



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

Date: Wednesday, October 23, 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  
Anne Winstanley, Supervisor, Communications  
Brittany Dobrindt, Planner I  
Janet Porter, Manager of Development Planning  
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 observed a moment of meditation.

**2. ROLL CALL**

As noted above

**3. COMMUNITY ANNOUNCEMENTS**

- Saturday, October 26, meet Shannon Westlake, local Olympic athlete in the 50m rifle competition, at the Multi-Use Recreation Complex (MURC), 1pm - 3pm
- Saturday, October 26, Butter Tart Festival at the Ice Palace, 10am - 4pm
- Optimist Club, Trunk or Treat event in conjunction with S&B Motors
- Sunday, October 27, Halloween in the Jackson's Point Parkette, noon
- Saturday, October 26, Egypt Hall Dance, 7pm
- Wednesday lunches at noon by the Good Food Collective, the Link
- Friday night dinners hosted at the Sutton Legion, 5pm
- October 20-26, Public Library Week and Small Business Week
- This weekend, Halloween Fright Dance at Pepperlaw Lions Hall
- Tuesday, October 29, Job Fair hosted by Job Skills at the Georgina Ice Palace, 2:30pm - 6pm
- Friday, October 25, Movie Night at Clearwater Farm

**4. INTRODUCTION OF ADDENDUM ITEM(S) None****5. APPROVAL OF AGENDA****RESOLUTION NO. C-2024-0314**

Moved By Councillor Fellini

Seconded By Councillor Biggerstaff

That the September 18, 2024 Council agenda be adopted as presented.

**Carried**

**6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF None****7. ADOPTION OF MINUTES****RESOLUTION NO. C-2024-0315**

Moved By Councillor Dale

Seconded By Councillor Neeson

That the following minutes be adopted as presented:

1. Council Minutes of September 18, 2024

**Carried**

**8. SPEAKERS AND DELEGATIONS****9. PETITIONS None****11. REPORTS**

1. Adoption Of Reports Not Requiring Separate Discussion

Moved By Councillor Fellini

Seconded By Regional Councillor Davison

That Council adopt the following report recommendations;

a. Application to Remove a Holding (H) Provision

Ballymore Development (Keswick) Corporation

Blocks 100 and 101, Registered Plan 65M-4700, s/s Dovedale Drive, n/s Dorothy Caine Crescent

Report No. DS-2024-0062

- Council requested staff to post a sign on site, potentially with a QR code, to provide the history of the site and to answer questions from the public respecting the protection of the heronry

**RESOLUTION NO. C-2024-0316**

1. That Council receive Report No. DS-2024-0062 prepared by the Development Planning Division, Development Services Department dated October 23, 2024 respecting an application to amend Zoning Bylaw No. 500 for the removal of a Holding (H) provision, submitted by Melinda Bessey on behalf of Ballymore Development (Keswick) Corporation for lands on the south side of Dovedale Drive and the north side of Dorothy Caine Crescent in Keswick;
2. That Council approve the request to remove the 'Holding – (H)' Provision and the "H" symbol from the zoning maps for the subject properties as outlined in Report DS-2024-0062; and,
3. That Council pass a by-law to remove the Holding (H) provision from Zoning Bylaw No. 500, as amended by Bylaw 500-2020-0003 (PL-5).

**Carried**

**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 **(7:13pm)**

13693449 Canada Inc and 20962 Dalton Road Limited Partnership

Part of Lot 11, Block 60, Plan 69, 20962 Dalton Road, Sutton, File #03.1181

AGENT: Cindy Li, Urban Congruence Ltd.

Report No. DS-2024-0056

**Cindy Li** of Urban Congruence Ltd., Agent for the applicant;

- reviewed surrounding property uses
- proposal to sever subject land into two parcels; second storey addition to an existing commercial building on Parcel A, future commercial development on Parcel B
- western portion of building to be demolished, 2nd floor will be added, 6 retail or office units proposed in renovated building
- reductions requested include interior side yard from 1.5 metres to 1 metre, number of parking spaces from 70 to 33, loading spaces from 2 to 1, access driveway minimum width from 7 metres to 6 metres

**Brittany Dobrindt**, Planner II, provided an overview of the report;

- natural heritage features to the north and west, commercial to the south and east, residential to the east
- proposal to construct a second storey addition to the existing commercial building; development proposal is deficient in several zoning matters including minimum amount of parking, minimum number of loading spaces, minimum drive aisle width and minimum interior side yard
- proposal to sever rear portion of the site for future commercial development
- vast majority of site is paved, natural heritage features to the north
- small portion of the rear of the property is designated Environmental Protection Area and Provincially Significant Wetland
- reviewed department and agency comments received

**Nisarg Shah**, 60 Haskins Crescent, Keswick, currently rents the Daisy Mart unit and is concerned how his business will be able to continue during the construction period.

**Denis Beaulieu**; staff need a better understanding of what is intended for the rear portion of the property in order to determine if the proposed severance makes sense from a planning perspective. Relief being requested is directly related to the potential severance of the property.

**RESOLUTION NO. C-2024-0317**

Moved By Councillor Genge

Seconded By Regional Councillor Davison

1. That Council receive Report DS-2024-0056 prepared by the Development Planning Division, Development Services Department dated October 23, 2024 respecting an application to amend Zoning By-law No. 500 submitted by Shenshu Zhang on behalf of 20962 Dalton Road Limited Partnership and 13693449 Canada Inc. for lands municipally addressed as 20962 Dalton Road;
2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2024-0056, 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****12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS**

1. Dispositions/Proclamations None
2. General Information Items
  - a. Information Items

**RESOLUTION NO. C-2024-0318**

Moved By Councillor Fellini

Seconded By Councillor Biggerstaff

That Council receive the General Information items for October 23, 2024.

**Carried**

- b. Briefing Notes None

**13. MOTIONS/ NOTICES OF MOTION**

**Councillor Dale** read out his Notice of Motion which will be under discussion during the October 30th Council Meeting.

1. Notice of Motion by Councillor Dale;

WHEREAS the Town of Georgina recognizes that the economic climate and housing supply demand further inventory of accessory units and affordable housing;

AND WHEREAS the Town of Georgina currently allows 3 units as of right on properties in municipally serviced areas free of Official Plan Amendments and Zoning Bylaw Amendments but does not allow the same for non-municipally serviced lots;

AND WHEREAS this has put an undue financial burden on property owners who live on well and septic properties in all 5 wards of Georgina;

AND WHEREAS the Town of Georgina recognizes that residents within rural unserviced areas and non-serviced residential areas face a financial barrier and costing burden that can preclude them from adding an accessory unit by way of current applications fees not applied to serviced lots;

NOW THEREFORE BE IT RESOLVED that the Town of Georgina waives the application fees currently applied to unserviced lots within the Pefferlaw Secondary Plan until such time as any update to the zoning bylaw to rectify this disparity.

Councillor Dale read his Notice of Motion; it will be discussed at the October 30th Council meeting.

**14. REGIONAL BUSINESS**

- October 24th, release of Region's annual budget, third year of 2023-2026 multi-year budget

**15. OTHER BUSINESS** None**16. BYLAWS**

Moved By Councillor Biggerstaff  
Seconded By Councillor Fellini

That the following bylaws be approved;

1. Bylaw Number 2024-0068 (PL-1) to deem certain registered Plans of Subdivision or parts thereof not to be registered Plans of Subdivision for the purposes of Section 50(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, Lots 32 and 33, Registered Plan 180, 281 Hillcrest Road, File #06.267

2. Bylaw Number 500-2024-0009 (PL-5) to Amend Zoning Bylaw No. 500, Ballymore Development (Keswick) Corporation, Blocks 100 and 101, Plan 65M-4700, s/s Dovedale Drive, n/s Dorothy Caine Crescent, File #03.1188

**Carried**

**17. CLOSED SESSION** None

**18. CONFIRMING BYLAW**

Moved By Councillor Neeson  
Seconded By Councillor Dale

That the following bylaw be adopted;

1. Bylaw Number 2024-0069 (COU-2) confirming the proceedings of Council on October 23, 2024

**Carried**

**19. MOTION TO ADJOURN**

Moved By Regional Councillor Davison  
Seconded By Councillor Biggerstaff

That the meeting adjourn at 8:00pm

**Carried**

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Margaret Quirk, Mayor

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Mamata Baykar, Deputy Clerk