THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA

Tuesday, July 16, 2019
9:00 AM

1. CALL TO ORDER - MOMENT OF MEDITATION

   "We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and 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."

2. ROLL CALL

3. COMMUNITY ANNOUNCEMENTS

4. INTRODUCTION OF ADDENDUM ITEM(S)

5. APPROVAL OF AGENDA

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

7. ADOPTION OF MINUTES

   Pages 1-13

   (1) Minutes of the Council Meeting held on June 5th, 2019

   Pages 14-21

   (2) Minutes of the Council Meeting held on June 12th, 2019

   Pages 22-26

   (3) Minutes of the Special Council Meeting held on June 19, 2019

   Pages 27-35

   (4) Minutes of the Council Meeting held on June 19th, 2019

   Pages 36-46

   (5) Minutes of the Council Meeting held on June 26, 2019

8. SPEAKERS

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS

    (1) Joshua Renard, Habitat for Humanity Greater Toronto Area, requesting the waiver of fees for the Habitat GTA Project on Dalton Road.

11. PUBLIC MEETINGS *None.*

12. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Development Services Department:

Pages 47-74

(A) Site Plan Control Bylaw and Application Process Review

Report No. DS-2019-0029

Recommendation(s):

1. **That Council receive Report DS-2019-0029 prepared by the Development Engineering Division, Development Services Department dated July 16, 2019 respecting proposed updates to the Site Plan Control By-Law and Application Process Review.**

2. **That Council authorize staff to proceed with a public and stakeholder consultation program related to the proposed changes to the Site Plan Control By-law and related Site Plan Control Application Process, as set out in Report No. DS-2019-0029.**

3. **That following the public and stakeholder consultation program, staff return to Council with an assessment of all comments received and a final proposed Site Plan Control By-Law and related Site Plan Control Application Process for Council's consideration.**

Pages 75-81

(B) Proposed Expenditure of the Ontario Main Street Revitalization Funding

Report No. DS-2019-0084

Recommendation(s):

1. **That Council receive Report No. DS-2019-0084 prepared by the Economic Development and Tourism Division, Development Services Department dated July 16, 2019 respecting the proposed expenditure of the Ontario Main Street Revitalization Funding.**

2. **That Council direct staff to utilize the Ontario Main Street Revitalization Funding to purchase festive seasonal decorations for BIAs of Keswick, Sutton, Jackson's Point and in the historic business area of Pefferlaw.**

3. **That staff will consult with the BIAs and then report back to council with the results of the selected festive seasonal decorations.**

4. That staff provide a copy of Report No. DS-2019-0084 and Council's resolution thereon to the Association of Municipalities of Ontario (AMO).

Pages 82-84

(C) Approval of the Grant Applications Endorsed by the Economic Development Committee on June 3, 2019

Report No. DS-2019-0085

Recommendation(s):

1. That Council receive Report No. DS-2019-0085 prepared by the Economic Development and Tourism Division, Development Services Department dated July 16, 2019 respecting the approval of the grant applications endorsed by the Economic Development Committee on June 3, 2019.

2. That Council approve the disbursement of the following grants:

ECONOMIC DEVELOPMENT GRANT	**AMOUNT**
•B1 Lake Simcoe Open Fishing Event	**$2,000.00**
•Jackson's Point BIA Community Cultural Events 2019	**$2,000.00**

DEVELOPMENT APPLICATION FEE REBATE PROGRAM	**AMOUNT**
•Hwawei Inc/Office Building Site Plan Fee Rebate	**$10,000.00**

Pages 85-87

(D) Proposal to Incorporate Funding Requests received from the Business Improvement Areas and Georgina Farmers Market into the 2020 Budget Deliberations

Report No. DS-2019-0086

Recommendation(s):

1. That Council receive Report No. DS-2019-0086 prepared by the Economic Development and Tourism Division, Development Services Department, dated July 16, 2019 respecting the proposal to incorporate requests received from the Business Improvement Areas and the Georgina Farmers Market into the 2020 budget deliberations.

2. That Council direct staff to advise the Business Improvement Areas and the Georgina Farmers' Market that any further funding requests from these organizations will be considered as part of the annual budget deliberations.

Pages 88-90

(E) Dedication of 0.3 Metre (1') Reserves as Public Highway Simcoe Landing Subdivision (Phase 9) and various roads

Report No. DS-2019-0091

Recommendation(s):

1. That Council receive Report No. DS-2019-0091 prepared by the Development Engineering Division; Development Services Department, dated July 16, 2019 respecting the dedication of various 0.3 metre (1') reserves as public highway and to form part of various roads.

2. That Council adopt a by-law dedicating the blocks and parts identified in Table 1 as set out in Section 3 of Report No. DS-2019-0091.

Pages 91-108

(F) Keswick Water Resource Recovery Facility and Allocation Assignment

Report No. DS-2019-0092

Recommendation(s):

1. That Council receive Report No. DS-2019-0092 prepared by the Planning Division, Development Services Department dated July 16, 2019 respecting the Keswick Water Resource Recovery Facility and Allocation Assignment.

2. That the consideration of Planning Act applications submitted on/after July 16, 2019 which require servicing allocation from the Keswick Water Resource Recovery Facility be put on hold, pending the completion and approval of the Keswick Secondary Plan Review and Update.

3. That the Clerk forward a copy of Report No. DS-2019-0092 and Council's Resolution thereon to Karen Whitney, York Region Director of Community Planning and Development Services, Planning and Economic Development Branch, Corporate Services; and to Katy Modaressi, York Region Manager of Capacity Monitoring and Development Approval, Infrastructure Asset Management, Environmental Services.

Reports from the Operations and Infrastructure Department:

Pages 109-153

(G) Queensway Trail at Keswick Gardens

Report No. OI-2019-0009

Recommendation(s):

1. **That Council receive Report No. OI-2019-0009 prepared by the Parks Division, Operations and Infrastructure Department dated July 16, 2019 regarding the proposed trail design at the Queensway and Keswick Gardens Seniors Apartments.**

2. **That the 2019 Capital Budget be amended to include construction of the Queensway North Trail Project 19-PRK-9* with a budget of $150,000 funded from the Voluntary Contribution provided by Starlish Home Corp., and that Council authorize the procurement manager to issue a purchase order to Starlish Home Corp. not to exceed $150,000.**

3. **That staff finalize the necessary documents and maintenance agreement with York Region Housing and Starlish Home Corp. in order to implement the trail works at The Queensway and Keswick Gardens Seniors Apartments.**

Pages 154-159

(H) Use of Premises/Property located at Smith Boulevard in the Town of Georgina, for York Regional Police Emergency Response Unit Training Purposes

Report No. OI-2019-0010

Recommendation(s):

1. **That Council receive Report No. OI-2019-0010 prepared by the Operations and Infrastructure Department dated July 16, 2019 regrading the use of Premises/Property located at Smith Boulevard, in the Town of Georgina, for York Regional Police Emergency Response Unit Training and Activities.**

2. **That Council authorize Mayor and Clerk to enter into a Property Use Agreement, between the Town of Georgina and York Region Police (Attachment 2) subject to such minor revisions as may be required by the Town Solicitor.**

3. **That Council adopt a by-law authorizing the Mayor and Clerk to execute the necessary documents.**

Pages 160-163

(I) Development Charge Rates Effective August 1, 2019

Report No. CS-2019-0013

Recommendation(s):

1. **That Council receive Report No. CS-2019-0013 prepared by the Corporate Services Department dated July 16, 2019 respecting Development Charge Rates Effective August 1, 2019, for information purposes.**

Reports from the Chief Administrative Office

Pages 164-169

(J) Belhaven and Udora Community Hall Parking Lot Upgrades

Report No. CAO-2019-0028

Recommendation(s);

1 That Council receive Report No. CAO-2019-0028 prepared by the Office of the CAO dated July 16, 2019, regarding the Award of Contract OID2019-043 – Outdoor Facility Improvements Parking Lot – Belhaven Community Hall and Udora Community Hall.

2 That Council approves and authorizes the Manager of Procurement Services to enter into a contract with KP Construction, Toronto, Ontario, in the amount of $252,550 plus HST as per *Option #1* in *Table #1* for the purpose of providing construction services to upgrade the parking amenities at Belhaven Community Hall and Udora Community Hall.

3 That Council approves and authorizes the Manager of Procurement Services to enter into a contract with KP Construction, Toronto, Ontario, in the amount of $149,625 plus HST as per *Option #2* in *Table #1* for the purpose of providing construction services to upgrade the parking amenities at Belhaven Community Hall and Udora Community Hall.

4. That Council approves and authorizes a budget increase of $82,689.19 plus HST from the Gas Tax as per *Option #3* in *Table #1* only if RECOMMENDATION #3 above is approved.

Pages 170-172

(K) Appointments to the Georgina Safe Streets Advisory Committee for the 2018-2022 Term of Office

Report No. CAO-2019-0032

Recommendation(s):

1. That Report No. CAO-2019-0032 prepared by the Clerk's Division, Office of the Deputy CAO, dated July 16, 2019, respecting appointment to the Georgina Safe Streets Committee, be received.

2. That Council review the Attachment (Confidential Attachment #1) detailing the selection outcomes for the Committee. The confidential attachment contains personal information, only to be discussed in Closed Session

3. That Council direct the Clerk's Division to prepare the necessary by-law to give effect to the appointments to Georgina Safe Streets Committee.

4. That the appointments of the selected applicants by Council come into effect upon adoption of this report and the acceptance of appointment by the respective committee designates.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

Page 173

(A) Wendy Jensen requesting exemption from the parking by-law to permit vehicles to park on McNeil Road on July 20th between 2:00pm and 10:00pm during a party.

Page 174

(B) Our Lady of Smolensk Russian Orthodox Church requesting exemption from the parking by-law to permit 50 vehicles to park on one side of Birch Street and Volga Avenue to Edith Street on August 11th from 10:00am to 3:00pm during during an annual church event.
(Advisement: Council granted exemptions in past years)

Page 175

(C). Craig Waters requesting exemption from the parking by-law to permit vehicles, if necessary, to park on Nida Drive on September 7th from 2:00pm onward during an annual party and possibly overnight.
(Advisement: Most vehicles are able to park in neighbouring driveways, including those needing to be remain overnight)

Page 176

(D) Carol Matthews requesting exemption from the parking bylaw to permit the parking of vehicles along Cooks Bay Drive and Metropolitan Crescent on July 27th from 4:00pm to 12:00am during a party.

Page 177

(E) Tara Palmer requesting exemption from the parking bylaw to permit two vehicles to be parked on Pasadena Drive during the immediate post-paving period of her driveway.

(2) General Information Items

Pages 178-180

(A) Information Items
(B) Briefing Notes

(3) Committee of Adjustment Planning Matters

Pages 181-182

(A) Under Review
(B) Recommendations
(C) Decisions

14. MOTIONS/NOTICES OF MOTION

15. REGIONAL BUSINESS

16. OTHER BUSINESS

17. BY-LAWS

Pages 183-184

(1) Bylaw Number 2019-0064 (LA-1), being a bylaw to Stop Up, Close and Sell Springfield Road and one foot reserve.

Page 185

(2) Bylaw Number 2019-0065 (PWO-2), being a bylaw to dedicate certain lands as public highway and forming part of various roads, Simcoe Landing Subdivision, Phase 9.
(Advisement: Refer to Report No. DS-2019-0091, Item No. 12(2)(E) of this agenda)

Page 186

(3) Bylaw Number 2019-0066 (CON-1), being a bylaw to authorize the Mayor and Clerk to execute an Agreement between the Town of Georgina and York Regional Police for the use of the property at 8376 Smith Boulevard for York Regional Police Emergency Unit Training Purposes and activities.
(Advisement: Refer to Report No. OI-2019-0010, Item NO. 12(2) (H) of this agenda)

18. CLOSED SESSION

(1) Motion to move into closed session of Council

(A) A POSITION, PLAN, PROCEDURE, CRITERIA OR INSTRUCTION TO BE APPLIED TO ANY NEGOTIATIONS CARRIED ON OR TO BE CARRIED ON BY OR ON BEHALF OF THE MUNICIALITY OR LOCAL BOARD, SECTION 239(2)(k), MA

- Verbal Update by staff

(B) PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, SECTION 239 (2) (b), MA

- Appointment to the Georgina Safe Streets Advisory Committee for the 2018-2022 Term of Office, Report No. CAO-2019-0032

(2) Motion to reconvene into open session of Council and report on matters discussed in closed session.

19. CONFIRMING BY-LAW

Pages 187-190

(1) By-law No. 2019-0067 (COU-2), a by-law to confirm the proceedings of Council on July 16, 2019.

20. MOTION TO ADJOURN

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, June 5, 2019
7:00 PM

Staff:
David Reddon, Acting Chief Administrative Officer
Alan Drozd, Planning Supervisor
Dan Buttineau, Director of Recreation and Culture
Ron Jenkins, Fire Chief
Rob Wheater, Director of Corporate Services and Treasurer
Bev Moffatt, Director of Human Resources
Rob Flindall, Director of Operations and Infrastructure
Ryan Cronsberry, Acting Deputy Chief Administrative Officer
Tolek Makarewicz, Senior Policy Planner
Anne Winstanley, Communications Supervisor
Rachel Dillabough, Deputy Clerk
Carolyn Lance, Council Services Coordinator

A moment of meditation was observed.

•June 6th is the 75th anniversary of D-Day; Council paused to reflect on the many men and women who died for our country.

1. CALL TO ORDER - MOMENT OF MEDITATION

"We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and 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."

2. ROLL CALL

The following Members of Council were present:

Mayor Quirk
Councillor Waddington
Councillor Neeson
Councillor Harding
Regional Councillor Grossi
Councillor Fellini
Councillor Sebo

3. COMMUNITY ANNOUNCEMENTS

- June 6th, first Open House at Georgina Civic Centre, 5:00pm to 8:00pm
- Saturday, June 8th, 10:00am to 2:00pm, Sutton by the Lake Annual Garage Sale
- Tuesday, June 11th, 6:30pm, Chamber celebrating its 44th Anniversary
- Saturday, June 8th, 55 Flashback Dance at The Link, 7:00pm to 11:00pm
- RJ Gorman of The GEM Theatre may host the last couple of Raptors games
- Wednesday, June 5th is Tim Hortons Camp Day, fundraising event
- Mayor Quirk, Regional Councillor Grossi, Councillors Sebo and Waddington attended Habitat for Humanity sod-turning event; Georgina has hosted 9 habitat builds, this build will add 6 more
- Saturday, June 8th, 7:00pm to 1:00am, fundraising dance at Ice Palace on behalf of Sandgate Women's Shelter

4. INTRODUCTION OF ADDENDUM ITEM(S)

Item No. 12(2)(A)	Legible versions of Pages 14 and 15 of Report No. DS-2019-0056
Item No. 14	Notice of Motion introduced at the Council Meeting held on May 29th, 2019, concerning 'Reducing Litter and Waste in our Communities'

5. APPROVAL OF AGENDA

Moved by Councillor Waddington, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0351

That the agenda, with the following addendum items, be approved:

Item No. 12(2)(A)	Legible versions of Pages 14 and 15 of Report No. DS-2019-0056
Item No. 14	Notice of Motion introduced at the Council Meeting held on May 29th, 2019, concerning 'Reducing Litter and Waste in our Communities'

Carried.

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

7. ADOPTION OF MINUTES *None.*

8. SPEAKERS *None.*

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS *None.*

11. PUBLIC MEETINGS *None.*

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS *None.*
(2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*
(3) OTHER PUBLIC MEETINGS *None.*

12. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

Moved by Regional Councillor Grossi, Seconded by Councillor Sebo

(A) Keswick Model Aircraft Club – Agreement Renewal

Report No. RC-2019-0011

RESOLUTION NO. C-2019-0352

1. That Council receive Report No. RC-2019-0011 prepared by the Recreation and Culture Department dated June 5, 2019 respecting Keswick Model Aircraft Club –Agreement Renewal.

2. That Council authorize Mayor and Clerk to renew the license agreement and issue a facility permit between the Keswick Model Aircraft Club and the Town of Georgina in conjunction with the Keswick Cemetery Board for a three-year term, expiring on June 30, 2022, with the option to renew for an additional 2 years (Attachment 2) subject to such minor revisions as may be required by the Town solicitor.

3. That a By-law be passed to authorize the Mayor and Clerk to enter into a license agreement and facility permit between Keswick Model Aircraft Club and the Town of Georgina in conjunction with the Keswick Cemetery Board

(B) York Simcoe Amateur Astronomers Club – Agreement

Report No. RC-2019-0012

RESOLUTION NO. C-2019-0353

1. That Council receive Report No. RC-2019-0012 prepared by the Recreation and Culture Department dated June 5, 2019 respecting York Simcoe Amateur Astronomers Club - Agreement.

2. That Council authorize Mayor and Clerk to enter into a license agreement and issue a facility permit between the York Simcoe Amateur Astronomers Club and the Town of Georgina in conjunction with the Keswick Cemetery Board for a three year term, expiring on June 30, 2022 with the option to renew for an additional two years (Attachment 2) subject to such minor revisions as may be required by the Town solicitor.

3. That a By-law be passed to authorize the Mayor and Clerk to enter into a license agreement and facility permit between York Simcoe Amateur Astronomers Club and the Town of Georgina in conjunction with the Keswick Cemetery Board.

(C) Willow Wharf Parking Lot – Lease Renewal

Report No. RC-2019-0006

RESOLUTION NO. C-2019-0354

1. That Council receive Report No. RC-2019-~~0009~~ 0006 prepared by the Recreation and Culture Department dated June 5, 2019 respecting the Willow Wharf Parking Lot – Lease Renewal.

2. That Council renew the lease agreement between Angelo Stamboultzis and the Willow Wharf parking lot for a period of ~~one~~ two years and renewable for an additional ~~further~~ one year on mutual consent.

3. That a By-law be passed to authorize the Mayor and Clerk to renew the lease agreement between Angelo Stamboultzis and the Town of Georgina.

(E) Application for Part Lot Control Exemption Approval
JOHN DARRAGH & HAYLEY HOMES CONSTRUCTION LTD.
71, 73, 75 and 77 Burke Street, Sutton
Lot 5, Block 58, Plan 69, Parts 1, 2, 3 and 4, Plan 65R-37760

Report No. DS-2019-0068

RESOLUTION NO. C-2019-0355

1. That Council receive Report DS-2019-0068 prepared by the Planning Division, Development Services Department, dated June 5, 2019, respecting the application for part-lot control exemption approval for Lot 5, Block 58, Plan 69, municipally addressed as 71, 73, 75, 77 Burke Street, Sutton.

2. That Council approve the application submitted by John Darragh and Hayley Homes Construction Ltd. to exempt Lot 5, Block 58, Plan 69 from part-lot control as per Section 50 (7) of the Planning Act.

3. That Council pass a by-law to exempt Lot 5, Block 58, Plan 69 from part lot control as per Section 50 (7) of the Planning Act.

4. That the Town Clerk forward a copy of Council's resolution and the approved amending by-law to the applicant for registration.

(F) General Amendment to Zoning By-law 500
Plan 394, Part Block B, RS65R-9627, Part 1
26864 Park Road, Sutton

Report No. DS-2019-0076

RESOLUTION NO. C-2019-0356

1. That Council receive Report DS-2019-0076 prepared by the Planning Division; Development Services Department dated June 5, 2019 respecting the correction of a typographical error arising out of the repealing Zoning By-law 911 and the subsequent enactment of Zoning By-law 500, as it affects the property legally described as Plan 394, Part Block B, RS65R9627 Part 1, and municipally addressed as 26864 Park Road, Sutton.

2. That Council approve the Zoning By-law Amendment to correct the typographical error illustrated on Map 8 to Zoning By-law 500.

3. That the amending By-law, provided as Attachment 5 to Report DS-2019-0076 be passed.

4. That Council forgo public notification for the amendment to the Zoning By-law which seeks to correct a typographical error, pursuant to Section 11.11.4 of the Town of Georgina Official Plan.

Carried.

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Reports from the Development Services Department:

(D) Georgina Housing Strategy

Report No. DS-2019-0056

•housing in Ontario is considered affordable when households within the lowest earning 60% income distribution do not spend more than 30% of household income on housing costs

Moved by Regional Councillor Grossi, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0357

1. That Council receive Report No. DS-2019-0056 prepared by the Planning Division, Development Services Department, dated June 5, 2019 respecting a Georgina Housing Strategy.

2. That Council endorse the proposed Georgina Housing Strategy key action items listed below and discussed in Section 4.1 of Report No. DS-2019-0056:

   i) York Region's Draft Rental Housing Incentive Program;
   ii) Keswick Secondary Plan Review and Municipal Servicing Allocation Assignment Program; and,
   iii) Apartments in Accessory Buildings.

3. That staff include a review of non-conventional housing options as part of the Keswick Secondary Plan review.

4. That the Town Clerk forward a copy of Report No. DS-2019-0056 and Council's Resolution thereon to the York Region Director of Long-Range Planning.

Carried.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(2) General Information Items

(B) Briefing Notes

(i) Deeming By-law Application, 479, 493, 497 and 501 The Queensway South and Springfield Road

Moved by Councillor Waddington, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0358

That the Briefing Note concerning Deeming By-law Application, 479, 493, 497 and 501 The Queensway South and Springfield Road be received.

Carried.

14. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(3) Dispositions/Proclamations

(A) The Hon. Doug Ford, Premier of Ontario, advising that the Ontario Government will maintain the in-year cost sharing adjustments for land ambulance, public health and childcare services, allowing time for Ontario municipalities to work with the Government of Ontario to transform critical shared public services and find efficiencies.

Moved by Councillor Harding, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0359

That correspondence from The Hon. Doug Ford, Premier of Ontario, advising that the Ontario Government will maintain the in-year cost sharing adjustments for land ambulance, public health and childcare services, allowing time for Ontario municipalities to work with the Government of Ontario to transform critical shared public services and find efficiencies, be received.

Carried.

(B) Christopher Raynor, Regional Clerk, Region of York, providing its formal response to the Province on Regional Government Review.

Moved by Regional Councillor Grossi, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0360

That correspondence from Christopher Raynor, Regional Clerk, Region of York, providing its formal response to the Province on Regional Government Review be received.

Carried.

(C) Christopher Raynor, Regional Clerk, Region of York, requesting review and comment on 'Criteria for Prospective Service Migration'.

Moved by Councillor Sebo, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0361

That correspondence from Christopher Raynor, Regional Clerk, Region of York, requesting review and comment on 'Criteria for Prospective Service Migration' be received and referred to the CAO for any discussion required.

Carried.

(D) Caroline Mulroney, MPP York-Simcoe, respecting her government's commitment to protecting and improving the services that matter most, including public education and public health care.

Moved by Councillor Harding, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0362

That correspondence from Caroline Mulroney, MPP York-Simcoe, respecting her government's commitment to protecting and improving the services that matter most, including public education and public health care, be received.

Carried.

(E) Lake Simcoe Conservation Foundation (LSCF) Lake Simcoe Sign Project, suggesting a partnership with Georgina concerning the Lake Simcoe Sign Project at boat launches.

Mayor Quirk introduced a Memo from the Georgina Waterways Advisory Committee concerning its motion regarding the Lake Simcoe Sign Project, requesting Council to direct staff to investigate the opportunity to partner with the Lake Simcoe Conservation Foundation on the Lake Simcoe Sign Project.

Moved by Councillor Sebo, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0363

That correspondence from the Lake Simcoe Conservation Foundation (LSCF) Lake Simcoe Sign Project, suggesting a partnership with Georgina concerning the Lake Simcoe Sign Project at boat launches, be received and referred to staff for further investigation respecting potential sign locations and inclusion of appropriate technology.

Carried.

(F) City of Markham providing its position of opposition to Bill 108, More Homes, More Choice Act, 2019.

Moved by Councillor Harding, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0364

That correspondence from the City of Markham providing its position of opposition to Bill 108, More Homes, More Choice Act, 2019, be received.

Carried.

(G) Region of York providing its position of concern with Bill 108, More Homes, More Choice Act, 2019.

Moved by Councillor Waddington, Seconded by Councillor Sebo

RESOLUTION NO. C-2019-0365

That correspondence from the Region of York providing its position of concern with Bill 108, More Homes, More Choice Act, 2019, be received.

Carried.

(H) Township of King providing its position on the Regional Governance Review.

Moved by Councillor Neeson, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0366

That correspondence from the Township of King providing its position on the Regional Governance Review, be received.

Carried.

(I) Town of East Gwillimbury providing its position on the Regional Governance Review.

Moved by Councillor Harding, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0367

That correspondence from the Town of East Gwillimbury providing its position on the Regional Governance Review, be received.

Carried.

(2) General Information Items

(A) Information Items

Moved by Councillor Fellini, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0368

That the General Information Items for June 5, 2019 be received.

Carried.

(3) Committee of Adjustment Planning Matters

(A) Under Review
(B) Recommendations
(C) Decisions

Staff was requested to analyze the minor variance applications being submitted to determine if modifications to the zoning bylaw provisions may be appropriate in order to streamline the process, and report back to Council.

Moved by Councillor Sebo, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0369

That the Committee of Adjustment Planning Matters for June 5, 2019, be received.

Carried.

15. MOTIONS/NOTICES OF MOTION

(i) Notice of Motion introduced at the Council Meeting held on May 29, 2019

Moved by Regional Councillor Grossi, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0370

WHEREAS the Town of Georgina has been a leader when it comes to waste management in the Province of Ontario;

AND WHEREAS the Town of Georgina instituted a user pay garbage program over 20 years ago;

AND WHEREAS the Province of Ontario, through the Ministry of the Environment, has posted a discussion paper entitled 'Reducing Litter and Waste in our Communities';

AND WHEREAS producer responsibility has not been adequately addressed by the Province of Ontario and its time has come;

AND WHEREAS a successful deposit/return program for single use plastic, aluminum and metal drink containers has been in existence in other Provinces in Canada including Newfoundland, Nova Scotia and British Columbia;

AND WHEREAS these successful programs have eliminated many of these containers from the natural environment;

BE IT THEREFORE RESOLVED that the Council of the Town of Georgina call upon the Province of Ontario through the discussion paper 'Reducing Litter and Waste in our Communities' to review and implement a deposit/return program for all single use plastic, aluminum and metal drink containers;

BE IT FURTHER RESOLVED that the Province of Ontario review current producer requirements and look for extended producer responsibility for all packaging;

BE IT FURTHER RESOLVED that a copy of this motion be sent to the Minister of the Environment, the Premier, the Minister of Municipal Affairs, the Association of Municipalities of Ontario, the Region of York and all Municipalities in the Province of Ontario.

Carried unanimously.

16. REGIONAL BUSINESS

- Mayor attended York Region Telecom Network (YorkNet) Board Meeting, will distribute 2018 annual report to Council Members; requested press release from YorkNet to provide more information to residents, Additional details will be provided shortly and YorkNet is to attend York Region this fall.

16. OTHER BUSINESS None.

17. BY-LAWS

Moved by Regional Councillor Grossi, Seconded by Councillor Fellini

That the following by-laws be adopted:

(1) By-law No. 2019-0046 (AD-1), being a by-law to appoint an Acting Town Clerk, Rachel Dillabough

(2) By-law No. 2019-0047 (PL-1), being a by-law 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, as amended, The Queensway South and Springfield Road

(3) By-law No. 2019-0048 (LI-3), being a by-law to authorize the Mayor and Clerk to enter into a Licence Agreement between Keswick Model Aircraft Club and

the Corporation of the Town of Georgina in conjunction with the Keswick Cemetery Board

(4) By-law No. 2019-0049 (LI-3), being a by-law to authorize the Mayor and Clerk to enter into a Licence Agreement between York Simcoe Amateur Astronomers Club and the Corporation of the Town of Georgina in conjunction with the Keswick Cemetery Board

(5) By-law No. 2019-0050 (LA-1), being a by-law to authorize the Mayor and Clerk to renew the Lease Agreement between Angelo Stamboltzis and the Corporation of the Town of Georgina, Willow Wharf

(6) By-law No. 2019-0051 (PL-4), being a by-law to remove certain lands from Part Lot Control, Lot 5, Block 58, Plan 69

(7) By-law No. 500-2019-0006 (PL-5), being a by-law to amend By-law No. 500 to regulate the use of lands and the character, location and use of buildings and structures within the Town of Georgina; General Amendment, Plan 394, Part Block B, RS65R9627, Part 1, 26864 Park Road, Sutton

Carried.

18. CLOSED SESSION

(1) Motion to move into closed session of Council

Moved by Regional Councillor Grossi, Seconded by Councillor Waddington

That Council convene into a closed session at 8:16pm pursuant to Section 239 of The Municipal Act, 2001, as amended, to deal with the following matter:

(A) PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, SECTION 239 (2) (b), MA
- Personnel matter

Carried.

Deputy Clerk and Council Services Coordinator left the meeting.

(2) Motion to reconvene into open session of Council and report on matters discussed in closed session.

Moved by Councillor Harding, Seconded by Councillor Neeson

That the Council Meeting rise from Closed Session at 9:23pm and report on matters discussed in closed session.

Carried.

Moved by Councillor Waddington, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0371

In regard to Item 18(1)(A) of the agenda under Section 239(2)(B) of the Municipal Act regarding personnel matters, that Council receive the verbal update and that Council direct staff to proceed as advised and report back.

Carried.

19. CONFIRMING BY-LAW

Moved by Regional Councillor Grossi, Seconded by Councillor Harding

That the following by-law be adopted:

(1) By-law No. 2019-0052 (COU-2), a by-law to confirm the proceedings of Council on June 5, 2019.

Carried.

20. MOTION TO ADJOURN

Moved by Councillor Sebo, Seconded by Councillor Waddington

That the meeting adjourn at 9:25pm

_____
Margaret Quirk, Mayor

_____
Rachel Dillabough, Deputy Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, June 12, 2019
9:00 AM

Staff:
David Reddon, Acting Chief Administrative Officer
Harold Lenters, Director of Development Services
Dan Buttineau, Director of Recreation and Culture
Ron Jenkins, Director of Emergency Services/Fire Chief
Rob Wheater, Director of Corporate Services and Treasurer
Bev Moffatt, Director of Human Resources
Rob Flindall, Director of Operations and Infrastructure
Tanya Thompson, Communications Manager
Rachel Dillabough, Acting Town Clerk
Carolyn Lance, Council Services Coordinator

A moment of meditation was observed.

1. CALL TO ORDER - MOMENT OF MEDITATION

"We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and 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."

2. ROLL CALL

The following Members of Council were present:

Mayor Quirk
Councillor Waddington
Councillor Neeson
Councillor Harding
Regional Councillor Grossi
Councillor Fellini
Councillor Sebo

3. COMMUNITY ANNOUNCEMENTS

•Tuesday, June 11th, Mayor's Charity Golf Tournament held, fundraising event towards Community Initiative Fund which dispenses funds to local groups
•Wednesday, June 12th, 8:30am, PRIDE Flag-raising held at the Civic Centre
•Saturday, June 15th, PRIDE Parade in Newmarket, 3:00pm start

•Saturday, June 15th, Mayor's second One-on-One with the Mayor at Sutton Library, 1pm to 2pm
•Congratulations extended to Chamber of Commerce on its 44th Anniversary on June 11th.
•Friday, June 21st, Tourism Kiosk will open on Hwy 48
•Federal Government announced its wish to ban single-use plastics; producer responsibility
•July 27th, Georgina Art Centre and Gallery's Art in the Park fundraising event, 6:00pm at The Briars

4. INTRODUCTION OF ADDENDUM ITEM(S)

Item No. 13(1)(C)	Correspondence from the Hon. Minister Clark, Minister of Municipal Affairs and Housing, sharing information about the Minister's intent with respect to proposed community benefits authority through Bill 108.
Item No. 13(2)(B)(ii)	Briefing Note, prioritization of the resurfacing of a portion of Old Shiloh Road
Item No. 18(1)(A)	Closed Session, Smith Boulevard property

5. APPROVAL OF AGENDA

Moved by Councillor Waddington, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0372

That the June 12, 2019 agenda, with the following addendum items, be approved;

Item No. 13(1)(C)	Correspondence from the Hon. Minister Clark, Minister of Municipal Affairs and Housing, sharing information about the Minister's intent with respect to proposed community benefits authority through Bill 108.
Item No. 13(2)(B)(ii)	Briefing Note, prioritization of the resurfacing of a portion of Old Shiloh Road
Item No. 18(1)(A)	Closed Session, Smith Boulevard property

Carried.

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF None.

7. ADOPTION OF MINUTES

Moved by Councillor Waddington, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0373

That the Minutes of the Council Meeting held on April 24, 2019, be adopted as presented.

Page 7, Seconded by Councillor Sebo

Page 4, should read '**Jennifer Anderson**, Executive Director, speaking on behalf of the Georgina Chamber of Commerce, presented with results of a survey circulated to its members respecting the impact it may have on the local businesses, indicating a positive impact.'

Carried.

8. SPEAKERS *None.*

Mayor Quirk moved forward and dealt with Item No. 13(1)(A).

13. DISPOSITION/PROCLAMATIONS

(1) Dispositions/Proclamations

(A) Joel Foote, Director, Georgina Historical Society Board, requesting consideration of the inclusion of space within the Civic Centre project for the Society

Joel Foote advised that he did not expect this correspondence to be placed on an agenda so quickly, he requested that it be removed from this agenda until the Board has concluded its consideration

Moved by Regional Councillor Grossi, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0374

That consideration of the correspondence from Joel Foote, Director, Georgina Historical Society Board, requesting consideration of the inclusion of space within the Civic Centre project for the Society, be deferred pending notification from the Historical Society Board that it would like it placed on an agenda for consideration by Council.

Carried.

9. DELEGATIONS/PETITIONS

(1) Petition from the residents and taxpayers of Old Shiloh Road concerning the condition of the road and requesting remediation.

Mayor Quirk moved forward and dealt with Addendum Item No. 13(2)(B)(ii) in conjunction with Item No. 9(1).

13. DISPOSITION/PROCLAMATIONS

(2) General Information Items

(B) Briefing Note

(ii) Prioritization of the resurfacing of the portion of Old Shiloh Road, from Park Road to Weir's Sideroad, to the 2020 resurfacing and road reconstruction program.

Moved by Councillor Harding, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0375

That the Petition from the residents and taxpayers of Old Shiloh Road concerning the condition of the road and requesting remediation be received and referred to staff, that the briefing note from staff concerning the scheduling of resurfacing of a portion of Old Shiloh Road in 2020 be received and that staff be requested to respond to the questions raised by the resident.

Carried.

10. PRESENTATIONS *None.*

11. PUBLIC MEETINGS *None.*

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS *None.*

(2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*

(3) OTHER PUBLIC MEETINGS *None.*

12. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Recreation and Culture Department:

(A) Georgina Fire and Rescue Services 2018 Annual Report

Report No. GFRS-2019-0004

Mayor Quirk moved forwarded and dealt with Addendum Item No. 13(2)(B)(i) in conjunction with Item 12(2)(A).

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(2) General Information Items

(B) Briefing Notes

(i) Superior Shuttle Tanker Accreditation – Fire Underwriters Survey

Moved by Regional Councillor Grossi, Seconded by Councillor Harding

RESOLUTION NO. C-2019-0376

1. That Council receive Report No. GFRS-2019-0004 prepared by the Georgina Fire & Rescue Services dated June 12, 2019 respecting our 2018 Annual Report.

That the briefing note from Ron Jenkins, Fire Chief, advising of the achievement of the Residential Superior Shuttle Tanker Accreditation on May 11, 2019, be received.

Carried.

Staff was requested to indicate during budget discussions, the financial planning required to change from a 20-year fleet replacement schedule to a 15-year fleet replacement schedule respecting Fire Apparatus.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

(B). Georgina Heritage Committee recommending Council oppose changes to the Heritage Act being proposed under Bill 108.

Moved by Regional Councillor Grossi, Seconded by Regional Councillor Waddington

RESOLUTION NO. C-2019-0377

That correspondence from the Georgina Heritage Committee recommending Council oppose changes to the Heritage Act being proposed under Bill 108 be received.

Carried.

13 DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(2) General Information Items

(A) Information Items

Moved by Councillor Fellini, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0378

That the General Information Listing for June 12, 2019, be received.

Carried.

(3) Committee of Adjustment Planning Matters *None.*
(A) Under Review
(B) Recommendations
(C) Decisions

14. MOTIONS/NOTICES OF MOTION *None.*

15. REGIONAL BUSINESS *None.*

Mayor Quirk moved forward and dealt with Addendum Item No. 13(1)(C).

(C) Hon. Minister Steve Clark, Minister of Municipal Affairs and Housing, sharing information about the Ministry's intent with respect to proposed community benefits authority through Bill 108.

Moved by Councillor Waddington, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0379

That correspondence from the Hon. Minister Steve Clark, Minister of Municipal Affairs and Housing, sharing information about the Ministry's intent with respect to proposed community benefits authority through Bill 108, be received.

Carried.

Council suggested a request be made to establish a meeting between Mayor Quirk, Regional Councillor Grossi and Minister Clark during the AMO Conference through MPP Caroline Mulroney's office.

16. OTHER BUSINESS *None.*

17. BY-LAWS

Moved by Councillor Neeson, Seconded by Regional Councillor Grossi

That the following by-law be adopted:

(A) Bylaw No. 500-2018-0022 (PL-5), being a by-law to regulate the use of lands and the character, location and use of buildings and structures within the Town of Georgina, Blue Serenity Holdings, 4 Ley Blvd.
•approved by the Ontario Municipal Board in 2018

Carried.

18. CLOSED SESSION

(1) Motion to move into closed session of Council

Moved by Councillor Waddington, Seconded by Councillor Fellini

That the meeting convene into a Closed Session at 10:17am to deal with the following matter:

(A) **ADVISE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE, SECTION 239(2)(f), MA**
- Smith Boulevard Property

Carried.

(2) Motion to reconvene into open session of Council and report on matters discussed in closed session.

Moved by Councillor Waddington, Seconded by Regional Councillor Grossi

That the Council Meeting reconvene from Closed Session at 10:25am and report on matters discussed in closed session.

Carried.

Moved by Councillor Harding, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0380

In the matter of Closed Session Item 18(1)(A) under Section 239(2)(f), MA, that the advice provided with respect to the Smith Boulevard property be received.

Carried.

19. CONFIRMING BY-LAW

Moved by Councillor Sebo, Seconded by Councillor Harding

That the following by-law be adopted:

(1) By-law No. 2019-0053 (COU-2), a by-law to confirm the proceedings of Council on June 12, 2019.

Carried.

20. MOTION TO ADJOURN

Moved by Councillor Sebo, Seconded by Regional Councillor Grossi

That the meeting adjourn at 10:26am

Carried.

_____

Margaret Quirk Mayor

_____

Rachel Dillabough, Acting Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

SPECIAL COUNCIL MINUTES

Wednesday, June 19, 2019
5:08 pm

Staff:
David Reddon, Chief Administrative Officer, Acting Town Clerk
Ryan Cronsberry, Deputy CAO
Bev Moffatt, Director of Human Resources
Michael Rozario, Deputy Fire Chief

Other
Stephanie Jeronimo, Legal Counsel, Hicks Morley

1. CALL TO ORDER - MOMENT OF MEDITATION

"We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and 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."

2. ROLL CALL

The following Members of Council were present:

Mayor Quirk
Councillor Waddington
Councillor Neeson
Councillor Harding
Regional Councillor Grossi
Councillor Fellini
Councillor Sebo

3. COMMUNITY ANNOUNCEMENTS *None.*

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

5. APPROVAL OF AGENDA

Moved by Councillor Neeson, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0381

That the Special Council Agenda of June 19, 2019, be approved as presented.

Carried.

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF None.

7. ADOPTION OF MINUTES *None.*

8. SPEAKERS *None.*

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS *None.*

11. PUBLIC MEETINGS *None.*
    (1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS
    (2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*
    (3) OTHER PUBLIC MEETINGS *None.*

12. REPORTS *None.*
    (1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION
    (2) REPORTS REQUIRING SEPARATE DISCUSSION

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT *None.*
    (1) Dispositions/Proclamations
        (A) Information Items
        (B) Briefing Notes
    (2) General Information Items
        (A) Information Items
        (B) Briefing Notes
    (3) Committee of Adjustment Planning Matters
        (A) Under Review
        (B) Recommendations
        (C) Decisions

14. MOTIONS/NOTICES OF MOTION *None.*

15. REGIONAL BUSINESS *None.*

16. OTHER BUSINESS *None.*

17. BY-LAWS *None.*

18. CLOSED SESSION

(1) Motion to move into closed session of Council

Moved by Councillor Harding, Seconded by Regional Councillor Grossi

That the meeting convene into a Closed Session at 5:10pm to deal with the following matter:

(A) PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, SECTION 239 (2) (b), MA
- Personnel matters

(B) LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS, SECTION 239(2)(d), MA
- Fire Bargaining Update

(C) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD, SECTION 239 (2)(c), MA
- Potential property acquisition

Carried.

(2) Motion to reconvene into open session of Council and report on matters discussed in closed session.

Moved by Councillor Fellini, Seconded by Councillor Harding

That the Council Meeting reconvene from Closed Session at 7:10pm and report on matters discussed in closed session.

Carried.

(A) PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, SECTION 239 (2) (b), MA
- Personnel matters

Moved by Councillor Harding, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0382

In the matter of Closed Session Item No. 18(1)(A), under Section 239(2)(b) being personnel matters, that Council receive the update and direct staff to proceed as instructed.

Carried.

(B) LABOUR RELATIONS OR EMPLOYEE NEGOTIATIONS, SECTION 239(2)(d), MA

- Fire Bargaining Update

Moved by Councillor Fellini, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0383

In the matter of Closed Session Item No. 18(1)(B) under Section 239(2)(d) MA being fire bargaining, that Council receive the bargaining update and direct staff to continue with bargaining meetings and report back.

Carried.

(C) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD, SECTION 239 (2)(c), MA

- Potential property acquisition

David Reddon advised that this closed session matter should be referenced as Section 239(2)(k);

(D) A POSITION, PLAN, PROCEDURE, CRITERIA OR INSTRUCTION TO BE APPLIED TO ANY NEGOTIATIONS CARRIED ON OR TO BE CARRIED ON BY OR ON BEHALF OF THE MUNICIALITY OR LOCAL BOARD, SECTION 239(2)(k)

Moved by Councillor Neeson, Seconded by Councillor Harding

RESOLUTION NO. C-2019-0384

In the matter of Closed Session Item No. 18(1)(C) under Section 239(2)(k) MA being a potential position regarding negotiations relating to an acquisition, that Council receive the update and direct staff to report back.

Carried.

19. CONFIRMING BY-LAW

Moved by Regional Councillor Grossi, Seconded by Councillor Fellini

That the following by-law be adopted:

(1) By-law No. 2019-0054 (COU-2), a by-law to confirm the proceedings of Special Council on June 19, 2019.

Carried.

20. MOTION TO ADJOURN

Moved by Councillor Fellini, Seconded by Councillor Waddington

That the meeting adjourn at 7:12pm

Carried.

_____
Margaret Quirk Mayor

_____
Rachel Dillabough, Acting Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, June 19, 2019
7:12 PM

Staff:
David Reddon, Chief Administrative Officer
Harold Lenters, Director of Development Services
Dan Buttineau, Director of Recreation and Culture
Michael Rozario, Deputy Fire Chief
Rob Wheater, Director of Corporate Services and Treasurer
Bev Moffatt, Director of Human Resources
Rob Flindall, Director of Operations and Infrastructure
Ryan Cronsberry, Deputy Chief Administrative Officer
Shawn Conde, Information Technology Manager
David Scherbarth, Operations Analyst
Ken McAlpine, Manager of Parks Development and Operations
Geoff Harrison, Manager of Taxation, Revenue and Customer Service
Dustin Robson, Planner II
Lawrence Artin, Head, Special Capital Initiatives
Tanya Thompson, Communications Manager
Rachel Dillabough, Acting Town Clerk
Carolyn Lance, Council Services Coordinator

A moment of meditation was observed.

1. CALL TO ORDER - MOMENT OF MEDITATION

"We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and 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."

•Council recognized the passing of Julia Munro last week; elected to the Ontario Legislature in 1995 and was the longest serving female MPP in the history of the Province of Ontario

•Council recognized the passing of Harry Hodgson, co-owner of Hodgson's Garage and Antique Car Enthusiast

•Council recognized the passing of Rocky Madsen's wife, Laura Madsen

2. ROLL CALL

The following Members of Council were present:

Mayor Quirk
Councillor Waddington
Councillor Neeson
Councillor Harding
Regional Councillor Grossi
Councillor Fellini
Councillor Sebo

3. COMMUNITY ANNOUNCEMENTS

•Saturday, July 27th, CountryFest event at The ROC, a fundraiser in support of Peaceful Hearts, Georgina Military Museum and the Georgina Feral Cat Committee
•Saturday, June 22nd, annual Music in the Streets, downtown Keswick
•Saturday, June 22nd, Georgina Military Museum's annual Military Day, 10am to 3pm
•Saturday, July 27th, Georgina Art Centre and Gallery hosting a Charity Gala 'Art in the Park' at The Briars Resort, 6:00pm
•Monday, July 1st, July 1st Canada Day events o the Civic Centre and the ROC properties, 2:00pm onward, fireworks at 10:00pm
•Tuesday, June 25th, Special Council Meeting respecting Short-term Rental Accommodation, 7:00pm in the Council Chambers
•Karen Wolfe has sold The Georgina Post local paper to Mike Anderson as of July 2nd, Karen thanked Council for her participation in the community over the past 15 years

4. INTRODUCTION OF ADDENDUM ITEM(S)

Item No. 13(2)(b)(ii) Briefing Note regarding the emergency replacement of a condenser unit at the Sutton Arena

5. APPROVAL OF AGENDA

Moved by Councillor Fellini, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0385

That the June 19th Council Agenda be approved, with the following addendum item:

Item No. 13(2)(B)(ii) External Briefing Note respecting the emergency replacement of a condenser unit at the Sutton Arena.

Carried.

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

7. ADOPTION OF MINUTES

Moved by Councillor Sebo, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0386

That the Minutes of the Council Meeting held on May 29, 2019, be adopted with the following amendment;

Page 1, the word 'Acting' be removed so that it reads 'David Reddon, Chief Administrative Officer'

Carried.

8. SPEAKERS *None.*

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS *None.*

11. PUBLIC MEETINGS *None.*

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS *None.*

(2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*

(3) OTHER PUBLIC MEETINGS *None.*

Mayor Quirk mentioned the Customer Service Survey to gather information to be used to develop a Customer Service Strategy, live between Monday, June 24 to Monday, July 15th, available at Georgina.ca\service, hard copies at the Civic Centre, libraries and The Link, during July 1st Canada Day, Farmer's Market. Open to everyone.

12. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

Moved by Councillor Sebo, Seconded by Councillor Waddington

Report from the Development Services Department:

(A) Request for Exemption from Approval of Draft Plan of Condominium
Habitat for Humanity Greater Toronto Area
e/s Dalton Road, Sutton, south of Wood River Bend
Part lot 1, Concession 8 (G)

Report No. DS-2019-0071

RESOLUTION NO. C-2019-0387

1. That Council receive Report DS-2019-0071 prepared by the Planning Division, Development Services Department, dated June 19, 2019 respecting a Request for Exemption from Approval of Draft Plan of Condominium, submitted by Michael Smith Planning Consultants; Development Coordinators on behalf of Habitat for Humanity Greater Toronto Area for lands legally described as Part Lot 1, Concession 8 (G).

2. That Council approve the Request for Exemption from Approval of Draft Plan of Condominium in accordance with the provisions of the Condominium Act, 1998, for lands identified as Part Lot 1, Concession 8 (G).

Carried.

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Corporate Services Department:

(B) 2019 Property Tax Rates

Report No. CS-2019-0008

Moved by Councillor Waddington, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0388

1. That Council receive Report No. CS-2019-0008 prepared by the Corporate Services Department dated June 19, 2019 respecting 2019 Tax Rates.

2. That Council approve the 2019 tax rates for the Town of Georgina as detailed in Attachment #1, highlighted in yellow.

3. That Council adopt the necessary By-Law to establish the 2019 tax rates for the Town of Georgina.

Carried.

Report from the Recreation and Culture Department:

(C) Request for Proposal – Waterfront Parks Master Plan

Report No. RC-2019-0015

Moved by Councillor Sebo, Seconded by Councillor Harding

RESOLUTION NO. C-2019-0389

1. That Council receive Report No. RC-2019-0015 prepared by the Recreation and Culture Department dated June 19, 2019 respecting Request For Proposal (RFP) Waterfront Parks Master Plan Terms of Reference and proposed Technical Advisory Group with sub-committees as required.

2. That Council approve the expanded Terms of Reference for a comprehensive Waterfront Parks Master Plan and endorse the 3 year phased strategy/approach

3. That Council direct staff to complete the Terms of Reference and issue a Request for Proposal (RFP) for a Professional Consulting Services Firm to complete Phase One (1) of the Waterfront Parks Master Plan and issue a Call for Proposals.

4. That Council direct staff to include a Capital Business Case Initiative requesting consideration of funding for Phase Two (2) of the Waterfront Parks Master Plan initiative for consideration as part of the 2020 Budget Deliberations.

5. That Council direct staff to include a Capital Business Case Initiative requesting consideration of funding for Phase Three (3) of the Waterfront Parks Master Plan initiative for consideration as part of the 2021 Budget Deliberations.

A recorded vote was requested; the Acting Town Clerk recorded the vote as follows:

	YEA	NAY
Regional Councillor Grossi		x
Councillor Waddington		x
Councillor Fellini		x
Councillor Sebo	x	

	YEA	NAY
Councillor Neeson	x	
Mayor Quirk	x	
Councillor Harding	x	

YEA; 4 NAY; 3

Carried.

Report from the Operations and Infrastructure Department:

(D) Policy Endorsement: Strategic Asset Management Policy – O. Reg. 588/17

Report No. OI-2019-0005

Moved by Councillor Waddington, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0390

1. That Council receive Report No. OI-2019-0005 prepared by the Operations and Infrastructure Department dated June 19, 2019 regarding the Strategic Asset Management Policy endorsement – O. Reg. 588/17.

2. That Council endorse the proposed Strategic Asset Management Policy.

Carried.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

(A) Cathy Morton, Chair, Nokidda Trail Committee, providing funding in the amount of $5,400.91 to the Town of Georgina, initially to be used to connect the Towns of Georgina and East Gwillimbury via the Nokidda Trail System.

Moved by Councillor Waddington, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0391

That correspondence and funds received from Cathy Morton, Chair, Nokidda Trail Committee in the amount of $5,400.91 originally intended to connect the Towns of

Georgina and East Gwillimbury via the Nokidda Trail System be received with thanks and that the funds be placed in the Parks Reserve and earmarked for use on a trail system.

Carried.

(2) General Information Items
(A) Information Items
(B) Briefing Notes

(i) 7433 Old Homestead Road, Beaton Fill Site Restoration

Moved by Councillor Harding, Seconded by Councillor Sebo

RESOLUTION NO. C-2019-0392

That the Briefing Note from staff respecting the site rehabilitation of 7433 Old Homestead Road by Tom and Jannie E. Beaton pending the Town receiving the outstanding municipal servicing fee, be received

Carried.

(ii) External Briefing Note respecting the emergency replacement of a condenser unit at the Sutton Arena

Moved by Councillor Neeson, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0393

That Council approve the capital funding for the emergency replacement of the Sutton Arena Condenser Unit in the amount of $79,740 plus taxes, through the Corporate Capital Reserve.

Carried.

(3) Committee of Adjustment Planning Matters
(A) Under Review
(B) Recommendations
(C) Decisions

Moved by Councillor Harding, Seconded by Councillor Sebo

RESOLUTION NO. C-2019-0394

That the Committee of Adjustment Planning Matters for June 19, 2019 be received.

Carried.

14. MOTIONS/NOTICES OF MOTION *None.*

15. REGIONAL BUSINESS

•Impacts of downloading from Province of Ontario for the next three budget years, looking for efficiencies
•Public Health Board; Provincial funding reduction and effects on the Regional budget

16. OTHER BUSINESS *None.*

•LSRCA making available to the public Live Edge Ash Planks
•Lalu has posted on its website about a rezoning to permit a 40,000 square foot hotel development at 20 Bonnie Blvd.; CAO was requested to reach out to Lalu

17. BY-LAWS

Moved by Councillor Neeson, Seconded by Councillor Waddington

That the following by-law be approved;

(1) By-law No. 2019-0055 (TA-1), being a by-law to set tax rates for the year 2019

Carried.

18. CLOSED SESSION *None.*

19. CONFIRMING BY-LAW

Moved by Councillor Harding, Seconded by Councillor Sebo

That the following by-law be adopted:

(1) By-law No. 2019-0056 (COU-2), a by-law to confirm the proceedings of Council on June 19, 2019.

Carried.

20. MOTION TO ADJOURN

Moved by Councillor Waddington, Seconded by Councillor Fellini

That the meeting adjourn at 9:30pm

Carried.

_____
Margaret Quirk, Mayor

_____
Rachel Dillabough, Acting Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, June 26, 2019
9:00 AM

Staff:
David Reddon, Chief Administrative Officer
Harold Lenters, Director of Development Services
Dan Buttineau, Director of Recreation and Culture
Ron Jenkins, Director of Emergency Services/Fire Chief
Rob Wheater, Director of Corporate Services and Treasurer
Rob Flindall, Director of Operations and Infrastructure
Ryan Cronsberry, Acting Deputy Chief Administrative Officer
Phil Rose-Donahoe, Manager, Cultural Services
Darlene Carson-Hildebrand, Deputy Treasurer
Dustin Robson, Planner II
Tanya Thompson, Communications Manager
Rachel Dillabough, Acting Town Clerk
Carolyn Lance, Council Services Coordinator

A moment of meditation was observed.

1. CALL TO ORDER - MOMENT OF MEDITATION

"We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and 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."

2. ROLL CALL

The following Members of Council were present:

Mayor Quirk
Councillor Waddington
Councillor Neeson
Councillor Harding
Regional Councillor Grossi
Councillor Fellini
Councillor Sebo

3. COMMUNITY ANNOUNCEMENTS

- June 27th, United Way fundraiser Car Wash at Civic Centre rear parking lot, $5, 12:00-2:00pm

- July 1st, the Anchor hosting Complimentary Barbeque from noon to 3pm
- July 1st, Canada Day celebrations at The ROC
- July 6th, Sunkist Beach Association hosting annual Community Yard Sale, 8:00am to 2:00pm
- Friday, June 28th, Udora Leaskdale Lions hosting its Spaghetti Dinner, 5:30pm
- August 10th, Jackson's Point BIA Painted Perch Challenge to Council, 12:00 to 5:00pm, entries to be submitted by August 2nd
- Information from the Ontario Turtle Conservation Centre respecting injured turtles during the prime nesting season
- Fraser Institute Report released, indicating that Georgina is the municipality in GTA that collects the least amount per person for user fees, taxes and development charges

4. INTRODUCTION OF ADDENDUM ITEM(S)

•Item No. 13(1)(D), Georgina Heritage Committee respecting the Pioneer Village School House
•Item No. 13(1)(E), Georgina Agricultural Advisory Committee respecting the numbering of entranceways to vacant agricultural and rural properties
•Item No. 13(1)(F), Development Services Department respecting reduced consent application fee for 69 Baldwin Road

5. APPROVAL OF AGENDA

Moved by Councillor Harding, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0397

That the June 26th Council Agenda be approved with the following addendums:

•Item No. 13(1)(D), Georgina Heritage Committee respecting the Pioneer Village School House
•Item No. 13(1)(E), Georgina Agricultural Advisory Committee respecting the numbering of entranceways to vacant agricultural and rural properties
•Item No. 13(1)(F), Development Services Department respecting reduced consent application fee for 69 Baldwin Road

Carried.

•Addendum, page 1, the date of 'September 20, 2019' to be amended to read 'September 20, 2017'.

Dave Reddon advised that the Town has recently accepted the resignation of Phil Rose-Donahoe from the position of Manager of Cultural Services as of Friday, July 5th.

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

7. ADOPTION OF MINUTES *None.*

8. SPEAKERS *None.*

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS *None.*

11. PUBLIC MEETINGS *None.*

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS *None.*

(2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*

(3) OTHER PUBLIC MEETINGS *None.*

12. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

Moved by Councillor Waddington, Seconded by Councillor Fellini

(C) Financial Statements 2018 – Town of Georgina Trust Funds

Report No. CS-2019-0011

RESOLUTION NO. C-2019-0398

1 That Council receive Report No. CS-2019-0011 prepared by the Finance Division of the Corporate Services Department dated June 26, 2019 respecting Financial Statements 2018 – Town of Georgina Trust Funds.

2 That Council adopt the Financial Statements of the Town of Georgina Trust Funds for the 2018 fiscal year.

(D) Financial Statements 2018 – Town of Georgina Boards and Committees

Report No. CS-2019-0012

RESOLUTION NO. C-2019-0399

1. That Council receive Report No. CS-2019-0012 prepared by the Finance Division of the Corporate Services Department dated June 26, 2019 respecting Financial Statements 2018 – Town of Georgina Boards and Committees.

2. That Council adopt the Financial Statements of various Boards and Committees of the Town of Georgina for the 2018 fiscal year as follows:

   a. Belhaven Community Hall Board (Attachment #1)
   b. Egypt Community Hall Board (Attachment #2)
   c. Port Bolster Community Hall Board (Attachment #3)
   d. Udora Community Hall Board (Attachment #4)
   e. Cooke's Cemetery Board (Attachment #5)
   f. Keswick Cemetery Board (Attachment #6)
   g. Uptown Keswick Business Improvement Area Board (Attachment #7)
   h. Jackson's Point Village Association Business Improvement Area Board (Attachment #8)
   i. Downtown Sutton Merchants Business Improvement Area Board (Attachment #9).

Carried.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

It was noted that the date in the first line of the memo should read 'At their meeting on September 20, **2017**, the Georgina Heritage Committee…'

(D) Georgina Heritage Committee recommending Council approve an RFP to rebuild the Pioneer Village School House.

Moved by Councillor Harding, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0400

That staff proceed with the demolition of the Pioneer Village School House and issue an RFP to rebuild the School House in the likeness of the existing structure incorporating as much of the original salvageable attributes as possible.

Carried.

Staff was requested to erect a display board indicating that the School House is being reconstructed, with photographs of the current and proposed buildings, as well as the expected fall 2019 completion date.

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Corporate Services Department:

(A) Consolidated Financial Statements 2018 – Town of Georgina
Report No. CS-2019-0009

Moved by Councillor Waddington, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0401

1. That Council receive Report No. CS-2019-0009 prepared by the Corporate Services Department dated June 26, 2019 respecting the 2018 Audited Consolidated Financial Statements of the Corporation of the Town of Georgina.

2. That Council adopt the Audited Consolidated Financial Statements of the Corporation of the Town of Georgina for the 2018 fiscal year (Attachment #1).

Carried.

(B) Financial Statements 2018 – Town of Georgina Public Library Board

Report No. CS-2019-0010

Moved by Councillor Waddington, Seconded by Councillor Harding

RESOLUTION NO. C-2019-0402

1. That Council receive Report No. CS-2019-0010 prepared by the Finance Division of the Corporate Services Department dated June 26, 2019 respecting Financial Statements 2018 – Town of Georgina Public Library Board.

Carried.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

(A) Michael Yordanou, General Manager, Ramada Jackson's Point Resort & Spa, requesting an exemption from the Noise Bylaw during a community event with live local music on Saturday, August 24th to 10:30pm on the Ramada property.

Moved by Councillor Sebo, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0403

That Town Council endorse the request by Ramada Jackson's Point Resort & Spa for an exemption from the Noise Bylaw during its community event including live local music on Saturday, August 24th to 10:30pm on the Ramada property, and that the matter be referred to staff for appropriate coordination with the event organizer.

Carried.

(B) Forrest Jones requesting Council declare a Jazz Night Concert to be held on September 21st at the Stephen Leacock Theatre to be a 'Municipally Significant Event' in support of an application for a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario.

(C) Forrest Jones requesting Council declare a Singing Soldiers Concert to be held on November 8th at the Stephen Leacock Theatre to be a 'Municipally Significant Event' in support of an application for a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario.

Moved by Councillor Fellini, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0404

That Town Council recognize the upcoming Jazz Night Concert to be held on September 21st at the Stephen Leacock Theatre, as well as the Singing Soldiers Concert to be held on November 8th at the Stephen Leacock Theatre, as 'Municipally Significant Events' in support of applications for Special Occasion Permits from the Alcohol and Gaming Commission of Ontario.

Carried.

(2) General Information

(A) Information Items

Moved by Councillor Fellini, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0405

That the General Information Items for June 26, 2019 be received.

Carried.

(B) Briefing Notes

(i) Keswick Secondary Plan Review Consultant Selection

Moved by Councillor Harding, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0406

That the Briefing Note concerning the Keswick Secondary Plan Review Consultant Selection be received.

Carried.

Staff to request the Purchasing Manager to explain the procurement valuation and selection process via a verbal presentation to Council.

(3) Committee of Adjustment Planning Matters *None.*
(A) Under Review
(B) Recommendations
(C) Decisions

14. MOTIONS/NOTICES OF MOTION

15. REGIONAL BUSINESS

•AMO Meeting held last week; other members of AMO have received the Town of Georgina correspondence concerning the banning of single-use plastics and has overwhelming support; seems to be gaining momentum across the Province

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION:

<u>Reports from the Office of the Deputy Chief Administrative Officer</u>

(F) Committees and Boards Annual Activities Summary Report

Report No. CAO-2019-0027

Moved by Councillor Neeson, Seconded by Regional Councillor Grossi

RESOLUTION NO. C-2019-0407

1. That Council receive Report No. CAO-2019-0027, prepared by the Corporate Services, Clerk's Division, dated June 26, 2019, regarding the annual activities of committees and boards:
   - Committee of Adjustment
   - Cooke's Cemetery Board
   - Georgina Accessibility Advisory Committee
   - Georgina Agricultural Advisory Committee
   - Georgina Economic Development Committee
   - Georgina Environmental Advisory Committee
   - Georgina Equity and Diversity Advisory Committee
   - Georgina Heritage Committee
   - Georgina Public Library Board
   - Georgina Safe Streets Committee
   - Georgina Selection Committee
   - Georgina Waterways Advisory Committee
   - Keswick Cemetery Board
   - The Link Steering Committee

Carried.

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

(E) Georgina Agricultural Advisory Committee recommending Council direct staff to investigate, in consultation with emergency service providers and York Region, the numbering of secondary entranceways and entranceways to vacant agricultural and rural properties with official number signs.

Moved by Councillor Harding, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0408

That the Memo concerning the numbering of unmarked vacant lot entrance-ways be received and referred to the Manager of Planning for incorporation into a report for submission to Council in the fall of 2019.

Carried.

(F) Dustin Robson, Planner II, requesting Council provide direction for staff to consider a reduced consent application fee for Ron and Janice Allen, 69 Baldwin Road.

Moved by Regional Councillor Grossi, Seconded by Councillor Harding

RESOLUTION NO. C-2019-0409

That Council receive the staff Memo concerning the consent application for 69 Baldwin Road and that the consent fee for the required second application to be submitted by Ron and Janice Allen be maintained at the reduced fee of $1,304.00.

Carried.

16. OTHER BUSINESS *None.*

17. BY-LAWS *None.*

18. CLOSED SESSION

(1) Motion to move into closed session of Council

Moved by Councillor Sebo, Seconded by Councillor Harding

That the meeting convene into a Closed Session at 10:09am, observe a five-minute recess, then convene to deal with the following matters:

(A) PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, SECTION 239 (2) (b), MA

- Appointments to the Keswick Secondary Plan Steering Committee and Georgina Environmental Advisory Committee, Confidential Report No. CAO-2019-0026

(B) EDUCATION OR TRAINING SESSION, SECTION 239 (3.1), MA

- Media Workshop

Carried.

(2) Motion to reconvene into open session of Council and report on matters discussed in closed session.

Moved by Councillor Sebo, Seconded by Councillor Waddington

That the Council Meeting reconvene from Closed Session at 4:35pm and report on matters discussed in closed session.

Carried.

Moved by Councillor Neeson, Seconded by Councillor Sebo

RESOLUTION NO. C-2019-0410

In the matter of Closed Session Agenda item 18(1)(A) being personal matters about an identifiable individual under Section 239(2)(b) of the Municipal Act relating to appointments to the Keswick Secondary Plan Steering Committee and Georgina Environmental Advisory Committee, that Council receive Report No. CAO-2019-0026 and direct staff to advise the selected applicants and that the appointments come into effect upon adoption of this report.

Reports from the Office of the Deputy Chief Administrative Officer

(E) Approval of Keswick Secondary Plan Review Steering Committee Terms of Reference and Appointments to the Keswick Secondary Plan Steering Committee and Georgina Environmental Advisory Committee for the 2018-2022 Term of Office

Report No. CAO-2019-0026

RESOLUTION NO. C-2019-0411

1. That Report No. CAO-2019-0026 prepared by the Clerk's Division, Office of the Deputy CAO, dated June 26, 2019, respecting approval of Keswick Secondary Plan Review Steering Committee Terms of Reference and appointment to the Keswick Secondary Plan Steering Committee and Georgina Environmental Advisory Committee be received.

2. That Council approve the Keswick Secondary Plan Steering Committee Terms of Reference as recommended by staff and the Selection Committee.

3. That Council review the Confidential Attachment detailing the selection outcomes for the Committees.

4. That Council direct the Clerk's Division to prepare the necessary by-law to give effect to the appointments to the Keswick Secondary Plan Steering Committee and Georgina Environmental Advisory Committee.

5. That the appointments of the selected applicants by Council come into effect upon adoption of this report and the acceptance of appointment by the respective committee designates.

Carried.

Moved by Councillor Waddington, Seconded by Councillor Neeson

RESOLUTION NO. C-2019-0412

In the matter of Closed Session Agenda Item 18(1)(b) being an education or training session under Section 239(3.1) of the Municipal Act, that Council receive the training as delivered.

Carried.

19. CONFIRMING BY-LAW

Moved by Councillor Neeson, Seconded by Councillor Waddington

That the following by-law be approved:

(1) By-law No. 2019-0063 (COU-2), a by-law to confirm the proceedings of Council on June 26, 2019.

Carried.

20. MOTION TO ADJOURN

Moved by Councillor Sebo, Seconded by Councillor Neeson

That the meeting adjourn at 4:37pm.

Carried.

_____
Margaret Quirk, Mayor

_____
Rachel Dillabough, Acting Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2019-0029

FOR THE CONSIDERATION OF COUNCIL July 16, 2019

SUBJECT: SITE PLAN CONTROL BY-LAW AND APPLICATION PROCESS REVIEW

1. RECOMMENDATIONS:

1. **That Council receive Report DS-2019-0029 prepared by the Development Engineering Division, Development Services Department dated July 16, 2019 respecting proposed updates to the Site Plan Control By-Law and Application Process Review.**

2. **That Council authorize staff to proceed with a public and stakeholder consultation program related to the proposed changes to the Site Plan Control By-law and related Site Plan Control Application Process, as set out in Report No. DS-2019-0029.**

3. **That following the public and stakeholder consultation program, staff return to Council with an assessment of all comments received and a final proposed Site Plan Control By-Law and related Site Plan Control Application Process for Council's consideration.**

2. PURPOSE:

The purpose of this report is to provide an overview of the current Site Plan Control By-law (SPCB) and the related Site Plan Control application review and approval process, and to outline proposed changes to the SPCB and related process as a basis for public and stakeholder consultation.

3. BACKGROUND:

3.1 Site Plan Process Review Objective

The rational for the review of the existing SPCB and related application process is to align the process with the municipality's Corporate Strategic Plan, which was endorsed by Council on May 29, 2019. The Strategic Plan highlights four areas of priority:

- Grow our Economy
- Deliver a High Quality of Life
- Engage our Community and Promote Partnerships
- Provide Exceptional Customer Service

The goal of the new SPCB and application process review is to help "Grow our Economy", while continuing to provide exceptional municipal service to the community. The site plan control process and by-law have significant impact on business and the economy of Georgina, as the ICI (industrial, commercial, institutional) sector properties are often subject to site plan control. The need to streamline the Town's development approval process was outlined in the 2017 Investment Attraction Strategy.

Council demonstrated its commitment to supporting economic development and growth by endorsing the Business Class Program Phase 1 on December 6, 2017 and Phase 2 on February 13, 2019. The Business Class Program looks at methods to expedite and attract development related to economic growth. Staff recognize that the development approval process is often complex and requires various inputs from external agencies. It is an objective of the SPCB review to streamline the process and reduce the number of steps or barriers to development, where possible.

3.2 Overview of Legislation

Section 41 of the *Planning Act, R.S.O 1990* (Planning Act or Act), as amended, provides the municipality the authority to review and approve proposed development plans and drawings, and ensure that development meets certain standards so the site will function properly and look attractive.

The Planning Act defines "development" in Section 41.(1) of the Act as *"the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers".*

The Planning Act also permits municipalities to pass a Site Plan Control By-law under Section 41.(2) where it states: *"Where in an official plan an area is shown or described as a proposed site plan control area, the council of the local municipality in which the proposed area is situate may, by by-law, designate the whole or any part of such area as a site plan control area."*

As noted above, the Act enables the Town to require drawings and reports to ensure that new development is appropriately designed, with consideration to a number of matters including urban design, site servicing, traffic management, parking, emergency services, landscaping, stormwater management, and accessibility. Site Plan Control cannot be used with respect to interior design, the layout of interiors or the manner of construction of buildings.

Once the plans or drawings are approved, a site plan agreement is often executed to contractually bind the owner to develop and maintain a site in accordance with the approved plans and the terms of the agreement. Agreement are typically

registered on title with the plans or drawings to ensure that current and future property owners are obliged to maintain the site in accordance with the agreement.

Site Plan Approval is "applicable law" identified in the Ontario Building Code that must otherwise be complied with before Building permits can be issued. Town Council has exercised its Site Plan Control powers for decades to manage the form and design of development in accordance with applicable standards.

3.2.1 Town Official Plan

The Official Plan sets the land use vision and road map for the development of the Town to the year 2031. The Georgina Official plan contains a wide range of policies which establish design and development objectives for different land uses and circumstances.

Section 11.5 of the Town of Georgina Official Plan establishes that all lands within the Town of Georgina are subject to Site Plan Control with exemptions as set out in the Site Plan Control By-law, which are:

- single family detached, semi-detached, duplex or two family dwelling
- agricultural or farm related buildings or structures
- structures for the purpose of farming storage or operations

The Town Official Plan also states that all site plan applications are to go through a pre-consultation process prior to application submission, provide drawings, plans and reports required for the review of the application and enter into a Site Plan Agreement with the Town.

The Official Plan contains detailed policies relating to site/urban design particular to different land uses. It establishes the basic framework under which the planning process will strive to create developments at various scales which, through excellence in community design, foster attractive, sustainable and safe built environments and communities where people interact, learn, work, play and reside. It further establishes design principles and objectives that form a partial basis for the review of development applications including those for Site Plan approval.

3.2.2 Site Plan Control By-law

The scope of the Town's SPCB is contained in By-law Number 86-244, as amended by By-law Number 92-120 and By-law Number 2019-0037 (refer to Attachment 1). In addition to the long standing exemptions provided in relation to low density residential development, the most recent amendment, By-law Number 2019-0037, further exempts building additions or structures no greater than 20% or 100 m^2 of the existing gross floor area from site plan control, whichever is the lesser.

3.2.3 Delegation of Site Plan Approval Authority

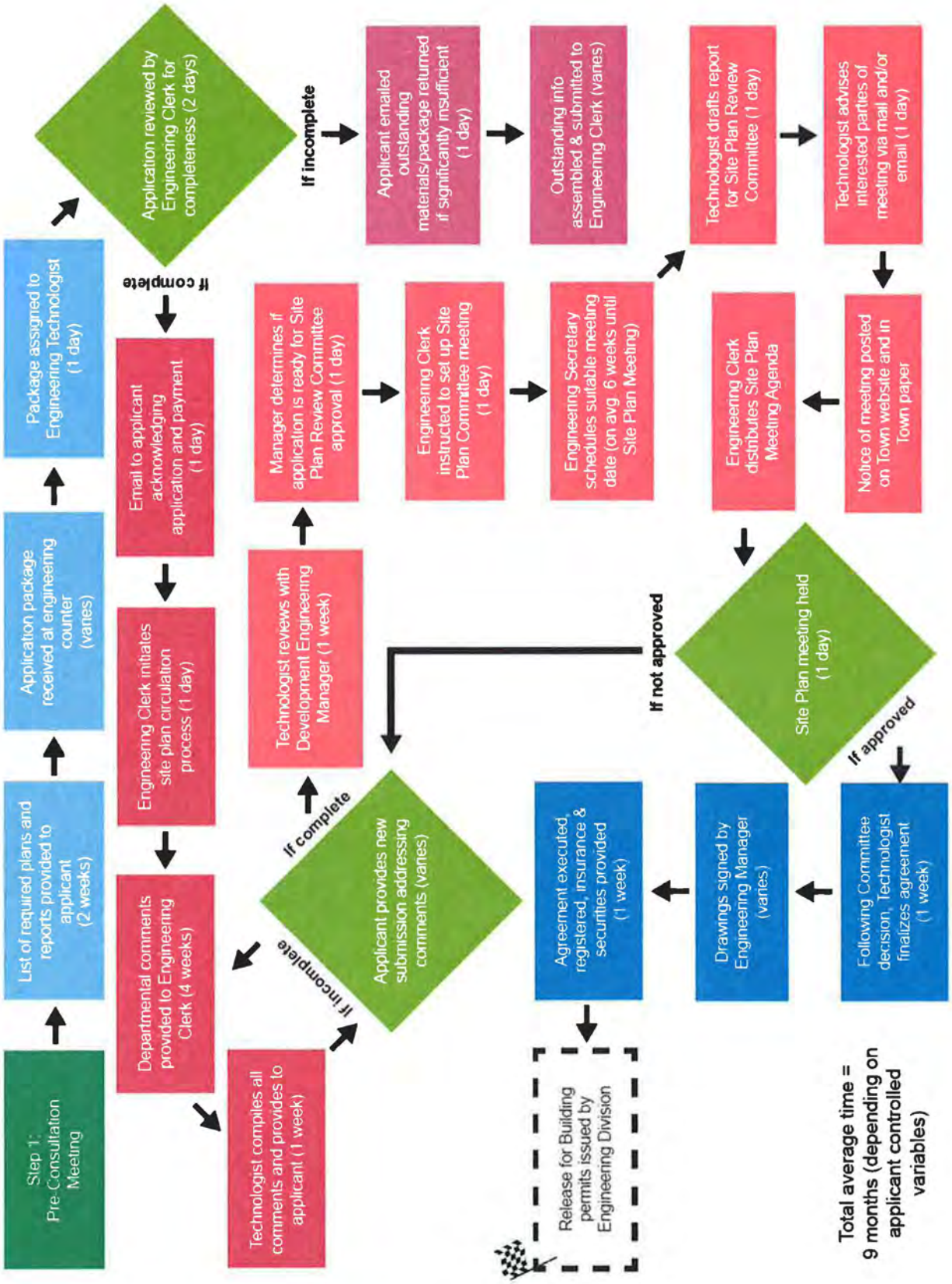
The Planning Act grants site plan approval authority to Council. However, Section 69 (13) of the Planning Act authorizes Council to delegate this authority to a committee, officer or a position.

The Town's delegation by-law being By-Law Number 2012-0024 (refer to Attachment 2) delegates Council's site plan control powers to a Site Plan Review Committee (SPRC). The SPRC consists of the Mayor, Regional Councillor and the Councillor of the Ward in which the subject lands are located. The By-law was further amended by By-Law Number 2019-0038 (PL-3) to delegate the review and approval of exterior building design plans and drawings to the Director of Development Services or his/her designate for additions or alterations to a building or structure not exceeding 20% of the existing total gross floor area and not exceeding a maximum gross floor area of 100 m^2, whichever is the lessor. No other delegation authority with respect to the site plan process is provided.

3.3 Current Application Review and Approval Process

The key steps of the current site plan application review process is presented in a flow chart on the next page (Figure 1), along with approximate time for each step.

Figure 1: Current Site Plan Review Process



4. ANALYSIS:

The SPCB and process review was conducted primarily by the Development Engineering division, who currently administer the process. A review of the current practices of the northern six municipalities of York Region (N6) was conducted as part of the review (refer to Attachment 3). Preliminary input was provided through various staff members involved in the Site Plan review process, including the Manager of Economic Development and Supervisor of Development Planning.

4.1 Exemptions

On April 17, 2019, Council passed By-Law 2019-0037 (A by-law amending Site Plan Control By-law 86-244 as amended) which specifies that building additions or accessory structures not exceeding 20% of the existing gross floor area or 100 sq. m for gross floor area (whichever is the lessor) would not be subject to site plan control. This amendment was intended to remove site plan control approval requirements from smaller developments. These applications would still be subject to other statutory requirements such as a Site Alteration Permit and Building Permit, as well as a review of the exterior building design by the Director of Development Services, but would not be subject to the standard site plan control review process.

It is also recommended that where development occurs on Town owned land, such development would also be exempt (eg. Pefferlaw Fire Hall, MURC, Civic Centre) since these projects are subject to Council approval, public consultation and appropriate technical review by Town staff and technical agencies. Where the lands are owned by the Town but leased to an external entity it would also be exempt as any concerns related to development could be captured through the lease agreement and a site plan agreement would not be required.

The following applications are currently exempt:

- Buildings or structures relating to farming or agricultural operations and do not serve the public such as Barns/Stables/Sheds/Greenhouses
- Addition or new accessory building no more than 20% of existing gross floor area or up to 100 m^2 whichever is the lesser
- Single family detached, semi-detached or duplex dwellings

The following applications are proposed to also be exempt from Site Plan Control:

- **Where the applicant is the Municipality**
- **Temporary Uses (ie. patios)**
- **Townhouses that are within a registered plan of subdivision or condominium and captured as part of the development agreement**
- **All other exempt applications as per Schedule "A" (Attachment 4)**

4.2 Delegation of Site Plan Approval

The Planning Act permits Council to delegate Site Plan approval to a committee or an individual. As stated earlier Delegation By-Law Number 2012-0024 delegates site plan approval to a Site Plan Review Committee consisting of the Mayor, Regional Councillor and the Ward Councillor which the site plan application is located. In order to reduce timeframes associated with site plan approval it is proposed that minor applications and site plan amendment applications be delegated to the Director of Development Services. This is not a new concept as many municipalities in Southern Ontario including all in the N6 have delegated some or all site plan approval to staff (refer to Attachment 3).

For the Town of Georgina, "Minor Applications" are defined as those having less than 250 m^2 of gross floor area and not exceeding 20 % of the existing gross floor area. It is recommended that these applications would be delegated to the Director of Development Services unless the addition is less than 100 m^2 in which case it would be exempt from Site Plan Control. "Mid-range applications" are defined as having a gross floor area between 250 m^2 and 500 m^2 or between 20% and 40% of existing gross floor area, whichever is the lesser. All mid-range applications are proposed to be delegated to the Director of Development Services or his/her designate. "Major" Applications, are defined as exceeding 500 m^2 or greater than 40% addition of the existing gross floor area. Major Applications would continue to be delegated to the Site Plan Review Committee. The above noted three classes of application are based on the current Town of Georgina Planning Fee By-law Number 2019-0037 (PL-7).

As economic growth is one of the main goals of the Corporate Strategic Plan, it is also proposed that all site plan applications within the Keswick Business Park Secondary Plan be delegated to the Director of Development Services or his/her designate.

The proposed changes reflects a phased approach to the delegation of site plan approval authority from the current committee structure to staff. One aspect to this approach which staff recommends is the inclusion of a provision that should the Site Plan Review Committee (SPRC) believe that a delegated application should be subject to the review of the SPRC, they may request to "bump-up" a delegated application to the SPRC if 2 out of the 3 members of the Committee make such request. This is similar to the process recently adopted in Newmarket.

In addition to the above, the following applications are also proposed to be delegated to the Director of Development Services for Site Plan approval:

- **Model Homes and Sales Offices**
- **Addition or new accessory building no greater than 40% of the existing gross floor area to a maximum of 500 m^2**
- **Installation of drive-through facilities**

- **New commercial parking lots or expansion of existing commercial parking lots**
- **Site Plan Control Approval applications within the Keswick Business Park Secondary Plan boundary**
- **Residential dwellings containing five or fewer residential units**
- **All other delegated applications as per Schedule "A" (Attachment 4)**

4.3 Application Process Review

As one of the main goals of the organization is to continuously improve customer service, staff conducted an analysis of the current process. Some customer service improvements have already been made with the creation of the third floor hub at the Town Civic Centre, this has allowed staff to be able to have a central location to take in all development applications. Cross-training of staff is also underway to ensure that front line staff can cover for one another in case of absence. Also, with the Town exploring options for a development tracking system site plan applications will be processed and tracked more efficiently, thus providing improved customer service. The proposed changes to the By-law and process will improve overall efficiency

4.4 Circulation/Review/Comments

Site Plan applications are currently circulated by the Development Engineering Division. Circulation of the reports, plans and documents has been completed by mail in the past, which extends the time necessary for review as well as creates additional administrative work. The Division is currently transitioning to an electronic circulation system for site plan applications. This will reduce the timeframes for application review as well as reduce the cost on the applicant of providing documents in paper format.

Furthermore, a standard tracking form of timelines and dates is being implemented. This would provide information to the applicant on every submission of the progress of the review as well as tracking of the previous submissions.

Once the proposed improvements are implemented and as full staffing compliment is regained, return of comments to applicants on complete submissions would be targeted for three weeks. Staff will continue to work with all Departments and external agencies so that they may be able to meet those timeframes as final approval of the application ultimately requires the input and comments from all departments and external agencies.

The current Town practice is:

- Approximately 4 week turnaround commenting period
- Approximately 5 week response time to the applicant
- Each Division does their own tracking using Microsoft Office Suite software

The proposed recommendations:

- **Implement a 2 week commenting period**
- **Implement a 3 week submission turnaround commenting period to the applicant**
- **Implement an electronic site plan application tracking system by 2022 or 2023 as part of the IT Strategic Plan**

4.5 Communication/Public Notice

Under the Planning Act, the Town is not formally required to give public notice or hold a public meeting in relation to the review and approval of Site Plan applications. Third party appeals are also not permitted for site plan applications. Despite this, it has been the Town's practice to provide email or mail notice to interested parties with respect to any planning application that preceded a Site Plan application to the site plan meetings and provide the opportunity to comment or ask questions. Notice of the meeting is published in the Advocate and posted on the Town's website.

To help further streamline the process, it is proposed that Town staff only provide public notice for applications considered by the Site Plan Review Committee for approval. As mentioned earlier, major site plan applications are defined as a new building or an addition greater than 40% of existing gross floor area or greater than 500 m^2. For applications that are exempt from Site Plan Control or delegated to the Director of Development Services, it is proposed that no public notice or consultation be administered. For major site plan applications, the public notice will be posted on the Town website with the agenda and report as well as in the local paper at minimum one week in advance of the site plan meeting.

It is proposed that Council and the public will continue to be informed of the status of developments in the Town, including all Site Plan application through the semi-annual update of development projects.

The Town current practice of public notice/communication:

- Posting all site plan applications on the Town website and in the Advocate in advance of the Site Plan Review Committee Meeting
- Circulating all interested parties on the meeting of the Site Plan Review Committee related to the application based on previous interest in a preceding public notice/planning matter.

The proposed changes to the communication:

- **'Major' site plan applications will be posted in the local newspaper and on the Town website minimum one (1) week in advance of the meeting. Interested parties will continue to be circulated on these applications.**
- **Applications that were "bumped up" to the Site Plan Review Committee would also be posted in the local newspaper and on the Town website minimum one (1) week in advance of the meeting.**

Interested parties will continue to be circulated on these applications.

- **A semi-annual update will be provided on all Site Plan Applications that were delegated to the Director of Development Services. This would be presented along with the semi-annual development status update report to Council.**

The proposed changes to the steps in the different classes of Site Plan Applications, are shown in Attachment 5, as follows: Site Plan Review Committee delegated applications as Figure 2, director delegated applications as Figure 3, and exempt applications as Figure 4.

4.6 Site Plan Control Application Fees

In 2017 Watson Consultants (Watson) conducted a new fee review of certain development engineering fees and in 2018 Hemson Consultants (Hemson) conducted a free review of all planning application fees. The fee review determined that site plan fees should cover the costs incurred by the Town as a result of the application. The full cost recovery fees for site plan applications currently consist of three fees. These include the initial site plan application fee, with varying fees based on the application being major, minor, or an amendment to an existing site plan. There is also the site plan agreement preparation fee, and finally the site plan inspection fee.

Table 1- Site Plan Approval Fees 2019

Major Site Plan Application	$28,500
Minor Site Plan Application	$11,800
Major Amendment to Existing Site Plan	$6,400
Minor Amendment to Existing Site Plan	$3,600

Site Plan Agreement Fee	$3,900
Amendment to Site Plan Agreement	$1,560

Site Plan Inspection Fee (currently)	5.4% of construction cost, minimum $4,000

In the 2017 engineering fee review, a new Site Plan Inspection Fee was established to capture the cost of a service that was not reflected in the initial Site Plan Application fee. The 2018 planning fee review determined that the site plan application fee should be increased to account for many of the steps in the process that were not previously costed. Based on a concern that the planning fee review study also captured some of the engineering inspection costs, staff reviewed the steps in the fee breakdown and consulted with both Watson and Hemson. Staff confirmed that this was the case and determined that the site plan inspection fee should be set at 2.7% of the construction cost with a pre-set minimum of $1,000.

Proposed changes to the site plan inspection fees:

- **Reduce the site plan inspection fee to 2.7% of construction cost to a pre-set minimum of $1,000**

4.7 Security

The Town current practice is to retain a security from applicants as a condition of site plan approval to ensure that the Town has the funds to correct work that is completed improperly or emergency work that must be done to mitigate damage to Town infrastructure, the environment or private property. Town practice has been to require a security for road fouling in an amount of $25,000 subject to the Site Plan Review Committee approval. The purpose of the $25,000 road fouling security is solely to guarantee that the site does not negatively impact neighbouring properties or municipal infrastructure such as mud-tracking on the road or sediment release on neighbouring properties. These monies are not intended to fund the completion of the site should the applicant fail to complete the work.

Staff have assessed the security amount and reviewed previous situations where circumstances have required the Town to draw upon the posted security. It was determined that the amount should be revised to reflect the scale of development.

For any civil works done on the Town's road right-of-way due to the site plan application, it is proposed that the Town continue to collect 100% of the value of the civil works to guarantee that the works are done correctly.

The following table shows the proposed amounts that would be collected as security from the different type of applications:

Site Plan Application	Security for maintenance of the construction site and road fouling
Minor Application/ Minor Amendment	$10,000
Mid-Range Application	$15,000
Major Application/ Major Amendment	$25,000

It is also proposed that the Town continue to collect 100% tree security or receive tree compensation for all applications for the value of the trees to be removed on site. This is to guarantee the planting of trees.

Security release would not change and would be as per the current Town Development Design Criteria. Upon completion of all the work to the satisfaction of the Town, 100% of the road fouling security would be released back to the applicant and 80% of the civil works security. The remaining 20% would be held for a 2 year period to guarantee the maintenance of the works.

The current Town practise:

- $25,000 Security for road fouling for Site Plan Applications
- 100% Security of value of Town road right-of-way civil works

The proposed changes to the security is as follows:

- **Security amounts to be $10,000, $15,000 and $25,000 for minor, mid-range and major site plan applications respectively for the purpose of maintenance of the construction site and road fouling.**
- **100% security of value of trees to be removed or payment of tree compensation.**

4.8 Insurance

The Town current practice is that all contractors conducting work on Town infrastructure or a Town right-of-way are to provide a certificate of insurance of no less than $5 million listing the Town as co-insured. This has served the Town well in the past and staff propose to continue this process. This requirement is proposed to be imposed on all types of site plan applications. This condition has traditionally been imposed by the Site Plan Review Committee based upon staff recommendation, however, it is now proposed to be added to the new SPCB.

Existing insurance requirements proposed to remain the same:

- **A $5 million insurance certificate from the applicant is required for all site plan applications that are not exempt from the process.**

4.9 Site Plan Agreement

The Town current SPCB requires that the applicant enter into a site plan agreement with the Town as part of site plan approval. No work on site is permitted on properties subject to site plan control prior to execution of the agreement. The site plan agreement is executed to contractually bind the owner to develop and maintain a site in accordance with the approved plans and the terms of the agreement. This agreement is then registered on title with the drawings to ensure that current and future property owners are obliged to maintain the site in accordance with the agreement. This procedure is proposed to continue with the proposed new SPCB. For site plan applications that are delegated to the Director of Development Services, it is proposed that the Director and Town Clerk be authorized to sign the agreement and bind the municipality.

The proposed change to Site Plan Agreement process:

- **Where the Site Plan approval is delegated to the Director of Development Services, he/she shall be authorized to sign the Site Plan agreement along with the Town Clerk and bind the Corporation.**

4.10 Sign-Off

Current Town practice has been that the Manager of Development Engineering signs off on the drawings as final site plan approval prior to execution and registration of the agreement. Additionally, current practice is that certain drawings are endorsed by subject matter experts. Specifically the Planner on file signing off on the elevation drawings and the Zoning Examiner endorsing the site plan drawings. It is proposed that this practice continue.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report and the development proposed herein addresses the following strategic goals:

GOAL 1: "Grow Our Economy" – SUSTAINABLE ECONOMIC GROWTH AND EMPLOYMENT

GOAL 2: "Provide Exceptional Municipal Service" – Organizational and Operational Excellence.

6. FINANCIAL AND BUDGETARY IMPACT:

The review and analysis of the SPCB and related process was undertaken internally by staff. There are no direct budgetary impacts as a result of the SPCB and process review.

The proposed update to the SPCB and related process is intended to streamline and improve the Site Plan Review function at the Town. The precise economic impact of this initiative cannot be quantified but represents a positive step towards enhancing growth and assessment generation.

The proposed changes to the engineering inspection fee of the planning fee by-law would not have any financial impacts because the fees collected would result in full cost recovery for development applications, which is the intention of the fee by-law.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

7.1 Legislated

No public consultation or notice is required for this report.

7.2 Non-legislated

No public consultation process or notice is required under the Planning Act for review of the existing SPCB and related process.

Should Council adopt the recommendations in this report, staff would undertake a consultation program with the development community, the commenting agencies and the public. The report will be circulated to the Georgina Developer Association, the Georgina Economic Development Committee and the Site Plan commenting agencies to also provide their input and feedback. All comments will be provided to the development engineering clerk, and will be considered and reviewed by the Development Review Team (DeRT). Also, with the assistance of the Manager of Economic Development staff will consult with recent applicants who have gone through the process for their feedback and input.

The review period will be for eight weeks for the public and agencies to provide their comments. Notice of the Site Plan By-law review will be posted on the website and in the local paper and other media channels for the public review and comment.

8. CONCLUSION:

To this point the SPCB and process review has been conducted by Staff with the overall objective of aligning the process to be consistent with the Corporate Strategic Plan. Specific adjustments to the process reflected in recommendations for exemptions to Site Plan Control and delegations of approval authority are intended to respond the Goal 1 – Grow Our Economy. Adjustments to the administration of the process are reflective of the principles of continuous improvement and respond to Goal 4 – Provide Exceptional Municipal Service.

If Council adopts the recommendations in this report, staff will embark on a public and stakeholder consultation program based upon the draft proposed changes to the SPCB and related process. Following the consultation process and related input staff would return with a further report outlining final recommended amendments to the SPCB and related process in Q4 of 2019.

Prepared by:

Zaidun Alganabi, PMP, M.Eng, P.Eng.
Manager of Development Engineering

Recommended by:

Harold W. Lenters, M.Sc.Pl, MCIP, RPP
Director of Development Services

Approved by:

Dave Reddon
Acting Chief Administrative Officer

Attachment 1 – Existing Site Plan Control By-Law and as Amendments
Attachment 2 – Existing Delegation By-Law and Amendments
Attachment 3 – Comparison to Other Municipalities Site Plan By-Laws
Attachment 4 – Draft Site Plan Control and Delegation By-Law
Attachment 5 – Summary of Proposed Process Changes

CORPORATION OF THE TOWN OF GEORGINA DATE:

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 86-244 (PL-3)

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA FOR THE TOWN OF GEORGINA.

WHEREAS there is an Official Plan for the Town of Georgina Planning Area in effect for the Corporation of the Town of Georgina;

AND WHEREAS the Corporation of the Town of Georgina considers the best interests of the Municipality to require its approval of certain Plans and Drawings as a condition to consent to development within the territorial limits of the Municipality;

AND WHEREAS the Corporation of the Town of Georgina may in the best interests of the Municipality require a Developer to enter into a Development Agreement with the Municipality pursuant to The Planning Act, 1983 as amended;

BE IT THEREFORE ENACTED and it is hereby enacted as a By-law of the Corporation of the Town of Georgina as follows:

1. That pursuant to Section 40(2) of The Planning Act, 1983 as amended, all lands within the territorial limits of the Corporation of the Town of Georgina are designated as a site plan control area with the following exceptions:

   a) any lands which are designated on Schedule 'A' to the

Official Plan for low density residential uses or contain existing low density residential uses consisting of a single family detached, semi-detached, duplex or converted two family dwellings and accessory structures.

b) agricultural and farm related buildings or structures which are utilized for farming operations and by their nature do not serve the public. Agricultural, commercial or industrial operations such as farm equipment sales and service, farm supply sales, greenhouse operations and agricultural storage, sales and supply establishments, but excluding a farm produce stand, are not subject to this exemption.

c) residential and farm fences.

Notwithstanding, sub clauses (a) and (b) above, site plan control may be applied to such low density residential and agriculture and farm related uses, but only for the purpose of obtaining municipal easements as per Section 40(7)(a)(8) of the Planning Act, 1983.

By-law Read a First, Second and Third time and finally passed this day of 29th day of December, 1986.

Mayor, John S. Rogers

Clerk, Larry Simpson

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 92- 120 (PL-3)

A BY-LAW TO AMEND BY-LAW NUMBER 86-244 (PL-3).

WHEREAS BY-LAW NUMBER 86-244 (PL-3), BEING A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA, IS IN EFFECT FOR THE CORPORATION OF THE TOWN OF GEORGINA.

AND WHEREAS the Corporation of the Town of Georgina considers it appropriate to amend By-law Number 86-244 (PL-3) to more precisely implement the site plan control policies of the Official Plan.

THEREFORE pursuant to Section 40(2) of the Planning Act, 1983, the Council of the Town of Georgina ENACTS AS FOLLOWS:

1. That sub-clause 1.a) of By-law Number 86-244 (PL-3), be deleted in its entirety and replaced with the following:

"1.a) any lands which are designated on Schedule 'A' to the Official Plan for low density residential uses and which are proposed to be developed for or contain existing low density residential uses consisting of a single family detached, semi-detached, duplex or converted two family dwellings and accessory structures."

By-law Read a First and Second time this 10th day of September 1992.

By-law Read a Third time and Finally passed this 10th day of September 1992.

MAYOR, ROBERT JOHNSTON

CLERK, LARRY SIMPSON

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2019-0037 (PL-3)

BEING A BY-LAW TO AMEND BY-LAW NO. 86-244 (PL-3) AS AMENDED, BEING A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA FOR THE CORPORATION OF THE TOWN OF GEORGINA

WHEREAS BY-LAW NUMBER 86-244 (PL-3) AS AMENDED, BEING A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA, FOR THE CORPORATION OF THE TOWN OF GEORGINA;

AND WHEREAS the Corporation of the Town of Georgina considers it appropriate to amend By-law Number 86-244 (PL-3) as amended, to more precisely implement the site plan control policies of the Official Plan.

THEREFORE pursuant to Subsections 41 (4) and (13) of the Planning Act, the Council of the Corporation of the Town of Georgina enacts as follows:

1. That By-law No. 86-244 (PL-3) of the Corporation of the Town of Georgina as amended, is hereby further amended as follows:

   That the following two new sub-clauses be added after sub-clause c) in Section 1:

   "d) Subject to the review and approval of exterior building design plans and drawings by the Director of Development Services or his/her delegate, an addition or alteration to a building or structure not exceeding 20% of the existing total gross floor area and not exceeding a maximum gross floor area of 100m^2, whichever is the lessor amount is exempt from site plan control.

   e) Subject to the review and approval of exterior building design plans and drawings by the Director of Development Services or his/her delegate, a detached accessory building or structure not exceeding 20% of the existing total gross floor area of the main building it is accessory to and not exceeding a maximum gross floor area of 100m^2, whichever is the lesser amount is exempt from site plan control."

-2-

2. That the following new Section 2 be added after Section 1:

"2. No person shall undertake any development in the site plan control area unless the Council of the Corporation of the Town of Georgina, or the person or persons to whom authority has been delegated by Council, has approved the plans and drawings required pursuant to the Planning Act and the Town's Official Plan Policies, including but not limited to:

a) Matters relating to exterior building design details, including without limitation, the character, scale, appearance and design features of buildings and their sustainable design;

b) Sustainable and accessible design elements within, or adjacent to, an adjoining municipal right-of-way, including without limitation, trees, landscaping, permeable paving materials, street furniture, curb ramps, waste and recycling container and bicycle parking facilities; and,

c) Facilities designed to have regard for accessibility for persons with disabilities."

3. THAT By-law No. 2019-0032 (PL-3) be hereby repealed.

READ and enacted this 17th day of April, 2019.

Margaret Quirk, Mayor

John Espinosa, Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2012-0024 (AD-3)

A BY-LAW TO DELEGATE SITE PLAN CONTROL POWERS AND AUTHORITY OF COUNCIL RELATING THERETO

WHEREAS Section 41 (13)(b) of The Planning Act, R.S.O. 1990, as amended (the Act), authorizes Council by by-law to delegate to either a committee of the Council or to an appointed officer of the municipality any of the Council's powers or authority under this section,

NOW THEREFORE, the Council of The Corporation of the Town of Georgina enact as follows:

1. That a Ste Plan Review Committee be appointed which shall be comprised of the following three (3) members:

   a) The Mayor;
   b) Regional Councillor;
   c) The Ward Councillor representing the Ward in which the subject lands are situate with respect to any specific site plan(s).

2. That in the absence of the Mayor or the Regional Councillor, then a Ward Councillor be designated in accordance with the Appointment of the Presicing Officer schedule for that given term.

3. That in the absence of the Ward Councillor representing the Ward in which the subject lands are situate with respect to any specific site plan(s), then a substitute Ward Councillor would be designated in accordance with the availability of any other Ward Councillor.

4. That for the purposes of all Site Plan Review Committee meetings quorum will require all three (3) members to be in attendance.

5. That By-law No. 86-36 (PL-3) is hereby repealed.

6. That this By-law shall come into force and take effect on the date of passing.

READ a first, second and third time and finally passed this 27th day of February, 2012.

Robert Grossi, Mayor

Roland Chenier, Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2019-0038 (PL-3)

A BY-LAW TO AMEND BY-LAW 2012-0024 (AD-3) BEING A BY-LAW TO DELEGATE SITE PLAN CONTROL POWERS AND AUTHORITY OF COUNCIL RELATING THERETO

WHEREAS Section 41(13)(b) of The Planning Act, R.S.O. 1990, as amended (the Act), authorizes Council by by-law to delegate to either a committee of the Council or to an appointed officer of the municipality any of the Council's powers or authority under this section;

NOW THEREFORE, the Council of the Corporation of the Town of Georgina enact as follows:

That By-law No. 2012-0024 (AD-3) of the Corporation of the Town of Georgina, is hereby amended as follows:

That the following two new clauses be added after clause 4:

"5. That with respect to exceptions 1d) and 1e) in By-law Number 86-244 (PL-3) as amended by By-law Number 2019-0037 (PL-3), the review and approval of exterior building design plans and drawings is delegated to the Director of Development Services or his/her delegate.

6. That in the event of a dispute of the decision of the Director of Development Services or his/her delegate, the matter shall be referred for a decision to the Town's Site Plan Review Committee."

That clauses 5 and 6 in By-law 2012-0024 (AD-3) be deleted and the following new clause 7 be added:

"7. That this By-law shall come into force and take effect on the date of passing."

READ and enacted this 17th day of April, 2019.

Margaret Quirk, Mayor

John Espinosa, Town Clerk

	Georgina (current)	East Gwillimbury	King	Whitchurch-Stouffville	Aurora	Newmarket
Delegation of Site Plan Approval	Site Plan Review Committee (Mayor, Regional Councillor, Ward Councillor) As per By-law 2019-0038 (PL-3) additions or accessory buildings less than 20% or 100m² shall be delegated to the Director to review the exterior building design.	General Manager of Planning and Legal Services	Director of Planning	Director of Development Services	Director of Planning	Director of Planning and Building
Exemptions	-single family detached, semi-detached dwelling, duplex -agricultural buildings for the purpose of farming operations -As per By-law 2019-0038 (PL-3) additions or accessory buildings less than 20% or 100m² are exempt from Site Plan Control	-single family detached, semi-detached dwelling, duplex -agricultural buildings for the purpose of farming operations -Less than 10% of existing Gross Floor Area or 90m² -Applications determined to be 'minor' by the General Manager -Home Occupations -Institutional Uses -'Minimal' building or parking construction -Applications outside the area subject to Site Plan Control	-single family detached, semi-detached dwelling, duplex -agricultural buildings for the purpose of farming operations -Less than 10% of existing Gross Floor Area or 100m² -Outdoor Patios or accessory commercial buildings	-single family detached, semi-detached dwelling, duplex -agricultural buildings for the purpose of farming operations -structures for the purpose of flood prevention -Less than 100m² of existing Gross Floor Area -York Region or Town facilities -Applications determined to be 'minor' by the Director -Applications outside the area subject to Site Plan Control	-single family detached, semi-detached dwelling, duplex -agricultural buildings for the purpose of farming operations -Less than 50m² of existing Gross Floor Area -single family detached and semi-detached dwelling -agricultural buildings or for the purpose of farming operations -Town owned or operated facility -Cemetery -Conservation or forestry development	-single family detached, semi-detached dwelling, duplex -agricultural buildings for the purpose of farming operations -Temporary sales centre -Less than 37m² of existing Gross Floor Area -Applications determined to be 'minor' by the Director -Applications outside the area subject to Site Plan Control
Fees (50 Unit Site Plan Application)	$28,500 + 5.4% Site Plan Inspection Fee	$13,691	$5,280	$38,800	$37,664	$49,001
Security	100% of total value of Town Works and minimum $25,000 road fouling	100% of total value of Town Works	150% of cost to remove all structures and remediate the site	60% of total value of Site Works and $20,000 consulting security	100% of total value of Town works, landscaping, fire breaks and to restore site cleanup and restoration	100% of total value of work in boulevards, landscaping, trees,

SCHEDULE "A" to BY-LAW 2019-XXX

SITE PLAN APPROVAL PROCESS FOR CLASSES OF DEVELOPMENT	Exempt	Delegated Process	Site Plan Committee Approval
AGRICULTURAL			
Barns/Stables/Sheds	x		
Greenhouse or Agricultural Building less than 500 m² GFA	x		
Redevelopment or Addition to existing building of less than 50 m² GFA	x		
Greenhouse or Agricultural Building greater than 500 m² GFA		x	
Redevelopment or Addition to existing building greater than 50 m² GFA		x	
COMMERCIAL			
New or Expansion of Commercial Parking Lot resulting in fewer than 5 parking spaces	x		
New or Expansion of Commercial Parking Lot resulting in 5 or greater parking spaces		x	
Installation of a Drive-through		x	
Temporary Uses (including outdoor patios)	x		
New Commercial Building 500 m² or greater or an addition of 40% or greater of existing GFA			x
New Commercial Building less than 500 m² GFA or a building addition of no greater than 40% of existing GFA		x	
Addition or alteration to an existing building or structure not exceeding 20% of the existing total GFA and not exceeding 100m², whichever is the lesser	x		
Sales Office or Model Home(s)		x	
INDUSTRIAL			
New or Expansion of Industrial Parking Lot resulting in fewer than 5 parking spaces	x		
New or Expansion of Industrial Parking Lot resulting in 5 or greater parking spaces		x	
New Industrial Building 500 m² or greater or an addition of 40% or greater of existing GFA			x
New Industrial Building less than 500 m² GFA or a building addition of no greater than 40% of existing GFA		x	
Addition or alteration to an existing building or structure not exceeding 20% of the existing total GFA and not exceeding 100m², whichever is the lesser	x		
KESWICK BUSINESS PARK SECONDARY PLAN			
Addition or alteration to an existing building or structure not exceeding 20% of the existing total GFA and not exceeding 100m², whichever is the lesser	x		
New Building 100 m² or greater or an addition of 20% or greater of existing GFA		x	
INSTITUIONAL			
New or Expansion of Institutional Parking Lot resulting in fewer than 5 parking spaces	x		
New or Expansion of Intuitional Parking Lot resulting in 5 or greater parking spaces		x	
New Institutional Building 500 m² or greater or an addition of 40% or greater of existing GFA			x
New Intuitional Building less than 500 m² GFA or a building addition of no greater than 40% of existing GFA		x	

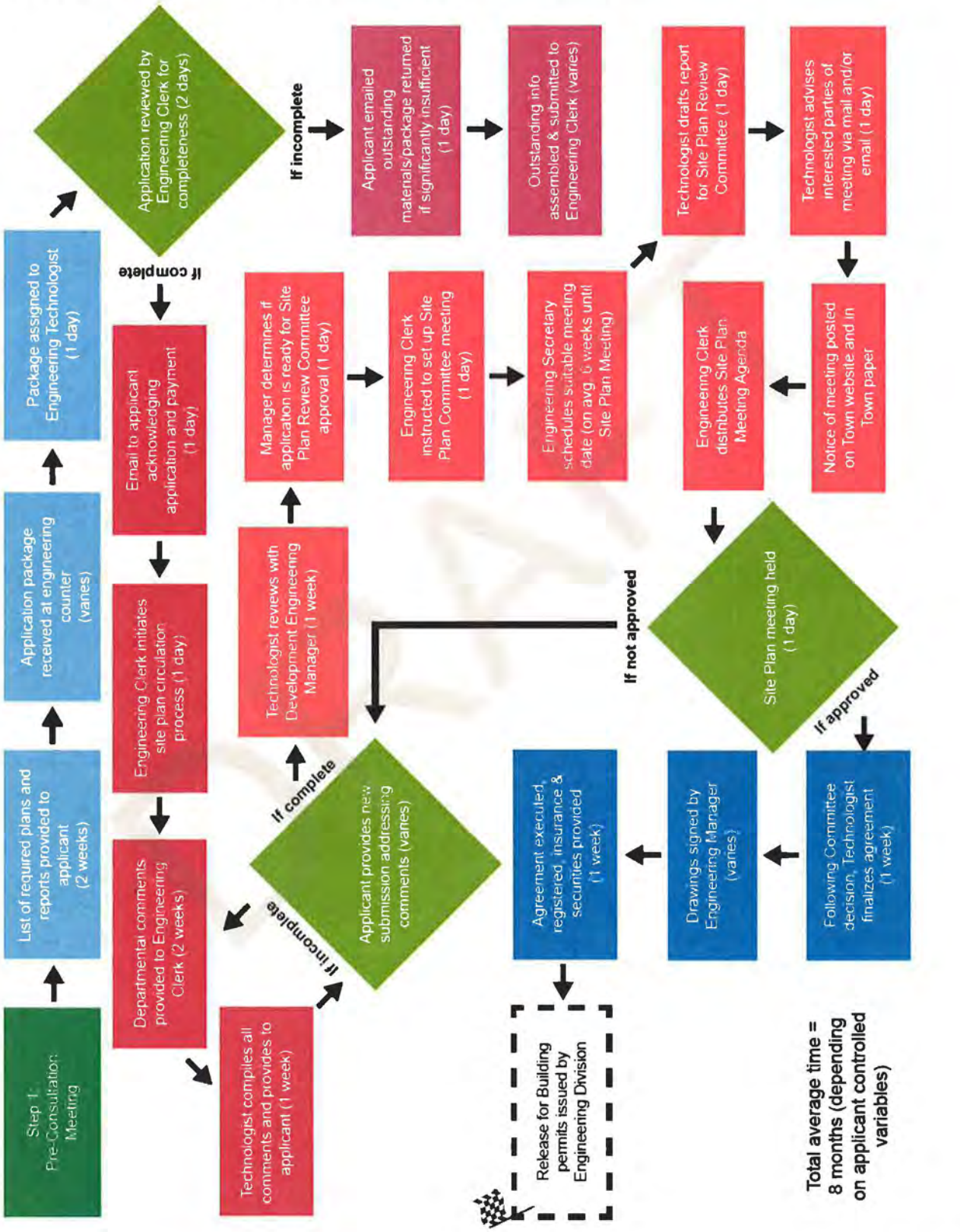
Addition or alteration to an existing building or structure not exceeding 20% of the existing total GFA and not exceeding 100m², whichever is the lesser	x		
School Portables or School Accessory Structures		x	
RECREATIONAL			
Privately Operated Facilities			x
Outdoor Recreational Facilities including golf courses, driving ranges, sports fields, private parks, campgrounds, etc.			x
New or Expansion of Recreational Parking Lot resulting in fewer than 5 parking spaces	x		
New or Expansion of Recreational Parking Lot resulting in 5 or greater parking spaces		x	
RESIDENTIAL			
Single Family, Semi-detached or Duplex	x		
Replacement Dwellings	x		
Temporary Dwellings	x		
Residential Accessory Structure	x		
Enlargement of an existing dwelling which obtains its access via a private road or right-of- way	x		
Residential Buildings containing more than 3 residential units		x	
Residential Buildings containing more than 5 residential units			x
LEGAL NON-CONFORMING USES			
Enlargement or Extension or Conversion of a Legal Non-Conforming Use		x	
TRANSPORTATION and COMMUNICATION			
Airstrips, Aerodromes, Airports			x
GOVERNMENT PROJECTS			
Town Projects	x		

NOTES:

1. Any class of Development requiring site plan approval which is not specifically listed in the categories above or expressly exempt in this By-law, shall be required to be processed through the Site Plan Review Committee.

2. Any application that is delegated to the Director of Development Services may be "bumped-up" to the Site Plan Review Committee for approval if 2 out of the 3 members of the Committee make such request.

Figure 2: Site Plan Process Approval through the Site Plan Review Committee



Attachment 5
Report DS-2019-0029

Figure 3: Site Plan Approval Delegated to the Director of Development Services

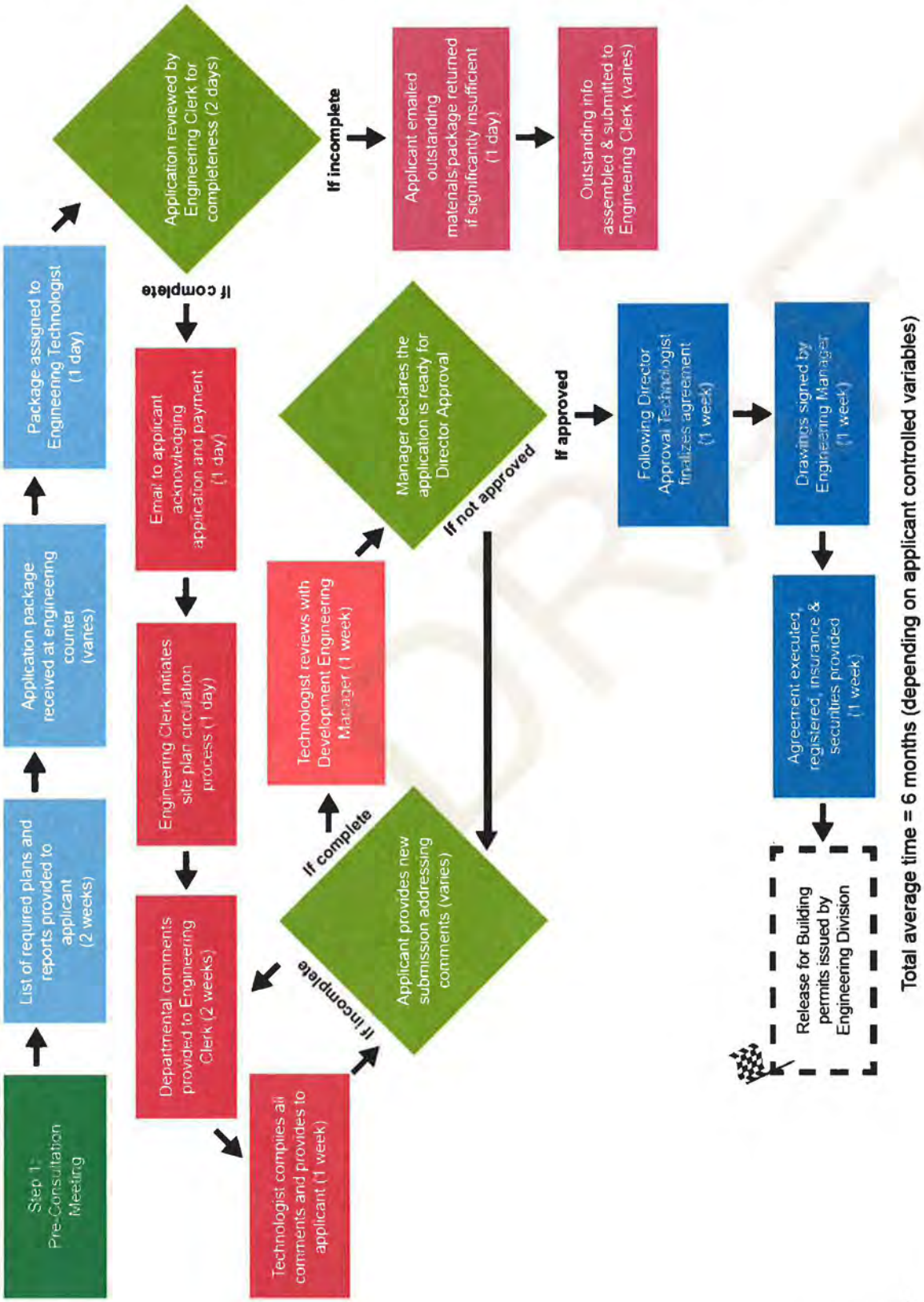
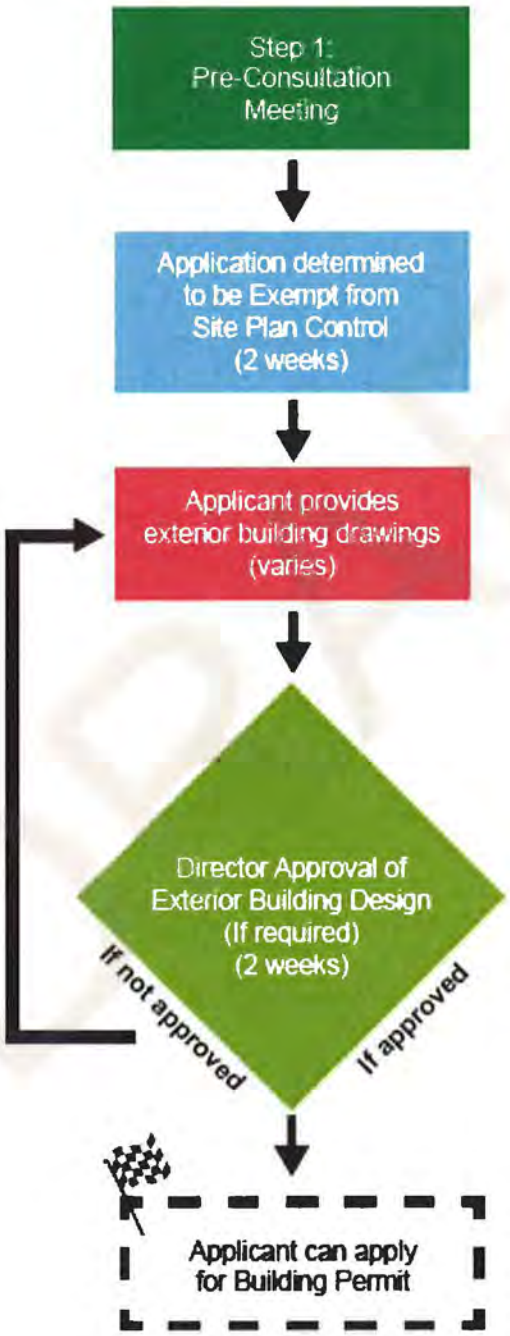


Figure 4: Site Plan Process for Exempt Applications



Total average time = 1 month (depending on applicant controlled variables)

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2019-0084

FOR THE CONSIDERATION OF
COUNCIL
JULY 16, 2019

SUBJECT: PROPOSED EXPENDITURE OF THE ONTARIO MAIN STREET REVITALIZATION FUNDING

1. RECOMMENDATION:

1. **That Council receive Report No. DS-2019-0084 prepared by the Economic Development and Tourism Division, Development Services Department dated July 16, 2019 respecting the proposed expenditure of the Ontario Main Street Revitalization Funding.**

2. **That Council direct staff to utilize the Ontario Main Street Revitalization Funding to purchase festive seasonal decorations for BIAs of Keswick, Sutton, Jackson's Point and in the historic business area of Pefferlaw.**

3. **That staff will consult with the BIAs and then report back to council with the results of the selected festive seasonal decorations.**

4. **That staff provide a copy of Report No. DS-2019-0084 and Council's resolution thereon to the Association of Municipalities of Ontario (AMO).**

2. PURPOSE:

To request that Council approve the expenditure of the funds provided through the Ontario Main Street Revitalization program in the amount of $69,767.58.

3. BACKGROUND:

As of April 1, 2018, municipal governments can access funding available through Ontario's Main Street Revitalization Initiative to fund projects which incentivize private sector development including façade improvements, provision of affordable housing, structural improvements and streetscape enhancements including signage, lighting, banners, murals, or street

furniture. In accordance with the funding program, Georgina was eligible to receive $69,767.58.

As directed by **RESOLUTION NO. C-2018-0080** passed on February 14, 2018, a by-law was passed to enter into an agreement with the Association of Municipalities of Ontario (AMO) respecting the receipt of funding provided through the Main Street Revitalization Program.

On September 12, 2018, Report No. DS-2018-0108 was presented to Council recommending that the AMO funds be spent on the implementation of Streetscape enhancements within the Uptown Keswick, Sutton, and Jackson's Point Businesses Improvements Areas (BIA's) and the Pefferlaw Central Business District. Council adopted the following resolution.

1. *That Council receive Report No. DS-2018-0108 prepared by the Economic Development and Tourism Division, Development Services Department dated September 12, 2018 respecting Ontario's Main Street Revitalization Initiative.*

2. *That Council direct staff to advise the Association of Municipalities of Ontario (AMO) that the funding provided through the Main Street Revitalization Initiative will be utilized for the implementation of Streetscape enhancements within the Uptown Keswick, Sutton, and Jackson's Point Business Improvement Areas (BIA's) and the Pefferlaw Central Business District.*

3. *That staff report back to Council following the completion of the Streetscape Design Standards Project, and confirm the details of the streetscape enhancements proposed for the 3 BIA's and the Pefferlaw Central Business District.*

4. *That staff provide a copy of Report No. DS-2018-0108 and Council's resolution thereon to the Association of Municipalities of Ontario (AMO).*

4. ANALYSIS:

The Town of Georgina Streetscape Design Standard project is currently underway and is being led by the Operations and Infrastructure Department. The development of these standards was to inform and provide options on the projects that could be funded through the Ontario Main Street Revitalization Initiative. However, due to a revised work plan for this Project and that the input from the Business Improvement Areas will not occur until the Fall, the project has been delayed. In this regard, staff are recommending that the Ontario Main Street Revitalization funding be spent in advance of the completion of the Design Standards project to ensure that the funds are spent prior to the March 31, 2020 deadline.

Notwithstanding that there are a number of initiatives that have been contemplated over the years, given the Project delay and the desire to ensure the funding is spent in a timely manner, staff are suggesting that the funds be utilized to purchase replacement festive seasonal decorations for the historic business areas. As Council is aware, there have been an increasing number of concerns expressed over the condition of the existing festive seasonal decorations.

There is currently no provincial program for the replacement of these festive seasonal decorations and this funding provides an opportunity to replace the decorations and enhance the image of our historic downtowns. It is suggested that an equitable distribution of funding be provided to Keswick, Sutton, Jackson's Point and Pefferlaw ($17,441 each). Staff have conducted preliminary research on LED Festive Seasonal Pole Mount Fixtures and found that the cost per unit ranges from $700 - $1,000. With the funding distributed equally, each historic business could obtain 12-17 decorations. Examples of the type of lights/decorations that could be purchased are outlined in Attachment 1. Staff suggest that the location of the new decorations be mapped and that a replacement program be established. And further, that consultation with the business areas occur prior to the selection of the final design.

A formal procurement process will be required. Upon approval of the recommendations in this report, staff will proceed with the procurement process with a goal of having the festive seasonal decorations purchased and installed for the 2019 season.

5. RELATIONSHIP TO CORPORATE STRATEGIC PLAN:

Corporate Strategic Plan:

"Grow Our Economy" – Promote Town Identity, Drive Job Growth and Promote Tourism.

6. FINANCIAL AND BUDGETARY IMPACT:

There is no financial and budgetary impact at this time.

7. CONCLUSION:

This report seeks approval to utilize the total amount of $69,767.58 provided by the Main Street Revitalization Program to replace the existing festive seasonal decorations. Project details will be communicated with AMO on a regular basis.

Prepared by:

Sean Columbus, BTS.
Economic Development Officer

Prepared by:

Karyn Stone, MCIP, RPP., Ec.D.
Manager of Economic Development
and Tourism

Recommended by:

Harold W. Lenters, M.Sc. MCIP, RPP
Director of Planning and Building

Approved by:

Dave Reddon
Acting Chief Administrative Officer

Attachment 1 – Festive Seasonal Fixture Examples

Classic Displays
info@classicdisplays.com (all are using zinc plated, powder coated steel (rust protection) dressed with commercial

Item	Details	Price
	"Snow Crystal" - LED energy efficient - Variety of colours available	$975.00
	"Tree 8"	$575
	"Deer"	$795
	"Snowman"	$850

grade LED rope light with tight 1' spacing between diodes. Comes with required pole mounting bracket.

Dekra Light
Sales@dekralite.com

Item	Details	Price
	"Deluxe Ice Snowflake" PMVD5DLXESFLED - 5' - 90 LED Blubs - 19 lbs	$759.00 (LED)
	"Double Bell" PMGPPMSIL-DB - 6' - 114 bulbs - 45 lbs	$695.00 (Incandescent) $795.00 (LED)
	"Zig Zag Tree" Gold PMGPZZGR7FWLLED Green PMGPZZGD7FWLLED - 7' - 55 LED bulbs - 45 lbs	$750.00
	"Candy Cane with Holly" PMGPCCNWLFXC9LED - 6' - 66 LED bulbs - 50 lbs	$895.00

Other Potential Designs

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT DS-2019-0085

FOR THE CONSIDERATION OF COUNCIL
JULY 16, 2019

SUBJECT: APPROVAL OF THE GRANT APPLICATIONS ENDORSED BY THE ECONOMIC DEVELOPMENT COMMITTEE ON JUNE 3, 2019

1. RECOMMENDATION:

1. **That Council receive Report No. DS-2019-0085 prepared by the Economic Development and Tourism Division, Development Services Department dated July 16, 2019 respecting the approval of the grant applications endorsed by the Economic Development Committee on June 3, 2019.**

2. **That Council approve the disbursement of the following grants:**

Economic Development Grant	Amount
B1 Lake Simcoe Open Fishing Event	$ 2,000.00
Jackson's Point BIA Community Cultural Events 2019	$ 2,000.00

Development Application Fee Rebate Program	Amount
Hwawei Inc./Office Building Site Plan Fee Rebate	$ 10,000.00

2. PURPOSE:

To request Council's approval of the grant applications that were reviewed and endorsed by the Economic Development Committee on June 3, 2019.

3. BACKGROUND:

The Economic Development Committee (EDC) received two Economic Development Grant applications and one Development Fee Rebate Program application as indicated on Table 1.

4. ANALYSIS:

The Economic Development Committee has reviewed and evaluated the grant applications based on a number of criteria as noted below:

Economic Development Grant criteria include:

- quality of the submission
- proposed business plan
- marketing plan
- economic impact or contribution to the community
- funding partnerships
- potential to create or promote future investment in Georgina

Development Application Fee Rebate Program criteria include:

- quality of the submission
- eligibility based on the Development Application Fee Rebate Program Guidelines

On June 3, 2019, the applications as noted in Table 1 below were evaluated by the EDC and the following grants were endorsed.

TABLE 1

GRANT	Funding Request	Funding Endorsed by EDC
Economic Development Grant Application B1 Lake Simcoe Open Event Date: October 26, 2019 Applicant: Ben Woo	$5,000.00	$2,000.00
Economic Development Grant Application Jackson's Point BIA Community Cultural Events 2019 Applicant: Jackson's Point BIA	$2,000.00	$2,000.00
Development Application Fee Rebate Program Hwawei Inc. 157 High St., Sutton, On Applicant: Wei Hwa	$10,000.00	$10,000.00

5. FINANCIAL AND BUDGETARY IMPACT:

The 2019 budget approved by Council provides a total of $45,000 for the administration of the Economic Development Grant Program. To date $41,250 has been allocated, however Staff have been advised that the "Catch a Dream!" Kids Fishing Derby has been cancelled and therefore the $2,000 previously approved for this event will be returned. This brings the total unallocated funds to $5,750.

Upon approval of these two grant applications, a total of $1,750 is available for the consideration of additional grant applications during 2019, however staff note that based on submissions from previous years, the majority of applications have been considered.

The 2019 budget approved by Council provides a total of $100,000 for the administration of the Development Application Fee Rebate Program. To date, $10,000 has been allocated. The amount of funding being requested in this report totals $10,000, which leaves $80,000 for the consideration of additional grant applications during 2019.

6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Information regarding the Grant Programs is posted on the Town page in the Georgina Advocate, posted on the Town's website and circulated via e-newsletter by the Economic Development Division to almost 1000 subscribers and included in Georgina's Economic Development Facebook.

7. CONCLUSION:

This report is being provided on behalf of the Economic Development Committee to request Council's final approval of the grants endorsed by the EDC on June 3, 2019.

Prepared by:

Jamie-Lee Warner
Administrative Assistant

Reviewed by:

Karyn Stone, MCIP, RPP., Ec.D.
Manager of Economic Development

Recommended by:

Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Planning and Building

Approved by:

Dave Reddon
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2019-0086

FOR THE CONSIDERATION OF
COUNCIL
JULY 16, 2019

SUBJECT: PROPOSAL TO INCORPORATE FUNDING REQUESTS RECEIVED FROM THE BUSINESS IMPROVEMENT AREAS AND GEORGINA FARMERS MARKET INTO THE 2020 BUDGET DELIBERATIONS

1. RECOMMENDATION:

1. **That Council receive Report No. DS-2019-0086 prepared by the Economic Development and Tourism Division, Development Services Department, dated July 16, 2019 respecting the proposal to incorporate requests received from the Business Improvement Areas and the Georgina Farmers Market into the 2020 budget deliberations.**

2. **That Council direct staff to advise the Business Improvement Areas and the Georgina Farmers' Market that any further funding requests from these organizations will be considered as part of the annual budget deliberations.**

2. PURPOSE:

The purpose of this report is to present Council with proposed changes to the Economic Development Grant Program specifically the manner in which funding requests are received from the Business Improvement Areas and the Georgina Farmers' Market are processed.

3. BACKGROUND:

In 2018, Staff were requested to bring forward all grants considered by the Town's Economic Development Committee to Council for final approval. This process has necessitated an additional report to Council and therefore a delay in both the approval and the disbursement of funds to the organizations. Over the last year attempts have been made to streamline the grant program and to ensure an equitable distribution of funding throughout the year.

Given the number and type of grant applications together with the limited funding available, staff are recommending that in future the Business Improvement Areas and the Georgina Farmers' Market be required to apply for funding through the annual budget deliberations as outlined below.

4. ANALYSIS:

In consideration of the fact that the Business Improvement Areas (BIAs) are established in accordance with the Ontario Municipal Act and that Council provides the final approval of the budget for each of the three BIAs, staff are suggesting that it is appropriate to consider the funding requests from the BIA as part of the annual budget deliberations. As indicated in Table 1 below, the three BIAs have consistently requested funding over the past five years. These requests have come in the form of multiple grant applications over the course of the year to support various festivals and events. Providing the opportunity for BIAs to request funding though the annual budget deliberations would allow the organizations to confirm Councils support prior to the development of their annual budgets. It is also noted that the BIA Board is a Board that is comprised of one Council member and members of the respective business community all of who are approved by Council.

With respect to the Georgina Farmers' Market, it should be noted that this is an initiative that was supported by the Town due to the community's desire to re-establish a Market in Georgina. After a significant amount of research it was recognized that markets across York Region and beyond receive a significant amount of financial and/or in kind resources in order to operate. With the limited funds available through the grant program, the number of grants received and that the Farmers' Market is a 16+ week program, the Economic Development Committee had briefly discussed the opportunity for future funding requests for the Farmers Market to be considered through the annual budget process. There is also a relationship with the Town given that Economic Development staff now occupy a position on the Farmers' Market Board and the event is a contributor to the expansion of the Agri-tourism sector.

Table 1 below indicates the funding provided to the various BIAs and the Georgina Farmers' Market over the past 5 years. It should be noted that these organizations have some level of oversite by the Town given that staff participate in regular board meetings for all of these organizations.

Organization	2015	2016	2017	2018	2019	Total
Jackson's Point BIA	$2,500	$3,275	$4,000	$8,500	$5,500	$23,775
Sutton BIA	$3,000	$2,000	$7,500	$7,500	$3,500	$23,500
Uptown Keswick BIA	$2,000	$2,000	$2,000	$6,725	$3,500	$16,225
Georgina Farmers' Market	$0	$5,000	$8,000	$8,000	$3,500	$24,500

5. RELATIONSHIP TO STRATEGIC PLAN:

Engage Our Community and Build Partnerships
Grow Our Economy

6. FINANCIAL AND BUDGETARY IMPACT:

Staff are suggesting that the budget request from each organization be considered as part of the 2020 budget deliberations. And further that a base budget equal to the 2019 funding provided be included in the 2020 draft budget.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Consideration of this report does not require public notice.

8. CONCLUSION:

In an effort to further streamline the Economic Development Grant Program, staff are recommending that the three BIAs and Georgina Farmers' Market be required to submit any funding requests through the annual budget deliberations process.

Prepared by:

Sean Columbus on behalf of
Karyn Stone, MCIP, RPP, Ec.D.
Manager of Economic Development
and Tourism

Reviewed by:

R Wheater
Rob Wheater
Director of Corporate Services/Treasurer

Recommended by:

Harold Lenters, M.Sc MCIP, RPP
Director of Development Services

Approved by:

David Reddon
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2019-0091

FOR THE CONSIDERATION OF COUNCIL JULY 16, 2019

SUBJECT: DEDICATION OF 0.3 METRE (1') RESERVES AS PUBLIC HIGHWAY SIMCOE LANDING SUBDIVISON (PHASE 9) AND VARIOUS ROADS

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1. RECOMMENDATIONS:

1. **That Council receive Report No. DS-2019-0091 prepared by the Development Engineering Division; Development Services Department, dated July 16, 2019 respecting the dedication of various 0.3 metre (1') reserves as public highway and to form part of various roads.**

2. **That Council adopt a by-law dedicating the blocks and parts identified in Table 1 as set out in Section 3 of Report No. DS-2019-0091.**

2. PURPOSE:

The purpose of this report is to recommend the adoption of a by-law to dedicate certain lands as public highway, ultimately forming part of its respective public highway right of way.

3. BACKGROUND:

To facilitate the development of Registered Plans of Subdivision 65M-4629 and 65M-4630 (Simcoe Landing Phase 9), it is appropriate that these 0.3 metre (1') reserves be dedicated to form part of the public highway as noted in Table 1 below. Additionally, it has been determined that the dedication of some 0.3 metre (1') reserves remain outstanding, these are housekeeping matters and should been addressed at this time. The outstanding reserves are to be dedicated as public highway and ultimately form part of the municipal right-of-way. Each of the 0.3 metre (1') reserves are owned by the Town and were intended to ultimately form part of the road allowance.

TABLE 1 0.3 METRE (1') RESERVES TO BE DEDICATED		
Block 144	65M-4131 (mplan9)	Forming Part of Laurendale Avenue
Block 145	65M-4131 (mplan9)	Forming Part of Terrell Avenue
Block 146	65M-4131 (mplan9)	Forming Part of Kingknoll Crescent
Block 147	65M-4131 (mplan9)	Forming Part of Strathgreen Lane
Block 128	65M-4368 (mplan10)	Forming Part of Thornlodge Drive
Block 129	65M-4368 (mplan10)	Forming Part of Bud Leggett Crescent
Blocks 56, 57, 58 and 59	65M-4347 (mplan10)	Forming Part of Hickory Ridge Street
Block 124	65M-4009	Forming Part of Thornlodge Drive
Block 126	65M-4009	Forming Part of Thornlodge Drive
Block 124	65M-3797	Forming Part of Sedgemore Drive
Block 126	65M-3797	Forming Part of Sedgemore Drive
Block 128	65M-3797	Forming Part of Sedgemore Drive
Block 130	65M-3797	Forming Part of Sedgemore Drive
Block 132	65M-3797	Forming Part of Sedgemore Drive
Block 134	65M-3797	Forming Part of Sedgemore Drive
Block 136	65M-3797	Forming Part of Sedgemore Drive
Block 138	65M-3797	Forming Part of Sedgemore Drive
Block 140	65M-3797	Forming Part of Sedgemore Drive
Block 55	65M-2480	Forming Part of Annamaria Drive
Pin 03533-0104	Plan 321	Forming Part of Centre Road
Pin 03533-0105	Plan 321	Forming Part of Isle Vista Drive (Brook Drive)

4. ANALYSIS:

Pursuant to Section 31 of the Municipal Act, these lands form part of the existing pubic highway. Passing a by-law to dedicate reserves as public highway formalizes and completes the process.

5. FINANCIAL AND BUDGETARY IMPACT:

This report addresses the following strategic goal:

GOAL 1: "Grow Our Economy" – SUSTAINABLE ECONOMIC GROWTH & EMPLOYMENT

6. FINANCIAL AND BUDGETARY IMPACT:

There is no financial impact specific to the dedication of the reserves. They simply form part of existing assumed public highways.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

All public consultation has been completed pursuant to the Planning Act through the draft plan approval and zoning processes. Public consultation and notice is not required respecting the 0.3 metre (1') reserve dedications.

8. CONCLUSION:

It is respectfully submitted that it is appropriate to pass a by-law to dedicate the various 0.3 metre (1') reserves as shown in Table 1.

Prepared by

Darren Dunphy, C.E.T., rcsi
Development Engineering Technologist

Recommended by:

Zaidun Alganabi, M.Eng, P.Eng.
Manager of Development Engineering

Approved by:

Harold Lenters, M.Sc.Pl, MCIP, RPP
Director of Development Services

Dave Reddon,
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2019-0092

FOR THE CONSIDERATION OF COUNCIL JULY 16, 2019

SUBJECT: KESWICK WATER RESOURCE RECOVERY FACILITY AND ALLOCATION ASSIGNMENT

1. RECOMMENDATIONS:

1. **That Council receive Report No. DS-2019-0092 prepared by the Planning Division, Development Services Department dated July 16, 2019 respecting the Keswick Water Resource Recovery Facility and Allocation Assignment.**

2. **That the consideration of Planning Act applications submitted on/after July 16, 2019 which require servicing allocation from the Keswick Water Resource Recovery Facility be put on hold, pending the completion and approval of the Keswick Secondary Plan Review and Update.**

3. **That the Clerk forward a copy of Report No. DS-2019-0092 and Council's Resolution thereon to Karen Whitney, York Region Director of Community Planning and Development Services, Planning and Economic Development Branch, Corporate Services; and to Katy Modaressi, York Region Manager of Capacity Monitoring and Development Approval, Infrastructure Asset Management, Environmental Services.**

2. PURPOSE:

The purpose of this report is to provide Council with an update on the status of municipal servicing allocation for the Keswick Water Resource Recovery Facility (WRRF).

3. BACKGROUND:

On January 16, 2019, Council considered Report No. DS-2019-0004, regarding the status of development applications currently under review by the Planning Division and Development Engineering Division of the Development Services Department, and the status of municipal servicing allocation for the Keswick and Sutton Water Resource Recovery Facilities (WRRF's).

As indicated within the January 2019 report, in 2012, the Keswick WRRF was upgraded to accommodate a population and employment equivalent of 49,000 persons (18,000 m^3/day). Through this upgrade, an increased capacity of 16,000 persons equivalent (p.e.) of capacity was added to the facility. This additional capacity is being released in phases or instalments in accordance with on-going monitoring by York Region that demonstrates the Plant is meeting the required effluent quality criteria.

In 2013, the first instalment of additional capacity was released, allowing the assignment of servicing allocation for an additional 8,000 p.e., bringing the available capacity from 33,000 p.e. to 41,000 p.e.. Then in 2015, the second instalment for an additional 4,000 p.e. was released, provided that the cumulative servicing allocation assignment did not exceed 45,000 p.e.. The release of the final 4,000 p.e. instalment, bringing the available allocation to the total 49,000 p.e. is subject to the monitoring outcomes of York Region.

For Council's information, Attachment '1' is an updated Keswick Water and Sewage Allocation chart, which identifies the assignment of the existing 45,000 persons capacity from the Keswick WRRF, along with the assignment of commensurate water capacity. In summary, allocation has been utilized by existing development, or set aside for future use to various projects where a 'complete' planning application is presently under review for same. As noted on the final page of the chart, in consideration of both the allocation assignments for approved developments, reserved for potential approvals, and committed for the various categories by prior Council decisions (i.e. the Business Park, etc.), the Town is slightly over the 45,000 persons limit established at this time for the facility, by approximately 710 p.e..

5. ANALYSIS:

Town staff met with York Region to discuss the monitoring of the Keswick WRRF performance in December 2018, in anticipation of the release of the balance of the capacity (i.e. the remaining 4,000 p.e.) for the continued consideration of further development proposals within the Town. When that capacity is made available, pursuant to prior Council decisions, half of the allocation (i.e. 2,000 p.e.) is to be dedicated towards the development of the Keswick Business Park lands, bringing the total dedication to the Business Park of 8,000 p.e., and the remainder (i.e. 2,000 p.e.) would be put towards the continued consideration of other residential projects, or as Council directs at that time.

On June 19, 2019, Town staff participated in a conference call with York Region[1], wherein we discussed the allocation assignment monitoring conducted by the

[1] Including from York Region, Karen Whitney (Director of Community Planning and Development Services), Wendy Kemp (Acting Director of Infrastructure and Asset Management), Katy Modaressi (Manager of

Town, the status on the Plant flow monitoring and analysis, and the potential future expansion of the facility to accommodate future growth within Keswick.

As detailed on the final page of the Allocation Monitoring Chart and noted above, (refer to Attachment '1'), the Town is slightly over the 45,000 p.e. allocation limit by approximately 710 p.e. for existing, approved, considered and committed development. The overage is primarily as a result of the 'committed' allocation of 6,000 p.e. set aside for the potential development of the Keswick Business Park lands. Notwithstanding the exceedance beyond the 45,000 p.e. cap, as also noted on the chart, only 34,916 p.e. of the 45,000 p.e. capacity assignment allowance is actually 'gone' (i.e. registered plans of subdivision/final consent approvals, building permits issued for site plan approvals, and Regional Development Charges paid), as the applicants are within various stages of approvals and analysis pending final approval/registrations and ultimately, building permit issuance.

On the matter of flow monitoring, York Region has advised that the release of the remaining 4,000 p.e. allocation will continue to be held in abeyance until the Region conducts a winter assessment (i.e. 2019/2020) and stress testing on the membrane filtration system of the facility. The Region will keep us apprised of the monitoring efforts and results.

With respect to the potential future expansion of the facility, as noted above, the WRRF was upgraded to provide a rated capacity (being the average daily flow rate) of 18,000 m3/day. Pursuant to the allocation assignment factors issued by York Region (i.e. persons per unit ratios), the 18,000 m^3/day equates to a population and employment equivalent of 49,000 persons. York Region has advised that the original Environmental Assessment (EA) for the facility considered a further expansion from 18,000 m^3/day to 24,000 m^3/day.

In the context of the Town beginning a review of the Keswick Secondary Plan, and in relation to the Provincial Growth Plan and York Region growth objectives, it is important to understand the potential for new growth and increased population/employment within the community. In the event of such growth, the Region has advised that another EA may not need to be undertaken to consider a further expansion of the WRRF if the average daily flow rate does not exceed 24,000 m^3/day. York Region is participating in the Keswick Secondary Plan review and will be considering the implications on the Keswick WRRF in this regard.

In light of the Keswick Secondary Plan Review being commenced, staff are of the opinion that we should suspend the processing of further development applications

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Capacity Monitoring and Development Approval), Teema Kanji (Manager of Programs and Process Improvement); and from the Town, Harold Lenters, (Director of Development Services), Velvet Ross (Manager of Planning), Alan Drozd (Supervisor of Development Planning), Zaidun Alganabi (Manager of Development Engineering), and Rob Flindall (Director of Operations & Infrastructure).

within the community insofar as there may be new policies coming forth which may impact the direction of growth within Keswick.

Secondly, as discussed through the Georgina Housing Strategy report, considered by Council on June 5, 2019 (Report No. DS-2019-0056), the servicing capacity of the existing Keswick facility is limited. In understanding these limitations, and the Town's desire to create a greater mix of housing options in appropriate locations, an opportunity exists for the Town to leverage allocation in return for the creation of a diverse supply of housing. In this regard, at such time as the final instalment of servicing capacity for 4,000 p.e. is released by the Region, the Town may consider 'setting aside' a certain amount of capacity in connection with a future Keswick Secondary Plan affordable housing policy program.

Lastly, we currently have approximately 2,000 residential units within Keswick which were recently registered and are beginning construction, or which have received draft plan approval and/or for which servicing allocation has been formally assigned by Council resolution. These developments are proceeding towards final approvals and clearance of conditions to allow for registration of same. In this regard, pending continued action by the landowners, development within the Keswick community will continue while the Secondary Plan is under review, and the monitoring of the treatment facility is underway.

In consideration of the above, and the ongoing dialogue with York Region regarding the allocation assignment for the Keswick WRRF, it is recommended that the consideration of further development applications requiring servicing allocation from the Keswick facility be put on hold, pending the completion of the Keswick Secondary Plan review and update. In the interim, any 'complete applications' which have been received as of the date of this report, or are under review pending Council decision on same, will continue to be considered and processed. Should Council support and recommend approval of any of those affected applications presently in process, the implementation of a Holding (H) zone provision will be enacted thereon.

6. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goals:

GOAL 4: "Provide Exceptional Municipal Service"

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Not applicable.

8. FINANCIAL AND BUDGETARY IMPACT:

There are no financial or budgeting impacts resulting from this report.

8. CONCLUSION:

Staff are requesting that Council adopt the recommendations set out in Section 1 of this report

Prepared by:

Velvet L. Ross, MCIP, RPP
Manager of Planning

Recommended by:

Harold W. Lenters, M.Sc.Pl, MCIP, RPP
Director of Development Services

Approved by:

Dave Reddon
Chief Administrative Officer

25 June 2019

Attachment 1 – Keswick Water and Sewage Allocation Monitoring Chart (13/06/2019)

TOWN OF GEORGINA
Keswick Water and Sewage Allocation

Water System Capacity **37,558 persons (effective July 2015)**
Sewage System Capacity **45,000 (effective July 2015)**

Up to Dec 31, 2013 Allocation Assignment Factors: Persons per Unit (PPU)

Single Detached, Semi-detched, Townhouse	2.9 ppu
Apartments	2.0 ppu
Retirement Developments	2.0 ppu
Seniors Apartments	1.5 ppu
Institutional having overnight accommodation (i.e. Nursing Homes)	1.5 pu or 1pp/bed
Commercial having overnight accommodation (i.e Hotels, Motels)	1.5 ppu
Industrial	15.0 pp/gross acre or 37 pp/gross ha

POST Jan 1, 2014 Allocation Assignment Factors: Persons per Unit (PPU)

Single Detached	2.78 ppu
Semi-Detached	2.63 ppu
Townhouse	2.74 ppu
Apartments	2.08 ppu
Retirement Developments	2.0 ppu
Seniors Apartments	1.5 ppu
Institutional having overnight accommodation (i.e. Nursing Homes)	1.5 ppu or 1 pp/bed
Commercial having overnight accommodation (i.e. Hotels, Motels)	1.5 ppu
Industrial	15.0 pp/gross acre or 37 pp/gross ha

Pursuant to March 27, 2014 York Region letter, new PPU values are in effect for any development that contributes to a Keswick population of greater than 33,000 and will be allocated servicing capacity after December 31, 2013.

REQUESTED means:
- Proposed allocation needed for development
- COMPLETE development application submitted as per Planning Act / Town requirements, and under review

RESERVED means:
- Start of implementation process
- Development Supported in principle
- *Draft Approved* plan of Subdivision/conditional Consent
- OPA / ZBL in place
- Complete site plan application received

COMMITTED means:
- Applicant submits Regional clearance request for Subdivisions / Consents
- Allocation confirmed by municipality (through Council Resolution)
- Site Plans - Regional site plan approvals letter with conditions sent to municipality

GONE means:
- Removed from local pool of allocation
- Registered draft plan of Subdivision / final Consent
- Building Permit issued for Site Plan proposal
- Regional DC's paid

***"Reserved"* allocation can be revoked or shifted. *"Committed"* or *"Gone"* cannot be revoked unless application withdrawn and is not proceeding to construction.**

NOTES:

~ The area subject to this allocation listing includes all of the lands that are within the Keswick Urban Service Area Boundary as defined on Schedule F1 Keswick Land Use Plan in the Georgina Official Plan.

~ 2012 Sewage System Capacity = 33,000
Sewage System capacity comes from the Keswick Water Pollution Control Plant (WPCP) which was re-rated from 27,000 persons to 33,000 persons by York Region on April 9, 1996.

~ 2012 Water System Capacity = 25,558
Comprised of Water System capacity of 24,200 persons (max. permitted) from the Keswick Water Treatment Plant and 1,358 persons from the Georgina (Willow Beach) Water Treatment Plant.

1996/2002 SB/SLRA Assignment = 7,500
Pursuant to Resolution No.'s CW-96-276 and CW-2002-0564, 7,500 pe of sewage allocation from the Keswick WPCP was assigned to the Willow Beach and Surrounding Lakeshore Communities Servicing Project Area.

~ 2007 SB/SLRA Assignment = 7,407
Pursuant to Resolution No. C-2007-0024 (PB-2007-0066); June 11/07), 93 pe of the 7,500 persons WB/SLRA sewage allocation was transferred back, of which 58 pe (20 units @ 2.9 ppu) was transferred back to the KSP area, and 35 pe (12 units @ 2.9 ppu) was transferred to the Sutton Secondary Plan Area served by the Keswick WPCP through the Willow Beach Servicing Project. Therefore, effective June 11/07, only 7,407 pe sewage capacity remains assigned to the WB/SLRA project area from K-WPCP. [Remember, 35 pe added back to Sutton area serviced by K-WPCP; Category 4.]

~ As of August 2005, York Region requires that servicing allocation be assigned to any new commercial or institutional uses having overnight accommodation (i.e. Hotels, Motels, Nursing Homes).

~ As per Resolution SC-2008-0054 (PB-2008-0131; Dec 15/08), Council assigned 8,500 pe sewer servicing allocation (from K-WPCP) and 8,500 water servicing allocation (from WB-Water Treatment Plant) to the KBP Sec. Plan Area. The 8,500 pe being 1/2 of the expected increase to the KWPCP (i.e. 17,000 pe increase) to the capacity, taking the population from 33,000 p serviced to 50,000 p serviced. the remaining 1/2 (i.e. 8,500 pe) was to be applied to Residential and ICi growth within Keswick.

~ As per Resolution SC-2008-0543 (PB-2008-0132; Dec 15/08), Council assigned 2,500 pe sewer servicing allocation (of the remaining 8,500 pe increased servicing capacity from the K-WPCP) to the "Major Residential Development" category, to be distributed using the Keswick Servicing Allocation Assignment Program.

~ KWPCP Plant Expansion completed and in operation by the end of 2012; which increased the ultimate FULL Plant capacity from 33,000 persons to 49,000 persons (16,000 persons additional capacity), and not to the originally contemplated 50,000 persons (17,000 persons additional capacity). Capacity utilization is being released in stages, subject to monitoring of outfall to ensure meeting effluent quality as required by MOECC.

~ Overall KBP Assignment = 4,000 pe
With only 16,000 pe additional overall capacity, overall allocation assigned to KBP Sec. Plan Area reduced to 8,000 pe, being 1/2 of the actual increase to the KWPCP (and not 8,500 pe as assigned via Resolution SC-2008-0054; PB-2008-0131; Dec 15/08).

~ 2013 Sewage System Capacity = 41,000
January 24, 2013, York Region letter advised that additional 8,000 pe K-WPCP capacity released; population to not exceed 41,000 persons (increase from 33,000 to 41,000). Will continue to monitor over next 1-year period. Assignment of 4,000 pe to KBP and 4,000 pe to Residential & ICI.

~ 2015 Sewage System Capacity = 45,000
July 27, 2015, York Region letter advised that additional 4,000 pe K-WPCP capacity released; population to not exceed 45,000 persons (increase from 41.000 to 45,000). Will continue to monitor over next 1-year period. Assignment of 2,000 pe to KBP and 2,000 to Residential & ICI. *NOTE: With final capacity release anticipated (i.e. final 4,000 pe), same will also be divided equally such that KBP gets another 2,000 pe and Residential/ICI gets another 2,000 pe).*

~ 2015 Water System Capacity = 37,558
With additional Sewage Treatment Plant capacity released, commensurate Water System capacity also released. In this regard, while the capacity from the Keswick Water Treatment Plant remains as 24,200 (the maximum allowable), the capacity from the Georgina (Willow Beach) Water Treatment Plant has been increased from 1,358 persons to 13,358 persons. Therefore, total Water System capacity available as of July 28, 2015 is 37,558 persons.

KESWICK BUSINESS PARK

Sewage Capacity = 6,000 PERSONS EQUIVALENT from K-WPCP (2015 interim capacity release)
Water Capacity = 6,000 PERSONS EQUIVALENT from WB Water Treatment Plant (same)

Industrial capacity is assigned at a rate of 15 persons per gross acre (37 persons/gr/ha)
Commercial/Institutional having overnight accommodation - capacity is assigned at the rate of 1.5 persons per unit or 1 person per bed

FILE	Project / File Name	Traffic Zone	Area	Units	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone	
19T-13G02	Glenwoods Gateway Inv. Inc.; DPA June 3/16	1476	89.4		37 ppgrha		3308			
TOTAL - KBP			89.4	0		0	3308	0	0	**3308**
Balance of Unassigned KBP Capacity (persons equivalent)										**2692**

* Original 2008 Resolution (SC-2008-0054) anticipated KWPCP capacity to increase from 33,000 to 50,000 people, therefore 17,000 p increase, of which 1/2 was to
* BUT, capacity increase was only for 16,000 p; taking population served from 33,000 to 49,000 people; therefore 1/2 is only 8,000 to KBP.

2013 Ph 1 increase released, increasing capacity assignment allowance by 8,000 pe. In assigning 1/2 to KBP, then 4,000 pe to KBP
2015 Ph 2 increase released, increasing capacity assignment allowance by 4,000 pe. In assigning 1/2 to KBP, then 2,000 pe to KBP
2019 With Ph 3 anticipated release, will see final capacity assignment allowance increase by 4,000 pe. In assigning 1/2 to KBP, then final KBP allocation at 6,000 pe

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INDUSTRIAL OR COMMERCIAL/INSTITUTIONAL HAVING OVERNIGHT ACCOMMODATION (ICI)

MAX CAPACITY = 638 persons

Industrial capacity is assigned at a rate of 15 persons per gross acre (37 persons/gr/ha)
Commercial/Institutional capacity is assigned at the rate of 1.5 persons per unit or 1 person per bed

FILE	Project / File Name	Traffic Zone	Area	Units	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone	
	Georgina Storage Inc. - New Ind. Storage Bldg (Parts 1 & 2, Plan 65R-21630)		0.6		37 p/gr/ha				22	
19T-05G05; 19CDM-05G04; 19CDM-05G05	Brookfield Millhouse Inc.; s/w corner Cameron Cres. *(now known as "The South Shore"); proposed hotel 140 units*	1333		140	1.5 ppu			210		
B.177	SPA Specialty Care (Cedarvale Lodge); Sp Agrmt Registered Dec/08 for 89 units (not 100 as originally anticipated)	1339		89	1.5 ppu				133.5	
B.1.149	SPA Hilltop Manor (233 Glenwoods); PROPOSED 46 bed expansion; approved by SPC July 20/18; *allocation to be held for 1 yr (until July 20/19) as per KSP policy*	1332		46	1 pp/bed				46	
B.1.177	SPA Sienna Senior Living (Cedarvale Lodge) next expansion); PROPOSED 60 existing LTC beds + 12 new LTC beds allocated by MOHLTC + transfer of 88 beds from LTC home in Toronto = 160 beds total (60 existing + 100 new beds): *UNDER REVIEW - circulated June/2018*	1339		100	1 pp/bed		100			
TOTAL - ICI			0.6	375		0	100	210	201.5	**511.5**
Balance of Unassigned ICI Capacity (persons equivalent)										**126.5**

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Residential Category 1 - EXISTING DEVELOPMENT

* *Existing development includes plans of subdivision where building permits for at least 75% of the total number of lots have been issued, and wehre a building permit has been issued in the case of a multi-unit building.*

FILE	Project / File Name	Traffic Zone	Area	Units	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone
	Existing Development (as of December 1980)			2976	2.9				8630.4
	Severances, Semis, Accessory Apartments (as of end of 2005)			250	2.9				725
	Infill Apartments			10	2				20
	Zambro Management			5	2				10
	Lynx Phase I			96	2.9				278.4
	Lynx Phase II			25	2.9				72.5
	Patrician Subdivision			401	2.9				1163
	Keswick-by-the-Lake			815	2.9				2363.5
	Bethany Co-op			68	2.9				197.2
	Glenwood Mews			64	2.9				185.6
	Glenwood Apartments			108	2				216
	Glen Meadows			111	2.9				321.9
	Davy Point			24	2.9				70
	Queensway Condominiums			17	2				34
	Fleming Court			24	2.9				69.6
	Orsi-Rinor Plaza			20	2				40
	Rinor/Tonor Oakcrest			64	2.9				185.6
	Keswick Rental			16	2				32
	Keswick Gardens			120	1.5				180
	Ley Subdivision			8	2.9				23.2
	Simcoe Square			48	2				96
	Krilvicius Apartment			5	2				10
	Hollywood Estates			56	2.9				162.4
	Queensway Court			16	2.9				46.4
	Homestead Subdivision			97	2.9				281.3
	Newlands Avenue			52	2.9				150.8
	Blanchard - Lake Drive / Old Homestead Rd			16	2				32
19T-87068 01.55	Forsite Homes 65M-3031			71	2.9				205.9
19T-89002 01.64	Amberview Subdivision 65M-3239; 65M-3332			132	2.9				382.8
19T-95032 01.85	Amberview Subdivision 65M-3270; 65M-3186			176	2.9				510.4
19T-88064 01.61	Dunwarden (Keswick Corp. Simcoe Shores) 65M-3384			165	2.9				478.5
19T-85997 01.39	Northdale Heights Ph 1 65M-3421			140	2.9				406

FILE	Project / File Name	Traffic Zone	Area	Units	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone
19T-95094 01.96	Northdale Heights Ph 2 65M-3704			51	2.9				147.9
19T-96G02 01.100	Northdale Heights Ph 3 65M-3762			21	2.9				60.9
19T-92013 01.79	Northdale Heights Ph 4 65M-3421 (rtemainder)			48	2.9				139.2
19T-88042 01.44	Centro Homes Subdivision 65M-3208			22	2.9				63.8
19T-97G01 01.102	Lancaster Homes 65M-3315			90	2.9				261
19T-94033 01.84	Keskinonge Developments Inc 65M-3206			189	2.9				548.1
19CDM-99G01 01.103	Orsi,R. Apts 65M-2866			16	2				32
19T-89097 01.70	Lakeside Village 65M-3269			73	2.9				211.7
19T-94052 01.83	Homestead Townhouses 65M-3253			66	2.9				191.4
	Ingoglia Apts. - Part Lot 13, Conc 3 (NG)			7	2				14
	W. Winch / 1144837 Ontario Ltd. - Severances / Part Lot Control			15	2.9				43.5
	Vaughan and Epworth Severances (Quiet Heights Lane)			9	2.9				26.1
	Devita			3	2.9				8.7
	Rainbow Court Extension Severances			12	2.9				34.8
	Forest Hill Drive / Haliburtan Drive Road Closures			12	2.9				34.8
19T-95052A 01.90	Simcoe Landing Ph 1 - 65M-3378			319	2.9				925.1
19T-95052A 01.90	Simcoe Landing Ph 2 - 65M-3538			180	2.9				522
19T-95052A 01.90	Simcoe Landing Ph 3 - 65M-3615			100	2.9				290
19T-95052A 01.90	Simcoe Landing Ph 4 - 65M-3710			85	2.9				246.5
19T-91002 01.77	Cedarwood Subdivision Ph 1 - 65M-3797			152	2.9				440.8
19T-91002 01.77	Cedarwood Subdivision Ph 2 - 65M-3859			100	2.9				290
19T-91002 01.77	Cedarwood Subdivision Ph 3 - 65M-3860			78	2.9				226.2
19T-04G02 01.111	Newbold Dev. Ltd. - 65M-3817 (7 sfd) + 1 sfd by COA P420529 = 8 sfd lots @ 2.9 ppu			8	2.9				23.2
19T-02G01 01.107	Keswick Metro Dev. Inc. - 65M-3857			14	2.9				40.6
19T-05G01 01.114	Rinor/Toner/Charter - Block 114, 65M-3270			30	2.9				87

FILE	Project / File Name	Traffic Zone	Area	Units	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone		
19T-04G01 01.110	MacKenzie Court - 65M-4134			29	2.9				84.1		
	Parts 1-12, 65R-30786 Fairwood Dr.			3	2.9				8.7		
19T-03G01 01.108	Simcoe Landing Ph 5 - 65M-4009			120	2.9				348		
19T-03G01 01.108	Simcoe Landing Ph 6 - 65M-4131			182	2.9				527.8		
19T-03G01 01.108	Simcoe Landing Ph 7A - 65M-4347			56	2.9				162.4		
19T-03G01 01.108	Simcoe Landing Ph 7B - 65M-4368			151	2.9				437.9		
19T-10G02 01.134	Simcoe Landing Ph 8 - 65M-4465			144	2.9				417.6		
19T-06G01 01.129	Gladebrook Devlpts (Richmond Park Dr) - 65M-4441			17	2.9				49.3		
19T-95033 01.88	Karvon (Brenner Crt) 65M-4198			11	2.9				31.9		
19T-CDM-05G01	Greystone/Orsi 65M-4337 & YRCECP 1215			20	2.9				58		
C.3.17 - SPA	Torkes Dev. - Apts. s/e corner Church/Queensway; formerly 19CDM-05G06			77 20	1.5 2				116 40		
19T-04G03 01.113	Greengate Village (Tim Jacobs Dr) - 65M-4440			57	2.9				165.3		
19T-14G03 01.140	739034 Ontario Inc (n/s Joe Dales Dr); 65M-4534 for 7 units only (Ph 1)			7	2.78				19.46		
TOTAL Cat. 1 - Existing			0	8790		0	0	0	24956.16		**24956.16**

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Residential Category 2 - PROPOSED MAJOR DEVELOPMENT

* SC-2008-0543 (Dec 15, 2008; PB-2008-0132) assigned 2,500 pe of servicing allocation (that is to become available upon the expansion of the KWPCP) to the Major Residential Development Category and be distributed using the Keswick Servicing Allocation Assignment Program (KSAAP projects).

* October 3, 2011; PB-2011-0088 report suggested "no change be made to the amount of allocation to be assigned to residential development through the staged release of capacity". In this regard, remained at 2,500 pe for the Major Residential Development Category.

* June 25, 2012; PB-2012-0049 reported interim capacity of 8,000 pe anticipated for WPCP expansion scheduled for Q1 of 2013. may 6, 2013; PB-2013-0043 reported YR approval of interim capacity increase by 8,000 p (to 41,000 pop'n). Report also referenced 11 KSAAP projects would require approximately 3,642 pe of the 8,000 pe set aside for the Major Residential Development Category.

* As of November 23, 2018, only 1 project remains from the original 11 KSAAP proposals, being the Grandview Homes proposal. As described below, allocation of 35 pe remains preliminarily available for proposal.

FILE	Project / File Name	Traffic Zone	Units Proposed	Units with Allocation	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone
C.3.20 - SPA	SPA - The South Shore (formerly 19T-05G05, 19CDM-05G04 & 19CDM-05G05 - Brookfield Millhouse Inc. / Crate's Landing). *Has obtained servicing allocation credits through York Region's Sustainable Development through Leed Program to service 61 apartment units, over and above the 99 proposed units having allocation.*	1333	160	99	2			198	
19T-87055 01.52A 65M-2903	Maple Lake Estates (DG Group) *Lands are subject to an Agreement which rescinded allocation. But allocation, if available, is to be reassigned from the Keswick WPCP expansion when the development is ready to proceed. (Caucus Report CAO-96-11; 1996 04 11)*	1337	1073	0	2				
19T-14G03 01.140	739034 Ontario Inc (Oxford Homes) Resolution C-2015-0410 (35 u @ 2.9 ppu = 101.5 pe)	1341	28		16 @ 2.78 12 @ 2.63		76.04		
19T-14G02 01.139	Grangemuir, Carness, Et al (DG Group Ph 9) Approved and Allocation Assigned via Resolution C-2015-0792; Registered Oct 17, 2018	1341 1342	862		813 @ 2.78 49 @ 2.74				2394.4
19T-14G01 01.137	Greystone/Middleburg (s/s Old Homestead) Approved and Allocation Preliminarily Assigned via Resolution C-2017-0329	1334	187		2.78		520		
19T-95070 01.97	Starlish/Treasure Hill Ph 1 Approved and Allocation Preliminarily Assigned via Resolution C-2017-0488	1338	51		2.78		141.8		
19T-15G02 01.142	Starlish/Treasure Hill Ph 2 Approved and Allocation Preliminarily Assigned via Resolution C-2017-0488	1338	249		2.78		692.2		
19T-13G01 01.135	Ballymore (Glenwoods Ave) Approved and Allocation Preliminarily Assigned via Resolution C-2018-0485	1340	102		2.78		283.56		
19T-18G01 01.147	Simcoe Landing (DG Group) Ph 10 Approved and Allocation Preliminarily Assigned via Resolution C-2018-0487	1342	596		566.5 @ 2.78 29 @ 2.63		1655		

FILE	Project / File Name	Traffic Zone	Units Proposed	Units with Allocation	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone
02.168 - OPA & 03.1039 - ZBA *(Former files)*	Grandview Homes; PROPOSED 13 u (mix twhs + semi); OPA 118 and By-law 500-2013-0067 approved and in Effect, but owner has yet to file Condo Appln / Site Plan Appln; Alloc'n preliminarily available through 2012 KSAAP program for 13 un (has credit for 1 existing sfd; therefore only needs 12 u allocation). Preliminarily allocated 35 pe via 2012 KSAAP; calculated at pre-2014 ppu's, being 13 @ 2.9 minus 2.9 credit for sfd = 35 pe	1332	13	1	2.9		35		
3.1086 - ZBA	JD Shah - PROPOSED 36 apt units (195 The Queensway South); last before Council May 16, 2018; referred back to staff; REPLACED BY 19T-19G03 (Town	1339	36		2.08				
03.1099 - ZBA	Blanchard & 703616 Ont Inc (n/s Church St); 12 existing sfd lots; ZBA approved and Allocation formally assigned via Resolution C-2019- 0197	1338	12	0	2.78			33.36	
19T-17G02 01.146	Sunrise Acquisitions - PROPOSED 39 twhs units (Woodbine/Dovedale); in process of review	1340	39		2.74	106.86			
03.1116 - ZBA B14-16/19 - COA	SB Devlpts (S/S Richmond Park Dr); PROPOSED 4 sfd by Consent; ZBA 03.1116 to rezone from C1-39 to R1 approved via C-2018-0430 Aug 15, 2018; COA considered April 8, 2019.	1339	4	0	2.78			11.12	
3.1130	ZBA in process - 260325 Ont Ltd (117 Spring Rd): PROPOSED 18 twhs to replace existing 1 sfd		18	1 @ 2.78	18 @ 2.74 minus 1 @ 2.78	46.54			
19T-18G03 01.149	Stubbs/McMinn (w/s Woodbine, s of Maskinonge River); PROPOSED 12 units (8 twhs + 4 semi); 1 existing sfd to be removed; in process of review	1339	12	1 @ 2.78	8 @ 2.74 4 @ 2.63 minus 1 @ 2.78	29.66			
19T-19G01 01.150	Lakepoint Devlpts Inc (Tribute Homes); e/s The Queensway N; PROPOSED 49 sfd lots; vacant currently; in process of review	1338	49	0	49 @ 2.78	136.22			
19T-19G02 01.151	SB Devlpts (12-18 Circle Ridge); PROPOSED 9 sfd lots; replacing 5 existing sfd lots; in process of review	1338	9	5 @ 2.78	9 @ 2.78 minus 45 @ 2.78	11.12			
19T-19G03 01.152	SB Devlpts (187 - 195 The Queensway South); PROPOSED 61 twhses; in process of review	1339	61		61 @ 2.74	167.14			
TOTAL Cat. 2 - Major Devlpt.			3561			497.54	3403.6	242.48	2394.4

6538.02

Those applications highlighted in pink above have been before Council / were in process prior to Dec. 11/18 (being the date we were advised of the allocation capacity concerns by YR), and thus may proceed for final consideration and final allocation assignment as per the policies of the Keswick Secondary Plan, pursuant to discussions between H. Lenters and K. Whitney (YR) on Feb 21/19, notwithstanding concern regarding 'over-dedication' of allocation beyond the 45,000 pe max. Total units proposed = 104 units.

Those applications highlighted in yellow above, if supported, will be subject to the imposition of Holding (H) zone provisions until such time as the final 4,000 pe servicing capacity is released for assignment by York Region, and the necessary servicing allocation is assigned.

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Residential Category 3 - MINOR INFILL

* A severance to create a max. 1 to 3 infill lots.
* A multi-unit residential building or mixed-use project to a max. 8 dwelling units, located only within an Urban Corridor or Urban Centre land use designation.

FILE	Project / File Name	Traffic Zone	Units Proposed	Units with Allocation	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone	
COA P420601	123 Riverglen (Danbrook); CC June 1/07	1340	1	0	2.9				2.9	
COA P420609	19 Alice Ave (Lavis); CC Feb 5/08	1335	1	0	2.9				2.9	
COA P420710	369 Lake Dr N (Metherall); CC July 29/08	1335	1	0	2.9				2.9	
COA P420713	S/S Spring Rd (Ley); CC July 24/08	1338	1	0	2.9				2.9	
COA P420714	S/S Spring Rd (Ley); CC July 24/08	1338	1	0	2.9				2.9	
COA P420715	275 Golf Rd (Seguoin); CC Dec 17/07	1335	1	0	2.9				2.9	
COA P420717	223 Church Street (Guttormson); CC Aug 28/08	1334	1	0	2.9				2.9	
COA P420719	260 Metro Road North (Winch); CC Nov 29/07	1335	1	0	2.9				2.9	
COA P420728	262 Terrace Dr (Dumas); CC Dec 17/08	1332	1	0	2.9				2.9	
COA P420908	24082 Woodbine Ave (119485 Ont Inc); CC Nov 30/11	1340	1	0	2.9				2.9	
COA P421110	152 Church St (Ramsay); CC Apr 23/12	1338	1	0	2.9				2.9	
COA B3-13	30 Lake Dr N (Mackeigan); CC July 18/14	1334	1	0	2.9				2.9	
COA B5-13	251 Old Homestead Rd (Taylor); CC Apr 15/14	1334	1	0	2.9				2.9	
COA B6-13	70 Lake Dr N (Roman); CC Dec 12/14	1334	1	0	2.9				2.9	
COA B14-13	101 Church St (1898034 Ont Inc / Ramsay); CC Sept 9/14	1338	1	0	2.9				2.9	
COA B1-14	135 Parkview Rd (Taylor); CC Jan 21/15	1334	1	0	2.78				2.78	
COA B7-14	127 Church St (Ramsay); CC June 29/15	1338	1	0	2.78				2.78	
COA B8-15	134 Riveredge Dr (Sturino); CC Sept 9/16	1339	1	0	2.78				2.78	
COA B16-15	150 Church St (Maki); CC Jan 5/17	1338	1	0	2.78				2.78	
COA B10-16	100 Riveredge Dr (2533619 Ont Inc / Sud); CC July 25/17	1339	1	0	2.78				2.78	
COA B11-16	82 Riveredge Dr (2533619 Ont Inc / Sud); CC July 25/17	1339	1	0	2.78				2.78	
COA B1-17	199 South Channel Dr (Guglietti); CC Dec 19/17	1333	1	0	2.78				2.78	
COA B5-17	20 Circle Ridge Dr (Richmond Black Homes / Sturino); CC Nov 6/17	1338	1	0	2.78				2.78	
COA B13-17	165 Pleasant Blvd (2533619 Ont Inc / Calibrex); CC Apr 20/18	1333	1	0	2.78				2.78	
COA B23-17	16 Quiet Heights Lane (Gladebrook); CC Nov 20/18	1335	1	0	2.78				2.78	
COA B25/17	233 Boyers Rd (2509551 Ont Ltd); CC Dec 5/18	1335	1	0	2.78				2.78	
02.189 - OPA 03.1098 - ZBA	4 Ley Blvd (Blue Serenity / Gary Foch); 3 new apt units; LPAT Order Aug 24, 2018 for OPA 131 & ZBL 500-2018-0022	1338	6	3	2.08				6.24	
COA B16-18	273 Medina Dr (Jahaniaval); Deferred on Oct 1/18	1334	1	0	2.78	2.78				
COA B17-18	273 Medina Dr (Jahaniaval); Deferred on Oct 1/18	1334	1	0	2.78	2.78				
TOTAL Cat. 3 - Minor Infill			34			5.56	0	0	80.32	**85.88**

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Residential Category 4 - MINOR INFILL FOR LANDS WITHIN SUTTON/JACKSON'S POINT SEC PLAN SERVICE AREA AND SERVICED BY KESWICK WPCP

TOTAL CAPACITY = 85 pe

* Original figure was 35 pe which was assigned through Resolution C-2007-0024 (PB-2007-0066; June 11/07). However, as per HWL direction from Staff Mtg. April 22/16, we moved 50 pe from Keswick WPCP to
* A severance to create a max. 1 to 3 infill lots.
* A multi-unit residential building or mixed-use project to a max. 8 dwelling units, located only within an Urban Corridor or Urban Centre land use designation.

FILE	Project / File Name	Traffic Zone	Area	Units	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone
COA P420427 to COA P420430	Lot 149, Judge's Plan 602 (Burrows); CC Sept 7/05	1345		4					11.6
COA P420537	Lot 65, Judge's Plan 602 s/s Metro Rd N (Ingoglia); CC Feb 8/08	1345		1					2.9
COA P420718	2028 metro Rd N (Riha); CC March 28/08	1345		1					2.9
COA P421018	22 Woda (Ellis); CC Apr 5/11	1345		1					2.9
COA P421103	Trillium/Birch (Wilson); CC June 7/11	1345		1					2.9
COA B3-12	23 Volga (Uhalova); CC Oct 19/12	1345		1					2.9
19T-05G06 01.125 19CDM-05G07 01.126	Briarwood Estates (Metro Rd/Lake Dr N) *As per HWL direction May 23/18, norwithstanding Resolution C-2014-0534 which allocated 75.4 pe for full project (26 u @ 2.9 ppu), as per PB-2012-0042 & PB-2014-0004, subject land had 66.7 pe credit based on past/existing residential*	1345		26	3 @ 2.9				8.7
COA B17-15	1961 Metro Rd N (1898034 Ont Inc / Ramsay); CC Sept 28/16	1345		1					2.9
COA B5-16	46 Birch Rd (Potter); CC June 24/16	1345		1					2.9
COA B16-16	1953 Metro Rd N (1898034 Ont Inc / Ramsay); CC Feb 1/18	1345		1					2.78
COA B8-17	62 Alexander Blvd (Babick); CC July 17/18	1345		1					2.78
COA B17-17	40 Birch Rd (Ingoglia) 1 of 3; CC Apr 16/18	1345		1					2.78
COA B18-17	40 Birch Rd (Ingoglia) 2 of 3; CC Apr 16/18	1345		1					2.78
COA B19-17	40 Birch Rd (Ingoglia) 3 of 3; CC Apr 16/18	1345		1					2.78
COA B20-17	1933 Metro Rd N (Platinum): CC Sept 6/18	1345		1					2.78
COA B12-18	70 Brule Lakeway (Vinnikov); APPROVED May 29/18; awaiting CC	1345		1				2.78	
TOTAL - Cat. 4 - Minor Infill Sutton/JPT Service Area			0	44		0	0	2.78	57.28	60.06
Balance Remaining from 85 pe set aside by Council										24.94

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Residential Category 5 - WILLOW BEACH PROJECT AREA

Residential Sewage Capacity - 7,407 pe (effective June 2007)
Residential Water Capacity - 7,407 pe

		Traffic Zone	Area	Units	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone	
	Existing Development			2335	2.9				6771.5	
	Vacant Lots of Record			150	2.9				435	
TOTAL - EXISTING - Cat. 5 - Willow Beach Service Area / SLRA			0	2485					7206.5	7206.5

File	Project / File Name	Traffic Zone	Area	Units	Rate	Allocation (p.e.) Requested	Reserved	Committed	Gone	
COA P420909 to COA P420911	Lake Dr. (Ingoglia); CC Oct 25/11	1344		3	2.9				8.7	
COA P421109	Farley Circle (Noseworthy); CC Nov 6/12	1344		1	2.9				2.9	
COA B4-13	Sedore Ave (Barrett); CC June 21/13	1344		1	2.9				2.9	
COA B9-13	415 Lake Dr E (Fernmark Homes); CC June 20/14	1344		1	2.9				2.9	
COA B7-17	1597 Metro Rd N (Moreira); Approved June 26/17; Revised July 16/18; AWAITING CC	1344		1	2.78			2.78		
19T-15G01 01.141	2111250 Ont Inc (Ingoglia); Trivetts/Lake Dr; DPA March 7/18; Resolution C-2017-0110	1344		13	2.9			37.7		
02.193 - OPA	757 Churchill Lane; OPA Approved; Proposed Consent B1-19 (19-Feb-19); no servicing allocation required, but to be counted as 1 of 50 lots created in SLRA	1344		1	n/a	0	0	0	0	
COA B18-18	1676 Metro Rd N (Ling); Approved Aug 28/18; AWAITING CC	1344		1	2.78			2.78		
COA B20-18	795 Churchill / 794 Sedore; CC Oct 30/18	1344		1	2.78				2.78	
TOTAL - PROPOSED NEW - Cat. 5 - Willow Beach Service Area / SLRA			0	23				43.26	20.18	63.44
Balance from 50 units / 145 pe				27						81.56
Balance from 7,407 pe assigned to WBSA / SLRA										137.06

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KWCP CAPACITY	KBP COMMITTED	ICI COMMITTED	Cat 1 Existing Devlpt	Cat 2 Proposed Major	Cat 3 Minor Infill	Cat 4 Minor Infill - S/JPSP COMMITTED	Cat 5 WB/SLRA COMMITTED	TOTAL Required	TOTAL Remaining
45,000.00	6,000.00	638.00	24,956.16	6,538.02	85.88	85.00	7,407.00	45,710.06	- 710.06
KWCP CAPACITY	KBP RRCG	ICI RRCG	Cat 1 RRCG	Cat 2 RRCG	Cat 3 RRCG	Cat 4 RRCG	Cat 5 RRCG	TOTAL RRCG	TOTAL Remaining
45,000.00	3,308.00	511.50	24,956.16	6,538.02	85.88	60.06	7,269.94	42,729.56	2,270.44
KWCP CAPACITY	KBP GONE	ICI GONE	Cat 1 GONE	Cat 2 GONE	Cat 3 GONE	Cat 4 GONE	Cat 5 GONE	TOTAL GONE	TOTAL Remaining
45,000.00	-	201.50	24,956.16	2,394.40	80.32	57.28	7,226.68	34,916.34	10,083.66

"RRCG" = *"REQUESTED / RESERVED / COMMITTED / GONE"*

TOTAL UNUSED from the 'COMMITTED' capacity for the KBP, ICI, Cat 4 (Minor Infill S/JPSP) and Cat 5 (WB/SLRA)

KBP	ICI	Cat 4 Minor Infill S/JPSP	Cat 5 WB/SLRA	TOTAL UNUSED
2,692.00	126.50	24.94	137.06	**2,980.50**

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THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. OI-2019-0009

FOR THE CONSIDERATION OF COUNCIL
July 16, 2019

SUBJECT: Queensway Trail at Keswick Gardens

1. RECOMMENDATION:

1. **That Council receive Report No. OI-2019-0009 prepared by the Parks Division, Operations and Infrastructure Department dated July 16, 2019 regarding the proposed trail design at the Queensway and Keswick Gardens Seniors Apartments.**

2. **That the 2019 Capital Budget be amended to include construction of the Queensway North Trail Project 19-PRK-9* with a budget of $150,000 funded from the Voluntary Contribution provided by Starlish Home Corp., and that Council authorize the procurement manager to issue a purchase order to Starlish Home Corp. not to exceed $150,000**

3. **That staff finalize the necessary documents and maintenance agreement with York Region Housing and Starlish Home Corp. in order to implement the trail works at the Queensway and Keswick Gardens Seniors Apartments.**

2. PURPOSE:

The purpose of Report OI-2019-0009 is to obtain Council approval to finance the design and construction of the Queensway trail at Keswick Gardens Seniors Apartments lands by utilizing the $150,000 'Voluntary Contribution' provided by Starlish Home Corp.

3. BACKGROUND:

The approved 2014 Trails and Active Transportation Master Plan (TATMP) recommended a trail route from the Queensway East Development Area (QEDA), linking the established residential neighbourhoods with proposed commercial and residential developments. The proposed trail system through the Starlish Home Corp. subdivision, east of the Queensway N. and north of Church Street, forms the central section of the trail, and will form part of the east-west trail that connects westward to Lakeside Park, Lakeside Public School, North Keswick commercial

district, and the Medina Square residential neighbourhood. Attached Attachment 1 illustrates the trail route.

The implementation of a trail aong the northern limit of the Keswick Gardens Seniors Residence is supported by York Region Housing, and by the Keswick Gardens Seniors, as it benefits the residents by providing a new, dedicated local trail at their doorstep.

In the mid 1990's the Town of Georgina had a program to collect a 'Voluntary Contribution' from developers during the approval process when transferring allocation from the Industrial category to residential. At the time, the previous owner of Starlish Home Corp. lands, known as Daycornet, agreed to pay a lump sum to the Town in this regard. Upon purchasing the lands from Daycornet, Starlish Home Corp. agreed to honour the 'Voluntary Contribution' agreement, and subsequently provided the Town with a letter of credit in the amount of $150,000.

The staff report DS-94-08 (attached as Attachment 2) noted that the overall intent of the 'Voluntary Contribution' agreement was to provide alternate community benefits that should relate to any or all of the following:

1. Strengthening of the Town's economic and/or fiscal well-being;
2. Provision of needed community facilities or services;
3. Provision of significant parkland and open space;
4. Improving public infrastructure;
5. Comprehensive and innovative urban design.

The trail provides basis for local community benefits as stated in Council report DS-94-08 (items #2, #3, #4, above). The trail will provide active transportation for existing and future residents of the area, including those living in the Keswick Gardens Seniors Apartments. The trail design is consistent with the trail routing recommendations of the Trails and Active Transportation Master Plan. Attachment 3 illustrates the trail layout behind Keswick Gardens, which would be funded by the $150,000 contribution. Further, the Trails and Active Transportation Advisory Committee (TATAC) is aware of this initiative and supports the project.

4. ANALYSIS:

This report has been prepared to provide Council with rationale for utilizing the $150,000 'Voluntary Contribution' held by the Town for the design and implementation of the Queensway Trail at Keswick Gardens Seniors Apartments. Initial cost estimates show the trail work is valued at approximately $140,000. The planning, design and negotiations for the comprehensive trail began in 2017, when it was determined that the proposed water and wastewater servicing of the Starlish Home Corp. subdivision would require a permanent easement through the Keswick Gardens Seniors Residence, Lakeside Park and under the Queensway N. An

access road route was deemed necessary for maintaining the services, and this road will serve as part of the pedestrian trail. The section of trail not currently funded is within the Keswick Gardens Seniors Apartment property. Meetings have taken place with York Region Housing staff, residents of Keswick Gardens Seniors Apartments, Starlish Home Corp. and Town of Georgina staff towards implementing the trail. All are in support of the trail.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal(s):

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES – Construction of the trail system satisfies the Strategic Plan Objective of promoting a high quality of life by implementing key recommendations of the Trails and Active Transportation Master Plan.

GOAL 3: "Engage Our Community & Build Partnerships" – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS – The planning of the trail satisfies the Strategic Plan Objective of engaging our community and building partnerships based on collaboration with York Region Housing and the seniors living in the Keswick Gardens Seniors Apartments.

6. FINANCIAL AND BUDGETARY IMPACT:

The $150,000 held in a letter of credit for community benefits is available for projects like the Queensway North Trail.

7. CONCLUSION:

The Queensway Trail at Keswick Gardens will link the new Starlish Home Corp. residential development with the Keswick Gardens Seniors Apartments lands, the Queensway North neighbourhood (including 2 elementary schools), the Medina Square neighbourhood and Lakeside Park once completed. Future trail links are anticipated within the QEDA at the east limit of the Starlish Home Corp. lands as well the commercial zones at Woodbine Road. This report is requesting Council's approval to utilize $150,000 held in the letter of credit.

Prepared by:

Ken McAlpine
Manager of Parks Development
and Operations

Recommended by:

Rob Flindall
Director of Operations and
Infrastructure

Recommended by:

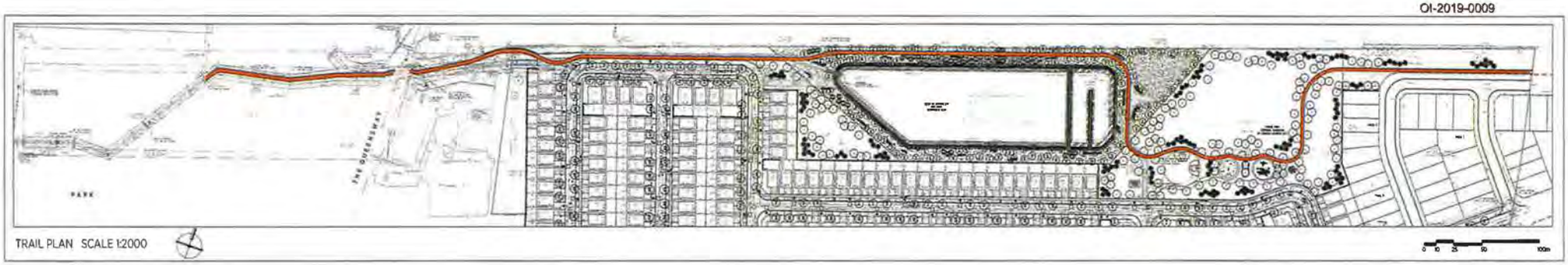
Rob Wheater, Treasurer and
Director of Corporate Services

Approved by:

David Reddon
Chief Administrative Officer

Attachments: Attachment 1 – Comprehensive Trail Route
Attachment 2 – Report DS-94-08 regarding the 'Voluntary Contribution'
Attachment 3 – Keswick Gardens Trail Section

Attachment 1
OI-2019-0009



TOWN OF GEORGINA

CHIEF ADMINISTRATIVE OFFICER'S REPORT
REPORT NO. CAO-96-15

FOR CONSIDERATION OF
COMMITTEE OF THE WHOLE
OF AUGUST 19, 1996

SUBJECT: CHARGING OF FEES FOR WATER AND SEWAGE ALLOCATION

RECOMMENDATION:

THAT the Mayor and Clerk be authorized to execute a By-Law respecting the Charging of Fees for Water and Sewage Allocation.

REPORT:

In March 1995, Council approved a policy relating to the distribution of water & sewer allocation for new development. A copy of Report DS-94-08 outlining such policy is attached for reference as Appendix "1".

Since that time, Provincial Legislative changes affecting Municipalities have been enacted that provide further support for the position taken by Council. On the advice of the Municipal Solicitor, a Bylaw has been drafted to consolidate the previous policy with the legislative support. A copy of the Bylaw is attached for review as Appendix "2".

It is requested that Council approve the passing of this Bylaw at a Special Council meeting to be held following the Committee of the Whole on August 19,1996.

Respectfully submitted,

Sharon LeBlanc for
Stan Armstrong, C.G.A., A.M.C.T.
Acting Chief Administrative Officer

Attachment 2

APPENDIX "I"

to

REPORT NO. CAO-96-15

Report DS-94-08 - Review of Keswick Industrial Water and Sewer Servicing Allocation

APPENDIX "1"

C133

CORPORATION OF THE TOWN OF GEORGINA

IN THE REGIONAL MUNICIPALITY OF YORK

REPORT NO. DS-94-08
OF THE DIRECTOR OF DEVELOPMENT SERVICES

For the Consideration of the
Chief Administrative Officer

SUBJECT: REVIEW OF KESWICK INDUSTRIAL WATER AND SEWER SERVICING ALLOCATION
FILE NO. 05.181

1. **BACKGROUND:**

In December 1993, Council directed staff to retain consultants to assess the possibility of transferring servicing allocation from the Industrial category to the Residential category. In January, 1994 Council received a report on this matter from Kentridge Johnston Limited Planning Consultants, which is attached as Appendix '1'.

In summary, the consultants concluded that based on "the lack of demand for the industrial lands, it is not inappropriate that industrial capacity (up to 1,938 persons equivalent (p.e.)) be available or reallocated to other uses". In this regard, they further recommended that criteria be developed as a basis upon which to determine (a) what portion of the 1,938 p.e., if any, should be reallocated; and (b) what land should receive a reallocation, and any terms or conditions respecting any reallocation.

The purpose of this report is to provide Council with recommendations regarding criteria for considering the reallocation of Industrial category servicing allocation within the Keswick Service Area boundary and a process by which to apply such criteria.

It should be noted that while this report was being prepared, the Region was evaluating the actual capacity of the Keswick Sewage Treatment Plant. In the event that it is determined that extra capacity is found to be available in the Plant, that extra capacity should be allocated in accordance with the recommendations set out in this report.

2. PROPOSED CRITERIA:

Although the Kentridge Johnston report indicates that sewage allocation may be reallocated, it is important to understand that Council is not obligated to do so. Pursuant to Section 3.3.3.1.1 of the Official Plan, the Town has a goal "to develop the Town's economic potential to the fullest by ensuring the continuing expansion of economic opportunities and diversification of the economic base". In addition, specifying industrial targets, locations and servicing priorities continues to be an objective of the Town under Section 3.3.3.2.2 of the Official Plan. Any reallocation decision, therefore, should be tempered by considerations of the impact on remaining industrial allocation and the desirability of preserving sufficient allocation to accommodate appropriate industry if the opportunity arises. An incremental approach to reallocation would advance this objective.

Since any reallocation will impact on the industrial allocation supply, this should not be done simply for the purposes of completing existing plans of residential subdivision or ordinary residential infill. If Council is going to reallocate industrial sewage capacity and possibly sacrifice some of the potential opportunity of attracting industrial development, a significant alternate benefit should be obtained as a result of the reallocation. Council must be clearly convinced that: (a) industrial capacity should be reallocated because of a current surplus in industrial capacity given demand; (b) the reallocation is consistent with good planning and the Town's Official Plan; and; (c) that a particular reallocation is desirable because it provides an extraordinary benefit to the Town.

Finally I point out that because of the Official Plan policies referred to above, it is my opinion that the reallocation of industrial capacity must be carefully monitored.

In view of the above, the following criteria are recommended for considering reallocation from the Industrial category:

A. It is clear there is no immediate demand for the Industrial allocation proposed to be reallocated, and;

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B. The proposed transfer is for a project that is:

(a) In conformity with the Town's Official Plan and contains outstanding attributes that would contribute significantly to the Town by providing alternate benefits to industrial development. Such alternate benefits should relate to any or all of the following:

i) strengthening of the Town's economic and/or fiscal well being;

ii) provision of needed community facilities or services;

iii) provision of significant parkland and open space;

iv) improving public infrastructure;

v) comprehensive and innovative urban design.

3. **PROPOSED REVIEW PROCESS:**

The following process is recommended for reviewing development proposals seeking servicing allocation to be transferred from the Industrial category:

1. Submission of a formal written request to the Development Services Department along with a draft plan or concept plan with supporting documentation setting out the manner in which the proposed development satisfies the criteria listed in Section 2.B above.

2. The application and supporting documentation shall be distributed to the Chief Administrative Officer, Department Heads and members of a special purpose Committee as appointed by the Mayor for their review.

3. A meeting of the special purpose Committee and pertinent staff is scheduled where the proponent presents the proposal in detail and addresses questions etc.. Following this presentation, the Committee may

refer the application to staff for a report on the merits of the proposal to be brought back to the Committee for its consideration.

4. In the event the Committee considers a proposal which satisfy's all of the reallocation criteria and there remains an apparent excess in allocation in the Industrial category, the Committee may direct staff to advise the proponent to submit formal planning applications to the Town for processing and consideration by Council.

In consideration of the above, the following recommendations are respectfully submitted:

4. RECOMMENDATIONS:

1. **THAT COUNCIL ENDORSE REPORT DS-94-08.**

2. **THAT A SPECIAL PURPOSE COMMITTEE BE APPOINTED TO REVIEW PROPOSALS REQUESTING SERVICING REALLOCATION FROM THE INDUSTRIAL CATEGORY WITHIN THE KESWICK SERVICE AREA AND THAT THE REVIEW OF PROPOSALS SHALL FOLLOW A PROCESS AS GENERALLY OUTLINED IN SECTION 3. OF REPORT DS-94-08.**

3. **THAT NOTICE BE PLACED IN A LOCAL NEWSPAPER ADVISING THAT COUNCIL HAS ENDORSED REPORT DS-94-08 AND THAT COUNCIL MAY TRANSFER SEWAGE ALLOCATION FROM THE INDUSTRIAL CATEGORY TO THE RESIDENTIAL CATEGORY. SAID NOTICE SHALL ALSO SET OUT THE CRITERIA AND PROCESS BY WHICH THE TOWN WILL CONSIDER APPLICATIONS REQUESTING SERVICING ALLOCATION.**

4. **THAT THE KESWICK SERVICING GUIDELINE, KESWICK SERVICE AREA BE REVISED TO INCORPORATE PROVISIONS INDICATING COUNCIL MAY CONSIDER THE TRANSFER OF ALLOCATION FROM THE INDUSTRIAL CATEGORY IN ACCORDANCE WITH THE CRITERIA AND PROCESS AS SET OUT IN SECTIONS 2. AND 3. RESPECTIVELY OF REPORT DS-94-08.**

5. **THAT THE ALLOCATION CRITERIA AND PROCESS CONTAINED IN REPORT DS-94-08 APPLY TO ANY EXTRA SEWAGE CAPACITY FOUND TO BE AVAILABLE IN THE KESWICK SEWAGE TREATMENT PLANT.**

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Submitted and
Recommended by:

Harold W. Lenters, M.Sc.
Director of Development Services

Approved by:

S. Armstrong, C.G.A.
Acting Chief Administrative Officer

HWL/nc
attach.

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KESWICK
INDUSTRIAL SEWER ALLOCATION
STUDY
TOWN OF GEORGINA

Prepared by: Kentridge Johnston Limited
185 Carlton Street
Toronto, Ontario
M5A 2K7

Prepared for: Town of Georgina
Attn: Mr. Harold Lenters
Director of Development Services
Town of Georgina
Civic Centre,
Keswick, Ontario
L4P 3G1

January 1994

93P34

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ATTACHMENT

Appendix '2', Servicing Allocation Guideline - Keswick Service Area, Official Plan Amendment No.14, Town of Georgina Official Plan

1.0 INTRODUCTION

1.1 Purpose of Report

The purpose of this report is to determine, if any, the potential redistribution of sewage allocation from undeveloped designated industrial lands in the Keswick area to residentially designated lands which do not have sewer allocation. In order to undertake this task we reviewed the following:

1. the relevant Official Plan policies regarding industrial and servicing policies outlined in the general Official Plan and as amended in the present Keswick Secondary Plan (OPA No.14);

2. the present Keswick sewer allocation based on information gathered from the municipality. This was analysed in terms of:

   - the extent of allocation committed to residential and other non-industrial lands;
   - the extent of preliminary allocation to individual residential proposals not yet developed;
   - the extent of known residential proposals without any allocation to date; and
   - the extent of allocation used, committed, and available to industrial lands.

3. whether the existing industrial lands are appropriately located from a planning perspective or whether an alternative designation may be more appropriate;

4. the supply and demand for future industrial lands in Keswick;

5. whether it is appropriate from a planning standpoint to reallocate any excess sewer capacity from these industrial lands to residential or other non-industrial uses; and

6. the acreage of non-allocated residential lands that could receive allocation as a result of transferring the industrial allocation.

This report does *not* determine to which lands excess capacity should be specifically reallocated, but rather it determines:

(i) if and how much exists; and

(ii) whether reallocation represents appropriate planning.

We propose that a subsequent study identify the lands that are appropriate to receive the allocation and also whether any planning or other conditions should apply.

1.2 Background

Discussions with Mr. Harold Lenters, Director of Development Services, indicated that the long term total sewage capacity is 27,000 population equivalent (p.e.). He also indicated to us that total water capacity is only 24,200 p.e.. Discussions with Mr. Bob McLaughlin, Town Engineer, indicated that for the purposes of this study that the limiting factor should be the sewage capacity figure.

In our research we have noted that there are plans for some commercial development on industrially designated lands. These are known as: 1) Georgiawood, a 115,000 sq.ft. shopping facility; and 2) Pineneedle, a 96,000 sq.ft. shopping centre. It is our understanding that commercial development is not directly measured for servicing under the sewer and water capacity, but rather is incorporated as a component of the residential allocation. Therefore, these two developments are exempt of any restrictions based on sewer capacity.

This report examines the Town of Georgina's statistics on the allocation of sewer capacity prepared in 1986 and in 1993, the Official Plan, the Keswick Secondary Plan, and the Town's Economic Strategy Study. In addition, we have contacted the consultants undertaking the study of the new Keswick Secondary Plan and have incorporated any relevant information provided by them.

Finally, this report examines all known proposed developments that are within the present servicing boundary as established by Official Plan Amendment No.14 to the Town of Georgina Official Plan (Keswick Secondary Plan).

2.0 RELEVANT OFFICIAL PLAN POLICIES

This section of the report reviews the relevant policies of the two principle planning documents that presently apply to the Keswick area. First, the Georgina Planning Area general Official Plan; and second, the Keswick Secondary Plan (OPA 14) which amends certain sections of the general plan.

It should be noted that in addition to these documents there is presently a review underway of the Keswick Secondary Plan which will likely have a significant bearing on the location of the servicing boundary and will reassess the location of the existing industrial lands.

2.1 Official Plan of the Town of Georgina Planning Area

The Official Plan of the Town of Georgina Planning Area was passed by Council on May 28, 1981, and was subsequently approved by the Minister of Municipal Affairs and Housing on March 12, 1982. The following is an outline of significant issues dealt within the plan.

2.1.1 Industrial Policy

Section 5.2.4 of the plan outlines the industrial policies for the planning area. The plan states that land designated Industrial will be predominantly of a light and medium industrial nature, and shall be for warehousing, processing, manufacturing, assembling, storage and similar uses. In addition, certain other compatible uses may be permitted, including commercial uses accessory to an industry and commercial uses primarily servicing the industrial area, and compatible recreational and institutional uses.

The plan indicates that important general principles to be considered in the designation and development of uses in the Industrial areas are:

Prior to approval of land use designations for industry:

- accessibility of the area to all forms of transportation;
- compatibility of industrial uses with other lands; and
- the total area of vacant industrial land which is available in the Town. In this regard, where serviced land is designated in the Plan, no additional lands shall be designated until 80% of the serviced industrial land has been developed.

New industry in the designated area will be encouraged to locate:

- first in the urban areas of Keswick and Sutton on municipal sewer and water services; and
- second in the urban areas of Pefferlaw on private services.

2.1.2 Servicing Policy

Of particular interest is section 6.3 1 2 regarding Keswick Services, which states:

> "The water supply and sewage disposal capacity of the Keswick service area is 20,000 persons equivalent. This capacity shall be allocated as follows:
>
> | | | |
> |---|---|---|
> | (a) | residential [1] | 18,000 persons equivalent |
> | (b) | industrial | 2,000 persons equivalent |
> | | Total | 20,000 persons equivalent" |

The initial servicing area for Keswick under the general Official Plan was restricted to the area identified in Schedule "A" - Map 2 (see Figure 1).

2.1.3 Community of Keswick Policy

Section 6.7.1 "Community of Keswick", recognized that Council had authorized a Secondary Plan and storm water management study for the area. Major development beyond that in Figure 1 was restricted until the Secondary Plan was in place.

2.2 Keswick Secondary Plan (Official Plan Amendment No. 14)

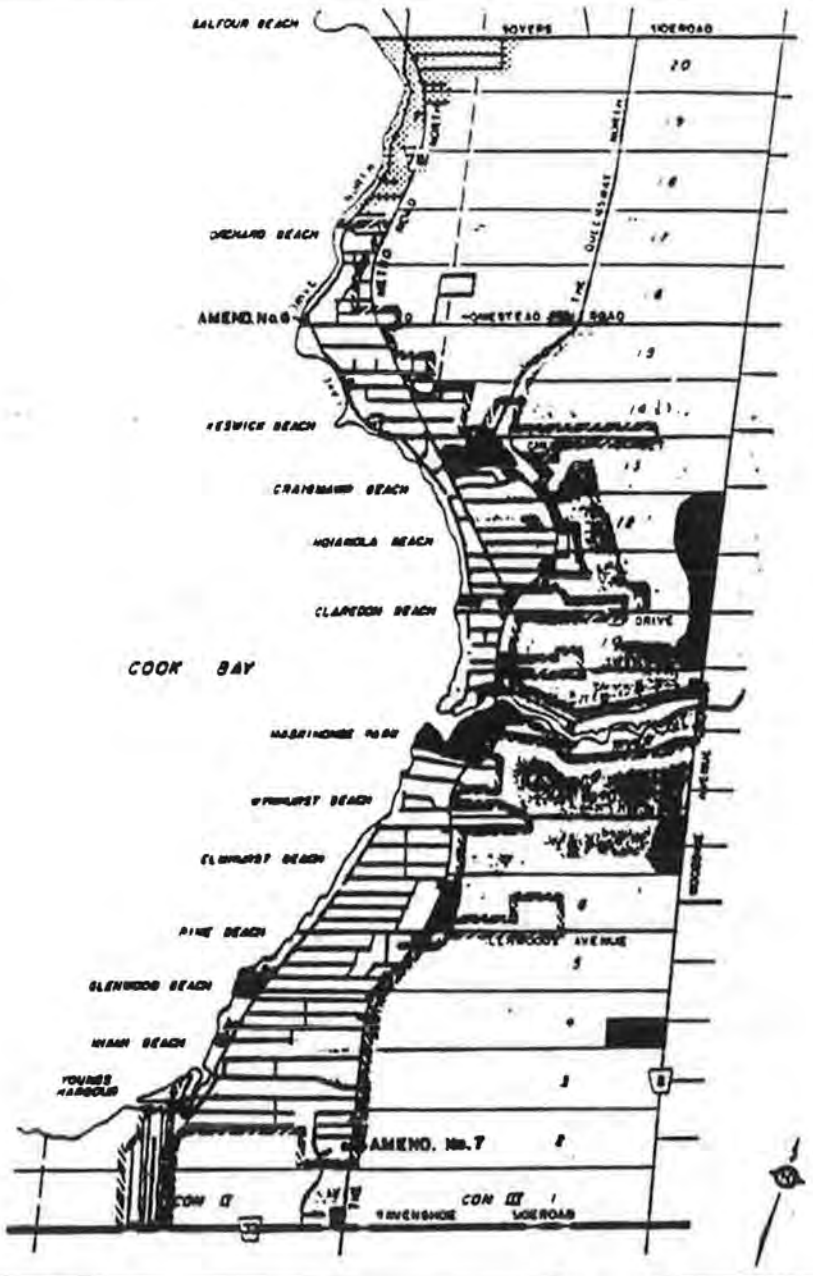
The Keswick Secondary Plan was passed by Council on November 23, 1984, and subsequently revised in 1986 by Council. The amendment deletes section 6.3.1.2 (Servicing Policy) and replaces it entirely with the following:

> "The servicing area for Keswick is shown on Schedule 'A' - Map 2. Council will follow an allocation guideline when allocating municipal services. Where the developer has not shown an initiative to develop, to the satisfaction of Council, within the term of draft plan approval, such allocation may, in whole or in part, be revoked, or extended for a period of time generally not exceeding one year. The lands designated for service capacity, if completely developed, would exceed the capacity of the sewage treatment plants and the on-ground water storage facility. For this reason, development within Keswick Service Area boundary may not exceed an amount that would generate a population equivalent in excess of 18,390 (16,890 residential; 1,500 industrial). Council proposes to allocate municipal services capacity for 1,610 persons from the Keswick system to a development (Maple Leaf Estates) which is the subject of Amendments 10 and 11. At such time as the flows are monitored and excess capacity found, or if the plants are expanded, then additional development will be permitted."

Section 6.7.1 of the general Official Plan was deleted by O.P.A. No. 14. A new Schedule "A" - Map 2 is introduced by O.P.A. No.14, which redefines the municipal servicing boundary (see Figure 2).

---

[1] Residential allocations include commercial and institutional flows within the community.



Urban Residential

Lake Shore Residential

Commercial

Industrial

Rural

Initial Servicing Area

MAP 2, SCHEDULE 'A', LAND USE PLAN, KESWICK, TOWN OF GEORGINA OFFICIAL PLAN

KESWICK INDUSTRIAL SERVICING ALLOCATION STUDY, TOWN OF GEORGINA

KENTRIDGE JOHNSTON LTD.
PLANNING CONSULTANTS

Drawn	Checked	
J.L.	L.R.K.	NTS
Project No. 93P34	Date DEC. 1993	

Service Area Boundary

Industrially Designated Lands Within Servicing Boundary

MAP 2, SCHEDULE 'A', KESWICK SECONDARY PLAN, OFFICIAL PLAN AMENDMENT 14

KESWICK INDUSTRIAL SERVICING ALLOCATION STUDY, TOWN OF GEORGINA

KENTRIDGE JOHNSTON LTD.
PLANNING CONSULTANTS

Drawn J.L.	Checked L.R.K.	Scale N.T.S.
Project No.	Date	

The Keswick Secondary Plan document also has Table 1, Municipal Water Supply and Sanitary Disposal Allocation Guideline. This table, which is an attachment to the plan, outlines the long range and initial allocations of persons equivalent for the Keswick area as follows:

Table 1: Municipal Water Supply and Sanitary Disposal Allocation Guideline

		Long Range Allocation Persons Equivalent	Initial Allocation Persons Equivalent
1.	Existing Developed Land	9,550	9,550
2.	Infilling and Redevelopment within, Minor Extension to the Existing Community	5,637	1,986
3.	Belmont	3,097	2,323
4.	Simcoe Gate Estates	1,854	1,390
5.	First City Developments	1,520	1,140
6.	Lynx	365	365
7.	Maple Leaf Estates	2,284	1,746
8.	Industrial	2,360	1,500
	TOTAL	26,667	20,000

The guideline also establishes how the persons equivalent factors are measured:

Existing Development	3.2 persons per unit (ppu)
Maple Leaf Estates	2.0 ppu for retirement homes 3.8 ppu for 36 estate homes
Industrial	49 persons per hectare (pph) or 20 persons per acre (ppa)

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Table 1 is to be considered by the Town of Georgina and the Region of York when assigning municipal water supply and sanitary sewage disposal allocations at the draft subdivision and condominium approval stage. These allocations have been developed on the basis of 10 items outlined in another attachment, *Appendix '2'* (attached to this report). It is our opinion that modifications to the allocation guideline would not require an amendment to the Secondary Plan.

The Keswick Secondary Plan also expands the industrial policies of the general Official Plan with the following:

> "(i) The industrial area north of Morton Sideroad shall be serviced with an internal road system, and access onto Woodbine Avenue will be limited. However, initially, lots fronting on Woodbine Avenue may have direct access until such time as the internal road is constructed, at which time the entrances may be reversed if required by the Region of York.
>
> (j) Map 2 of Schedule 'A' designates the site of the Keswick Sewage Treatment Plan as industrial. It is intended that the only industrial use of this property shall be for that utility. Uses, other than open space and conservation uses, will not be permitted within 100 m of the sewage treatment plant so as to minimize conflicts between incompatible uses."

3.0 KESWICK SEWER SERVICE ALLOCATION UPDATE

3.1 Overall Sewer Service Allocation for Keswick (February 1993)

Report No. DS-93-05, dated February 25, 1993, outlined the current status of the Keswick water and sewer service allocation. In 1986, the Town received Region of York approval to set the Keswick Sewage Treatment Plant service capacity at 27,000 persons equivalent (p.e.). This is a slight increase from the Keswick Secondary Plan Servicing Guideline figure of 26,667 p.e.. Thus, it has been determined that the distribution between non-industrial and industrial designated lands is as follows:

24,640 p.e.	for non-industrial designated lands within servicing area
2,360 p.e.	for industrial designated lands within servicing area
27,000 p.e.	Total servicing capacity within servicing area

3.2 Committed Residential and other Non-Industrial Allocation

Of the 24,640 p.e. ear marked for non-industrial designated lands within the servicing area, 21,302.3 p.e. is presently used or committed, and cannot be reallocated.
This figure was determined as follows:

9,550.0 p.e.	for existing development as of 1986
615.6 p.e.	for severance and duplex/ semi category
8,572.8 p.e.	for built infill and redevelopment
281.1 p.e.	for Danbrook/ Gunnell/ YRHC (site plan)
2,146.0 p.e.	for Maple Leaf Estates (Registered)
136.8 p.e.	for North Gwillimbury Estates (Registered)
21,302.3 p.e.	TOTAL USED BY OR COMMITTED TO RESIDENTIAL/ NON-INDUSTRIAL

Therefore, 3,337.7 p.e. remains available for non-industrial designated lands today.

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3.3 Residential and other Non-Industrial With Preliminary Allocation

As of February 1993, the following developments had been classified as "active development" and were given a preliminary assigned allocation of 3,290.4 p.e.:

PROJECT	DESCRIPTION	Allocation Required (p.e.)	Draft Approval Date
19T-85097	Aston Meadows	535.8	90-05-04
19T-88013	Rob Roy	95.0	91-01-03
19T-89052	Specialty Care	471.2	93-08-01
19T-86068	Balzal	133.0	86-12-04 Council Endorsed
19T-88042	Orchard Beach	76.0	89-12-15
19T-87068	Forsite Homes	239.4	89-12-12
19T-88064	Queens Landing	570.0	89-02-21
19T-88078	Ivan Rye	30.4	89-04-06
19T-89002	Rinor/Toner/Charter	463.6	92-05-22
19CDM-90039	Kescon	490.0	90-10-04 Council Endorsed
OPA No. 55	Grossman/ Bleeman/ Silver (49 units)	186.0	Allocation set aside per resolution SC-88-446
TOTAL		3,290.4	

This results in a surplus of unused and unassigned residential and other non-industrial sewer allocation of 47.3 p.e.

3.4 Residential and other Non-Industrial Without Allocation

The following are residential developments that should be considered for potential allocation and which were not included in the February 1993 report.

PROJECT	DESCRIPTION	AREA OF LANDS (Acres)	P.P.U. Factor Assumed	Persons Equivalent
OPA 67	US Homes Limited (38 apartment units)	1.55	2.5 ppu	95.0
19T-85097	Mod-Aire Homes Limited (31 additional residential lots)	*4.95	3.8 ppu	117.8
19T-89002	Rinor/ Tonor/ Charter (79 additional residential lots)	*11.44	3.8 ppu	300.2
19T-91002	Belmont (267 residential units)	*49.01	3.8 ppu	1,014.6
OPA 55	Grossman/ Bleeman/ Silver (34 units)	*2.97	3.8 ppu	129.2
19T-89097	Janoscik (74 residential units)	17.67	3.8 ppu	281.2
TOTALS		**87.59**		**1,938.0**

* Area of lots without allocation and road way associated with the lots. Does not include future blocks, existing lots and associated roads with allocation, open space blocks, or other blocks.

If the above development were to receive allocation it would result in a total deficit of residential and non-industrial sewer allocation of 1,890.7 p.e.

3.5 Industrial Allocation

The industrial lands in Keswick have an allocation of 2,360 p.e., which represents approximately 118 acres (20 persons per acre). Other statistics from our research have indicated that there may be as much as 140 acres of industrially designated lands along the west side of Woodbine Avenue between Church Street and Glenwoods Drive. However, approximately 30 acres have been (or are planned to be) developed for non-industrial purposes, specifically Superior Propane, Georgiawood Shopping Centre, and Pineneedle Shopping Centre. The result is that there are approximately 110 acres of undeveloped industrial lands.

Of the 2,360 p.e. allocated to industrial lands, it is our understanding that only 2 acres (or 40 p.e.) are committed to industrial activity. Therefore, up to 2,320 p.e are available for reallocation.

3.6 Summary of Sewer Allocation

The following tables outline the status of the sewer allocation for the Keswick area at this time.

RESIDENTIAL & OTHER NON-INDUSTRIAL	PERSONS EQUIVALENT
LONG RANGE ALLOCATION FOR RESIDENTIAL	24,640.0
Committed and Allocated	21,302.3
Preliminary Allocation (February 1993 Report)	3,290.4
Without Allocation (Since February 1993)	1,938.0
TOTAL	26,530.70
DIFFERENCE (Long Range minus Total)	-1,890.7

INDUSTRIAL	PERSONS EQUIVALENT
LONG RANGE ALLOCATION FOR INDUSTRIAL	2,360.0
Underdevelopment, Committed and Allocated	40.0
Preliminary Allocation (which may be available for reallocation)	600.0
TOTAL AVAILABLE FOR REALLOCATION	2,320.0

4.0 PLANNING EVALUATION

The analysis reviewed in Section 3.0 of this report reveals that there is more industrial sewer capacity available (2,320 p.e.) than is required for residential and non-industrial development proposals without allocation (1,938 p.e.).

This section of the report evaluates the planning rationale as to why reallocation from industrial to residential development may be logical from a planning perspective.

4.1 Location of Existing Industrially Designated Lands

There are approximately 140 acres of industrially designated lands along the west side of Woodbine Avenue between Church Street (to the north) and Glenwoods Drive (to the south) that are within the Keswick servicing area as identified by the Keswick Secondary Plan (refer to Figure 2). Of these lands, approximately 110 acres are currently undeveloped or not planned to be developed.

The lands have prime exposure to the main gateway (Woodbine Avenue) to the Town of Georgina, and Keswick in particular. These lands address the general Official Plan criteria regarding accessibility to all forms of transportation and to some degree compatibility with other lands. The secondary plan notes that with regard to the industrial area north of Morton Sideroad, the long term plan would be to service these lands with an internal road system and to limit access to Woodbine Avenue.

However, given the character of the Town of Georgina as a community for recreational activities and retirement living, the 'public exposure' of industrial operations as a first impression may not be desirable and could give a misleading image of the community. It is our opinion, that lands fronting on Woodbine Avenue should not in the long term be set aside for traditional industrial use, but rather be redesignated for a more appropriate mix of land uses that reflects the characteristics of Keswick and the Town of Georgina in general. In addition, the relationship between the industrially designated lands and the residential areas to the west does not seem appropriate and may result in land use conflict.

As noted earlier, two shopping commercial developments (Georgiawood and Pineneedle) are proposed on the west side of Woodbine Avenue within the industrially designated area. The area may be appropriate for high quality commercial use, residential use, or a mix of the two. These forms of development can provide good quality landscaping and may be an appropriate buffer between the purely residential subdivisions to the west and Woodbine Avenue.

Future industrial development should be located in areas separated from residential development. Since practically no industrial development has occurred within the

designated areas, the Town now has an opportunity to re-examine the most appropriate location for these uses. In any event, it seems questionable to retain a small portion of lands for future industrial use.

4.2 Extent of Future Industrial Land Needs

Keswick and the Town of Georgina are not industrial communities. Further, given today's economy and its restructuring, the demand for industrial activities has been significantly reduced. In our opinion, there is not likely to be a strong demand for traditional industrial lands in the future.

According to the Town of Georgina's Economic Strategy Report, "Building A Stronger Georgina", less than 40% of Georgina's labour force actually work within the Town. Of actual employment in Georgina, only 5.8% in 1988 was in manufacturing, while most was in retail trade (25.1%) and accommodation (15.2%). There is no indication in the Economic Strategy Report that industrial development should be a key factor in the Town's economic strategy, but rather it should support existing and new small businesses, promote four season tourism, and enhance retirement initiatives.

A discussion with Mr. John Kennedy of Marshall Macklin Monaghan, who is presently working on the new Keswick Secondary Plan, indicated that the industrial designation under the present plan may be inappropriate and that the likelihood is that it would be replaced by an 'employment' designation, in order to recognize the wider ranges of land uses in the modern economy.

Until the implementation of the new Keswick Secondary Plan, which will recognize areas for employment activities, there appears to be very little need, if any, to maintain servicing allocation for industrially designated lands along the west side of Woodbine Avenue. Further, other non-residential land uses such as commercial and institutional uses presently are not limited by the sewer capacity and are viewed as a component of the residential capacity. Therefore, reallocation from industrial to residential will in effect reallocate capacity to potential commercial and institutional development.

4.3 Appropriate Level of Reallocation to Non-Industrial Development

Given the list of residential development proposals which presently have no allocation, the amount of industrial capacity available for reallocation, and the lack of demand for industrial lands, it is not inappropriate that the industrial capacity be available or reallocated to other uses. If an industrial allocation of 1,938 p.e. were to be reallocated for residential use, it would still leave about 380 p.e. available for industry. This should prove more than adequate in view of the fact that since the establishment of the industrial allocation in the general Official Plan, none of the industrial lands have been developed.

5.0 CONCLUSION & RECOMMENDATIONS

Our analysis has reviewed the current status of sewer capacity and allocation in Keswick. We have concluded that a demand for residential allocation exists; this exceeds the present availability. Our analysis has also indicated that there has been very little demand for fully serviced industrial development over the past seven years, and that significant demand for industrial use in Keswick is unlikely in the near future.

Our analysis has indicated that if most of the available industrial allocation were reallocated to residential uses, then every residential development proposal presently without allocation could be serviced under the present overall capacity of 27,000 p.e. If 1,938 p.e. of industrial capacity were reallocated to those residential developments that presently do not have allocation, then 382 p.e. would remain for industrial purposes.

It is our understanding that the new Keswick Secondary Plan presently underway will determine how much land should be set aside for employment related land uses, and how much servicing allocation should be ear marked to these uses once the overall capacity has been increased.

Our recommendations are:

1. That up to 1,938 p.e. of industrial sewer capacity may be reallocated from industrial uses to other land uses presently without allocation which are within the servicing boundary of Keswick.

2. That at least 382 p.e. of the industrial sewer capacity remain allocated for industrial uses.

3. That as part of the Keswick Secondary Plan Study, Marshall Macklin Monaghan undertake an examination of alternative land use possibilities of those lands presently designated industrial and not developed (approximately 110 acres), and that Marshall Macklin Monaghan advise as part of the secondary plan what lands should be rezoned to "T"- Transitional, and whether all or part of these lands be placed in a "T" Zone.

4. That separate evaluations be undertaken to determine and apply the criteria for:

   (a) the determination of what portion of the 1,938 p.e. of industrial sewer capacity should be reallocated, if any, and;

   (b) the selection of land to receive an allocation, so that Council may determine what conditions regarding phasing and/or planning should apply

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APPENDIX '2'

SERVICING ALLOCATION GUIDELINE
KESWICK SERVICE AREA

Table 1 sets forth an allocation guideline to be considered by the Town of Georgina and Regional Municipality of York when assigning Municipal water supply and sanitary sewage disposal allocations at the draft subdivision and condominium approval stage.

These allocations have been developed on the basis that:

1) There is service capacity for 20,000 persons.

2) Service capacity equivalent to 1500 persons has been assigned to industrial land use based on an equivalent of 20 persons per acre. Therefore, 75 acres are proposed to be serviced.

3) Residential allocations have been based on a persons per unit factor of 3.2 p.p.u. for existing residential and 3.8 p.p.u. for new residential. A 13 unit per gross hectare factor was then added as a basis for new residential development.

4) The Council of the Town of Georgina has set aside a service allocation of 1610 persons for a proposed project, Maple Leaf Estates, which is located north of Keswick, beyond the service area boundary. This allocation is subject to the same review as set forth in 8) below.

5) The primary water and sewage works facilities may, in future, be shown to service a larger population than 20,000 persons once flows have been determined. Flows will be monitored on an ongoing basis, but the Region may not make assignments over the 20,000 persons capacity until 80% of the Municipal system is in operation.

6) Service capacity could be made greater by an expansion to the primary works.

7) Where allocations are targetted for specific development projects in Table 1, it is understood that the developer will initiate applications for development approval, either prior to, or immediately upon completion of the primary

water and sewage works. Failure to do so may result in an amendment to the allocation guideline as it relates to that specific development. In such cases, the developer will be given an opportunity to state his case to Council. Further, where a developer has secured draft plan approval, and service allocation for a stage of the total development project, it is understood that the developer will proceed to further stages within a reasonable time frame. Council does not require that application for draft plan approval be submitted for the total development project.

8) Servicing allocations are to be given at draft plan approval. If the development does not proceed within the term of the draft approval, the developer will be required to satisfy the Council of the Town of Georgina and Regional Council, why the allocation should not be revoked, in whole or in part. Council may extend the allocation for periods of one year in conjunction with extensions of draft plan approval. Upon registration of a plan, service allocation is secured in perpetuity.

9) Based on points 5, 6, 7 and 8 and to provide flexibility of staging of development, lands have been designated for residential and industrial land uses within the service area boundary that, if fully developed, would exceed the service capacity based on 1984 criteria by 25%. Given the present restriction on the sewage treatment capacity and Municipal water supply, only 75% of the maximum allocation for each area, set out on Table 1, shall be permitted to develop, until such time as the Ministry of the Environment, Region of York and Town of Georgina have determined, in accordance with Point 5, that capacity is available to service additional lands.

10) Rescinded allocations may be re-allocated to other developments at draft plan approval.

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APPENDIX "2"

to

REPORT NO. CAO-96-15

By-Law respecting the Charging of Fees for Water and Sewage Allocation

APPENDIX "2"

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THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BY-LAW NO. 95- (PBE-1)

A BY-LAW RESPECTING THE CHARGING OF FEES FOR WATER AND SEWAGE ALLOCATION

WHEREAS:

A) Pursuant to the *Savings and Restructuring Act*, 1996, Council is authorized to pass by-laws imposing fees or charges on any class of persons:

(a) for services or activities provided or done by or on behalf of it; and

(b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board;

B) The Town provides a benefit to landowners who are developing land by allocating water and sewage allocation amongst landowners;

C) The Town has a policy respecting allocation of water and sewage capacity to developments that offer significant benefits to the Town;

D) There are Official Plan policies respecting the granting of water and sewage allocation;

E) The allocation of water and sewage capacity creates development which imposes costs on the Town other than growth related net capital costs as described in a report prepared by C. Watson and Associates entitled Town of Georgina, Municipal Fiscal Impact of Development Analysis dated July 16, 1996;

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G) Fees and charges collected pursuant to this By-Law will not be used to pay for any growth related net capital costs which arise out of the requirements of any by-law of the Town pursuant to the *Development Charges Act*;

H) The Town is authorized under the *Municipal Act* to pass by-laws requiring owners of classes of buildings to connect to the sewage or water works of the Town.

WATER AND SEWAGE ALLOCATION FEES BY-LAW

1. No person shall construct a Dwelling Unit where a plan of subdivision approval, site plan approval, amendment to an Official Plan, or amendment to a Zoning By-Law is required to permit construction of the Dwelling Unit, unless the Town has granted water and sewage allocation pursuant to this by-law for each Dwelling Unit to be constructed or unless the Dwelling Unit is in an area designated in the Official Plan of the Town as not requiring water and sewage service.

2. No water and sewage allocation shall be granted except in accordance with the applicable provisions of the Official Plan and unless an allocation fee as set out in Schedule "A" for each Dwelling Unit to be constructed has been paid in full or security therefor satisfactory to the Town Treasurer and the Town Solicitor has been provided to the Town.

3. The payment of any fee or security pursuant to section 2 does not entitle the payor to water or sewage allocation granted pursuant to this by-law if such allocation is revoked in accordance with the Official Plan, or pursuant to any agreement with the Town.

4. Where any person so requests, an agreement may be entered into respecting the provision of security and the method of payment of the allocation fee.

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5. This By-law comes into force on the day it is passed.

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SCHEDULE "A"

1. Where an application for sewage allocation has been made and approved by Council prior to August 12, 1996 the fee referred to in Section 2 is the fee agreed to by the applicant.

2. Where an application for sewage allocation has been made prior to August 12, 1996, but no payment has been made prior to August 12, 1996, the fee referred to in Section 2 is:

   (a) with respect to 50 or more Residential Units, $1,500 per Residential Unit and:

   (b) with respect to less than 50 Residential Units, $1,000 per Residential Unit.

3. Where an application for sewer and water allocation is made after August 12, 1996, the fee referred to in Section 2 is $1,500 per Residential Unit.

Daycornet "Voluntary Contribution Agreement, recd from M. Smith Jan 7/16

THIS AGREEMENT is entered into as of the day of , 1997

BETWEEN:

THE CORPORATION OF THE TOWN OF GEORGINA

(hereinafter called the "Town")

OF THE FIRST PART

- and -

DAYCORNET KESWICK INC.

(hereinafter called the "Developer")

OF THE SECOND PART

WHEREAS:

A. The Developer represents that it is the owner of that certain parcel of land being Part of Lot 14, Concession 3 (NG), Town of Georgina comprising draft plan 19T-95070 (referred to herein as the "Developer's Lands") which involves 100 residential units of water and sewage allocation. The Developer requires an assignment of 100 residential units of water and sewage allocation;

B. The Developer has submitted a proposal to the Town's solicitor requesting assignment of water and sewer servicing allocation from the Town to service a maximum of one hundred (100) residential units;

C. The Developer has, in accordance with By-Law 96-089 (TA-6), and pursuant to such proposal, agreed to make certain cash payments and post certain securities in respect thereto, all as hereinafter set forth; and

D. The Developer and the Town have agreed to enter into this Agreement to implement such proposal;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of $2.00, the receipt and sufficiency of which is hereby acknowledged, and the premises and the payments to be made by the Developer to the Town pursuant to this Agreement, the Town and the Developer agree one with the other as follows:

1. The Developer agrees to pay to the Town the sum of One Hundred and Fifty Thousand ($150,000) dollars (the "Contribution") as a contribution to the Town which Contribution shall be payable as provided in this Agreement.

2. Subject to the provisions of this Agreement, upon the execution of this Agreement, the Town agrees to make available water and sewer allocation for one hundred (100) residential units (the "Allocation") referable to draft plan of subdivision 19T-95070 (the "Draft Plan").

Terms of payment

3. The Developer shall deliver to the Town solicitor, to be held in escrow as herein provided, letters of credit of a Canadian chartered bank in the form attached as Schedule "A" according to the following Schedule:

(1) upon execution of this agreement, in the amount of 50% of the Contribution, or cash in lieu thereof;

(2) prior to the endorsement by the Town Council of the approval of the Draft Plan, 25% of the Contribution or cash in lieu thereof;

(3) prior to the Town Council passing a resolution granting the Allocation, 25% of the Contribution or cash in lieu thereof.

If the Developer fails to provide the letters of credit or cash in lieu in accordance with the above schedule, the Town may rescind, revoke or repeal any Allocation Resolution at any time.

4. Upon endorsement of the Draft Plan by the Town Council, the Town will make a preliminary allocation of the Allocation. Upon the Town Council passing a resolution granting the Allocation (the "Allocation Resolution"), the Town is entitled to the Contribution and the Contribution is to be released from escrow to the Town and the Town is entitled to draw against any letter of credit in full. In no event shall the Developer be entitled to a return of any part of the Contribution after the Allocation Resolution is passed. The Town will not consider passing the Allocation Resolution until the Developer satisfies the Town that all necessary development approvals have been obtained in final form. There is no obligation on the Town to pass the Allocation Resolution. In this Agreement final form means any appeals have been decided and all appeal periods have expired.

5. In the event that the Developer has not submitted completed applications for the Draft Plan within 4 months of this Agreement or in the event the Town has not passed the Allocation Resolution within the Allocation Time Period (as defined below), either the Developer or the Town may thereafter, by notice to the other delivered prior to the Allocation Resolution being passed, terminate this Agreement, in which event the letter of credit (or cash, as the case may be) delivered in escrow shall be forthwith returned to the Developer reduced by any unpaid Legal Costs (as defined below).

6. The "Allocation Time Period" means the earlier of:

(a) within 1 year of endorsement by the Town of the Draft Plan if the Draft Plan requires draft plan approval by the Regional Municipality of York (the "Region") and such approval has not been given within such year;

(b) within 3 years of the Draft Plan being approved by the Town or the Region, as the case may be; and

(c) within 1 year of any extensions for registration of the Draft Plan agreed upon by the Town or the Region, as the case may be.

7. The Developer further acknowledges that the Allocation hereunder is intended to be utilized in the prospective development of the Developer's Lands in accordance with the Draft Plan and any subdivision agreement, and the Developer undertakes to proceed with such development and construction as soon as reasonably practicable in the circumstances. However if there is a breach of the subdivision agreement which expressly entitles the Town to revoke the Allocation, the Allocation shall be deemed revoked and be available to the Town for alternate allocation unless the Town extends the time for compliance. The parties confirm there is no obligation on the Town to extend time for compliance or return the Contribution. The Developer waives and releases any potential claim it may have against the Town as a result of such revocation and alternate allocation.

8. The Developer acknowledges that the entering into of this Agreement does not imply any approval of the Draft Plan nor any other prospective plan for the Developer's Lands, which approval(s) will only be forthcoming following due process in accordance with the requirements of the Town and subject at all times to the provisions of the Planning Act, R.S.O. 1990, C. P.13, as amended from time to time (the "Planning Act").

9. The Developer acknowledges and agrees that the approval of the Draft Plan will be subject to the requirements of the relevant approval authorities including, without limitation, development charges, parkland dedications, application fees and building permit fees, in addition to the Contribution.

10. The Developer accepts the authority of the Town to enter into this Agreement and to carry out the terms hereof, and the Developer agrees that it shall not, in the context of any action, application or proceeding pertaining to this Agreement and/or the Developer's Lands or performance by the Developer of its obligations hereunder raise any objection or argument, nor take a contrary position based on the authority of the Town to enter into this Agreement.

11. The Developer acknowledges that making the Allocation available during the Allocation Time Period is the extent of the commitment by the Town hereunder.

12. This Agreement shall enure to the benefit of and shall be binding upon the successors and assigns of the parties hereto, provided that until the Contribution has been released from escrow to the Town, neither this Agreement nor the rights accruing hereunder may be assigned by the Developer without the consent of the Town which shall not be unreasonably withheld. It is acknowledged that any prospective assignee shall be required to satisfy the Town, in the Town's discretion, that it is able to fulfil the obligations of the Developer hereunder, including without limitation to construct in accordance with the Draft Plan and any subdivision agreement and shall enter into an agreement with the Town agreeing to be bound by the terms of this Agreement.

13. This Agreement has been entered into subject to the express condition precedent that the provisions of Section 51 of the Planning Act, are complied with.

14. The parties to this Agreement shall execute and deliver all such further assurances as may be required from time to time to give full force and effect to this Agreement. This Agreement may not be modified in any way unless any proposed amendment is recorded in writing which has been duly authorized, executed and delivered by the parties.

15. Any notice to be given referrable to this Agreement shall be in writing and delivered to the other party as follows:

(a) to the Town:

The Corporation of the Town of Georgina
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

Attention: Chief Administrative Officer

Fax (905) 476-8100

(b) to the Developer:

Daycornet Keswick Inc.
c/o Allan Bery
4850 Keele Street
North York, Ontario
M3J 2K1

Fax: (416) 736-1851

(c) with a copy to:

Michael R.E. Smith
Land Development Consultant
20805 Dalton Road, Box 943
Sutton, Ontario
L0E 1R0

Fax (905) 722-9002

Either party may by written notice to the other change its address for service.

16. The Developer agrees to reimburse the Town for the legal costs incurred in the negotiation and settlement of this Agreement and in the negotiation process which

resulted in the implementation of the Developer's proposal (collectively the "Legal Costs"). The Developer agrees that in the event the Contribution is to be returned to it, the Town may first deduct therefrom any unpaid Legal Costs.

17. This agreement constitutes the entire agreement between the parties on the subject matter hereof and cancels and supersedes all prior understandings, agreements, negotiations and discussions whether oral or written between the parties hereto with respect to this subject matter.

18. Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision of this Agreement.

19. This agreement shall enure to the benefit and shall be binding upon the successors and assigns of the parties hereto. The Developer acknowledges it has had the opportunity to obtain independent legal advice prior to executing this agreement and has either done so or chosen not to obtain independent legal advice.

20. For the convenience of the parties, this agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be, and be deemed to be, an original, but all such counterparts shall together constitute one and the same instrument (and notwithstanding their date of execution shall be deemed to bear date as of the date of this agreement).

21. Time shall be of the essence of this Agreement.

IN WITNESS WHEREOF the Town and the Developer have executed this Agreement.

DAYCORNET KESWICK INC.

Per: _____
Authorized Signing Officer

c/s

Per: _____
Authorized Signing Officer

I/We have authority to bind the Corporation

THE CORPORATION OF THE TOWN OF GEORGINA

Per: _____
Robert A. Grossi, Mayor
Town of Georgina

Per: _____
Larry Simpson, Town Clerk
Town of Georgina

I/We have authority to bind the Corporation

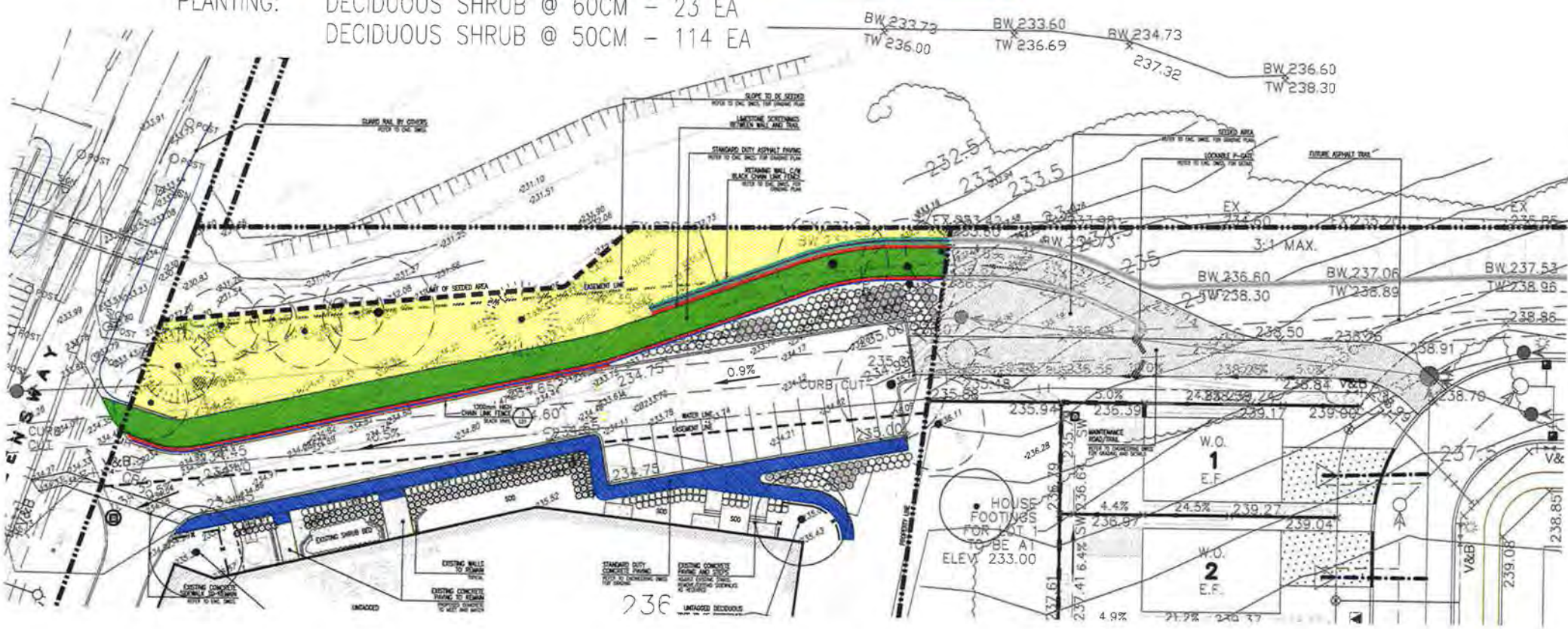
QTY TAKEOFF 19-04-23

LANDSCAPE WORKS FOR TRAIL

ASPHALT PAVING – STANDARD DUTY – 279 SQM
FENCE – BLACK CHAIN LINK ATOP RETAINING WALL – 40 LM
FENCE – BLACK CHAIN LINK – 1200 HT – 144 LM
SEED – 921 SQM
LIMESTONE SCREENINGS – 65 SQM
RETAINING WALL – 40 LM; APPROX 61 SQ.F.M.
PLANTING: DECIDUOUS SHRUB @ 60CM – 23 EA
DECIDUOUS SHRUB @ 50CM – 114 EA

OTHER WORKS

CONCRETE PAVING – STANDARD DUTY – 160 SQM
PLANTING: CONIFEROUS SHRUB @ 60CM – 101 EA
DECIDUOUS SHRUB @ 60CM – 25 EA
DECIDUOUS SHRUB @ 50CM – 114 EA



THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. OI-2019-0010

FOR THE CONSIDERATION OF COUNCIL JULY 16, 2019

SUBJECT: USE OF PREMISES/PROPERTY LOCATED AT SMITH BOULEVARD IN THE TOWN OF GEORGINA, FOR YORK REGIONAL POLICE EMERGENCY RESPONSE UNIT TRAINING PURPOSES

1. RECOMMENDATION:

1. **That Council receive Report No. OI-2019-0010 prepared by the Operations and Infrastructure Department dated July 16, 2019 regrading the use of Premises/Property located at Smith Boulevard, in the Town of Georgina, for York Regional Police Emergency Response Unit Training and Activities.**

2. **That Council authorize Mayor and Clerk to enter into a Property Use Agreement, between the Town of Georgina and York Region Police (Attachment 2) subject to such minor revisions as may be required by the Town solicitor.**

3. **That Council adopt a by-law authorizing the Mayor and Clerk to execute the necessary documents.**

2. PURPOSE:

To obtain Council authorization to enter into a Property Use Agreement with York Regional Police providing permission to use the premises/property located at 8376 Smith Boulevard in the Town of Georgina for the purpose of Emergency Response Unit training and related emergency response activities.

3. BACKGROUND:

York Regional Police have been using a privately owned gravel pit for Emergency Response Unit training and emergency response activities, and are currently seeking to relocate to a municipally owned property in northern York Region. The Town of Georgina owns property at 8376 Smith Boulevard that was also formerly a gravel pit, but is now no longer being actively used for gravel extraction. The Town continues to uses this site from time to time for clean fill disposal and other municipal activities.

4. ANALYSIS:

The rural nature of the municipal property on Smith Boulevard has been identified as a suitable location for the Emergency Response Unit training and related emergency response activities.

The York Region Police training activities will not occupy the site with any permanent structures. The training activities will be short duration events organized entirely by York Region Police staff. Some short-term storage of materials and equipment may be required.

The property use agreement will remain valid for a five year period from the date of signature, unless revoked by the Town.

York Regional Police will provide the Town with a Release, Waiver and Indemnity applicable to any injuries which may be occasioned to members of York Regional Police during the course of the Emergency Response Unit training exercises

5. RELATIONSHIP TO STRATEGIC PLAN:

Priority 3: Engage our community & build partnerships

This Property Use Agreement satisfies the Strategic Plan Objective of Establishing Strengthening Partnerships by collaborating with other municipalities and levels of government. This Agreement presents an opportunity to strengthen the relationship between the Town of Georgina, the Regional Municipality of York and York Region Police while providing a necessary facility and functionality that will benefit all residents of York Region.

6. FINANCIAL AND BUDGETARY IMPACT:

The Town may be required to provide wither maintenance (snow removal) and other maintenance activities within the property. This presents a minor operational cost that can be accommodated within the existing annual Operating Budget.

Prepared by:

Dean Rurak, P.Eng.
Manager, Operations & Infrastructure

Recommended by:

Rob Flindall, P.Eng.
Director of Operations & Infrastructure

Approved by:

David Reddon
Chief Administrative Officer

Attachment 1 – Release, Waiver & Indemnity Use of Premises/Property Emergency Response Unit Training
Attachment 2 – By-law re: Premises/Property Use 8376 Smith Boulevard

ATTN: Mayor Margaret Quirk
Town of Georgina
26557 Civic Centre Rd, R.R. #2
Keswick, ON, L4P 3G1

April 22, 2019

Dear: Mayor Quirk

Re: Use of Premises/Property located at Smith Blvd, in the Town of Georgina, Ontario for York Regional Police Emergency Response Unit training purposes.

I wish to thank you for granting York Regional Police permission to use the premises/property located at **Smith Blvd, in the Town of Georgina** for the purpose of Emergency Response Unit training.

I confirm the following:

1) You are the owner and/or the party responsible for the premises/property that is located at the address noted above and have the legal authority to authorize its use by York Regional Police for the purpose of Emergency Response Unit training.

2) You have authorized York Regional Police to make use of the premises/property for this use without prior notice to you.

3) York Regional Police will provide you with a Release, Waiver and Indemnity applicable to any injuries which may be occasioned to members of York Regional Police during the course of the Emergency Response Unit training exercises.

4) You agree to notify York Regional Police immediately upon the property being sold or listed for sale, any change in property management, or any other circumstance which would impact the agreed upon use of the premises/property by York Regional Police. Staff Sergeant Bruce Valentine's contact information is provided in this correspondence.

5) This authorization will remain valid for a five year period from the date of signature, unless revoked.

6) You may revoke this authorization at any time with 30 days' written notice to the Chief of York Regional Police.

Assuming that the above terms are agreeable to you, I would ask that you please sign this document and return the original to me. A copy will be provided to you for your records, together with the attached Release, Waiver and Indemnity.

If you have any concerns or questions, please feel free to contact Staff Sergeant Bruce Valentine at (905) 773-1222, extension 7740.

Again, thank you for your co-operation and assistance in this regard.

Yours truly,

Superintendent Wallace Kevin Torrie #543
Support Services

I hereby acknowledge receipt of this letter, and understand and agree with the terms and conditions stated therein.

_____ _____

Date Name and title of property owner/manager

I have the authority to bind the corporation

_____

Witness Signature

_____

Name of Witness (please print)

YORK REGIONAL POLICE

Release, Waiver & Indemnity
Use of Premises/Property
Emergency Response Unit Training

IN CONSIDERATION of the **Town of Georgina** granting permission to York Regional Police to utilize the premises/property located at **Smith Blvd, in the Town of Georgina** for the purpose of conducting York Regional Police Emergency Response Unit training. York Regional Police on its own behalf and on behalf of its members, officers, employees and representatives ("Authorized Members"), HEREBY RELEASE, WAIVE AND FOREVER DISCHARGE, the **Town of Georgina,** its partners, and each of their respective affiliates, partners, directors, officers and employees, OF AND FROM ALL claims, demands, damages, costs, expenses, actions and causes of action, whether in law or equity, in respect of death or injury to, or to the property of York Regional Police and any Authorized Member, HOWSOEVER CAUSED, arising or to arise by reason of the use of said premises and properties.

York Regional Police FURTHER UNDERTAKES TO HOLD AND SAVE HARMLESS and AGREES TO INDEMNIFY the **Town of Georgina** from and against any and all loss and liability incurred by any of the **Town of Georgina** parties arising as a result of the use of said premises and properties by York Regional Police or any Authorized Member, for the purpose of Emergency Response Unit training.

_____
Date

_____
James MacSween
Deputy Chief of Police, Operations #775

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. CS-2019-0013

FOR THE CONSIDERATION OF COUNCIL JULY 16, 2019

SUBJECT: DEVELOPMENT CHARGE RATES EFFECTIVE AUGUST 1, 2019

1. RECOMMENDATIONS:

1. **That Council receive Report No. CS-2019-0013 prepared by the Corporate Services Department dated July 16, 2019 respecting Development Charge Rates Effective August 1, 2019, for information purposes.**

2. PURPOSE:

The purpose of this report is to provide information to Council regarding the development charge rates for Town purposes to take effect on August 1, 2019 following indexing of the rates based on the Non-residential Building Construction Price Index maintained by Statistics Canada for the first quarter of 2019.

3. BACKGROUND:

On June 22, 2016, Council enacted By-law No. 2016-0054 (AD-5), for the purpose of imposing development charges against land to pay for capital related costs required to support the growth-related increase in the need for municipal services.

By-law No. 2016-0054 (AD-5) provides that development charges may be adjusted annually, without amendment to the By-law, in accordance with the prescribed index in the *Development Charges Act*. The Statistics Canada Quarterly *Construction Price Statistics, catalogue number 62-007* is prescribed in *Ontario Regulation 82/98* as the index for the purpose of indexing development charges. As of May 23, 2018, this index was replaced with the Non-Residential Building Construction Price Index, CANSIM Table 327-0058.

4. ANALYSIS:

Since the last time the Development Charge Rates were indexed on August 1, 2018, the Statistics Canada Non-Residential Building Construction Price Index (CANSIM Table 327-0058) has risen from 102.2 in the first quarter of 2018 to 107.4 in the first quarter of 2019, reflecting an increase of 5.1%.

Tables 1 and 2 below list the development charge rates that became effective August 1, 2018, for Town-wide services and Area-specific services respectively. These tables do not include those development charges imposed by the Region of York and the school boards.

Table 1 – Town-Wide Rates Effective August 1, 2018

Service	Residential Dwellings				Non-Residential Charge per Square Foot of GFA
			Apartments		
	Single & Semi-Detached	Rows & Other Multiples	≥650 sq ft	<650 sq ft	
	$	$	$	$	$
Library Board	973	784	684	471	0.00
Fire Services	957	771	671	464	0.42
Parks and Recreation	8239	6637	5786	3994	0.00
Operations	659	531	463	320	0.30
General Government	113	92	80	54	0.05
Total General Service Charges	10,941	8,815	7,684	5,303	0.77
Town-wide Roads and Related	48	39	35	24	0.02
Town-wide Stormwater Mgmt.	20	16	14	9	0.01
Total (including Roads and Related)	11,009	8,870	7,733	5,336	0.80

Table 2 – Area-Specific Rates Effective August 1, 2018

Service	Residential Dwellings				Non-Residential Charge per Square Foot of GFA
			Apartments		
	Single & Semi-Detached	Rows & Other Multiples	≥650 sq ft	<650 sq ft	
	$	$	$	$	$
Keswick Service Area	236	190	167	114	0.11
Sutton Service Area	331	267	233	161	0.15
Sutton High Street Sewer	1216	980	854	590	0.00

Tables 3 and 4 below list the development charge rates that will come into effect on August 1, 2019 for Town-wide services and Area-specific services respectively. The Queensway East and West Service Area development charge is a separate by-law (2018-0080 (AD-5)) that was passed on September 26, 2018 and shall be indexed annually starting September 26, 2019.

Table 3 – Town-Wide Rates Effective August 1, 2019

Service	Residential Dwellings				Non-Residential Charge per Square Foot of GFA
			Apartments		
	Single & Semi-Detached	Rows & Other Multiples	≥650 sq ft	<650 sq ft	
	$	$	$	$	$
Library Board	1023	824	719	495	0.00
Fire Services	1006	810	705	488	0.44
Parks and Recreation	8659	6975	6081	4198	0.00
Operations	693	558	487	336	0.32
General Government	119	97	84	57	0.05
Total General Service Charges	11,500	9,264	8,076	5,574	0.81
Town-wide Roads and Related	50	41	37	25	0.02
Town-wide Stormwater Mgmt.	21	17	15	9	0.01
Total (including Roads and Related)	11,571	9,322	8,128	5,608	0.84

Table 4 – Area-Specific Rates Effective August 1, 2019

Service	Residential Dwellings				Non-Residential Charge per Square Foot of GFA
			Apartments		
	Single & Semi-Detached	Rows & Other Multiples	≥650 sq ft	<650 sq ft	
	$	$	$	$	$
Keswick Queensway East & West	3209	2587	2254	1556	2.49
Keswick Service Area	248	200	176	120	0.12
Sutton Service Area	348	281	245	169	0.16
Sutton High Street Sewer	1278	1030	898	620	0.00

5. RELATIONSHIP TO STRATEGIC PLAN

This report provides information to Council and to the public regarding the annual indexing of development charge rates in support of the following Strategic Goal: Goal 1: "Grow Our Economy" – SUSTAINABLE ECONOMIC GROWTH & EMPLOYMENT.

6. FINANCIAL AND BUDGETARY IMPACT:

The annual indexing of development charge rates assists to maintain the purchasing parity of the Development Charge Reserves and mitigates the impact of significant rate increases upon updates to the Town's Development Charges Background Study and By-law, which occur in accordance with the *Development Charges Act*.

7. PUBLIC CONSULTATION AND NOTICE:

The Town's approved Development Charges Background Study and By-law was adopted by Council in June 2016, and provides a provision that the Town may index its development charge rates annually. Considering that this is a routine administrative report providing information to Council, there has been no further public consultation or notice.

The Town's development charge rates are posted on the Town's web site and are available to the public upon request.

8. CONCLUSION:

This report provides information to Council regarding the development charge rates that will be effective on August 1, 2019 reflecting an increase of 5.1%.

Prepared by:

Rob Wheater, CPA, CA
Director of Corporate Services / Treasurer

Approved by:

Dave Reddon
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. CAO-2019-0028

FOR THE CONSIDERATION OF COUNCIL
July 16, 2019

SUBJECT: BELHAVEN AND UDORA COMMUNTIY HALL PARKING LOT UPGRADES

1. RECOMMENDATION:

1. **That Council receive Report No. CAO-2019-0028 prepared by the Office of the CAO dated July 16, 2019, regarding the Award of Contract OID2019-043 – Outdoor Facility Improvements Parking Lot – Belhaven Community Hall and Udora Community Hall.**

2. **That Council approves and authorizes the Manager of Procurement Services to enter into a contract with KP Construction, Toronto, Ontario, in the amount of $252,550 plus HST as per *Option #1* in *Table #1* for the purpose of providing construction services to upgrade the parking amenities at Belhaven Community Hall and Udora Community Hall.**

3. **That Council approves and authorizes the Manager of Procurement Services to enter into a contract with KP Construction, Toronto, Ontario, in the amount of $149,625 plus HST as per *Option #2* in *Table #1* for the purpose of providing construction services to upgrade the parking amenities at Belhaven Community Hall and Udora Community Hall.**

4. **That Council approves and authorizes a budget increase of $82,689.19 plus HST from the Gas Tax as per *Option #3* in *Table #1* only if RECOMMENDATION #3 above is approved.**

2. PURPOSE:

The purpose of this report is to seek Council approval for the Awarding of Contract OID2019-043 for Construction Services for Belhaven and Udora Community Hall parking lot upgrades.

3. BACKGROUND:

In 2018, Council approved two new capital initiatives;

18-HAL-7, Belhaven Community Hall Parking Lot with a budget of $94,800. The scope of work included creating additional parking spaces to accommodate parking

demands and mitigate public safety concerns. In addition, the scope includes adding proper lighting for the parking spaces around the hall accordingly.

18-HAL-8, Udora Community Hall Parking Lot Upgrades. The approved budget was $111,500. The scope of work included bringing the Udora Community Hall parking lot to a state of good repair. In addition, the scope includes adding proper lighting for the parking spaces around the hall accordingly.

As such, staff proceeded by retaining a consulting engineering firm, Pretium Engineering Ltd. to design and contract administration for the scope of work.

Pretium validated the Council approved budgets for accuracy and it was determined that 18-HAL-7, Belhaven Community Hall Parking Lot project requires an additional $200,000. On Tuesday January 29, 2019, Council passed the following Resolution:

Resolution NO. C-2019-0133

"That Council approve 18-HAL-7, Belhaven Hall Parking Lot, full scope of work in the amount of $94,800, plus an additional $200,000 to be funded from the Gas Tax Reserve, that staff make an effort to reduce lighting costs by using the façade of the building and complement that with solar lighting or other alternative, and that Canada Post be requested to share in the cost of lighting for the community."

Pretium validated the Council approved budgets for accuracy and it was determined that 18-HAL-8, Udora Community Hall Parking Lot Upgrades project requires an additional $258,500. In addition, upon a new discovery onsite, it was recommended by Pretium to excavate and install a new underground water tank for an additional $325,000 for Fire Department use. On Tuesday January 29, 2019, Council passed the following Resolution:

Resolution NO. C-2019-0134

"That Council approve 18-HAL-8, Udora Hall Parking Lot in the amount of $111,500, plus an additional $325,000 from the Facility Repair and Replacement Reserve to excavate and install a new 24,000 gallon underground water tank at the northeast corner of the parking lot and to relocate the firetruck standpipe, to install parking lot lighting, that some gravel work be improved in the parking lot if funding provides, that the Fire Chief request the Township of Uxbridge to share in the water storage tank installation expense and that staff report back in early 2020 respecting the balance of the project in the 2020 budget deliberations."
mailboxes."

4. ANALYSIS:

Council directed staff to provide a financial analysis (refer to Table #1) when the construction bids are submitted. As per the table, **Option #1** is the base bid to implement the following:

1. Belhaven Community hall:
    a. Lighting
    b. Additional spaces complete with paving

2. Udora Community Hall
    a. Lighting for the entire site

In addition, it allows for funding of the underground water tank for Fire Department use as per **Resolution NO. C-2019-0134.**

Option #2 provides a complete overhaul of the Udora parking lot. However, it will consume some of the approved funding for the underground water tank for Fire Department use, as indicated in Resolution NO. C-2019-0134. Staff are awaiting a contractor to be hired for this project in order to retain a quotation for the underground water tank work and all ancillary effort.

Option #3 includes complete overhaul as outlined in option #2 and the underground water tank for Fire Department use, as per Resolution NO. C-2019-0134, given that Council approves funding the deficit indicated in Table #1.

The Request for Tender (RFT) No. OID2019-043 concerning Outdoor Facility Improvements Parking Lot – Belhaven and Udora was prepared by the Office of the CAO and Procurement Services and was posted on May 8, 2019. This bid opportunity was accessible through the Procurement Services Bids and Tenders website. There were three (3) addendums issued and a total of 22 plan takers on Bids and Tenders.

The closing date for RFT OID2019-0043 was 37 days later on June 14, 2019 at 12:00:00 hours, at which time two (2) bids were submitted by the following firms:

- KP Construction
- Smith and Long Limited

Procurement Services completed a preliminary analysis of the submissions and found them to be acceptable to the basic Terms and Conditions as set out within the bid call document and the procurement policy.

In line with the RFT requirements and based on Procurement Services analysis of the submissions it was concluded that the successful proponent was KP Construction.

Table #1

Options	Item Description	Item Code	Calculation Formula Using Item Codes (=)	18-HAL-7 - Belhaven Community Hall	18-HAL-8 - Udora Community Hall
	Council Approved budget (2018)	**A**		$94,800.00	$111,500.00
	Council Approved Additional budget (2019)	**B**		$200,000.00	$325,000.00
	Issued Purchase Orders for Design (2018)	**C**		$10,437.92	$7,910.00
	Construction Budget	**D**	**(A+B) - C**	$284,362.08	$428,590.00

Option#1 - Council Approved Scope (2018)	**'KP Construction'** Evaluated Stipulated Price	**E**		$164,750.00	$87,800.00
	Contingency (15%)	**F**	**0.15*E**	$24,712.50	$13,170.00
	Non-Rebate Tax (1.76%)	**G**	**0.0176*(E+F)**	$3,334.54	$1,777.07
	Subtotal# 1	**H**	**E+F+G**	$192,797.04	$102,747.07
	Surplus/Deficit Funds 'A' - **(18-HAL-7 + 18-HAL-8)**	**I**	**D-H**	$417,407.97	
Option#2 - Additional Scope (Pending Council Approval) + Option#1(Above)	**'KP Construction'** Separate Price	**J**		$0.00	$149,625.00
	Contingency (15%)	**K**	**0.15*J**	$0.00	$22,443.75
	Non-Rebate Tax (1.76%)	**L**	**0.0176*(J+K)**	$0.00	$3,028.41
	Subtotal# 2	**M**	**J+K+I**	$0.00	$175,097.16
	Surplus/Deficit Funds 'B' - **(18-HAL-7 + 18-HAL-8)**	**N**	**D-H-M**	$242,310.81	
Option#3 - Fire Tank + Option#2	Surplus/Deficit Funds 'C' - **(18-HAL-7 + 18-HAL-8)**	**O**	**N-$325,000**	-$82,689.19	

Procurement Services is recommending that KP Construction be awarded the contract for Outdoor Facility Improvements Parking Lot – Belhaven and Udora

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal(s):

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

GOAL 3: "Engage Our Community & Build Partnerships" – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS

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

6. FINANCIAL AND BUDGETARY IMPACT:

The bid received from KP Construction was exclusive of applicable taxes and is within the approved budget for 2019. The net value of the contract after applicable HST rebates will be as follows:

Option #1 - $252,550.00 + 15% Contingency of $37,882.50 + 1.76% non-rebate HST of $5,111.61, for a total value of $295,544.11.
Option #2 - $402,175.00 + 15% Contingency of $60,326.25 + 1.76% non-rebate HST of $8,140.02, for a total value of $470,641.27.
Option #3 – Council to approve an additional $82,689.19

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

There is no specific public consultation or notice requirements associated with the Award of Contract.

8. CONCLUSION:

This report recommends the Award of Contract to a construction firm to complete the required upgrades to the Belhaven and Udora Community Hall parking lots.

Prepared by:

Lawrence Artin
Head of Special Capital Projects

Approved by:

Dave Reddon
Chief Administrative Officer

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. CAO-2019-0032

FOR THE CONSIDERATION OF COUNCIL JULY 16, 2019

SUBJECT: APPOINTMENTS TO THE GEORGINA SAFE STREETS ADVISORY COMMITTEE FOR THE 2018-2022 TERM OF OFFICE

1. RECOMMENDATIONS:

1. **That Report No. CAO-2019-0032 prepared by the Clerk's Division, Office of the Deputy CAO, dated July 16, 2019, respecting appointment to the Georgina Safe Streets Committee be received.**

2. **That Council review the Attachment (Confidential Attachment #1) detailing the selection outcomes for the Committee. The confidential attachment contains personal information, only to be discussed in Closed Session**

3. **That Council direct the Clerk's Division to prepare the necessary by-law to give effect to the appointments to Georgina Safe Streets Committee.**

4. **That the appointments of the selected applicants by Council come into effect upon adoption of this report and the acceptance of appointment by the respective committee designates.**

2. PURPOSE:

The purpose of this report is to provide Council with information regarding the applicants recommended by the Selection Committee to serve as members of the Georgina Safe Street Committee (GSSC) for the current Council term. The attachment recommending the selected applicants has been provided to members of Council under separate cover.

3. BACKGROUND:

Following the initial recruitment call for member volunteers to all Committees and Boards (November 15, 2018 to December 13, 2018) the Selection Committee did not receive enough applications to form a complete Committee. The Terms of Reference requires five citizen members. Three additional recruitment calls were issued as follows:

- 2nd recruitment call ran from January 21, 2019 to February 15, 2019.
- 3rd recruitment call issued March 14, 2019 to March 29, 2019, and;
- 4th recruitment call was issued April 12, 2019 to May 3rd 2019.

On May 15th the Selection Committee recommended three applicants in the interest of initiating 2018 -2022 GSSC with no further delay, while continuing to review and consider new applications.

On May 15, 2019 the Selection Committee met and selected 1 additional candidate to recommend and selected 3 candidates to interview. Following the scheduling and confirmation of applicant availability two of the three applicants cancelled their interview. One candidate was interviewed.

4. ANALYSIS:

4.1 Selection of Members

Upon reviewing applications and throughout the interview process, the Selection Committee considered the factors listed below:

- Demonstrated experience and/or thorough knowledge of applicable subject matter, legislation and regulations
- Diverse representation of member composition
- Previous experience working on committees or boards

The Georgina Safe Streets Advisory Committee is the only remaining Advisory Committee that has yet to be formed for the 2018-2022 Term of Council. The Georgina Safe Streets Committee Terms of Reference require 5 members, however quorum is based on active members only. Council may select 4 at this time and direct the Selection Committee to continue with selection process for the remaining appointment.

Due to a need for repeated recruitment calls, cancelled interviews and otherwise anticipated further delays (such as meeting, interview and agenda scheduling as well as public notification requirements of the procedural by-law) Council is being asked to consider the four applicants being recommended in the Closed Session cover.

Prior to the announcement of the appointments, staff will contact the selected applicants to confirm their acceptance of the proposed appointment.

5. RELATIONSHIP TO STRATEGIC PLAN

This Report supports the following Strategic Goals:

Goal 1: "Grow Our Economy"- SUSTAINABLE ECONOMIC GROWTH & EMPLOYMENT

GOAL 3: "Engage Our Community & Build Partnerships" – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS

This report illustrates the ways in which Council has continued to carry out Action item 3.1, *Continue to support the efforts of established Committees, both Advisory and Ad Hoc.*

6. FINANCIAL & BUDGETARY IMPACT:

There are no financial or budgetary impacts associated with recommendations contained in this report.

7. PUBLIC CONSULTATION AND NOTICE:

As indicated in Section 3.1 of this report, public notice for recruitment was utilized and included postings in the Town Page, and advertisement on the Town's website. Applications were available both online and in the Clerk's office.

8. CONCLUSION:

This report seeks Council's appointment of members to the 2018-2022 Georgina Safe Streets Advisory Committee in accordance with their Terms of Reference.

Prepared by:

Sarah Brislin
Committee Services Coordinator

Recommended by:

Rachel Dillabough
Acting Town Clerk

Approved by:

Ryan Cronsberry
Deputy Chief Administrative Officer

Approved by:

David Reddon
Chief Administrative Officer

Attachment #1 - Confidential Attachment distributed to Members of Council only: Roster of Individuals for Consideration of Appointment Georgina Safe Streets Committee.

From: WENDY JENSEN
Sent: Friday, July 5, 2019 2:24 PM
To: Carolyn Lance
Subject: Request for Parking Exemption

Carolyn Lance
Council Services Coordinator
Georgina Township

Dear Ms Lance,

On July 20, 2019, I am holding a Birthday party for my husband who is turning 60. We live at 780 McNeil Road in Willow Beach.

The start time of the party will be at 2:00 p.m. and I expect most people should be heading home no later than 10:00 p.m., if they last that long. We have invited approximately 50 people and I think there will be approximately 20 - 25 cars. We have a fairly good sized driveway and I think we can fit at least 10 cars, perhaps a few more, leaving 15 or so cars that will have to find parking on the street.

I hope the council will consider my request for a parking exemption. I don't know any alternative.

I will be the contact person and have my phone on me at all times.

Looking forward to good news.

Thank you,

Wendy Jensen

From: Leonid Tismenko
Sent: Friday, June 28, 2019 9:57 AM
To: Carolyn Lance
Cc: Максим Аброскин
Subject: Temporary Parking exemption - SUNDAY. AUGUST 11th, 2018 - 10am to 3pm

Good morning Carolyn,

On the behalf of Our Lady of Smolensk Russian Orthodox Church at Jacksons Point I would like to ask you for an arrangement of parking permit exemption for 50 vehicles for Birch St and Volga Ave to Edith St one side of the roads from 10 am to 3 pm on August 11th 2019 for the church annual event.

Please confirm that you receive this email.

Best regards,

Leonid Tismenko
Warden of Our Lady of Smolensk Russian Orthodox Church
5 Birch Rd, Jacksons Point

From: Craig Waters
Sent: Sunday, July 7, 2019 5:37 PM
To: Carolyn Lance
Subject: Parking exemption

Hi Carolyn,
We are having our annual pig roast this year on Sept. 7th/19. I usually call the Town of Georgina at the last minute and ask that none of our guests get ticketed if they wish to park on my lawn or on the roadway in front of my house. This year, I am emailing in advance (I am told by Lindsay at the Town of Georgina this is the correct way) to ask for an exemption.
It hasn't been a problem in the past with our neighbours or the Town of Georgina. I am hoping this is the same for 2019. Most people stay if they are impaired or make other arrangements to get home. Please allow them to leave their cars if they need to for the safety of our guests.
Generally, we have about 20-30 cars to contend with, not all at the same time and not all on the roadway.
We live at 282 Nida Dr. Keswick, Ont. L4P 1G4.
Thanks,
Craig Waters

Please call me if you have any questions.

To: Lindsay Mandley
Subject: RE: Parking Exemption Request

From: MATTHEWS
Sent: July-08-19 4:45 PM
To: Lindsay Mandley <lmandley@georgina.ca>
Cc: Robert Matthews
Subject: Re: Parking Exemption Request

Dear Ms. Lance,

RE: Parking Exemption for July 27, 2019

We are seeking your approval to allow our friends and family parking access on our street, **54 Cooks Bay Drive in Keswick on the 27th of July, 2019.** We are hosting a party of approximately 140 guests from roughly 4pm to midnight. Cooks Bay Drive is a quiet residential side street with easy access to the waterfront. The alternative would be to ask our guests, some of them elderly, to park on Metro Road, beside the Food Basics on Simcoe Street, which is a highly trafficked street. We expect there to be at least 50 cars. We would also ask permission for cars to be parked on Metropolitan Crescent as well. This way our house would be central to the parked cars. There is no road access connecting these two streets but there is easy, well-lit walking access. The contact persons during this event would be Carol Matthews or Robert Matthews

Kind regards,

Carol Matthews

From: Tara Palmer
Sent: Monday, July 8, 2019 3:14 PM
To: Carolyn Lance <clance@georgina.ca>
Subject: Council meeting request

Hello Ms. Lance
I am emailing to request permission to park on our street while our driveway is being repaved likely in the next few weeks. My address is 305 Pasadena Drive and there is no parking permitted on either side of our street. This consideration would be for 2 vehicles, a Ford F150 truck and a Land Rover SUV, during the immediate post-paving period. Unfortunately, the closest available road parking would be on Pompano but that street is extremely narrow and currently, I feel it would be a risk to leave the vehicles unattended and out of sight.
Could you please present my request to Council, in preparation for our driveway maintenance.
Thanks so much
Tara Palmer

Confidentiality/Privacy Notice: This e-mail, including any attachments and files are for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by replying to this e-mail and destroy all copies of the original e-mail.

MEMORANDUM

TO: Mayor Quirk
Members of Council

FROM: Rachel Dillabough, Acting Town Clerk

SUBJECT: General Information Items

DATE: July 16, 2019

Please notify the Clerk's office if you wish to have any of these items placed on the agenda for discussion:

i) Minutes of the Accessibility Advisory Committee held on April 1st and May 6th, Agricultural Advisory Committee held on April 25th, Equity and Diversity Advisory Committee held on March 26th, Trails and Active Transportation Committee held on April 9th, Waterways Advisory Committee held on April 16th and Heritage Advisory Committee held on March 20th, 2019.

ii) Monthly Report from the Building Division for the month of June, 2019.

iii) Andre Crawford, Deputy Chief of Police, advising that with the success of the Tree District Operational Hours Pilot Project, the department will be expanding the operational hours initiative, determining which of the remaining Districts will be treated similarly.

iv) Mike Walters, CAO, LSRCA, providing a copy of the '2018 Lake Simcoe Sub-watershed Plans Implementation Report', summarizing the 2018 accomplishments of the Lake Simcoe Region Conservation Authority and its First Nations, Provincial, Municipal and community partners towards achieving the recommendations of its sub-watershed plans.

v) City of Hamilton recommending that any restructuring or modernization of local Public Health take into account certain principles.

vi) Township of King providing its 'Notice of Open House and Statutory Public Meeting, Thursday, June 27th.

vii) Township of South Glengarry strongly urging the Ontario government to continue to work proactively with libraries across Ontario to ensure that smaller communities continue to have equitable access to material and information.

viii) Town of Oakville concerning 'Traffic Calming and Speed Limit Review', advising of its request to the Minister of Transportation to adopt regulations necessary to implement automated speed endorsement, including the use of administrative monetary penalties by municipalities.

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ix) Township of Warwick concerning 'Enforcement of Safety on Family Farms' and extremist animal activist groups trespassing onto private farm property and removing animals with no criminal charges laid, advising of its request to the Ontario government to ensure stronger enforcement of existing laws to ensure the safety of Ontario's farm families, employees and animals.

x) Christopher Raynor, Regional Clerk, Region of York, in receipt of Town of Georgina resolution respecting Reducing Litter and Waste

xi) Letters of support of Town of Georgina's resolution regarding the reduction of litter and waste in our communities from; Municipality of Tweed, Town of Bruce Mines, Municipality of Northern Bruce Peninsula, Township of Malahide, Township of Essa, Township of Addington Highlands, Municipality of Mattice-Val Cote, Township of Scugog, City of Stratford, Township of Amarath.

xii) Michael de Rond, Town Clerk, Town of Aurora providing its position on Regional Governance Review, endorsing the effectiveness of the current two-tier municipal governance structure with continued exploration and implementation of furthering efficiencies and partnerships as has existed between York Region and its partner York local municipalities since its inception in 1971.

xiii) Christopher Raynor, Regional Clerk, Region of York, in receipt of Town of Georgina resolution respecting Regional Government Review.

xiv) Christopher Raynor, Regional Clerk, Region of York, respecting report entitled 'SM4RT Living Waste Management Plan 2018 Annual Update'

xv) Christopher Raynor, Regional Clerk, Region of York, respecting report entitled 'Pedestrian and Cyclist Safety Improvements', a plan to improve pedestrian and cyclist safety.

xvi) Christopher Raynor, Regional Clerk, Region of York, respecting report entitled 'Greater Toronto Area West Highway, Highway 400-404 Connecting Link (commonly known as Bradford Bypass) and Highway 404 Extension Update', advising of the critical role the highway corridors service in accommodating the movement of goods, services and people.

xvii) Christopher Raynor, Regional Clerk, Region of York, respecting report entitled 'Court Services Annual Report 2018'

xviii) Christopher Raynor, Regional Clerk, Region of York, respecting report entitled 'Potential Financial Incentives for Office Buildings', providing an update on the state of office development in the Region, focusing on the changing nature of office development and financial incentives.

xix) Christopher Raynor, Regional Clerk, Region of York, respecting report entitled 'ventureLAB 2018 Results and 2019 Agreements', providing an update on activities and results of ventureLAB in 2018a and seeking approval to enter into agreements for core services and provide entrepreneurial and innovation network support for five years.

xx) Christopher Raynor, Regional Clerk, Region of York, respecting report entitled 'Position and Mandate for a Restructured York Region Public Health'

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xxi) Christopher Raynor, Regional Clerk, Region of York, respecting report entitled 'Bill 108, More Homes, More Choice Act, 2019: Implications for the Development Charges Act and the Planning Act', the Region's official submission to the Province in response to the Environmental Registry of Ontario postings *Bill 108 (Sch 3) the More Homes, More Choice Act: Amendments to the Development Charges Act, 1997 (ERO#019-0017)* and *Bill 108 (Sch 12) the More Homes, More Choice Act: Amendments to the Planning Act, 119 (ERO#019-0016)*.

xxii) Christopher Raynor, Regional Clerk, Region of York, respecting report entitled 'Planning for Agriculture Background Report', providing background analysis and proposed approach for implementation of the agricultural system as part of the Regional Municipal Comprehensive Review to update the Regional Official Plan.

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Interoffice Memorandum

GEORGINA

Development Services Department/Planning Division

DATE: June 26, 2019

TO: Carolyn Lance, Council Services Coordinator

CC: Harold Lenters, Director, Development Services Dept.
Velvet Ross, Manager of Planning
Alan Drozd, Supervisor of Development Planning
Shayne Connors, Planner I

FROM: Mamata Baykar, Secretary-Treasurer, Committee of Adjustment

RE: Committee of Adjustment – July 15, 2019 Meeting - UNDER REVIEW

The following is provided for Council's information respecting Committee of Adjustment matters currently under consideration.

File	Owner	Location	Status
Minor Variance Application A17-19	Leslie Stanley & Christine Colthart	155 Silas Boulevard	Under Review; Staff Report available July 11, 2019
Proposal	The owner of the subject property have submitted an application for a minor variance, requesting relief from Section 5.1 (f) of the Zoning By-law, to permit construction of a detached garage, having a maximum height of 5.5 metres to the peak, and 4.2 metres to the eaves of the dormer, measured from average finished grade (whereas, a maximum height of 4.5 metres to the peak and 3.0 metres to the eaves, measured from average finished grade is permitted). The property is zoned Low Density Urban Residential (R1).		

File	Owner	Location	Status
Minor Variance Application A18-19	Laura Sears	49 Grew Boulevard	Under Review; Staff Report available July 11, 2019
Proposal	The Owner of the subject property has submitted an application for a minor variance, requesting relief from Section 6.1 (e) of the Zoning By-law, to permit construction of an addition to the west side of the existing dwelling, having a minimum rear yard setback of 2.4 metres (whereas, a minimum rear yard setback of 8.0 metres is required). The property is zoned Low Density Urban Residential (R1).		

File	Owner	Location	Status
Minor Variance Application A19-19	Neil Asquith & Neil Shinkfield	115 Bessborough Drive.	Under Review; Staff Report available July 11, 2019
Proposal	The Owners of the subject property have submitted an application for a minor variance requesting relief from various provisions of the Zoning By-law, in order to permit construction of a second storey addition to the existing dwelling, and a shed on the subject property. The applicant is more specifically requesting relief from: (i) Section 6.1 (f): to permit construction of a proposed second storey addition, having a minimum setback of 1.5 metres from the north interior side lot line (whereas, a minimum interior side yard setback of 1.7 metres is required); (ii) Section 5.1 (f): to permit construction of a shed in the rear yard, having a maximum height of 4.0 metres from average finished grade; (whereas, a maximum height of 3.0 metres, measured from average finished grade is permitted); (iii) Section 6.1 (i): to permit a total maximum lot coverage of 36% for all buildings and structures on the subject property (whereas, a maximum lot coverage of 30% is permitted); and, (iv) Section 5.1 (e): to permit a total maximum lot coverage of 12.5% for all accessory buildings on the property (whereas, a maximum lot coverage of 10.0% for all accessory buildings is permitted). The property is zoned Low Density Urban Residential (R1).		
File			
Minor Variance Application A20-19	Stuart And Suzanne Stacey	21 Pine Post Road	Under Review; Staff Report available July 11, 2019
Proposal	The owner of the subject property has submitted a minor variance application requesting relief from Section 5.1 (f) of the Zoning By-law, to permit construction of a detached garage, having a maximum height of 6.0 metres to the peak, and 4.5 metres to the eaves, measured from average finished grade (whereas, a maximum height of 4.5 metres to the peak and 3.0 metres to the eaves, measured from average finished grade is permitted). The property is zoned Residential (R).		

Should Council wish to obtain further information, please contact Mamata Baykar, Secretary-Treasurer to the Committee of Adjustment.

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2019-0064 (LA-1)

BEING A BY-LAW TO STOP UP, CLOSE AND SELL SPRINGFIELD ROAD AND ONE FOOT RESERVE

WHEREAS Section 34(1) of the *Ontario Municipal Act*, 2001, as amended, empowers municipal councils to pass by-laws to stop up, close and sell a part of any public highway;

AND WHEREAS it is deemed expedient and in the interest of the Municipality to stop up, close and sell Springfield Road and one foot reserve abutting the north limit of Plan 425 Lot 26 and south limit of Plan 425 Lot 25 and further identified as PIN Number 03468-0007 and Part 6 Plan 65R-21140.

AND WHEREAS notice of this by-law has been published in accordance with the Town of Georgina Procedures Governing the Sale and Disposition of Land Including Giving of Notice to the Public (Policy No. DAS-CL-029, as amended).

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA HEREBY ENACTS AS FOLLOWS:

1. THAT upon and after the passing of this By-law the lane abutting the north limit of Plan 425 Lot 26 and south limit of Plan 425 Lot 25 and further identified as PIN Number 03468-0007 and Part 6 Plan 65R-21140, be and the same is hereby stopped up and closed.

2. THAT pursuant to the provisions of *the Ontario Municipal Act*, 2001, as amended, and Town of Georgina Policy No. DAS-CL-029, the closed lane shall be sold as follows:

    1) the sale price is hereby set at $200,000.00 plus expenses incurred by the Town to complete the closing and sale.
    2) as no objections or other expressions of interest were received, the said lands shall be offered for sale to the abutting land owner.

3. THAT the Mayor and Clerk are hereby authorized to execute such deeds and other documents as may be necessary to effect the conveyance of the lane hereinbefore described and which has been closed and stopped up.

READ and enacted this 16th day of July, 2019.

_____
Margaret Quirk, Mayor

_____
Rachel Dillabough, Acting Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW N0. 2019-0065 (PWO-2)

BEING A BY-LAW TO DEDICATE CERTAIN LANDS AS PUBLIC HIGHWAY AND FORMING PART OF VARIOUS ROADS

WHEREAS it is deemed advisable to dedicate certain lands in table I as public highway;

NOW THEREFORE the Council of the Town of Georgina in the Regional Municipality of York hereby enacts as follows:

THOSE CERTAIN LANDS situate in the Town of Georgina, in the Regional Municipality of York (geographic Township of North Gwillimbury), described in Table 1 below are hereby designated as public highway and dedicated to form part of the particular highway which it adjoins.

TABLE 1 0.3 METRE (1') RESERVES TO BE DEDICATED		
Block 144	65M-4131 (mplan9)	Forming Part of Laurendale Avenue
Block 145	65M-4131 (mplan9)	Forming Part of Terrell Avenue
Block 146	65M-4131 (mplan9)	Forming Part of Kingknoll Crescent
Block 147	65M-4131 (mplan9)	Forming Part of Strathgreen Lane
Block 128	65M-4368 (mplan10)	Forming Part of Thornlodge Drive
Block 129	65M-4368 (mplan10)	Forming Part of Bud Leggett Crescent
Blocks 56, 57, 58 and 59	65M-4347 (mplan10)	Forming Part of Hickory Ridge Street
Block 124	65M-4009	Forming Part of Thornlodge Drive
Block 126	65M-4009	Forming Part of Thornlodge Drive
Block 124	65M-3797	Forming Part of Sedgemore Drive
Block 126	65M-3797	Forming Part of Sedgemore Drive
Block 128	65M-3797	Forming Part of Sedgemore Drive
Block 130	65M-3797	Forming Part of Sedgemore Drive
Block 132	65M-3797	Forming Part of Sedgemore Drive
Block 134	65M-3797	Forming Part of Sedgemore Drive
Block 136	65M-3797	Forming Part of Sedgemore Drive
Block 138	65M-3797	Forming Part of Sedgemore Drive
Block 140	65M-3797	Forming Part of Sedgemore Drive
Block 55	65M-2480	Forming Part of Annamaria Drive
Pin 03533-0104	Plan 321	Forming Part of Centre Road
Pin 03533-0105	Plan 321	Forming Part of Isle Vista Drive (Brooke Drive)

READ and enacted this 16th day of July, 2019.

Margaret Quirk, Mayor

Rachel Dillabough, Acting Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2019-0066 (CON-1)

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT BETWEEN THE TOWN OF GEORGINA AND YORK REGIONAL POLICE FOR THE USE OF THE PROPERTY AT 8376 SMITH BOULEVARD FOR YORK REGIONAL POLICE EMERGENCY UNIT TRAINING PURPOSES AND ACTIVIES

WHEREAS Council deems it advisable to enter into a premise/property use agreement between the Corporation of the Town of Georgina and York Regional Police for the use of the property at 8376 Smith Boulevard for York Regional Police Emergency Unit training purposes and activities;

BE IT THEREFORE ENACTED BY THE COUNCIL OF THE TOWN OF GEORGINA:

THAT the Mayor and Clerk are hereby authorized to enter into a Premises/Property Use Agreement between the Corporation of the Town of Georgina and York Regional Police for the use of the property at 8376 Smith Boulevard for a period of five (5) years unless revoked by the Town of Georgina or by York Regional Police.

READ and enacted this 16th day of July, 2019.

_____
Margaret Quirk, Mayor

_____
Rachel Dillabough, Acting Town Clerk

CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2019-0067 (COU-2)

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING HELD ON THE 16th DAY OF JULY, 2019

WHEREAS under subsection 5(3) of the *Municipal Act, S.O. 2001,* c. 25, as amended, the powers of a council of a municipal corporation shall be exercised by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Georgina at its meeting held on the 16th day of July, 2019, be confirmed and adopted by by-law.

NOW THEREFORE, the Council of the Town of Georgina, in the Regional Municipality of York, hereby enacts as follows:

1. The proceedings and actions of Council as contained in the Reports and Additional Business referred to in Schedule 'A' at the end of this by-law are adopted and confirmed as if each proceeding and action were expressly adopted and confirmed by by-law. As if all such proceedings were expressly embodied in this by-law.

2. Subject to Section 3, the Mayor, any other appropriate member of Council and the proper Town officials be authorized and directed to undertake all actions necessary to give effect to the proceedings and directions of Council referred to in section 1.

3. Where a proceeding or action requires an additional approval to that of Council before a particular action can be done in order to give full effect to it, the Mayor, any other appropriate member of Council and the proper Town officials before taking the particular action under the authorization of section 2, shall seek and obtain the necessary additional approval and are authorized to do so.

4. A document required to be signed on behalf of the Town shall be signed by the Mayor or Deputy Mayor, Town Clerk or Deputy Clerk.

5. A Member of Council, whose name is set out in Column 1 of Schedule 'B', Conflict of Interest, at the end of this by-law, has declared an interest with respect to any item in Column 2 set out opposite the member's name, and the Member has declared an interest in this confirmatory by-law as it relates to the confirmation of the proceedings and actions on the item.

6. This by-law shall be signed by the Mayor and Clerk, affixed with the seal of the Corporation and engrossed in the By-law book.

READ and enacted this 16th day of July, 2019.

_____
Margaret Quirk, Mayor

_____
Rachel Dillabough, Acting Town Clerk

Schedule 'A' to By-law No. 2019-0067 (COU-2)

MINUTES

Council Meeting of July 16th, 2019

Schedule 'B' to By-law No. 2019-0067 (COU-2)

CONFLICTS OF INTEREST

Column 1	Column 2
n/a	n/a