



MA-BS-1

THE REGIONAL MUNICIPALITY OF PEEL

GREENLANDS SECUREMENT SUBCOMMITTEE

MINUTES

GSSC-2012-2

The Greenlands Securement Subcommittee met on Thursday, June 7, 2012, at 9:46 a.m. in the Council Chamber, Regional Administrative Headquarters, Suite A, 10 Peel Centre Drive, Brampton.

Members Present: P. Foley; E. Kolb; R. Paterak; R. Starr; A. Thompson; J. Tovey; R. Whitehead

Absent: J. Sprovieri, due to other municipal business

Also Present: D. Szwarc, Chief Administrative Officer; Norma Trim, Chief Financial Officer and Commissioner of Corporate Services; K. Lockyer, Senior Legal Counsel; S. Banz, Manager, Rural/Environment Policy Development; J. Wong, Planner, Planning Policy and Research; C. Reid, Regional Clerk, H. West, Committee Clerk

Chaired by Councillor R. Paterak.

1. **DECLARATIONS OF CONFLICT OF INTEREST – Nil**
2. **APPROVAL OF AGENDA**

RECOMMENDATION GSSC-4-2012:

That the agenda for the June 7, 2012 Greenlands Securement Subcommittee meeting, be approved.

3. **DELEGATIONS**

- a) **Mike Fenning, Senior Manager and Matt Kenel, Acting Project Manager, Conservation Lands and Property Services, Toronto and Region Conservation Authority (TRCA), Regarding the Montessori School Property Project in the Town of Caledon**

Received

See also Reports - Item 4a

A copy of the presentation is available from the Office of the Regional Clerk.

Mike Fenning, Senior Manager and Matt Kenel, Acting Project Manager, Conservation Lands and Property Services, TRCA, provided an overview of the acquisition of the Montessori School Property, the management plan for the Bolton Camp, site and building assessments and the three operational model concepts for future recreational use, including: 1) Summer Day-Camp; 2) Summer Overnight Camp; and 3) Year-round Field Centre. The TRCA is looking for financial donors to assist with the public operating costs of the Camp.

Councillor Thompson raised concern regarding the estimated cost for the bridge replacement and suggested that TRCA staff consult with the Regional staff to determine if a pre-fabricated bridge would be suitable, noting that the pre-fabricated bridges are less expensive.

Councillor Whitehead concurred with Councillor Thompson's concern noting that the Canadian Military provided a service for the installation of 'baby bridges' at a reduced cost. He suggested that the TRCA investigate if the Canadian Military is still providing this service. Mike Fenning responded that all options to reduce the cost of the bridge replacement will be reviewed.

Councillor Tovey inquired as to what the total capital budget will be for refurbishing the site. Matt Kennel responded that the TRCA have estimated costs for the three operating models: 1) Summer Day-Camp; 2) Summer Overnight Camp; and 3) Year-round Field Centre. The Year-round Field Centre would cost approximately \$20 million including water service, wastewater service, new electrical system and refurbishing the heritage structures and is the preferred model of the TRCA.

The Regional Chair asked for clarification on the business case for the other two operating models. Mike Fenning responded that the Summer Day Camp is estimated at approximately \$10 million and the Summer Overnight Camp at approximately \$12 million. The existing buildings would be refurbished for all three operating models, however the Field Centre would also have three additional buildings constructed.

Councillor Paterak asked if the site is serviced by Regional water. Mike Fenning responded that the site does not have a connection to the Regional water system.

Councillor Paterak stated that there is a Field Centre at Balls Falls which incorporated a sewer servicing system contained within the Field Centre building. The system treats the water to a drinking water standard and then discharges the water to a creek which flows to Balls Falls. Councillor Paterak suggested that the TRCA review the Balls Falls sewer servicing system.

4. REPORTS

- a) **Toronto and Region Conservation Authority Montessori School Property Project Update, Part Lots 8, 9, and 10, Concession 8 ALB, Town of Caledon, Ward 5**

RECOMMENDATION GSSC-5-2012:

That the funding amount of \$250,000 representing 50 per cent of Toronto and Region Conservation Authority (TRCA) estimated costs that were previously committed for the immediate site securement and demolition needs related to the acquisition by the TRCA of 102 hectares (254 acres)

in the Town of Caledon, be released from the Greenlands Securement Capital project 12-3310;

And further, that the released funds may be applied towards a portion of the costs related to completing the transfer of the property to TRCA, site securement work undertaken in 2011, additional site securement and demolition of buildings and structures along with related reports, bridge replacement and related reports, and selected fencing as described in the report of the Chief Financial Officer and Commissioner of Corporate Services, dated May 4, 2012, titled "Toronto and Region Conservation Authority June 2012 Greenlands Securement Project-Town of Caledon, Ward 5";

And further, that costs for seasonal maintenance, site security, and additional hazard tree assessments and removal along trails, be excluded from eligible funds;

And further, that the TRCA provide final invoices to support the work undertaken, with the Region of Peel contribution adjusted to 50 per cent of the final invoices, up to a maximum Regional cost share of \$250,000, which must be submitted before the end of 2013.

See also Delegations - Item 3a

The Regional Chair inquired how much fencing will be erected. Matt Kenel responded that over two kilometres of fencing is required, however the Region's financial contribution will provide the external fencing for the site.

The Regional Chair inquired if the developer is required, under the subdivision agreement, to fence the boundary between the Camp Villa property and the TRCA site. Mike Fenning responded that the developer is responsible for the fencing and undertook to forward a request to have the fence erected.

Councillor Paterak requested staff to prepare a follow up report on the Eco Gift program, to be considered at a future Greenlands Securement Subcommittee meeting.

To alleviate bridge replacement costs, Councillor Whitehead inquired if the entrance could be relocated to the Albion Vaughan Townline thereby allowing a pedestrian bridge to the current access.

Matt Kenel responded that there is an overgrown gravel driveway to the north end of the public use area which the TRCA is investigating for restoration. Regional Chair Kolb raised concern with an entrance accessing the Townline due to steep grades and obstructed sight lines.

- b) **Greenlands Securement Program 2011 Summary of Activities**
Presentation by Simone Banz, Manager, Rural/Environmental Policy Development and Janet Wong, Planner, Integrated Planning Division

Received

A copy of the presentation is available from the Office of the Regional Clerk.

Simone Banz, Manager, Rural/Environmental Policy Development and Janet Wong, Planner, Integrated Planning Division, provided an overview of the achievements of the Greenlands Securement Program and highlighted the 15 properties which have been secured between 2007-2011.

Councillor Whitehead stated that developers must dedicate non-developable lands to the area municipality or a Conservation Authority (CA) if the land is within the Oak Ridges Moraine Area, specifically Palgrave Estates. Therefore, non-developable lands should not be purchased, nor tax receipts provided under the Greenlands Securement Program. Councillor Whitehead requested that staff review the Oak Ridges Moraine policy on dedicating non-developable lands and report to a future Greenlands Securement Subcommittee meeting.

Councillor Whitehead stated that severances are no longer permitted outside of the Palgrave Estate area. If a landowner wants to reduce the building lot size and provide the remainder of the land to a Conservation Authority, the land should be provided as a gift, without landowner compensation. Councillor Whitehead requested that staff review the Town of Caledon's severance policy in rural areas and report to a future meeting of GSSC regarding dedication of lands to CA's from a severed lot.

5. COMMUNICATIONS – Nil

6. IN CAMERA MATTERS – Nil

7. OTHER BUSINESS – Nil

8. NEXT MEETING

The next meeting of the Greenlands Securement Subcommittee is scheduled for September 6, 2012, at 9:30 a.m., Regional Administrative Headquarters, Suite A, Council Chamber, 5th floor, 10 Peel Centre Drive, Suite A, Brampton, ON.

Please forward regrets to Helena West, Committee Clerk, (905) 791-7800, extension 4697 or helena.west@peelregion.ca.

9. ADJOURNMENT

The meeting adjourned at 11:10 a.m.