



GEORGINA

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

Wednesday, April 16, 2025
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 5, 2025 | 8 |
| 2. Council Minutes of March 5, 2025 | 20 |
| 3. Council Minutes of March 26, 2025 | 31 |

8. SPEAKERS AND DELEGATIONS

1. PRESENTATION: Southlake Health and Northern York South Simcoe Ontario Health Team providing an update on the Healthcare Memorandum of Understanding (MOU)
2. PRESENTATION: Glenn Grenier of McMillan LLP, presenting the site alteration application of 2686570 Ontario Inc. o/a IPCF Baldwin Airport at 5714 Smith Boulevard, Baldwin, Ontario

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. Proposed Advisory Committee Meeting Format

40

Report No. LS-2025-0001

Recommendation(s);

1. That Council receive Report No. LS-2025-0001 prepared by the Clerk’s Division, Legislative Services Department, dated April 2, 2025, respecting the Proposed Advisory Committee Meeting Format;

2. That Council express its appreciation to all of the volunteers who continue to dedicate their time participating as Members of the Town's Advisory Committees;

3. That Council provide direction regarding the preferred format for conducting Advisory Committee meetings, with the following options presented for consideration.

Option 1 - Virtual Meetings;

Option 2 - Structured Hybrid Meetings; or

Option 3 - Each Advisory Committee shall determine its preferred meeting format, either Virtual or Structured Hybrid, at the first scheduled meeting of each Council term, and shall remain with this format for the duration of the term.

b. 2024 Update – Economic Development and Tourism Strategy

45

Report No. SI-2025-0003

Recommendation(s):

1. That Council receive Report No. SI-2025-0003 prepared by the Economic Development and Tourism Division, Strategic Initiatives Department, dated April 16, 2025, respecting the “2024 Update – Economic Development and Tourism Strategy”.

- c. Investments – Annual Report 69
 Report No. DCAO-2025-0004
Recommendation(s):
1. That Council receive Report No. DCAO-2025-0004 prepared by the Financial Strategy and Planning Division, Office of the Deputy CAO dated April 16, 2025 respecting the Investments – Annual Report.
- d. Appointments to the Board of Management and Approval of the 2025 Annual Budget for the Sutton Business Improvement Area (SBIA) 74
 Report No. SI-2025-0004
Recommendation(s):
1. That Council receive Report No. SI-2025-0004 prepared by the Economic Development and Tourism Division, Strategic Initiatives Department dated April 16, 2025, respecting the appointments to the Board of Management and approval of the 2025 budget for the Sutton Business Improvement Area (SBIA).
 2. That the following individuals be appointed to the vacancies on the Board of Management for the Sutton Business Improvement Area (SBIA) for the remainder of the 2022-2026 Term of Council and that Council pass a bylaw to give effect to these appointments:
 Elaine Coates
 Brandy Savage
 Nick Lekatis
 Dishon Shan
 Samantha Bodger
 3. That Council approve the 2025 annual budget for the Sutton Business Improvement Area (SBIA) as set out in Attachment 1.
 4. That the bylaw to charge and provide for the collection of a supplemental tax levy for the Sutton Business Improvement Area (SBIA) be adopted by Council.
- e. Building Faster Fund Investment Plan Update 79
 Report No. SI-2025-0006
Recommendation(s):
1. That Council receive Report No. SI-2025-0006 prepared by the Corporate Strategy and

Transformation Division in the Strategic Initiatives Department dated April 16, 2025, respecting the Building Faster Fund Investment Plan Update;

2. That Council redirect \$1,522,520 (plus accumulated interest) from the Building Faster Fund towards the Pavement Management Program;
3. That Council direct the Town Treasurer to transfer \$1,522,520 (plus accumulated interest) from the Roads Repair and Replacement discretionary reserve to Tax Rate Stabilization discretionary reserve;
4. That Council approve the change of funding source for the Affordable Housing Program for \$1,522,520 (plus accumulated interest) to the Tax Rate Stabilization reserve; and
5. That Council provide delegated authority for the Deputy CAO/Treasurer to approve and submit an Investment Plan to the Ministry of Municipal Affairs and Housing towards pavement management and road reconstruction as described in the report.

- f. Statements of Development Charges and Special Accounts collected for the 2024 Fiscal Year

84

Report No. DCAO-2025-0003

Recommendation(s):

1. That Council receive Report No. DCAO-2025-0003 prepared by the Financial Strategy and Planning Division, Office of the Deputy CAO dated April 16, 2025 regarding the Statement of Development Charges and Special Accounts Collected for the 2024 Fiscal Year pursuant to the *Development Charges Act, 1997* (“DCA”) and *the Planning Act, 2015* for information purposes.

- g. Funding Plan for the Queensway North Urbanization

94

Report No. DCAO-2025-0006

Recommendation(s):

1. That Council receive Report No. DCAO-2025-0006 prepared by the Financial Strategy and Planning Division of the Office of the Deputy CAO dated April 16, 2025, regarding a Funding Plan for The Queensway North Urbanization project;
2. That Council approves an additional budget of \$378,900 for the growth-related component for the south portion of The Queensway North project, to be funded by Development Charges reserves;

3. That Council provide delegated authority to the Town Solicitor to enter into a construction agreement with Ballymore Development (Georgina) Corp. for the south portion of The Queensway North project;
4. That Council approves a budget of \$8,432,800 for the north portion of The Queensway North project to be funded by:
 - a) \$5,219,100 in the form of DC Credits to Ballymore;
 - b) \$2,757,700 funded by CCBF;
 - c) \$456,000 to be recovered from future developments;
5. That Council approves a budget of \$1,538,400 for the local service connections for The Queensway North project conditional on interest from the community;
6. That Council authorizes the Town Treasurer to commence the process to implement a local improvement charge and establish a payment plan with residents who will be benefiting from the new service connections on The Queensway North in accordance with Local Improvement Act, R.S.O. 1990, c. L.26, provided there is interest from the community; and,
7. That Council provide delegated authority to the Town Solicitor to enter into a construction and DC credit agreement with Ballymore Development (Georgina) Corp. for the north portion of The Queensway North project.

h. Development Charges Study 2025 – Draft Rates 103

Report No. DCAO-2025-0005

Recommendation(s):

1. That Council receive Report No. DCAO-2025-0005 prepared by the Financial Strategy and Planning Division, Office of the Deputy CAO dated April 16, 2025 respecting the Development Charges Study 2025 – Draft Rates; and,
2. That Council receive the presentation of Hemson Consulting Ltd. regarding the Draft Rates for the Development Charge Background Study and bylaw.

(Advisement: Presentation to be provided by Andrew Mirabella of Hemson Consulting Ltd)

i. Delegation of Authority Policy and Bylaw Review 110

Report No. LS-2025-0004

Recommendation(s):

1. That Council receive Report No. LS-2025-0004 dated

April 16, 2025, prepared by the Clerk's Division,
Legislative Services regarding the Delegation of
Authority Bylaw and Policy.

2. That Council pass the Delegation of Authority Bylaw.
3. That Council adopt the Delegation of Authority Policy dated April 16, 2025.

(Advisement: Presentation to be provided by Consultant)

2. Reports Requiring Separate Discussion

12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS

1. Dispositions/Proclamations None
2. General Information Items

- a. Information Items 145
- b. Briefing Notes
- a. Georgina Village Museum New Name and Logo Announcement 146

13. MOTIONS/ NOTICES OF MOTION

14. REGIONAL BUSINESS

15. OTHER BUSINESS

16. BYLAWS

1. Bylaw Number 2025-0025 (TA-1) to levy a special charge upon business properties located in the Sutton Business Improvement Area and to provide for its collection 150
2. Bylaw Number 2025-0026 (COU-1) appointing five (5) new Board members for the Sutton Business Improvement Area for the remainder of the 2022-2026 term 154
3. Bylaw Number 2025-0027 (COU-1) amending Bylaw 2024-0034 (COU-1), appointing members to the Georgina Equity and Diversity Advisory Committee for the 2022-2026 Term of Office 155
4. Bylaw Number 2025-0028 (LI-3) further amending Bylaw. 2019-0061 (LI-3), being a bylaw to license, regulate and govern Short-Term Rental Accommodations 156
5. Bylaw Number 2025-0029 (AD-1) appointing a Deputy Fire Chief and alternate Community Emergency Management Co-ordinator for the Town of Georgina; Doug Bolton 159
6. Bylaw Number 2025-0030 (PL-1) to deem certain registered plans of 160

subdivision or parts thereof not to be registered plans of subdivision; Lot 25, Plan 124, Part of Lots 28 and 29, Conc. 3 (NG), 999 Lake Drive North

7. Bylaw Number 2025-0031 (AD-3) to delegate various powers and duties

161

17. CLOSED SESSION

1. Motion to move into Closed Session of Council

- a. Adoption of Closed Session Minutes;

- June 19, 2024
- August 14, 2024
- September 11, 2024
- October 9, 2024
- October 30, 2024
- November 6, 2024
- November 20, 2024
- December 11, 2024
- January 22, 2025

- b. PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES, Section 239(2)(b), MA; Volunteer Award of Merit Recipients finalization

2. Motion to reconvene into Open Session of Council and report on matters discussed in Closed Session

18. CONFIRMING BYLAW

1. Bylaw Number 2025-0032 (COU-2) confirming the proceedings of Council on April 16, 2025

178

19. MOTION TO ADJOURN