

Minutes
Sutton Secondary Plan Review Study
Steering Committee Meeting No. 1
Thursday March 29, 2007

Attendees:

Committee Members	Staff/Consultants/Agencies
Robert Grossi, Mayor, Ex-Officio Ken Hackenbrook, Ward 4 Councillor Dave Szollosy, Ward 3 Councillor Danny Wheeler, Deputy Mayor Dr. George M. Burrows, Public Representative Clare Morrison, Public Representative Gregory Perry, Public Representative Margaretha Vandervelden, Public Representative	Harold Lenters, Town of Georgina Velvet Ross, Town of Georgina Denis Beaulieu, Town of Georgina Ron Palmer, The Planning Partnership John Tassiopoulos, The Planning Partnership Brad Bricker, LGL Limited

Meeting Began: 3:05pm

1. Introductions

- Ron Palmer began the meeting by introducing himself to the Committee and each member and participant followed.
- The meeting was then opened for nominations of the Steering Committee Chair and Vice-Chair.

2. Selection of Committee Chair and Vice-Chair

- Clare Morrison was nominated by George Burrows for the position of Chair and accepted the nomination. He was elected Chair by acclamation.
- Ken Hackenbrook was nominated by Danny Wheeler for the position of Vice-Chair and accepted the nomination. He was elected Vice-Chair by acclamation.

3. Confirmation of Work Program, Schedule and Budget

- Clare Morrison thanked the Committee members for selecting him Chair.
- Ron Palmer asked if any revisions were required to the Work Program, Schedule and Budget.
- It was asked if the budget allocation for the environmental work was sufficient to conduct the environmental work required. Ron Palmer mentioned that there is a sizeable allocation of the budget

set aside for the environmental work but was also aware that some areas within the Secondary Plan area will require extensive work and ground truthing because of the complexity of the environmental issues.

- Harold Lenters explained that it might not be possible for ground truthing to take place throughout the study area because some landowners may not allow access to their property. He also mentioned that the approach for the environmental work would be broader.
- Brad Bricker agreed stating that the environmental work would take a "big picture" approach and believed the budget provided the flexibility needed to deal with additional work that may be required to establish a conservative and defensible environmental protection line.
- Danny Wheeler asked what type of policies would be included with respect to the environment. Ron Palmer answered that in addition to policies that require further studies within the typical 30m or 120m buffer, the policies will be composed of environmental features, buffers and trigger lines that will require more detailed study.
- Harold Lenters asked if a systems approach to the environmental work was being considered for the Study and Brad Bricker explained that even though the Study area is outside of the Greenbelt, a sensitive systems approach to connecting and integrating environmental areas with the surrounding Greenbelt, must still be provided.
- Harold Lenters mentioned that the schedule dates and tasks on Exhibit 1: Work Program/Schedule would require revision. ACTION: The Planning Partnership to revise Exhibit 1 to reflect new dates and changed tasks.
- Margaretha Vandervelden asked if sharing of information between the Steering Committee and the Technical Advisory Committee (TAC) would be possible including sharing of minutes. Ron Palmer explained that the minutes would be made available and added that the purpose of TAC is to provide technical assistance and that formal decisions are made by the Steering Committee. The Chair mentioned that TAC should meet prior to the Steering Committee so that it may have the benefit of progress made by TAC. On a motion duly made and seconded, this request was approved.
- Danny Wheeler asked why the work program is year long. Ron Palmer explained that part of the reason for this length of time is to ensure that the environmental work could have the benefit of a four seasons review of the Study area.
- Velvet Ross asked about the timing for the charrette portion of the work program and whether it was possible to have it between June and July and have a public open house in September. Ron Palmer thought that this would be ideal and that it would allow the process to also capture the participation of seasonal residents.

4. Discussion of a Vision Statement for Sutton / Jackson's Point

- Ron Palmer explained that it was important to get a general idea of the Committee's vision of Sutton / Jackson's Point in the next 20 years through the use of a visioning exercise based on three questions. This exercise will help with the discussion of issues list to follow.
- Each participant was asked to provide answers for each of the following three questions:

Question 1 – What are the three main attributes of Sutton / Jackson's Point that make it great today?

Question 2 – What attributes distinguish Jackson's Point from Sutton?

Question 3 – Of the identified attributes, which represent the greatest opportunity for Sutton / Jackson's Point over the next 20 years?

- The results of Questions 1 and 2 were presented by John Tassiopoulos and Ron Palmer presented the results of Question 3. The following common themes were drawn from the answers supplied:

Question 1

- small town atmosphere and friendliness;
- sense of community;
- Lake Simcoe and the waterfront;
- maintaining heritage and historical sites; and,
- green space and environmental features with outdoor recreational opportunities.

Some less common answers included the agricultural environment, good past and present governance and the original Town of Sutton was well planned.

Question 2

- Jackson's Point is related to Lake Simcoe and waterfront while Sutton is more River focused;
- Jackson's Point emphasis is cottagers and tourism while Sutton's is full time local residents;
- There is a need / opportunity for redevelopment and renewal in Jackson's Point; and,
- Need for and lack of recreational facilities in Jackson's Point.

Some less common answers included the dichotomy of history and evolution, Sutton has better highway access, limited public access to lakefront and Sutton's connection to the Black River and the Fairgrounds.

Question 3

- maintaining a small town atmosphere with a vibrant economy;
- self sufficiency that includes employment and tourism opportunities; and,
- environmental features, open space, the waterfront and environmentally sensitive development.

Some less common answers included successful downtown / core areas, develop a college town around GTTI (veterinary component) and isolation from over development.

5. Discussion of Issues and Preliminary List Provided in Agenda

- Ron Palmer asked if there were any additional comments or issues that the Committee would like to include with respect to the list provided. He explained that the list was not meant to be exhaustive but was to provide a valuable starting point to the Study.

- George Burrows felt that services for Seniors should be addressed.
- Dave Szollosy mentioned the agricultural community and its interaction with the urban area.
- Margaretha Vandervelden mentioned the need for affordable housing, especially for Seniors.
- Gregory Perry was concerned that no small hospital was available and George Burrows added that the lack of medical facilities has hindered the attraction of doctors to Sutton.
- Concern was expressed with respect to the notion of protecting the distinct character of Jackson's Point. It was agreed by Committee members that the issue should actually be the enhancement of the Jackson's Point character. Harold Lenters mentioned that the current redevelopment background work on the Bonnie Boats Town Park/Hotel lands should be included in this process.
- The Chair expressed concern about the role and character of High Street and how it may be enhanced because it is not as successful as it should be. Harold Lenters mentioned that part of the issue is that High Street needs to reinvent itself because it was originally designed for a community from a hundred years ago. Margaretha Vandervelden felt that apparent high rents may be hindering the success of businesses along High Street. Mayor Grossi noted that High Street was the only connection between the community and the highway and that traffic was mostly passing through. Ron Palmer added that High Street posed an interesting problem because the "right" kind of traffic has to be attracted and at the same time it is important to maintain the historical buildings that remain.
- There was some discussion as to the issue of redeveloping and moving the Fairgrounds site. There has been some interest shown with respect to developing the lands. Some concern was noted with regard to its heritage value in Sutton. It was explained that the site would allow for a logical extension of the surrounding plan and servicing, that the site was underutilized considering its location in the Sutton, and that other municipalities have moved similar fairgrounds (Lindsay and Markham) and they had been successful. It was agreed that there was an emotional attachment to the Fairgrounds and that public input on this issue would be required.
- The amount and location of public parks / open space along with cultural and recreational facilities for youth was mentioned as an issue.
- Margaretha Vandervelden noted that some residents within the urban service boundary were still on private services and that this should be addressed. Ron Palmer suggested that the issue of "the need for urban service area boundary expansion" should be changed to "the need for urban service area boundary adjustment".
- The Chair asked what was meant by "the range and mix of housing in new development areas". Ron Palmer explained that it was important to have a balanced mix and that any planning exercise has to include and consider a full range of housing types to address both regional and provincial requirements. Part of the charrette will deal with testing a range of housing types to determine densities and mix. It was suggested that implementation of Architectural Controls for housing be included as an issue.
- It was asked if the need for employment land was an issue since many in the community do not care for this type of development. Ron Palmer explained that this was included to determine if employment lands may be required over time, and if they are, where they could be located.
- The Chair asked if Dalton Road should be considered a commercial corridor and Robert Grossi added that some current commercial activity is expanding. Ron Palmer said that the role and character of

Dalton Road would be included as an issue to study and in addition Base Line and Lake Drive would also be included.

- Margaretha Vandervelden asked if there was a possibility of including commuter shelters and waiting areas as an issue and Velvet Ross suggested that this could be included as part of a “public parking and related facilities issue.

6. Discussion of Charrette

- Ron Palmer mentioned that at the next meeting Donna Hinde, of The Planning Partnership, would provide a proposed agenda, details and discussion items for the charrette that would take place in June or July, 2007.

7. Next Meeting

- The date and time of the next Steering Committee meeting was not determined at this meeting. The Steering Committee will be notified by email on possible meeting dates and then confirm the next meeting date.

8. Other Business

- The Chair mentioned that Ken Hackenbrook, on second thought, did not feel he would have the time to commit as Vice-Chair of the Committee and wanted someone else to be selected in his place. No nominations were provided and it was agreed that the Vice-Chair selection would take place at the next meeting. A motion was made by Dave Szollosy to defer the Vice-Chair selection and was seconded by Robert Grossi. All were in favour, motion carried.

Adjournment

- On a motion duly made and seconded, the meeting was adjourned at approximately 5:55 p.m.

Minutes prepared by John Tassiopoulos