



GEORGINA

**THE CORPORATION OF THE
TOWN OF GEORGINA
Council Agenda**

Wednesday, April 24, 2024
9:00 AM

Pages

1. CALL TO ORDER- MOMENT OF MEDITATION

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

2. ROLL CALL

3. COMMUNITY ANNOUNCEMENTS

4. INTRODUCTION OF ADDENDUM ITEM(S)

5. APPROVAL OF AGENDA

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

7. ADOPTION OF MINUTES

1. Council Minutes of February 14, 2024

5

2. Council Minutes of March 27, 2024

13

8. SPEAKERS AND DELEGATIONS

1. Speaker; Darren Gahan regarding safety concerns with traffic bollards on roadways

9. PETITIONS

10. 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
3. Other Public Meetings

11. REPORTS

1. Adoption Of Reports Not Requiring Separate Discussion

- a. Earthworks Agreement - Greystone/Middleburg, Draft Plan of Subdivision 19T-14G01 21

Part Lot 15, Concession 3 (NG), and part of road allowance between Concession 2 and 3, being Part 1 on Plan 65R-30415

s/s Old Homestead Road, west of The Queensway North, Keswick

Report No. DS-2024-0017

Recommendation(s):

1. That Council receive Report No. DS-2024-0017, prepared by the Development Engineering Division, Development Services Department dated April 24, 2024, respecting the execution of a proposed Earthworks Agreement for the Greystone/Middleburg Subdivision;
2. That Council authorize the Mayor and Clerk to execute an Earthworks Agreement between Greystone (Homestead) Limited and Middleburg Developments Inc., as Owners, and the Corporation of the Town of Georgina, relating to Draft Plan of Subdivision 19T-14G01 referred to as the Greystone/Middleburg Subdivision; and,
3. That Council authorize staff to make minor revisions to the draft Earthworks Agreement, included as Attachment 3 to Report No. DS-2024-0017.

- b. Stormwater Rate Study 54

Report No. DCAO-2024-0005

Recommendation(s):

1. That Council receive Report No. DCAO-2024-0005 prepared by the Financial Strategy and Planning Division, Office of the Deputy CAO dated April 24, 2024, respecting the Stormwater Rate Study;
2. That Council approve the General Revenue approach as the preferred approach to fund the Stormwater Management program;
3. That Council exempt all properties from the Stormwater fee structure that are currently exempt from taxation;

- 4. That Council exempt the Farms and Managed Forest from the Stormwater fee structure;
 - 5. That Council direct staff to implement a stormwater rate as described herein and bring forward the necessary bylaws annually to implement collection.
- c. Georgina Equity and Diversity Advisory Committee 100
 Appointments to Fill Vacancies for the 2022-2026 Term of Office

Report No. LS-2024-0011

Recommendation(s):

- 1. That Report No. LS-2024-0011 prepared by the Clerk's Division, Legislative Services, dated April 24, 2024, respecting appointments to the Georgina Equity and Diversity Advisory Committee, be received.
- 2. That Council review the attachment (Confidential Attachment No.1) detailing the applications received for the following Committee:
 - a. Georgina Equity and Diversity Advisory Committee
- 3. That Confidential Attachment No. 1 be discussed in Closed Session, as it contains personal information.
- 4. That Council direct the Clerk's Division to prepare the necessary bylaw to give effect to the appointments.
- 5. That the appointment of the selected applicants by Council come into effect upon the passing of the appointment bylaw and acceptance of the appointment by the Committee Designates.

2. Reports Requiring Separate Discussion

12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS

1. Dispositions/Proclamations

- a. Jacob Gal, York PRIDE, requesting the Pride flag be raised at the Civic Centre during the month of June 103
- b. Georgina Equity and Diversity Advisory Committee requesting the use of budget funds to sponsor three lunch events with the Good Food Collective 104

2. General Information Items

- a. Information Items 105
- b. Briefing Notes

	a.	Good Food Collective - Use of hours/space at The Link	107
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13.		MOTIONS/ NOTICES OF MOTION	
14.		REGIONAL BUSINESS	
15.		OTHER BUSINESS	
16.		BYLAWS	
	1.	Bylaw Number 2024-0030 (PWO-3) to set stormwater utility rates for the year 2024	115
17.		CLOSED SESSION	
	1.	Motion to move into Closed Session of Council	
	a.	PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, Section 239(2)(b), MA; Volunteer Award of Merit Nominees <i>(Advisement: referred from April 10th Closed Session)</i>	
	b.	PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, Section 239(2)(b) <ul style="list-style-type: none"> • Confidential Attachment to Report No. LS-2024-0011, Georgina Equity and Diversity Advisory Committee Appointments to Fill Vacancies for the 2022-2026 Term of Office <i>(Advisement: Refer to Report No. LS-2024-0011, Item No. 11.1.c on the open agenda)</i>	
	2.	Motion to reconvene into Open Session of Council and report on matters discussed in Closed Session	
18.		CONFIRMING BYLAW	
	1.	Bylaw Number 2023-0031 (COU-2) confirming proceedings of Council on April 24, 2024	118
19.		MOTION TO ADJOURN	



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

Date: Wednesday, February 14, 2024
Time: 7:00 PM

Members of Council
Present:

Mayor Margaret Quirk
Regional Councillor Davison
Councillor Biggerstaff
Councillor Fellini
Councillor Neeson
Councillor Genge
Councillor Dale

Staff Present:

Ryan Cronsberry, CAO
Denis Beaulieu, Director of Development Services
Rob Wheeler, Deputy CAO/Treasurer
Mamata Baykar, Deputy Clerk
Carolyn Lance, Council Services Coordinator
Cheyenne McAnuff, Records and Information Coordinator
Alan Drozd, Manager of Planning Policy
Anne Winstanley, Supervisor, Communications
Brittany Dobrindt, Planner I
Michael Iampietro, Manager, Development Engineering

1. CALL TO ORDER- MOMENT OF MEDITATION

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

- Council remembered former Chief Bill O'Neill who passed away this morning. Chief O'Neill served the community with pride and dedication for more than 32 years. Condolences are extended to his family and friends.

2. ROLL CALL

As noted above

3. COMMUNITY ANNOUNCEMENTS

- Monday, February 19, Pefferlaw Lions Club Family Fun Day, 10:30am, food and activities indoor and outdoor
- Announcement made this week by MPP Caroline Mulroney that the Provincial Government will be investing \$1.4 Million in Primary Care Teams in Georgina; includes funding for mobile van to assist those experiencing homelessness and to provide transportation to access the primary care location, a new location to bring together health care providers under one roof and to serve over 2,730 patients in Keswick and the surrounding area, expressed appreciation to MPP Mulroney and Northern York South Simcoe Ontario Health Team, collaborative effort

4. INTRODUCTION OF ADDENDUM ITEM(S)

- Item 10.1.a, additional correspondence from Lake Simcoe Region Conservation Authority Planning Review comments
- Item 11.1.a, Report No. LS-2024-0007, appointment to Georgina Public Library Board to fill a vacancy
- Item 17.1.a, Closed Session, confidential attachment to Report LS-2024-0007
- Item 10.1.a, additional correspondence from Qiang and Elisa Dong

5. APPROVAL OF AGENDA**RESOLUTION NO. C-2024-0051**

Moved By Councillor Fellini

Seconded By Councillor Neeson

That the February 14, 2024 Council agenda, with the following addendum items, be adopted;

- Item 10.1.a, additional correspondence from Lake Simcoe Region Conservation Authority Planning Review comments
- Item 11.1.a, Report No. LS-2024-0007, appointment to Georgina Public Library Board to fill a vacancy
- Item 17.1.a, Closed Session, confidential attachment to Report LS-2024-0007
- Item 10.1.a, additional correspondence from Qiang and Elisa Dong

Carried

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF None

7. ADOPTION OF MINUTES None

8. SPEAKERS AND DELEGATIONS

9. PETITIONS None

10. PUBLIC MEETINGS

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

a. Application to Amend Zoning Bylaw No. 500 (7:10pm)

GREENGATE VILLAGE LIMITED

Dovedale Drive, Keswick

Part Lot 6, Concession 3, (NG), File 03.1182

Agent: Michael Smith Planning Consultants

Report No. DS-2024-0007

a. Additional correspondence; Lake Simcoe Region Conservation Authority Planning Review Comments

Alex Smith of Michael Smith Planning Consultants, Agent for the applicant, reviewed the application;

- to develop a 20-unit purpose-built rental townhouse development, south side of Dovedale Drive
- 25.59 metre frontage, 5.05 hectares in size, proposed development area covers 0.67 hectares of western portion of property, outside of natural heritage features and proposed vegetation protection zone
- blue heron colony located on eastern portion of woodland, proposed development located 120 metres from the limit of the colony, no impacts anticipated
- majority of subject land covered by significant woodlands, contains unevaluated wetlands
- rezone from Rural to Medium Density Urban Residential and Site Specific Open Space
- 3 townhouse blocks, 10 visitor parking spaces, privately fenced back yards to mitigate impacts to natural heritage features, 36 square metres of amenity area
- development to be set back a minimum of 6 metres from the watercourse to the west, encroachment into vegetation protection zones, compensation discussed in EIS

Brittany Dobrindt;

- proposal on a private road
- site specific regulations not required for residential portion as proposal will adhere to R3 zone requirements
- department and agency comments summarized
- issues requiring consideration include; ensure tenure remains as purposed built rental, adequacy of on-site amenity space, adequacy of access from site to trail network and Bayview Park, adequacy of proposed compensation program for loss of natural features, suitability of proposed zoning provisions including potential holding symbol in relation to final approval of the Keswick Secondary Plan, adequacy of road access to the site and servicing allocation assignment
- recommendations

Elisa Dong, 65 Tim Jacobs Dr, Keswick, adjacent to subject property, proposed site is on a wetland and woodland, building upon a wetland will lead to flooding, there is no way to adequately compensate for the loss of wetlands, recommends the developer reassess the situation and consider how they will impact neighbouring residents for flooding that will occur in future. A lot of ecological biodiversity in that area will be negatively affected including a rise in the mosquito population due to lack of predators to control them.

Mr. Dong, 65 Tim Jacobs, believes there has been too much construction in this already, another project will create more construction noise, and more construction will destroy the environment that includes hundreds of birds.

Alex Smith responded to comments made by the public;

- Lake Simcoe Region Conservation Authority has no concerns
- anticipates further clarification of stormwater management report through the site plan process
- construction prohibited during certain periods to ensure no negative affects on the blue heron colony; project located over 120 metres from the colony

Brittany Dobrindt;

- no development proposed on wetland portion
- exact number of trees to be removed to be determined through site plan process

Denis Beaulieu advised that allocation is set aside for purpose-built rentals, staff in the process to ensure that will remain the case

Council;

- ensure sufficient setbacks from wetland and woodland
- investigate potential flooding created by impacts to wetland, protect future homeowners via drainage, other measures
- include written agreement to ensure maintenance of trees
- management strategy to prevent encroachment into Open Space area
- connection of trail system to Tim Jacobs Drive
- management plan for purpose-built rental
- ensure buildings are insurable due to surrounding water
- upkeep of rain gardens by certified individual
- opportunity for platform against buffer zone to indicate protection of naturalized area
- ensure interested parties are aware of links to Keswick Secondary Plan
- bicycle racks

Brittany Dobrindt responded to comments made

Denis Beaulieu; expects appeal to Keswick Secondary Plan to have no material impact on timing of this project

RESOLUTION NO. C-2024-0052

Moved By Councillor Biggerstaff

Seconded By Regional Councillor Davison

1. That Council receive Report DS-2024-0007 prepared by the Development Planning Division, Development Services Department dated February 14, 2024 respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Greengate Village Limited for lands on the south side of Dovedale Drive, Keswick;
2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2024-0007, as well as any comments raised by the public and Council at the Public Meeting; and,
3. That Staff provide written notice of the next Council meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - a. Any person or public body that has requested to be notified of any future Council meeting(s); and,

- b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

Carried

13. **MOTIONS/ NOTICES OF MOTION** None
14. **REGIONAL BUSINESS** None
15. **OTHER BUSINESS** None
16. **BYLAWS** None
17. **CLOSED SESSION**

Moved By Councillor Biggerstaff
Seconded By Councillor Fellini

That Council convene into Closed Session at 8pm to discuss the following matter;

- a. PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, Section 23992)(b), MA; Confidential attachment to Report LS-2024-0007, Georgina Public Library Board Appointments to Fill a Vacancy for the 2022-2026 Term of Office

Carried

Moved By Councillor Neeson
Seconded By Councillor Biggerstaff

That the Council Meeting reconvene at 8:13pm and report on matters discussed in Closed Session.

Carried

RESOLUTION NO. C-2024-0053

Moved By Regional Councillor Davison
Seconded By Councillor Neeson

In regard to Closed Session Item 17.1.a under Section 239(2)(b) of the Municipal Act being personal matters about an identifiable individual including municipal or local board employees regarding confidential attachment to Report LS-2024-0007;

1. That Council receive the update and staff proceed accordingly and that the Mayor and Clerk be delegated the authority to execute the necessary bylaw.

Carried

12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS

2. General Information Items

a. Information Items

RESOLUTION NO. C-2024-0054

Moved By Councillor Biggerstaff

Seconded By Councillor Fellini

That the General information items for February 14, 2024, be received.

Carried**11. REPORTS**

1. Adoption Of Reports Not Requiring Separate Discussion

a. Georgina Public Library Board Appointment to Fill a Vacancy for the 2022-2026 Term of Office

Report No. LS-2024-0007

RESOLUTION NO. C-2024-0055

Moved By Regional Councillor Davison

Seconded By Councillor Neeson

1. That Report No. LS-2024-0007 prepared by the Clerk's Division, Legislative Services, dated February 14, 2024, respecting an appointment to the Georgina Public Library Board, be received.
2. That Council review the attachment (Confidential Attachment No.1) detailing the applications received for the following Board:
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3. That Confidential Attachment No. 1 be discussed in Closed Session, as it contains personal information.
4. That Council direct the Clerk's Division to prepare the necessary bylaw to give effect to the appointment.
5. That the appointment of the selected applicant by Council come into effect upon the passing of the appointment bylaw and acceptance of the appointment by the Board Designate.

Carried

18. CONFIRMING BYLAW

1. Bylaw Number 2024-0015 (COU-2) confirming proceedings of Council on February 14, 2024

Carried

19. MOTION TO ADJOURN

Moved By Councillor Dale

Seconded By Councillor Biggerstaff

That the meeting adjourn at 8:15pm

Carried

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk



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RESOLUTION NO. C-2024-0052

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Seconded By Regional Councillor Davison

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- b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

Carried

13. **MOTIONS/ NOTICES OF MOTION** None
14. **REGIONAL BUSINESS** None
15. **OTHER BUSINESS** None
16. **BYLAWS** None
17. **CLOSED SESSION**

Moved By Councillor Biggerstaff
Seconded By Councillor Fellini

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Carried

Moved By Councillor Neeson
Seconded By Councillor Biggerstaff

That the Council Meeting reconvene at 8:13pm and report on matters discussed in Closed Session.

Carried

RESOLUTION NO. C-2024-0053

Moved By Regional Councillor Davison
Seconded By Councillor Neeson

In regard to Closed Session Item 17.1.a under Section 239(2)(b) of the Municipal Act being personal matters about an identifiable individual including municipal or local board employees regarding confidential attachment to Report LS-2024-0007;

1. That Council receive the update and staff proceed accordingly and that the Mayor and Clerk be delegated the authority to execute the necessary bylaw.

Carried

12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS

2. General Information Items

a. Information Items

RESOLUTION NO. C-2024-0054

Moved By Councillor Biggerstaff

Seconded By Councillor Fellini

That the General information items for February 14, 2024, be received.

Carried**11. REPORTS**

1. Adoption Of Reports Not Requiring Separate Discussion

a. Georgina Public Library Board Appointment to Fill a Vacancy for the 2022-2026 Term of Office

Report No. LS-2024-0007

RESOLUTION NO. C-2024-0055

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Seconded By Councillor Neeson

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2. That Council review the attachment (Confidential Attachment No.1) detailing the applications received for the following Board:
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4. That Council direct the Clerk's Division to prepare the necessary bylaw to give effect to the appointment.
5. That the appointment of the selected applicant by Council come into effect upon the passing of the appointment bylaw and acceptance of the appointment by the Board Designate.

Carried

18. CONFIRMING BYLAW

1. Bylaw Number 2024-0015 (COU-2) confirming proceedings of Council on February 14, 2024

Carried

19. MOTION TO ADJOURN

Moved By Councillor Dale

Seconded By Councillor Biggerstaff

That the meeting adjourn at 8:15pm

Carried

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0017

**FOR THE CONSIDERATION OF
THE COUNCIL
April 24, 2024**

**SUBJECT: EARTHWORKS AGREEMENT - GREYSTONE/MIDDLEBURG
DRAFT PLAN OF SUBDIVISION 19T-14G01
PART OF LOT 15, CONCESSION 3 (NG), AND PART OF ROAD
ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, BEING PART 1,
PLAN 65R-30415
SOUTH SIDE OF OLD HOMESTEAD ROAD, WEST OF THE
QUEENSWAY NORTH, KESWICK**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DS-2024-0017, prepared by the Development Engineering Division, Development Services Department dated April 24, 2024, respecting the execution of a proposed Earthworks Agreement for the Greystone/Middleburg Subdivision;**
- 2. That Council authorize the Mayor and Clerk to execute an Earthworks Agreement between Greystone (Homestead) Limited and Middleburg Developments Inc., as Owners, and the Corporation of the Town of Georgina, relating to Draft Plan of Subdivision 19T-14G01 referred to as the Greystone/Middleburg Subdivision; and,**
- 3. That Council authorize staff to make minor revisions to the draft Earthworks Agreement, included as Attachment 3 to Report No. DS-2024-0017.**

2. PURPOSE:

The purpose of this report is to bring forward a draft Earthworks Agreement related to draft approved Plan of Subdivision 19T-14G01. A key plan map is included for reference as Attachment 1.

3. BACKGROUND:

On April 24, 2018, the Local Planning Appeal Tribunal (LPAT) issued an Order approving Draft Plan of Subdivision 19T-14G01 on lands comprising Part of Lot 15, Concession 3 (NG), and Part of Former Road Allowance between Concessions 2 and 3 (NG), and located on the south side of Old Homestead Road, west of The Queensway North. A copy of the Draft Plan is provided as Attachment 2. The subdivision is currently

proposed to be registered and developed in two phases and is comprised of 187 lots for single detached residential purposes, in addition to blocks for park, stormwater management, environmental/buffer, access, road widening and land dedication purposes.

On March 24, 2021, Council received Report No. [DS-2021-0025](#) and approved a request for an extension of Draft Plan Approval and modifications to the Conditions of Draft Approval for Draft Plan of Subdivision 19T-14G01. An interim 6-month extension to May 24, 2024, was subsequently granted under staff's delegated authority to prevent the Draft Plan from lapsing while detailed design is being advanced, and earthworks are proposed to commence.

The Town enters into Earthworks Agreements to allow for earthworks in advance of the installation of municipal services (i.e., watermains, storm sewers and sanitary sewers). This is a standard form of Agreement containing the normal construction clauses, security requirements together with indemnification and liability insurance clauses. In this case, the Agreement will pertain to completion of sediment and erosion control measures, construction access, topsoil stripping, and rough grading of the site including roads, lots, and park areas. The Owners' representatives will subsequently be required to request authorization to enter into a further Pre-servicing Agreement respecting the installation of municipal services.

4. ANALYSIS:

The Owners' representatives have been working with Town staff and external agencies to address comments and concerns related to the detailed design of the Draft Plan of Subdivision. The Owners' representatives have advised Town staff that they want to advance works with the common goal of delivering new housing.

The Earthworks Agreement is to be executed by the Owner(s) prior to execution of same by the Town. The Owner(s), their agent or solicitor will provide the necessary schedules for this Agreement to the Town's satisfaction. The execution of an Earthworks Agreement is in accordance with the standard development practices of the Town and supports new development in a timely fashion and orderly manner. The proposed earthworks on the Greystone/Middleburg lands shall be supported and guided by approved drawings including but not limited to, grading, site stockpiling and erosion and sediment control implementation. Approximately 3,100 cubic metres of excess soil shall be removed from this site in accordance with the proposed earthworks drawings included for reference in Attachment 4.

5. RELATIONSHIP TO STRATEGIC PLAN:

Ensuring Balanced Growth - Execution of this proposed Earthworks Agreement will

promote and ensure responsible growth and support the delivery of housing.

6. FINANCIAL AND BUDGETARY IMPACT:

At this time, there is no financial impact from the proposed works. It is noted that the development of any subdivision has the financial impact expected of additional municipal infrastructure to be operated, maintained, and incorporated into the Town's Asset Management Plan. Initially, these are the responsibility of the developer, but ultimately become the responsibility of the Town. It is expected that this maintenance cost will be captured in future budget requirements. The new development also generates revenue through the development review and building permit processes, as well as adding to the municipal tax base.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Public consultation is not required respecting the proposed Earthworks Agreement.

8. CONCLUSION:

It is respectfully submitted that it is appropriate to enter into an Earthworks Agreement with the proponent and that Council authorize the Mayor and Clerk to execute the agreement on behalf of the Town with Greystone (Homestead) Limited and Middleburg Developments Inc. respecting the proposed earthworks within the Draft Plan of Subdivision 19T-14G01 lands.

APPROVALS

Prepared By:	Saleem Sial, P.Eng. Senior Development Engineering Technologist
Reviewed By:	Ben Pressman, P.Eng. Supervisor of Development Engineering
Reviewed By:	Mike Iampietro, P.Eng. Manager of Development Engineering
Recommended By:	Denis Beaulieu, MCIP, RPP Director of Development Services
Approved By:	Ryan Cronsberry Chief Administrative Officer

Attachments:

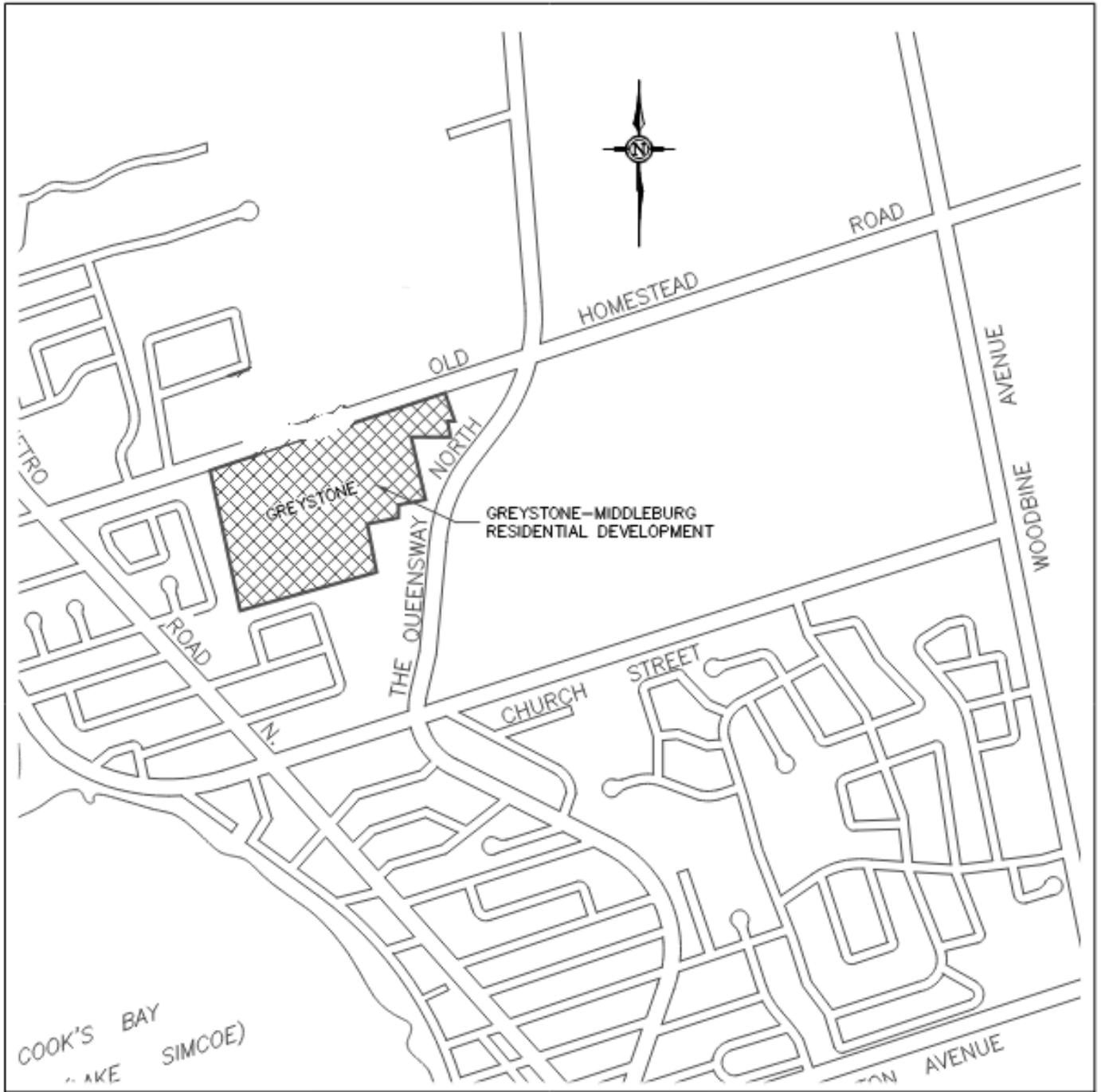
Attachment 1 – General Location

Attachment 2 – Draft Approved Plan of Subdivision

Attachment 3 – Draft Earthworks Agreement

Attachment 4 – Proposed Earthworks Drawings

Attachment 1 – General Location



Report No. DS-2024-0017
Attachment 1
Page 1 of 1

Attachment 3 – Earthworks Agreement

THE CORPORATION OF THE TOWN OF GEORGINA

GREYSTONE MIDDLEBURG

**PLAN OF SUBDIVISION 19T-14G01
PART OF LOT 15, CONCESSION 3 (NG) AND PART OF
ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3,
BEING PART 1, PLAN 65R-30415, TOWN OF GEORGINA**

EARTHWORKS AGREEMENT

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PART XIII GOVERNING LAW

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- 14.1 Schedule "A" - Description of the Lands Subject to this Agreement
- 14.2 Schedule "B" - Solicitor's Certificate of Ownership
- 14.3 Schedule "C" - Draft Approved Plan of Subdivision
- 14.4 Schedule "D" - The Earthworks Works to be Constructed by the Owner
- 14.5 Schedule "E" - Summary of Payments and Securities
- 14.6 Schedule "F" - Approved Earthworks Drawings
- 14.7 Schedule "G" - Well Monitoring Program
- 14.8 Schedule "H" - Construction Management Plan - Earthworks

THIS AGREEMENT made in duplicate, this xxth day of April, 2024.

B E T W E E N:

**GREYSTONE (HOMESTEAD) LIMITED AND
MIDDLEBURG DEVELOPMENTS INC.**

companies duly incorporated under the laws of the Province of Ontario,
hereinafter collectively called the "OWNER"
OF THE FIRST PART:

and --

THE CORPORATION OF THE TOWN OF GEORGINA,

hereinafter called the "TOWN"
OF THE SECOND PART:

WHEREAS the Owner has represented to the Town that it is the owner of certain lands as described in Schedule "A" hereto (the "Lands"), and received draft plan approval in April 2018 for draft plan of subdivision 19T-14G01, as shown in Schedule "C" hereto;

AND WHEREAS the Owner has not yet satisfied the conditions of draft plan approval and the plan of subdivision has not yet been registered;

AND WHEREAS the Owner proposes to undertake earthworks in support of future municipal services within the Lands prior to the registration of the plan of subdivision;

AND WHEREAS the Town agrees to permit said earthworks provided that the Owner enters into this Agreement, which sets out the terms and conditions of the Town's permission to construct the said earthworks:

NOW THEREFORE this agreement witnesseth that in consideration of the Town permitting earthworks on the lands prior to registration of the plan of subdivision, the covenants hereinafter expressed and other good and valuable consideration, the parties hereto covenant and agree, one with the other, as follows:

PART I DEFINITIONS AND SCOPE OF AGREEMENT:

1.1 Definitions

In this Agreement:

- a) **"Agreement"** means the within Earthworks Agreement and the schedules attached hereto;
- b) **"Director"** means the Director of Development Services of the Town of Georgina or persons so designated to act on his behalf;
- c) **"Engineer"** means a Professional Engineer retained by the Owner in accordance with Part II hereof;
- d) **"Lands"** means the lands and premises described in Schedule "A";
- e) **"Works"** means those certain works on the Lands described in Schedule "D".

1.2 Lands Affected

This Agreement applies to the Lands. The Owner's solicitor named in the Certificates attached hereto as Schedule "B" confirms the registered ownership of the Lands.

1.3 Scope of Agreement

The Owner agrees to construct and complete the Works at its expense and in a good and workmanlike manner. The Works shall be constructed in accordance with accepted engineering drawings to the satisfaction of the Director and the Owner shall complete, perform and/or make payment for such other matters as may be provided for herein.

1.4 Earthworks

For the purposes of this Agreement, "Earthworks" means the clearing and grubbing, tree cutting and removal; soil loading, movement, cut, fill, placement; erosion and sediment control facilities and appurtenances, road construction, grading and temporary stormwater management (the "Earthworks") to be completed prior to registration of the plan of subdivision and execution of a Subdivision and/or Pre-Servicing Agreement.

1.5 Requirement to Enter into Development Agreement

This Agreement does not relieve the Owner from the requirement to enter into a Subdivision Agreement or any other relevant agreement with the Town prior to registration of the plan of subdivision.

1.6 Duties and Obligations

This Agreement shall define the obligations and duties of the Owner with respect to completing Earthworks on the Lands and without limiting the generality of the foregoing, shall include the installation, construction, repair and maintenance of the Works to be provided, the nature and specifications thereof, payments required to be made to the Town, and such other matters as are more specifically set out herein.

PART II ENGINEER

The Owner agrees to retain a Professional Engineer to carry out all necessary work to supervise the design, layout, inspection and maintenance required for the construction of the Works herein referred to and to remedy any defects as required. Such Engineer, or a successor thereto, shall continue to be retained until the Works provided for in this Agreement are completed and formally accepted by the Town.

PART III FINANCIAL PAYMENTS AND SECURITY

3.1 Payments to the Town

The Owner covenants and agrees to pay to the Town the amounts set out in Schedule "E" hereto. The Owner further acknowledges the Town's right and requirement to assess levies on all lots and blocks within the plan of subdivision.

The Owner agrees that in the event the payments received by the Town pursuant to Schedule "E" are not required or likely to be required, wholly or in part, by reason of the Owner undertaking the development of the plan of subdivision, such proceeds may then be expended for such other general or specific purposes as the Town shall, at its absolute discretion, determine.

3.2 Tax Arrears

The Owner covenants and agrees to pay all arrears of taxes outstanding against the Lands, prior to the execution of this Agreement by the Town.

3.3 Designated Charges and Imposed Rates

The Owner agrees to commute and pay forthwith, prior to the execution of this Agreement by the Town, designated charges and imposed rates now or to be assessed and levied upon the Lands, including but not limited to levies under the *Ontario Water Resources Act*, the *Public Utilities Act*, the *Municipal Drainage Act* and the *Municipal Act, 2001*.

3.4 Lawful Levies and Rates

The Owner further undertakes and agrees to pay all taxes levied, or to be levied, on the Lands on the basis and in accordance with the assessment and collector's roll entries until such time as the Lands being subdivided have been assessed and entered on the collector's roll according to the registered plan of subdivision.

Notwithstanding the Works to be constructed and installed by the Owner, the services to be performed and the payments to be made pursuant to this Agreement, the Lands in the plan of subdivision shall remain liable in common with all other assessable property in the Town to all lawful rates and levies of the Town.

Interest shall be payable by the Owner to the Town on all sums of money payable under this Agreement which are not paid within thirty (30) days from the due date, or within such other period(s) as may be specifically provided for herein. The rate of interest payable shall be fifteen percent (15%) per annum.

3.5 Development Charges

The Owner acknowledges that a Development Charge shall be payable on each lot and/or block within the plan of subdivision, prior to the issuance of a building permit for said lot and/or block. The Development Charge shall be calculated at the time of payment in accordance with all applicable by-laws passed pursuant to the *Development Charges Act*, 1997, and any amendments thereto.

3.6 Securities for Internal Works and Road Fouling Deposit

Prior to execution of this Agreement, the Owner agrees to make a cash deposit or provide a Letter of Credit in the amount of one hundred thousand dollars (\$100,000.00) to the Town, which may be used by the Town to clean any streets leading to or within the subdivision which have been fouled, or to repair any damage to any streets and appurtenances thereon or leading thereto which has been caused by the operations of the Owner, its contractors, agents or workers. This will also include overall site maintenance and site stabilization.

3.7 Release of Securities

All securities provided pursuant to Clause 3.6 of this Agreement shall only be released at the Owner's request subsequent to the execution of the future Subdivision and/or Pre-Servicing Agreement(s) and to the satisfaction of the security requirements of those agreements.

3.8 Peer Review Fees

In the event that the Town requires the services of its Peer Review Consultants respecting the Works contemplated herein, the Owner covenants and agrees to pay all requisite invoices within fifteen (15) days of submission by the Town to the Owner of any such invoices.

3.9 Security Maintenance

The Owner agrees that in the event that the Town draws upon any security pursuant to this Agreement, the Owner shall re-establish the total aggregate amount within ten (10) days of the date of such draw, or this Agreement shall be considered to be in default.

PART IV LIABILITY INSURANCE AND INDEMNITY

4.1 Liability Insurance

Prior to the execution of this Agreement by the Town, the Owner covenants and agrees to supply to the Town the following:

- a) General Liability Insurance in the amount of Five Million Dollars (\$5,000,000.00) in

a form satisfactory to the Town Solicitor, including but not limited to bodily injury including death, personal injury, property damage including loss of use thereof, non-owned automobile, which shall contain a cross liability/severability of interest clause. The Town shall be named as an additional insured.

- b) The policies shall be endorsed to provide the Town with not less than thirty (30) days' written notice of cancellation.
- c) In the event that the Owner fails to maintain insurance as required the Town shall have the right to issue a Stop Work Order.
- d) Evidence of insurance must be satisfactory to the Town and shall be provided prior to the signing of the Agreement and shall remain in effect until final acceptance of the Earthworks as provided for in this Agreement.
- e) As determined by the Town, the Owner may be required to provide and maintain additional insurance coverage(s) related to this Agreement.

4.2 Indemnification

The Owner shall indemnify and save harmless the Town and its officers, employees, agents and elected and appointed officials from and against all claims, demands, losses, damages, costs (including reasonable legal costs), actions and other proceedings made, sustained, brought, prosecuted, or threatened to be brought or prosecuted in any manner based upon, occasioned by or attributable to the injury to or death of a person or damage to or loss of property, infringement of rights or any other loss or damages whatsoever arising in relation to the development of the subdivision, including, without limitation, the construction and/or maintenance of all or any of the Works or the lack of maintenance of such Works by the Owner in accordance with this Agreement, from the date of commencement of any Works until final acceptance thereof by the Town.

PART V CONSTRUCTION OF PUBLIC WORKS

5.1 Design and Specifications

Notwithstanding any reviews, approvals, criticisms or modifications given by the Town or its consultants, neither the Town, the Director nor the Town's Consulting Engineer shall in any way be responsible for the design drawings or the plans and specifications related to these Works, and the Owner shall bear sole responsibility for the soundness of the engineering design and for ensuring that the Works required herein will function as intended and contemplated.

5.2 Earthworks Regulations

The Owner covenants and agrees that any fill material to be imported to the Lands for the purpose of engineered fill will comply with the testing regulations established under Part 4, Item 4.1.h. of the Town's Site Alteration By-law 2022-0038 (REG-1), as may be amended. The Owner further covenants and agrees to obtain full approval from the Town and any other applicable Agencies prior to any fill importation.

5.3 Access to the Development

The Owner covenants and agrees that access to the Lands during the period of construction is restricted such that access shall be by way of entrances from Old Homestead Road, as approved by the Director for each respective phase.

5.4 Commencement of Construction

The Owner covenants and agrees to give to the Town seven (7) days' notice in writing of the date upon which construction of any Works shall commence.

5.5 Inspections by Director of Development Services

The Owner acknowledges that the Director may inspect the construction of

Works under any contract, but such inspection shall in no way relieve the Owner from its responsibility to inspect the said Works itself. If, at any time, the construction of any of the Works is not, in the opinion of the Director, being carried out in accordance with good engineering practice, the Director may issue instructions to the Owner and/or to the Engineer to take such steps as the Director deems necessary to procure compliance with the provisions of this Agreement. Such instructions may be written or may be verbal, in which case the Director shall confirm them in writing within forty-eight (48) hours. In the event that neither the Owner nor the Engineer is present at the site of the Works to receive such verbal instruction, the Director may require the contractor or contractors or workmen to cease work forthwith and is hereby authorized to order such work to cease.

5.6 Incomplete or Faulty Work

In the event that the Director deems that the Earthworks being carried out are not in accordance with the reviewed plans, specifications or timelines as per Schedules "D", "F", and "G", he may order the contractor to stop further work and the Town may draw upon the securities posted pursuant to Section 3 of this Agreement and secure the site if required for purposes of public safety using proceeds received from such security, provided the Director gives seven (7) days' notice in writing requiring the Owner to comply with the reviewed plans and specifications or to proceed with completion of the Works.

5.7 Acceptance of the Works

Acceptance of the Works is subject to the provisions set forth in this Agreement and any applicable future Subdivision or Pre-Servicing Agreement

5.8 Maintenance and Repair of Public Works

The Owner covenants and agrees to maintain all of the Works and services provided for in this Agreement free from defects and to repair and rectify any defect which may occur when required by the Director. Satisfactory completion of the maintenance period shall be in accordance with the provisions of the future Subdivision Agreement.

5.9 Approval to Conduct Earthworks

The Owner acknowledges and agrees that the Town's approval to conduct Earthworks on the Lands is granted to accommodate and assist the Owner. Approval to conduct Earthworks shall not be construed as final approval of the plan of subdivision, and the Owner assumes all risk arising from construction of the Earthworks without final approval of the plan of subdivision.

5.10 Working Hours

Working hours are to be between 7:00 AM and 7:00 PM Monday to Saturday, and all operations shall comply with the Town's Noise By-law 2003-0075 (PWE-1), as amended.

PART VI FOULING OF ROADWAYS

The Owner covenants and agrees not to foul the public highways leading to the Lands and further agrees to provide the necessary persons and equipment to be available on twenty-four (24) hours' notice at all times to keep the public highways leading to the Lands clean, and if, in the opinion of the Director, such highways do not meet with these requirements, then the necessary work to bring them into compliance herewith shall, at the Town's option, be carried out by the Town at the Owner's expense.

PART VII CONSTRUCTION ACT

Upon receiving notice or upon any liens being filed pursuant to the *Construction Act* which may affect any portion of the Lands in which the Town may have an interest, the Owner shall be deemed to be in default of this Agreement. Upon discovering such default, the Town may forthwith give the Owner notice in writing of the said lien or claim and the Owner shall be allowed to cure or remedy such default by discharging or vacating the said lien to the satisfaction of the Town within ten (10) days of such notice.

If such default is not remedied or cured as above, the Town may, notwithstanding any other remedies it may have, draw upon any Letter of Credit or other security which may be held pursuant to this Agreement to secure its interests, and may pay into Court any amount provided for in the *Construction Act* as may be necessary therefor.

The Owner shall provide a statutory declaration that it has paid all contractors, sub-contractors and consultants associated with the construction of the Works and complied fully with the provisions of the *Construction Act*.

PART VIII FIRE PROTECTION REQUIREMENTS

8.1 Emergency Access to the Lands

The Owner covenants and agrees to provide emergency access to the Lands in such locations as may be required by the Town's Fire Chief.

8.2 Open Burning of Materials

The Owner covenants and agrees to comply with the Town's by-law(s) regulating the open burning of materials and to obtain the necessary permits from the Town's Fire Department in accordance with By-law 2016-0019 (REG-1), as amended.

PART IX GENERAL PROVISIONS

9.1 Inspections by Town Staff

The Town, by its officers, staff, Peer Review consultants, servants and agents, may enter on the Lands and any building(s) erected thereon, to ensure the proper completion of the Works.

9.2 Qualitative/Quantitative Tests

The Director may require qualitative or quantitative tests made of all materials which have been or are proposed to be used in the construction of any Works or services required by this Agreement. All testing shall conform to the Ontario Provincial Standard Specifications and the Town's Development Design Criteria, as amended, and the costs of such tests shall be paid by the Owner within fourteen (14) days of any account therefor being rendered by the Town.

9.3 Approvals

The Owner agrees that no work shall be commenced without first obtaining the written approval of the Director and it is understood that any approval(s) given by the Director prior to the registration of the plan shall not be binding upon the Town nor on the Director and any works undertaken by the Owner prior to the registration of the plan shall be solely at its own risk.

The Owner covenants and agrees to obtain any and all necessary permits and/or approvals from the Town in undertaking any of the Works or related works, including but not limited to the removal or placement of topsoil from or on the Lands.

Any approval(s) given by the Town shall be subject to any and all approvals required by any other governmental authority.

9.4 Trees and Tree Compensation

The Owner has been granted a Site Alteration Permit for tree removal from the Lands. All works regarding tree removal and preservation are strictly coordinated within Site Alteration/ Tree Removal Permit 2024-001A and guided by the Tree Removal and Preservation Plan referred to therein.

9.5 Construction Management Plan

The Owner covenants and agrees to submit for the approval of the Director

and to carry out all matters identified in its Construction Management Plan, including but not limited to:

- Site access and site facilities;
- Site logistics;
- Noise and dust control;
- Erosion and Sediment Control;
- Operating hours;
- Complaint resolution;
- key contact information.

9.6 Well Monitoring Program

The Owner shall adhere to the Well Monitoring Program as per Schedule “G” hereto.

PART X ADMINISTRATION

10.1 The Owner consents to the registration by the Town of this Agreement upon the title to the Lands, at the sole discretion of the Town.

10.2 The Owner shall obtain and register a discharge, consent or postponement of any mortgage or other encumbrance on the Lands, at its expense, with the intent that any prior encumbrancer will postpone any right or interest which it may have in the Lands, so that this Agreement shall take effect as though executed and registered prior to the creation of the right or interest of such party. Any such discharge, consent or postponement shall be in form and substance satisfactory to the Town Solicitor, and shall be provided prior to the execution of this Agreement by the Town.

10.3 The Owner shall pay all of the Town’s costs with respect to the preparation, review, and registration of this Agreement and any other required documents, including but not limited to any applicable sub-search, execution search and registration fees.

10.4 It is declared and agreed that this Agreement, the covenants contained herein and the Schedules attached hereto shall enure to the benefit of the Town and shall be binding upon the respective successors and assigns of the Owner.

10.5 Notwithstanding anything herein contained, the Town shall not be obligated under this Agreement until the Owner has obtained all approvals required to be obtained from The Regional Municipal Municipality of York and the Lake Simcoe Region Conservation Authority, and nothing herein shall relieve the Owner from obtaining all approvals required by any governmental authority.

PART XI ADDRESS OF THE TOWN, OWNER AND ENGINEER

All notices, demands or requests provided for or permitted to be given pursuant to this Agreement shall be made in writing as follows:

11.1 Town

If made to the Town, addressed to:

The Corporation of the Town of Georgina
26557 Civic Centre Road
Keswick, Ontario L4P 3G1

Attention: Rachel Dillabough, Town Clerk
Phone: (905) 476-4301 / Fax: (905) 476-1475

11.2 Owners

If made to the Owner, addressed to:

Greystone (Homestead) Limited &
Middleburg Developments Inc.
23 Lesmill Rd., Suite 111, Toronto, ON M3B 3P6

Attention: David Brand
Phone: Tel: 416-291-1613 Fax: 416-291-1373

11.3

Engineer

If made to the Engineer, addressed to:

a.m. candaras associates consulting engineers
8551 Weston Road, Suite 203
Woodbridge, Ontario L4L 9R4
Attention: Don Roughley
Phone: (905) 850-8020 / Fax: (905) 850-8099

or to such other address as the Owner and/or Engineer has provided to the Director in writing. All notices, demands or requests shall be deemed to have been properly given if delivered personally or sent by prepaid mail. If notice is given by mail, the same shall be effective five (5) business days after being deposited with the postal office.

PART XII INTERPRETATION

12.1 This Agreement is to be read with all changes in gender or number as required by the context.

12.2 All obligations herein contained, although not expressed to be covenants, shall be deemed to be covenants.

12.3 The part numbers and headings, sub-headings and section, subsection, clause and paragraph numbers are inserted for convenience of reference only and shall not affect the construction or interpretation of this Agreement.

PART XIII GOVERNING LAW

This Agreement shall be interpreted under and is governed by the laws of the Province of Ontario.

PART XIV LIST OF SCHEDULES

The following schedules are attached hereto and form part of this Agreement.

- 14.1 Schedule "A"
Being a Description of the Lands Subject to this Agreement
- 14.2 Schedule "B"
Being the Solicitor's Certificate of Ownership
- 14.3 Schedule "C"
Being the Draft Approved Plan of Subdivision
- 14.4 Schedule "D"
Being the Earthworks to be constructed by the Owner
- 14.5 Schedule "E"
Being the Summary of Payments and Securities
- 14.6 Schedule "F"
Being the Approved Earthworks Drawings
- 14.7 Schedule "G"
Being the Approved Well Monitoring Study

- 14.8 Schedule "H"
Being the Construction Management Plan - Earthworks

IT IS HEREBY DECLARED that this Agreement and the covenants, provisos, conditions and schedules herein contained shall be binding upon and enure to the benefit of the parties hereto, their successors and assigns.

WITNESS the corporate seals of each of the parties hereto, attested to by the hands of their proper signing officers duly authorized in that behalf, as of the day first above written.

) **GREYSTONE (HOMESTEAD) LIMITED**

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)

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) _____
) Pasquale Caggianiello, President

) I have the authority to bind the corporation.

)

)

) **MIDDLEBURG DEVELOPMENTS INC.**

)

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) _____
) David Brand, President

) I have the authority to bind the corporation.

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)

) **THE CORPORATION OF THE
TOWN OF GEORGINA**

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) _____
) Margaret Quirk, Mayor

)

)

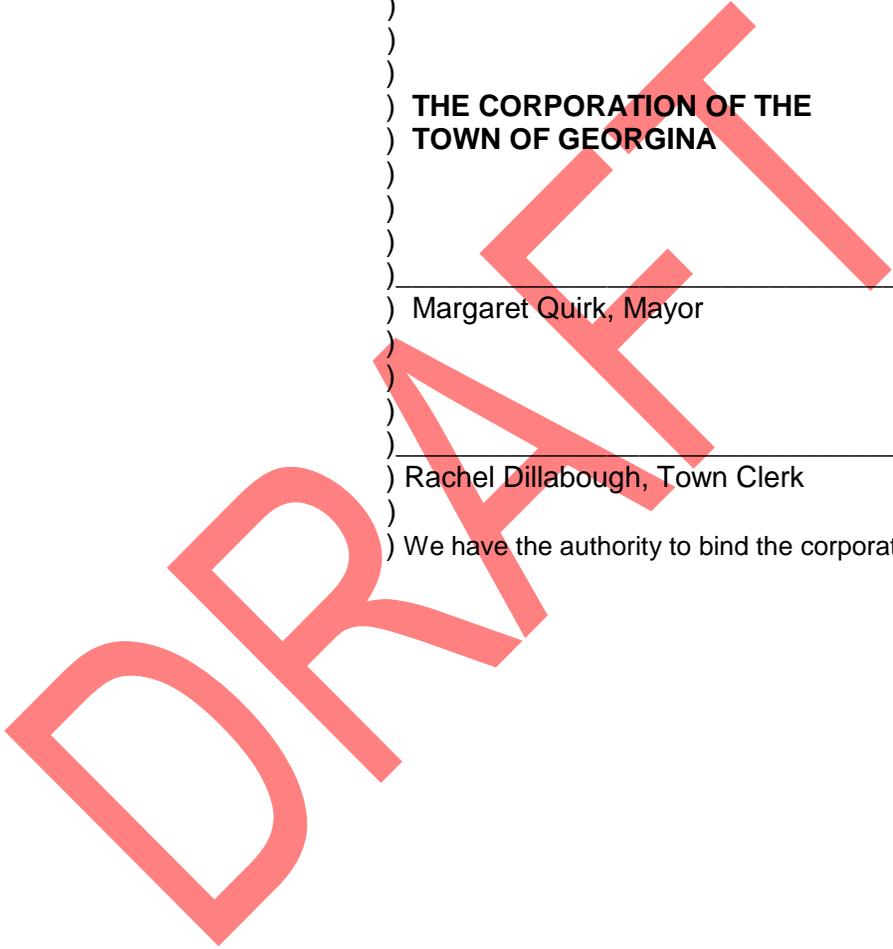
)

)

) _____
) Rachel Dillabough, Town Clerk

)

) We have the authority to bind the corporation.



SCHEDULE "A"

DESCRIPTION OF THE LANDS SUBJECT TO THIS AGREEMENT

THOSE CERTAIN LANDS situated in the Town of Georgina, in the Regional Municipality of York and being composed of the following:

Legal Description:

1. Part West Part of Lot 15, Concession 3, North Gwillimbury, Parts 1 and 2, Plan 65R38040; S/T Easement over Part 2, Plan 65R-38040 as in R579624, Town of Georgina
2. Part West Part of Lot 15, Concession 3, North Gwillimbury, Part 3, Plan 65R-39826; Town of Georgina
3. Part of Road Allowance Between Concessions 2 and 3, Parts 4 and 5, Plan 65R-38040 (Closed by By-Law R579622), Except Parts 1 to 10, Plan 65R-386 14, S/T easement over Part 4, Plan 65R- 38040 as in R579624; Town of Georgina
4. Part East Part of Lot 15 Concession 3, being Part 1, Plan 65R-30415 Town of Georgina

SOLICITOR'S CERTIFICATE OF OWNERSHIP



Ext. 202
Email: pettle@litowitz.com

July 25, 2022
File No. 930082.373

Soil Engineers Ltd.
90 West Beaver Creek Road
Unit 100
Richmond Hill, ON L4B 1E7

Attention: To whom it may concern

RE: GREYSTONE (HOMESTEAD) LIMITED
Record of Site Condition
Part of West Part Lot 15 Concession 3 and Part of Road Allowance Between
Concessions 2 and 3, being Parts 1, 2, 3, 4 and 5 Plan 65R-38040, Town of
Georgina

I am solicitor for Greystone (Homestead) Limited, the registered owner of the above noted lands. I have reviewed the Plan of Survey dated March 23, 2022, prepared by E.R. Garden Limited, Ontario Land Surveyor, File No. 22-7966 and confirm the following:

All of the above noted lands are owned by Greystone (Homestead) Limited, in Fee Simple. There is no beneficial owner for the lands.

The legal description, property identification numbers, municipal address and assessment roll numbers for the Property on the Record Site Condition and as shown on Plan of Survey prepared by E.R. Garden Limited dated March 23, 2022 is as follows:

1.	Property Identification Number:	03490-0467 (LT)
2.	Estate/Qualifier	Fee Simple Absolute
3.	Legal Description	Part West Part Lot 15, Concession 3, North Gwillimbury, Parts 1 and 2, Plan 65R38040; S/T Easement over Part 2, Plan 65R-38040 as in R579624, Town of Georgina

SOLICITOR'S CERTIFICATE OF OWNERSHIP

4.	Assessment Roll No.	1970 000 0961 4200.0000
5.	Address	no municipal address for the site

1.	Property Identification Number:	03490-0469 (LT)
2.	Estate/Qualifier	Fee Simple Absolute
3.	Legal Description	Part West Part Lot 15, Concession 3, North Gwillimbury, Part 3, Plan 65R-39826; Town of Georgina
4.	Assessment Roll No.	1970 000 0961 4200.0000
5.	Address	no municipal address for the site

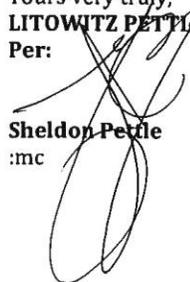
1.	Property Identification Number:	03490-0480 (LT)
2.	Estate/Qualifier	Fee Simple Absolute
3.	Legal Description	Part of Road Allowance Between Concessions 2 and 3, Parts 4 and 5, Plan 65R-38040 (Closed by By-Law R579622), Except Parts 1 to 10, Plan 65R-38614, S/T easement over Part 4, Plan 65R-38040 as in R579624; Town of Georgina
4.	Assessment Roll No.	
5.	Address	no municipal address for the site

SOLICITOR'S CERTIFICATE OF OWNERSHIP

I trust the foregoing is satisfactory, however, should you require any additional information, please do not hesitate to contact our office.

Yours very truly,
LITOWITZ PETTLE & SILVER LLP

Per:


Sheldon Pettie
:mc

SOLICITOR'S CERTIFICATE OF OWNERSHIP



Ext. 202
 Email: pettle@litowitz.com

July 25, 2022
 File No. 930082.373

Soil Engineers Ltd.
 90 West Beaver Creek Road
 Unit 100
 Richmond Hill, ON L4B 1E7

Attention: To whom it may concern

RE: MIDDLEBURG DEVELOPMENTS INC.
Record of Site Condition
Part East Part Lot 15 Concession 3, being Part 1, Plan 65R-30415 Town of
Georgina

I am solicitor for Middleburg Developments Inc., being the registered owner of the above noted lands. I have reviewed the Plan of Survey dated October 30, 2007, prepared by E.R. Garden Limited, Ontario Land Surveyor, File No. 03-3590 and confirm the following:

All of the above noted lands are owned by Middleburg Developments Inc., in Fee Simple. There is no beneficial owner for the lands.

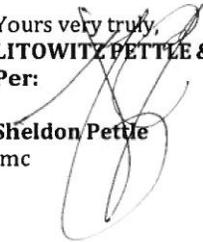
The legal description, property identification number, municipal address and assessment roll number for the Property on the Record Site Condition and as shown on Plan of Survey prepared by E.R. Garden Limited dated October 30, 2007 are as follows:

1.	Property Identification Number:	03490-0451 (LT)
2.	Estate/Qualifier	Fee Simple Absolute
3.	Legal Description	Part East Part Lot 15, Concession 3, North Gwillimbury, Part 1, Plan 65R30415, Town of Georgina
4.	Assessment Roll No.	1970 000 0961 4200.0000
5.	Address	no municipal address for the site

SOLICITOR'S CERTIFICATE OF OWNERSHIP

Please note that PIN 03490-0246 (LT) as referenced in the aforementioned Plan of Survey was retired by the Registry Office on November 2, 2007 and re-entered as PIN 03490-0451.

Yours very truly,
LITOWITZ PETTE & SILVER LLP
Per:


Sheldon Pettie
:mc

SCHEDULE "D"

EARTHWORKS TO BE CONSTRUCTED BY THE OWNER

Design and construction of the work described herein shall be in accordance with the reviewed engineering drawings as prepared by Sabourin Kimble & Associates Ltd., Consulting Engineers for the development. The signature of the Director or his/her designate on the drawings shall signify such review.

- a) Supply, install, maintenance, and removal of a temporary construction access pad/mud mat on the construction entrance as shown on the approved plans.
- b) Maintenance of site safety, tree protection, and sediment control fencing as per the approved drawing.
- c) Supply, install, and maintenance of sediment controls as per approved drawings including but not limited to fencing, temporary seeding, silt socks, rock check dams, dust and mud controls, sediment ponds, and stormwater management ponds.
- d) Owner must obtain the appropriate Lake Simcoe Region Conservation Area (LSRCA) permits if any work is to occur within LSRCA regulated lands.
- e) Stripping of topsoil and stockpiling on site with approximately 47,900 m³ to be hauled off site to an approved receiving site and this exportation shall take place on approved trucking routes from the source site. If the topsoil is placed outside of the Lands but within the Town, all applicable permits such as Site Alteration Permit, as per By-law No. 2022-0038 (REG-1), as amended, will be required.
- f) Implementation and on-going operation of approved Well Monitoring Study as per Schedule "G".

SCHEDULE "E"

SUMMARY OF PAYMENTS AND SECURITIES

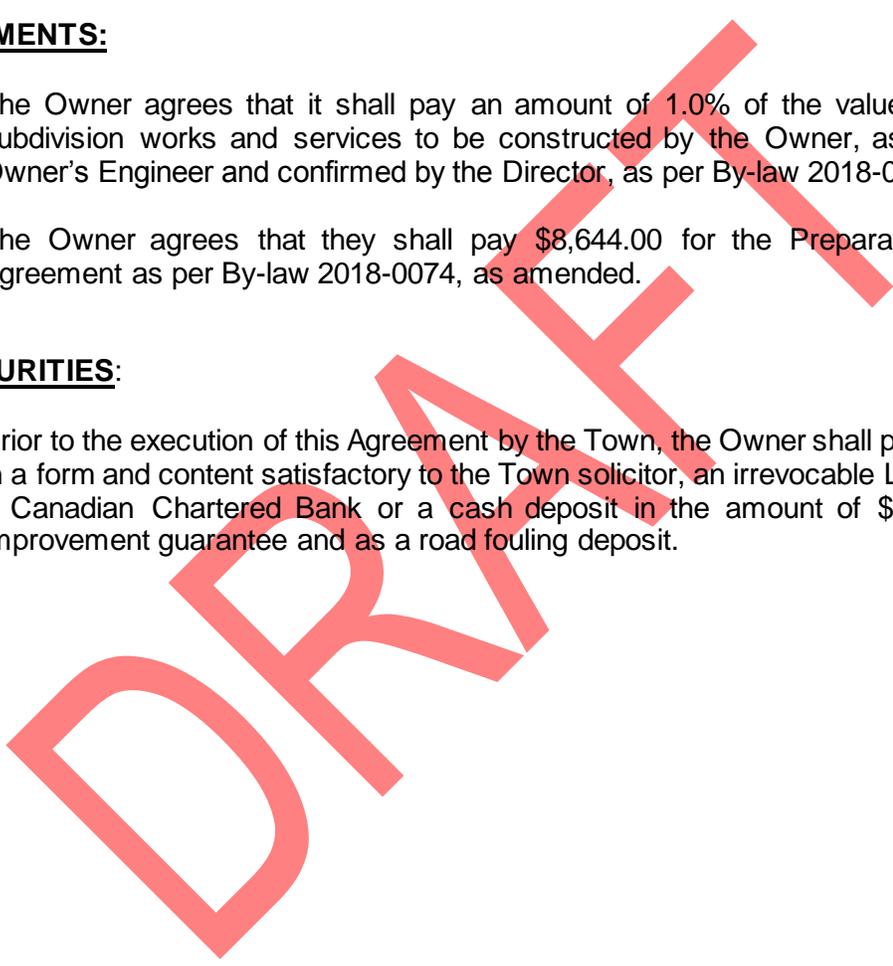
The Owner agrees to pay to the Town the following amounts and provide the following payments and securities:

PAYMENTS:

1. The Owner agrees that it shall pay an amount of 1.0% of the value of the completed subdivision works and services to be constructed by the Owner, as estimated by the Owner's Engineer and confirmed by the Director, as per By-law 2018-0074, as amended.
2. The Owner agrees that they shall pay \$8,644.00 for the Preparation of Earthworks Agreement as per By-law 2018-0074, as amended.

SECURITIES:

1. Prior to the execution of this Agreement by the Town, the Owner shall provide to the Town, in a form and content satisfactory to the Town solicitor, an irrevocable Letter of Credit from a Canadian Chartered Bank or a cash deposit in the amount of \$100,000.00 as site improvement guarantee and as a road fouling deposit.



SCHEDULE "F", PAGE 1 of
APPROVED EARTHWORKS DRAWINGS

See Attachment 4

DRAFT

SCHEDULE "G", PAGE 1 OF
APPROVED WELL MONITORING STUDY

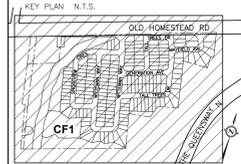
*** To be provided by the applicant***

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SCHEDULE "H", PAGE 1 OF
CONSTRUCTION MANAGEMENT PLAN

*** To be provided by the applicant***

DRAFT

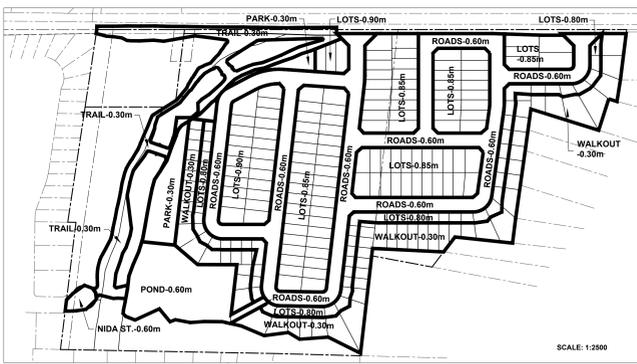


- LEGEND**
- CATCHBASIN
 - DOUBLE CATCHBASIN WITH INLET CONTROL DEVICE (PEX TYPE SET AT 1.2m DEPTH)
 - DOUBLE CATCHBASIN WITH INLET CONTROL DEVICE (PEX TYPE SET AT 1.2m DEPTH)
 - STORM MANHOLE
 - STORM DOUBLE CATCHBASIN MANHOLE
 - SANITARY MANHOLE
 - SINGLE STORM & SINGLE SANITARY SERVICE
 - SINGLE CURB STOP
 - VALVE AND BOX
 - HYDRANT AND VALVE
 - PROPOSED ELEVATION
 - SN 240.00
 - PROPOSED SHALE ELEVATION
 - SPECIFIED HOUSE GRADE
 - MIN. BASEMENT SLAB
 - EXISTING LOT CORNER ELEVATION
 - EXISTING ELEVATION
 - EXISTING ELEVATION
 - REAR WALKOUT BASEMENT TYPE
 - B.S.
 - BACKSPLIT
 - LEVEL
 - E.F.
 - ENGINEERED FILL
 - MAJOR OVERLAND FLOW ROUTE
 - PRIVACY WOOD FENCE
 - CHAIN LINK FENCE
 - LIMITS OF REQUIRED ENGINEERED FILL
 - EXISTING 100-YEAR FLOODLINE
 - EXISTING REGIONAL FLOODLINE
 - FILL REQUIRED
 - CUT REQUIRED

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (sq.m)	Cut (Cu. M.)	Fill (Cu. M.)	Net (Cu. M.)
(EX-0.3m)-(LOTS-0.8m)	full	1.000	1.000	13381.84	2549.18	10801.14	8251.95-Fill
(EX-0.3m)-(LOTS-0.9m)	full	1.000	1.000	11860.24	3132.39	4272.02	1139.63-Fill
(EX-0.3m)-(PARK-0.3m)	full	1.000	1.000	5995.41	223.55	3079.13	2855.58-Fill
(EX-0.3m)-(POND-0.6m)	full	1.000	1.000	10908.08	10496.47	4902.39	5594.09-Cut
(EX-0.3m)-(ROADS-0.6m)	full	1.000	1.000	35525.30	15846.98	14044.34	1802.64-Cut
(EX-0.3m)-(WALKOUTS-0.3m)	full	1.000	1.000	25946.93	2385.27	8986.49	6601.22-Fill
(EX-0.3m)-(LOTS-0.85m)	full	1.000	1.000	44483.80	34928.40	12580.06	22348.35-Cut
(EX-0.3m)-(NIDA ST-0.6m)	full	1.000	1.000	828.65	328.91	0.00	328.91-Cut
(EX-0.3m)-(TRAIL-0.3m)	full	1.000	1.000	11855.65	127.19	8236.61	8109.42-Fill
Totals							
Total				160785.90	70018.35	66902.17	3116.18-Cut

* Value adjusted by cut or fill factor other than 1.0



ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO GEODETIC SURVEY OF CANADA BENCHMARK 4975 HAVING AN ELEVATION OF 241.60 METRES A.S.L.
 ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A BENCHMARK OF A SPAN IN HAVING AN ELEVATION OF 235.00 METRES A.S.L.
 CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES AND SERVICES. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
 ADVANCE NOTICE SHOR TO AN ORIGINAL FOR STAKE OUT ALL CONDUITS AND SERVICES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWING.

REVISIONS

No.	Date	By	REVISIONS

a.m.c.d.g.a.s. associates inc.
 CONSULTING ENGINEERS
 8501 Weston Rd., Suite 203
 Woodbridge, Ont. L4L 8R4
 905-850-8020 Fax 905-850-8099
 Email: c.d.g@amcdga.com

19T-14G01
**GREYSTONE-MIDDLEBURG
 RESIDENTIAL
 DEVELOPMENT**
**TOWN OF GEORGINA
 REGION OF YORK**
**CUT/FILL
 PLAN**
 SCALE: 1:500 DATE: MARCH 2024 PROJ. NO. 1254
 DRAWN: M.F.S. CHECKED: J.A.B. DATE: 2024
 SECOND: M.F.S. SHEET 1 OF 1 PLAN NO. **CF1**

CONSTRUCTION PHASING SCHEDULE

PHASE 1 SEDIMENT & EROSION CONTROL WORKS:

1. INSTALL SILT FENCE.
2. INSTALL STONE MUD MAT.
3. CONSTRUCT TEMPORARY SEDIMENT & EROSION CONTROL BASIN AND INTERCEPTOR SWALES. EXTERNAL DRAINAGE TO BE CONVEYED THROUGH INTERCEPTOR SWALES UNTIL STORM SEWERS INSTALLATION.
4. STRIP TOPSOIL ON SITE AND PLACE TOPSOIL IN STOCKPILE AREAS.
5. NORTHWEST SWALE TO BE RAISED AS PREGRADE ELEVATIONS ARE ACHIEVED, WHILE MAINTAINING INTERCEPTOR FLOWS.
6. COMPLETE CUT/FILL EARTHWORKS.
7. WEST AND EAST INTERCEPTOR SWALES TO BE MAINTAINED, CONVEYING FLOW FROM EXTERNAL DRAINAGE, UNTIL PERMANENT STORM SEWERS ARE INSTALLED AND FUNCTIONAL.

PHASE 2 SEDIMENT AND EROSION CONTROL WORKS:

1. CONSTRUCT SWM FACILITY ONCE APPROVED.
2. COMPLETE STORM SERVING & STORM OUTFALL FOR SWM FACILITY.
3. COMPLETE HOUSE BUILDING.
4. STABILIZE SITE.
5. COMMISSION SWM FACILITY.

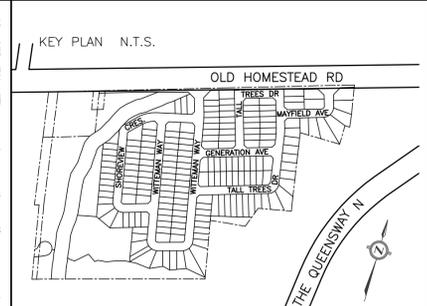
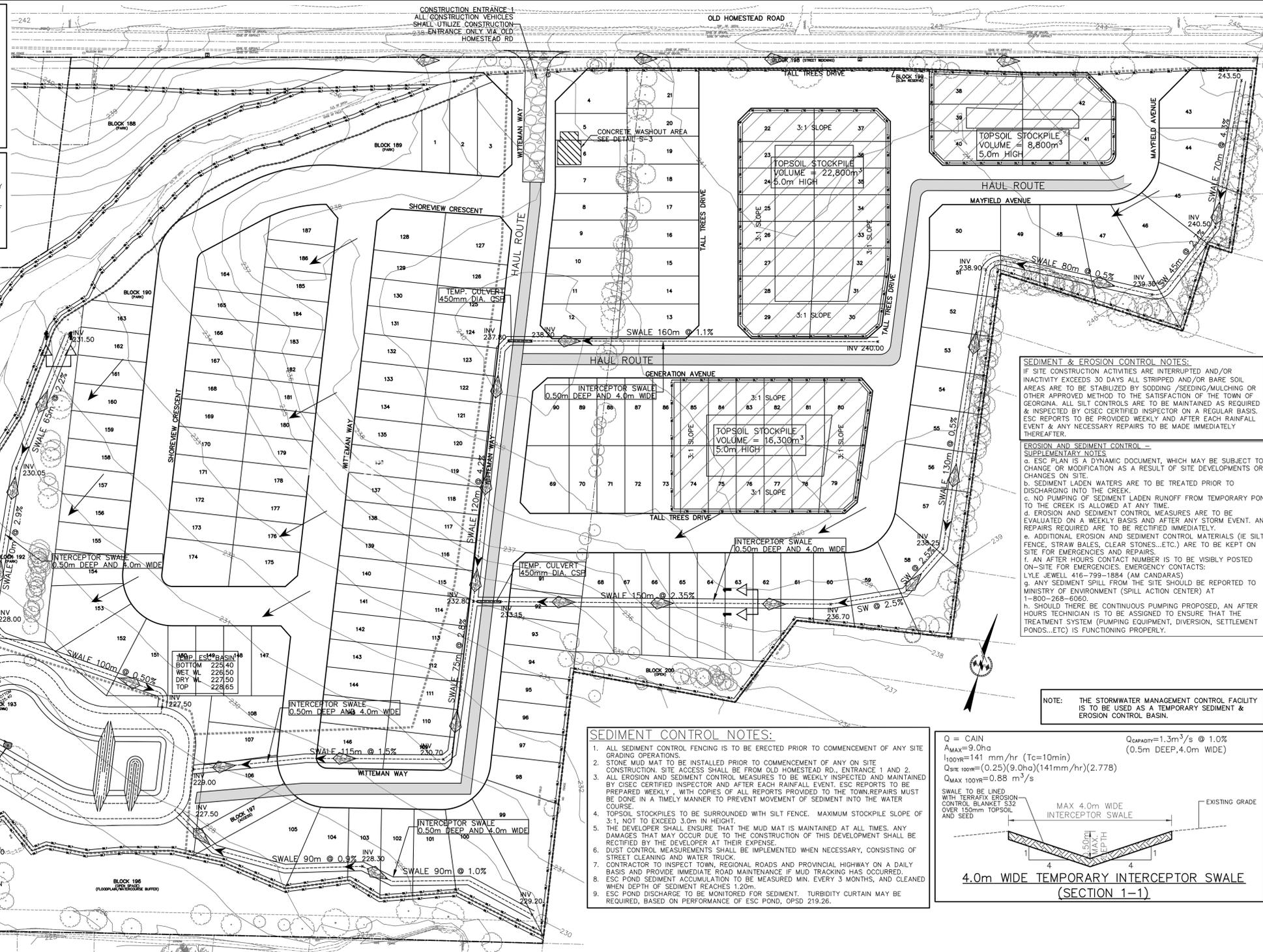
STAGING OF ESC WORKS:

- PHASE 1 - ONLY PRE-GRADING, TOPSOIL STRIPPING, CUT/FILL AND INTERCEPTOR SWALES.
- PHASE 2 - ROADS & STORM SEWERS CONSTRUCTED AND PROPOSED GRADES.

TEMPORARY SEDIMENT & EROSION CONTROL BASIN NOTES:

FOR BERM CONSTRUCTION, THE TOPSOIL MUST BE REMOVED AND THE SUBGRADE MUST BE PROOF-ROLLED. INORGANIC SOIL MATERIAL CONSISTING OF SILTY CLAY OR SILTY CLAY TILL MUST BE USED AND COMPACTED TO AT LEAST 98% OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY (SP10).

GIVEN THAT THE SUBSOILS HAVE VERY LOW PERMEABILITY WITH AN ESTIMATED COEFFICIENT OF 10^{-10} TO 10^{-11} CM/SEC IN THE VICINITY OF THE SWMP, THE USE OF A CLAY LINER IS NOT ANTICIPATED. HOWEVER, SHOULD ANY SAND LAYERS OR POCKETS BE ENCOUNTERED, THEY SHOULD BE SUBCAVATED AND BACKFILLED WITH CLAY MATERIAL. THE IN SITU SILTY CLAY AND SILTY CLAY TILL ARE SUITABLE FOR USE FOR CLAY LINER CONSTRUCTION. THESE MATERIALS CAN BE USED FOR THE BOTTOM OF THE POND.



- LEGEND**
- CATCHBASIN
 - CATCHBASIN WITH INLET CONTROL DEVICE (IPEX TYPE SET AT 1.2m DEPTH)
 - DOUBLE CATCHBASIN
 - DOUBLE CATCHBASIN WITH INLET CONTROL DEVICE (IPEX TYPE SET AT 1.2m DEPTH)
 - STORM MANHOLE
 - CATCHBASIN MANHOLE
 - DOUBLE CATCHBASIN MANHOLE
 - SINGLE STORM SERVICE CONNECTION
 - EXISTING CONTOUR
 - SILT FENCE (TOWN STD. GSC-2) SEE DETAIL ON DWG. 55
 - ROCK CHECK DAM (OPSD 219.210) SEE DETAIL ON DWG. 55
 - TOPSOIL STOCKPILE LOCATION
 - ① STOP SIGN (Ra-1, 60cm x 60cm)
 - ② TRUCK ENTRANCE SIGN

SEDIMENT & EROSION CONTROL NOTES:

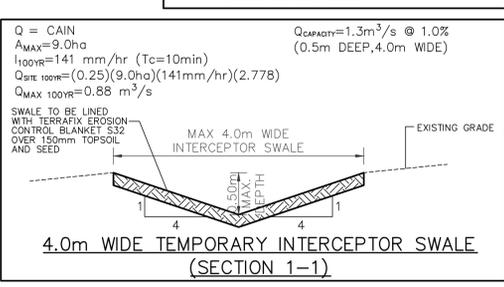
IF SITE CONSTRUCTION ACTIVITIES ARE INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS ALL STRIPPED AND/OR BARE SOIL AREAS ARE TO BE STABILIZED BY SODDING/SEEDING/MULCHING OR OTHER APPROVED METHOD TO THE SATISFACTION OF THE TOWN OF GEORGINA. ALL SILT CONTROLS ARE TO BE MAINTAINED AS REQUIRED & INSPECTED BY CISE CERTIFIED INSPECTOR ON A REGULAR BASIS. ESC REPORTS TO BE PROVIDED WEEKLY AND AFTER EACH RAINFALL EVENT & ANY NECESSARY REPAIRS TO BE MADE IMMEDIATELY THEREAFTER.

EROSION AND SEDIMENT CONTROL - SUPPLEMENTARY NOTES:

- ESC PLAN IS A DYNAMIC DOCUMENT, WHICH MAY BE SUBJECT TO CHANGE OR MODIFICATION AS A RESULT OF SITE DEVELOPMENTS OR CHANGES ON SITE.
- SEDIMENT LADEN WATERS ARE TO BE TREATED PRIOR TO DISCHARGING INTO THE CREEK.
- NO PUMPING OF SEDIMENT LADEN RUNOFF FROM TEMPORARY POND TO THE CREEK IS ALLOWED AT ANY TIME.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE EVALUATED ON A WEEKLY BASIS AND AFTER ANY STORM EVENT. ANY REPAIRS REQUIRED ARE TO BE RECTIFIED IMMEDIATELY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (IE SILT FENCE, STRAW BALES, CLEAR STONES...ETC.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.
- AN AFTER HOURS CONTACT NUMBER IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES. EMERGENCY CONTACTS: LYLE JEWELL 416-799-1884 (AM CANDARAS)
- ANY SEDIMENT SPILL FROM THE SITE SHOULD BE REPORTED TO MINISTRY OF ENVIRONMENT (SPILL ACTION CENTER) AT 1-800-268-6060.
- SHOULD THERE BE CONTINUOUS PUMPING PROPOSED, AN AFTER HOURS TECHNICIAN IS TO BE ASSIGNED TO ENSURE THAT THE TREATMENT SYSTEM (PUMPING EQUIPMENT, DIVERSION, SETTLEMENT PONDS...ETC) IS FUNCTIONING PROPERLY.

SEDIMENT CONTROL NOTES:

- ALL SEDIMENT CONTROL FENCING IS TO BE ERECTED PRIOR TO COMMENCEMENT OF ANY SITE GRADING OPERATIONS.
- STONE MUD MAT TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY ON SITE CONSTRUCTION. SITE ACCESS SHALL BE FROM OLD HOMESTEAD RD., ENTRANCE 1 AND 2.
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE WEEKLY INSPECTED AND MAINTAINED BY CISE CERTIFIED INSPECTOR AND AFTER EACH RAINFALL EVENT. ESC REPORTS TO BE PREPARED WEEKLY, WITH COPIES OF ALL REPORTS PROVIDED TO THE TOWN. REPAIRS MUST BE DONE IN A TIMELY MANNER TO PREVENT MOVEMENT OF SEDIMENT INTO THE WATER COURSE.
- TOPSOIL STOCKPILES TO BE SURROUNDED WITH SILT FENCE. MAXIMUM STOCKPILE SLOPE OF 3:1, NOT TO EXCEED 3.0m IN HEIGHT.
- THE DEVELOPER SHALL ENSURE THAT THE MUD MAT IS MAINTAINED AT ALL TIMES. ANY DAMAGES THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THIS DEVELOPMENT SHALL BE RECTIFIED BY THE DEVELOPER AT THEIR EXPENSE.
- DUST CONTROL MEASUREMENTS SHALL BE IMPLEMENTED WHEN NECESSARY, CONSISTING OF STREET CLEANING AND WATER TRUCK.
- CONTRACTOR TO INSPECT TOWN, REGIONAL ROADS AND PROVINCIAL HIGHWAY ON A DAILY BASIS AND PROVIDE IMMEDIATE ROAD MAINTENANCE IF MUD TRACKING HAS OCCURRED.
- ESC POND SEDIMENT ACCUMULATION TO BE MEASURED MIN. EVERY 3 MONTHS, AND CLEANED WHEN DEPTH OF SEDIMENT REACHES 1.20m.
- ESC POND DISCHARGE TO BE MONITORED FOR SEDIMENT. TURBIDITY CURTAIN MAY BE REQUIRED, BASED ON PERFORMANCE OF ESC POND, OPSD 219.25.



ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO GEODETIC SURVEY OF CANADA BENCHMARK 497-S HAVING AN ELEVATION OF 241.800 METRES A.S.L.

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A BENCHMARK OF A SPIKE IN HAVING AN ELEVATION OF 235.00 METRES A.S.L.

CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCED NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT. A.M. CANDARAS ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES AS INDICATED ON THIS DRAWING.



2	JUNE/23	A.M.C.	2nd SUBMISSION
1	MAY/22	A.M.C.	ISSUED FOR FIRST SUBMISSION
No.	Date	By	REVISIONS

a.m.candaradas associates inc.
 consulting engineers
 8551 Weston rd., suite 203
 Woodbridge ont. L4L 9R4
 905-850-8020 Fax 905-850-8099
 Email: civil@amcai.com

19T-14G01

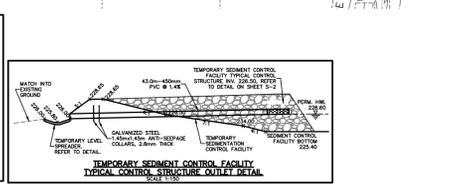
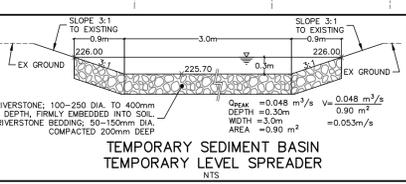
GREYSTONE-MIDDLEBURG

RESIDENTIAL DEVELOPMENT

TOWN OF GEORGINA REGION OF YORK

CONSTRUCTION MANAGEMENT & SEDIMENT AND EROSION CONTROL PLAN - STAGE 1

SCALE: 1:1000 DATE: JUNE 2023 PROJ. No. 1254
 DRAWN: J.M.N. CHK'D: A.M.C. PLAN No. S3
 DESIGNED: F.P. SHEET 3 OF 5



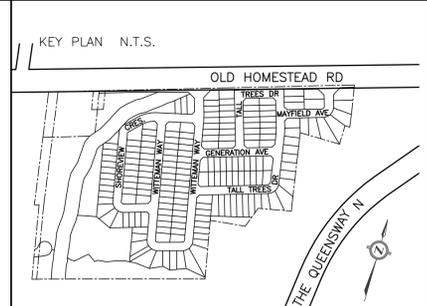
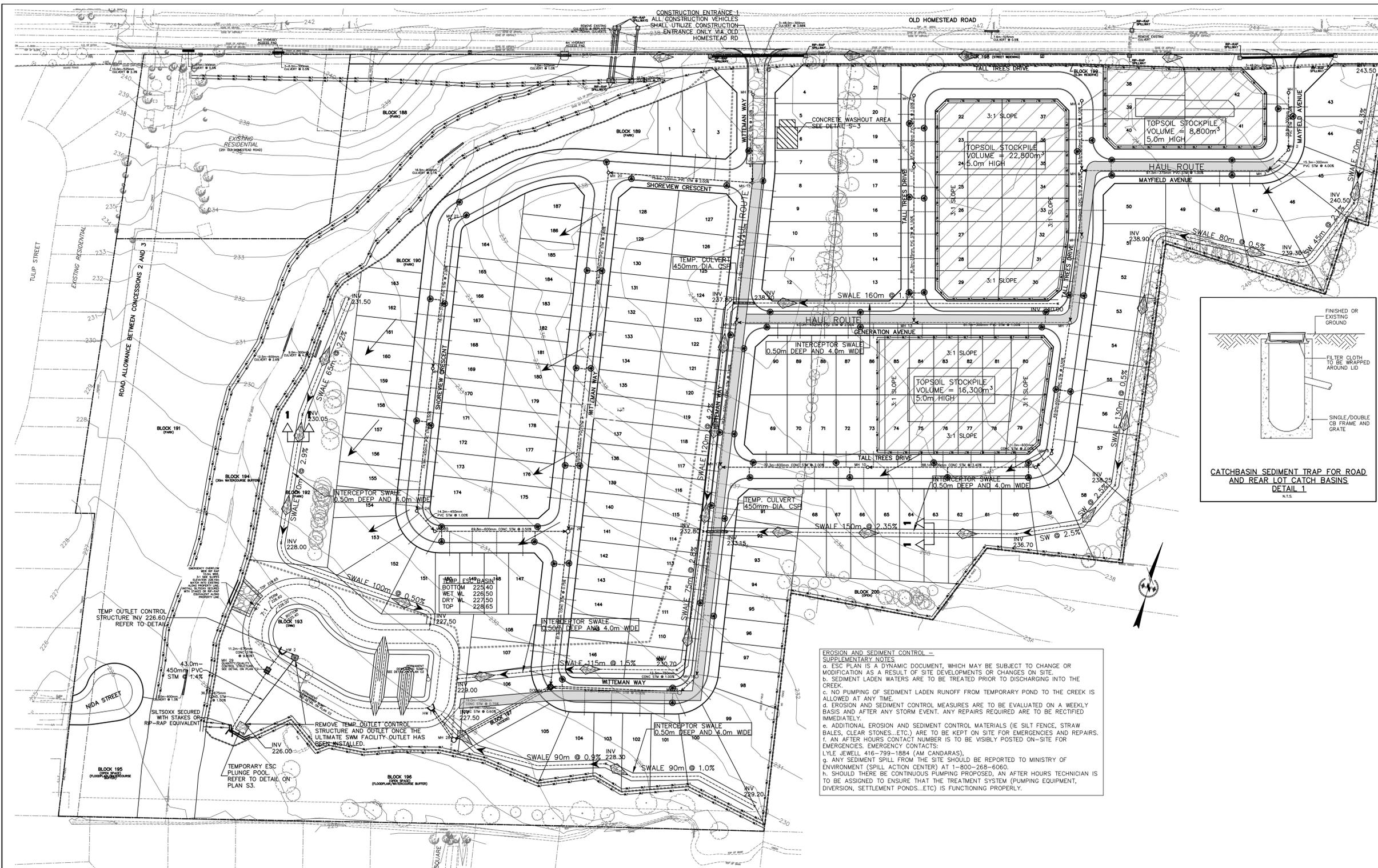
SEDIMENT STORAGE VOLUME REQUIRED:

NET STORAGE = 185m³/ha
 DRY STORAGE = 125m³/ha

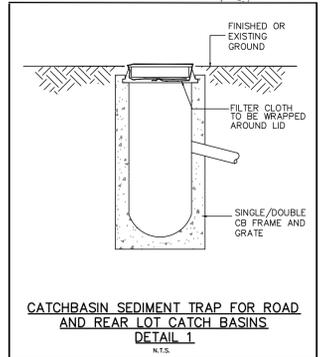
RELEASE RATE
 AVG HEAD-Dry Storage Depth/2
 AND 24hr DISCHARGE = 24hr Storage Volume

TEMP. SEDIMENT BASIN SUMMARY TABLE

TOTAL AREA (ha)	15.26
Net Vol.-Required (m³)	2,823.1
Net Vol.-Provided (m³)	2,853.1
Dry Vol.-Required (m³)	1,807.3
Dry Vol.-Provided (m³)	4,127.4
BOTTOM	225.40
Net Water Level	226.60
Dry Water Level	227.20
POND TOP	228.65
Dry Storage Depth	0.90
Avg 24hr Disch. (m³/s)	0.0478
ORIFICE AREA (m²)	0.03142
ORIFICE SIZE (mm)	200
ORIFICE TIME (s)	28.4
EMERGENCY OVERFLOW WEIR	
100yr FLOW (m³/s)	1.88
WEIR INV	228.15
WEIR LENGTH (m)	15.0
HEAD (m)	0.50
WEIR CAPACITY (m³/s)	6.01



- LEGEND**
- CATCHBASIN
 - ▣ CATCHBASIN WITH INLET CONTROL DEVICE (IPEX TYPE SET AT 1.2m DEPTH)
 - ▤ DOUBLE CATCHBASIN
 - ▥ DOUBLE CATCHBASIN WITH INLET CONTROL DEVICE (IPEX TYPE SET AT 1.2m DEPTH)
 - STORM MANHOLE
 - ⊙ CATCHBASIN MANHOLE
 - ⊕ DOUBLE CATCHBASIN MANHOLE
 - SINGLE STORM SERVICE CONNECTION
 - EXISTING CONTOUR
 - ⊗ CATCHBASIN SEDIMENT TRAP SEE DETAIL 1 ON DWG. S4
 - ⊘ STONE MUD MAT (TOWN STD. G5C-1 & REGION STD. DS-217) SEE DETAILS ON DWG. S5
 - SILT FENCE (TOWN STD. G5C-2) SEE DETAIL ON DWG. S5
 - ⊠ ROCK CHECK DAM (OPSD 219.210) SEE DETAIL ON DWG. S5
 - ⊡ TOPSOIL STOCKPILE LOCATION
 - ① STOP SIGN (Ra-1, 60cm x 60cm)
 - ② TRUCK ENTRANCE SIGN



EROSION AND SEDIMENT CONTROL - SUPPLEMENTARY NOTES

- ESC PLAN IS A DYNAMIC DOCUMENT, WHICH MAY BE SUBJECT TO CHANGE OR MODIFICATION AS A RESULT OF SITE DEVELOPMENTS OR CHANGES ON SITE.
- SEDIMENT LADEN WATERS ARE TO BE TREATED PRIOR TO DISCHARGING INTO THE CREEK.
- NO PUMPING OF SEDIMENT LADEN RUNOFF FROM TEMPORARY POND TO THE CREEK IS ALLOWED AT ANY TIME.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE EVALUATED ON A WEEKLY BASIS AND AFTER ANY STORM EVENT, ANY REPAIRS REQUIRED ARE TO BE RECTIFIED IMMEDIATELY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (E. SILT FENCE, STRAW BALES, CLEAR STONES, ETC.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.
- ANY SEDIMENT SPILL FROM THE SITE SHOULD BE REPORTED TO MINISTRY OF ENVIRONMENT (SPILL ACTION CENTER) AT 1-800-268-6060.
- SHOULD THERE BE CONTINUOUS PUMPING PROPOSED, AN AFTER HOURS TECHNICIAN IS TO BE ASSIGNED TO ENSURE THAT THE TREATMENT SYSTEM (PUMPING EQUIPMENT, DIVERSION, SETTLEMENT PONDS, ETC) IS FUNCTIONING PROPERLY.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO GEODETIC SURVEY OF CANADA BENCHMARK 497-S HAVING AN ELEVATION OF 241.80 METRES A.S.L.
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A BENCHMARK OF A SPIKE IN HAVING AN ELEVATION OF 235.00 METRES A.S.L.

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No.	Date	By	REVISIONS
2	JUNE/23	A.M.C.	2nd SUBMISSION
1	MAY/22	A.M.C.	ISSUED FOR FIRST SUBMISSION

a.m.candaradas associates inc.
consulting engineers
8551 Weston rd., suite 203
Woodbridge ont. L4L 9R4
905-850-8020 Fax 905-850-8099
Email: civil@amcai.com

CONSTRUCTION PHASING SCHEDULE

PHASE 1 SEDIMENT & EROSION CONTROL WORKS:

- INSTALL SILT FENCE.
- INSTALL STONE MUD MAT.
- CONSTRUCT TEMPORARY SEDIMENT & EROSION CONTROL BASIN AND INTERCEPTOR SWALES. EXTERNAL DRAINAGE TO BE CONVEYED THROUGH INTERCEPTOR SWALES UNTIL STORM SEWERS INSTALLATION.
- STRIP TOPSOIL ON SITE AND PLACE TOPSOIL IN STOCKPILE AREAS.
- NORTHWEST SWALE TO BE RAISED AS PREGRADE ELEVATIONS ARE ACHIEVED, WHILE MAINTAINING INTERCEPTOR FLOWS.
- COMPLETE CUT/FILL EARTHWORKS.
- WEST AND EAST INTERCEPTOR SWALES TO BE MAINTAINED, CONVEYING FLOW FROM EXTERNAL DRAINAGE, UNTIL PERMANENT STORM SEWERS ARE INSTALLED AND FUNCTIONAL.

PHASE 2 SEDIMENT AND EROSION CONTROL WORKS:

- CONSTRUCT SWM FACILITY ONCE APPROVED.
- COMPLETE STORM SERVICING & STORM OUTFALL FOR SWM FACILITY.
- COMPLETE HOUSE BUILDING.
- STABILIZE SITE.
- COMMISSION SWM FACILITY.

STAGING OF ESC WORKS:

- PHASE 1 - ONLY PRE-GRADING, TOPSOIL STRIPPING, CUT/FILL AND INTERCEPTOR SWALES.
- PHASE 2 - ROADS & STORM SEWERS CONSTRUCTED AND PROPOSED GRADES.

TEMPORARY SEDIMENT & EROSION CONTROL BASIN NOTES:

FOR BERM CONSTRUCTION, THE TOPSOIL MUST BE REMOVED AND THE SUBGRADE MUST BE PROOF-ROLLED. INORGANIC SOIL MATERIAL CONSISTING OF SILTY CLAY OR SILTY CLAY TILL MUST BE USED AND COMPACTED TO AT LEAST 95% OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY (SPDD).

GIVEN THAT THE SUBSOILS HAVE VERY LOW PERMEABILITY WITH AN ESTIMATED COEFFICIENT OF 10^{-8} TO 10^{-7} CM/SEC IN THE VICINITY OF THE SWMP, THE USE OF A CLAY LINER IS NOT ANTICIPATED. HOWEVER, SHOULD ANY SAND LAYERS OR POCKETS BE ENCOUNTERED, THEY SHOULD BE SUBCAVATED AND BACKFILLED WITH CLAY MATERIAL. THE IN SITU SILTY CLAY AND SILTY CLAY TILL ARE SUITABLE FOR USE FOR CLAY LINER CONSTRUCTION. THESE MATERIALS CAN BE USED FOR THE BOTTOM OF THE POND.

SEDIMENT CONTROL NOTES:

- ALL SEDIMENT CONTROL FENCING IS TO BE ERRECTED PRIOR TO COMMENCEMENT OF ANY SITE GRADING OPERATIONS.
- STONE MUD MAT TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY ON SITE CONSTRUCTION. SITE ACCESS SHALL BE FROM OLD HOMESTEAD ROAD.
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE WEEKLY INSPECTED AND MAINTAINED BY CISEC CERTIFIED INSPECTOR AND AFTER EACH RAINFALL EVENT, ESC REPORTS TO BE PREPARED WEEKLY, WITH COPIES OF ALL REPORTS PROVIDED TO THE TOWN. REPAIRS MUST BE DONE IN A TIMELY MANNER TO PREVENT MOVEMENT OF SEDIMENT INTO THE WATER COURSE.
- TOPSOIL STOCKPILES TO BE SURROUNDED WITH SILT FENCE. MAXIMUM STOCKPILE SLOPE OF 3:1, NOT TO EXCEED 3.0m IN HEIGHT.
- THE DEVELOPER SHALL ENSURE THAT THE MUD MAT IS MAINTAINED AT ALL TIMES, ANY DAMAGES THAT MAY OCCUR DUE TO THE CONSTRUCTION OF THIS DEVELOPMENT SHALL BE RECTIFIED BY THE DEVELOPER AT THEIR EXPENSE.
- DUST CONTROL MEASUREMENTS SHALL BE IMPLEMENTED WHEN NECESSARY, CONSISTING OF STREET CLEANING AND WATER TRUCK.
- CONTRACTOR TO INSPECT TOWN, REGIONAL ROADS AND PROVINCIAL HIGHWAY ON A DAILY BASIS AND PROVIDE IMMEDIATE ROAD MAINTENANCE IF MUD TRACKING HAS OCCURRED.
- ESC POND SEDIMENT ACCUMULATION TO BE MEASURED MIN. EVERY 3 MONTHS, AND CLEANED WHEN DEPTH OF SEDIMENT REACHES 1.20m.
- ESC POND DISCHARGE TO BE MONITORED FOR SEDIMENT, TURBIDITY CURTAIN MAY BE REQUIRED, BASED ON PERFORMANCE OF ESC POND, OPSD 219.26.

NOTE: THE STORMWATER MANAGEMENT CONTROL FACILITY IS TO BE USED AS A TEMPORARY SEDIMENT & EROSION CONTROL BASIN.

SEDIMENT & EROSION CONTROL NOTES:

IF SITE CONSTRUCTION ACTIVITIES ARE INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS ALL STRIPPED AND/OR BARE SOIL AREAS ARE TO BE STABILIZED BY SODDING /SEEDING/MULCHING OR OTHER APPROVED METHOD TO THE SATISFACTION OF THE TOWN OF GEORGINA. ALL SILT CONTROLS ARE TO BE MAINTAINED AS REQUIRED & INSPECTED BY CISEC CERTIFIED INSPECTOR ON A REGULAR BASIS. ESC REPORTS TO BE PROVIDED WEEKLY AND AFTER EACH RAINFALL EVENT & ANY NECESSARY REPAIRS TO BE MADE IMMEDIATELY THEREAFTER.

DRAWING: 0.1224/1224-04-040
 PLOT DATE: May 12, 2024 - 09:14am
 FILED IN: 19T-14G01

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DCAO-2024-0005

FOR THE CONSIDERATION OF COUNCIL

April 24, 2024

SUBJECT: STORMWATER RATE STUDY

1. RECOMMENDATION:

- 1. That Council receive Report No. DCAO-2024-0005 prepared by the Financial Strategy and Planning Division, Office of the Deputy CAO dated April 24, 2024, respecting the Stormwater Rate Study;**
- 2. That Council approve the General Revenue approach as the preferred approach to fund the Stormwater Management program;**
- 3. That Council exempt all properties from the Stormwater fee structure that are currently exempt from taxation;**
- 4. That Council exempt the Farms and Managed Forest from the Stormwater fee structure;**
- 5. That Council direct staff to implement a stormwater rate as described herein and bring forward the necessary bylaws annually to implement collection.**

2. PURPOSE:

The purpose of this report is to provide Council with a summary of the Stormwater Rate study conducted by Civica Inc. (Civica) and receive approval for the General Revenue approach as the preferred approach to fund Stormwater Management in the Town of Georgina.

3. BACKGROUND:

The Corporation of the Town of Georgina (the Town) provides both urban and rural Stormwater Management services to protect Town-owned infrastructure and the community from stormwater runoff. Stormwater naturally soaks into the ground and becomes groundwater, during a process called infiltration. Impermeable surfaces like roofs, driveways, roads and parking lots decrease the amount of natural infiltration, causing unnatural flows that must be managed. Managed stormwater is water that comes from various forms of precipitation that flows over property and into the storm drains to be conveyed to an outlet. Along the way, the stormwater picks up debris and pollutants from rooftops and paved surfaces that enter storm drains and watercourses. Increased runoff resulting from more intense weather events can have a significant impact on the environment including flooding and erosion.

Stormwater Management is an essential system that protects the health and safety of the public and the environment by managing the quality and quantity of stormwater through the maintenance and rehabilitation of conveyance assets. Stormwater management also has the potential to reduce flooding and erosion.

Several new Provincial regulations including O.Reg 588/17 (Asset Management plan and funding requirements) have been enacted with specific compliance dates. As a result, the current budget/funding model is no longer appropriate to sustainably fund the operation, maintenance and capital requirements.

The Town is required to develop specific plans, reports, and manuals to fulfil obligations under these regulations. Failure to do so may lead to withholding of provincial funding, administrative penalties (fines), or suspension of compliance approvals.

As part of the Asset Management Plan (AMP) for core infrastructure, the Town undertook work to develop a stormwater asset inventory to quantify the assets that are Town owned. Per the AMP, the total replacement value of the Town’s stormwater assets is approximately \$522M as presented in Table 1.

Table 1: Town of Georgina - Stormwater Assets and Replacement Value

Division	Asset Sub-Group	Asset Category	Quantity	Unit Replacement Cost (\$/Unit)*	Total Replacement Value (\$)
Environmental Services	Stormwater Linear	Stormwater Mains	71 km	\$310 - \$5,070 / m	\$64,135,000
		Stormwater Laterals	33 km	\$840 - \$2,850 / m	\$35,412,000
		Stormwater Maintenance Holes	1,210 each	\$11,080 - \$33,200 / each	\$28,626,000
	Stormwater Facilities	Stormwater Management Ponds	20 each	\$67,700 - \$1,705,100 / each	\$9,815,000
		Oil and Grit Separators	21 each	\$25,000 / each	\$525,000
	Stormwater Low Impact Development (LID)	Infiltration & Exfiltration Galleries	2 projects	\$380 - \$500 / m	Under Construction
		Bioswales	1 project	\$380 - \$500 / m	Under Construction
Roads Operations	Stormwater Linear	Ditches	463 km	\$630 / m	\$291,413,000
		Driveway Culverts	7,577 each	\$560 / m	\$34,410,000
		Roadway Crossing Culverts (< 3 m in dia.)	13 km	\$270 - \$3,570 / m	\$9,152,000
	Stormwater Facilities	Catch Basins	3,260 each	\$11,080 - \$33,200 / each	\$47,823,000
Stormwater Linear Total					\$463,598,000
Stormwater Linear + Facilities Total					\$521,761,000

*Unit cost ranges are due to varying pipe diameters and facility capacities.

The AMP developed a lifecycle model for the stormwater assets to determine how often assets need to be replaced or rehabilitated based on their Estimated Service Life (ESL) and risk levels. In the absence of condition assessments, the physical condition of stormwater assets was age-based, which is estimated based on the type of asset and construction material.

Table 2 provides an overview of the ideal frequency of replacement and rehabilitation of stormwater assets used within the Asset Management Plan to determine reinvestment needs for the future. Since the adoption of this plan in 2022, the Town has been working towards meeting these maintenance cycles.

Table 2: Assets replacement and rehabilitation cycles

Stormwater Asset	Replacement lifecycle / Rehabilitation targets
Stormwater Mains, Laterals and Holes	Based on risk of failure and ESL
Catch Basins	Based on risk of failure and ESL
Stormwater Management Ponds	Cleaning every 25 Years
Oil and Grit Separators	Replace for a lifecycle of 25 years
Road Crossing Culverts	Replace for a lifecycle of 35 years
Ditches	Re-ditching every 20 years

The Town is facing upward financial pressure due to stormwater management costs. There are five (5) major drivers for cost increases:

1. Previously unaccounted infrastructure inventory;
2. Aging infrastructure;
3. Inflation;
4. Changing regulatory requirements and design standards; and
5. Climate change.

Throughout the 2023 budget process, council approved business case 23-CI-DCAO-03 which allowed Town staff to retain a consultant to conduct a stormwater study focused on exploring options to assist in closing the funding gap for stormwater assets, which included the creation of a stormwater management rate, consistent with the practices taken by a number of municipalities.

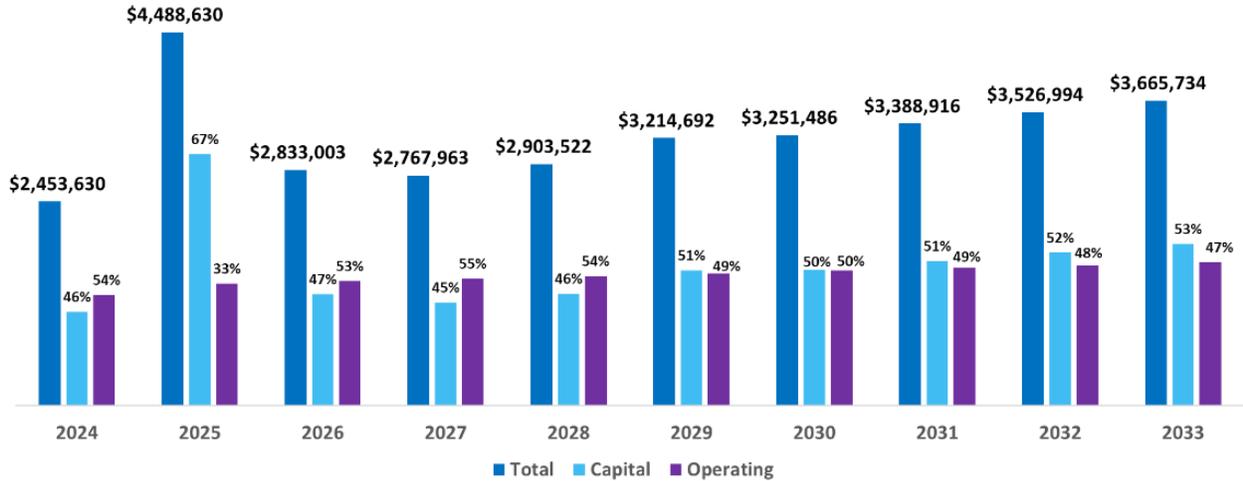
Currently, seven out of nine municipalities in York Region have a Stormwater rate charge program. These municipalities are: Aurora, King, Markham, Newmarket, Richmond Hill, Vaughan, and Whitchurch-Stouffville.

A stormwater rate charge is a reliable and sustainable approach to ensuring the Town’s infrastructure is in a good state of repair, both presently and for the future. Stormwater management provides benefit to all who use roads, parks, own property, and enjoy the community. It is a charge levied on property owners to help maintain aging infrastructure and ongoing operational stormwater maintenance.

4. ANALYSIS:

Exhibit 1 below represents a comprehensive 10-year Stormwater Management financial forecast taking into account planned and reactive operating and capital costs.

Exhibit 1: Georgina Stormwater 10-year Capital and Operating Costs



Annual operating costs include operating and maintenance activities which are currently included in the Town operating budget and are funded by tax levies. Table 2 below highlights some of the annual maintenance activities.

Table 3: Operation and Maintenance Activities of Stormwater Infrastructure

Asset Type	Maintenance Activity	Description
Storm Sewers	Storm Sewer Flushing	Flushing sewer to prevent blockages.
	Storm Sewer Repairs (Planned)	Scheduled repairs identified through inspection.
	Storm Sewer Repairs (Urgent)	Urgent repairs due to breakdowns.
Stormwater Management Ponds	Routine Maintenance	Vegetation control, debris removal, unclogging, minor repairs.
Low Impact Development	Inspect, Repair, and Clean Bioswale & Infiltration Facilities	Preventative maintenance to repair infiltration facilities.
Stormwater Service Connections	Inspect Laterals	Condition inspections and identification of deficiencies.

Maintenance Holes	Manhole Cleaning	Ensures proper drainage.
Ditches	Ditch Inspection	Two types of inspection: Routine through patrol Reactive through complaint
	Ditching	Repair of ditches to improve drainage and reduce the risk of flooding
Culverts (< 3 m in dia.)	Culvert Flushing	A preventative maintenance program to clean the culverts
	Inspection	To identify problems with corrosion, blockages etc
	Repair	Work to headwalls, screens and immediately adjacent channel/bank erosion
	Open Culverts - Manual	A corrective action item to manually open up culverts that are plugged with ice, snow or debris.
	Open Culverts - Steam	A corrective action item to open up culverts that are plugged with ice or snow using steam.
	Open Ditches/Culverts - Mechanical	A corrective action item to use machinery to open up ditches or culverts that are plugged with ice, snow
	Screens and Inlets Maintenance	Activities to maintain screen and inlet of culvert to reduce flooding
Catch Basins	Catch Basin and Oil Grit Separator Cleaning	A program to clean catch basins by hand and mechanically to remove debris and improves proper drainage
	Catch Basin Repair	Emergency repair to remove blockages
	Catch Basins Inspection	Inspect debris barriers in order to identify problems with corrosion, blockages etc
	Open Catch Basins - Manual	Removing snow, ice or debris manually (ie shovel) to open up catch basins.

While the majority of operating activities are currently built into the Town’s operating budget and are funded from tax levies, the capital program does not have a dedicated funding source. As of 2024, the total funds collected through taxes are only sufficient to fund about 40% of the needed resources for the Stormwater Management program.

These are the examples of the projects that are not currently funded:

- Replacement of culverts and ditches
- Alice Avenue design and construction

- Stormwater vegetation control
- Rehabilitation of Stormwater Management ponds

In order to close the funding gap, Town staff along with Civica analyzed available revenue approaches that are currently being used by various municipalities in York Region and across Canada.

The following revenue approaches were evaluated:

1. General Revenue Approach
2. Flat Rate Approach
3. Land Area Approach
4. Impervious Surface Area Approach
5. Land Use Runoff Coefficients Approach
6. Property Frontage Approach

The study, which is included as attachment 1 to this report, provides details on the revenue generation methodology under each of the above mentioned approaches.

Evaluation criteria and guiding principles

In order to evaluate the various funding options available to the Town, at a minimum each option needed to satisfy the following conditions:

- Town applicability – the recommended approach should consider the geographic extent to which the funding option can be applied. The approach needs to be relevant across the diverse community profiles in the town.
- Meets the funding requirements – the funding option’s ability to meet the target annual revenue and close the funding gap. Revenue goals are based on estimates from the 10-year operating and capital projections.
- Fair and Equitable Allocation - allocates costs in a systematic and consistent manner that represents the relative contribution of stormwater runoff and system loading.
- Effort and Cost to Administer – the recommended approach should aim to keep administrative costs as low as possible to minimize the burden on the rates.
- Public Accountability – approach that demonstrates a high degree of tracking and transparency.

Recommended Approach

Town staff, with the assistance of Civica, evaluated the different stormwater rate models. The recommended approach was based on the evaluation criteria and guiding principles.

Property Frontage and Land Area Approach were not favourable mainly due to concern with the equity and cost distribution between the diverse community profiles at the Town. Under these approaches there is an inherent inequity where large properties are generally more

naturalized than smaller urban land use areas. This concern was also confirmed through feedback collected during the public consultations.

The two Surface Runoff Infiltration approaches were not favourable mainly due to the complexity and the high costs of implementation. These approaches are data intense and require updates and evaluations based on changing conditions, changes in community profile and redistribution of costs based on overall permeability profile. Community feedback was neutral to this approach recognizing that the additional effort required was not necessary and a more simplified approach reaches similar outcomes.

The Flat Rate approach was considered as a contender for the best approach. It was noted that some elements of the Flat Rate approach may be beneficial to address extreme outliers. However, it was less popular among the public due to challenges in fairness when a large property that may have higher impact on surface conditions would not be treated any differently than a small property.

After considering all the alternatives, it was determined that the funding option that is best suited for the Town is a General Revenue approach. This method received the most support based on the methodology, the implicit equity and the simplicity of implementation and ongoing support. This method provides the most balance between equity and administration efforts. It uses existing MPAC data and can be incorporated into the current tax roll system. This methodology is transparent since the fee is based on pre-determined municipal tax rates and property values from a provincial crown corporation.

During the consultation period we received feedback to remove the farming community from the charge. This practice has been done in some York Region municipalities. We also determined that redistributing the farmland portion causes minimal impact to the remaining property classes.

In addition to excluding farmland (FT) from the stormwater charge, staff also recommend excluding Managed Forest (TT), Exempt (E) and Full payment in Lieu (CF,CG,CW,RF,RG,RP) property classes.

Table 4 summarizes the recommended property classes to whom the charge will apply.

Table 4: Property Classes

Property Class	Tax Category
Residential	RT, R1, MT
Commercial (Occupied)	CT, C7, ST, GT
Commercial - Vacant/Excess Land	CU, CX, SU
Industrial (Occupied)	IT, IH
Industrial - Vacant/Excess Land	IU, IX, IK
Pipeline	PT

5. RELATIONSHIP TO STRATEGIC PLAN:

The Town's Strategic Plan represents the Town's commitment to our community of Georgina, with a mission to promote a high quality of life through the delivery of exceptional services, inclusive engagement, and a commitment to support a thriving economy and sustainable environment. The stormwater charge helps manage infrastructure and ensure financial sustainability.

The Stormwater Rate supports the Town's Strategic Plan in Delivering:

Service Excellence – Managing our finances and assets proactively.

Creating a vibrant, healthy and safe community - protect the community and environment from stormwater runoff.

Advancing environmental sustainability – meeting environmental compliance and protecting the environment.

6. FINANCIAL AND BUDGETARY IMPACT:

The 2024 budget projected a stormwater reserve balance of negative \$1.28 million by the end of 2024. That was mainly due to the capital projects that were planned for the year without having a dedicated funding source.

Under the assumption that the stormwater billing will start in the final tax bill in 2024, the ending reserve balance for 2024 will be in a positive position. The reserve is expected to reduce to a negative balance in 2025 mainly due to a higher capital program during that year, and then the reserve will gradually recover again in 2027.

By 2033, under the proposed approach, we plan to generate enough funds in the stormwater reserve to fund at least 50% of the average capital needs in a given year, in order to reduce the reliance on borrowing from other reserves during years of higher capital investment.

Figure 2 presents 10-year projections of revenues, expenses, and reserve balances in current dollars.

Figure 2: Reserve Fund Goal of 50% After 10 Years

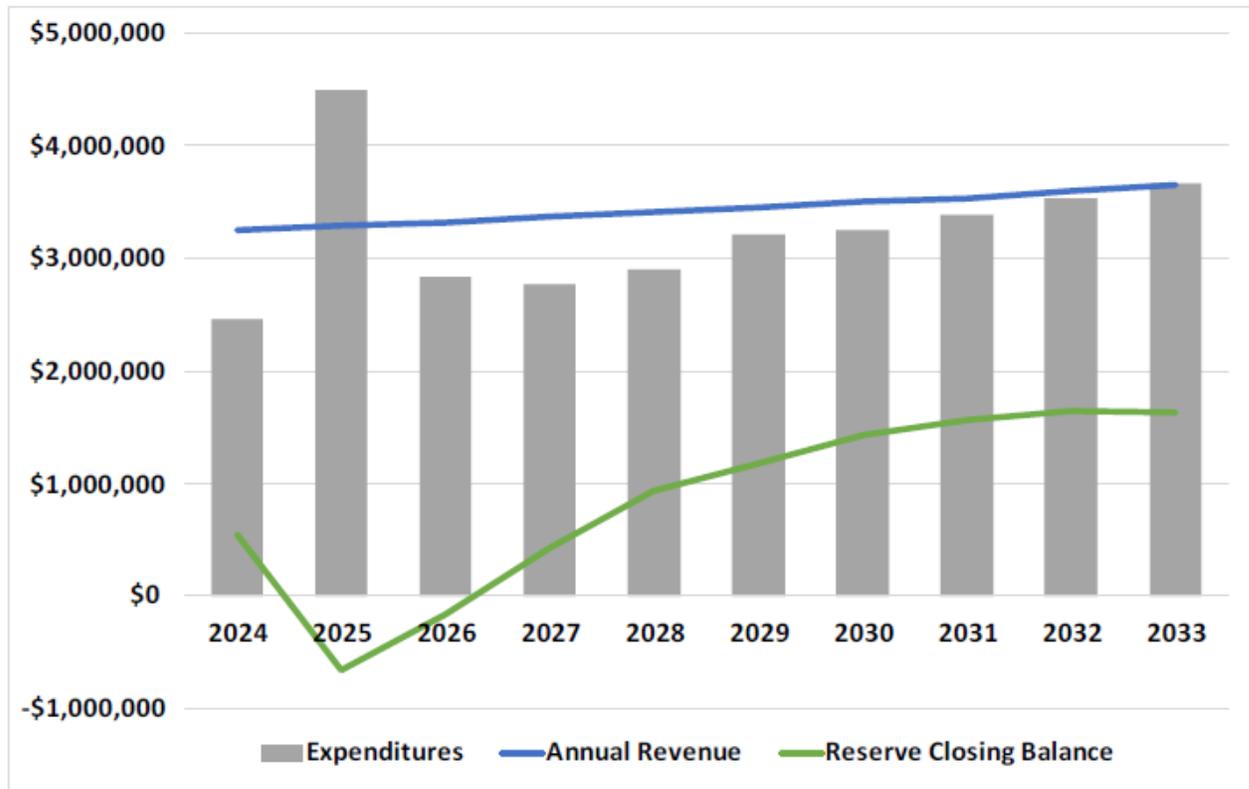


Table 5 below provides the anticipated annual charges by property class. The rates are shown by percentile for additional information. For example, 25% of residential properties will pay a fee of \$101.29 or less. 75% of residential properties will pay a fee of \$172.33 or less. The median residential fee (50th percentile) would be \$136.10. The fee is also shown as a dollar amount per \$100,000 of assessment.

Table 5: Annual Charges by Property Class

	Residential	Commercial (Occupied)	Commercial (Excess, vacant land)	Industrial Occupied	Industrial (Excess vacant land)
99th percentile	\$445.59 or less	\$4909.54 or less	\$739.98 or less	\$1736.13 or less	\$662.94 or less
95th percentile	\$247.59 or less	\$1312.24 or less	\$228.64 or less	\$1736.13 or less	\$662.94 or less
75th percentile	\$172.33 or less	\$354.13 or less	\$69.96 or less	\$584.37 or less	\$105.07 or less
50th percentile	\$136.10 or less	\$120.28 or less	\$36.13 or less	\$277.45 or less	\$46.75 or less
25th Percentile	\$101.29 or less	\$73.46 or less	\$21.61 or less	\$98.53 or less	\$27.97 or less
Per \$100,000 in assessment	\$35.38	\$47.14	\$33.00	\$58.14	\$37.80

The effective start of the new stormwater levy would be in the final tax bill for 2024. Therefore only 50% of the fees shown in table 5 will be billed in 2024. Based on the study, it is estimated that there will be a 2% increase in fees that will occur in 2025.

This will be evaluated and confirmed during the 2025 Budget process. During the 2025 Budget the current tax levy funding for stormwater, estimated at 40% of the above fees will also be removed from the general tax levy. Therefore, the estimated annual net impact on a property is approximately 60% of the fees listed in Table 5 above.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Staff have actively engaged members of Council and the community on the topic of stormwater.

February 28, 2024 – Presentation to council

February 28, 2024 – Release of public website and dedicated email for Stormwater

March 12, 2024 – Meeting with Georgina Agricultural Advisory Committee

March 18, 2024 – Public Engagement Session (Open house)

April 2, 2024 – Meeting with Georgina Environmental Advisory Committee

Staff were going to attend the Georgina Agricultural Advisory Committee meeting that was scheduled for April 16th to provide an update on the feedback from the public input session, however, the committee meeting was cancelled. Results of the public input session are disclosed in this report.

In addition to the above, staff distributed 500 rack cards in Town facilities, advertised notices through social media, and communications in the Georgina Post and Advocate.

Georgina Agricultural Advisory Committee

General concerns from this committee were related to potential high costs of Stormwater Management when farm activities and land management practices are generally supportive of maintaining the natural environment and surface water runoff. The general feedback was with concerns in equity, impact of higher costs, justification for charges in the farmland areas and, what actions would result for improvement to the stormwater system once these charges were collected.

Georgina Environmental Advisory Committee

The meeting with this committee included a presentation to the committee and discussion on various aspects of the program. Comments were made in support of the importance of Stormwater Management with questions on cost equity, fairness to property classifications and their relative impact/responsibility to Stormwater Management.

The general feedback was that finding ways to properly fund and manage stormwater systems is beneficial and that the cost allocation and impact to costs just needs to be as equitable as possible and that the community has a sense of how these costs will benefit Lake health and environmental protection in the long term.

Public Engagement Session

The Community was invited to participate in a public open house that was provided at Town Hall Council Chambers. A total of 28 community members attended the event. The discussion included aspects such as historical levels of service and areas of stormwater concerns, Region vs local road responsibilities, equity of how costs are calculated and distributed, and role and benefit of farming lands vs higher impacts of urban communities. The attendees were asked to provide feedback on their preferred funding approach with nine of the eleven responses selecting the General Revenue Approach as summarized in Table 6.

Table 6: Open House Survey Results

Approach	Preferred Option Responses	*Preferred Option (%)
General Revenue Approach	9	82%
Flat Rate Approach	0	0
Land Area Approach	0	0
Impervious Surface Area Approach	1	9%
Land Use Runoff Coefficients Approach	1	9%
Property Frontage Approach	0	0
Total Feedback Forms Collected	11	100%

A letter from the Honourable Lisa Thompson

On April 16, 2024, Mayor Quirk received a letter from the Honourable Lisa Thompson, Minister of Agriculture, Food and Rural Affairs (see attachment 2). In the letter, the Minister asked the Mayor to consider the needs and potential impacts on agriculture community when evaluating proposed changes to stormwater. While showing support for the growing needs of municipalities, the Minister has requested special consideration for agricultural properties to ensure there are no unintended consequences that disproportionately impact farmers in the Town.

8. CONCLUSION:

The stormwater rate will provide short and long-term sustainable funding that is required to maintain the Town's stormwater assets as well as carry out ongoing operating activities. It will also allow the Town to fulfill regulatory requirements related to environmental compliance and asset management planning.

A proactive approach to Stormwater Management will ensure infrastructure can accommodate population growth and the effects of climate change.

APPROVALS

Prepared By: Dina Havkin, CPA, CMA
Manager of Financial Strategy and Planning / Deputy
Treasurer

Geoff Harrison
Manager of Tax and Revenue

Reviewed By: Michael Vos
Director of Operations and Infrastructure

Recommended By: Rob Wheeler, CPA, CA
Deputy Chief Administrative Officer / Treasurer

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments:

Attachment 1: Town of Georgina Stormwater Study – Final Report from Civica

Attachment 2: Letter from the Honourable Lisa Thompson



Town of Georgina Stormwater Rate Study

Final Report



April 11 2024



330 Rodinea Road, Unit 3
Vaughan, Ontario, Canada L6A 4P5



(905) 417-9792



www.civi.ca

STATEMENT OF QUALIFICATIONS AND LIMITATIONS

The attached Report (the “Report”) has been prepared by Civica Infrastructure Inc. (the “Consultant”) at the request of, and for the exclusive use of the Client for whom this is delivered (the “Client”) in accordance with the terms of an agreement between the Consultant and the Client, including the scope of work detailed therein (the “Agreement”).

Please note that the information, data, analysis, recommendations, and conclusions contained in the Report was prepared for the specific purposes described in the Report and the Agreement and may be based upon information that has not been independently verified by the Consultant. The Consultant shall be entitled to rely upon the accuracy and completeness of the information that was provided to the Consultant and has no obligation to update such information. The material in this report reflects the Consultant’s best professional judgement in the light of the information available to it at the time of preparation and publication.

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This Statement of Qualifications and Limitations is attached to, and forms part of the Report and any usage of the Report is subject to the terms therein.

April 11, 2024

Ms. Dina Havkin
The Corporation of the Town of Georgina
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

Attention: Ms. Dina Havkin

RE: Town of Georgina Stormwater Rate Study

Civica Infrastructure Inc. is pleased to submit the technical memo summarizing the work completed in the analysis of a stormwater rate program for the Town of Georgina.

This technical memo summarizes the research involved in understanding how a stormwater charge is developed and the various models used by other municipalities that have successfully implemented a similar charge. The analysis provides a characterization of the Town's community landscape, financial forecast, summary of the various funding models, and evaluate options for the development of a rate program that is equitable and sustainable.

Do not hesitate to contact us for further clarification.

Sincerely,

CIVICA INFRASTRUCTURE INC.



Ilmar Simanovskis, P.Eng., MBA
Project Manager

Document History & QA/QC

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Authorised for Release:



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Project Manager
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Revision History

Name	Date	Reason for Change	Version
Draft Report	Sept 30, 2023	First Draft	Version 0.1
Draft (For Leadership Team Review)	Feb 28, 2024	Revisions to Initial Version	Version 1
Draft (For Public Review)	Mar 8, 2024	Draft for Public Review	Version 2
Final Report	April 11, 2024	Final	Version 3

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1.0 Background and Approach

1.1 Background

Civica Infrastructure Inc. (Civica) was retained by the Town of Georgina (the Town) to conduct a Stormwater Rate Study to support the Town's comprehensive program to deliver the Stormwater Master Plan recommendations. The purpose of the rate study is to assess the long-term funding needs of the master plan and recommend strategies to generate the necessary funding through the evaluation of multiple methods, such as a separate rate charge levied against properties. Dedicated stormwater funding mechanisms have become common across many municipalities in southern Ontario and across York Region. The rate forecasts in this report have been created based on current available information.

1.2 Importance of Lake Simcoe Protection

The Town has initiated several steps in support of updating its Comprehensive Stormwater Management Master Plan to deliver long term projects to manage the impact of climate change and achieve alignment with the policies of the Lake Simcoe Protection plan (LSPP) and the Lake Simcoe Phosphorous Reduction Strategy. Lake Simcoe has experienced a wide range of pressures affecting the watershed, including excessive nutrients, pollutants, invasive species, impacts of climate change, and increasing human activities. The impact of climate change is projected to influence the frequency, extent, and magnitude of existing water quality problems. This may include variations in stream flow regimes and lake levels, increases in sediment, phosphorous loading, and concentrations of contaminants, and drinking water odour and taste problems. Excessive phosphorous has been the most significant cause of the water quality impairment in Lake Simcoe. As an essential plant nutrient, phosphorous can help to support a healthy aquatic ecosystem. However, when phosphorous levels are too high, this leads to the excessive growth of plants and algae in the lake, which contributes to degraded water quality and low levels of oxygen in the lake, harming aquatic life. The primary sources of excess phosphorous to Lake Simcoe include stormwater runoff from urban areas, effluent from sewage treatment plants, land use in rural, agricultural, urban and shoreline areas, septic systems, and the atmospheric deposition of phosphorous in airborne dust, which is caused by wind erosion of exposed soil. Stormwater management practices help minimize the impact of polluted runoff flowing into lakes and streams and reduce the strain that stormwater places on municipal infrastructure. Further to these recommendations, the Town delivered their comprehensive 10-year stormwater management capital plan forecast in the 2024 budget with additional known and anticipated capital requirements.

1.3 Asset Management Approach

The Town undertook work to develop a stormwater asset inventory to quantify the assets owned, as this was identified as an area where data gaps existed. The Town operates 20 stormwater management (SWM) ponds, 21 oil and grit separators, 104 km of storm sewers, and 463 km of roadside drainage ditches, with the total replacement value of the Town's stormwater assets at approximately \$522M (Town of Georgina Asset Management Plan, 2022). There are three key stormwater asset sub-groups: Stormwater Linear, Stormwater Facilities, and Stormwater Low Impact Development (LID) features. These asset sub-groups are operated and maintained between the Operations Division, Asset Management Division, and Capital Delivery Division. Ditches, driveway culverts, roadway crossing culverts, and catch basins are stormwater infrastructure assets that are operated and maintained by the Town's Operations Division. The linear stormwater and stormwater ponds found in urbanized areas of the Town are operated and maintained by the Operations Division as well.

Currently, SWM is funded through property taxes. Recognizing the increased investment needs to implement the comprehensive program, Civica was assigned the task of assessing the potential for implementing a stormwater levy to provide a dedicated funding source in support of stormwater related capital projects and operations and maintenance activities.

1.4 Approach

Stormwater rate programs are a reliable and sustainable way to ensuring funding needs are met during a period of increasing revenue constraints, environmental and climate change drivers, and as stormwater management and treatment assets continue to age and degrade in capacity and performance. Two cornerstone studies have been used as the basis for this report being:

- Urban Stormwater Fees: How to Pay for What We Need (November 2016, Environmental Commissioner of Ontario)
- New Solutions for Sustainable Stormwater Management in Canada (September 2016, Sustainable Prosperity)

These documents, in conjunction with the experiences of other municipalities will form the options, evaluation, and recommendations of a stormwater revenue program suitable to the land uses and characteristics of the Town of Georgina.

As part of the work plan for the study, Civica submits this report which provides the following outline:

1. Town of Georgina context and funding needs.
2. Overview of comparator municipal programs.
3. Program funding alternatives.
4. Forecast funding strategies.
5. Evaluation criteria to assess the preferred approach.

2.0 Town of Georgina Context

2.1 Geographic Context

The Town of Georgina is situated in York Region (the Region) and is one of nine local municipalities. The creation, operation, and maintenance of stormwater management infrastructure is the responsibility of the Town. Some coordination is also required where the regional road network systems interact with the local system, which is generally limited and kept separate from the higher order stormwater needs related to urban runoff management and stormwater pond management. Figure 2-1 presents the land use designations for the local municipalities and provides context as to the character of the Town of Georgina. The Town's land distribution is comprised of approximately 55% farm and 18% residential with the balance consisting of industrial and commercial (IC), institutional, and vacant lands. Comparatively, the Town is somewhat similar to the Town of Whitchurch-Stouffville and Township of King in urban land coverage and ratio to rural uses.

2.2 Community Character

The Town of Georgina is located on the southern shores of Lake Simcoe, at the mouth of six Lake Simcoe watersheds. The Town is the northernmost municipality in the Region. The larger urban communities in the study area including Keswick, Sutton, Jackson's Point, and the rural community of Pefferlaw, face escalating growth and higher impervious area coverage as projected populations grow. Relative to its York Region peers it is one of the largest municipalities at 288 km². These characteristics also create unique challenges in stormwater management efforts and priorities and how these systems are funded. Where there are high density communities, the impact to stormwater systems includes urban road networks, higher surface runoff potential, and the need to manage stormwater ponds and the related discharge to watercourses. In the significantly larger rural areas, the impact to stormwater systems is less influenced by urban density but does have influence from large watershed catchment areas, their impact to the transportation and surface drainage ditches and culverts, and cumulative impacts related to man-made restrictions and flow pattern changes.

These two diverse community types are also vastly different when it comes to the number of properties and the expected funding contribution that could be derived to meet the needs of the watershed and stormwater infrastructure maintenance requirements. These unique characteristics have been considered in the following analysis and in balancing the demands and allocation of charges across the community.

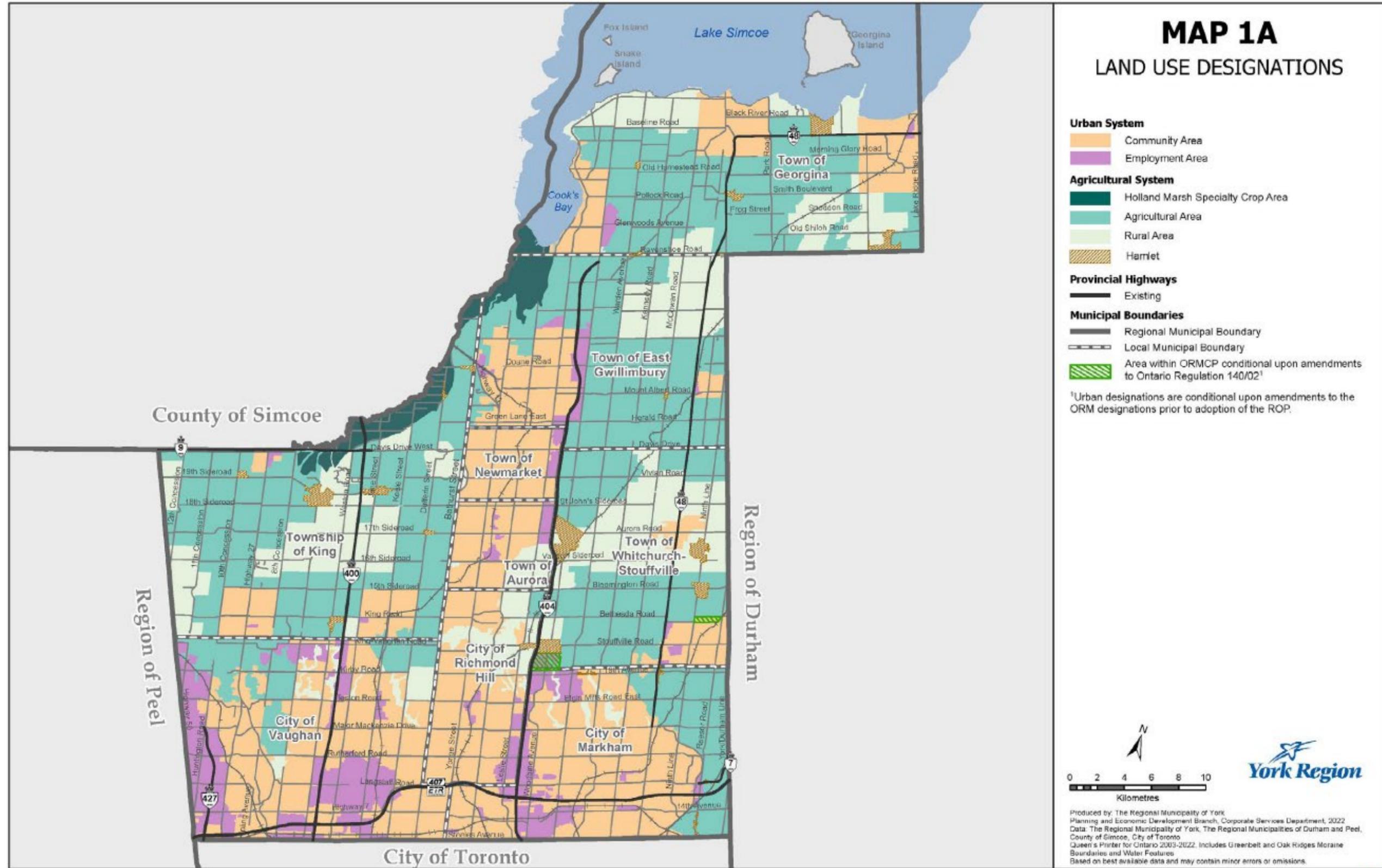


Figure 2-1: York Region Land Use Designations (York Region Adopted Official Plan, 2022)

Table 2-1: York Region Municipal Density Comparison

Municipality	2021 Population	Land Area (km ²)	Density (Pop/km ²)
Aurora	62,057	50.0	1,241
King	27,333	333.12	82
Markham	338,503	210.93	1,605
Newmarket	87,942	38.50	2,284
Richmond Hill	202,022	100.79	2,004
Whitchurch-Stouffville	49,864	206.42	242
Vaughan	323,103	272.44	1,186
Georgina	47,642	287.69	166

Note: Only presents municipalities with existing stormwater revenue programs. Based on simple land coverage estimation. Population distributed over gross total land area as a comparator.

2.3 Population Forecast

The Town has been experiencing significant growth pressures similar to other communities in southern Ontario and Greater Golden Horseshoe (GGH) region. These pressures continue due to the drive for new housing and approvals to meet the demand and Provincial growth targets. Figure 2-2 presents the growth forecast adopted for this study. This population forecast, provided by the Town, was incorporated into the financial analysis as a source of revenue growth due to new property creation and provides a balanced view on funding growth potential separate from incremental rate increases.

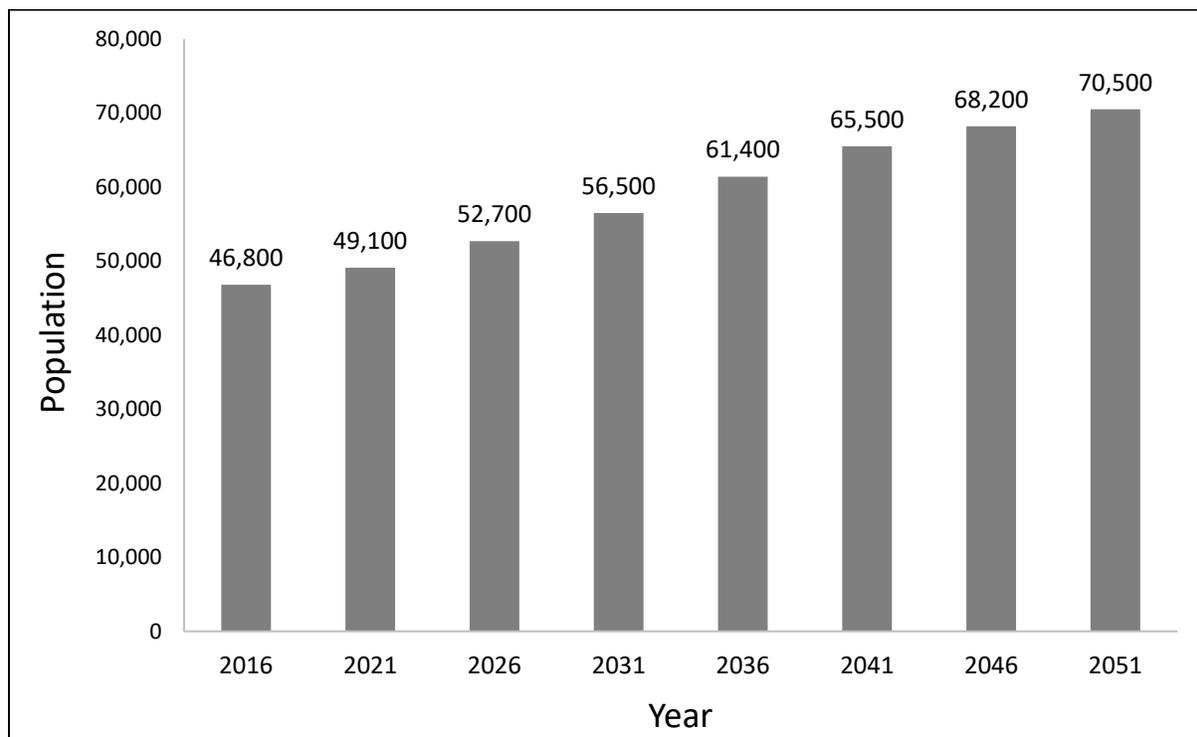


Figure 2-2: Town of Georgina Population Growth Forecast

3.0 Overview of Comparator Municipal Programs

This section provides comparator and context for stormwater programs currently in place locally within York Region as well as a broader review of notable programs in Ontario. The York Region context provides an understanding of the approach, rate structure, and program delivery characteristics while the broader Ontario evaluation provides context on rate structures and general character in other communities. The programs all have the basic characteristics of:

- Stormwater funding needs are defined and recovered to create a full cost recover program and to recognize the investment and need for sustainable water resource management.
- Costs recovered vary, but generally include operating costs, maintenance, repair and rehabilitation, larger capital investment requirements through the use of reserve contributions, and recognition of support or administrative needs to deliver the program.
- Collection methods vary but generally attempt to connect the collection of a fee with the maintenance of stormwater assets and services that serve the community funding the program.

Data sources for the following analysis was from publicly available sources and extracted from web site information, capital and operating budget reports, and specific stormwater reports that were available.

3.1 York Region Municipality Program Comparators

Of the eight other local municipalities in the Region, all of them have dedicated stormwater funding programs in place, with the exception of the Town of East Gwillimbury. Table 3-1 below presents a summary of the various programs across the Region.

Table 3-1: Comparison of York Region Stormwater Rate Programs

Municipality	Population	Program Approach	Stormwater Rate Structure*	Notes
Aurora	62,057	Tiered Flat Rate	<ul style="list-style-type: none"> Residential and condominium properties have a monthly charge of \$13.41 (2023) or \$161 per year. Water metered non-residential/commercial/industrial and multi residential properties have a monthly charge of \$170.41 (2023) or \$2,045 per year. 	Fees included on monthly water bill.
King	27,333	General Revenue	<ul style="list-style-type: none"> General Revenue based on Property Class and MPAC Valuation. Rates are as follows (rate per \$1M MPAC valuation): <ul style="list-style-type: none"> Residential: \$97.21 Commercial – Full: \$129.50 Commercial – Vacant/Excess Land: \$90.65 Industrial – Full: \$159.74 Industrial – Vacant/Excess Land: \$103.83 Pipeline: \$89.34 Landfill: \$106.94 	Program beginning in 2024. The stormwater management rate only applies to the residential portion of all agricultural property classes and not to the farmland or managed forest portions.
Markham	338,503	Mixed Approach: Residential – Flat Rate ICI – General Revenue	<ul style="list-style-type: none"> Residential fee of \$54/household Non-Residential Fee: \$28.50 per \$100,000 CVA (Current Value Assessment) 	Fee is collected through the water billing system managed by PowerStream.
Newmarket	87,942	Land Use Runoff	<ul style="list-style-type: none"> Stormwater charge is calculated by multiplying the size of the property by the runoff categories: <ul style="list-style-type: none"> Low runoff category (natural areas, vacant properties (no buildings or parking lots), golf courses etc.): \$0.079346 per square metre Medium runoff category (residential and institutional properties): \$0.387913 per square metre High runoff category (Commercial, industrial, and mixed-use building): \$0.776109 per square metre 	Charge is collected over four installments through the hydro bill.
Richmond Hill	202,022	Tiered Land Area	<ul style="list-style-type: none"> There are six property types that are charged different stormwater rates based on their stormwater runoff factors. Rates are based on per 1,000 sq ft of property area: <ul style="list-style-type: none"> Residential (up to one acre): \$11.02 Residential (greater than one acre): \$2.02 + rates up to one acre Residential (Semi/Link Home): \$12.13 Residential (Row/Town Home): \$15.43 Commercial/Industrial: \$20.94 Institutional: \$15.43 Multi-Residential: \$18.74 Vacant Land: \$2.20 Farmland: \$2.20 (up to 435,600 sq ft) Golf Course (club house, parking, driveway, pro shop): \$19.84 Golf Course (playing area, cart paths): \$3.31 (up to 435,600 sq ft) 	Some capping on rates is included based on size of property.
Whitchurch-Stouffville	49,864	Tiered Flat Rate	<ul style="list-style-type: none"> \$35.00 per year for residential properties \$135.00 per year for commercial properties 	Annual revenue of approximately \$650,000.
Vaughan	323,103	Tiered Flat Rate	<ul style="list-style-type: none"> There are seven categories that are charged different stormwater rates based on their property type and size/density: <ul style="list-style-type: none"> Non-residential (small): \$58.21 Non-residential (medium): \$1,504.16 Non-residential (large): \$22,973.14 Agricultural/Vacant: \$806.77 Residential (Low density) – per unit: \$64.20 Residential (Medium density) – per unit: \$41.20 Residential (High density): \$253.62 	Includes the stormwater rate in the water billing program as administered through Alectra Utilities

*As of 2024 unless stated otherwise.

3.2 Other Notable Stormwater Programs in Ontario

As a financial comparison, several notable municipalities with stormwater rate programs were identified. As can be seen in Table 3-2, these rates vary substantially from \$59 per assessed property to \$225 with an average charge of \$151 per assessed property. There are multiple factors that influence these rates and that are determined through each communities' unique characteristics.

Table 3-2: Comparator Stormwater Rate Program Fees

Municipality	Average Annual Fee Per Assessed Property*	Program Comments
Brampton	\$89	Tiered Fee
Guelph	\$91	Variable Rate for equivalent dwelling
Kitchener	\$225	Tiered Fee
London	\$222	Tiered Fee
Middlesex Centre	\$193	Tiered Fee
Mississauga	\$116	Variable Rate for equivalent dwelling
Orillia	\$59	Tiered Fee
Ottawa	\$187	Tiered Fee
St. Thomas	\$147	Tiered Fee
Waterloo	\$185	Tiered Fee

*Note this is an estimate calculated using a normalized approach using simplified revenue, population, and residential land use information. This may vary depending on specific property types, sizes and calculation inputs depending on the methodology for each municipality.

4.0 Program Funding Options

4.1 Overview of Funding Options

There are generally five sources of funding for stormwater systems being:

- Tax Levy
- Stormwater and Other Rate Approaches
- Grants and Other External Sources
- Debt Financing
- Development Charges and Assumed Assets

4.1.1 Tax Levy

The majority of municipalities fund stormwater programs through the general tax levy which are generally recognized as part of the Public Works or Roads programs. This approach is effective and consistent with long-standing public service funding mechanisms. The stormwater program is generally within the broader roads and parks assets and part of the overall system. Funding needs are generally minimal and often have a minimal impact on the program portfolio or are funded from various accounts within the program. As stormwater infrastructure needs increase, however, there is a risk that the tax pressures associated with these assets may drive larger policy decisions and cause offsets in other programs due to overall increases in tax pressures to the community. This outcome can leave the stormwater program chronically underfunded when competing with perceived higher needs programs such as roads or parks services.

To avoid this prioritization challenge, the importance of clear long-term needs of stormwater asset management funding becomes critical in defending and securing appropriate capitalization while competing with the broader tax funded services.

4.1.2 Stormwater and Other Rate Approaches

Rate funded programs benefit from the ability to charge a user rate either based on a unit consumption or other identifiable means of delineating what the user is getting for the charge levied. Water and wastewater services are predominantly funded through this approach and are generally based on a per unit consumption rate or a flat rate. This has been a long-used approach and is very much in line with legislative requirements for full cost funding and asset management principles first applied to water system management as a result of the Walkerton tragedy. The extension of this approach to stormwater has the benefit of identifying stormwater as a definable service or benefit and better links the community to the service provided.

This approach has many benefits and is investigated in detail in this report.

4.1.3 Grants and other External Sources

As with many municipal programs, grants and other loan or partnership funding sources are available through various means. An important and relatively sustainable funding source has been the federal gas tax program (rebranded the Canada Community Building Fund in 2021). Although structured to be applied to a wide range of municipal services, there are opportunities to allocate some of these grants to stormwater programs. Also, periodic provincial and federal programs emerge that can offset or support new initiatives for a period of time that can often advance the management or maintenance of stormwater assets.

Although not investigated as a sustainable source, it is recommended that the Town pay close attention to the grant programs available and take full advantage of any programs eligible for stormwater management.

4.1.4 Debt Financing

This source of funding is also available should stormwater reserve balances and revenue sources not be sufficient to deliver the near-term program needs. This form of funding is not a preferred option unless strictly used to bridge short term funding gaps in a clearly defined capital program.

In the scenarios presented in this report, there may be program delivery and funding considerations that result in a short-term program deficit which can be mitigated through internal borrowing. These funds then are typically recovered in future years as rate revenues and reserve balances grow to close the funding deficit. If considering external debt, this approach would not be recommended for stormwater management projects unless absolutely necessary.

4.1.5 Development Charges and Assumed Assets

Development charges collected through the Development Charges Act 1997 and as amended by Bill 23 and the More Homes Built Faster Act 2022 has been a relatively effective tool for creating a growth pays for growth funding environment. The benefit of this program is the ability for municipalities to establish and levy specific charges towards future developments to offset the costs of providing the infrastructure needed to accommodate the new growth. This approach is widely used and creates a sustainable funding model for assets required to be created or upgraded to accommodate the impact of growth on infrastructure.

Additionally, stormwater and other servicing assets that are created through subdivision agreements provide the initial investment in asset creation and assumption by the municipality.

These two mechanisms are beneficial in acquiring the initial capital needs of creating the new infrastructure as part of the development process. The Town has benefited from this process in the high growth communities. However, a gap in the funding model can emerge when there is not a well-defined and funded maintenance program or when non-DC funded projects are required.

Fully Leveraging these approaches provides municipalities with the ability to secure the base assets for stormwater management at minimal cost to the taxpayer when there is growth in the community. However, development charges are not applicable to costs such as maintenance, operations, or replacement where no new capacity is required to accommodate growth. Capacity increases required due to other factors such as climate change or previous existing capacity constraints from undersized infrastructure must be funded from other non-growth derived sources.

4.2 Stormwater Program Funding Strategies

The funding source methodologies that will be evaluated are the tax based and rate-based approaches are as follows:

- General Revenue Approach
- Flat Rate Approach
- Land Area Approach

- Impervious Surface Area Approach
- Land Use Runoff Coefficients Approach
- Property Frontage Approach

4.2.1 General Revenue Approach

The property tax general revenue approach is the existing method used by the Town to fund the current stormwater management program. The funding is derived through the operating budget where the annual departmental operating, maintenance and administrative program costs are presented as part of the overall Town operating budget review and approval process.

Capital projects are identified and reviewed as a separate approval process within the annual budget review and are approved based on eligible or available funding sources (defined reserve, alternate revenue source or tax funding). Capital projects are generally funded through the various reserves and do not have a direct tax rate impact other than the longer-term sustainability of the various reserves and the overall required tax rate funded contributions needed to sustain the longer-term program.

The stormwater program requirements are defined in the operating budget and should be identified separately and have commitment from Council as to their priority and secured funding sustainability. Capital projects are funded similarly through an approved annual contribution to a storm reserve from the general tax levy. The 10-year capital plan then drives the long-term funding needs and assures a clear understanding of the reserve goals and overall program cash flow.

4.2.2 Flat Rate Approach

The flat rate approach allocates a set charge against different property types in a methodology that is intended to distribute fees more fairly than a general tax rate. Fees are determined based on property classification and charges prorated and determined based on the character of each property type.

There can be any number of divisions in this approach with the simplest being a two-tiered fix rate, one for residential and the second for IC (and possibly another for multi-residential and/or farm). The total funding needs are then distributed between the two (or more) classes.

4.2.3 Land Area Approach

This approach applies a more detailed property classifications methodology that categorizes and identifies appropriate rates for each of the various classes based on type, land cover, stormwater system impact and capacity for the property type to contribute fees. The Municipal Property Assessment Corporation (MPAC) information is used as the basis and storm rates are applied through the tax billing process as a separate item on the tax bill.

4.2.4 Impervious Surface Area Approach

This approach uses more site-specific information to assess the hardscape features that have altered the soils' ability to allow infiltration of surface water. Features such as buildings, pavement and other hard surfaces are included in this calculation and the level of imperviousness is expressed as a ratio. A ratio can be established for each property or for classes of property defined by the MPAC data. Logical groupings of property type can also be identified that provides for a balance of fair attribution of charges and assessment effort to define the specific environmental impact of each property.

4.2.5 Land Use Runoff Coefficients Approach

This approach is based on the more generic land use runoff coefficients provided for in typical stormwater system design guidelines that defined impervious ratios for a range of standard land uses. This is a standard approach in stormwater design and provides a conservative estimate of stormwater management needs in sizing infrastructure and treatment systems. The land use coefficient is applied to the property area and type, and the expected runoff is determined for each property. The information required is the property type (or zoning) and the property size (area) to determine the volume of runoff contributed by the property. Each land use category can be analyzed, or the land use categories can be divided into tiers where similar land use runoff coefficients can be grouped together to minimize the total number of categories to be analyzed.

4.2.6 Property Frontage Approach

This approach considers the property frontage on the road allowance as the measure of impact to the local stormwater collection and conveyance systems. This intent is to apportion the cost of managing the stormwater collection systems that services each property. The impact of this approach is a generally higher cost for large and rural properties where there is more road frontage.

4.3 Subsidy and Credit Programs

In some cases, municipalities may offer support to property owners to help cover or reduce their stormwater charge. Low-income seniors and persons with disabilities may be eligible for a subsidy to help pay their stormwater charge, which is relief that is provided by the City of Mississauga and City of Brampton. Specific information on the relief provided can be found on their respective websites. The calculations in this study do not account for such programs.

5.0 Forecast Funding Needs and Cash Flow

This section presents the long-term funding needs for the Towns stormwater management program plans. These forecasts are based on current available information on stormwater management capital and operating costs and include consideration of per capita program costs for other municipal programs to identify an initial funding forecast that is within expected overall investment needs and costs and comparable to other neighboring municipalities. All costs are presented in this study do not account for inflation.

This program forecast should be reviewed periodically to accommodate future adjustments based on emerging information and changing long-term investment strategies.

5.1 Funding Needs

The funding needs are determined for a 10-year planning horizon and include the anticipated capital, operating and maintenance costs for the system in that period. These needs are derived from existing approved and future planned projects and investments to meet the long-term maintenance and operation of stormwater systems.

5.1.1 Town of Georgina 2024 Approved Budget Funding

The Town of Georgina received approval for the stormwater operating and capital plan for 2024 which included a comprehensive capital project cash flow forecast based on the master plan recommendations and currently known asset investment needs.

The funding needs for the program are presented in Table 5-1. The capital needs are based on the Towns 10-year capital plan and the operating costs are based on the reported operating budget for 2024 with an assumed growth in the operating budget of 2 percent per year. The cashflows in Table 5-1 do not account for inflation.

Table 5-1: Cash Flow Scenarios Summary

Year	Capital	Operating	Total
2024	\$1,125,000	\$1,329,000	\$2,454,000
2025	\$3,020,000	\$1,469,000	\$4,489,000
2026	\$1,335,000	\$1,498,000	\$2,833,000
2027	\$1,240,000	\$1,528,000	\$2,768,000
2028	\$1,345,000	\$1,559,000	\$2,904,000
2029	\$1,625,000	\$1,590,000	\$3,215,000
2030	\$1,630,000	\$1,621,000	\$3,251,000
2031	\$1,735,000	\$1,654,000	\$3,389,000
2032	\$1,840,000	\$1,687,000	\$3,527,000
2033	\$1,945,000	\$1,721,000	\$3,666,000
Total Forecast Funds	\$16,840,000	\$15,656,000	\$32,496,000

5.2 Revenue and Reserve Balance Target

The goal of setting and sustaining a stormwater rate program is to establish a rate that is reasonable and sustainable for the community and that meets the needs of the Town in the longer term. In analyzing the above cash flow scenarios, and comparing possible rate programs to peer municipalities, it is expected that a rate can be established that will meet the mid-term funding targets while being equitable and sustainable for the community. The parameters considered in establishing the 10-year revenue goals are:

- Reserve balance to reach 50% of average annual spend at the end of the 10-year planning horizon.
- Deficit spending is permitted with the assumption that reserve balances can be accommodated internally through overall reserve balances.
- Assessed property count is increasing based on growth forecast.

Figure 5-1 below presents the cash flow scenario for the base program.

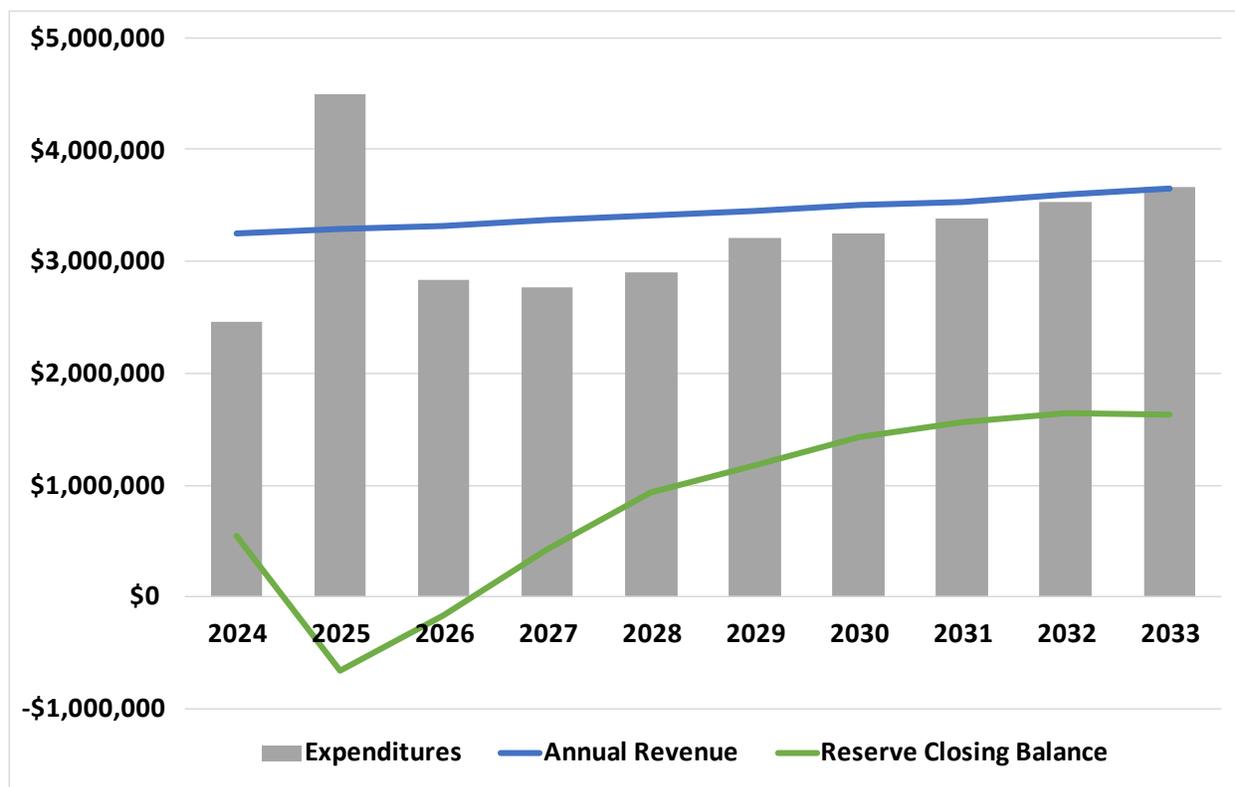


Figure 5-1: 50% Reserve Fund Goal After 10 Years

Note that the dedicated stormwater rate, if approved, will account for 50% of the required revenue in 2024 due to tax billing cycles. The expenditures in the first half of 2024 will be funded through the general tax levy.

6.0 Rate Structure Alternatives

The evaluation has been completed to identify the various funding methods to take into consideration the Town’s unique characteristics compared to other communities that are predominantly urbanized. This has been accomplished by using the MPAC data to assess land uses at a reasonably aggregated level and then applying the various funding methods in a manner that can be implemented based on the MPAC profile.

6.1 MPAC Land Use Profile

The MPAC data provided by the Town was aggregated into 5 categories for the purposes of this evaluation and are summarized as follows:

Table 6-1: MPAC Land Use Profile

Property Type	Count of Municipal Addresses	Sum of Property Building Area (SF)	Sum of Property Area (Acres)	Ranking Percent*	Average Parcel Size (Acres)
Residential	19,446	27,524,881	23,275	34%	1.2
Commercial	392	715,541	1,707	3%	4.4
Industrial	97	287,944	1,580	2%	16.3
Farm	555	1,419,379	37,336	55%	67.3
Other Lands**	359	1,045,597	3,586	5%	9.6
Total	20,849	30,993,342	67,483	100%	-

*Ranking percent represents the relative proportion of property type in the data set and is the ratio of each property type by property area to the total property area.

**Other lands include government, institutional, vacant land that is not classified as residential or commercial, and managed forests.

Lands such as government properties, properties with nominal assessed value of \$10 or less, and certain institutions (e.g., schools) are exempt from tax levies per MPAC data and therefore have been removed from the financial analysis in the following sections.

6.2 Financial Analysis of Various Revenue Approaches

The following revenue approaches were evaluated:

- General Revenue Approach
- Flat Rate Approach
- Land Area Approach
- Impervious Surface Area Approach
- Land Use Runoff Coefficients Approach
- Property Frontage Approach

6.2.1 General Revenue Approach

This approach is in line with current revenue generation based on property tax assessment with the added separation of how much of that revenue should be attributed to stormwater needs.

This approach has merit as a simplified model for allocating costs based on property type and size and determination of the tax rates for each property. This approach however does not have a direct link to the impact of property size and impermeable surface areas and this factor is not a consideration in the tax calculation. In the case of IC and Farm properties, there may be some correlation in stormwater impact

and assessment rates that create a reasonable cost allocation. In the residential property category, equity in fees may be associated with the parcel size assuming that larger size equates to higher impact to stormwater systems although this may not necessarily be the case. There are programs applying this approach and it is considered a reasonable method for allocation of costs for stormwater systems that are in line with the distribution of costs for general taxation. The cash flow distributions for the 50% reserve fund contribution 10-year averages are presented in Table 6-2 below.

Table 6-2: General Revenue Approach

Property Tax Class	Portion of Revenue by Tax Class	Avg. Charge per Tax Class	Distribution
Residential	\$3,008,987	\$149	92.7%
Commercial	\$201,282	\$350	6.2%
Industrial	\$18,215	\$325	0.6%
Farm	\$19,167	\$48	0.6%
Total	\$3,247,650	-	100%

6.2.2 Flat Rate Approach

This approach assumes a flat rate applied to each property regardless of use and is simple to implement and manage however there is no direct correlation to surface condition or impermeability and property impact to stormwater management. For Georgina, this approach would result in a per property annual charge of \$180. This rate is in line with the average residential rates however would be considered high for some rural farm and vacant land properties and would be considered low for most IC type properties. There were no municipalities found to apply this approach in our research, however, some municipalities had a tiered flat rate approach that could be considered. For example, a charge of \$158 per residential and per farm parcel and a range of \$175-294 per IC property depending on the size of the lot (tiered flat rate approach).

Table 6-3: Example of a Tiered Flat Rate Approach

Property Tax Class	Count of Municipal Addresses	Portion of Revenue by Tax Class	Avg. Charge Per Property	Distribution
Residential	19,446	\$3,062,745	\$158	94.3%
Industrial/Commercial (Small - < 1 acre)	269	\$47,075	\$175	1.3%
Industrial/Commercial (Medium - 1-10 acres)	166	\$35,125	\$212	1.3%
Industrial/Commercial (Large - > 10 acres)	52	\$15,293	\$294	0.4%
Farm	555	\$87,412	\$158	2.7%
Total	20,849	\$3,247,650	-	100%

This tiered approach to IC properties has the ability to be modified significantly depending on the nature of the IC buildings and stormwater runoff potential for those properties. For example, the City of Vaughan has rates ranging from \$58.21 for small (< 1 acre) non-residential properties to \$22,973.14 for large (>10 acre) non-residential properties.

6.2.3 Land Area Approach

This approach considers the impact of land area as an approach to distribute the revenue contributions. Although more equitable than the previous approaches, there is still no accounting of the actual impact of each property due to impervious land coverage. The following table provides a land area distribution of charges and an average rate for property type. This approach would require a charge of approximately \$48 per acre. In this approach, the farm sector would be burdened for much of the revenue.

Table 6-4: Land Area Approach to Rate Structure

Property Type	Sum of Property Area (A)	Average Parcel Size (A)	Total Revenue from Each Type	Avg. Charge per Property	Distribution
Residential	23,275	1.2	\$1,163,242	\$69	35.8%
Commercial	1,707	67	\$125,298	\$37	3.9%
Industrial	1,580	4.0	\$119,166	\$1,471	3.7%
Farm	37,336	18	\$1,839,944	\$3,315	56.7%
Total	63,898	-	\$3,247,650	-	100%

6.2.4 Impervious Surface Area Approach

This approach considers the percentage of each parcel as to coverage based on impervious surfaces such as roof, driveways, pavement, and other conditions that prevent rain from penetrating the ground surface. The impervious area is calculated solely based on the reported MPAC building coverage and could be refined further to include other impervious surfaces. However, as a general approach to reflect more realistic parcel impact, exclusion of other impervious surfaces simplifies the calculation while providing a reasonable and fair distribution of coverage. Based on the MPAC data, the rate per square foot of building area would be \$0.11. The following table summarizes the revenue distribution for this approach.

Table 6-5: Impervious Surface Area Approach to Rate Structure

Property Type	Sum of Property Area (A)	Sum of Building Area (square feet)	Revenue per Property Type	Avg. Charge per Property	Distribution
Residential	23,275	27,524,881	\$2,984,905	\$153	91.9%
Commercial	1,707	715,541	\$77,596	\$198	2.4%
Industrial	1,580	287,944	\$31,226	\$322	1.0%
Farm	37,336	1,419,379	\$153,923	\$277	4.7%
Total	63,898	29,947,745	\$3,247,650	-	100%

6.2.5 Land Use Runoff Coefficient Approach

As the Town does not publish its own runoff coefficients, the Impervious ratio is defined by nearby municipal stormwater engineering design guidelines and based on these ratios results in an overall imperviousness of 15% for the entire Town. This equates to a rate per impervious acres of \$213. Based on this rate the following revenue distribution is expected.

Table 6-6: Land Use Runoff Coefficient Approach to Rate Structure

Property Type	Sum of Property Area (A)	Impervious Ratio	Impervious Area (Acres)	Total Revenue from each Type	Avg. Charge per Property	Distribution
Residential	23,275	45%	10,474	\$2,439,787	\$125	75.1%
Commercial	1,707	90%	1,536	\$357,917	\$913	11.0%
Industrial	1,580	75%	1,185	\$276,001	\$2,845	8.5%
Farm	37,336	2%	747	\$173,945	\$313	5.4%
Total	63,898		13,942	\$3,247,650	-	100%

6.2.6 Property Frontage Approach

This approach considers the portion of each parcel that is directly beside the roadway. Based on the reported MPAC data, the following revenue distribution is expected.

Table 6-7: Property Frontage Approach to Rate Structure

Property Type	Count of Municipal Addresses	Sum of Property Frontage (ft)	Total Revenue from each Type	Avg. Charge per Property	Distribution
Residential	19,446	1,548,811	\$2,736,008	\$141	84.2%
Commercial	392	154,774	\$273,411	\$697	8.4%
Industrial	97	20,851	\$36,834	\$380	1.1%
Farm	555	114,008	\$201,397	\$363	6.2%
Total	20,849	1,838,444	\$3,247,650	-	100%

7.0 Evaluation Criteria

In order to evaluate the various funding options available to the Town, at a minimum each option needed to satisfy the following conditions:

7.1 Town Applicability

This criterion considers the geographic extent to which the funding option can be applied. A desirable funding option would be applicable across all property types and an undesirable option would limit applicability or require special cases to administer.

7.2 Meets Entire Revenue Needs

This criterion rates the funding options ability to meet the target annual revenue goals. These costs are as prepared in the previous section and are to include operation, maintenance, and capital costs. Administrative costs should be included to a reasonable extent were those efforts support the delivery, planning and fund management of the program.

7.3 Dedicated Funding Source

Preferred options are those where funds are easily identifiable and dedicated to stormwater programs exclusively. Positive attributes include fully dedicated to storm activities and able to endure cost fluctuations over the long term while sustaining stable rates from year to year.

Considering all six funding options can be structured to satisfy the conditions above, the following evaluation criteria were utilized based on industry experience in identifying the preferred funding option for the Town's specific characteristics and conditions:

7.4 Fair and Equitable Allocation

This criterion rates the degree to which each funding option charges the property owner according to individual contribution to the stormwater program expenditures. A desirable funding option would allocate costs in a systematic and consistent manner that represents the relative contribution of stormwater runoff and system loading. An undesirable option would result in an inconsistent and indefensible approach that does not best reflect the individual property contribution to the system.

7.5 Effort and Cost to Administer

The criteria favour those options that are relatively easy to administer and manage the funding option. From program planning and capital and operating budget submissions to public communication and fee collection, and disbursement to the required programs. This criterion also favours options that cost less to initiate and considers ongoing costs to administrate the program.

7.6 Public Accountability

The criteria rate the degree of fund tracking and transparency. Preferred accountability includes defined reserve, clear operating and capital program communication, rates and fees collected, and reporting on long term program costs and sustainability.

The following table presents the overall rating based on the defined criteria.

Table 7-1: Funding Options Evaluation Matrix

Funding Option	Fair and Equitable Allocation	Effort and Cost to Administer	Public Accountability
1. General Revenue Approach	<p>Medium</p> <p>Based on assessed value does not have a direct link to the impact of property size and impermeable surface areas and these factors are not considered in the tax calculation.</p>	<p>Low</p> <p>Easily incorporated based on MPAC data and current tax billing structure.</p>	<p>Medium</p> <p>Somewhat logical due to perceived value of property and impact on stormwater resources. Similar approach as nearby municipalities with similar land use characteristics (e.g., King).</p>
2. Flat Rate Approach	<p>Low</p> <p>Same for all properties. No direct correlation to surface condition or impermeability and property impact to stormwater management.</p>	<p>Low</p> <p>One fee for all properties that is easy to track and implement.</p>	<p>Low</p> <p>Not related to service use - would be considered high for some rural farm and vacant land properties and would be considered low for most IC type properties.</p>
3. Land Area Approach	<p>Medium</p> <p>Based on property size - more equitable than the flat rate approach, however, there is still no accounting of the actual impact of each property due to impervious land coverage.</p>	<p>Medium</p> <p>Based on MPAC data with some customization needed to internal tax billing processes to account for new method to collect revenues.</p>	<p>Medium</p> <p>Somewhat logical but heavy burden on farmland that is mostly serviced by ditches, culverts and drains.</p>
4. Impervious Surface Area Approach	<p>High</p> <p>Based on each property's hardscape area that is calculated using remote sensing and GIS data.</p>	<p>High</p> <p>Significant technical resources required to perform remote sensing and GIS analysis. Data will require consistent updates. New billing methodology will need to be created.</p>	<p>High</p> <p>Most related to service use as hardscapes per property are assessed which have the highest impact on stormwater runoff.</p>
5. Land Use Runoff Coefficients Approach	<p>Medium</p> <p>Standard approach in stormwater design and provides a conservative estimate of stormwater management needs in sizing infrastructure and treatment systems.</p>	<p>High</p> <p>Significant technical resources required to perform analysis at program startup. New billing methodology will need to be created.</p>	<p>High</p> <p>Similar to #4 as hardscapes per property type are assumed and approach is connected to stormwater design standards – simplified assumption as to which properties have the highest impact on stormwater runoff.</p>
6. Property Frontage Approach	<p>Medium</p> <p>Based on property frontage - cost of managing the stormwater collection systems that services each property. The impact of this approach is a generally higher cost for large and rural properties where there is more road frontage.</p>	<p>Low</p> <p>Easily incorporated based on MPAC data and current tax billing infrastructure available.</p>	<p>Medium</p> <p>Somewhat logical but heavy burden on farmland that has large frontages and mostly serviced by ditches, culverts and drains.</p>

8.0 Stormwater Rate Study – Public Engagement and Implementation

The following public engagement and stakeholder opportunities were completed, and the results of these sessions is summarized in this section:

- Public website made available to provide educational content on the proposed Stormwater Rate program: www.georgina.ca/StormwaterRate
- February 28, 2024- Presentation to Council: <https://pub-georgina.escrimemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=e4d31e18-97db-441c-b302-d01777d05d0e>
- March 8, 2024- Draft report available online for review and comment
- March 12, 2024- Meeting with Georgina Agricultural Advisory Committee
- March 18, 2024- Public Engagement Session: from 6-8pm, Council Chambers, 26557 Civic Centre Road, Keswick, ON
 - Comments from the public and stakeholders collected via in-person forms and through email: stormwater@georgina.ca
- April 2, 2024- Meeting with Georgina Environmental Advisory Committee
- April 16, 2024- Second Meeting Georgina Agricultural Advisory Committee (Requested meeting from committee that is not reported here due to timing conflict with submission of this report for inclusion in the Council agenda)

8.1 Public Consultation Feedback

8.1.1 Georgina Agricultural Advisory Committee

Following the presentation to Council, the first public meeting was with the Agricultural Advisory Committee. A presentation was delivered to the committee members followed by a discussion on the various aspects of the program with the committee members. General concerns from the committee related to potential high costs for stormwater management when farm activities and land management practices are generally supportive of maintaining the natural environment and surface water runoff. Questions on potential benefits created by owners of wetlands or naturalized areas and how that would be considered in the costing, and how any charges would be calculated in a way that is equitable considering the uniqueness of farm properties, watercourse characteristics and current water management benefits and challenges.

The general feedback was with concerns in equity, impact of higher costs, justification for charges in the farmland areas and, what actions would result for improvement to the stormwater system once these charges were collected. After the meeting on March 12, 2024, the Committee requested an additional committee meeting to take place on April 16, 2024. Due to the timing of the agenda, the results of the meeting can not be included in this report.

8.1.2 Georgina Environmental Advisory Committee

The meeting with the Environmental Advisory Committee (EAC) included a presentation to the committee and discussion on various aspects of the program. It is also noted that four members of the public showed up at the Council Chambers to view the livestream, in addition to the Committee. Comments were in support of the importance of stormwater management with questions on cost equity, fairness to property classifications and their relative impact/responsibility to stormwater management. Discussion on how this program could encourage development design and better stormwater management practices was

concluded with the clarification that this program is focused on the long-term operating and maintenance costs of stormwater assets after assumption of these assets from the subdivision creation and that current stormwater management regulations, policies and engineering standards are the guide for how these systems are designed and created.

The general feedback was that finding ways to properly fund and manage stormwater systems is beneficial and that the cost allocation and impact to costs just needs to be as equitable as possible and that the community has a sense of how these costs will benefit Lake health and environmental protection in the long term.

8.1.3 Open House Public Engagement Event

The Community was invited to participate in a public open house that was provided at Town Hall Council Chambers. A total of 28 community members attended the event. There were mostly representatives from the farming and rural communities with some urban area residents and small business owners. The focus on the evening was predominately in the rural areas of the community. The discussion included aspects such as historical levels of service and areas of stormwater concerns, Region vs local road responsibilities, equity of how costs are calculated and distributed, and role and benefit of farming lands vs higher impacts of urban communities. It was also noted that depending on the approach, the allocation of costs to the farming sector was minimal in several of the options. There was discussion that this cost could also be removed from the approach with minimal impact on the remaining sectors. In the General Revenue approach for example the farm component represents \$19,167 or 0.6 percent of the total revenue target of \$3,247,650.

There was also discussion on the ideas of community responsibility compared to efforts to identify stormwater costs to a property level. The asset management plan and project list were reviewed to demonstrate the level of investment that is expected to be implemented over the next 10 years and how the current funding is only sufficient to cover about 40 percent of the needed infrastructure improvements.

The attendees were asked to provide feedback on their preferred funding approach with nine of the eleven responses selecting the General Revenue Approach (Following figure).

Approach	Preferred Option Responses	*Preferred Option (%)
General Revenue Approach	9	82%
Flat Rate Approach	0	0
Land Area Approach	0	0
Impervious Surface Area Approach	1	9%
Land Use Runoff Coefficients Approach	1	9%
Property Frontage Approach	0	0
Total Feedback Forms Collected	11	100%

8.2 Recommended Cost Distribution Approach

This section is a summary of the analysis and feedback on the alternatives and concludes with a recommendation to the preferred approach.

8.2.1 Property Frontage Approach

The property frontage approach bases an allocation of cost on property frontage where larger frontage length equates to higher stormwater cost allocation. This approach was rated relatively low in the initial analysis and does not necessarily provide an equitable method of cost distribution and frontage does not have a direct relationship to how stormwater and surface permeability are characterized on the property. Further, community feedback raised concerns with the impact to large frontage rural and farm properties were these areas arguably have the lowest impact to the natural hydrological cycle.

For these reasons, this approach was not preferred.

8.2.2 Surface Runoff Infiltration Based Approaches

There were two approaches that considered permeability, surface condition and the impact to infiltration of surface water being the “Impervious Surface Area Approach” and the “Land Use Runoff Coefficient Approach”. These approaches are considered technically driven and are based on land surface conditions, permeability and pre, and post development changes to the hydrology that impacts how much additional runoff will be created after development. Although providing clear justification, there are still many variables within the technical analysis that can influence the outcome. Further, the level of effort for this type of analysis is not necessarily warranted as industry knowledge and understanding of cost distribution has taken on more qualitative approaches with similar cost distribution results.

This approach is also data intense and requires updates and evaluations based on changing conditions, changes in community profile and redistribution of costs based on overall permeability profile.

Community feedback was neutral to this approach recognizing that additional effort for similar outcome was not necessarily a preferred approach to addressing equity. It was also noted in these discussions that there is not perfect method for fully equitable distribution and that there are diminishing returns in the level of analysis and the perceived fairness in the cost distribution. Overall, and with the other methods, there was understanding that the idea of fairness was to best be viewed across the land uses and as a relative assessment of cost difference for each category.

For these reasons, this approach was not preferred.

8.2.3 Land Area Approach

The land area approach was not rated as a preferred alternative technically as there is an inherent inequity where large parcels are generally more naturalized than smaller urban land use areas with small residential or commercial lots. Although easy to implement, there is concern with the equity of cost distribution and for this reason, this alternative was not preferred. This was also confirmed through the public consultation where the general feedback was the impact to the farm and rural community were many of the stormwater management issues are minimal and isolated to surface water management along roadways and the infrastructure needed such as ditching and culverts to direct this flow to the downstream receivers. Similarly, in urban areas, the higher impermeability creates higher peak runoff flows that impact these local sewers, ditches and culverts more acutely than in rural areas.

For these reasons, this approach was not preferred.

8.2.4 Preferred Approach

The remaining approaches are the “General Revenue Approach” and the “Flat Rate Approach” which are the final two approaches that ranked the highest overall. Of these two, the flat rate approach is lower in preference as it has similar challenges in fairness as do some of the other approaches. Specifically, a large property that may have higher impact on surface conditions (such as an ICI property with high pavement coverage) would not be treated any differently than a small rural property.

During the consultation period, it was noted that some elements of the flat rate approach may be beneficial if there are say large outliers in the various property types that might seem extreme in comparison. However, there was more support for the general revenue approach based on the methodology, the implicit equity and the simplicity of implementation and support.

In summary, the preference is for the following approaches:

- General Revenue Approach
- General Revenue Approach with Exclusion of Farm

The cost distribution of the general revenue alternative is presented in Table 8-1.

Table 8-1 Preferred Approach- General Revenue

Property Tax Class	Portion of Revenue by Tax Class	Avg. Charge per Tax Class	Distribution
Residential	\$3,008,987	\$149	92.7%
Commercial	\$201,282	\$350	6.2%
Industrial	\$18,215	\$325	0.6%
Farm	\$19,167	\$48	0.6%
Total	\$3,247,650	-	100%

It is noted that prior to the cost distribution analysis, some property classes were excluded including Exempt (E) and Full payment in Lieu (CF,CG,CW,RF,RG,RP), to ensure that the stormwater rate would be distributed fairly and based on the actual contributions to the stormwater management system.

For the general revenue alternative that excludes farm properties (FT) and managed forests (TT), the cost can be proportionally redistributed to the residential, commercial, and industrial properties, as seen in Table 8-2.

Table 8-2 Preferred Approach- General Revenue

Property Tax Class	Portion of Revenue by Tax Class	Avg. Charge per Tax Class	Distribution
Residential	\$3,026,812	\$150	93.3%
Commercial	\$202,528	\$352	6.2%
Industrial	\$18,310	\$327	0.6%
Farm	\$0	\$0	0%
Total	\$3,247,650	-	100%

8.3 Implementation Plan

The steps for implementation are provided as a guide for the Town considering the potential impact of the introduction of a change in program funding and the need to modify internal processes and communicate. Implementing a new stormwater rate charge that requires internal process changes for the town involves several key steps.

It has been identified in the cash flow forecasting that implementation of the charge is required to be implemented as soon as practical. The approved method will be implemented in time for the 2024 Final tax which will be issued in Mid-Late June. This bill would be payable in two relatively equal installments of late July and late September. Starting in 2025, It is also noted that the program will reduce the amount of the current revenue from general taxes and offset the full funding requirement from the new separated rate that will be distributed using the same general tax assessment calculations. The implementation steps are as follows:

- a) Update Billing Systems: Updated the billing systems to accommodate the new stormwater rate charge revenue method
- b) Implement Communication Plan: Communicate new program through the current website, other Town digital communication channels. Include stormwater brochure with 2024 Final Tax bill.
- c) Staff Training: Provide training sessions for municipal staff involved in administering the new stormwater rate charge, billing, collection, and customer service to ensure they are equipped to handle inquiries and address issues effectively. Training will be provided to all Tax and Revenue staff and all Service Georgina staff. General inquiries will be handled by Service Georgina and Escalations, changes, maintenance, and Billing etc. will be done by Tax and Revenue.

Ministry of Agriculture,
Food and Rural Affairs

Office of the Minister

77 Grenville Street, 11th Floor
Toronto, Ontario M7A 1B3
Tel: 416-326-3074
www.ontario.ca/OMAFRA

Ministère de l'Agriculture, de
l'Alimentation et des Affaires rurales

Bureau du ministre

77, rue Grenville, 11^e étage
Toronto (Ontario) M7A 1B3
Tél. : 416 326-3074
www.ontario.ca/MAARO



April 16, 2024

Her Worship Margaret Quirk
Town of Georgina
mquirk@georgina.ca

Dear Mayor Quirk:

It has been brought to my attention that some municipalities in the province have implemented new stormwater fee structures, and others are exploring doing so.

As Minister of Agriculture, Food and Rural Affairs, I am writing to ask that your municipality considers the needs and potential impacts on agriculture in your community when evaluating proposed changes to stormwater or other fees and to offer any support that my ministry can provide as you fully consider the impacts.

As you know, Ontario farms contribute significantly to local economies while supporting access to high-quality food both domestically and globally. The agri-food sector employs over 836,000 people and contributed \$48.8 billion to our provincial economy. Our government is committed to supporting the growth of the agriculture and food industry, which is why we released [Grow Ontario: a provincial agri-food strategy](#) to strengthen the agri-food sector, support economic growth, and ensure an efficient, reliable and responsive food supply for Ontarians.

To ensure that our food supply system continues to be responsible, trusted, and competitive on the world stage as well as a driver for economic growth in Ontario, it is important that all levels of government work closely with the agricultural community when evaluating new policies.

There is a need for special consideration for agricultural properties to ensure there are no unintended consequences that disproportionately impact farmers or greenhouse operators, as demonstrated in several of the new stormwater utility programs, including Brant County's proposed Stormwater Utility Program, which will exempt agricultural properties from the new proposed fee.

.../2



Good things grow in Ontario
À bonne terre, bons produits

Ministry Headquarters: 1 Stone Road West, Guelph, Ontario N1G 4Y2
Bureau principal du ministère: 1, rue Stone ouest, Guelph (Ontario) N1G 4Y2

It is also worth noting that many farmers have already invested in water management measures and may not utilize municipal waterways in the same manner as other businesses.

Staff at my ministry are available to provide guidance on supporting the growth of the agricultural community while balancing broader municipal needs. Please feel free to contact Scott Duff with any questions you may have at (519) 820-3331 or by email at scott.duff@ontario.ca.

I hope that your municipality will consider engaging more directly with farmers and greenhouse operators to mitigate any unintended impacts new charges may have. It is imperative that municipalities and the agricultural industry work together to ensure the economic prosperity of our rural communities now and well into the future.

Sincerely,



Lisa M. Thompson
Minister of Agriculture, Food and Rural Affairs

c: Scott Duff, Director, Policy Division

Did you know about the Farmers' Wellness Initiative?

- Your mental health is important! If you're a farmer or a member of a farm family and in need of mental health support, please call 1-866-267-6255 and arrange to speak with a professional today.
- For additional resources visit: <https://farmerwellnessinitiative.ca/>.

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. LS-2024-0011

**FOR THE CONSIDERATION OF
COUNCIL**

April 24, 2024

**SUBJECT: GEORGINA EQUITY AND DIVERSITY ADVISORY COMMITTEE
APPOINTMENTS TO FILL VACANCIES FOR THE 2022-2026 TERM OF OFFICE**

1. RECOMMENDATION:

1. That Report No. LS-2024-0011 prepared by the Clerk's Division, Legislative Services, dated April 24, 2024, respecting appointments to the Georgina Equity and Diversity Advisory Committee, be received.
2. That Council review the attachment (Confidential Attachment No.1) detailing the applications received for the following Committee:
 - a. Georgina Equity and Diversity Advisory Committee
3. That Confidential Attachment No. 1 be discussed in Closed Session, as it contains personal information.
4. That Council direct the Clerk's Division to prepare the necessary bylaw to give effect to the appointments.
5. That the appointment of the selected applicants by Council come into effect upon the passing of the appointment bylaw and acceptance of the appointment by the Committee Designates.

2. PURPOSE:

The purpose of this report is to provide Council with information regarding the applicants volunteering to serve as members of the Georgina Equity and Diversity Advisory Committee for the 2022-2026 Term of Office (Confidential Attachment No.1).

3. BACKGROUND:

Staff initiated a public recruitment process on February 8, 2024. Public notice inviting interested residents to submit their applications to the Town was given through the Town's website, local radio station 93.7FM, and various social media channels. The application period for membership on the Georgina Equity and Diversity Advisory Committee closed on March 21, 2024.

4. ANALYSIS:

4.1 Selection of Members

In reviewing applications, Council will be considering the factors listed below:

- Equitable opportunities for participation
- Diverse representation of member composition
- Demonstrated experience and thorough knowledge of applicable subject matter, legislation and regulations
- Experience working on committees or boards

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:

Delivering service excellence

Creating a vibrant, healthy, and safe community for all

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial or budgetary impacts associated with the recommendations contained in this report, apart from Committee member honorariums.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

As indicated in Section 3 of this report, public notice for the recruitment was utilized and included postings on the Town's website, advertisements across the Town's various social media channels, and audio advertising on local radio station 93.7FM. Applications were available both online and in the Clerk's Office. The advertised request for applicants was placed on the Town's website for six (6) weeks (February 8, 2024 to March 21, 2024).

8. CONCLUSION:

This report seeks Council's appointment of two members to fill two vacant positions on the Town of Georgina Equity and Diversity Advisory Committee for the 2022-2026 Term of Council.

APPROVALS

Prepared By:	Hillary Thompson Licensing Coordinator
Reviewed By:	Mamata Baykar Deputy Clerk
Reviewed By:	Rachel Dillabough Town Clerk

Recommended By: Michael Bigioni
Director of Legislative Services
Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachment No.1 - Confidential Attachment - Members of Council only: Roster of Individuals for Consideration of Appointments to the Georgina Equity and Diversity Advisory Committee.

York Pride
165 Pony Drive,
Newmarket, ON L3Y 7B5
support@yorkpride.ca
905-235-3186



2024-04-01

Town of Georgina
26557 Civic Centre Road
Keswick
Ontario
L4P 3G1

Margaret Quirk,

York Region is home to over 1.2 million people with an estimated 120,000 2SLGBTQ+ residents and a community that collectively speaks over 120 languages. Diversity is a characteristic and a cornerstone of our identity. While we uphold the Charter of Rights, in acknowledging the freedom of individuals to choose their affiliations. Our primary focus remains centered on fostering mutual respect amidst our differences. By nurturing understanding and patience, we aim to cultivate a cohesive and harmonious community where instances of hatred are diminished, and inclusivity flourishes.

Pride Month is not only a time of celebration but also a crucial opportunity to raise awareness; since 2021, hate-motivated incidents have increased by 64% (Statistics, Canada 2021). Several municipalities have made significant strides in supporting York Pride events and initiatives; our team believes your municipality has immense potential to demonstrate its commitment to education across the region. By raising the Pride flag at your civic centre or another prominent location during June, your municipality can send a powerful message of support to 2SLGBTQ+ individuals and allies.

I understand that this may require additional effort and resources. I am more than willing to collaborate with your office or department to facilitate the coordination of the flag-raising, and I am eager to work together to ensure that this event is meaningful and impactful. York Region could lead by example and set a precedent for change.

I hope you will seize this opportunity to stand together with the community.

Thank you for considering this request,

A handwritten signature in black ink that reads 'Jacob Gal'.

Jacob Gal
Director of Operations
York Pride
647-923-7579
jacob.gal@yorkpride.ca
yorkpride.ca



Interoffice Memorandum

GEORGINA

Clerk's Division

To: Mayor and Council

From: Hillary Thompson, Committee Services
Coordinator

cc: Rachel Dillabough, Town Clerk
Mamata Baykar, Deputy Clerk

Date: April 24, 2024

Re: RESOLUTION NO. GEDAC2024-0028
Re: Good Food Collective

Please be advised that at its meeting held on April 9, 2024, the Georgina Equity and Diversity Advisory Committee passed the following resolution:

RESOLUTION NO. GEDAC2024-0028

Moved By Charlene Biggerstaff

Seconded By Michael Oyston

That Staff be directed to connect with the Good Food Collective to arrange for the Georgina Equity and Diversity Advisory Committee to sponsor three, \$200 lunch events.

Carried

Please note that the resolution and comments are taken from the un-adopted draft minutes.

The request shall be that the Georgina Equity and Diversity Advisory Committee sponsor lunches throughout the year, particularly one in June and the others being of cultural lunches reflective of the Community. The funds for these events will come directly from the Georgina Equity and Diversity Advisory Committee 2024 budget.

MEMORANDUM

TO: Mayor Quirk
Members of Council

FROM: Rachel Dillabough, Town Clerk

SUBJECT: General Information Items

DATE: April 24, 2024

Please notify the Clerk's office if you wish to have any of these items placed on the agenda for discussion:

- i) Monthly Building Report for the month of March, 2024
- ii) Town of Cobourg supporting the position of the Township of Perry requesting the Province to amend blue box regulations for 'ineligible' sources
- iii) City of Sault Ste. Marie supporting Bill C-332 and requesting the Government of Canada to enact the necessary amendments to the Criminal Code of Canada to include coercive control of an intimate partner.
- iv) Town of East Gwillimbury Notice of Transportation Master Plan
- v) Township of Terrace Bay supporting the request of the Province of Ontario to treat all municipalities fairly and provide equivalent representative operational budget funding amounts to all Ontario municipalities.
- vi) Town of Goderich requesting legislative amendments to strengthen Municipal Codes of Conduct.
- vii) Town of Goderich requesting the Province not proceed with recommended phase-out of free private well testing in Ontario
- viii) Town of Whitchurch-Stouffville urging the Federal Government to reconsider its recent policy changes and specifically exempt public-private partner institutions from being excluded in offering students who successfully complete their program of study a Post-Graduate Work Permit.
- ix) City of Peterborough requesting a Bill be introduced to amend the Ombudsman Act to require the Ontario Ombudsman to provide each municipality sufficient particulars of each investigation
- x) Municipality of St. Charles supporting the position of Public Health Sudbury calling the provincial government to incorporate local food affordability findings in determining adequacy of social assistance rates to reflect the current costs of living and to index Ontario Works rates to inflation going forward.
- xi) Municipality of St. Charles supporting the position of the Municipality of Calvin encouraging the Federal government to commit additional funds for cost sharing of provincial firefighting and to consider the development of a national strategy of firefighting.

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- xii) Municipality of St. Charles supporting the position of the Townships of Coleman and Lanark Highlands, supporting the Ontario Conservation Officer's Association in their efforts to have Conservation Officers in the Province of Ontario reclassified as Enforcement Officers and compensated fairly.
- xiii) Municipality of St. Charles supporting the position of the City of Sarnia and Town of Plympton-Wyoming strongly urging the Federal government to cancel the carbon tax
- xiv) City of Vaughan circulating its report entitled 'Movesmart Mobility Management Strategy 2024 Annual Report'
- xv) Municipality of Huron Shores urging the government to promptly resume the property tax assessment cycle
- xvi) Municipality of West Perth recommending to the province that any proposed changes regarding 'regulation detailing new Minister's Permit and Review Powers under the Conservation Authorities Act' be put on hold until the planning statement is finalized by the province and communicated to the municipalities

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GEORGINA

Subject: Good Food Collective – Use of hours/space at the Link

To: Mayor and Council

From: Steve Lee Young, Director of Community Services

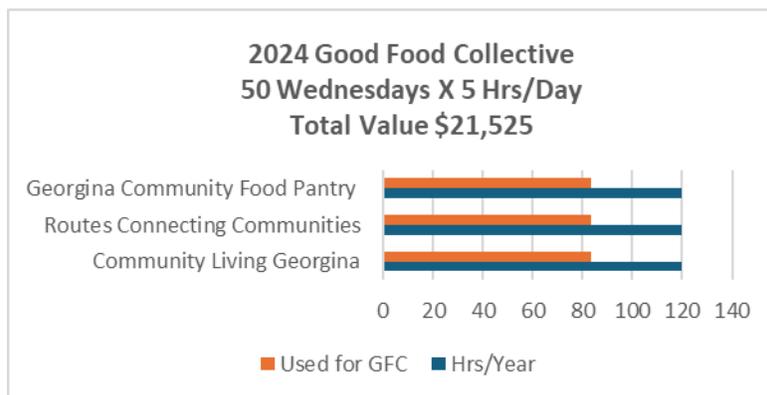
Date: April 24, 2024

Briefing:

At the Special Council Meeting held on March 5, 2024 Staff were directed to bring forward a briefing note at a subsequent date regarding the Good Food Collective operating at the Link. This is to advise Mayor and Council of the use of no charge hours provided in the Link Tenants Lease Agreements which have been allocated by tenants towards the Good Food Collective Wednesday lunch program.

Tenants at the Link have been afforded, through their lease agreements, a number of no charge hours per month for use of the rentable spaces at the Link for their programming. The number of hours does not accumulate month per month and can be shared amongst the tenants.

The Good Food Collective Wednesday lunch program is a collaboration between the Georgina Community Food Pantry, Routes Connecting Communities and Community Living Georgina providing affordable lunches and social engagement to the community.



The hours utilized for the Good Food Collective could otherwise be utilized for meetings, programs and collaborations. In 2023, approximately \$8,000 total for the three organizations was spent on bookings over and above their allotted 10 hours per month.



GEORGINA

Subject: 2025 Town of Georgina Budget Process

To: Mayor and Council

From: Rob Wheeler, Deputy Chief Administrative Officer / Treasurer

Date: April 24, 2024

Briefing:

Background

On October 31, 2023, the strong mayor powers under Bill 3, Strong Mayors, Building Homes Act, 2022, were extended to the Town of Georgina. The bill extends the Mayor special powers and duties including, among others, the power to propose the municipality's annual budget, subject to Council amendments, a mayoral veto, and a Council override process as defined under O. Reg. 530/22. These powers cannot be delegated.

2025 Budget Process

The detailed budget approval process is described in Attachment 1 to this note.

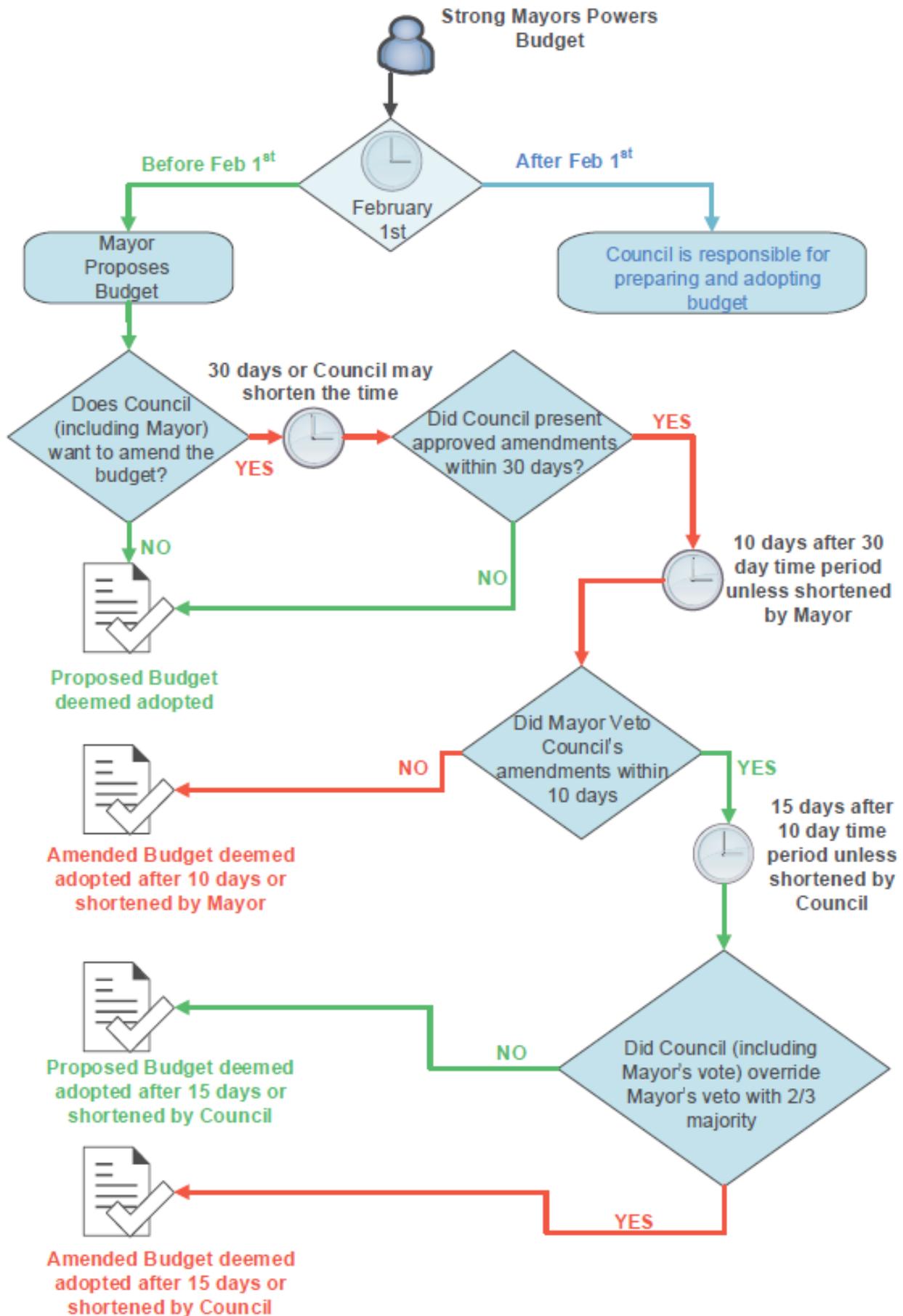
The 2025 budget process will follow the process defined under O. Reg. 530/22. Municipal employees will assist in preparing the mayoral budget under the mayoral direction as described in Attachment 2.

The Mayor will present a proposed 2025 Town Budget to Council and the Clerk on November 5, 2024. Council will have 30 days to pass any resolutions to amend the proposed budget. If amendments are presented, the Mayor will have an opportunity to accept or veto the amendments. If no amendments are presented, the Mayor's proposed budget will be deemed adopted. The budget deliberations by Council are scheduled on December 3 and 4, 2024 (within 30 days).

Attachment 1: Strong Mayors Powers Budget Scenarios

Attachment 2: Mayoral Direction

Attachment 1: Strong Mayors Powers Budget Scenarios





GEORGINA

Mayoral Direction No. MDC-2024-XXX

April 24, 2024

Direction to Municipal Employees to prepare the 2025 Mayoral Budget

Pursuant to the powers extended to the Head of Council under Sections 284.3 and 284.16 of the Municipal Act, 2001, I, Margaret Quirk, Mayor of the Town of Georgina, hereby direct the Deputy Chief Administrative Officer / Treasurer as follows:

1. To prepare a proposed 2025 Operating Budget, Capital Budget and Ten-Year Capital Plan and Estimated Reserve Fund Summary that aligns with the 2023-2027 Corporate Strategic Plan, asset management plans, and with consultation with the public and members of Council; and
2. That a report on the 2025 proposed budget be released by addendum on November 5, 2024 for the November 6, 2024 Council meeting; and
3. That the 2025 proposed budget be available on the Town's website and printed copies be made available at Georgina Public Library branches on November 5, 2024.

This Direction takes effect on April 24, 2024.

Margaret Quirk
Mayor



GEORGINA

Subject: Integrity Commissioner Annual Report 2023

To: Mayor and Council

From: Rachel Dillabough, Town Clerk

Date: April 24, 2024

Briefing:

ADR Chambers was awarded a contract to provide Integrity Commissioner Services for a two-year period. As part of those services, ADR Chambers as the Office of the Integrity Commissioner provides an Annual Report for the Town of Georgina (Attachment No. 1).

The total invoiced by the Integrity Commissioner in 2023 was \$10,000.50, inclusive of HST.

The role of the Integrity Commissioner is to assist Members of Council by ensuring their functions are performed in accordance with the Town's Code of Conduct and the Municipal Conflict of Interest Act ("MCIA"). The Integrity Commissioner also educates and provides advice on matters governing ethical behaviour and compliance with the Code of Conduct and the MCIA to Members of Council.

The Integrity Commissioner receives, assesses and investigates complaints submitted by Council, Members of Council, and members of the public concerning alleged breaches of the Code of Conduct by Members or complaints by electors of the Town or persons demonstrably acting in the public interest that a Member has contravened the provisions of the MCIA.

During 2023, the Integrity Commissioner received and responded to ten requests for advice from Council Members; one complaint under the Code of Conduct was received and resulted in a finding of no breach of the Code.



ADR
CHAMBERS

Integrity Commissioner Office
for the Town of Georgina

DEBORAH C. ANSHELL
Integrity Commissioner
Town of Georgina
E-mail: integrity@adr.ca

April 8, 2024

Sent by e-mail to:

Ms. Rachel Dillabough
Town Clerk
26557 Civic Centre Road
Keswick, ON L4P 3G1
rdillabough@georgina.ca

**Re: File No.: IC-29982-0224: Town of Georgina - Integrity Commissioner Annual Report
Operating Period January 1, 2023 to December 31, 2023**

Dear Ms. Dillabough:

Thank you for the opportunity to act as the Integrity Commissioner (or “IC”) for the Town of Georgina over the past year. In accordance with the terms of the agreement with the Town, and pursuant to section 223.6(1) of the *Municipal Act*, 2001, we are providing our annual report for the operating period of January 1, 2023 to December 31, 2023.

As you know, the IC’s role is to help Members of Council (“Members”) ensure that they are performing their functions in accordance with the Town’s Code of Conduct (the “Code”), and the *Municipal Conflict of Interest Act* (“MCIA”). The Integrity Commissioner is available to educate and provide advice to Members on matters governing their ethical behaviour and compliance with the Code and the MCIA.

The Integrity Commissioner is also responsible for receiving, assessing, and investigating appropriate complaints respecting alleged breaches of the Code or the MCIA.

Requests for Advice

During this Operating period, the Integrity Commissioner received and responded to ten requests for advice.

Code of Conduct Complaints

During this operating period, the Integrity Commissioner received one Code of Conduct complaint, which resulted in a finding of no breach of the Code and thus, the complaint was dismissed.

Billing

A summary of billing for the year is included in this report as Appendix 1.

Final Comments

I look forward to assisting the Town and its Members of Council in contending with the issues that may arise in connection with the administration of its Code of Conduct in the coming year.

Yours truly,



Deborah C. Anschell
Office of the Integrity Commissioner for the Town of Georgina

APPENDIX 1
Summary of Billing

Billing for the year to date has totaled **\$10,000.50**, as detailed below.

Invoice Number	Date	Fees	HST	Total
8529	02/08/2023	\$930.00	\$120.90	1,050.90
8614	04/06/2023	\$1,590.00	\$206.70	1,796.70
8691	06/08/2023	\$600.00	\$78.00	678.00
8926	12/11/2023	\$1,050.00	\$136.50	1,186.50
8932	12/15/2023	\$4,680.00	\$608.40	5,288.40
TOTAL		8,850.00	1,150.00	10,000.50

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

BYLAW NUMBER 2024-0030 (PWO-3)

BEING A BY-LAW TO SET STORMWATER UTILITY RATES
FOR THE YEAR 2024

WHEREAS section 11(3) of the *Municipal Act, 2001* authorizes a municipality to pass by-laws respecting matters concerning public utilities, including systems relating to water, wastewater and stormwater;

AND WHEREAS The Corporation of the Town of Georgina (the "Town") has constructed, and is operating and maintaining, stormwater systems for the benefit of residential and business property owners in the Town;

AND WHEREAS the assessed value of each property in the Town is determined by the Municipal Property Assessment Corporation in accordance with the *Assessment Act* and Regulations made thereunder;

AND WHEREAS property classes are defined and prescribed by the *Assessment Act* and Regulations made thereunder;

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

1. THAT for the year 2024, the Stormwater Utility Rates set out in Schedule 1 shall be levied upon the assessed value of property in each of the property classes shown in Schedule 1;
2. THAT the Farmland (FT), Managed Forest (TT), Exempt (E) and Full payment in Lieu (CF,CG,CW,RF,RG,RP) property classes be exempt from the Stormwater Utility Rates;
3. THAT the Stormwater Utility levy be listed as a separate item on the 2024 Final Property Tax Bill for each property that is subject to Stormwater Utility Rates;
4. THAT the Stormwater Utility levy be payable in two approximately equal instalments;

5. THAT on all Stormwater Utility levies which remain unpaid on the due date, a penalty of one percent (1%) shall be levied the day after default, and interest at the rate of one percent (1%) shall be levied on the first day of each month thereafter until such Stormwater Utility levies are paid;
6. THAT the minimum charge under the authority of this by-law shall be Ten Dollars (\$10.00);
7. THAT this by-law shall take force and effect on April 24th, 2024.

READ and enacted this 24th day of April 2024.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

		2023 Returned Roll for 2024	Revenue	Stormwater Rate
Property Class				
Residential	RT	8,454,654,260	1,495,953	0.017694%
Res Farmland Awaiting Developmen	R1	15,208,000	2,691	0.017694%
Multi-Residential	MT	97,752,400	17,296	0.017694%
New Multi-Residential	NT		0	0.000000%
Sub-Total Residential		8,567,614,660	1,515,940	
Commercial (Occupied)	CT	319,272,287	75,252	0.023570%
Comm Excess Land	CU	8,933,283	1,474	0.016499%
Comm Vacant Land	CX	40,859,500	6,741	0.016499%
Comm Small Scale on Farm Business	C7	10,000	2	0.023570%
Shopping Centre	ST	59,178,100	13,948	0.023570%
Shopping Ctre @ vacant units & exc	SU	610,200	101	0.016499%
Parking Lot	GT	809,300	191	0.023570%
Subtotal Commercial		429,672,670	97,710	
Industrial (Occupied)	IT	14,952,498	4,347	0.029075%
Ind Excess Land	IU	961,634	182	0.018898%
Ind Vacant Land	IX	14,404,100	2,722	0.018898%
Ind (prev Ont Hydro)	IH	2,010,800	585	0.029075%
Ind (prev Ont Hydro) Excess Land	IK	539,200	102	0.018898%
Subtotal Industrial		32,868,232	7,938	
Pipelines	PT	13,759,000	2,237	0.016261%
		13,759,000	2,237	
Total		9,043,914,562	1,623,825	

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

BY-LAW NO. 2024-0031 (COU-2)

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING HELD ON THE 24TH DAY OF APRIL, 2024

WHEREAS pursuant to Section 5(1) of the *Municipal Act, 2001*, S.O. 2001, c. M.25 (the Act) as amended, the powers of a municipality shall be exercised by its Council;

AND WHEREAS pursuant to Section 5(3) of the Act, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9 of the Act, shall be exercised by bylaw unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Georgina at this meeting be confirmed and adopted by bylaw;

NOW THEREFORE, the Council of the Corporation of the Town of Georgina, in the Regional Municipality of York, enacts as follows:

1. The actions of the Council of the Corporation of the Town of Georgina at its meeting held on April 24, 2024, in respect of each recommendation contained in the Reports of the Departments and each motion and resolution passed and other action taken by the Council of the Corporation of the Town of Georgina at this meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this bylaw;
2. The Mayor and proper officials of The Corporation of the Town of Georgina are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Town of Georgina referred to in the preceding section hereof;
3. The Mayor or Deputy Mayor and Clerk or Deputy Clerk are hereby authorized and directed to execute all documents necessary on that behalf and to affix thereto the Seal of the Corporation of the Town of Georgina; and
4. For the purposes of the exercise of the authority of the head of Council to veto a bylaw in accordance with Section 284.11 of the Act, this Confirmatory Bylaw shall be deemed to be separate Confirmatory Bylaws for each item listed on the agenda.

READ AND ENACTED this 24th day of April, 2024.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk