

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL AGENDA ADDENDUM

Wednesday, October 25, 2017  
7:00 PM

### 11. PUBLIC MEETINGS

#### (1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

- (A) Application to amend Zoning By-law No. 500  
COATES, Kevin and Sarah  
Concession 3, Part Lot 18 (G), w/s Weir's Sideroad  
AGENT: Michael Smith Planning Consultants

Report No. DS-2017-0123

#### **Additional Correspondence:**

Page 1

- Correspondence from Melinda Bessey, Development Planner for the Lake Simcoe Region Conservation Authority, providing comments respecting the man-made drainage swale on the subject property

#### **Amended Recommendations**

1. That Council receive Report DS-2017-0123 prepared by the Planning Division, Development Services Department dated October 25, 2017 respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Kevin and Sarah Coates for lands legally described as Concession 3, Part Lot 18 (G).
2. That in the event no public or Council concerns are raised at the public meeting warranting investigation and a further meeting, Staff recommend the following:
  - I) That Council approve the application submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Kevin and Sarah Coates, to amend Zoning By-law No. 500 to rezone the property described as Concession 3, Part Lot 18 (G) from Rural (RU) to site-specific Rural (RU-XXX) and Open Space (OS-XXX) zones.
  - II) That Staff bring forward the amending By-law for Council's consideration and passing in the near future.

- III) That pursuant to Section 34(17) of the *Planning Act*, in the event minor revisions are necessary respecting the proposed amending Zoning By-law, further notice shall not be required.

Or alternatively,

3. That in the event concerns are raised by the public or Council which require further investigation, Staff recommend the following:
- I) That Staff report further to Council following the receipt and assessment of the public and Council's comments.
  - II) That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
    - i. Any person or public body that has requested to be notified of any future public meeting(s); and,
    - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

## 12. REPORTS

### (2) REPORTS REQUIRING SEPARATE DISCUSSION

#### Reports from the Operations and Infrastructure Department:

Pages 2-5

- (B) Willow Beach Marina Request for Installation of Permanent Launch Ramp

Report No. OI-2017-0033

#### Recommendation(s):

1. That Council receive Report No. OI-2017-0033 prepared by the Operations and Infrastructure Department dated October 25, 2017 respecting the Willow Beach Marina Request for installation of a Permanent Launch Ramp.
2. That the terms of the temporary permit be adhered to including removal of the temporary installation by November 1, 2017.
3. That staff report back with an assessment of the request for a permanent installation.

Pages 6-10

- (C) Review of Wexford Pumping Station

Report No. OI-2017-0034

**Recommendation(s):**

1. **That Council receive Report No. OI-2017-0034 prepared by the Operations and Infrastructure Department dated October 25, 2017, regarding the Review of the Wexford Pumping Station and Options.**
2. **That Mayor and Council give the Operations and Infrastructure Department authority to negotiate a cost sharing agreement with The Queensway East and Queensway West Developers for the construction of a new expanded water pumping station to replace the existing Wexford Pumping Station. Costs to be returned by staff to Council for final approval.**
3. **That, if failing to negotiate an appropriate cost agreement, the Operations and Infrastructure Department proceed with the necessary water system upgrades needed to address the identified water pressure issues within The Queensway and Church Street area. Costs to be returned by staff to Council for final approval.**



**Carolyn Lance**

---

**Subject:** FW: Addendum Item

**From:** Melinda Bessey  
**Sent:** October-18-17 12:40 PM  
**To:** Ingrid Fung <[ifung@georgina.ca](mailto:ifung@georgina.ca)>  
**Cc:** 'Gord Mahoney' <[gord@msplanning.ca](mailto:gord@msplanning.ca)>; Shauna Fernandes <[S.Fernandes@lsrca.on.ca](mailto:S.Fernandes@lsrca.on.ca)>; Jennifer Dawson <[J.Dawson@lsrca.on.ca](mailto:J.Dawson@lsrca.on.ca)>  
**Subject:** Coates ZBLA 03.1115 (PZO809 /APID210524) Weir's SR

Good afternoon Ingrid,

Further to our correspondence dated September 13, 2017, we have received an Addendum to the Planning Justification Report (Michael Smith Planning Consultants Development Coordinators Ltd., September 25, 2017) as well as attended a site meeting with Riverstone Environmental Solutions. As a result, we provide the following comments:

1. It is confirmed that the Addendum to the Planning Justification Report has been prepared to the satisfaction of the LSRCA.
2. The purpose of our site meeting was to determine if the man-made drainage swale is within an area governed by Ontario Regulation 179/06 under the Conservation Authorities Act. It was determined that the swale is regulated and therefore any site alteration or development within the regulated area will require a permit from the LSRCA prior to issuance of a Municipal Building Permit. Based on the conditions observed on the site, the LSRCA would accept a reduced setback from the top of the slope where the drainage exists.
3. It is confirmed that the proposed setback and restoration defined for the woodland area is acceptable.

On this basis, the LSRCA has no further comments pertaining to the subject application.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

**Melinda Bessey, MSc., MCIP, RPP**  
Development Planner  
**Lake Simcoe Region Conservation Authority**  
120 Bayview Parkway,  
Newmarket, Ontario L3Y 3W3  
905-895-1281, ext. 151 | 1-800-465-0437 |  
[m.bessey@LSRCA.on.ca](mailto:m.bessey@LSRCA.on.ca) | [www.LSRCA.on.ca](http://www.LSRCA.on.ca)

**Please note: the LSRCA Board of Directors approved a change to our Fee Policy. The new fees will take effect on January 1, 2017. Please click [here](#) for the new fee schedule.**

Twitter: @LSRCA

Facebook: LakeSimcoeConservation

The information in this message (including attachments) is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed. The message may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act and by the Personal Information Protection Electronic Documents Act. If you have received this message in error, please notify the sender immediately and delete the message without making a copy. Thank you.

**THE CORPORATION OF THE TOWN OF GEORGINA****REPORT NO. OI-2017-0033****FOR THE CONSIDERATION OF  
COUNCIL****October 25, 2017****SUBJECT: WILLOW BEACH MARINA REQUEST FOR INSTALLATION OF  
PERMANENT LAUNCH RAMP**

---

**1. RECOMMENDATIONS:**

1. That Council receive Report No. OI-2017-0033 prepared by the Operations and Infrastructure Department dated October 25, 2017 respecting the Willow Beach Marina Request for Installation of Permanent Launch Ramp;
2. That the terms of the temporary permit be adhered to including removal of the temporary installation by November 1, 2017.
3. That staff report back with an assessment of the request for a permanent installation.

**2. PURPOSE:**

The purpose of this report is to seek Council direction with respect to a request for a temporary launch ramp to remain in place for a period of 5 years.

**3. BACKGROUND:**

On August 14, 2017 the Town granted to Nealon Marine Construction approval to install a temporary loading ramp in front of 262 Lake Drive East in Willow Beach (see Attachment 1). The ramp was to accommodate dredging in the vicinity of Willow Beach Marina.

The application for the temporary installation was accompanied by temporary approvals from the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority.

On October 2, 2017 Mr. Mike Nealon presented to Town representatives a request to entertain an agreement to have the loading ramp remain in place for a multi-year period. Assessment of the request identified that consideration of a longer term should be submitted by Willow Beach Marina versus an unauthorized agent. The

---

meeting concluded with Mr. Nealon agreeing to remove the temporary structure by November 1, 2017.

On October 3, 2017 the Town received correspondence from Willow Beach Marina requesting that the ramp be left in place for a period of 5 years to accommodate dredging. The request specified the use of the ramp for 5-10 business days per year.

#### **4. ANALYSIS:**

The Town has in place processes and procedures that ensure the issuing of permits and granting of approvals take into consideration matters such as health and safety, liability, compatibility of use, public consultation, external approvals etc.

The temporary approval that was granted followed due process but only took into account short term use. The external approvals were for a temporary ramp. The approval that has subsequently been sought has many more considerations that need to be assessed, but unfortunately the time require to do so extends beyond the November 1<sup>st</sup> date for removal of the temporary structure. In order to assess the request for a long term installation the following should be considered:

- Control of access
- Adjacent land uses
- Approval of external authorities
- Traffic considerations
- Pedestrian implications
- Contractual details
- Lake Drive shoreline jurisdiction implications

In the period of time since receipt of the request staff have not been able to undertake the internal analysis. Additionally the Town has not been provided with approval from the external agencies for a long term installation. In order to demonstrate due diligence it is recommended that the terms of the temporary installation be adhered to and an assessment of a long term installation follow due process.

Staff understand that the longer term installation would assist with alleviating financial hardship on the part of the Willow Beach Marina and will aid in the marina serving their patrons. Staff therefore recommend that the longer term request be assessed and a report be submitted to Council in due course.



---

**5. RELATIONSHIP TO CORPORATE STRATEGIC PLAN:**

This report is not related to a specific strategic goal:

**6. FINANCIAL AND BUDGETARY IMPACT:**

None.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

There are no public consultation or notice requirements associated with this report. Public consultation may be required as part of a longer term approval.

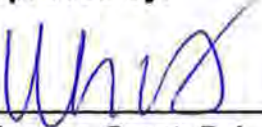
**8. CONCLUSION:**

Staff recommend that the terms of the original approval be adhered to and the request for a long term solution be evaluated and reported back to Council.

**Prepared and Recommended by:**

---

Dan Pisani, P. Eng.  
Director of Operations and Infrastructure

**Approved by:**

---

Winanne Grant, B.A., AMCT, CEMC  
Chief Administrative Officer

*Attachment 1 – Vicinity of 262 Lake Drive East*





**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. OI-2017-0034**

**FOR THE CONSIDERATION OF  
COUNCIL**

**OCTOBER 25, 2017**

**SUBJECT: REVIEW OF THE WEXFORD PUMPING STATION AND OPTIONS**

---

**1. RECOMMENDATION:**

1. THAT COUNCIL RECEIVE REPORT NO. OI-2017-0034 PREPARED BY THE OPERATIONS AND INFRASTRUCTURE DEPARTMENT DATED OCTOBER 25, 2017, REGARDING THE REVIEW OF THE WEXFORD PUMPING STATION AND OPTIONS.
2. THAT MAYOR AND COUNCIL GIVE THE OPERATIONS AND INFRASTRUCTURE DEPARTMENT AUTHORITY TO NEGOTIATE A COST SHARING AGREEMENT WITH THE QUEENSWAY EAST AND QUEENSWAY WEST DEVELOPERS FOR THE CONSTRUCTION OF A NEW EXPANDED WATER PUMPING STATION TO REPLACE THE EXISTING WEXFORD PUMPING STATION. COSTS TO BE RETURNED BY STAFF TO COUNCIL FOR FINAL APPROVAL.
3. THAT, IF FAILING TO NEGOTIATE AN APPROPRIATE COST AGREEMENT, THE OPERATIONS AND INFRASTRUCTURE DEPARTMENT PROCEED WITH THE NECESSARY WATER SYSTEM UPGRADES NEEDED TO ADDRESS THE IDENTIFIED WATER PRESSURE ISSUES WITHIN THE QUEENSWAY AND CHURCH STREET AREA. COSTS TO BE RETURNED BY STAFF TO COUNCIL FOR FINAL APPROVAL.

**2. PURPOSE:**

The purpose of this report is to summarize the existing issues and opportunities within the north Keswick water systems, and to present potential solutions to address the existing pressure issue and development capacity needs.

### **3. BACKGROUND:**

For an extended period of time the Town of Georgina has received several poor water pressure complaints within The Queensway North/South and Church Street area. Further to the existing low pressure issues, the Town has received development applications to develop the Queensway East and Queensway West lands.

In 2015, the Town of Georgina commissioned the development of an "all-pipes" hydraulic model of the Town's water system. The water model includes all watermains and water system facilities within the Town's water system, as well as, the York Region's watermains, treatment plants, pumping stations, and storage reservoirs. Further, the model was developed as a "dynamic" model allowing for the long-term simulation of water system operations and performance.

This "dynamic" "all pipe" water system model now permits the evaluation of "What If" operational and growth scenarios with a high level of accuracy and certainty that was not available before the completion of the water system model, finalized in November 2015.

It is now common practice for the Town to have all new development related proposed water system expansions assessed using the Town's water model. This is done to ensure the adequacy of the water system design, and to ensure that the new development does not adversely impact existing users.

As part of the servicing analysis for The Queensway East & West Lands, field testing to confirm existing pressures and capacity within the local system as well as a condition assessment of the existing Town owned Wexford Pumping Station, were completed.

### **4. ANALYSIS:**

The water system review and servicing analysis identified that existing pressure issues within The Queensway North/South and Church Street area, are the result of high local ground elevations and not the result of local watermain capacity deficiencies. Further, it was identified that the localized pressure issues could be resolved by reconfiguring the adjacent Wexford pressure zone to service the low pressure areas. Two options were identified:

- **A simplified option** that would reconfigure the Wexford zone boundary to capture Circle Ridge Drive, Mackenzie Court, Marritt Drive, Ley Boulevard, a portion of Spring Road, Henry Street, Oakcrest Drive and Annamaria Drive. This option would generally consist of the replacement and installation of new boundary valves.
- **An expanded option** that would reconfigure the Wexford zone boundary to capture the same area as the simplified option, in addition to Church Street, from



Natanya Boulevard to The Queensway North/South. This option would include the replacement and installation of new boundary valves, as well as a new watermain on Morton Avenue and potential watermain upgrades on Church Street from Natanya Boulevard to Woodbine Avenue.

The condition assessment of the Wexford Pumping Station found the station to be in generally good operating condition, with approximately \$100,000 of maintenance upgrades needed to keep the station in operating condition for the next twenty (20) years. The largest single cost being identified as pump rehabilitation.

The capacity assessment of the Wexford Pumping Station found that the station was operating near or at its capacity with limited capacity to service additional areas. However, it would be feasible to complete minor pump upgrades, as part of the identified pump rehabilitation, to increase the station's capacity to service the low pressure areas.

The development servicing review found that the existing and proposed land elevations within The Queensway East and West lands were too high to be serviced from the primary Keswick pressure zone and that a new boosted pressure zone is required. The servicing review also found that the extension of the existing Wexford pressure zone could be suitable to service the development lands; however, the Wexford Pumping Station lacks additional capacity to service the new lands.

Three options to service the Queensway East and West lands were identified:

- **Independent Solution:** A new developer lead pumping station is built to service the Queensway East and West development lands only. The Town will continue to operate the Wexford Pumping Station to supply the existing Wexford zone. Under this option the Town can proceed independently with identified system upgrades to address the existing pressure issues. This option will require the long-term operation and maintenance costs of two (2) pumping stations.
- **Joint Solution – Wexford:** The Town completes and upgrades the existing Wexford Pumping Station with sufficient capacity to service the Queensway East and West lands. Under this option completion of the identified system upgrades to address the existing pressure issues forms part of the Queensway East and West lands servicing strategy. This option will require the completion of a Schedule “B” Municipal Class Environmental Assessment.
- **Joint Solution – New Station:** A new developer led pumping station is built to service the Queensway East and West lands and the existing Wexford pressure zone, while the existing Wexford Pumping Station is decommissioned. Under this option the Town can proceed independently with identified system upgrades to address the existing pressure issues following the commissioning of the new pumping station.

The independent solution presents the lowest capital cost option to the Town to address the existing pressure issues. However, this option would also result in the long term operation and maintenance of two (2) pumping stations, which presents an increase in operating costs and liabilities.

Either of the joint solution likely present an increased capital cost option for the Town. However, the joint solutions provides lower long term operating costs and liability, as well as, providing additional benefit to the water system through increased system looping and operational flexibility.

It is the staff's opinion that the joint solution presents the best long option for the Town; however, an appropriate Cost Sharing Agreement with the Queensway East and West lands developer is needed.

GM Blueplan Engineering Consultants will be in attendance at Council to present an overview of the options outlined above.

#### **5. RELATIONSHIP TO STRATEGIC PLAN:**

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

GOAL 4: "Provide Exceptional Municipal Service" – ORGANIZATIONAL & OPERATIONAL EXCELLENCE

#### **6. FINANCIAL AND BUDGETARY IMPACT:**

Staff to return to Council with financial and budgetary impacts once a proposed final solution is identified. The goal of staff is to have this available for budget time.

#### **7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

Schedule "B" Municipal Class Environmental Assessment is required if the Joint Solution – Wexford Station is selected.

## 8. CONCLUSION

Through a review of the existing water system low pressure issues and serving analysis for the Queensway East and West lands, there are multiple options to address the existing low pressure issues within The Queensway North/South and Church Street area. The best long term option is to replace or upgrade the Town's existing Wexford Pumping Station with a new larger pumping station to service both the existing and the Queensway East and West lands. This new pump station would be a joint venture with the Queensway East and West lands developers and would require an appropriate Cost Sharing Agreement.


Further, if a suitable Cost Sharing Agreement is not reached between the Town and developers, the Town has available options to address the existing low pressure issues by completing upgrades to the distribution system and existing Wexford Pumping Station.

Prepared by:



Dan Pisani, P. Eng.  
Director of Operations and Infrastructure

Approved by:



Winanne Grant, B.A., AMCT, CEMC  
Chief Administrative Officer