in the 'Environmental Protection' designation and 'Open Space' zoning category and be conveyed to the Town.

79. The Owner shall agree that any easements required for stormwater drainage purposes shall be granted to the Town.

80. Prior to final approval, a permit under Ontario Regulation 179/06 shall be obtained from the LSRCA.

81. Prior to final approval, the Owners shall pay all development fees to the LSRCA as required in accordance with the LSRCA's Fees Policy, under the powers of the *Conservation Authorities Act*.

82. Prior to final approval, the Owner shall provide a copy of the executed Subdivision Agreement and draft M-Plan to the Lake Simcoe Region Conservation Authority.

83. Prior to final approval, a detailed Restoration/Landscaping Plans for the proposed servicing route along the Simcoe Street right-of-way be prepared to the

satisfaction of the Town and the LSRCA.

84. Prior to final approval, a detailed Edge Management Plan and Mitigation Plan for the stormwater management block (Block 126) be prepared to the satisfaction of the Town and the LSRCA.

85. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations of the Environmental Impact Studies including the Environmental Impact Assessment prepared for the stormwater management pond on the former De Chevigne Lands (Block 126) prepared by Azimuth Environmental Consulting, the required Environmental Impact Study for the proposed servicing route along Simcoe Street, and any applicable updates, if required.

86. The LSRCA shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 73 to 85 inclusive have been satisfied.

Ministry of Transportation ("MTO")

87. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of the Storm Water Management Report, Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.

88. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of a detailed Traffic Impact Study addressing the anticipated traffic volumes and their impact on Highway 48.

89. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of the proposed site Lighting Design and Calculations in the isometric format, using AGI-32 and Auto-Lux.

90. Prior to final approval, visibility triangles of 15 metres by 15 metres must be dedicated as a public highway on the Owner's certificate on the final M-plan.

91. Prior to final approval, arrangement must be made to the satisfaction of the Ministry of Transportation for the erection of the security fence along the south

boundary of the plan.

92. Prior to final approval, the Owner must submit an illumination plan indicating the intended treatment of headlight glare from traffic on the new street directed toward Highway 48.

93. Prior to final approval, the Owner must enter into a Legal Agreement with the Ministry of Transportation whereby the Owner agrees to assume all financial responsibility for the construction of the new intersection and all associated highway improvements.

94. The Ministry of Transportation shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 87 to 93 inclusive have been satisfied.

York Region District School Board ("YRDSB")

95. Prior to final approval, the Owner shall have made Agreement satisfactory to the YRDSB for the transfer of one public elementary school site. The public elementary school site, Block 124, shall contain not less than 2.50 hectares.

96. The Owner shall agree in the Subdivision Agreement in wording satisfactory to the YRDSB:

a) to grade Block 124 and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to the specifications determined by the YRDSB;

b) to remove any buildings on Block 124;

c) to remove trees, as required to accommodate the school layout;

d) to provide a letter of credit pertaining to stockpiling and removal of topsoil as established in the latest version of Hanscomb's Yarksticks for Costing Cost Data for the Canadian Construction Industry to the satisfaction of the YRDSB;

e) to remove stockpiled topsoil within 30 days of written notice by the YRDSB and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the YRDSB;

f) to construct a galvanized chain link fence, Type II 1½" mesh, 1.8 metres high along all boundaries of the school blocks, including road frontage(s), at the discretion of the YRDSB;

g) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;

h) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;

i) to provide the foregoing at no cost to the YRDSB;

j) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of six boreholes shall be required and for a secondary school site a minimum of twelve boreholes shall be required; and,

k) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.

97. The Owner shall submit to the YRDSB, at no cost to the Board, a report from a qualified consultant concerning:

a) the suitability of Block 124 for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental constraints; and,

b) the availability of natural gas, electrical, water, storm sewer, and sanitary sewer services.

98. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the YRDSB, that the services referred to in Condition No. 97 b) shall be installed to the mid-point of the frontage of the elementary school site and position as designated by the Board, at no cost to the YRDSB.

99. The Town shall submit to the YRDSB a certificate concerning:

    a) the availability of a satisfactory water supply; and,

    b) an acceptable method of sewage disposal.

100. Prior to final approval, the Owner shall submit to the YRDSB for review and approval, a copy of the final engineering plans as approved by the Town which indicate the storm drainage system and the overall grading plans for the complete subdivision area.

101. Prior to final approval, the local hydro authority shall have confirmed in writing to the YRDSB that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the YRDSB.

102. Prior to final approval, the local hydro authority shall have confirmed in writing to the YRDSB that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.

103. The Subdivision Agreement shall include warning clauses advising the Town, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.

104. The YRDSB shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 95 to 103 inclusive have been satisfied.

<u>Canada Post Corporation ("Canada Post")</u>

105. The Owner shall agree in the Subdivision Agreement to include in all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

106. The Owner shall agree in the Subdivision Agreement and otherwise to be responsible for notifying the purchaser of the exact Community Mailbox location prior to the closing of any home sale.

107. The Owner shall agree in the Subdivision Agreement and otherwise to consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans.

108. The Owner shall agree to 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 municipal standards, to place the Community Mailboxes on;

    b) any required walkway across the boulevard, as per municipal standards; and,

    c) any required curb depressions for wheelchair access.

109. The Owner shall agree to determine and provide 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 location(s). This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

110. The Canada Post shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 105 to 109 inclusive have been satisfied.

<u>Enbridge Gas Distribution Inc. ("Enbridge")</u>

111. The Owner shall agree to the following conditions in the Subdivision Agreement:

a) The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;

b) Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;

c) The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge with the necessary field survey information for the installation of the gas lines; and,

d) The natural gas distribution system will be installed within the proposed road allowance(s). In the event that this is not possible, easements will be provided at no cost to Enbridge.

112. Enbridge shall advise the Town Planning and Building Department in writing through a clearance letter that Condition No. 111 has been satisfied.

Bell Canada ("Bell")

113. 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).

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G07 (AS REVISED)

114. Bell Canada shall advise the Town Planning and Building Department in writing through a clearance letter that Condition No. 113 has been satisfied.

ORIGINALLY ISSUED by the ONTARIO MUNICIPAL BOARD the 1st day of December, 2008

REVISED and REISSUED at the TOWN OF GEORGINA this 28th day of November, 2011.

REVISED and REISSUED at the TOWN OF GEORGINA this 13th day of November, 2013.

_____

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 SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY DECEMBER 1, 2014, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.

OMB CASE NUMBER PL061241

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G08 (AS REVISED)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO FINAL APPROVAL AND THE RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION 19T-05G08 (AS REVISED):

1. Approval shall relate to Draft Plan of Subdivision 19T-05G08 (as revised) dated November 3, 2003 (revised most recently on August 20, 2013), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (Drawing Number 676-00), and incorporating the following red-line revision(s):

   a) A 0.3-metre reserve extending across the frontage of Block 50 shall be shown on the plan of subdivision.

Corporation of the Town of Georgina ("Town")

2. The lands within this Draft Plan of Subdivision ("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*.

3. The Owner shall enter into a Subdivision Agreement with the Town and agree to satisfy all conditions, financial and otherwise, of the municipality. Prior to final approval, the Town shall confirm that the Subdivision Agreement has been registered by the municipality against the lands to which it applies, pursuant to the *Planning Act*.

4. Prior to final approval, the Council of the Town of Georgina shall have passed a by-law or resolution authorizing the allocation of municipal water supply and sanitary sewage servicing capacity to the Subject Lands in order to accommodate a maximum of 53 dwelling units (153.7 persons equivalent). The sanitary sewage servicing component shall be taken from the Owner's proportionate share of the development charge credits to which the Owner is entitled to pursuant to the Development Charge Credit Agreement entered into between the Regional Municipality of York (the "Region") and the Owner.

5. The Owner shall ensure the lands required to extend/construct Hawkins Street from its existing terminus, generally at its intersection with Fairpark Lane, easterly into the Draft Plan of Subdivision are transferred to the Town (the "Hawkins Street extension"). The Hawkins Street extension shall be designed, laid out and conveyed to the Town without monetary consideration and free of all encumbrances prior to release for registration of Phase 1 of the adjacent Draft

Plan of Subdivision 19T-05G07. Further, the Owner shall agree in the Subdivision Agreement to construct the Hawkins Street extension at its expense, prior to the first occupancy in Phase 2 of both Draft Plan of Subdivision 19T-05G07 and Draft Plan of Subdivision 19T-05G08, all to the satisfaction of the Director of Operations and Engineering for the Town.

6. The storm water management facility shall be designed and constructed by the Owner at its expense, and conveyed to the Town without monetary consideration and free of all encumbrances as part of the first phase of Draft Plan of Subdivision 19T-05G07 and Draft Plan of Subdivision 19T-05G08, all to the satisfaction of the Director of Operations and Engineering for the Town. The final size and area of the storm water management block shall be determined subsequent to the review of the engineering design, all to the satisfaction of the Director of Operations and Engineering for the Town.

7. The Owner shall ensure that all works necessary to design and reconstruct Hawkins Street between and including its intersection with High Street (Regional Road No. 9) and its intersection with Fairpark Lane are carried out. The design and improvements necessary shall include its urbanization to current municipal standards, complete with a sidewalk on the north side, all to the satisfaction of the Director of Operations and Engineering for the Town.

8. The Owner shall convey Block 51 to the Town without monetary consideration and free of all encumbrances for the purpose of constructing a storm sewer, sanitary sewer, and watermain on Block 51 as part of the first phase of Draft Plan of Subdivision 19T-05G07 and Draft Plan of Subdivision 19T-05G08.

9. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a Functional Transportation Report/Plan outlining the required Town and Regional road improvements for this subdivision. The report/plan, submitted to the Town for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues. The Owner shall agree in Subdivision Agreement or otherwise that should recommendations be forthcoming specific to the proposed plan of subdivision the Owner will agree to undertake or financially contribute towards the implementation of the recommendations associated with the proposed plan of subdivision.

10. The road allowances within this Draft Plan of Subdivision shall be conveyed to

the Town and dedicated as public highways, without monetary consideration and free of all encumbrances.

11. The public highways within this Draft Plan of Subdivision and Draft Plan of Subdivision 19T-05G07, both permanent and temporary including turning circles, expanded bulbs, daylighting triangles and 0.3-metre reserves, shall be designed, laid out and constructed by the Owner at its expense, all to the satisfaction of the Director of Operations and Engineering for the Town in accordance with the Subdivision Agreement.

12. Any dead-end roads shall be terminated in a temporary turning circle and/or a 0.3-metre reserve, which are to be conveyed to the Town without monetary consideration and free of all encumbrances, to be held by the Town until required for future road allowances or the development of adjacent lands. The re-conveyance of any such lands to the Owner shall be at no cost to the Town.

13. The Owner shall submit an On-street Parking Plan for review and approval by the Town.

14. The Owner shall design and construct the municipal water distribution and sanitary sewage collection systems, including water booster stations, sanitary sewage pumping stations, and forcemains both permanent and temporary, and any external servicing required to connect the Subject Lands to the existing municipal system, all to the satisfaction of the Director of Operations and Engineering for the Town.

15. The Owner shall submit complete and detailed engineering drawings together with all accompanying reports and protocols, designed in accordance with the Town's Development Design Criteria in effect at the time development occurs, including but not limited to: general plan of services, storm water and sanitary sewer drainage area plans, overall and detailed lot grading plans, erosion and sediment control plans, detailed road plan and profile drawings complete with the water distribution system, the sanitary sewage collection system and storm water collection system and storm water management facilities shown, traffic control plan, composite utility plan, street lighting plan, storm water management plan, tree protection and compensation plan, streetscaping and landscaping plans, water booster and sanitary sewage pumping stations as may be required, system design sheets and design reports as required for all works, all for the review by the Director of Engineering and Public Works. The Owner shall further agree in

the Subdivision Agreement to construct all the works at the Owner's expense to the satisfaction of the Director of Operations and Engineering for the Town.

16. The Owner shall convey to the Town any easements as may be required for water, storm and/or sanitary sewer purposes, storm water management, and other municipal utility purposes, without monetary consideration and free of all encumbrances. Easements required include, but are not limited to, a servicing easement for the extension of the watermain to Black River Road.

17. The Owner shall submit an overall Lot Grading and Drainage Plan together with a Storm Water Management Report for review by the Director of Operations and Engineering for the Town. The report shall address any external contributing area as required. The Owner shall agree in the Subdivision Agreement to ensure that the final grading of all lands within this Draft Plan of Subdivision shall conform to the reviewed and approved plans.

18. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the report entitled 'Hydrogeologic Assessment – Addendum 3' prepared by Jagger Hims Limited and dated April 2008, including the completion of a Performance Monitoring Program to evaluate the hydrogeologic predictions, to assess the effectiveness of mitigation measures, and to provide input for the implementation of any required remedial measures.

19. The Owner shall submit an addendum to the report referenced in Condition No. 18 above in order to address and demonstrate the following to the satisfaction of the Town:

    a) That the final design of the storm water management facility shall not result in an adverse drawdown of the water table for the adjacent woodlot to the west. The definition of "adverse drawdown" shall be determined to the satisfaction of the Town on the basis of the ecologic conditions in the woodlot, and must consider the daily and seasonal water level fluctuations documented over an April to October monitoring period as supplemented by the available database, to be determined and approved by the Town during the detailed site design and approvals; and,

    b) That the final design of the development adjacent to woodlots shall consider engineering measures to direct a component of runoff to the

woodlots. The extent and design of the engineering measures and the amount of the runoff directed to the woodlots shall be determined on the basis of preserving the ecological function of the woodlots, including consideration of the ecologic conditions in the woodlots, and must consider the daily and seasonal water level fluctuations documented over an April to October monitoring period, as supplemented by the available database, to be determined and approved by the Town during the detailed site design and approvals.

The addendum report shall be prepared by a qualified professional and the Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the addendum report at the Owner's expense.

20. 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 municipal services on the Subject Lands as well as the construction of buildings, all to the satisfaction of the Town.

21. The Owner shall prepare and submit a detailed Fence Plan showing all required fencing (e.g. privacy, environmental protection, acoustical, security) and shall agree in the Subdivision Agreement to erect and maintain such fencing, all to the satisfaction of the Director of Operations and Engineering for the Town and at no expense to the Town.

22. The owner shall agree in the Subdivision Agreement and otherwise that all construction traffic to and from the Subject Lands shall only be by way of access to Highway 48 through the adjoining Plan of Subdivision 19T-05G07.

23. The Owner shall agree in the Subdivision Agreement and otherwise that no building permits will be applied for or issued until the Town at its sole discretion is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

24. The Owner shall prepare and submit a Composite Utility Distribution Plan in consultation with all affected authorities to the satisfaction of the Town. Submission of the Composite Utility Distribution Plan shall occur with the detailed engineering submission as required in Condition No. 15 above.

25. The Owner shall agree to permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the plan registration only if 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 subdivision as and when each dwelling unit is constructed.

26. The Owner shall agree in the Subdivision Agreement to display plans in its sales office or pavilion and identify in its sales literature all phases of development, the location of municipal and utility infrastructure including but not limited to sidewalks, transit stops, ponds, sewage pumping and water booster stations, parks, lands for other development and future phases of the subject development, transformers, pedestals, streetlights and mailboxes. The Owner shall further agree to erect appropriate signage on any undeveloped block identifying its proposed use and maintain such signage until the subdivision is assumed by the Town, all to the satisfaction of the Director of Operations and Engineering for the Town.

27. The Owner shall submit a Cultural Heritage Resource Assessment prepared by a qualified professional to ensure the 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) 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. The Owner shall agree in the Subdivision Agreement and otherwise to implement any measures recommended by the approved Cultural Heritage Resource Assessment.

28. 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 the Region, and agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Master Landscaping and Tree Planting Plan.

29. 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. The Owner shall agree in the Subdivision Agreement to compensate the Town for trees that are lost by the development of the Subdivision. Compensation shall be applied to and coordinated with the Woodland Management Plan addressed in Condition No. 34. Compensation shall be required only to the extent recommended in the Woodland Management Plan.

30. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the report entitled 'Revised Environmental Assessment Analysis for the Proposed Cedar Ridge Subdivision – Southeast Sutton Development Area' prepared by Stantec Consulting Ltd. and dated May 2008.

31. The Owner has submitted a Butternut Management Plan in the Revised Environmental Assessment Analysis noted in Condition No. 30 above, for review and approval by the Town and the Region. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Butternut Management Plan.

32. The Owner shall submit a comprehensive Locally Rare Vascular Plant Management Plan prepared by a qualified professional during the design phase, for review and approval by the Town and the Region. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Locally Rare Vascular Plant Management Plan.

33. The Owner shall convey Blocks 48 and 49 identified as "Open Space / Regionally Significant Woodland" to the Town for environmental protection purposes, without monetary consideration and free of all encumbrances. The Owner shall agree that these lands so conveyed shall not form part of the parkland dedication or payment in lieu of parkland dedication requirement pursuant to the *Planning Act*.

34. Subject to coordination with Condition No. 31 above, the Owner shall submit a Woodland Management Plan prepared by a qualified professional during the design phase, for review and approval by the Town and the Region. The Woodland Management Plan shall address the long term preservation and

enhancement of ecological features and functions within Blocks 48 and 49, including forest edge management, woodland/forest infill planting and the preparation of stewardship and public education programs. The Owner shall agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Woodland Management Plan.

35. The Owner shall submit an Arborist Report that identifies dead and/or hazardous trees along the interface between Blocks 48 and 49 and adjacent lands. Prior to the conveyance of Blocks 48 and 49 to the Town, the Owner shall agree in the Subdivision Agreement to remove or prune dead and/or hazardous trees in the area of such interface, if they pose a risk to the adjacent land uses. Trees within the interior of Blocks 48 and 49 that pose no threat to adjacent lands will be allowed to mature and decay naturally. The Owner shall further agree in the Subdivision Agreement and otherwise not to remove or damage (leading to the destruction of) those trees and vegetation within Blocks 48 and 49, without the prior written approval of the Town. The Owner shall deposit a security in the form of a Letter of Credit, in an amount to be determined by the Town, to ensure compliance with the tree and vegetation preservation requirements.

36. The Owner shall agree in the Subdivision Agreement and otherwise to the following:

a) Tree removal must occur outside the bird nesting season (i.e. May 1st to July 31st). All trees to be removed must be felled into the development area and all felled trees are to be removed from the site. All brush, roots and other wood debris must be shredded/chipped and removed within 15 days of being felled;

b) Prior to the commencement of any grading work, site alteration, removal of trees, or development, tree protection fencing constructed of paige wire must first be installed along the boundaries of Blocks 48 and 49 and inspected by the Town. The fencing shall remain in place until all construction adjacent Blocks 48 and 49 has been completed, soils are stabilized, and all construction equipment has been removed from the site;

c) Areas within the dripline of all trees in Blocks 48 and 49 are to remain clear and not used for dumping of contaminants, storage of construction equipment and material, debris, surplus soils, etc. No grading, trenching

or tunnelling for underground services shall be located within Blocks 48 and 49, provided that it is understood that any such work necessary for implementation of the proposed plan outside of Blocks 48 and 49 are permitted; and,

d) No rigging cables or other hardware shall be attached or wrapped around trees within Blocks 48 and 49.

37. The Owner shall submit a Streetscaping Plan prepared by a qualified professional for review and approval by the Town, and agree in the Subdivision Agreement and otherwise to carry out or cause to be carried out the recommendations and measures contained within the approved Streetscaping Plan. The Streetscaping Plan shall address matters such as pedestrian/bicycle linkages, entry features, and lighting treatments that can be implemented throughout the Southeast Sutton Development Area to ensure that development appears and functions as a comprehensive, consistently planned entity.

38. The Owner shall submit an Urban Design Guidelines prepared by a qualified professional for review and approval by the Council of the Town of Georgina, and agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Urban Design Guidelines, and the implementation of the On-street Parking Plan approved under Condition No. 13 above.

39. The Owner shall submit Architectural Design Guidelines that complement and are in conformity with the approved Urban Design Guidelines. The Architectural Design Guidelines shall be prepared by a qualified professional architect and approved by the Council of the Town of Georgina.

40. The Owner shall agree in the Subdivision Agreement and otherwise that:

a) All development shall proceed in accordance with the Urban Design Guidelines and Architectural Design Guidelines approved by the Council of the Town of Georgina;

b) A control architect approved by the Town shall be retained at the Owner's expense to ensure compliance with the approved Urban Design Guidelines and Architectural Design Guidelines. Where possible, the control architect shall be the same architect that prepared the Architectural

Design Guidelines;

c) Prior to the submission of the individual building permit applications the control architect shall have stamped and signed the drawings certifying compliance with the approved Urban Design Guidelines and Architectural Design Guidelines. Building permits will not be issued for applications that are not accompanied by drawings which are stamped and signed by the control architect; and,

d) The Town may undertake any review or action to ensure compliance with the Urban Design Guidelines and Architectural Design Guidelines. Should inadequate enforcement be evident, the Town may cease to accept drawings stamped by the control architect and retain another control architect, at the Owner's expense.

41. 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.

42. The Owner shall submit a report to the satisfaction of the Town prepared by a qualified consultant approved by the Town identifying that all lands to be conveyed to the Town are clear of contaminants, noxious or deleterious substances. The Owner shall ensure that the lands transferred are clear of contaminants, noxious or deleterious substances.

43. The Owner shall engage the services of a professional consultant approved by the Town to prepare and submit for review and approval a noise/acoustical report to determine the impacts of traffic noise from Highway No. 48 on the proposed residential units and address any potential noise attenuation measures, to the satisfaction of the Town's Director of Operations and Engineering and the Ministry of Transportation ("MTO"). The Owner shall further agree in the Subdivision Agreement or otherwise to implement any approved noise attenuation features at the Owner's expense to the satisfaction of the Town and the MTO.

44. The Owner shall include the following clauses in a registered portion of the Subdivision Agreement and in all offers of purchase and sale with respect to residential lots/blocks in this Draft Plan of Subdivision:

a) Purchasers are advised that lands within and adjacent to this Plan of Subdivision will or may be developed in the future; and,

b) Purchasers are advised that the street(s) within this Plan of Subdivision will or may be extended in the future to connect with other existing or proposed streets on adjacent lands.

45. The Owner shall include the following clause in a registered portion of the Subdivision Agreement and in all offers of purchase and sale with respect to Lots 1 to 19 inclusive, in this Draft Plan of Subdivision:

a) Purchasers are advised that this property is located adjacent to Regionally Significant Woodlands and the habitat of an endangered species (i.e. Butternut tree). These natural heritage features have been protected from development as part of the approval of this plan of subdivision, and the lands been dedicated to the Town of Georgina to help ensure their long term protection. At the Town's discretion, these lands may eventually form part of a broader public open space and trails system.

46. Prior to release for registration of any phase of the draft plan, the Owner shall enter into the South East Sutton Landowners Group Cost Sharing Agreement(s) to ensure the provision of community and common facilities such as municipal services, parks and public roads in the South East Sutton Development Area and a certificate confirming completion of such agreement(s) shall be provided to the Town by the Landowners' Group Trustee to the satisfaction of the Director of Planning Building and the Town Solicitor.

47. Prior to Final Approval, the Town shall confirm in writing through a clearance letter that Conditions 1 to 46 inclusive have been satisfied.

Regional Municipality of York ("Region")

48. 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 for the development proposed within this Draft Plan of Subdivision or any phase thereof.

49. Prior to final approval, detailed design drawings for the proposed forcemain and watermain on the Region's water pollution control plant lands shall be prepared

to the satisfaction of the Region and the Town. All required servicing easements on the Region's water pollution control plant lands shall also be obtained.

50. The Owner shall agree in the Subdivision Agreement to register the following warning clause on title for Lots 1 to 5 inclusive and to include it in all Agreements of Purchase and Sale and/or Lease for Lots 1 to 5 inclusive:

> "Purchasers are advised of the existence of a sewage treatment facility situated within a close proximity of the subdivision. Objectionable odours may occasionally be present."

51. The Owners shall agree in the Subdivision Agreement that all unused wells shall be decommissioned according to Ontario Regulation 903 prior to any construction works occurring on the site.

52. Prior to final approval, the following shall occur:

- The Region has advised in writing that it is no earlier than six (6) months prior to the expected completion of the Sutton Parallel and Black River Road watermain; or,
- the Town approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
- the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the Town allocates sufficient capacity to this development.

53. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town and the Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

54. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Transportation Services Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.

55. Prior to final approval, the Owner shall provide a written undertaking, to the satisfaction of the Transportation Services Department, that the Owner agrees to implement the recommendations of the functional transportation report/plan as approved by the Transportation Services Department.

56. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Transportation Services Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Transportation Services 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.

57. 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 also be submitted to the Transportation Services Department, Attention: Mrs. Eva Pulnicki, P.Eng.

58. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Region's Transportation Services Department, outlining all requirements of the Region to the Transportation Services Department.

59. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services Department, that all local underground services will be installed within the area of the development lands and not within the Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to the Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.

60. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation Services Department, that the Owner will be responsible for determining the location of all utility plants within the Region's 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 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.

61. Prior to final approval, the Owner shall provide a copy of the duly executed/approved local Subdivision Agreement to the Region's Transportation and Works Department, outlining all requirements of the Region.

62. The Owners shall enter into an agreement with the 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 the applicable By-laws.

63. The Regional Planning and Development Services Department shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 28, 31, 32, 35, and 48 to 62 inclusive have been satisfied.

Lake Simcoe Region Conservation Authority ("LSRCA")

64. Prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and the Town:

    a) A detailed Stormwater Management Report in conformity with provincial (MOE), regional-watershed (LSRCA), and local standards and guidelines.

    b) A detailed Erosion Control Plan;

    c) A detailed Grading Plan;

    d) A Geotechnical Report for the stormwater pond; and,

    e) A Landscaping Plan for the stormwater management pond.

65. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined within the plans and reports set out in Condition No. 64 above.

66. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and measures outlined in Section 7.2 of the Revised Environmental Assessment Analysis for the Proposed Cedar Ridge Subdivision – Southeast Sutton Development Area (May 2008).

67. The Owner shall agree in the Subdivision Agreement to design Hawkins Street in such a way that it minimizes vegetation removal and provides for wildlife crossings, all to the satisfaction of the LSRCA.

68. 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.

69. The Owner shall agree in the Subdivision 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 LSRCA.

70. The Owner shall agree to place Block 48 and 49 in the 'Environmental Protection' designation and 'Open Space' zoning category and be conveyed to the Town.

71. The Owner shall agree that any easements required for stormwater drainage purposes shall be granted to the Town.

72. Prior to final approval, a permit under Ontario Regulation 179/06 shall be obtained from the LSRCA.

73. Prior to final approval, the Owners shall pay all development fees to the LSRCA as required in accordance with the LSRCA's Fees Policy, under the powers of the *Conservation Authorities Act*.

74. Prior to final approval, the Owner shall provide a copy of the executed Subdivision Agreement and draft M-Plan to the Lake Simcoe Region Conservation Authority.

75. Prior to final approval, a detailed Resoration/Landscaping Plans for the proposed servicing route along the Simcoe Street right-of-way be prepared to the satisfaction of the Town and the LSRCA.

76. Prior to final approval, a detailed Edge Management Plan and Mitigation Plan for the stormwater management block (Block 126) be prepared to the satisfaction of the Town and the LSRCA.

77. The Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations of the Environmental Impact Studies including the Environmental Impact Assessement prepared for the stormwater management pond on the former De Chevigne Lands (Block 126) prepared by Azimuth Environmental Consulting, the required Environmental Impact Study for the proposed servicing route along Simcoe Street, and any applicable updates, if required.

78. The LSRCA shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 64 to 77 inclusive have been satisfied.

Ministry of Transportation ("MTO")

79. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of the Storm Water Management Report, Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.

80. Prior to final approval, the Owner must submit to the Ministry of Transportation for review and approval a copy of a detailed Traffic Impact Study addressing the anticipated traffic volumes and their impact on Highway 48.

81. Prior to final approval, a 0.3-metre reserve extending across the entire highway frontage on Block 50 must be conveyed by deed to the Ministry of Transportation. All deeds must be free of all encumbrances.

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

Canada Post Corporation ("Canada Post")

83. The Owner shall agree in the Subdivision Agreement to include in all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

84. The Owner shall agree in the Subdivision Agreement and otherwise to be responsible for notifying the purchaser of the exact Community Mailbox location prior to the closing of any home sale.

85. The Owner shall agree in the Subdivision Agreement and otherwise to consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans.

86. The Owner shall agree to 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 municipal standards, to place the Community Mailboxes on;

    b) any required walkway across the boulevard, as per municipal standards; and,

    c) any required curb depressions for wheelchair access.

87. The Owner shall agree to determine and provide 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 location(s). This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

88. The Canada Post shall advise the Town Planning and Building Department in writing through a clearance letter that Conditions 83 to 87 inclusive have been satisfied.

<u>Enbridge Gas Distribution Inc. ("Enbridge")</u>

89. The Owner shall agree to the following conditions in the Subdivision Agreement:

    a) The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;

b) Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;

c) The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge with the necessary field survey information for the installation of the gas lines; and,

d) The natural gas distribution system will be installed within the proposed road allowance(s). In the event that this is not possible, easements will be provided at no cost to Enbridge.

90. Enbridge shall advise the Town Planning and Building Department in writing through a clearance letter that Condition 89 has been satisfied.

Bell Canada ("Bell")

91. 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).

92. Bell Canada shall advise the Town Planning and Building Department in writing through a clearance letter that Condition 9! has been satisfied.

ORIGINALLY ISSUED by the ONTARIO MUNICIPAL BOARD the 1st day of December, 2008

REVISED and REISSUED at the TOWN OF GEORGINA this 28th day of November, 2011.

OMB CASE NUMBER PL061241

CONDITIONS OF APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-05G08 (AS REVISED)

REVISED and REISSUED at the TOWN OF GEORGINA this 13th day of November, 2013.

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 SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY DECEMBER 1, 2014, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.

THE CORPORATION OF THE TOWN OF GEORGINA
REPORT ED-2013-0022

FOR THE CONSIDERATION OF
COUNCIL

NOVEMBER 13, 2013

SUBJECT: PUBLIC CONSULTATION PROCESS TO SOLICIT VISIONS FOR THE FUTURE USE OF THE SEDORE PROPERTY (481 LAKE DRIVE EAST)

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1. RECOMMENDATIONS:

A. **THAT REPORT ED-2013-0022 PREPARED BY THE ECONOMIC DEVELOPMENT AND TOURISM DIVISION, DATED NOVEMBER 13, 2013 RESPECTING THE PUBLIC CONSULTATION PROCESS TO SOLICIT VISIONS FOR THE FUTURE USE OF THE SEDORE PROPERTY(481 LAKE DRIVE EAST) BE RECEIVED.**

B. **THAT STAFF PROCEED WITH THE PUBLIC CONSULTATION SESSION ON MONDAY DECEMBER 9, 2013 TO PRESENT THE PROPOSED VISIONS RECEIVED TO DATE AND TO GATHER ADDITIONAL PUBLIC INPUT ON THE FUTURE USE OF 481 LAKE DRIVE EAST, AND THAT ALL MEMBERS OF THE PUBLIC WHO HAVE SUBMITTED A VISION FOR THE PROPERTY BE INVITED TO MAKE A 15-20 MINUTE PRESENTATION AT THE FACILITATED SESSION.**

C. **THAT A NOTICE TO ADVISE THE PUBLIC OF THE UPCOMING PUBLIC CONSULTATION SESSION BE CIRCULATED TO ALL PROPERTIES OWNERS WITHIN 120 METRES OF THE SUBJECT PROPERTY, POSTED ON THE PROPERTY, POSTED ON THE TOWN'S WEBSITE AND ADVERTISED IN THE LOCAL MEDIA.**

D. **THAT STAFF REPORT BACK TO COUNCIL AFTER THE PUBLIC CONSULTATION SESSION TO UPDATE COUNCIL ON THE PUBLIC INPUT RECEIVED AND TO RECEIVE FURTHER DIRECTION ON THIS MATTER.**

2. BACKGROUND:

In 2012, the Town of Georgina purchased Part 2, 65R-3436 from the Sedore property as indicated on Schedule '1'. Part 2 is currently vacant and was leased to a local farmer for the 2013 growing season. In 2013, the Town completed the purchase of the balance of the Sedore property being Parts 1 & 3, 65R-3436 as indicated on Schedule '1'.

On June 3, 2013, Council considered Report ED-2013-0012 and passed the following resolution:

RESOLUTION NO. CW-2013-0141

A. That Report ED-2013-0012 prepared by the Economic and Tourism Development Office and dated June 3, 2013 regarding 481 Lake Drive East, be received.

B. That staff be directed to schedule a public consultation session to obtain input on the future use of 481 Lake Drive East (Former Sedore-Reed Farm).

C. That staff be directed to have options 2 through 5 and the option provided by Joanne Henderson presented at the public consultation session.

D. That staff process the lease documents necessary for Ravencrest Farms to farm Part 2 for the 2013 year.

Options 2 and 3 were unsolicited proposals submitted to the Town. Option 4 is the development of the property as a passive park. Option 5 is the development of the property via residential severance.

3 PUBLIC CONSULTATION PROCESS STEP 1 – REQUEST FOR VISION SUBMISSIONS:

In order to begin the public consultation process, the public notice attached as Schedule '2' was circulated as directed, and additionally to all property owners within 120 metres of the subject property. The notice was also placed in the September 12 & 19, 2013 editions of the Georgina Advocate and posted on the home page of the Town's website.

As a result of the notice, over 20 members of the public toured the site, and a total of 10 submissions were received by staff prior to the September 30th deadline. Seven of these submissions are from individuals who had expressed an interest in the Town taking the lead on developing the property for a number of uses, including but not limited to, a waterfront park and a palliative care facility. Three of the submissions are from

organizations/individuals who have expressed an interest in leading a project and utilizing the property on a long term basis (Options 2 and 3 identified above are included in these recent submissions).

4 PUBLIC CONSULTATION PROCESS STEP 2 – FACILITATED SESSION:

As indicated in the notice attached as Schedule '2', the public was advised that a consultation session would be held to present the vision submissions to the public.

The session will be held on the evening of December 9, 2013 with times to be determined. The session will be facilitated.

The evening will start in an Open House format allowing time for presenters to meet with the public to discuss their vision for the property.

The evening will then move to formal presentations by those who have made vision submissions. Staff will be contacting those who have made a submission and inviting them to make a 15-20 minute presentation outlining the highlights of their vision for the property. Staff will provide a brief overview of any submissions that do not have a presenter.

The facilitated session will be for information exchange only. At the conclusion of the session the input will be consolidated by staff in a report for further consideration by Council.

5 CONCLUSIONS:

Staff has confirmed the evening of Monday November 9, 2013 (time to be determined) for the facilitated public consultation session. All those who have submitted a vision for the property have been advised of this date, notices will be mailed to all property owners within 120 metres of the subject property and notice will be posted on the property. The notice will also be posted on the Town's website and on the Town page of the Georgina Advocate.

Staff will report back to Council with the inputs received at the meeting.

Prepared by:

Karyn Stone, MCIP, RPP.
Economic Development Officer

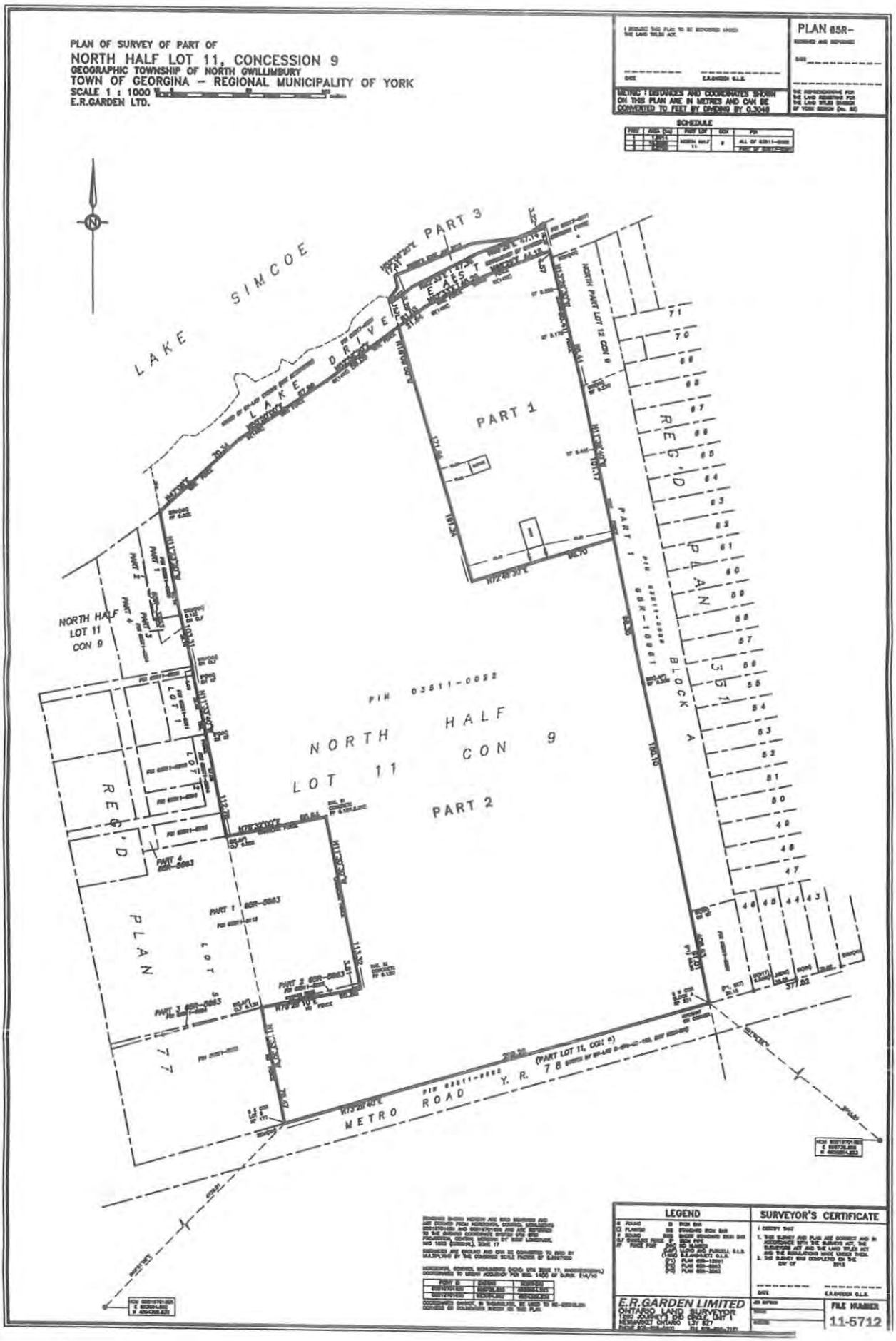
Reviewed by:

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

Approved by:

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

31 October 2013


PLAN OF SURVEY OF PART OF
NORTH HALF LOT 11, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
TOWN OF GEORGINA – REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 1000
E.R.GARDEN LTD.
PLAN 65R-
SCHEDULE
LAKE SIMCOE
LAKE DRIVE EAST
PART 3
PART 1
PART 2
NORTH HALF LOT 11 CON 9
PIN 03511-0082
REG'D PLAN 351
BLOCK A
METRO ROAD
Y. R. 78
LEGEND
SURVEYOR'S CERTIFICATE
E.R.GARDEN LIMITED
ONTARIO LAND SURVEYOR
FILE NUMBER
11-5712

SCHEDULE '1'

TOWN OF GEORGINA

NOTICE OF PUBLIC CONSULTATION PROCESS
WHAT'S YOUR VISION??
FOR THE FORMER SEDORE FARM (481 LAKE DRIVE EAST-Willow Beach)

In 2013, the Town of Georgina completed the purchase of the former Sedore lands. The Town purchased the property recognizing the exciting future opportunities that this lake front property may provide for the Municipality. As shown on the map above, these lands are located between Lake Drive and Metro Road just east of Kennedy Road and have a land area of approximately 31 acres. An aerial photo above provides an outline of the subject property. The subject property contains a main dwelling and two secondary residential buildings. An agricultural barn, detached garage and a number of small sheds are also located on the property.

The Town has received a number of preliminary visions for the future use of the property and would like to solicit further input from individuals or community organizations that may also have a vision for the property. In this regard, the Town of Georgina is seeking proposals for the re-use of the subject property which will provide benefits to the Town of Georgina.

WHAT'S YOUR VISION??

If you have a vision or proposal for the future use of the property that you wish to present to the Town, please submit a written outline of this vision by 4:30 p.m. on September 30, 2013. **See reverse for submission guidelines.**

Please note that once the submissions are received, and the degree of interest is known, Town staff will be preparing a summary of the input received and scheduling a public consultation session to present this information to the public. The format of the public consultation session will depend on the number of submissions received. All those who have made written submission, will be invited to the public session, in addition to any other interested members of the public.

ANY QUESTIONS REGARDING THE SUBMISSION REQUIREMENTS SHOULD BE SUBMITTED IN WRITING TO KARYN STONE, KSTONE@GEORGINA.CA BY SEPTEMBER 19, 2013.

SCHEDULE '2'

TOWN OF
GEORGINA

SUBMISSION GUIDELINES – Your Vision for 481 Lake Drive East

*The information collected will be used to assist the Town in determining the potential use of the subject property. All information becomes the property of the Town and is subject to the provisions of the Freedom of Information and Protection of Privacy Act.

SUBMISSION:
A vision or proposal together with an outline of how the proposal will provide benefits to the Town of Georgina are appreciated.

Submissions should outline the following:

- A one page summary of the vision. This one page summary will be made available to the public at a future public meeting.
- A profile of the individual/organization(s) who would be leading the project.
- An indication of how the initial project will be financed.
- How the project will be financially sustainable.
- An outline of the project and how it will benefit the Town of Georgina.

Optional site visits are available to any member of the public wishing to make a formal submission on the following days and must be scheduled in advance with Karyn Stone, Economic Development Officer at kstone@georgina.ca:

Tuesday September 17th
Wednesday September 18th

Any questions regarding the submission must be submitted in writing to Karyn Stone, Economic Development Officer KSTONE@GEORGINA.CA BY SEPTEMBER 19, 2013.

All Submissions Must be Delivered to:

Town of Georgina
Attn: Karyn Stone, Economic Development Officer
26557 Civic Centre Road
Keswick, ON
L4P 3G1
FAX Copies will be accepted: 905-476-8100

Deadline for Delivery of Submissions: SEPTEMBER 30, 2013 at 4:30 p.m.

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. RC-2013-0039

FOR THE CONSIDERATION OF
COUNCIL
NOVEMBER 13, 2013

SUBJECT: GEORGINA COLLABORATES AGAINST BULLYING INITIATIVE

RECOMMENDATION:

1. **THAT REPORT RC-2013-0039 PREPARED BY THE RECREATION AND CULTURE DEPARTMENT DATED NOVEMBER 13, 2013 RESPECTING THE GEORGINA COLLABORATES AGAINST BULLYING INITIATIVE BE RECEIVED FOR INFORMATION.**

BACKGROUND:

On Tuesday October 1st, 2013 staff met with Pauline Costello, York Region District School Board's Community Resource Facilitator to discuss the Georgina Collaborates Against Bullying initiative. Representatives from the collaborative are here today to provide Council with a delegation and to summarize some of the upcoming activities.

Georgina Collaborates Against Bullying (GCAB) is funded through a Ministry of Education Parents Reaching Out Grant and is currently comprised of five Georgina schools (Jersey, Fairwood, W.J. Watson, Lakeside and Deer Park). It is their goal to build awareness about bullying and bullying prevention in Georgina. The group has been working collaboratively with other community partners to plan a number of activities that will take place in Georgina.

The GCAB is looking to partner with the Town of Georgina on this initiative. It is their belief that bullying is more than just an issue in the schools, it is something that takes place throughout our community and therefore, is truly a 'community' initiative. Also, they are requesting that the Town declare November 17-23, 2013 Bullying Awareness and Prevention Week.

There is a half day public workshop planned in Georgina for November 23rd (location to be confirmed) along with a number of follow-up activities with the hopes that the Town of Georgina will work alongside the schools to build the kind of community where bullying cannot exist.

FINANCIAL

As this is a program operated by a grant, there are no financial requirements.

The Town's contribution would be to have staff attend future planning sessions and to assist with upcoming workshops and activities.

CONCLUSION:

The Recreation and Culture Department has evaluated this partnership and are excited to participate. Awareness of Bullying and Bullying Prevention is something that the Recreation Division already observes by facilitating activities and staff training to be able to observe and handle bullying incidents that may occur within our programs. Therefore, staff are interested in working together with a group like the Georgina Collaborates Against Bullying in order to assist in eliminating bullying in our community.

Staff of the Recreation and Culture Department supports the partnership with Georgina's Collaborates Against Bullying and look forward to participating as a member of this working group.

Recommended by:

Robin McDougall, B.A. KINE, DPA
Director of Recreation and Culture

Approved by:

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

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. RC-2013-0040

FOR CONSIDERATION OF COUNCIL NOVEMBER 13, 2013

SUBJECT: RECREATION FACILITY NEEDS STUDY – PROGRESS REPORT

RECOMMENDATIONS:

1. **THAT REPORT RC-2013-0040 PREPARED BY THE RECREATION AND CULTURE DEPARTMENT DATED NOVEMBER 13, 2013 RESPECTING THE RECREATION FACILITY NEEDS STUDY – PROGRESS REPORT BE RECEIVED.**

BACKGROUND:

Monteith Brown Planning Consultants were retained by the Town to complete our Recreation Facility Needs Study. On November 28, 2013 the consultants will be hosting Public Information Session #2 where they will be presenting their findings and recommendations to date, and seeking further public input. The consultant's final report will be presented to Council on January 15, 2014.

DISCUSSION:

In conjunction with this report, Monteith Brown Planning Consultants will present a progress report in order that Council are informed of the project progress prior to presentation of the information at the public information session.

CONCLUSION:

Presentation of the study update will ensure that Council are informed of the findings and recommendations to be communicated to the public at the Public Information Session to be held on November 28, 2013.

Recommended by:

Robin McDougall, B.A. KINE, DPA
Director of Recreation and Culture

Approved by:

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

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. RC-2013-0041

FOR CONSIDERATION OF COUNCIL NOVEMBER 13, 2013

SUBJECT: TRAILS AND ACTIVE TRANSPORTATION MASTER PLAN – STUDY UPDATE

RECOMMENDATIONS:

1. **THAT REPORT RC-2013-0041 PREPARED BY THE RECREATION AND CULTURE DEPARTMENT DATED NOVEMBER 13, 2013 RESPECTING THE TRAILS AND ACTIVE TRANSPORTATION MASTER PLAN – STUDY UPDATE BE RECEIVED.**

BACKGROUND:

The MMM Group Limited was retained by the Town to complete our Trails and Active Transportation Master Plan. On November 28, 2013 the consultants will be hosting Public Information Session #2 where they will be presenting their findings and recommendations to date, and seeking further public input. The consultant's final report will be presented to Council on January 15, 2014.

DISCUSSION:

MMM Group Ltd. have provided the Director of Recreation and Culture with a study update which will be presented with this report in order that Council are informed of the project progress prior to presentation of the information at the public information session.

CONCLUSION:

Presentation of the study update will ensure that Council are informed of the findings and recommendations to be communicated to the public at the Public Information Session to be held on November 28, 2013.

Recommended by:

Robin McDougall, B.A. KINE, DPA
Director of Recreation and Culture

Approved by:

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

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. OED-2013-0056

FOR THE CONSIDERATION OF COUNCIL NOVEMBER 13, 2013

SUBJECT: NOISE BY-LAW EXEMPTION YORK REGION REHABILITATION WORKS - WEST PARK HEIGHTS STORAGE FACILITY

RECOMMENDATION:

1. **THAT REPORT NO. OED-2013-0056 PREPARED BY THE OPERATIONS AND ENGINEERING DEPARTMENT DATED NOVEMBER 13, 2013 RESPECTING A NOISE BY-LAW EXEMPTION FOR YORK REGION REHABILITATION WORKS - WEST PARK HEIGHTS STORAGE FACILITY BE RECEIVED.**

2. **THAT AN EXEMPTION BE GRANTED TO YORK REGION AND ITS CONTRACTORS FROM BY-LAW 2003-0075 (PWE-1) BEING THE NOISE BY-LAW SUCH THAT CONSTRUCTION ACTIVITIES MAY CONTINUE UNTIL DECEMBER 7, 2013.**

BACKGROUND:

The Region of York, via its contractor Landmark Structures, has requested exemption from the Town's Noise By-law to allow for the timely completion of rehabilitation works to the West Park Heights water storage facility.

DISCUSSION:

As stated in the attached letter (Attachment 1) dated October 31, 2013, the Regional Municipality of York has requested an exemption from Noise By-law 2003-0075 (PWE-1) to allow construction work to be carried out on the West Park Storage Facility outside of the hours permitted by the by-law

The Region of York through their contractor, Landmark Structures is completing rehabilitation works to the storage facility. The structure is contained within a tented enclosure which must be maintained at a minimum temperature of 4 degrees Celsius. The temperature maintenance requires that a generator be on site.

To mitigate noise levels the generator will be located on site in the location best suited to buffer noise. The Region will be meeting with the residents directly adjacent to the

site in particular house No. 64 and 68 (directly across the street) and No. 60 and 61 (to the south of the site) to demonstrate the overnight noise levels of the generator .

Every effort will be made to minimize the amount of noise that is likely to disturb residents in the immediate area.

CONCLUSION:

Given the necessity to complete the rehabilitation works without jeopardizing the integrity of the project, staff recommend that the requested exemption be granted and that the Region and their contractors take every step possible to mitigate impacts and to communicate to the affected residents.

Respectfully submitted.

Submitted by:

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

Recommended by:

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

Approved by:

Winanne Grant
Chief Administrative Officer

RF/hay
Att.

Attachment 1

LANDMARK

Landmark Structures

3091 Harrison Court
Burlington, ON L7R 3X4
905.319.7700 Phone
905.319.1373 Fax

www.teamlandmark.com

October 31, 2013

Town of Georgina
26557 Civic Centre Road
R.R. #2
Keswick, ON L4P 3G1

Re: Noise Bylaw Exemption – Generator
65 West Park Heights Dr., Keswick, ON

Attn: Carolyn Lance

We are formally requesting a noise bylaw exemption for the Water Reservoir project at 65 West Park Heights Drive in Keswick, ON.

This project is an upgrade to the existing West Park Heights storage tank at the above address which consists of removing and disposing of the existing paint coatings on both the interior and exterior of the tank, repairing the surface and recoating both the interior and exterior of the tank.

The reasoning behind our request for the noise bylaw exemption is that we require a generator on this site to maintain a minimum temperature of 4 degrees Celsius and humidity within the tank and the exterior enclosure for the paint coating to be properly applied as well as cured. This requirement would be required from October 31, 2013 to December 7, 2013.

We realize that this Generator does create noise and our response to mitigate this would be place the generator in a location on site that is furthest possible from the nearby residences and maintain separation via a building, trailer, etc. We also can communicate the requirements to the adjacent residences.

This would highly benefit the work on site by allowing us to complete the coating this year which would minimize the contract and minimize the disturbances to the adjacent properties.

Yours truly,

LANDMARK STRUCTURES

Brenda Cantlon
Project Coordinator

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2013-00

BEING A BY-LAW TO GRANT TO THE REGION OF YORK AND ITS CONTRACTORS TEMPORARY RELIEF FROM THE TOWN OF GEORGINA'S NOISE BY-LAW 2003-0075 (PWE-1) UNTIL DECEMBER 7, 2013

WHEREAS it is deemed advisable to authorize the Region of York and its contractors temporary relief from the Town of Georgina's Noise By-law 2003-0075 (PWE-1) until December 7, 2013 for York Region Rehabilitation works to be completed at the West Park Heights Storage Facility.

BE IT THEREFORE ENACTED BY THE COUNCIL OF THE TOWN OF GEORGINA THAT temporary relief is granted to the Region of York and its contractors from the Town of Georgina's noise bylaw is until December 7, 2013 to complete the rehabilitation works at the West Park Heights Storage Facility.

READ and finally passed this day of November, 2013.

_____
Robert A. Grossi, Mayor

_____
Yvonne Aubichon, Town Clerk

Sent: Sunday, November 03, 2013 2:13 PM
To: Carolyn Lance
Subject: D.S.M.A. request for temporary High Street parking restrictions during this years Sutton Santa Claus Parade

Hi Carolyn. As per our telephone conversation of last week, please be advised that the members of the Downtown Sutton Merchant's Association would like to request the temporary restriction of parking along the parade route on High Street during this year's Santa Claus Parade. D.S.M.A. members have expressed concerns about the growing trend of parade watchers parking on High Street well in advance of the start of the parade, with many of them not even getting out of their cars! While D.S.M.A. members enthusiastically encourage everyone to come out and enjoy the parade we would like the experience on High Street to be as pedestrian friendly as possible and safe for all, including those in the parade itself. Cars parked on both sides of High Street create a hazard during Sutton's night-time parade as the street is further narrowed and pedestrians have to leave the sidewalks and stand in front of the cars in order to see.
Communities such as Nobleton, Schomberg, Port Perry and others already have parking restrictions in place during their parades and Lindsay merchant's hope to have parking restrictions in place along their parade route this year. The reasoning is simple - safety and to ensure an optimal parade experience for all.

The D.S.M.A. has received the o.k. from David Haynes, Chief Parade Organizer to go ahead and seek the implementation of parking restrictions along High Street during the parade. In cooperation with Town By-law officers and the police our volunteers are prepared to assist with the placing of temporary no-parking signs and/or necessary barriers to parking such as pylons. It is proposed that there be no parking on High Street during the parade and that the temporary no parking rule be in effect from approximately half an hour before the road is closed to traffic until approximately half an hour after the parade has passed. As stated, D.S.M.A. volunteers are prepared to assist with parking control and all of our members will be sure to inform patrons and visitors to High Street of the proposed restrictions.

All those in attendance, including families with small children and those with disabilities will be able to watch the parade and interact with parade paticipants more readily and safely. Those in the parade itself will enjoy having a bit more elbow room and won't have to be as concerned about pedestrians and cars in the parade path. The Town of Georgina will have provided folks along High Street watching the parade with a more enjoyable experience.

Frank A. Sebo,
Chair, Downtown Sutton Merchant's Association
The Sutton General Store

York Region

Regional Clerk's Office
Corporate Services Department

October 24, 2013

RECEIVED OCT 30 2013

Ms. Yvonne Aubichon
Municipal Clerk
Town of Georgina
26557 Civic Centre Road, R.R. #2
Keswick, ON L4P 3G1

Dear Ms. Aubichon:

Re: Regional Council Representation – Ontario Regulation 279/13 - City of Vaughan

Regional Council, at its special meeting held on October 24, 2013, adopted the following recommendations regarding 'Regional Council Representation – Ontario Regulation 279/13 - City of Vaughan'.

1. Council receive the email from Jennifer Franks, Senior Policy Advisor, Province of Ontario containing Ontario Regulation 279/13 which permits York Region to exercise its powers under section 218 of the *Municipal Act* to change the size of its council by increasing the number of members from The Corporation of the City of Vaughan from four to five.

2. The Regional Clerk forward a copy of this email and Regulation and the previous report to Council from the Chief Administrative Officer, dated September 10, 2012, to the local municipalities with a request that they provide their consent, by December 18, 2013, to a bylaw changing the composition and size of Regional Council by increasing the number of members from The Corporation of the City of Vaughan from four to five.

3. Regional Council schedule a public meeting at 9:30 a.m. on December 19, 2013 for the purpose of considering this bylaw.

4. Staff publish notice of Council's intention to pass the bylaw.

Please note the request that your Council provide its consent by December 18, 2013 to a bylaw to change the composition and size of Regional Council by increasing the number of members from The Corporation of the City of Vaughan from four to five.

.../2

We have enclosed copies of Council Minute No. 145, the email from the Province and the report dated September 20, 2012 from the Chief Administrative Officer which provides background information relating to this request.

Sincerely,

Denis Kelly
Regional Clerk

/C. Clark

Attachments - 3

York Region

Minute No. 145 as recorded in the Minutes of the special meeting of the Council of The Regional Municipality of York held on October 24, 2013.

145 Regional Council Representation – Ontario Regulation 279/13 – City of Vaughan

It was moved by Mayor Bevilacqua, seconded by Mayor Scarpitti that:

1. Council receive the email from Jennifer Franks, Senior Policy Advisor, Province of Ontario containing Ontario Regulation 279/13 which permits York Region to exercise its powers under section 218 of the *Municipal Act* to change the size of its council by increasing the number of members from The Corporation of the City of Vaughan from four to five.

2. The Regional Clerk forward a copy of this email and Regulation and the previous report to Council from the Chief Administrative Officer, dated September 10, 2012, to the local municipalities with a request that they provide their consent, by December 18, 2013, to a bylaw changing the composition and size of Regional Council by increasing the number of members from The Corporation of the City of Vaughan from four to five.

3. Regional Council schedule a public meeting at 9:30 a.m. on December 19, 2013 for the purpose of considering this bylaw.

4. Staff publish notice of Council's intention to pass the bylaw.

Carried Unanimously

From: Franks, Jennifer (MAH) <Jennifer.Franks@ontario.ca>
Sent: Monday, October 21, 2013 2:35 PM
To: Kelly, Denis
Cc: Walton, Ralph (MAH); Bellchamber-Glazier, Jillene (MAH)
Subject: Regulation for York Region

Hello Denis,

Below is the text from Ontario Regulation 279/13, the regulation for York Region. It was filed on Friday afternoon.

We understand that it will be posted on the Ontario Gazette either later today or tomorrow.

If you have any questions, please don't hesitate to contact me or Ralph.

Thanks very much,
Jennifer

ONTARIO REGULATION
made under the
MUNICIPAL ACT, 2001
COUNCIL COMPOSITION — REGIONAL MUNICIPALITY OF YORK

Municipality may exercise power
1. The Regional Municipality of York may exercise its power under section 218 of the Act to change the size of its council by increasing the number of members from The Corporation of the City of Vaughan from four to five.

Commencement
2. This Regulation comes into force on the day it is filed.

THE REGIONAL MUNICIPALITY OF YORK

REPORT NO. 2 OF THE CHIEF ADMINISTRATIVE OFFICER

For Consideration by
The Council of The Regional Municipality of York
on October 18, 2012

1
REGIONAL COUNCIL REPRESENTATION

(Regional Council at its meeting on October 18, 2012 considered this Report in conjunction with a motion to add five additional members to Regional Council from Aurora, East Gwillimbury, King, Whitchurch-Stouffville and Vaughan, which motion lost. It also considered this Report in conjunction with a motion to defer consideration of a motion to add an additional member from Vaughan until after a Council Education Session to be held on April 25, 2013 to educate Members of Council on options for the governance of York Region, including the introduction of a Committee of the Whole system, which motion carried.)

(Regional Council at its meeting on September 20, 2012, received and referred this Report to the Council meeting of October 18, 2012.)

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This report responds to Council's request made on June 28, 2012 for a staff report on the process for changing the composition of Regional Council. This report also provides statistical and comparative information on council representation in Ontario and Canada.

3. BACKGROUND

At its meeting of October 20, 2011, Regional Council adopted Clause 9 of Finance and Administration Committee Report No. 8. In that clause the Committee recommended that staff prepare a report on options for representation on Regional Council and forward it to a Council Workshop to be held early in 2012.

On May 24, 2012 Regional Council held an education session that included information on the legislative framework for making changes to the composition of Regional Council, the history of changes to the composition of Regional Council and statistical comparators with other municipalities in Ontario and Canada.

On June 28, 2012 Regional Council received a Notice of Motion proposing a change in the composition of Regional Council to add five members – one from each of the Town of Aurora, Town of East Gwillimbury, Township of King, City of Vaughan and Town of Whitchurch-Stouffville. Council deferred consideration of this item until its September 20, 2012 meeting and requested that staff provide a report. This report responds to that request.

4. ANALYSIS AND OPTIONS

The Municipal Act, 2001 sets out basic rules for the composition of Regional Council

Regional Council is considered an upper-tier council for the purposes of *The Municipal Act, 2001* ("the Act"). The Act contains legislative provisions related to changing the composition of Regional Council. Under section 218(1), any change to the composition of an upper-tier council is subject to the following rules:

- The upper-tier council must have a minimum of five members including the head of council
- Each lower-tier municipality must be represented on the upper-tier council
- Council members are elected to the upper-tier or lower-tier council in accordance with the *Municipal Elections Act*
- Council members elected to the upper-tier or lower-tier council may be elected by general vote, wards or combination of both

The Act gives Regional Council the authority to change its composition subject to certain rules

Under section 218(2) of the Act, Regional Council's power to change its composition includes:

- Changing the size of council
- Changing the methods by which members are selected

- Allowing a council member to represent more than one lower-tier municipality

Section 218(3) of the Act authorizes Regional Council to change the number of votes given to any member, provided that each member has at least one vote. Changes are, however, subject to Regional Council achieving the "triple majority" set out in section 219(2) of the Act as described below.

Regional Council must pass a resolution requesting the Minister of Municipal Affairs and Housing to make a regulation authorizing Regional Council to change its composition

Section 218(5) of the Act provides that a regional municipality must not pass a bylaw authorizing a change in the composition of Regional Council until the Minister of Municipal Affairs and Housing has made a regulation authorizing the regional council to do so. Section 218(7) of the Act provides that the Minister shall not make a regulation until the Minister has received a resolution from the regional municipality requesting the regulation.

Thus Regional Council must pass a resolution requesting the Minister to make a regulation authorizing Regional Council to change its composition, submit the resolution to the Minister and await the Minister's response.

Regional Council must also achieve a "triple majority" before it can change its composition

After receiving the Minister's regulation, Regional Council must give public notice of its intention to pass a bylaw changing the composition of Council. Then it must hold at least one public meeting to consider the matter.

Section 219(2) of the Act provides that before a bylaw changing the composition of Regional Council comes into force:

- There must be a majority of all votes on Regional Council cast in its favour
- A majority of the nine local municipalities' Councils must pass resolutions consenting to the bylaw
- The total number of electors in the local municipalities that have passed resolutions consenting to the bylaw must form a majority of all electors in the Regional Municipality of York

A change in Regional Council's composition can be in place for the 2014 municipal election only if changes are implemented before December 31, 2013

Any bylaw changing the composition of Regional Council would come in effect on the day a new council is organized. To be in effect for the next newly elected council of

December 1, 2014 the *Municipal Act, 2001* requires the requisite steps to be completed by December 31, 2013.

REGIONAL COUNCIL'S COMPOSITION

Regional Council now has 21 members

Regional Council is comprised of the Regional Chair and 20 members elected from the local municipalities. Nine of these members are the mayors from the local municipalities. There are four additional members from Markham, three from Vaughan, two from Richmond Hill and one from each of Georgina and Newmarket. This leaves four municipalities – Aurora, East Gwillimbury, King and Whitchurch-Stouffville, with only one member being the mayor of each municipality. For more information on the history of York Region Council, please see *Attachment #1*.

At the end of 2011 the Region's population was 1,073,158. This means that each member represented, on average, a population of 53,658. The population represented by each member ranges from a low of 21,439 in King to a high of 75,139 in Vaughan as set out in Table 1.

Table 1 shows the current Regional Council structure with the population of each local municipality at the end of 2011, the population per elected member, the percentage of the Region's population and the percentage of representation on Regional Council.

Table 1
Current Regional Council Structure
York Region Council (2011)

Municipality	# of Elected Members	Population	Population Per Elected Member	Percentage Population	Percentage Representation
Aurora	1	55,626	55,626	5	5
East Gwillimbury	1	23,727	23,727	2	5
Georgina	2	46,505	23,253	4	10
King	1	21,439	21,439	2	5
Markham	5	312,135	62,427	29	25
Newmarket	2	84,639	42,320	8	10
Richmond Hill	3	189,551	63,184	18	15
Vaughan	4	300,557	75,139	28	20
Whitchurch-Stouffville	1	38,979	38,979	4	5
Totals	**20**	**1,073,158**	**53,658**	**100**	**100**

Source: York Region Office of the CAO, Long Range Planning Branch based on Statistics Canada

York Region has fewer Members of Council and a higher population per elected representative than most similar municipalities

York Region's Council has 20 elected members. This is less than three other Regions — Peel (24), Durham (28) and Niagara (30) and tied with Halton. It is also far less than abutting Simcoe County (32) and Toronto (45).

The Region's population per elected member, at 53,658, ranks as the second highest of the regional municipalities. Niagara's population per elected member is significantly less at 14,378, Durham's is 21,719, Halton's is 25,083 and Waterloo's is 33,806.

The Region's population per elected member is also significantly higher than one abutting municipality, Simcoe, whose population per elected member is 13,939, but slightly lower than Toronto's which is 60,900.

Table 2 shows a comparison of the number of elected members, population and population per elected member for the six Regions, Simcoe County and the City of Toronto. For more comparisons to smaller municipalities, please see *Attachment #1*.

Table 2
Population and Representation for Regional Municipalities, Simcoe and Toronto 2011

Region	# of Elected Local Members	Population 2011	Population Per Elected Member
Simcoe	32	446,063	13,939
Niagara	30	431,346	14,378
Durham	28	608,124	21,719
Halton	20	501,669	25,083
Waterloo	15	507,096	33,806
York	**20**	**1,073,158**	**53,658**
Peel	24	1,327,000	55,292
Toronto	45	2,740,500	60,900

Four local municipalities only have one representative on Regional Council

Four of York Region's municipalities — Aurora, East Gwillimbury, King and Whitchurch-Stouffville - only have one representative on Regional Council. The representative is the Mayor in each case. It has been submitted that this places an undue burden on each of these Mayors to attend to the heavy workload at Regional Council and

Committees as well as the formal and ceremonial duties of being the Mayor and Chief Executive Officer of a local municipality. Likewise, it has been submitted that local municipalities with only one representative are largely unrepresented at some Regional Committees and that they are entirely unrepresented in case of a Mayor's absence from Council.

Local councils may appoint one member as an alternate to an upper-tier council when a member is unable to act for an extended period

Section 267(1) of the *Municipal Act* provides that if a person who is a member of the councils of a local municipality and its upper-tier municipality is unable to act as a member of those councils for a period exceeding one month, the local council may appoint one of its members as an alternate member of the upper-tier council to act in place of the member until the member is able to resume acting as a member of those councils. This section provides some relief to local municipalities with one member but can only be invoked if the absence is for more than a month. It doesn't allow for representation when a member is unable, particularly on short notice, to attend an individual meeting.

Representation by population varies significantly in the other five regional municipalities

Equal representation by population is very difficult to achieve statistically. The population per elected representative in the other five regional municipalities varies significantly. In Durham Region, it ranges from just over 6,000 population per elected representative to over 37,000 per elected representative. In Halton Region the range is from about 19,000 to about 30,000. In Niagara Region it is from about 7,000 to over 25,000. In Peel the range is from just over 12,000 (Caledon) to over 72,000 (Brampton). Similarly Waterloo has a range of about 10,000 population per elected representative in North Dumfries to over 45,000 in Kitchener. The discrepancies generally exist between rural municipalities that have a much lower population per elected representative ratio and urban municipalities that tend to have a much higher ratio.

The Notice of Motion before Council contemplates an additional member from each of Aurora, East Gwillimbury, King, Vaughan and Whitchurch-Stouffville

The Notice of Motion on Council's Agenda contemplates that Aurora, East Gwillimbury, King and Whitchurch-Stouffville would each have two elected members. Vaughan would have five elected members.

Table 3 shows what the population per elected member, percentage of population and percentage of representation would be for each of the Region's local municipalities if the proposed motion carries, based on projected populations in each of the Region's local municipalities at the end of 2014.

Table 3
Regional Council Structure under Proposed Notice of Motion (2014)

York Region Council (2014)

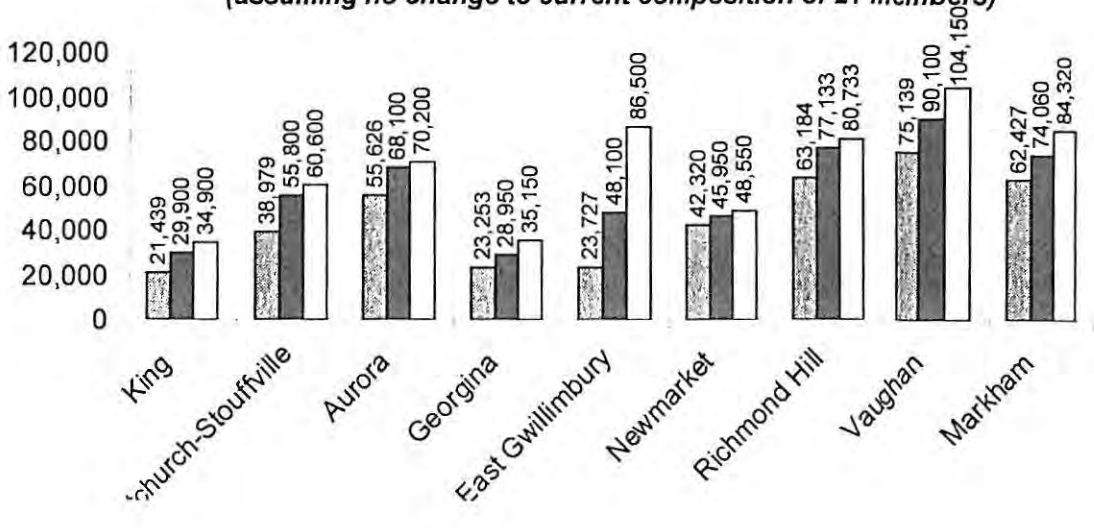
Municipality	# of Elected Members	Projected Population	Population Per Elected Member	Percentage Population	Percentage Representation
Aurora	2	60,470	30,235	5	8
East Gwillimbury	2	30,311	15,155	3	8
Georgina	2	50,282	25,141	4	8
King	2	24,776	12,388	2	8
Markham	5	327,534	65,507	28	20
Newmarket	2	87,076	43,538	8	8
Richmond Hill	3	205,960	68,653	18	12
Vaughan	5	317,683	63,537	28	20
Whitchurch-Stouffville	2	45,232	22,616	4	8
Totals	**25**	**1,149,323**	**45,973**	**100**	**100**

Source: York Region Office of the CAO, Long Range Planning Branch based on Statistics Canada

York Region's population is expected to grow significantly

York Region is one of Canada's fastest growing municipalities. Its population is expected to grow to 1.5 million by 2031 in accordance with the Province's *Places to Grow Act* and the *Regional Official Plan*. If current population projections are realized, then York Regional Council members will be representing, on average, much more population than now if there are no adjustments to the composition of Regional Council. For instance, each Vaughan representative on Regional Council will represent an average population of 90,100 by 2021 and 104,150 by 2031. Chart 1 sets out the current and projected population per local representative in 2021 and 2031 if the composition of Regional Council remains the same.

Chart 1
2011 Actual and Projected Population Per Local Member
(assuming no change to current composition of 21 members)



Weighted Voting may offer some opportunity to offset discrepancies in "representation by population"

Simcoe County has two elected representatives for each of its 16 local municipalities. Populations in these local municipalities range from about 10,000 to 45,000. This means that an adjustment must be made to achieve "representation by population".

Weighted voting is used by Simcoe County for recorded votes at its Council. The weight of each vote is determined at the beginning of each term by the number of municipal electors. Each Mayor's weighted vote has the same weight or one more than the Deputy Mayor.

There is a minimum of four votes per municipality on each recorded vote on the basis that each small municipality's member's vote has a minimum weight of two. The highest weighted vote on Simcoe County Council is seven for the Mayor of the largest municipality (Innisfil).

Link to Key Council-approved Plans

Appropriate Council representation links most directly to the Fundamental Principle of 'Good Government' on which the 2011-2015 Strategic Plan is founded.

5. FINANCIAL IMPLICATIONS

Five additional Council Members would cost approximately $305,000

Effective October 1, 2012 the salary for each elected representative on Regional Council will be $51,254. The salary cost for five additional Members of Council, based on 2012 rates, would be $256,270.

Benefits are paid at the local level and reimbursed by the Region. The benefits costs for five additional members from Aurora, East Gwillimbury, King, Vaughan and Whitchurch-Stouffville are approximately $30,000.

Eligible expenses are also paid to Members of Council. The prime expense is mileage relating to attendance at Regional Council and Committee meetings. These expenses amount to about $12,600 for members from the pertinent five municipalities in 2011.

Each Member of Council is also still supplied with hard copies of Council and Committee Agendas. The cost for hard copies of Agendas would total about $5,000 ($1,000 each) for the five additional members.

The estimated additional annual cost for five additional members of council would therefore be in the order of $305,000.

There would be a one-time cost for alterations to the Council Chambers of approximately $55,000

The Regional Council chambers would need to be modified to accommodate additional members. The existing counter and seating platform would need to be extended and raised. This would require approximately $35,000 of millwork, $5,000 to raise the seating area and an additional $15,000 for electrical and data improvements.

6. LOCAL MUNICIPAL IMPACT

Additional representatives would increase the proportional representation of the municipalities they represent and decrease the proportional representation of all other local municipalities. Additional representation would mean that there would be more members of the affected municipalities who could supply a "Regional voice" in local Councils.

7. CONCLUSION

On June 28, 2012 Regional Council received a Notice of Motion proposing a change in the composition of Regional Council. This report responds to Council's request for a staff report on the process for changing the composition of Regional Council

For more information on this report, please contact Bruce Macgregor, Chief Administrative Officer at Ext. 1200.

Respectfully submitted,

September 10, 2012
Newmarket, Ontario

Bruce Macgregor
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2013- 0144 (AD-1)

BEING A BY-LAW TO APPOINT AN INDIVIDUAL TO THE BOARD OF MANAGEMENT FOR THE JACKSON'S POINT VILLAGE ASSOCIATION BIA FOR THE REMAINDER OF THE 2013-2014 TERM OF OFFICE.

WHEREAS, in accordance with Section 204 (12) of the Ontario Municipal Act, the Town of Georgina desires to appoint an individual to the Board of Management for the Jackson's Point Village Association BIA for the remainder of the 2013-2014 Term of Office.

NOW THEREFORE, the Council of the Town of Georgina hereby appoints the following people to the Board of Management of the Jackson's Point Village Association BIA:

STEVE JACOBSON

READ and finally passed this 13th day of November, 2013.

Robert Grossi, Mayor

Yvonne Aubichon, Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2013-0145 (CON-1)

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A CONTRACT BETWEEN DON CORDINGLY GRADALL RENTAL LIMITED AND THE CORPORATION OF THE TOWN OF GEORGINA FOR THE SUPPLY OF WINTER MAINTENANCE EQUIPMENT FOR THE 2013/2014 AND 2014/2015 WINTER SEASONS WITHIN THE TOWN OF GEORGINA

WHEREAS it is deemed advisable to enter into a contract between Don Cordingly Gradall Rental Limited and The Corporation of the Town of Georgina with respect to Tender Contract No. OED2013-060.

BE IT THEREFORE ENACTED BY THE COUNCIL OF THE TOWN OF GEORGINA THAT the Mayor and Clerk are hereby authorized to execute a contract between Don Cordingly Gradall Rental Limited and The Corporation of the Town of Georgina with respect to Tender Contract No. OED2013-060 for the supply of winter maintenance equipment for the 2013/2014 and 2014/2015 winter seasons within the Town of Georgina.

READ and finally passed this 13thth day of November, 2013.

_____
Robert Grossi, Mayor

_____
Yvonne Aubichon, Clerk

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2013-0146 (CON-1)

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND TOWN CLERK TO ENTER INTO A THIRD YEAR OF CONTRACTED SERVICE WITH C.A. SELLERS CLEANING SERVICES LTD. AS PER THE TERMS AND CONDITIONS IN RPC-2011-079.

WHEREAS it is deemed advisable to enter into a third year of contracted service between C.A. Sellers Cleaning Services Ltd. and The Corporation of the Town of Georgina with respect to RPC-2011-079 for janitorial services in various town owned and operated facilities within the Town of Georgina.

BE IT THEREFORE ENACTED BY THE COUNCIL OF THE TOWN OF GEORGINA THAT the Mayor and Clerk are hereby authorized to execute an extension of the contract between C.A. Sellers Cleaning Services Ltd. and The Corporation of the Town of Georgina with respect to RPC-2011-079 for janitorial services in various town owned and operated facilities within the Town of Georgina.

READ and finally passed this 13th day of November, 2013.

_____
Robert Grossi, Mayor

_____
Yvonne Aubichon, Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2013-0147 (PWE-1)

BEING A BY-LAW TO GRANT TO THE REGION OF YORK AND ITS CONTRACTORS TEMPORARY RELIEF FROM THE TOWN OF GEORGINA'S NOISE BY-LAW 2003-0075 (PWE-1) UNTIL DECEMBER 7, 2013

WHEREAS it is deemed advisable to authorize the Region of York and its contractors temporary relief from the Town of Georgina's Noise By-law 2003-0075 (PWE-1) until December 7, 2013 for York Region Rehabilitation works to be completed at the West Park Heights Storage Facility.

BE IT THEREFORE ENACTED BY THE COUNCIL OF THE TOWN OF GEORGINA THAT temporary relief is granted to the Region of York and its contractors from the Town of Georgina's noise bylaw is until December 7, 2013 to complete the rehabilitation works at the West Park Heights Storage Facility.

READ and finally passed this 13th day of November, 2013.

_____
Robert Grossi, Mayor

_____
Yvonne Aubichon, Town Clerk

CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2013-0148 (COU-2)

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING HELD ON THE 13th DAY OF NOVEMBER, 2013

WHEREAS under subsection 5(3) of the *Municipal Act, S.O. 2001,* chapter 25, as amended, the powers of a council of a municipal corporation shall be exercised by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Georgina at its meeting held on the 13th day of November, 2013 be confirmed and adopted by by-law.

NOW THEREFORE, the Council of the Town of Georgina, in the Regional Municipality of York, hereby enacts as follows:

1. The proceedings and actions of Council as contained in the Reports and Additional Business referred to in Schedule 'A' at the end of this by-law are adopted and confirmed as if each proceeding and action were expressly adopted and confirmed by by-law. As if all such proceedings were expressly embodied in this by-law.

2. Subject to section 3, the Mayor, any other appropriate member of Council and the proper Town officials be authorized and directed to undertake all actions necessary to give effect to the proceedings and directions of Council referred to in section 1.

3. Where a proceeding or action requires an additional approval to that of Council before a particular action can be done in order to give full effect to it, the Mayor, any other appropriate member of Council and the proper Town officials before taking the particular action under the authorization of section 2, shall seek and obtain the necessary additional approval and are authorized to do so.

4. A document required to be signed on behalf of the Town shall be signed by the Mayor or Deputy Mayor, Town Clerk or Deputy Clerk.

5. A Member of Council, whose name is set out in Column 1 of Schedule 'B', Conflict of Interest, at the end of this by-law, has declared an interest with respect to any item in Column 2 set out opposite the member's name, and the Member has declared an interest in this confirmatory by-law as it relates to the confirmation of the proceedings and actions on the item.

6. This by-law shall be signed by the Mayor and Clerk, affixed with the seal of the Corporation and engrossed in the By-law book.

READ and enacted this 13th day of November, 2013.

_____
Robert Grossi, Mayor

_____
Yvonne Aubichon, Town Clerk

Schedule 'A' to By-law No. 2013-0148 (COU-2)

MINUTES

Council Meeting of November 13th, 2013.

Schedule 'B' to By-law No. 2013-0148 (COU-2)

CONFLICTS OF INTEREST

Column 1	Column 2
n/a	n/a