THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. OID-2026-0019

FOR THE CONSIDERATION OF COUNCIL
September 2, 2026

SUBJECT: THE QUEENSWAY SOUTH WATERMAIN REPLACEMENT – NOISE BYLAW EXEMPTION REQUEST

1. RECOMMENDATION:

1. **That Council receive Report No. OID-2026-0019 prepared by the Capital Projects – Linear Division, Operations & Infrastructure Department, dated September 2, 2026, regarding an Application for a Noise By-Law Exemption from Master Utility Division Inc. for work under "OID2026-021 The Queensway Watermain Replacement" contract; and,**

2. **That Council approve the application for a Noise Bylaw exemption submitted by Master Utility Division Inc. for six (6) individual Tuesday nights from September 21, 2026 to December 23, 2026, as a means to mitigate traffic impacts resulting from temporarily closing The Queensway South as necessary to allow installation of six watermain connections.**

2. PURPOSE:

This report is presented to seek Council's consideration of an application for Noise Bylaw Exemption for nighttime work for six watermain connections to be completed by Master Utility Division Inc. under contract "OID2026-021 The Queensway Watermain Replacement".

3. BACKGROUND:

The existing ductile iron watermains on The Queensway South between Joe Dales Drive and Garret Styles Drive are approximately 40 years old and are approaching the end of their service life. Over the past decade there have been 14 watermain breaks in this area; each resulting in temporary water supply service disruptions and requiring costly emergency repairs.

As part of the 2024 budget, Council approved Business Case 24-CI-WAT-03 for the engineering design to replace the existing watermains. As part of the 2025 budget, Council approved Business Case 25-CI-WAT-02 for construction of the new watermains. As part of the 2026 budget, Council approved Business Case 26-CI-WAT-04 providing additional funding for the construction of the watermains.

The design of the watermains was completed in 2025 and went to tender in early 2026. The tender was released on March 4, 2026 and closed on April 9, 2026. A total of four (4) compliant bid submissions were received. The lowest qualified bidder, Master Utility Division Inc., was awarded contract “OID2026-021 - The Queensway Watermain Replacement”.

4. ANALYSIS:

The existing ductile iron watermains are located on the east side of The Queensway South and supply water to the adjacent dwellings, commercial buildings and side streets. Space constraints dictate that the new watermains must be constructed on the west side of The Queensway South and include large diameter concrete and small diameter PVC pipes.

The new watermains will be constructed while the existing watermains are operational. While the new watermain is being installed there will be temporary short-term disruptions such as: night work, lane reductions, potential full closure of The Queensway South, side street closures, water shut-offs, and driveway disruptions.

Traffic Impacts to The Queensway South

This section of The Queensway South is a Regional road, while the watermains within the right-of-way are Town owned and operated. The Contractor and the Town are working with York Region to obtain the appropriate Road Occupancy Permit and ensure service providers such as York Region Transit are accommodated.

The new watermains on the west side of The Queensway South have a total of 25 service and side street connections. There are an additional 6 connections to the east side of The Queensway South.

The large diameter watermains require large excavations and construction equipment to safely install. This results in a much larger working area compared to small diameter water service connections. In order to ensure a safe delineated working area for both the contractor and the public, The Queensway South will be restricted to a single lane in alternating directions during the installation of five (5) of the east side connections. A single east side connection at Joe Dales Drive may have a single lane in alternating directions; or, it may require a full road closure. The Town, consultant, contractor, and York Region are working together to determine whether a full road closure is required at Joe Dales Drive.

A full work shift (up to 12 hours) is expected to be required to complete each one of the six (6) east side connections. This means that there will be five (5) or six (6) separate occasions where The Queensway South will be reduced to a single-lane in alternating directions; with a possible one (1) occasion of a full road closure. The east watermain connections requiring single-lane alternating directions, or single full road closure, are located as shown on Figure 1.

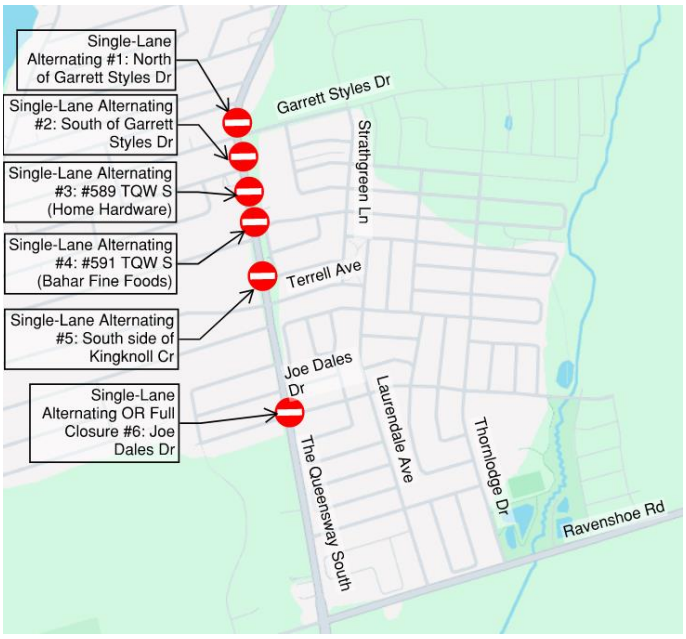

Figure 1: The Queensway South single lane alternating direction or full road closure locations

The contractor will start working at the north end at Garrett Styles Drive and proceed south towards Joe Dales Drive. The construction area will be delineated as per approved Road Occupancy Permit and Ontario Traffic Manual Book 7 requirements. Each construction area is expected to be approximately 100 metres in length. Vehicle traffic will be generally reduced to a single lane in both directions near the construction area.

The Town is working closely with York Region, emergency service providers, local school boards and GFL to ensure services continue to be provided. The contractor will also provide assistance as required such as moving waste receptacles across and / or down the street for ease of pick-up.

The dates of the east side connections (single lane alternating traffic and possible full road closure) will be better defined as construction advances. Town staff will work closely with the various service providers, York Region, and the contractor to provide a minimum of two weeks notice and posting of signage in advance of each significant lane reduction or closure.

Noise Bylaw Exemption Request

The Queensway South will require significant lane reductions (single lane alternating direction) at 5 or 6 separate locations and dates to provide a safe working area for the construction team and the public. A single full road closure at Joe Dales Drive may also be required; however, details are being confirmed with the project team. Each significant lane reduction or closure will be approximately 12-hours in duration. Instead of completing this work during regular daytime hours, the Contractor has

requested permission to complete the work of these six connections at night. This will have far less impact and disruption to traffic than would daytime significant lane closures. Residents in close proximity to the work locations may be impacted by construction noise and vibration during the night. York Region prefers this arrangement over daytime impacts.

To allow construction work to occur late in the evening and at night as proposed by the Contractor, a Noise By-law Exemption approved by Council is required. Two sections in Bylaw 2003-0075 (PWE-1) which would require exemptions include:

- Section 2(e)(iv), which prohibits the handling, loading, or unloading of materials between the times of 8pm and 7am Monday to Saturday and all day Sunday;
- Section 2(e)(v), which prohibits the operation of any equipment in connection with construction from 8:00 p.m. one day to 7:00 a.m. the next day, and all day on Sundays and Statutory Holidays.

As per Section 4(a) of the Noise Bylaw, any person may make application for Council's consideration of a Noise By-law exemption.

Should Council approve the Contractor's Noise Bylaw Exemption application, staff recommend that the night work occur only on six Tuesdays between the hours of 8 pm to 7am between the dates of September 21, 2026 and December 23, 2026. This restriction for only Tuesday nights provides predictability for the local residents, businesses and service operators such as waste pickup and school boards.

It is recognized that construction unfortunately causes disruptions such as noise, dust, traffic impacts and temporary water shut-offs. These short-term disruptions are necessary and unavoidable to allow the Town to complete its important infrastructure repairs and replacements. The Contractor's proposal to conduct these six connections at night reduces the traffic impacts associated with the necessary significant lane or full road closure of The Queensway South.

5. RELATIONSHIP TO STRATEGIC PLAN:

Delivering service excellence

Proactively manage infrastructure and assets to ensure service continuity

Creating a vibrant, healthy, and safe community for all

Support a safe, healthy and inclusive community

6. FINANCIAL AND BUDGETARY IMPACT:

There is no financial or budgetary impact related to the Noise Bylaw exemption request.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Beyond publication and public deliberation of a Council report, there is no specific additional obligation for notification of the public of a Noise Bylaw exemption. However in the context of the planned single-lane alternate directions or closure of the Queensway South and nighttime work, the following notifications will be provided a minimum of two-weeks in advance:

- Portable signs at closure / nightwork location(s)
- Letters to local residents
- Updates on Town's project webpage

In addition, whenever a resident or business's water will be shut-off or driveway access limit, they will receive a door-knocker 72-hours in advance of the disruption including contact information of the contractor.

8. CONCLUSION:

The Town's existing ductile iron watermains are reaching the end of their useful service life and have frequently failed in the past decade. The new watermains will reduce future unexpected emergency repairs and water shut-offs, improving the Town's delivery of safe drinking water to its residents. In order to safely construct the new watermain connections to the east side of The Queensway South, the contractor requires significant lane reductions or possible full road closure. To mitigate traffic impacts, staff request that Council approve a Noise Bylaw exemption to conduct construction work at night on six Tuesdays between September 21 and December 23, 2026.

APPROVALS

Prepared By:	Owen Sanders, Senior Project Manager
Reviewed By:	Mike Hutchinson, Manager, Municipal Law Enforcement
Reviewed By:	Neil MacDonald, Manager, Capital Projects - Linear
Recommended By:	Michael Vos, Director, Operations & Infrastructure
Approved By:	Ryan Cronsberry, Chief Administrative Officer