



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

Date: Wednesday, September 18, 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
Shawn Nastke, Director, Strategic Initiatives
Mamata Baykar, Deputy Clerk
Carolyn Lance, Council Services Coordinator
Alan Drozd, Manager of Planning Policy
Janet Porter, Manager of Development Planning
Karyn Stone, Manager, Economic Development & Tourism
Neil Macdonald, Manager, Capital Projects

Others Present:

Alex Demoe, EA to Mayor and Council
Sean Lapenna, Senior Development Planner

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.”

2. ROLL CALL

As noted above

- Condolences extended to those impacted by the incident that occurred this morning in Bayview Park in Keswick during which two individuals were shot and killed

3. COMMUNITY ANNOUNCEMENTS

- Monday, September 30, Truth and Reconciliation Day, flag-raising event, 3:30pm, Civic Centre
- Saturday, September 21, Harvest Festival at Pioneer Village, 10am-4pm
- Saturday, September 21 and Sunday, September 22, LEAF (Local Enhancement and Appreciation of Forests) Willow Wharf tree planting event planting native trees and shrubs, 1pm-3pm
- Georgina Splash Pads remain open due to the warm weather
- Friday, September 20, Pefferlaw resident competing for WBA International Middleweight title, 7pm

4. INTRODUCTION OF ADDENDUM ITEM(S)

- Item 11.1.c, Report DS-2024-0041 entitled 'Sanitary Sewer and Water Servicing Allocation Assignment Program and Capacity Update - Keswick Water Resource Recovery Facility'
- Closed Session Item 17.1.a requested to be withdrawn from the agenda

5. APPROVAL OF AGENDA**RESOLUTION NO. C-2024-0292**

Moved By Councillor Fellini

Seconded By Councillor Dale

That the September 18, 2024 Council agenda, with the following addendum items, be adopted;

- Item 11.1.c, Report DS-2024-0041 entitled 'Sanitary Sewer and Water Servicing Allocation Assignment Program and Capacity Update - Keswick Water Resource Recovery Facility'
- Closed Session Item 17.1.a requested to be withdrawn from the agenda

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**

Mayor Quirk explained the procedure for a public meeting.

a. Applications for Draft Plan of Subdivision and Zoning Bylaw Amendment (7:10pm)

Orchidtrail Building (BT) Corp. (Orchidtrail Phase 2)

Part of Lots 14 and 15, Concession 3 (NG), 24996 Woodbine Avenue, Keswick

AGENT: Michael Smith Planning Consultants

Report No. DS-2024-0052

Michael Smith, Agent;

- brief overview of the proposed zoning bylaw; 125 single detached dwelling lots, 114 street townhouses on 17 blocks
- holding zone required to restrict development until servicing allocation assigned
- compound zoning proposed for proposed fire hall site

Mark Stone, Planning Consultant;

- compound zone to permit future institutional and/or residential uses on the fire hall block
- density range of 25 to 40 units per net residential hectare
- Issues requiring consideration include conformity with and timing for approval of the applications relative to future approval of adopted/appealed Keswick Secondary Plan, resolution of all technical and design comments, suitability of proposed zoning provisions including compound zoning and holding provisions in relation to servicing allocation assignment

Considerations include;

- lack of parking
- ensure no negative effect to trees on neighbouring properties
- archeological assessment
- roughed in rental accessory apartments under discussion
- reform street naming working group

RESOLUTION NO. C-2024-0293

Moved By Councillor Neeson

Seconded By Councillor Dale

1. That Council receive Report No. DS-2024-0052 prepared by the Development Planning Division, Development Services Department dated September 18, 2024 respecting applications for Draft Plan of Subdivision - Orchidtrail Phase 2 (File 01.160, 19T-22G02) and Zoning By-law Amendment (File 03.1169) submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owner Orchidtrail Building (BT) Corp. for the property municipally addressed as 24996 Woodbine Avenue, Keswick, and legally described as Part of Lots 14 and 15, Concession 3 (NG);
2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2024-0052, 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 applications.

Carried**11. REPORTS****2. Reports Requiring Separate Discussion**

- a. Applications for Draft Plan of Subdivision and Zoning Bylaw Amendment

Canadian Life Science and Technology Park

Part of Lots 3 and 4, Concession 4 (NG), 23349 Woodbine Avenue,
Keswick

AGENT: Murray Evans of Evans Planning Inc.

Report No. DS-2024-0045

Stefan Balakji and **Murray Evans** provided a brief overview of the application.

- minor amendments to draft plan, 21-block industrial employment plan of subdivision, Keswick Business Park south of Glenwoods Avenue
- collector roads aligned to access the MURC
- Official Plan Amendment adopted for Business Park area to allow interim development on private services; once force main in operation, full municipal servicing to take place

Denis Beaulieu; multiple meetings and discussions held with the Region to emphasize importance of the Business Park and bringing force main online as quickly as feasible to proceed on full municipal services and not on interim private services, working toward program to bring system online in Q4 of 2026.

Mayor Quirk left the Chair and Regional Councillor Davison assumed the Chair at this time.

RESOLUTION NO. C-2024-0294

Moved By Mayor Quirk

Seconded By Councillor Biggerstaff

1. That Council receive Report No. DS-2024-0045, prepared by the Development Planning Division, Development Services Department dated September 18, 2024, respecting revised applications for Draft Plan of Subdivision (File 01.162) and Zoning Bylaw Amendment (File 03.1174) submitted by Evans Planning Inc. (c/o Murray Evans) on behalf of the Owner, Canadian Life Science and Technology Park Inc., for the property municipally addressed as 23349 Woodbine Avenue and legally described as Part of Lots 3 and 4, Concession 4 (NG);
2. That Council approve the revised applications for Draft Plan of Subdivision and Zoning Bylaw Amendment as described in Report No. DS-2024-0045;
3. That a consolidated set of Conditions of Draft Plan of Subdivision Approval be finalized and a Notice of Decision be issued upon the receipt of all outstanding conditions of approval from internal departments and external agencies;
4. That Council acknowledges there have been revisions to the proposed Zoning Bylaw since the April 19, 2023 public meeting and that in accordance with Section 34(17) of the *Planning Act* has determined these revisions to be minor and not requiring an additional public meeting;

5. That Council assign 259 persons equivalent of servicing allocation from the capacity reserved for the Keswick Business Park lands south of Glenwoods Avenue to facilitate a first phase subdivision registration with up to 7 hectares of employment/industrial development on the subject lands; and,
6. That the proposed Zoning Bylaw be approved and enacted by Council at the September 18, 2024 Council Meeting.

Carried Unanimously

Mayor Quirk resumed the Chair at this time.

Moved By Councillor Fellini

Seconded By Councillor Biggerstaff

That the Council meeting recess at 8:20pm

Carried

The Council Meeting reconvened at 8:32pm

- b. Sanitary Sewer and Water Servicing Allocation Assignment Program and Capacity Update - Keswick Water Resource Recovery Facility

Report No. DS-2024-0041

(Advisement: Report circulated via Addendum, see Item No. 11.1.c for discussion and motion)

- c. Sanitary Sewer and Water Servicing Allocation Assignment Program and Capacity Update - Keswick Water Resources Recovery Facility

Report No. DS-2024-0041

Janet Porter provided a brief overview of the Allocation Assignment Program and Capacity Update report.

RESOLUTION NO. C-2024-0295

Moved By Councillor Neeson

Seconded By Regional Councillor Davison

1. That Council receive Report No. DS-2024-0041 prepared by the Development Planning Division, Development Services Department, dated September 18, 2024 respecting the Sanitary Sewer and Water Servicing Allocation Assignment Program and Capacity Update for the area served by the Keswick Water Resource Recovery Facility;

2. That staff complete its review of the Sanitary Sewer and Water Servicing Allocation Assignment Program and Capacity Update and report back to Council by the end of Q4 2024 with recommendations on potential interim adjustments to the program, redistributing servicing allocation amongst categories, and/or rescinding servicing allocation from projects that have not advanced to construction in order to release and potentially reassign servicing allocation to other projects that are aligned with the Town's key priorities;
3. That notice of the future Council meeting be provided in advance to any parties who have formally requested same; and,
4. That the Town Clerk forward a copy of Report No. DS-2024-0041 and Council's Resolution thereon to the Georgina Developers Association and all landowners/applicants identified in Attachment 7.

Carried Unanimously

12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS

1. Dispositions/Proclamations None
2. General Information Items
 - a. Information Items None
 - b. Briefing Notes
 - a. Polybutylene Water Service Line Replacement - Road Closure

RESOLUTION NO. C-2024-0296

Moved By Regional Councillor Davison
Seconded By Councillor Fellini

That Council receive the staff briefing note outlining the upcoming polybutylene water service line replacement construction project on Bayview Avenue, Royal Road, Elmhurst Lane and Loves Road starting the end of September 2024 and expected to be complete in December, 2024.

Carried

- 13. MOTIONS/ NOTICES OF MOTION None**
- 14. REGIONAL BUSINESS None**
- 15. OTHER BUSINESS None**

16. BYLAWS

Moved By Councillor Dale
Seconded By Councillor Biggerstaff

That the following bylaws be adopted;

1. Bylaw Number 2024-0064 (COU-1) appointing Wendy Busby to Georgina Accessibility Advisory Committee for remainder of 2022-2026 Term of Office
2. Bylaw 500-2024-0008 (PL-5) to regulate the use of lands and the character and use of buildings and structures within the Town of Georgina, Part of Lots 3&4, Conc. 4(NG), Business Park, Calderaro

Carried

17. CLOSED SESSION None

Item 17.1.a was withdrawn from the agenda at this time due to virtual attendance by two members of Council

18. CONFIRMING BYLAW

Moved By Councillor Fellini
Seconded By Councillor Dale

That the following bylaw be adopted;

1. Bylaw Number 2024-0065 (COU-2) confirming proceedings of Council on September 18, 2024

Carried

19. MOTION TO ADJOURN

Moved By Councillor Genge
Seconded By Councillor Neeson

That the meeting adjourn at 9:25pm

Carried

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk