



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

Date: Wednesday, February 26, 2025  
Time: 9:00 AM

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  
Steve Lee-Young, Director of Community Services  
Michael Bigioni, Director of Legislative Services, Town Solicitor  
Ron Jenkins, Director of Emergency Services/Fire Chief  
Rob Wheeler, Deputy CAO/Treasurer  
Shawn Nastke, Director, Strategic Initiatives  
Michael Vos, Director of Operations and Infrastructure  
Mamata Baykar, Deputy Clerk  
Carolyn Lance, Council Services Coordinator  
Anne Winstanley, Supervisor, Communications  
Bob Ferguson, Manager, Parks Development and Operations  
Karyn Stone, Manager, Economic Development & Tourism  
Samantha Naumoski, Committee Services Coordinator  
Stefan Hordatt, Manager, Capital Projects - Strategic Initiatives

**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

**3. COMMUNITY ANNOUNCEMENTS**

- Saturday, February 22nd, Flag Day, MP Scot Davidson raised the ROC flag
- Georgina Chamber of Commerce AGM, Shop Local signs available
- Local sporting tournaments being held by sports associations, Sports Hall of Fame concept being discussed, to honour local sports teams
- February 28 to early March, Taste of Georgina
- Sunday, March 2nd, 1st year anniversary of the MURC opening, 1-5pm
- Survey Cards for feedback from residents
- Friday, February 28th, Spaghetti Dinners returning to Udora Community Hall, 6:00pm
- Saturday, March 1st, Euchre nights, Pefferlaw Community Hall, 7pm

**Michael Vos** provided a brief overview of the two significant weather events of 70cm of snowfall over a five-day period.

**4. INTRODUCTION OF ADDENDUM ITEM(S)** None

**5. APPROVAL OF AGENDA**

**RESOLUTION NO. C-2025-0035**

Moved By Councillor Dale

Seconded By Councillor Neeson

That the February 26, 2025 Council agenda be adopted as presented.

**Carried**

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

**7. ADOPTION OF MINUTES**

**RESOLUTION NO. C-2025-0036**

Moved By Councillor Biggerstaff

Seconded By Councillor Fellini

That the following minutes be adopted as presented:

1. Council Minutes held on January 15, 2025
2. Council Minutes held on January 22, 2025
3. Council Minutes held on January 29, 2025

**Carried**

**8. SPEAKERS AND DELEGATIONS**

1. PRESENTATION: Nation Cheong, United Way of Greater Toronto, concerning its investments in community service agencies delivering programs in Georgina

**Nation Cheong** of United Way Greater Toronto, provided the 2024 service statistics for Georgina, noting that United Way is the largest funder of community services in the GTA outside of the government and advised that and continues to raise funds to build community hubs, distribute grants, pilot alternative financing such as community loans for organizations and allocate funds to community program grants across Peel, Toronto and York Region.

**RESOLUTION NO. C-2025-0037**

Moved By Councillor Neeson

Seconded By Councillor Biggerstaff

That Council receive the presentation provided by Nation Cheong of United Way Greater Toronto advising of its investments in community service agencies that deliver programs to Georgina.

**Carried**

**Brian Busby**, Pefferlaw, expressed appreciation for the Town's support through the Community Initiative Fund of \$1,000 and announced that \$10,285 was raised for Children's Hunger by hosting a recent comedy night event.

**RESOLUTION NO. C-2025-0038**

Moved by Councillor Dale

Seconded by Councillor Neeson

That Council receive the delegation made by Brian Busby of Pefferlaw Lions Club announcing the raising of funds for Children's Hunger through a Comedy Night event.

**Carried**

**Terry Hopkins**, 15 Patricia Place, abutting the subject property at 772 The Queensway South, indicating that his dug well is 45 metres from the subject property, well within the impact area limit of 75 metres and is concerned that the ground water levels will be negatively affected during construction dewatering and long term foundation drainage following construction. Mr. Hopkins requested a signed agreement to protect his well, to maintain his water level and assure him that he will continue to receive water, and to ensure that if his source of water becomes dry, his well will be replaced and his current well decommissioned.

**RESOLUTION NO. C-2025-0039**

Moved by Councillor Biggerstaff

Seconded by Regional Councillor Davison

That Council receive the delegation provided by Terry Hopkins, 15 Patricia Place, concerning Report DS-2025-0015, advising of his concerns with impacts to his dug well on his property during and after construction of the stacked townhouse development abutting his property and requesting an agreement and assurances that his supply of water will be maintained in the long term.

**Carried**

**Natalie Boodram** of WSP Planning, Agent for the applicants, Report DS-2025-0012, 117 Spring Road, shared a Site Plan of the subject property indicating 16 townhouse units on private condominium road, 2 storeys above grade, walk-out basement, parking areas, snow storage areas, amenity area, pedestrian sidewalk and secured landscaping. Zoning Bylaw Amendment was approved by the Ontario Land Tribunal on May 10, 2024 subject to certain provisions. The application is exempt from site plan control and detailed design is being reviewed through the Condominium application for draft plan approval.

**RESOLUTION NO. C-2025-0040**

Moved by Councillor Fellini

Seconded by Councillor Genge

That Council receive the presentation provided by Natalie Boodram, agent for the applicant of Report No. DS-2025-0012, 117 Spring Road, Draft Plan of Condominium application.

**Carried**

**9. PETITIONS****10. PUBLIC MEETINGS None****11. REPORTS****1. Adoption Of Reports Not Requiring Separate Discussion**

Moved By Councillor Neeson

Seconded By Regional Councillor Davison

That Council adopt the following;

**a. CLI-ECA 2024 Annual Sanitary Collection System Performance Report**

Report No. OID-2025-0004

**RESOLUTION NO. C-2025-0041**

1. That Council receive Report No. OID-2025-0004 prepared by the Water/Wastewater/Waste Division, Operations and Infrastructure Department regarding the CLI-ECA 2024 Annual Sanitary Collection System Performance Report dated February 26, 2025; and,
2. That Council approve Attachment 1 being “CLI-ECA 2024 Annual Sanitary Collection System Performance Report” and direct staff to submit the approved report to the Director of the Ministry of Environment, Conservation and Parks prior to March 31, 2025.

**Carried****2. Reports Requiring Separate Discussion****b. Georgina Ice Palace Replacement Seating and New Railings**

Report No CSD-2025-0005

**Tim McClatchie, Mowafak Rajjoub** and **Stefan Hordatt** provided a brief review of the report.

Councillor Genge requested a recorded vote for recommendations 2 and 4.

**RESOLUTION NO. C-2025-0042**

Moved By Councillor Biggerstaff

Seconded By Councillor Fellini

1. That Council receive Report No. CSD-2025-0005 prepared by the Capital Projects Division, Community Services Department dated February 26, 2025 in regards to the Georgina Ice Palace Replacement Seating and New Railings projects.
3. That Council approve an additional \$50,000 to lower and enlarge four windows for use as viewing areas; two windows for the blue pad and two windows for the green pad, contingent upon discussion with the Georgina Accessibility Advisory Committee.
5. That the report be provided to the Georgina Accessibility Advisory Committee for input and discussion with staff concerning future AODA compliant issues at the Ice Palace for 2026 budget purposes, conduct a full review of former reports concerning this building as a whole and discuss the merits of a third party audit of the entire building for AODA compliance.

**Carried**

**RESOLUTION NO. C-2025-0043**

Moved By Councillor Biggerstaff

Seconded By Councillor Fellini

2. That Council approve an additional \$155,000 of funding, from the Facility Repair and Replacement Reserve, to provide a total revised budget of \$180,000 incl NR HST to be allocated to the approved Capital Project No 24-CI-CS-02 – GIP Railings, for the expansion in width of six stairways within the arena seating area and the provision of new centre-line AODA railings at each of the stairways.

4. That Council approve an additional \$115,000 of funding, from the Facility Repair and Replacement Reserve, to provide a total revised budget of \$340,000 incl NR HST to be allocated to the approved Capital Project No 25-CI-CS-01 – Georgina Ice Palace Seating. \$40,000 of the \$340,000 will be used as a contingency.

	<u>YEA</u>	<u>NAY</u>
Councillor Genge		x
Councillor Fellini	x	
Councillor Biggerstaff	x	
Councillor Dale	x	
Mayor Quirk	x	
Councillor Neeson	x	
Regional Councillor Davison	x	

**Carried (6 to 1)**

That the Council meeting recess at 10:55am.

**Carried**

The Meeting reconvened at 11:10am.

## d. Terry Fox Park – Design and Cost Update

Report No. CSD-2025-0003

**Erik Mirtsou** and **Howard Nauboris** of Treasure Hill presented the design of the Terry Fox Park within the Treasure Hill subdivision, noting that all elements within the park are AODA accessible. The park is on track for completion this year for the 45th anniversary of Terry Fox's Marathon Of Hope.

**RESOLUTION NO. C-2025-0044**

Moved By Councillor Neeson

Seconded By Regional Councillor Davison

1. That Council receive Report No. CSD-2025-0003 prepared by the Community Services Department dated February 26, 2025, regarding the design and construction of the Terry Fox Park within registered Plan of Subdivision 65M-4658 provided by Orchidtrail Building (BT) Corp.
2. That Council approve the Park design attached to Report No. CSD-2025-0003 provided by Orchidtrail Building (BT) Corp., in the Treasure Hill Subdivision.
3. That Council direct staff to enter into an agreement with Orchidtrail Building (BT) Corp. for the construction of the Terry Fox Park.
4. That Council approve a project budget of \$2,072,400 with \$1,922,400 to be funded by Development Charges (DC) and \$150,000 to be funded by a contribution from Treasure Hill.
5. That Council authorizes the Town Solicitor to execute a Development Charge Credit Agreement between Orchidtrail Building (BT) Corp. and the Corporation of the Town of Georgina for the construction of Terry Fox Park.

**Carried Unanimously**

- e. Draft Plan of Condominium Application

ZHENGJI ZHUGE and JIA LI

Lot 9, Plan 65M-2613, 117 Spring Road, Keswick, File # 01.165

Report No. DS-2025-0012

**Denis Beaulieu;** advised that a number of changes were made and negotiated through the Ontario Land Tribunal settlement phase.

**RESOLUTION NO. C-2025-0045**

Moved By Councillor Fellini

Seconded By Councillor Neeson

1. That Council receive Report No. DS-2025-0012 prepared by the Development Planning Division, Development Services Department dated February 26, 2025 respecting an application for Draft Plan of Condominium (Common Element) approval (File: 01.165) submitted by WSP Canada

Inc. on behalf of Zhengji Zhuge and Jia Li for the property legally described as Lot 9, Plan 65M-2613 and addressed as 117 Spring Road, Keswick;

2. That Council approve the Draft Plan of Condominium application, subject to the Conditions of Draft Plan Approval forming Attachment 9 to Report DS-2025-0012;
3. That Council reserve 41.06 persons equivalent of servicing allocation for the proposed development from Category 2 - Major Residential Development - Built-Up Area for a period of up to three years in accordance with the lapsing provision noted in the Draft Plan Conditions; and,
4. That the reserved servicing allocation be revoked if the Draft Plan has not proceeded toward registration to the satisfaction of the Director of Development Services within the term of the Draft Plan approval.

**Carried**

- f. Application to Amend Zoning Bylaw No. 500

**STYLUX KESWICK INCORPORATED**

Part of Lot 1, Concession 2 (NG), Part 1 on Plan 65R-10850, 772 The Queensway South, Keswick, File # 03.1178

Report No. DS-2025-0015

**Denis Beaulieu** advised that the Hydrogeological report indicated the need for dewatering before and post construction.

- levels do not require a permit to take water
- need for a well impact study that would require well monitoring to collect accurate data
- recommend implementation of a well impact study through the Condominium approval process
- reasonable securities can be imposed depending on the level of risk determined through the well impact assessment to ensure that if the developer is either unable or unwilling to correct any deficiencies, the Town can undertake the work

**Terry Hopkins**; indicated that many years ago, the individuals who purchased their homes in this area inquired with the Town regarding availability of municipal services and were advised that municipal services would not be provided to their properties. The homeowners then installed wells and septic systems for their homes.



**RESOLUTION NO. C-2025-0046**

Moved By Councillor Biggerstaff

Seconded By Regional Councillor Davison

1. That Council receive Report No. DS-2025-0015 prepared by the Development Planning Division, Development Services Department dated February 26, 2025 respecting an application to amend Zoning Bylaw No. 500 (File No. 03.1178) submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith) on behalf of Stylux Keswick Incorporated for lands legally described as Part of Lot 1, Concession 2 (NG), Part 1 on Plan 65R-10850 and located at 772 The Queensway South, Keswick;
2. That Council approve the revised Zoning Bylaw Amendment application to rezone the subject lands from a Highway Commercial (C2) zone to a site-specific Medium Density Urban Residential (R3-78) zone, as described in Report No. DS-2025-0015;
3. That Council acknowledges that there have been revisions to the proposed Zoning Bylaw since the October 18, 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; and,
4. That the amending Zoning Bylaw be finalized and passed by Council at a future meeting.

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

1. Dispositions/Proclamations
  - a. Regional Council Decision concerning speed limit revisions in Georgina

**RESOLUTION NO. C-2025-0047**

Moved By Regional Councillor Davison

Seconded By Councillor Dale

That Town Council receive speed limit revisions in the community of Udora, Town of Georgina and surround area to improve safety based on principles defined in the Established Speed Limits on Regional Roads Policy.

**Carried**

- b. Autism Ontario requesting Council proclaim April 2nd as 'World Autism Day' and raise the Autism flag to show support for autistic individuals

**RESOLUTION NO. C-2025-0048**

Moved By Councillor Dale

Seconded By Councillor Biggerstaff

That Town Council proclaim April 2, 2025 as 'World Autism Day' and endorse the raising of the Autism flag on the same day to show support for autistic individuals across Ontario and within our community.

**Carried**

- c. Down Syndrome Association requesting Council proclaim March 21st as 'Georgina Down Syndrome Day', raise its flag from March 21 to 24 and promote the day on the Town's social media

**RESOLUTION NO. C-2025-0049**

Moved By Regional Councillor Davison

Seconded By Councillor Fellini

That Town Council proclaim Friday, March 21st as 'Georgina Down Syndrome Day' throughout the Town of Georgina, raise the Down Syndrome flag on Friday, March 21st and promote the event on the Town's social media avenues.

**Carried**

- d. Town of Newmarket requesting endorsement of its position concerning the redistribution of Provincial Land Transfer Tax and GST to municipalities

**RESOLUTION NO. C-2025-0050**

Moved By Councillor Neeson

Seconded By Councillor Dale

That Town Council receive correspondence from the Town of Newmarket requesting the redistribution of Provincial Land Transfer Tax and GST to municipalities for sustainable infrastructure funding, advising that Georgina Council passed a similar motion in January of 2025.

**Carried**

- e. Eastern Ontario Warden's Caucus (EOWC) requesting support of its position concerning the protection of Canada in response to proposed U.S. tariffs, and remove impediments and barriers for Canadians buying local Canadian goods and services

**RESOLUTION NO. C-2025-0051**

Moved By Councillor Neeson

Seconded By Councillor Biggerstaff

That Town Council endorse the Eastern Ontario Warden's Caucus position supporting the Canadian and Ontario governments on the measures put in place to respond to the proposed U.S. tariffs on Canadian goods and requesting the removal of all impediments and barriers to municipalities preferring Canadian companies, trade barriers between provinces and legislative barriers for Canadians buying local Canadian goods and services.

**Carried**

- f. Township of Uxbridge requesting municipalities to implement similar policies concerning the implementation of a 'Buy Canadian' policy

**RESOLUTION NO. C-2025-0052**

Moved By Regional Councillor Davison

Seconded By Councillor Genge

That Town Council receive correspondence from the Township of Uxbridge advising of its position regarding its intended implementation of a 'Buy Canadian' policy and requesting other municipalities implement a similar policy.

**Carried**

- g. York Region Food Council's Food Charter outlining collective values and priorities, a guiding document for food-related policies and action to foster healthy communities

**RESOLUTION NO. C-2025-0053**

Moved By Regional Councillor Davison

Seconded By Councillor Neeson

That Town Council endorse the York Region Food Council's Food Charter outlining collective values and priorities, a guiding document for food-related policies and action to foster healthy communities, and that the Food Charter be forwarded to the Georgina Equity and Diversity Advisory Committee and the Georgina Agricultural Advisory Committee for discussion and information.

**Carried**

- 2. General Information Items
  - a. Information Items

**RESOLUTION NO. C-2025-0054**

Moved By Councillor Fellini

Seconded By Councillor Dale

That Town Council receive the General Information items for February 26, 2025.

**Carried**

b. Briefing Notes None

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

- York Region Council received \$16.2 Million in Federal and Provincial funding over 2 years for homelessness and housing, unsure how much funding will be allotted for Georgina.

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

Moved By Councillor Fellini

Seconded By Regional Councillor Davison

That the following bylaws be adopted;

1. Bylaw Number 2025-0012 (TR-1) to amend Schedule A to Bylaw 2017-0050 regulating parking on private property in the Town of Georgina, adding and removing names
2. Bylaw Number 2025-0013 (AD-1) appointing Municipal Law Enforcement Officers
3. Bylaw Number 2025-0014 (LI-3) amending Bylaw 2004-0130 (LI-3) providing for the licensing and regulation of dogs; running at larg

**Carried****17. CLOSED SESSION**

Moved By Councillor Dale

Seconded By Councillor Genge

That Council convene into Closed Session at 12:00pm to deal with the following matters;

- a. A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD, Section 239(2)(c), MA; Keswick Park verbal update
- b. PERSONAL MATTER ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, Section 239(2)(b), MA; Confidential Attachment to Report No. LS-2025-0002,

appointments to Georgina Accessibility Advisory Committee and Georgina Environmental Advisory Committee for the remainder of the 2022-2026 Term of Office

- c. A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD, Section 239(2)(c), MA; Sutton

**Carried**

Moved By Councillor Biggerstaff  
Seconded By Councillor Fellini

That Council reconvene into Open Session at 12:35pm and report on matters discussed in closed session.

**Carried**

**RESOLUTION NO. C-2025-0055**

Moved By Councillor Biggerstaff  
Seconded By Regional Councillor Davison

In regard to Closed Session Item No. 17.1.a under 239(2)(c) of the Municipal Act being a proposed or pending acquisition or disposition of land by the municipality or local board, regarding Keswick Park verbal update;

1. That Council receive the update and staff be directed to proceed accordingly.

**Carried**

**RESOLUTION NO. C-2025-0056**

Moved By Councillor Biggerstaff  
Seconded By Councillor Dale

In regard to Closed Session Item No. 17.1.b under Section 239(2)(b) of the Municipal Act being a personal matter about an identifiable individual, including municipal or local board employees, regarding confidential attachment to Report No. LS-2025-0002, appointments to Georgina Accessibility Advisory Committee and Georgina Environmental Advisory Committee for the remainder of the 2022-2026 Term of Office;

1. That Council receive the update and staff be directed to proceed accordingly.

**Carried**

**RESOLUTION NO. C-2025-0057**

Moved By Councillor Genge  
Seconded By Regional Councillor Davison

In regard to Closed Session Item No. 17.1.c under 239(2)(c) of the Municipal Act being a proposed or pending acquisition or disposition of land by the municipality or local board regarding Sutton;

1. That Council receive the staff update.

**Carried**

## **11. REPORTS**

1. Adoption Of Reports Not Requiring Separate Discussion

- c. Georgina Accessibility Advisory Committee and Georgina Environmental Advisory Committee appointments to fill vacancies for the remainder of the 2022-2026 Term of Office

Report No. LS-2025-0002

### **RESOLUTION NO. C-2025-0058**

Moved By Councillor Biggerstaff

Seconded By Councillor Dale

1. That Report No. LS-2025-0002 prepared by the Clerk's Division, Legislative Services, dated February 26, 2025, respecting an appointment to the Georgina Accessibility Advisory Committee and an appointment to the Georgina Environmental Advisory Committee, be received.
    2. That Council review the confidential attachment detailing the applications received for the following Committees:
      - a. Georgina Accessibility Advisory Committee
      - b. Georgina Environmental Advisory Committee
    3. That Council direct the Clerk's Division to prepare the necessary bylaw to give effect to the appointment.
    4. 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 Committee Designate.

**Carried**

## **18. CONFIRMING BYLAW**

Moved By Regional Councillor Davison

Seconded By Councillor Fellini

That the following bylaw be adopted;

1. Bylaw Number 2025-0015 (COU-2) confirming proceedings of Council on February 26, 2025

**Carried**

**19. MOTION TO ADJOURN**

Moved By Councillor Dale

Seconded By Councillor Biggerstaff

That the Council meeting adjourn at 12:38pm.

**Carried**

---

Margaret Quirk, Mayor

---

Mamata Baykar, Deputy Clerk