

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0018

**FOR THE CONSIDERATION OF
COUNCIL**

March 26, 2025

**SUBJECT: SUBDIVISION AGREEMENT - BALLYMORE (QUEENSWAY NORTH)
DRAFT PLAN OF SUBDIVISION 19T-19G01
PART OF LOT 15, CONCESSION 3 (NG)
PARTS 1 AND 2, PLAN 65R-39418
E/S THE QUEENSWAY NORTH, KESWICK**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DS-2025-0018 prepared by the Development Engineering Division, Development Services Department dated March 26, 2025, and authorize the Mayor and Clerk to execute a Subdivision Agreement between Ballymore Development (Georgina) Corp., as Owner, and the Corporation of the Town of Georgina, related to Draft Plan of Subdivision 19T-19G01 commonly referred to as the Ballymore (Queensway North) Subdivision;**
- 2. That Council authorize the Town Solicitor to execute all easements, land transfers, road dedication, and other documents to be registered in connection with Draft Plan of Subdivision 19T-19G01;**
- 3. That Council authorize staff to finalize and execute the draft Subdivision Agreement, included as Attachment 3 to Report No. DS-2025-0018;**
- 4. That Council authorize a temporary full road closure of The Queensway North from the intersection of Old Homestead Road to the intersection of Church Street, for the purpose of sanitary sewer, watermain, storm sewer, and road improvement works; and,**
- 5. That a bylaw to amend Traffic Bylaw 2023-0087 (TR-1), as amended, be brought forward and passed at a future Council meeting to regulate traffic and control the parking of vehicles in the Ballymore (Queensway North) subdivision.**

2. PURPOSE:

The purpose of this report is to seek Council's approval to finalize and enter into a Subdivision Agreement between Ballymore Development (Georgina) Corp., as the Owner, and the Corporation of the Town of Georgina ("Town"), related to Draft Plan of Subdivision 19T-19G01.

Additionally, this report seeks Council's approval for the proposed temporary full road closure of The Queensway North between Church Street and Old Homestead Road. The full road closure is necessary to facilitate safe and timely road improvement works and the installation of watermain, sanitary, and storm services.

3. BACKGROUND:

The Ballymore (Queensway North) Subdivision lands are located on the east side of The Queensway North, south of Old Homestead Road and north of Church Street in Keswick (refer to Attachment 1).

The draft approved Plan of Subdivision will consist of 91 single detached dwellings (refer to Attachment 2). The plan also includes numerous blocks designated for various purposes, such as environmental protection areas and associated buffers, stormwater management, roadways and parkland, which are necessary for the appropriate development of the lands.

On September 13, 2023, Council considered Report No. [DS-2023-0081](#) and approved revised applications for Draft Plan of Subdivision and Zoning Bylaw Amendment. On May 29, 2024, Council considered Report No. [DS-2024-0027](#) and approved the execution of an Earthworks Agreement for the subject lands. The earthworks are now complete.

The scope of work within the proposed Subdivision Agreement includes the construction of servicing infrastructure internal to the subdivision, including sanitary, storm, and water infrastructure, a stormwater management pond and facilities, paved roads with asphalt and poured concrete curbs, and underground utilities.

External services are also required to support the subdivision, including the construction of new municipal service infrastructure along The Queensway North and Old Homestead Road. To complete this work safely and efficiently, a temporary full road closure is proposed along The Queensway North, and a single-lane closure is proposed on the north side of Old Homestead Road.

The Owner now proposes to proceed with the execution of a Subdivision Agreement for the Ballymore (Queensway North) Subdivision lands.

4. ANALYSIS:

The proposed draft Subdivision Agreement is included as Attachment 3. The Owner has provided necessary documents and schedules to complete the Subdivision Agreement. Internal subdivision works are proposed to commence during the summer of 2025, with the home-building program expected to be completed by the fall of 2028.

A full road closure is proposed along The Queensway North between Church Street and Old Homestead Road from June 1 to November 1, 2025, to facilitate the construction of external services (refer to Attachment 4) in a safe and timely manner. Access will be maintained for emergency vehicles and local residents within the work

zone during the closure. The closure will affect 21 existing residential properties. A designated detour route is proposed to redirect non-local traffic for the duration of the closure (refer to Attachment 5). Coordination with a related road improvement project is also being scheduled as part of this road closure between Church Street and Keswick Gardens Senior Apartments located at 43 The Queensway North, in order to minimize disruption. Advanced information signs advising of a road closure, and a detour route will be erected a minimum of two (2) weeks in advance to provide directions around the closed section roadway.

Infrastructure upgrades along The Queensway North are required to support the subdivision. These proposed road urbanization works begin at the intersection of Old Homestead Road and progress south towards the northern limit of the Keswick Gardens Senior Apartments located at 43 The Queensway North (refer to Attachment 4), and include the following:

- Road urbanization works including full depth road reconstruction, new curb and gutter, and a 3.0-metre-wide multi-use pathway along the east side of the road. Urbanization works will occur primarily within the existing Town-owned right-of-way, with minor land acquisition required;
- A new sanitary sewer system with potential connections for existing residents;
- A new watermain with potential connections for existing residents; and,
- New storm sewers to manage local and external drainage, treated with Oil-Grit Separators.

A single-lane, partial road closure is also proposed along Old Homestead Road and extending east of The Queensway North from November 1 to December 1, 2025, to facilitate the construction of a new watermain in a safe and timely manner. Access will be maintained for emergency vehicles and local residents during this partial closure. The closure will affect eight (8) existing residential properties.

Potential adjustments to the schedule may be required due to weather or other unforeseen delays.

Construction will follow a Construction Management and Developer Communication Plan prepared by Sabourin Kimble & Associates (refer to Attachment 6). Temporary driveway access restrictions may occur, with advance notice and alternative parking provided to affected residents at least 48 hours in advance.

To regulate traffic and control the parking of vehicles in the Ballymore (Queensway North) Subdivision, a related Traffic Bylaw amendment will be brought forth at a future Council meeting to enforce street signage, such as no-parking areas and stop signs.

Once the Subdivision Agreement and M-Plan are registered, and after formal assumption, the streets within the subdivision will be transferred to Town ownership.

5. RELATIONSHIP TO STRATEGIC PLAN:

Ensuring Balanced Growth - Execution of this proposed Subdivision Agreement will promote and ensure responsible growth and support the delivery of housing.

6. FINANCIAL AND BUDGETARY IMPACT:

The development of any subdivision has the financial impact expected of additional municipal infrastructure to maintain. Initially, these are the responsibility of the developer but will ultimately become the responsibility of the Town to carry out all appropriate maintenance.

It is expected that the maintenance cost for the subdivision will be captured in future budget requirements. New development also generates revenue through the development review and building permit processes and, ultimately, from property taxes.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Public consultation is not required respecting the proposed Subdivision Agreement.

Written notice will be delivered to all residents impacted by the road closure in advance in accordance with the approved Construction Management and Developer Communication Plan (refer to Attachment 6). The full notice will also be provided to all agencies impacted by the closure and posted on the Town website.

8. CONCLUSION:

It is respectfully submitted that it is appropriate to finalize and enter into a Subdivision Agreement with the Owner and that Council authorize the Mayor and Clerk to execute the Agreement on behalf of the Town with Ballymore Development (Georgina) Corp., respecting the proposed works within Draft Plan of Subdivision 19T-19G01 lands, and the Council authorize the proposed temporary full road closure of The Queensway North between Church Street and Old Homestead Road.

APPROVALS

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- Reviewed By: Ben Pressman, P.Eng., PMP.
Supervisor of Development Engineering
- Reviewed By: Mike Iampietro, P. Eng.
Manager of Development Engineering
- Reviewed By: Dina Havkin, CPA, CMA
Manager of Financial Strategy and Planning,
Deputy Treasurer

Recommended By: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments:

Attachment 1 - General Location Map

Attachment 2 - Draft Approved Plan of Subdivision 19T-19G01

Attachment 3 - Draft Subdivision Agreement

Attachment 4 - General Plan of Services

Attachment 5 - Detour Plan

Attachment 6 - Construction Management and Developer Communication Plan