

**TOWNSHIP OF ESSA  
COMMITTEE OF THE WHOLE  
WEDNESDAY, 21 FEBRUARY 2007  
6:00 p.m.**

A Committee of the Whole meeting was held on Wednesday, 21 February 2007 in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor David Guergis  
Deputy Mayor Terry Dowdall  
Councillor Sandie Macdonald  
Councillor Rick Newlove  
Councillor Ron Henderson

Staff in attendance: Greg Murphy, CAO/Manager of Public Works  
Carol Trainor, Clerk/Deputy-Treasurer  
Paul Macdonald, Fire Chief  
Colleen Healey, Manager of Planning and Development  
Julie Barrett, Treasurer

**1. OPENING OF MEETING BY THE MAYOR**

Mayor Guergis opened the Committee of the Whole meeting at 6:00 p.m.

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS**

**STAFF REPORTS**

**4. PLANNING AND DEVELOPMENT**

**a. Provincial Settlement Boundaries and Built up Areas, No. 2**

Resolution No: CW35-2007 Moved by: Macdonald, Seconded by: Dowdall

*Be it resolved that Report P07-20 from the Manager of Planning and Development be received as an update; and further*

*That the Manager of Planning and Development be directed to meet and/or consult with the Province and County on proposed settlement areas and built boundaries, and report back on this matter.*

Carried

**b. Proposed Bell Mobility Tower**

Ms. Healey advised that she had attended a meeting last week in support of the residents in Thornton who are opposed to the placement of this tower in this location. Council encouraged Ms. Healey to continue to work with the residents and Bell Mobility to find an alternate location for the tower.

Resolution No: CW36-2007 Moved by: Newlove, Seconded by: Macdonald

*Be it resolved that Report P07-21 from the Manager of Planning and Development be received; and further*

*That the attached draft letter to Bell Mobility Real Estate Services and the Town of Innisfil objecting to the location of the proposed Bell Mobility Tower be approved and sent.*

Carried

**c. Thornton Crossing Site Plan**

Resolution No: CW37-2007 Moved by: Newlove, Seconded by: Henderson

*Be it resolved that Report P07-22 from the Manager of Planning and Development be received; and further*

*That the Letter of Credit in the amount of \$209,432.40 being retained for Unifay-Fedar at the Thornton Crossing commercial site be reduced by \$201,932.40 such that the municipality will retain \$7,500.00, upon receiving a statutory declaration of paid accounts; and*

*That the Letter of Credit in the amount of \$60,000.00 being retained for Suncor Energy Inc., at the Thornton Crossing commercial site be reduced by \$12,896.96 such that the municipality will retain \$47,103.04, upon receiving a statutory declaration of paid accounts.*

Carried as amended.

**d. Essa Developments Lot Coverage**

Councillor Newlove noted that some of these proposed lot widths are very narrow and do not leave much room for parking vehicles. Ms. Healey agreed, noting that the proposal does not make provision for two vehicles to park safely on private property, but they would be overhanging onto Township property. She added that this proposed lot width only applies to the townhomes in this development. This developer is asking for 45 to 50% lot coverage, which is higher than usual. Councillor Newlove expressed concern about how many of this size of lots are permitted.

Resolution No: CW38-2007 Moved by: Macdonald, Seconded by: Henderson

*Be it resolved that Report P07-23 from the Manager of Planning and Development be received; and further*

*That the developer for Essa Developments be advised that, for increased lot coverages to be considered, site plans must be submitted for each type of unit proposed showing that two vehicles will be able to park on private property without overhanging onto any Township road allowance; and further*

*That the developer be advised that, should variances from the Township's engineering standards be sought after, the developer should make submissions for such, with any and all supporting material, as soon as possible to possibly save unexpected expenses later if assumptions are relied on.*

Carried

**e. Sewage Treatment Allocation**

Resolution No: CW39-2007 Moved by: Macdonald, Seconded by: Henderson

*Be it resolved that Report P07-24 from the Manager of Planning and Development be received; and further, that allocation for 257 units of sewage treatment at the Angus sewage treatment plant be reserved for Essa Developments Phase 2, for a three year period, on the condition(s) that: the Province provide written authorization of increased plant capacity, sufficient to provide for an additional 257 units without impeding on any existing commitments (existing commitments listed in Planning Report P07-19) and within the scope of what is acceptable to the Ministry of the Environment.*

Carried as amended.

**f. Revised Request for Parkland Dedication**

Ms. Healey explained that the owners are requesting first right of refusal on this one parcel, and would have to pay the fair market value of the day should they wish to purchase the property back from the Township. Mayor Guergis asked if building would be permitted on the property that is being dedicated, to which Ms. Healey advised that no building would be permitted as it is environmentally sensitive.

Resolution No: CW40-2007 Moved by: Macdonald, Seconded by: Henderson

*Be it resolved that Report P07-25 from the Manager of Planning and Development be received; and further*

*That the Township accept the latest request of Ed and Alice Guergis, so as to provide them with "first right of refusal" to repurchase the lands which they are dedicating to the Township, should the Township, in the future, decide to sell these lands – on the condition that the Guergis must offer fair market value to the Township for the subject lands, plus \$7,500 representing the agreed upon cash-in-lieu of parkland amount assigned to this plan of subdivision, and that the parkland must be joined with any other abutting lands owned by Ed and/or Alice Guergis.*

Carried as amended.

**5. PARKS AND RECREATION / COMMUNITY SERVICES**

**6. FIRE AND EMERGENCY SERVICES**

**a. Fire Safety Bunker Gear**

Councillor Newlove enquired what the department does with the “improper fitting” gear sets. Fire Chief Macdonald advised that they are certified for use and are retained by the Township with the hope that they can eventually be used by a fire fighter that fits them.

Resolution No: CW41-2007 Moved by: Newlove, Seconded by: Macdonald

*Be it resolved that Report F02-2007 from the Fire Chief be received; and that the Fire Chief receive approval to immediately replace 3 unserviceable and 3 improper fitting bunker gear sets with the cost applied to the 2007 budget; and*

*That annual replacement numbers and funding to meet bunker gear replacement requirements over four years be discussed during 2007 budget deliberations.*

Carried

**b. Fire Department Administrative Support**

Resolution No: CW42-2007 Moved by: Macdonald, Seconded by: Newlove

*Be it resolved that Report F03-2007 from the Fire Chief be received; and that the Fire Chief receive approval to immediately hire a part time administrative assistant at 25 hours per week and subject to budget deliberations where another department would have a need for clerical assistance the position hours be increased.*

Carried

**c. Combined Purchase of SCBA Face Mask Fit Tester**

Fire Chief Macdonald advised that the Township of Adjala-Tosorontio may also be interested in this purchase, which would further reduce Township costs to one quarter.

Resolution No: CW43-2007 Moved by: Dowdall, Seconded by: Newlove

*Be it resolved that Report F04-2007 from the Fire Chief be received; and that Council approve the Fire Chief entering into the joint purchase of a fit test machine with the fire services of Springwater and New Tecumseth; and*

*That the purchase price plus accessories be applied at 1/3 equal funding into the 2007 fire budget.*

Carried

**7. PUBLIC WORKS**

**a. Annual MOE Inspection of the Thornton Water Treatment Plant**

Resolution No: CW44-2007 Moved by: Macdonald, Seconded by: Newlove

*Be it resolved that Report PW-07-07 from the CAO/Public Works Manager be received; and further*

*That the CAO/Public Works Manager be authorized to apply for an amendment to the Certificate of Approval (C of A) issued for this facility to identify the existing equipment that has been installed.*

Carried

**b. Request for Directional Signage on Township Road Allowance**

A lengthy discussion was held regarding conditions that might be applied should the directional signage be permitted on Township roads. The number of signs per post would be limited to four, and only one sign post per corner would be permitted. Signs will be consistent, and used for direction only, not to provide information about the business. Councillor Macdonald suggested that the sign policy be revisited after one year to determine its effectiveness.

Resolution No: CW45-2007 Moved by: Macdonald, Seconded by: Henderson

*Be it resolved that Report PW-07-08 together with Report PW-06-45 from the CAO/Public Works Manager be received; and further*

*Should Council authorize this type of signage to be placed on our road allowances, that the draft Business Directional Signage on Road Allowances Policy, marked as Appendix "C" attached hereto be approved and the Clerk be directed to amend By-law No. 2006-51 accordingly to allow for such signage.*

Carried

**c. Request for Extension to Mandatory Water Hook-up and Waive Service Rates**

Resolution No: CW46-2007 Moved by: Macdonald, Seconded by: Dowdall

*Be it resolved that Reports PW-07-06 and PW-07-11 from the CAO/Public Works Manager be received; and further*

*That the request of the property owner to have their non-compliance water service flat charge waived not be approved until such time that a demolition permit has been applied for and the building has been demolished.*

Carried

**d. Damage to Roads at Snowmobile Crossings**

Resolution No: CW47-2007 Moved by: Newlove, Seconded by: Henderson

*Be it resolved that Report PW-07-12 from the CAO/Public Works Manager be received for*

*information.*

Carried

**8. FINANCE**

**9. CLERKS / BY-LAW ENFORCEMENT**

**a. Electronic Records Management Program**

Resolution No: CW48-2007 Moved by: Newlove, Seconded by: Henderson

*Be it resolved that Report C03-2007 from the Clerk be received; and that the Clerk and the Clerk's Assistant be given pre-budget approval to enroll in the first one day program of Records Management Fundamentals through the University of Toronto Professional Learning Centre, at a cost of \$210.00 each in preparation for implementing electronic document management in 2008.*

Carried

**b. Municipal Law Enforcement Monthly Report**

Resolution No: CW49-2007 Moved by: Macdonald, Seconded by: Newlove

*Be it resolved that Report BL02-2007 from the Municipal Law Enforcement Officer be received.*

Carried

**c. Monthly Canine Control Report**

Resolution No: CW50-2007 Moved by: Newlove, Seconded by: Macdonald

*Be it resolved that the Canine Control Report for the month of January 2007 from Canine Control Officer Whiston be received.*

Carried

**10. OTHER BUSINESS**

**a. Camphill Communities** Clerk Carol Trainor requested Council support to post information about Camphill Nottawasaga on the Township website, and to provide a link to their website. Agreed.

**b. BIA Boundary Expansion** Clerk Carol Trainor enquired if Council wished to expand the boundaries of the Angus Business Improvement District to include the growing commercial sector on Mill Street. Council confirmed that the area up to McKinnon Road should be included, and any commercial area where municipal services are extended.

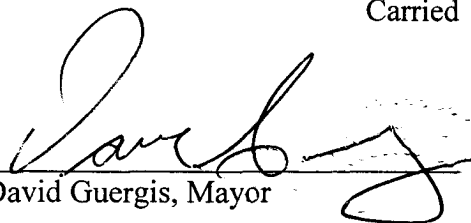
- c. **Draft Tow Truck By-law** Clerk Carol Trainor provided Council with a draft of the proposed Tow Truck by-law, asking that any comments be provided back to her as soon as possible so that a draft can be finalized for circulation, and a public meeting arranged. Section 6.8 b will be reworded to more clearly define the intent of the statement.
- d. **Request to consider Cat By-law** A resident of Thornton has requested that Council consider a by-law to prohibit cats from running at large. Clerk Carol Trainor provided a written response to the resident and was requested to review the cat by-law from the City of Barrie and report back to Council on its effectiveness.
- e. **Zoning Infraction** Colleen Healey reported that a property on County Road 56 continues to be in contravention of the zoning by-law and is unsightly. The Township is seeking a court injunction, the legal cost of which can be applied to the applicant.
- f. **The Door Youth Centre** The Door Youth Centre, currently leasing the former Angus Youth Centre, thanked Council for their continued support. The number of youths involved in their programs is increasing, and they are doing well with their fundraising efforts.
- g. **Insurance** Mr. Murphy advised Council that Insurance Premiums are projected to decrease by about 7% for 2007, a savings of approximately \$16,000. As a result, he recommends that other quotes not be pursued.
- h. **Pesticide Enquiry** Councillor Macdonald advised that the number of enquiries about pesticide restrictions is increasing. She will be seeking out sources of information at the Good Roads conference next week. Copies of other municipal by-law regulating the use of pesticides will be provided to the Councillor.

11. **ADJOURNMENT**

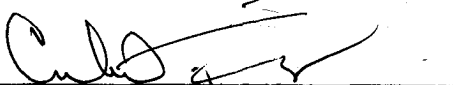
Resolution No: CW51-2007 Moved by: Henderson, Seconded by: Macdonald

*Be it resolved that this meeting of Committee of the Whole of The Township of Essa adjourn at 7:00 p.m. to meet again on Wednesday, March 7, 2007 at 6:00 p.m.*

Carried



David Guergis, Mayor



Carol O. Trainor, Clerk