



**THE CORPORATION OF THE  
TOWN OF GEORGINA  
Council Minutes**

Date: Wednesday, February 14, 2024  
Time: 7:00 PM

Members of Council  
Present:

Mayor Margaret Quirk  
Regional Councillor Davison  
Councillor Biggerstaff  
Councillor Fellini  
Councillor Neeson  
Councillor Genge  
Councillor Dale

Staff Present:

Ryan Cronsberry, CAO  
Denis Beaulieu, Director of Development Services  
Rob Wheeler, Deputy CAO/Treasurer  
Mamata Baykar, Deputy Clerk  
Carolyn Lance, Council Services Coordinator  
Cheyenne McAnuff, Records and Information Coordinator  
Alan Drozd, Manager of Planning Policy  
Anne Winstanley, Supervisor, Communications  
Brittany Dobrindt, Planner I  
Michael Iampietro, Manager, Development Engineering

**1. CALL TO ORDER- MOMENT OF MEDITATION**

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

- Council remembered former Chief Bill O'Neill who passed away this morning. Chief O'Neill served the community with pride and dedication for more than 32 years. Condolences are extended to his family and friends.

**2. ROLL CALL**

As noted above

**3. COMMUNITY ANNOUNCEMENTS**

- Monday, February 19, Pefferlaw Lions Club Family Fun Day, 10:30am, food and activities indoor and outdoor
- Announcement made this week by MPP Caroline Mulroney that the Provincial Government will be investing \$1.4 Million in Primary Care Teams in Georgina; includes funding for mobile van to assist those experiencing homelessness and to provide transportation to access the primary care location, a new location to bring together health care providers under one roof and to serve over 2,730 patients in Keswick and the surrounding area, expressed appreciation to MPP Mulroney and Northern York South Simcoe Ontario Health Team, collaborative effort

**4. INTRODUCTION OF ADDENDUM ITEM(S)**

- Item 10.1.a, additional correspondence from Lake Simcoe Region Conservation Authority Planning Review comments
- Item 11.1.a, Report No. LS-2024-0007, appointment to Georgina Public Library Board to fill a vacancy
- Item 17.1.a, Closed Session, confidential attachment to Report LS-2024-0007
- Item 10.1.a, additional correspondence from Qiang and Elisa Dong

**5. APPROVAL OF AGENDA****RESOLUTION NO. C-2024-0051**

Moved By Councillor Fellini

Seconded By Councillor Neeson

That the February 14, 2024 Council agenda, with the following addendum items, be adopted;

- Item 10.1.a, additional correspondence from Lake Simcoe Region Conservation Authority Planning Review comments
- Item 11.1.a, Report No. LS-2024-0007, appointment to Georgina Public Library Board to fill a vacancy
- Item 17.1.a, Closed Session, confidential attachment to Report LS-2024-0007
- Item 10.1.a, additional correspondence from Qiang and Elisa Dong

**Carried**

**6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF** None

**7. ADOPTION OF MINUTES** None

**8. SPEAKERS AND DELEGATIONS**

**9. PETITIONS** None

**10. PUBLIC MEETINGS**

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

a. Application to Amend Zoning Bylaw No. 500 (7:10pm)

GREENGATE VILLAGE LIMITED

Dovedale Drive, Keswick

Part Lot 6, Concession 3, (NG), File 03.1182

Agent: Michael Smith Planning Consultants

Report No. DS-2024-0007

a. Additional correspondence; Lake Simcoe Region  
Conservation Authority Planning Review Comments

**Alex Smith** of Michael Smith Planning Consultants, Agent for the applicant, reviewed the application;

- to develop a 20-unit purpose-built rental townhouse development, south side of Dovedale Drive
- 25.59 metre frontage, 5.05 hectares in size, proposed development area covers 0.67 hectares of western portion of property, outside of natural heritage features and proposed vegetation protection zone
- blue heron colony located on eastern portion of woodland, proposed development located 120 metres from the limit of the colony, no impacts anticipated
- majority of subject land covered by significant woodlands, contains unevaluated wetlands
- rezone from Rural to Medium Density Urban Residential and Site Specific Open Space
- 3 townhouse blocks, 10 visitor parking spaces, privately fenced back yards to mitigate impacts to natural heritage features, 36 square metres of amenity area
- development to be set back a minimum of 6 metres from the watercourse to the west, encroachment into vegetation protection zones, compensation discussed in EIS

**Brittany Dobrindt;**

- proposal on a private road
- site specific regulations not required for residential portion as proposal will adhere to R3 zone requirements
- department and agency comments summarized
- issues requiring consideration include; ensure tenure remains as purposed built rental, adequacy of on-site amenity space, adequacy of access from site to trail network and Bayview Park, adequacy of proposed compensation program for loss of natural features, suitability of proposed zoning provisions including potential holding symbol in relation to final approval of the Keswick Secondary Plan, adequacy of road access to the site and servicing allocation assignment
- recommendations

**Elisa Dong**, 65 Tim Jacobs Dr, Keswick, adjacent to subject property, proposed site is on a wetland and woodland, building upon a wetland will lead to flooding, there is no way to adequately compensate for the loss of wetlands, recommends the developer reassess the situation and consider how they will impact neighbouring residents for flooding that will occur in future. A lot of ecological biodiversity in that area will be negatively affected including a rise in the mosquito population due to lack of predators to control them.

**Mr. Dong**, 65 Tim Jacobs, believes there has been too much construction in this already, another project will create more construction noise, and more construction will destroy the environment that includes hundreds of birds.

**Alex Smith** responded to comments made by the public;

- Lake Simcoe Region Conservation Authority has no concerns
- anticipates further clarification of stormwater management report through the site plan process
- construction prohibited during certain periods to ensure no negative affects on the blue heron colony; project located over 120 metres from the colony

**Brittany Dobrindt;**

- no development proposed on wetland portion
- exact number of trees to be removed to be determined through site plan process

**Denis Beaulieu** advised that allocation is set aside for purpose-built rentals, staff in the process to ensure that will remain the case

**Council;**

- ensure sufficient setbacks from wetland and woodland
- investigate potential flooding created by impacts to wetland, protect future homeowners via drainage, other measures
- include written agreement to ensure maintenance of trees
- management strategy to prevent encroachment into Open Space area
- connection of trail system to Tim Jacobs Drive
- management plan for purpose-built rental
- ensure buildings are insurable due to surrounding water
- upkeep of rain gardens by certified individual
- opportunity for platform against buffer zone to indicate protection of naturalized area
- ensure interested parties are aware of links to Keswick Secondary Plan
- bicycle racks

**Brittany Dobrindt** responded to comments made

**Denis Beaulieu**; expects appeal to Keswick Secondary Plan to have no material impact on timing of this project

**RESOLUTION NO. C-2024-0052**

Moved By Councillor Biggerstaff

Seconded By Regional Councillor Davison

1. That Council receive Report DS-2024-0007 prepared by the Development Planning Division, Development Services Department dated February 14, 2024 respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Greengate Village Limited for lands on the south side of Dovedale Drive, Keswick;
2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2024-0007, as well as any comments raised by the public and Council at the Public Meeting; and,
3. That Staff provide written notice of the next Council meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
  - a. Any person or public body that has requested to be notified of any future Council meeting(s); and,

- b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

**Carried**

13. **MOTIONS/ NOTICES OF MOTION** None
14. **REGIONAL BUSINESS** None
15. **OTHER BUSINESS** None
16. **BYLAWS** None
17. **CLOSED SESSION**

Moved By Councillor Biggerstaff  
Seconded By Councillor Fellini

That Council convene into Closed Session at 8pm to discuss the following matter;

- a. PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, Section 23992)(b), MA; Confidential attachment to Report LS-2024-0007, Georgina Public Library Board Appointments to Fill a Vacancy for the 2022-2026 Term of Office

**Carried**

Moved By Councillor Neeson  
Seconded By Councillor Biggerstaff

That the Council Meeting reconvene at 8:13pm and report on matters discussed in Closed Session.

**Carried**

**RESOLUTION NO. C-2024-0053**

Moved By Regional Councillor Davison  
Seconded By Councillor Neeson

In regard to Closed Session Item 17.1.a under Section 239(2)(b) of the Municipal Act being personal matters about an identifiable individual including municipal or local board employees regarding confidential attachment to Report LS-2024-0007;

1. That Council receive the update and staff proceed accordingly and that the Mayor and Clerk be delegated the authority to execute the necessary bylaw.

**Carried**

**12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS**

## 2. General Information Items

## a. Information Items

**RESOLUTION NO. C-2024-0054**

Moved By Councillor Biggerstaff

Seconded By Councillor Fellini

That the General information items for February 14, 2024, be received.

**Carried****11. REPORTS**

## 1. Adoption Of Reports Not Requiring Separate Discussion

## a. Georgina Public Library Board Appointment to Fill a Vacancy for the 2022-2026 Term of Office

Report No. LS-2024-0007

**RESOLUTION NO. C-2024-0055**

Moved By Regional Councillor Davison

Seconded By Councillor Neeson

1. That Report No. LS-2024-0007 prepared by the Clerk's Division, Legislative Services, dated February 14, 2024, respecting an appointment to the Georgina Public Library Board, be received.
2. That Council review the attachment (Confidential Attachment No.1) detailing the applications received for the following Board:
  - a. Georgina Public Library Board
3. That Confidential Attachment No. 1 be discussed in Closed Session, as it contains personal information.
4. That Council direct the Clerk's Division to prepare the necessary bylaw to give effect to the appointment.
5. That the appointment of the selected applicant by Council come into effect upon the passing of the appointment bylaw and acceptance of the appointment by the Board Designate.

**Carried**

**18. CONFIRMING BYLAW**

1. Bylaw Number 2024-0015 (COU-2) confirming proceedings of Council on February 14, 2024

**Carried**

**19. MOTION TO ADJOURN**

Moved By Councillor Dale

Seconded By Councillor Biggerstaff

That the meeting adjourn at 8:15pm

**Carried**

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Margaret Quirk, Mayor

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Mamata Baykar, Deputy Clerk