



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

Date: Wednesday, December 11, 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
Ron Jenkins, Director of Emergency Services/Fire Chief
Rob Wheeler, Deputy CAO/Treasurer
Shawn Nastke, Director, Strategic Initiatives
Rachel Dillabough, Town 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
Janet Porter, Manager of Development Planning
Kelly Atkinson, Head, Human Resources
Michael Iampietro, Manager, Development Engineering
Olga Lawton, Corporate Strategy and Transformation

Others Present:

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 the 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.”

A moment of meditation was observed.

2. ROLL CALL As noted above

3. COMMUNITY ANNOUNCEMENTS

- Tuesday, December 31, Annual Rockin' New Years Eve Family event at The ROC, 5:00-8:00pm
- Pefferlaw Lions Christmas Tree Lighting event held, well attended
- Two Santa Claus Breakfast events in Pefferlaw and Udora held, well attended
- Saturday, December 14, Kids Shopping for Christmas event, Pefferlaw Lions Hall, 10am to 2pm
- Saturday, December 21, 4:30 to 5:30pm, Christmas Carols in the MURC lobby performed by Connor's Music
- York Region Transit will be free after 7pm on New Years Eve

4. INTRODUCTION OF ADDENDUM ITEM(S)

- Item 10.1.a.a, Additional Comments from Katherine Stewart concerning Report No. DS-2024-0072
- Item 10.1.b, Report No. DS-2024-0073, Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw Amendment applications, Ainslie Hill II Inc.
- Item 11.1.a, Report No. DS-2024-0074, Draft Plan of Subdivision and Zoning Bylaw Amendment applications, Orchidtrail Building (BT) Corp
- Item 11.1.b, Report No. DS-2024-0075, Sanitary Sewer and Water Servicing Allocation Assignment Program Update - Keswick Water Resource Recovery Facility
- Item 16.1, Bylaw No. 500-2024-0012 (PL-5), Orchidtrail Building (BT) Corp. amending Zoning Bylaw No. 500
- Item 17.1.b, Closed Session, Section 239(2)(d), MA, labour relations or employee negotiations, GPFF Bargaining

5. APPROVAL OF AGENDA

RESOLUTION NO. C-2024-0373

Moved By Councillor Fellini

Seconded By Councillor Neeson

That the December 11, 2024 Special Council Agenda, with the following addendum items, be adopted;

- Item 10.1.a.a, Additional Comments from Katherine Stewart concerning Report No. DS-2024-0072

- Item 10.1.b, Report No. DS-2024-0073, Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw Amendment applications, Ainslie Hill II Inc.
- Item 11.1.a, Report No. DS-2024-0074, Draft Plan of Subdivision and Zoning Bylaw Amendment applications, Orchidtrail Building (BT) Corp
- Item 11.1.b, Report No. DS-2024-0075, Sanitary Sewer and Water Servicing Allocation Assignment Program Update - Keswick Water Resource Recovery Facility
- Item 16.1, Bylaw No. 500-2024-0012 (PL-5), Orchidtrail Building (BT) Corp. amending Zoning Bylaw No. 500
- Item 17.1.b, Closed Session, Section 239(2)(d), MA, labour relations or employee negotiations, GPFF Bargaining

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 process for public meetings at this time.

- a. Application to Amend Zoning Bylaw No. 500 (7:08pm)
 1000736226 ONTARIO LIMITED
 Part of Lot 18, Concession 9 (G), Lot 38, Judge's Plan 602, 66 Edith Street, Jackson's Point, File #03.1184
 AGENT: Melissa Markham Planning & Associates
 Report No. DS-2024-0072

Melissa Markham of Melissa Markham Planning & Associates, agent for the applicant.

- zoning bylaw amendment to rezone subject lands to facilitate future consent applications for the creation of two new residential lots for a total of three residential lots and removal of site specific zoning to permit lot frontages of 15 metres
- Provincial Planning Statement 2024 directs growth to settlement areas and provides that planning authority shall permit and facilitate all types of residential intensification including development within previously developed areas

Brittany Dobrindt, Planner II;

- provided a brief overview of the report
- 2 comments received in opposition to the application
- Servicing Agreement to be entered into with the Town, site alteration and entrance permits required for each lot
- potential Holding Symbol due to servicing constraints
- staff to report further to Council

Craig Woods, 71 Edith Street, advised that six new houses have been constructed on Edith Street within the last seven years with no severances required and more rentals in addition to the current 10 are not desirable for the neighbourhood.

- a. Additional Comments for Report No. DS-2024-0072 from Kathleen Stewart and Greg McMillan

Katherine Stewart, 80 Alexander Blvd, indicated her opposition to the applications and recommended that until the comprehensive zoning bylaw update has been completed, that Council adopt a stand-still on any severances within Judges plan 602. All home construction that has occurred in the neighbourhood, without exception, meets the original intent of the Judges Plan, preserving the well-established, larger lot character of the area.

Denis Beaulieu advised that the serviced areas of Keswick and Sutton/Jackson's Point were targeted for three units per lot as-of-right as per Provincial regulation, permitting 2 additional dwelling units within the existing home in addition to the current dwelling unit, as well as an additional dwelling in an accessory structure on the same lot, subject to setbacks. Therefore, if the subject property is severed into three lots, each of these lots has the potential to contain 4 units, and the same potential applies to all lots in the area.

Denis Beaulieu advised that the timeline to commence the Comprehensive Zoning Bylaw Review project is the second quarter of 2025 with completion in 2027, in order to modernize the zoning bylaw document for all settlement areas including Pefferlaw, Keswick, Sutton/Jackson's Point and all hamlets within Georgina.

RESOLUTION NO. C-2024-0374

Moved By Councillor Genge

Seconded By Regional Councillor Davison

1. That Council receive Report DS-2024-0072 prepared by the Development Planning Division, Development Services Department dated December 11, 2024

respecting an application to amend Zoning Bylaw No. 500 submitted by Melissa Markham on behalf of 1000736226 Ontario Limited for lands municipally addressed as 66 Edith Street;

2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2024-0072, 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

- b. Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw Amendment Applications (7:00pm)
Part of Lots 21 and 22, Concession 7 (NG), Block 4, Registered Plan 65M-4749, 235 Catering Road, Sutton, Files 01.166, 02.208, 03.1185
AGENT: Michael Smith Planning Consultants
Report No. DS-2024-0073

Michael Smith, Agent, provided a brief overview of the application to facilitate the development of 947 residential units on the subject lands.

- requesting increased the density from 24.2 units to 32.21 units per net residential hectares, zoning provisions to address different lot sizes and housing forms, setbacks, heights
- Holding zone will be implemented on lands not yet assigned servicing capacity
- request to amend Recommendation 2 to indicate staff will bring a subsequent report to Council by May 30, 2025

Sean Lapenna, Planner;

- provided history on Ainslie Hill I and II lands
- new draft plan of subdivision comprised of 967 dwelling units at a density of 32.21 units per net residential hectare; 567

single detached lots, 400 townhouse lots, park, 6 metre-wide walkway, stormwater management pond, natural heritage corridor, 3 vista blocks and supporting road network

- applicant is proposing reductions of certain Official Plan policies; maximum number of dwelling units, location of a park, holding zone symbol pending York Region confirmation of population within the Sutton Water Resource Recovery Facility (SWRRF) service area, intersection improvement studies and construction, alternative design standards for municipal collector roads and a well monitoring program
- Region of York has assigned the entire capacity available at the WRRF

Mohamed Farazad, 284 Catering Road, advised of his concerns regarding the quality of the wells of the residential homes next to the proposed site, the width of the road and the speed travelled that may require improvements due to the increase in traffic expected.

Council voiced numerous concerns with the proposal regarding traffic calming measures, coordination of driveways, access points vs expected volume of traffic, servicing blocks, centralized parks, on-street parking, lot design, densities, affect on local schools, traffic congestion and planned Hwy 404 extension, consideration of 3-plex's to accommodate increased density

Denis Beaulieu advised that the proposed densities of this plan are greater than those in the Simcoe Landing subdivision. Staff is investigating ways to optimize the existing plant to get as much capacity as possible in the interim period. The Region envisions expansion completion by 2029.

Mayor Quirk requested the developer schedule a resident's meeting at which to voice concerns and to be made aware of the details of this proposal.

RESOLUTION NO. C-2024-0375

Moved By Councillor Genge

Seconded By Councillor Dale

1. That Council receive Report No. DS-2024-0073, prepared by the Development Planning Division, Development Services Department dated December 11, 2024, respecting Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Ainslie Hill II Inc., for the property legally described as Part of Lots 21 and 22, Concession 7 (N.G.), being Block 4,

Registered Plan 65M-4749, and municipally addressed as 235 Catering Road, Sutton;

2. That Staff further report to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2024-0073 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 public meetings; 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

Moved By Councillor Fellini
Seconded By Councillor Genge

That the Council meeting recess at 9:00pm.

Carried

The Council meeting reconvened at 915pm.

11. REPORTS

1. Adoption Of Reports Not Requiring Separate Discussion

Moved By Councillor Neeson
Seconded By Councillor Fellini

That the following recommendations be adopted;

- a. Draft Plan of Subdivision and Zoning Bylaw Amendment Applications
Orchidtrail Building (BT) Corp. (Orchidtrail Phase 2)
Part of Lots 14 and 15, Concession 3 (NG), 24996 Woodbine Avenue, Keswick, Files 01.160, 03.1169
Report No. DS-2024-0074

RESOLUTION NO. C-2024-0376

1. That Council receive Report No. DS-2024-0074 prepared by the Development Planning Division, Development Services Department dated December 11, 2024 respecting applications for Draft Plan of Subdivision (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 legally described as Part of Lots 14 and 15, Concession 3 (NG) and municipally addressed as 24996 Woodbine Avenue, Keswick;

2. That Council approve the revised applications for Draft Plan of Subdivision and Zoning By-law Amendment as described in Report No. DS-2024-0074;
3. That the approval of the revised Draft Plan of Subdivision application be subject to the conditions in Attachment 9 to Report DS-2024-0074;
4. That Council acknowledges that there have been revisions to the proposed Zoning By-law since the September 18, 2024 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 Reserve 659.86 persons equivalent of Sanitary Sewer and Water Allocation for the proposed development from Category 6 – Greenfield Development for a period of up to three years with a recognition that this will increase the allocation deficit in Category 6, and that Council authorize the Director of Development Services to formally Commit the Reserved servicing allocation prior to the execution of a Subdivision Agreement; and,
6. That Council pass the amending Zoning By-law at the December 11, 2024 Council meeting.

Carried

2. Reports Requiring Separate Discussion
 - b. Sanitary Sewer and Water Servicing Allocation Assignment Program Update - Keswick Water Resource Recovery Facility
Report No. DS-2024-0075

Janet Porter provided a brief summary of the report indicating that demand exceeds capacity.

RESOLUTION NO. C-2024-0377

Moved By Councillor Neeson

Seconded By Regional Councillor Davison

1. That Council receive Report No. DS-2024-0075 prepared by the Development Planning Division, Development Services Department, dated December 11, 2024 respecting the

Keswick Water Resource Recovery Facility Allocation
Assignment Update;

2. That Council approve the following modifications to the Servicing Allocation Assignment Program:
 - a) That servicing allocation in the "Requested" Phase no longer draw down the capacity assigned to each development category and that Council assign servicing allocation at the application approval stage based on Corporate priorities including the timely delivery of new housing;
 - b) That deadlines and conditions be imposed on "Reserved" servicing allocation at the application approval stage;
 - c) That once servicing allocation has been "Reserved" by Council, the Director of Development Services be delegated the authority to move servicing allocation to the "Committed" category provided that all conditions are met;
3. That Council approve the redistribution of 776.62 persons equivalent (p.e.) of servicing allocation that had been held in the "Requested" Phase of Category 6 - Designated Greenfield Area, to be "Reserved" for the following projects for a period not to exceed the draft approval lapsing date:
 - a) 116.76 persons equivalent (p.e.) to Ballymore Development (Georgina) Corp. (Files 01.150, 03.1138);
 - b) 659.86 persons equivalent (p.e.) to Orchidtrail Building (BT) Corp. (Phase 2) (Files 01.160, 03.1169);
4. That Staff implement and more rigorously enforce the "use it or lose it" servicing allocation policies in the Keswick Secondary Plan and the Keswick Business Park Secondary Plan to ensure that development is proceeding to registration and/or construction in a timely fashion;
5. That Staff complete a comprehensive review of the Sanitary Sewer and Water Servicing Allocation Assignment Program, review the status and timing of all active development applications in consultation with applicants, and report back to Council in 2025 with recommendations on additional adjustments to the program which may include the redistribution of servicing allocation amongst categories, revoking servicing allocation and/or reassigning servicing allocation to projects which are aligned with Council's key priorities; and,

6. That the Town Clerk forward a copy of Report No. DS-2024-0075 and Council's Resolution thereon to the Regional Municipality of York and the Georgina Developers Association.

Carried Unanimously

12. DISPOSITIONS, PROCLAMATIONS AND GENERAL INFORMATION ITEMS None

13. MOTIONS/ NOTICES OF MOTION None

14. REGIONAL BUSINESS None

15. OTHER BUSINESS

- Ministry of Transportation to conduct improvements to the intersection of Highway 48 and Old Homestead Road to improve safety, timeline unknown

16. BY-LAWS

Moved By Councillor Neeson
Seconded By Councillor Fellini

That the following bylaw be adopted;

1. Bylaw Number 500-2024-0012 (PL-5) amending Zoning Bylaw Number 500, Orchidtrail Building (BT) Corp, Part of Lots 14 and 15, Concession 3 (NG), 24996 Woodbine Avenue, Keswick

(Advisement: Refer to Item 11.1.a, Report No. DS-2024-0074 of this addendum)

Carried

17. CLOSED SESSION

Moved By Councillor Biggerstaff
Seconded By Regional Councillor Davison

That Council convene into Closed Session at 9:40pm to discuss the following matter(s):

- a. INFORMATION EXPLICITLY SUPPLIED IN CONFIDENCE TO THE MUNICIPALITY OR LOCAL BOARD BY CANADA, A PROVINCE OR TERRITORY OR A CROWN AGENCY OF ANY OF THEM, Section 239(2)(h), MA; Federal Grant Update
- b. LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS, Section 239(2)(d), MA; GPFF Bargaining

Carried

Moved By Regional Councillor Davison
Seconded By Councillor Biggerstaff

That Council convene into Open Session at 10:40pm and report on matters discussed in Closed Session.

Carried

RESOLUTION NO. C-2024-0378

Moved By Councillor Neeson
Seconded By Councillor Biggerstaff

In regard to Closed Session Item No. 17.1.a under Section 239(2)(h) of the Municipal Act being information explicitly supplied in confidence to the municipality or local board by Canada, a Province or Territory or a Crown Agency of any of them, regarding a Federal Grant Update;

1. That staff be directed to proceed accordingly.

Carried

RESOLUTION NO. C-2024-0379

Moved By Councillor Fellini
Seconded By Councillor Dale

In regard to Closed Session Item 17.1.b under Section 239(2)(d) of the Municipal Act being labour relations or employee negotiations regarding GPFF Bargaining;

1. That staff be directed to proceed accordingly.

Carried

18. CONFIRMING BY-LAW

Moved By Councillor Biggerstaff
Seconded By Regional Councillor Davison

That the following bylaw be adopted;

1. Bylaw Number 2024-0079 (COU-2) confirming proceedings of Council on December 11, 2024

Carried

19. MOTION TO ADJOURN

Moved By Councillor Dale
Seconded By Councillor Genge

That the Council meeting adjourn at 10:45pm.

Carried

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk