



GEORGINA

**THE CORPORATION OF THE
TOWN OF GEORGINA
Council Addendum Agenda**

Wednesday, May 6, 2020
9:00 AM

Pages

12. REPORTS

2. Reports Requiring Separate Discussion

e. Hedge Road Landing, Draft Plan Condition 11, Draft Plan of Condominium 19CDM-06G01, Part Lot 5, Concession (G), 2052267 Ontario Inc. (c/o Alliance Homes)

*a. Ralph & Judy Ustianowski, public inquiry and staff response concerning the advancement of the Hedge Road Landing development project.

3

*j. Update - Georgina's COVID-19 Task Force

5

Report CS-2020-0006

Recommendation(s):

1. That Council receive Report No. CS-2020-0006 prepared by the Economic Development and Tourism Division, Development Services Department and the Corporate Services Department dated May 6, 2020 respecting an update on the efforts of Georgina's COVID-19 Task Force.

2. That Council approve a support program including a 3 month deferral of monthly lease payments for all not-for-profits and charitable organizations located within Town owned facilities and allow for a repayment plan to be scheduled over a 12 month period.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

2. General Information Items

a. Information Items

*a. Kathy Foster providing formal objection to occupation of pre-registration of dwellings prior to commissioning/full operation of Booster Station, Starlish Home/Treasure Hill Dev't.

b. Briefing Notes

*a. Lake Simcoe Region Conservation Authority
concerning the Pefferlaw Dam

9

Subject: FW: HedgeRoad landing

From: Zaidun Alganabi

Sent: May 1, 2020 1:53 PM

To:

Cc: Harold Lenters <hlenters@georgina.ca>; Rachel Dillabough <rdillabough@georgina.ca>

Subject: RE: HedgeRoad landing

Hi Mr. Ustianowski,

The Developer (Alliance Homes) is still working towards fulfilling all the conditions of Draft Plan of Condominium approval. The majority of the required water, sanitary, storm and road infrastructure within the site has been installed. There are some minor works that have to be completed, as well as one major infrastructure item still needs to be constructed, that being the sanitary forcemain that has to be installed on Black River Road from the site all the way to the Sutton Water Resource Recovery Plant.

The report dated May 6th, 2020 relating to the Hedge Road Landing Project is for Approval of a Compensation Agreement required to address one of the Draft Plan Conditions required to be fulfilled by the Developer. The Developer has indicated an interest to continue to advance the development and is working cooperatively with the Town to fulfill their obligations. Town staff will have to return back to Council at least once more for approval of the Condominium Agreement once the developer is closer to completing all their obligations. In addition, upon satisfactory completion of arrangements for the provision of a master site plan, phasing plan and associated servicing infrastructure, an amendment to the zoning by-law will be required to lift the h-holding symbol in the zoning for the site to permit the construction of the first 150 homes.

The specific timing for the advancement of development projects is uncertain in the current environment. We have been told that due to the COVID-19 Provincial Order pertaining to essential services the construction crews have stopped work on site as they are not considered an essential workplace. There are still crews however, responding to the site to maintain the sediment and erosion control measures and for emergencies.

If you have any further questions, please do not hesitate to contact me.

Thank you,



Zaidun Alganabi, PMP, M.Eng, P.Eng
Manager of Development Engineering
26557 Civic Centre Road, Keswick, ON | L4P 3G1
905-476-4301 Ext. 2225 | zalganabi@georgina.ca

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From: Ralph Ustianowski
Sent: Thursday, April 30, 2020 5:11:33 PM
To: rdillabough@georgina.ca <rdillabough@georgina.ca>
Subject: HedgeRoad landing

CAUTION: This message originated from an email address that is outside of the Town of Georgina organization. Please exercise extreme care when reviewing this message. DO NOT click any links or open attachments from unknown senders. Be suspicious of any unusual requests and report any suspicious email messages to the Georgina ITS division at support@georgina.ca.

My question for the council , is when are the permits going to be released to start construction on the HedgeRoad Landing project? We have been waiting four years as of June 2016 , for our new home ! Regards Ralph and Judy Ustianowski

Sent from my iPhone

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. CS-2020-0006

**FOR THE CONSIDERATION OF
COUNCIL
MAY 6, 2020**

SUBJECT: UPDATE – GEORGINA’S COVID-19 TASK FORCE

1. RECOMMENDATION:

- 1. That Council receive Report No. CS-2020-0006 prepared by the Economic Development and Tourism Division, Development Services Department and the Corporate Services Department dated May 6, 2020 respecting an update on the efforts of Georgina’s COVID-19 Task Force.**
- 2. That Council approve a support program including a 3 month deferral of monthly lease payments for all not-for-profits and charitable organizations located within Town owned facilities and allow for a repayment plan to be scheduled over a 12 month period.**

2. PURPOSE:

The purpose of this report is to provide an update on the efforts undertaken to date by the Town of Georgina as they relate to economic recovery and to request approval of a program to assist local not-for-profits and charitable organizations

3. BACKGROUND:

On March 19, 2020, Town of Georgina’s Mayor Margaret Quirk issued a declaration of emergency as a result of the COVID-19 pandemic. Recognizing the impact this pandemic would have on the local business community and our residents, an internal task force was appointed to consider options to address short term assistance and longer term recovery efforts. And while all town staff have been involved in efforts to assist residents and businesses, this report deals specifically with the short and long term efforts to address the economic impacts of the pandemic.

The Task Force has already put into place a number of initiatives to assist the local community during the COVID-19 pandemic including:

- Waiving of penalties and interest on April taxes and water and sewer billing for a period of 90 days
- Staying the current water and sewer rates for 2020.

- Providing a grant of \$10,000 to each of the 3 BIA's to cover their 2020 annual budget.
- Launched an online platform to connect the Economic Development and Tourism Divisions directly with businesses.
- Promotion of ed@georgina.ca as a go to for business recovery assistance.
- Economic Development has now connected with over 125 businesses via telephone to provide business support and referrals to funding programs being offered by all levels of government.
- Council approved a \$250,000 grant program to help our small business owners with an immediate influx of funds to assist with cash flow.
- Zoom meeting held with approximately 25 businesses on April 28 to discuss opportunities to provide assistance and review the needs of the business community.
- Increased social media posting by 50% daily to ensure business are kept up to date, followers have increased by 20%
- Hosted meeting with local farmers to discuss on-line virtual farm tours and sales opportunities.
- Bi-weekly E-news to over 1000 subscribers to provide updates on funding and other programs to assist the business community
- Hosted a free online training program to encourage business to develop online sales platforms – Scheduled for May 6th (training provided by Digital Main St. consultant)

The above are just those activities specific to economic recovery and do not highlight the work that is being undertaken by all other departments to realign resources and revise work plans to address the COVID-19 pandemic.

As the funding programs have been introduced by various levels of government, staff have been contacted by a number of non-for-profit and charitable organizations who have been mandated to cease operations/program and/or have seen a loss in revenue. In response, the Task Force had advised that next steps would be to review opportunities to support these community organizations. Efforts have already been taken by the Town to assist in raising over \$92,000 for the Georgina Community Food Panty.

4. ANALYSIS:

The Task Force is proposing the following framework to assist local not- for-profit and charitable organizations. If approved by Council, the following initiatives below can be implemented immediately.

Initiative	Comments	Time Frame
Outreach to all local charities and not-for-profits	This will give staff a better understanding of the hardships these organizations are facing. Staff will also provide direction as to programs that may be of assistance and	Immediately

	referrals to other support agencies if necessary.	
Town funded organizations - Provide an advance on the next grant installment.	An advance of the 2020 approved funding will assist with immediate cash flow issues. *The downside is that this may only serve to delay cash flow problems until the fall.	1-2 weeks
Provide rent deferral for 3 months for any not-for-profits and charities located in Town facilities	Offer the option for those in Town facilities to defer rent payments without penalty for 3 months. *Repayment of any deferred rent will occur over a period of 12 months without interest. Those who can pay are encouraged to maintain monthly payments. **It is noted that GTTI and the Ontario Water Centre pay taxes in lieu of rent and are able to defer tax payments and water and sewer billing for 90 days.	Immediately

Staff are aware that there are a number of funding programs offered by the various levels of government for which the local community organizations may be eligible. Assisting the non-for-profits and charities in reviewing options available to them and ensuring that information on the long term needs of these organizations is provided to all levels of government.

While the task force has been in place since the declaration of the emergency, these efforts have not been marketed as part of an overall campaign. In this regard, staff are in the process of considering a formal name for the Task Force to assist with marketing and highlighting these various initiatives and ensuring businesses are aware of the support available.

5. RELATIONSHIP TO CORPORATE STRATEGIC PLAN:

Corporate Strategic Plan:

Goal 1: "Grow Our Economy"

Goal 2: "Engage and Build our Community and Partnerships"

6. FINANCIAL AND BUDGETARY IMPACT:

Existing staff resources will be utilized to roll out the additional supports to the non-for-profits and charitable organizations and to arrange for any re-payment schedules.

In terms of the deferred monthly rent payments, the impact on the Town's cash flow is minimal.

7. PUBLIC CONSULTATION AND NOTICE:


There are no requirements to provide notice or receive public input prior to consideration and approval of this report.

8. CONCLUSION:

Staff are requesting that Council approve the framework outlined above in order to provide additional assistance to the local not-for-profits and charitable organizations.

The Task Force is continually researching opportunities to support our local businesses and next steps will include a review of the Community Improvement Plan and Development Application Rebate Program. This review will consider the potential to modify the programs to address the current needs of the business community and support long term economic recovery efforts.

Prepared by:



Karyn Stone MCIP, RPP, Ec.D.
Manager of Economic Development
and Tourism

Recommended by:



Rob Wheater, CPA, CA
Director of Corporate Services and
and Treasurer

Recommended by

Harold Lenters, M.Sc. MCIP, RPP
Director of Development Services

Approved by:



Dave Reddon
Chief Administrative Officer



Meeting Date:	Town of Georgina Council Meeting – May 6, 2020
Subject:	Pefferlaw Dam
Introduction:	<p>The Pefferlaw dam was constructed in the 1800s. The original purpose of the dam was to provide water storage to power various mills located on the watercourse. The mills ceased operation many decades ago and now the dam controls water levels to provide recreation and aesthetic benefits to local residents and the community.</p> <p>The basic configuration and operation of the dam can be summarized as follows:</p> <ul style="list-style-type: none"> • The dam itself is a 31-metre concrete weir structure with wing walls on the upstream and downstream sides. • A steel truss access bridge is constructed over the dam to allow for access and installation of the stop logs and flashboards • Annually, water levels are controlled by the addition and removal of stop logs and flashboards in the spring and fall. • Each May water levels are slowly raised to summer levels. • Summer reservoir water levels are typically 225.48 metres above sea level • Each October water levels are dropped slowly to reach winter levels. • Winter reservoir water levels are typically 224.33 metres above sea level (1.15 metres or approximately 4 feet lower than summer levels). <p>LSRCA has operated the dam since 1982 and the current configuration is a result of the reconstruction of portions of the dam in 1990.</p> <p>Brief overview of changes to the dam since 1982:</p> <p>1982: The current steel truss access bridge was constructed over the dam. Concrete restoration work was also completed. The west mill race was decommissioned, and earth berm extensions were added on both sides of the structure.</p> <p>1990: The water control structure was converted from a twin sluice* configuration to the current single sluice. The west weir was modified, and a new flashboard system was installed, and the east weir was repaired. *Sluice: a device to control water flow.</p> <p>1994: Armour stone retaining walls were constructed on both sides of the watercourse, immediately downstream of the dam.</p>

<p>Background:</p>	<p>Operation and Structural Safety of the Pefferlaw Dam:</p> <p>On April 3, 2020, Lake Simcoe Region Conservation Authority (LSRCA) staff tabled a report to the Board of Directors regarding a change in the annual operation of the Pefferlaw Dam (please see Staff Report No. 15-20-BOD (pages 70-79) of the April 3, 2020 Board of Directors' Meeting Agenda).</p> <p>The change in operation is in response to safety issues identified by D.M. Wills Associates Ltd., a structural engineering consultant who was contracted to inspect the Pefferlaw Dam. The report dated December 2019 identified significant safety concerns and recommended several immediate and high priority actions:</p> <ul style="list-style-type: none"> • The dam’s concrete structure is in poor condition and needs to be rehabilitated. • Structurally the truss bridge is unsafe and needs to be replaced. • Flashboards and flash board posts need to be replaced. • The erosion occurring along the east/west armour stone retaining walls needs to be addressed. <p>An additional six recommendations were also made, and while still needing to be addressed, these are considered lower on the priority list. For more information, please review the Dam Inspection Report.</p> <p>Given the known safety issues and uncertainty regarding the integrity of the concrete dam structure itself, it was recommended by staff, and approved by the Board of Directors to not install the flash boards and stop logs at this time. As this is wholly a safety issue, this decision was not subject to public consultation.</p> <p>However, notice was provided to all the impacted property owners via a written, Canada post-delivered letter and a subsequent plan to release the information publicly was also ready to implement.</p>
<p>Ownership Question:</p>	<p>Another issue identified within Staff Report No. 15-20-BOD is that of ownership of the structure. As part of LSRCA’s Conservation Landholding Assessment (2016), staff have been working to fill data gaps in LSRCA’s property ownership and title information.</p> <p>The Pefferlaw Dam property has a long history beginning in the late 1800s when a private dam was constructed at this location. Prior to taking ownership of the two parcels of land on either side of the dam from the Town of Georgina in 1981, the Town (as our records indicate) owned and operated the dam.</p> <p>When LSRCA acquired the property from the Town, it was to be solely for the purposes of accessing provincial capital works funding (available only to the conservation authority) to restore the dam, on behalf of the Town of Georgina.</p>

<p>Ownership Question continued:</p>	<p>Upon completion of the dam restoration works, it was the expressed intent to transfer the lands back to the Town of Georgina, for reasons not documented, this did not occur. Since that time, LSRCA has continued to operate the dam. Based on a detailed property title search completed by a consultant LSRCA retained in fall of 2019), it was confirmed that there is no historical chain of ownership to indicate that LSRCA owns the Dam. At the same time, it was not clearly determined which agency owns the existing dam structure and adjacent waterway. LSRCA staff have been directed by the Board of Directors to request confirmation from the Province of Ontario on dam ownership and what provincial funding may be available to assist with options to address the future operation of the Pefferlaw Dam.</p> <p>It should be noted that no further decisions have been made regarding the dam beyond the operational direction from the Board of Directors not to install the stop logs to address staff and public safety. At the direction of the Board, staff have also begun the process to determine ownership of the dam structure and to discuss current concerns and the future operation of the Pefferlaw Dam with our municipal partners at the Town of Georgina and the Province of Ontario.</p>
<p>Current Activities:</p>	<p>To proactively assist in future discussions and consultation with the Town and the Province of Ontario, LSRCA is currently in the process of collecting additional information on which to base informed decisions regarding the future operation of the Pefferlaw Dam.</p> <p>Specifically, staff are:</p> <ul style="list-style-type: none"> • Obtaining an estimate to undertake a concrete condition assessment for the dam, including concrete coring and detailed surface mapping. Based on the results of the concrete condition assessment, further consideration can be given to prepare a detailed rehabilitation design for the concrete components of the structure. • Requesting confirmation from the Province of Ontario on dam ownership and enquiring about the possibility/availability of provincial funding. • Requesting that the Province consider deeming the concrete condition assessment as an essential service under the current Provincial State of Emergency so that it can proceed immediately once funding is secured and a contract is issued. • Working with the Town of Georgina to discuss current concerns and the future operation of the Pefferlaw Dam.

<p>Current Activities continued:</p>	<ul style="list-style-type: none"> Continuing to develop and issue communications to interested residents via a subscription-based e-newsletter, and answer telephone, e-mail, social media and traditional media inquiries and post relevant updates on a dedicated LSRCA web page, https://www.lsrca.on.ca/Pages/Pefferlaw-Dam.aspx. <p>During this period, the stop logs and flashboards will not be installed due to safety concerns and we are asking for the community's patience as we gather more information.</p>
<p>Future Activities:</p>	<p>Once LSRCA staff have gathered the necessary information, a series of options for moving forward will be developed based on a fulsome review of associated costs and measurable benefits. Options, ownership and costs will then be discussed with all necessary parties, including the public.</p>
<p>Briefing Note Prepared by:</p>	<p>Mike Walters, CAO</p>
<p>Attachments:</p>	<ul style="list-style-type: none"> i) Site Location Map ii) LSRCA Parcel Map iii) Deposited Survey – PIN 03539-0060 Pefferlaw East iv) Deposited Survey - PIN 03539-0059 Pefferlaw West

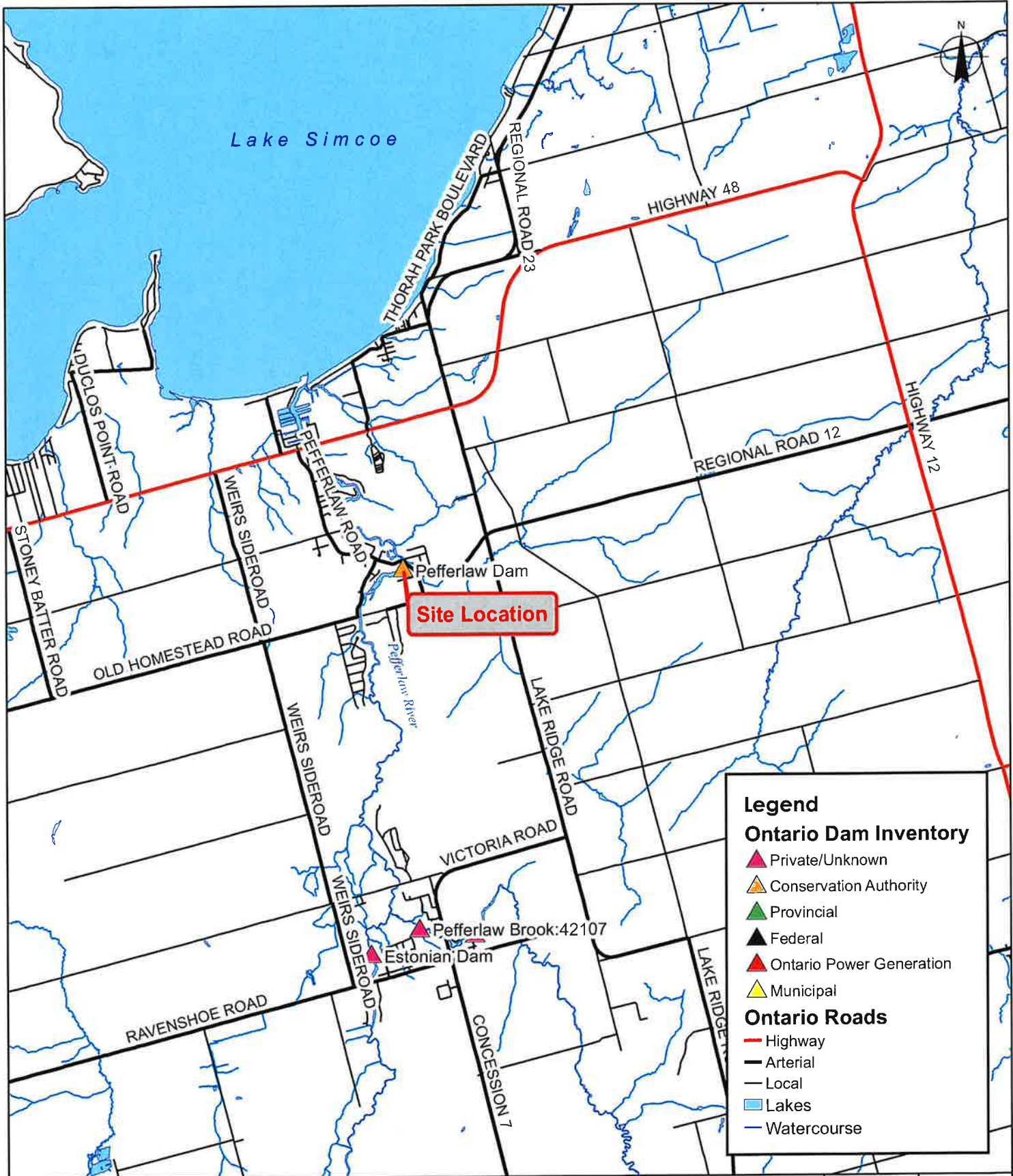
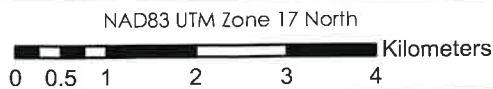


Figure 1: Location Plan



WILLS
1961-2019

D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.741.3568
E. wills@dmwills.com

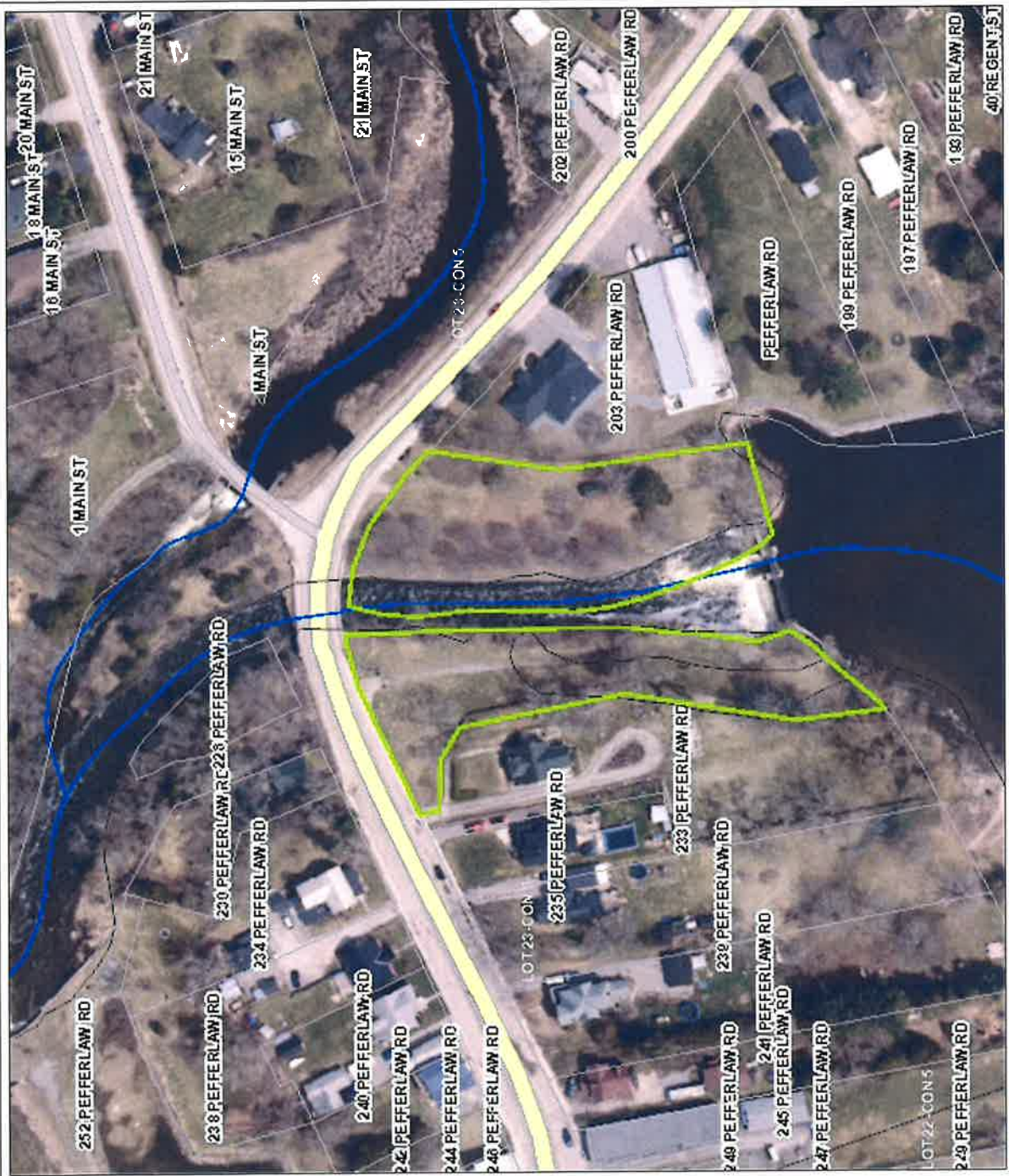
Drawn by: DG	Scale (Horz.) 1:80,000
Checked by: DG	
Engineer: DG	Map Date: 12/04/19
Project No. 19-5381	Map File No.: 20191204-5381

Pefferlaw Dam



Features

- LSRCA Watershed Boundary
- LSPP Watershed Boundary
- LSRCA Lands
- Assessment Parcel
- Lot and Concession
- Assessment Parcel Labels
- Watercourse
- Roads
- Hwy 400 Series
- Highway, Arterials
- Local Road
- Railway
- Lower Tier Municipality



Printed On:
3/25/2020



WGS 1984 Web Mercator
Auxiliary_Sphere
Mapped By: KCK

This product was produced by the Lake Simcoe Region Conservation Authority and some information depicted on this map may have been compiled from various sources. While every effort has been made to accurately depict the information, data mapping errors may exist. This map has been produced for illustrative purposes from an interactive web mapping site. LSRCA GIS Sources: DRNAT (printed 2020), LSRCA GIS (printed 2020), The City of Pefferlaw (printed 2020), All Roads, Upper & Lower Tier Municipalities, Wetlands are © Queens Printer for Ontario. Reproduced with Permission, 2020. The Current Regulation Limit and Boundary data sets are derived products from several datasets. Orthophotography 2002, 2005, 2007-2009, 2011-2018. © First Base Solutions Inc.

Scale 1: 1,623



REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT
 RECEIVED AND DEPOSITED
 24 DAY OF JAN. 19 80
 R. GARDEN
 R.A. GARDEN LIMITED

CAUTION
 This plan shall be of no effect unless it is registered in the Registry Act.

SCHEDULE
 PART 1 LOT 23, CON 5 INST. 172521
 PART 2
 THIS PLAN COVERS ALL OF AND REPLACES PLAN 65R-3219

PLAN OF SURVEY OF PART OF LOT 23, CONCESSION 5 TOWNSHIP OF GEORGINA - REGIONAL MUNICIPALITY OF YORK FORMERLY TOWNSHIP OF GEORGINA - COUNTY OF YORK
 SCALE 1:500
 R.A. GARDEN O.L.S.
 1979

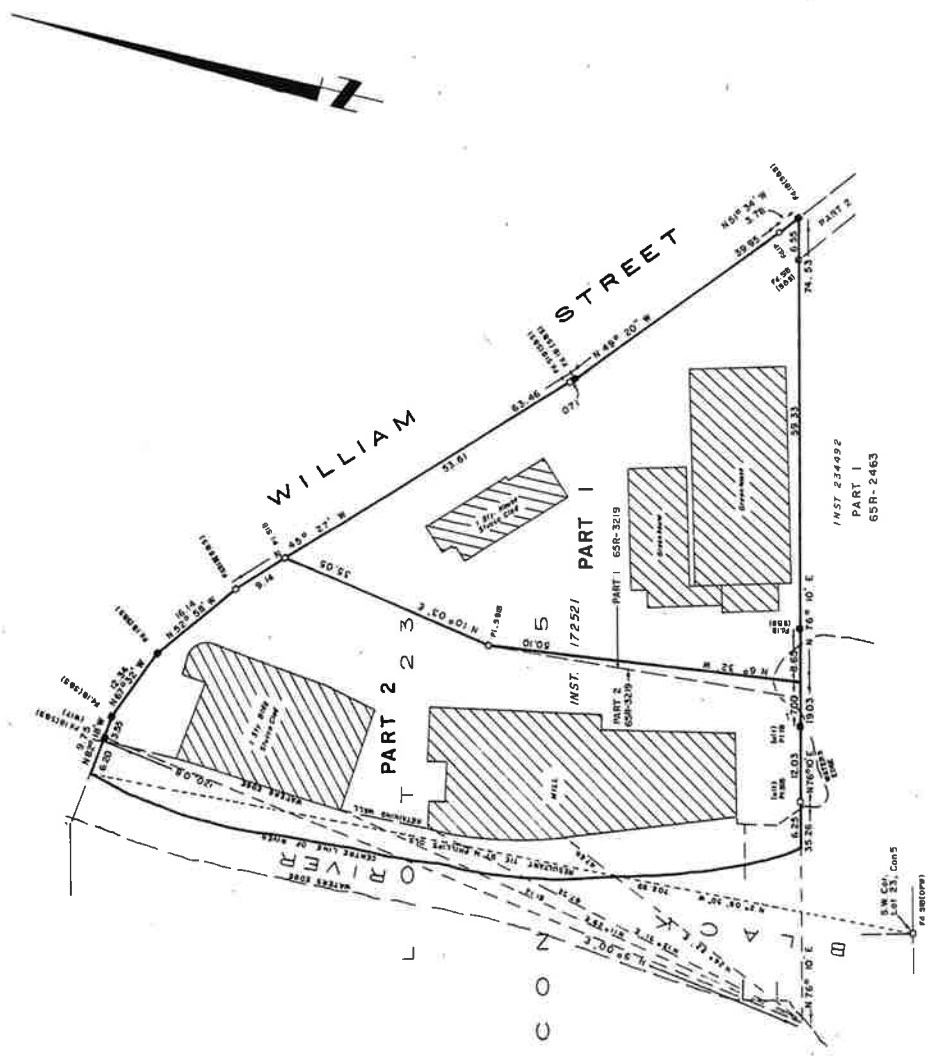
METRIC
 Measurements shown on this plan are in metres and may be converted to feet by dividing by 0.3048

BEARING REFERENCE
 Bearings are shown and referred to North True Part 1, Plan 65R-2463, bearing a bearing of N 74° 10' E

LEGEND
 1/1 denotes Easement
 1/2 denotes Easement
 1/3 denotes Easement
 1/4 denotes Easement
 1/5 denotes Easement
 1/6 denotes Easement
 1/7 denotes Easement
 1/8 denotes Easement
 1/9 denotes Easement
 1/10 denotes Easement

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT the survey and plan are correct and in accordance with the regulations made hereunder
 2 This survey was completed on the 4th day of FEBRUARY, 19 79
 R.A. Garden Limited
 Surveyors

R.A. GARDEN LIMITED
 ONTARIO LAND SURVEYORS
 BOX 389 • SUTTON WEST • L.O.E. IRO • TEL 722-5557



PLAN MATERIAL
 PENCIL - 3.5 MIL
 GAUGE - SPECIAL Y
 INK - SPECIAL Y

PLAN 65R-4695
RECEIVED AND DEPOSITED

1st DAY OF June 1981

CAUTION This plan is not a plan of subdivision within the meaning of The Planning Act.

METRIC DISTANCES shown on this plan are in metres and can be converted to feet by dividing by 0.3048

R.A. GARDEN O.L.S.

R.A. Garden

LAND REGISTRAR
FOR THE REGISTRY DIVISION OF
YORK REGION (MP 65)

**PLAN OF SURVEY OF PART OF
LOT 23, CONCESSION 5
TOWNSHIP OF GEORGINA
REGIONAL MUNICIPALITY OF YORK
FORMERLY TOWNSHIP OF GEORGINA-COUNTY OF YORK**

SCALE 1:500

R.A. GARDEN O.L.S.
1981

BEARING REFERENCE

Bearings are astronomic and referred to Plan attached to list 7435, giving a portion of the southern limit of King Street a bearing of N 66° 23' E

LEGEND

- Found
- Planted
- Round
- Square
- SB
- 5SB
- 1P

Iron Pipe by Covell O.L.S.

SURVEYORS CERTIFICATE

I CERTIFY THAT

- This survey and plan are correct and in accordance with The Survey Act and The Registry Act and the regulations made thereunder.
- This survey was completed on the 30th day of NOVEMBER 19 81

R.A. Garden

FILED
D.F. MAIL

DRAWN
D.G. GILES C.S.T.

CHECKED
R.A. GARDEN O.L.S.

TELEPHONE
SUTTON 722-5557

file no.
81-5222

R.A. GARDEN LIMITED
ONTARIO LAND SURVEYORS
BOX 399 SUTTON WEST LOE 1R0

NEWMARKET 895-5600

