



**GEORGINA**

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

Wednesday, April 22, 2026  
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. Special Council Budget Minutes held on December 2, 2025

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**8. SPEAKERS AND DELEGATIONS**

1. DELEGATION; Peter Spiniello concerning beach community ditches and sitting water, removal of stagnant water and water flow issues

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**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. Municipal Heritage Register Review – Implementation, File 05.269

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Report No. DS-2026-0030

**Recommendation(s):**

1. That Council receive Report No. DS-2026-0030 prepared by the Planning Policy Division, Development Services Department, dated April 22, 2026, concerning implementation of the Municipal Heritage Register Review.

2. That bylaws be passed to designate the following properties as being of cultural heritage value or interest under the Ontario Heritage Act:

- a. 98 High Street;
- b. 12 Turner Street;
- c. 31 River Street;
- d. 117-119 High Street;
- e. 132-134 High Street;
- f. 25152 Warden Avenue; and
- g. 180 Church Street

3. a) That the bylaw to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act be deferred pending further discussions with the property owner in consultation with the Georgina Heritage Advisory Committee; or,

b) That staff be directed to issue a Notice of Withdrawal of Intent to Designate 32 River Street under the Ontario Heritage Act; or

c) That a bylaw be passed to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act.

4. That staff be directed to issue notices as required by the Ontario Heritage Act corresponding to the resolution of Council concerning Report No. DS-2026-0030.

- b. Town of Georgina's Parks Master Plan

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Report No. CSD-2026-0003

**Recommendation(s):**

1. That Council receive Report No. CSD-2026-0003 prepared by

the Community Services Department and Operations and Infrastructure Department, dated April 22, 2026 regarding the Town of Georgina's new Parks Master Plan (Attachment 1);

2. That Council receive and endorse the Parks Master Plan in principle; and

3. That the implementation of capital project and recommendations contained therein be subject to the annual business planning and budgetary approvals process.

2. Reports Requiring Separate Discussion

**12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS**

1. Dispositions/Proclamations

- a. Georgina Accessibility Advisory Committee budget request and support for the 2026 Georgina Chamber of Commerce Business Excellence in Accessibility Award 117
- b. Georgina Accessibility Advisory Committee endorsement and budget request to support the Belhaven Park Accessible Pathway Project 119

2. General Information Items None

- a. Information Items
- b. Briefing Notes

**13. MOTIONS/ NOTICES OF MOTION**

**14. REGIONAL BUSINESS**

**15. OTHER BUSINESS**

**16. BYLAWS**

- 1. Bylaw Number 2026-0034 (HO-1) designating 117-119 High Street as being of cultural heritage value or interest 121
- 2. Bylaw Number 2026-0035 (HO-1) to designate 12 Turner Street as being of cultural heritage value or interest 128
- 3. Bylaw Number 2026-0036 (HO-1) designating 132-134 High Street as being of cultural heritage value or interest 136
- 4. Bylaw Number 2026-0037 (HO-1) designating 180 Church Street as being of cultural heritage value or interest 144
- 5. Bylaw Number 2026-0038 (HO-1) designating 25152 Warden Avenue as being of cultural heritage value or interest 151

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|----|---|-----|
| 6. | Bylaw Number 2026-0039 (HO-1) designating 31 River Street as being of cultural heritage value or interest | 158 |
| 7. | Bylaw Number 2026-0040 (HO-1) designating 32 River Street as being of cultural heritage value or interest | 166 |
| 8. | Bylaw Number 2026-0041 (HO-1) designating 98 High Street as being of cultural heritage value or interest  | 173 |

**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; Sports Hall of Fame Nominees
  - b. A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD, Section 239(2)(c), MA; Dearham Lane
2. Motion to reconvene into Open Session of Council and report on matters discussed in Closed Session

**18. CONFIRMING BYLAW**

- |    |  |     |
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| 1. | Bylaw Number 2026-0042 (COU-2) confirming proceedings of Council on April 22, 2026 | 180 |
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**19. MOTION TO ADJOURN**



**GEORGINA**

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

Date: Tuesday, December 2, 2025  
Time: 9:00 AM

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  
Steve Lee-Young, Director of Community Services  
Michael Bigioni, Legal Services/Town Solicitor  
Ron Jenkins, Director of Emergency Services/Fire Chief  
Rob Wheeler, Deputy CAO/Treasurer  
Shawn Nastke, Director of Corporate Services  
Michael Vos, Director of Operations and Infrastructure  
Mamata Baykar, Deputy Clerk  
Carolyn Lance, Council Services Coordinator  
Cheyenne McAnuff, Records and Information Coordinator  
Anne Winstanley, Supervisor, Communications  
Dina Havkin, Manager of Finance and Deputy Treasurer  
Becky Ridding, Senior Financial Analyst  
Janet Porter, Manager of Development Planning  
Karyn Stone, Manager, Economic Development & Tourism  
Michael Iampietro, Manager, Development Engineering  
Neil Macdonald, Manager, Capital Projects  
Olga Lawton, Corporate Strategy and Transformation  
Simone Weinstein, Program Manager, Strategic Initiatives  
Stirling Munro, Manager of Procurement

Others Present: Patti White, Manager of Recreation Services  
Joe Moncada, Director of Library Services, CEO  
John Langevin, Deputy Fire Chief  
Doug Bolton, Deputy Fire Chief  
Heather Sheppard, Supervisor of Inspections, Deputy Chief  
Building Official

### 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 the 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

As noted above

### 3. COMMUNITY ANNOUNCEMENTS

1. Pet Of The Month - Animal Shelter staff introducing pets available for adoption from the Georgina Animal Shelter

**Brooklyn MacRae**, Animal Shelter representative, introduced Jaffar, a Abyssinian mix, 2-year-old male cat available for adoption from the shelter.

- Winter registration for programs
- Sunday, December 7th, Stephen Leacock Theatre 40th Anniversary celebration
- appreciation expressed to staff regarding the Vintage Christmas at the Georgina Historical Village, lights will remain on until January 4th from 5-10pm
- Friday, December 5, Pefferlaw Christmas Tree Lighting, Pefferlaw, 7-9pm
- Saturday, December 6, 8am, Pefferlaw Breakfast with Santa
- Friday, December 5, 3-9pm, Turkeyshoot hosting its Annual Holiday Market; owners have announced that they will be closing the micro-brewery after 5 successful years of operation
- Movember fundraiser - raised \$3,405
- Saturday, December 6, Sutton Santa Claus Parade of Lights, 5pm

- Sunday, December 7, Breakfast with Santa, Sutton Legion, 9am-12pm
- Sunday, December 7, Christmas Market at The Briars Resort, 10am-4pm
- December 13 and 14, Market at Homestead Orchard, 10am-5pm
- Saturday, December 20, Kid's Shop at the Link, 1-6pm
- Sunday, December 21, 6:30pm, Hanukkah on the Slopes at The ROC

**4. INTRODUCTION OF ADDENDUM ITEM(S)**

None

**5. APPROVAL OF AGENDA**

**RESOLUTION NO. C-2025-0297**

Moved By Councillor Neeson

Seconded By Councillor Biggerstaff

That the Special Council agenda of December 2, 2025 be adopted as presented.

**Carried**

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

**7. ADOPTION OF MINUTES**

**RESOLUTION NO. C-2025-0298**

Moved By Regional Councillor Davison

Seconded By Councillor Dale

That the following Council minutes be adopted;

1. Council Minutes held on November 5, 2025
2. Council Minutes held on November 12, 2025

**Carried**

**8. SPEAKERS AND DELEGATIONS None**

**9. PETITIONS None**

**10. PUBLIC MEETINGS None**

**11. REPORTS**

Advisement; Report No. DCAO-2025-0014 entitled 'Release of the 2026 Proposed Budget' was received by Council on November 5, 2025

**Mayor Quirk** prepared a budget that aligns with the 2023-2027 corporate strategic plan, all efficiencies and savings were sought, developed priorities for any new projects, staffing and service level adjustments. Input was provided for

members of the public indicating a desire for increased service levels for economic growth, local job creation, roads, local parks, trails, recreational facilities and programs enhanced. The 2026 budget proposes a 2.25% operating tax levy increase to ensure service levels are maintained as well as a 1.25% infrastructure levy to ensure the Town can continue to invest in the capital infrastructure the residents rely upon and is essential to address funding shortfalls identified in the asset management plan.

**Ryan Cronsberry**, CAO, this years' budget reflects a balanced approach investing in essential services and infrastructure while ensuring fiscal responsibility. It provides the tools and resources staff need to advance council priorities and make meaningful progress on strategic plan, building community and revitalizing spaces.

**Rob Wheeler** provided a brief overview of the 2026 proposed budget, 'Building Community and Revitalizing Spaces';

- Total budget of \$167,249,185 including operating expenditures of \$95,866,085, reserve contributions of \$18,919,600, and new capital projects of \$52,463,500
- Proposed 2026 tax increase; 2.25% operating budget plus 1.25% infrastructure levy equating to a 3.5% tax levy increase. For an average residential dwelling with a current value assessment (CVA) of \$454,000, this equates to an additional \$100 per year....

### **TAB 13, OPERATING BUSINESS CASES;**

#### **STAFFING REQUESTS:**

-Business Case 26-SI-OI-01, Waste Management Coordinator, funded by assessment growth and cost recovery from municipal partners, \$106,000

-Business Case 26-SI-OI-02, Senior Project Manager and Project Manager, funded by reserves, \$315,700

-Business Case 26-SI-OI-03, Staff resources to undertake road closures to support BIA events, funded by tax levy, \$25,000

-Business Case 26-SI-LI-01, Maker Space Programmer, funded by assessment growth, \$82,670

-Business Case 26-SI-CO-01, Chief Information and Digital Officer, funded by assessment growth, \$225,410

-Business Case 26-SI-CO-02, Lead, Strategic Initiatives, funded by assessment growth, \$132,160

-Business Case 26-SI-DS-01, Two seasonal student planning positions, funded by discretionary reserve, \$25,000

-Business Case 26-SI-DS-02, Administrative Coordinator, funded by assessment growth, \$101,920

-Business Case 26-SI-DCAO-01, Senior Financial Analyst, funded by Development Charges and assessment growth, \$153,600

-Business Case 26-SI-HR-01, Human Resources Coordinator, funded by assessment growth, \$102,000

### **AMENDMENTS TO STAFFING REQUESTS;**

#### **a) Waste Management Coordinator**

Moved by Councillor Genge

THAT Waste Management Coordinator position, Business Case 2026-SI-OI-01, in the amount of \$106,000, either be removed from the budget or be a one-year contract position

**Lost, No Seconder**

#### **g) Lead, Strategic Initiatives**

Moved by Councillor Genge

THAT the Lead, Strategic Initiatives position, Business Case 2026-SI-CO-02, remain on a contract basis and not be transitioned to a permanent position

**Lost, No Seconder**

#### **k) Human Resources Coordinator**

Moved by Councillor Genge

That the Human Resources Coordinator position, Business Case 2026-SI-HR-01, be removed from the budget

**Lost, No Seconder**

#### **d) Staff Resources to Undertake Road Closures to support BIA Events**

Moved by Councillor Genge

That the position of Staff Resources to Undertake Road Closures to Support BIA Events, Business Case 2026-SI-OI-03, be carried in the 2026 budget but the costs be re-examined in the 2027 budget.

**Lost, No Seconder**

DIRECTION TO STAFF to provide a review in the 2027 budget of staff position 'Staff Resources To Undertake Road Closures to Support BIA Events', Business Case 2026-SI-OI-03, including potential cost reductions

a) Maker Space Programmer, Business Case 2026-SI-LI-01 - to showcase this portable programming to other library branches to reach all of Georgina

**NEW INITIATIVES;**

- Business Case 26-NI-LI-01, Maker Space equipment replacement fund, funded by Library capital reserves, \$10,000
- Business Case 26-NI-CO-01, Two-Year extension of YSpace entrepreneurship programming, funded by discretionary reserves, \$37,500
- Business Case 26-NI-DCAO-01, Seniors property tax rebate program, funded by tax levy, \$30,000
- Business Case 26-NI-ST-01, Reducing Lake Simcoe nutrient loading, funded by stormwater rates, \$80,000
- Business Case 26-NI-ST-02, Invasive plant management - stormwater watercourse, funded by stormwater rates, \$30,000
- Business Case 26-NI-WAT-01, Inflow and infiltration inspection program for the wastewater collection system, funded by water and wastewater rate, \$30,000
- Business Case 26-NI-WAT-02, Leak detection for the water distribution system, funded by water and wastewater rate, \$20,000
- Business Case 26-NI-WAT-03, Testing and disposal of excess soil, funded by water and wastewater rate, \$40,000

DIRECTION; Business Case 26-NI-ST-01, Reducing Lake Simcoe Nutrient Loading - forward to the Georgina Environmental Advisory Committee as information

**TAB 14, CAPITAL BUSINESS CASES;****OPERATIONS AND INFRASTRUCTURE**

- Business Case 26-CI-OI-01, Streetlight Condition Assessment, funded by discretionary reserve, \$40,000
- Business Case 26-CI-OI-02, Streetlight new installations and rehabilitations, funded by discretionary reserve, \$40,000
- Business Case 26-CI-OI-03, Minor capital - concrete, funded by discretionary reserve, \$105,000
- Business Case 26-CI-OI-04, Pavement Management System Program, funding source \$1.3M BFF, \$2.202M OCIF, \$425.5K CCBF, \$3,927,500
- Business Case 26-CI-OI-05, Fleet and Equipment, funded by discretionary reserve, \$3,255,000
- Business Case 26-CI-OI-06, Station Road, Old Homestead Road Improvements and Multi-Use Path, funding source \$740K CCBF, \$323K grant, \$1,063,000
- Business Case 26-CI-OI-07, Sign and Pavement Marking Upgrades, funded by discretionary reserve, \$30,000

- Business Case 26-CI-OI-08, Walkways and through Connections, funded by discretionary reserve, \$65,000
- Business Case 26-CI-OI-09, Growth Related Fleet and Equipment, funding source \$565K Development Charges, 30K discretionary reserve, \$30K
- Business Case 26-CI-OI-10, Lake Drive North Revetment - Construction, funded by CCBF, \$928,000
- Business Case 26-CI-OI-11, Guiderail Upgrades Program - Year 1 Design and Construction, funded by CCBF, \$300,000
- Business Case 26-CI-OI-12, 2026 OSIM Bridge, Culvert and Pedestrian Bridge Condition Assessment, funded by discretionary reserve, \$50,000
- Business Case 26-CI-OI-13, Waste Management Plan Development, funded by discretionary reserve, \$80,000
- Business Case 26-CI-OI-14, Improvements at closed landfill site, funded by discretionary reserve, \$50,000
- Business Case 26-CI-OI-15, Update of Core Asset Management plan, funded by CCBF, \$100,000
- Business Case 26-CI-OI-16, Enhanced winter maintenance communications plan funded by discretionary reserve, \$20,000
- Business Case 26-CI-OI-17, Traffic Calming Measures at Community Safety Zones, funded by discretionary reserve, \$50,000
- Business Case 26-CI-OI-18, Combination flusher, vacuum and excavator unit funded by Development Charges, \$950,000

### **COMMUNITY SERVICES**

- Business Case 26-CI-CS-01, Facility Repair and Remediation Program, funded by discretionary reserve, \$2,145,000
- Business Case 26-CI-CS-02, Stephen Leacock Theatre Upgrades, funded by discretionary reserve, \$421,000
- Business Case 26-CI-CS-03, Sports Hall of Fame, funded by discretionary reserve, \$30,000
- Business Case 26-CI-CS-04, Two-Way Radios for Municipal Law Enforcement Officers, funded by discretionary reserve, \$14,000
- Business Case 26-CI-CS-05, Willow Beach Park construction, funding source \$5.6M Development Charges, \$1.4M Cash in lieu of parkland, \$1.4M discretionary reserve, \$8,367,800
- Business Case 26-CI-CS-06, Parks repairs and remediation program, funding source \$586.7K discretionary reserve, \$53.3K Development Charges, \$640,000

-Business Case 26-CI-CS-07, Sutton cenotaph reassembly, funded by discretionary reserve, \$20,000

-Business Case 26-CI-CS-08, Recreation and Culture Master Plan, funded by Development Charges, \$100,000

-Business Case 26-CI-CS-09, Simcoe Landing Phase 9 Community Park - design, funded by Development Charges, \$512,000

-Business Case 26-CI-CS-10, Subdivision Entrance Features Revitalization, funded by discretionary reserve, \$50,000

### **FIRE AND RESCUE SERVICES**

-Business Case 26-CI-FS-01, Fire Equipment, funded by discretionary reserve, \$211,200

-Business Case 26-CI-FS-02, Station 1-6 Renovation, funded by CCBF, \$245,000

-Business Case 26-CI-FS-03, South Keswick Fire Hall Station, funded by long-term debt (Development Charge funded), \$15,300,000

### **DEVELOPMENT SERVICES;**

-Business Case 26-CI-DS-01, 10 Year Official Plan Review, funding source \$75K Building reserve, \$75K Development Charges, \$150,000

-Business Case 26-CI-DS-02, Black River Road Sidewalk and Multi-Use Path (MUP), funding source \$1.96M Development Charges, \$490K discretionary reserve, \$2,450,000

### **CORPORATE SERVICES;**

-Business Case 26-CI-CO-01, Development of a 2027-2031 Corporate Strategic Plan, funding source discretionary reserve, \$85,000

-Business Case 26-CI-CO-02, Service Georgina Modernization, funding source discretionary reserve, \$285,000

-Business Case 26-CI-CO-03, Annual Information and Communication (ICT) Cycling, funding source discretionary reserve, \$200,000

-Business Case 26-CI-CO-04, Website improvements, funding source discretionary reserve, \$25,000

-Business Case 26-CI-CO-05, Seasonal holiday pole display - replacement lights, funding source discretionary reserve, \$41,000

### **PUBLIC LIBRARY**

-Business Case 26-CI-LI-01, Collections budget increase, funding source development charges, \$10,000

-Business Case 26-CI-LI-02, Minor capital investments - annual furniture and capital needs, funding source Library reserve, \$10,000

-Business Case 26-CI-LI-03, Secure print solution and public printing infrastructure upgrade, funding source Library reserve, \$20,000

-Business Case 26-CI-LI-04, Website replacement, funding source Library reserve, \$37,500

### **STORMWATER;**

-Business Case 26-CI-SWM-01, Expansion of the catch basin filters program - Phases 1 and 2, funding source stormwater reserve, \$100,000

-Business Case 26-CI-SWM-02, Ditch, culvert and outlet rehabilitation, funding source stormwater reserve, \$250,000

-Business Case 26-CI-SWM-03, Drainage improvements - construction (area 1 - Duclos Point), funding source CCBF, \$380,000

-Business Case 26-CI-SWM-04, Flow forward; laying the foundation for stormwater resilience, funding source stormwater reserve, \$200,000

-Business Case 26-CI-SWM-05, Post Office Road drainage assessment, funding source stormwater reserve, \$125,000

-Business Case 26-CI-SWM-06, Integrated infrastructure master plans (sanitary, stormwater, water and SCADA), funding source development charges, \$1,000,000

### **WATER AND WASTEWATER**

-Business Case 26-CI-WAT-01, Polybutylene water service replacements (area four) construction, funding source long-term debt, (water/wastewater reserve), \$750,000

-Business Case 26-CI-WAT-02, Woodbine Avenue isolated watermain - engineering services, funding source (water/wastewater reserve), \$110,000

-Business Case 26-CI-WAT-03, Additional funding for Queensway South watermain replacement, funding source long-term debt (water/wastewater reserve), \$3,269,000

-Business Case 26-CI-WAT-04, Morton Avenue watermain, funding source \$1.44M long term debt (water/wastewater reserve), \$160K Development Charges, \$1,600,000

-Business Case 26-CI-WAT-05, Facility rehabilitation of Simcoe Landing Booster Station, funding source water/wastewater reserve, \$125,000

-Business Case 26-CI-WAT-06, Line valves and hydrant rehabilitation and replacement, funding source water/wastewater reserve, \$250,000

- Business Case 26-CI-WAT-07, Leak detection for the water distribution system, funding source water/wastewater reserve, \$130,000
- Business Case 26-CI-WAT-08, Fire hydrant markers, funding source water/wastewater reserve, \$85,000
- Business Case 26-CI-WAT-09, Hydrant and blow-off access, funding source water/wastewater reserve, \$221,500
- Business Case 26-CI-WAT-10, Sample stations installation, funding source water/wastewater reserve, \$170,000
- Business Case 26-CI-SEW-01, Sanitary sewer and manhole condition assessment, funding source water/wastewater reserve, \$200,000
- Business Case 26-CI-SEW-02, Sanitary pumping station condition assessment, funding source water/wastewater reserve, \$100,000
- Business Case 26-CI-SEW-03, Additional funding for sewage pump station facility rehabilitation, funding source water/wastewater reserve, \$350,000

#### **MOTIONS TO AMEND CAPITAL BUDGET;**

- Business Case 26-CI-CS-02, Stephen Leacock Theatre Upgrades

Moved by Councillor Genge  
Seconded by Councillor Dale

That the Theatre Seating Replacement at Stephen Leacock Theatre, Business Case 26-CI-CS-02, be removed from the budget and that the \$350,000 be instead utilized to repair or replace as appropriate the elevator at the Art Gallery for accessibility purposes.

#### **Defeated**

- staff to investigate sponsorship program for seat sales and plaques in the Stephen Leacock Theatre

Moved by Councillor Dale  
Seconded by Councillor Neeson

That staff report in the first quarter of 2026 outlining additional Building Condition Assessment issues at the Art Gallery in terms of additional capital projects including the elevator, accessibility issues, HVAC system and any other items that have been or could be identified in the investigation, as well as all capital costs that have been invested into the Art Gallery over the last 5 years, the 10-year lease and the 5-year service agreement, including grant amounts.

#### **Withdrawn**

DIRECTION: That staff be directed to submit an information report to Council in the first quarter of 2026 that outlines the Building Condition Assessment of the

Georgina Centre for Arts and Culture which is included in the Town's Asset Management Plan, in terms of additional capital projects including the elevator, accessibility issues, HVAC system and any other items that have been or could be identified in that investigation, that said report should also include capital costs that have been invested into the building over the past five (5) years as well as planned investments that may be required over the 10-year lease and 5-year service agreements including the elevator and HVAC system.

- Original Sutton Cenotaph; will be reassembled/restored on a to-be-determined town-owned property
- Staff was requested to provide information on the design and \$15 Million financing of the additional South Fire Hall.

**Chief Jenkins:** Call volume continues to increase, population of 57,000 anticipated by 2029. A new station will improve response times, will guarantee increased depth of response for increased safety of fire fighters and residents, reduce time to assemble fire fighter force, allow for dynamic staging, remain effective and efficient.

**Rob Wheater;** \$15.3 Million construction budget, looking at 20 new permanent full-time fire fighters to be added to increase the staff compliment to 64, will need equipment and apparatus to be funded by development charges.

- will be fully funded by development charges
- operating costs put aside through assessment growth, therefore no tax increase when fire hall opens
- debenture payments include interest payments that can be covered by development charges.

Moved by Regional Councillor Davison  
Seconded by Councillor Fellini

That the Council meeting recess at 12:05pm

### **Carried**

The Council meeting reconvened at 12:35pm

### **#7 ADDITIONAL MOTIONS from members of Council to amend the budget**

Moved by Councillor Genge  
Seconded by Councillor Dale

WHEREAS the seasonal installation of the Multi Use Path on Lake Drive has polarized Georgina residents with respect to the continuation of the project;

AND WHEREAS this Council has been elected to represent the views of Georgina residents;

THEREFORE THAT THE TOWN hold a referendum on the issue of the Multi Use Path in conjunction with the 2026 municipal election and that the referendum question be the following, subject to minor amendments as may be

recommended by Council and/or staff; 'Do you support the annual seasonal installation of the Multi Use Path and the conversion to one-way eastbound traffic on Lake Drive East between South Drive and Civic Centre Road.'

### **Defeated**

DIRECTION to staff to submit an information report by the end of first quarter or early second quarter of 2026 to provide cost and timeline impacts due to the potential alteration of the High Street Streetscape design from the burial of the hydro lines to installation of overhead hydro lines due to the significant impact to the budget and desired efficiencies.

### **#8 MOTION**

Moved by Councillor Fellini

Seconded by Councillor Neeson

### **RESOLUTION NO. C-2025-0298**

That Council end the 30-day budget amendment period as defined in the regulations to Bill 3, Strong Mayors Building Homes Act.

**Carried.**

### **#9 MAYOR AND COUNCIL CLOSING REMARKS;**

The Mayor and Council Members provided individual closing remarks.

### **12. DISPOSITIONS, PROCLAMATIONS AND GENERAL INFORMATION ITEMS None**

### **13. MOTIONS/ NOTICES OF MOTION None**

### **14. REGIONAL BUSINESS None**

### **15. OTHER BUSINESS**

DIRECTION to staff to draft correspondence to the York Region District School Board and the York Catholic District School Board under the Mayor or CAO's signature, requesting that school bus zones be initiated according to weather conditions

- Provincial direction for Conservation Authority amalgamations; provincial meeting to be held on Monday, December 8th, Conservation Authority to provide comments to the Province respecting amalgamation concerns and offering alternatives to being amalgamated with areas such as Nottawasaga and Thunder Bay

DIRECTION to staff to provide comments to the province on the Conservation Authority amalgamation, expressing comments and concerns for the protection of Lake Simcoe.

**Michael Vos** provided a brief summary of the recent major snowfall on November 27 to 28; received between 15 and 74 cm of snow during a major snowfall event across Georgina, the highest two-day snowfall since recording began at Baldwin Station and the highest ever November snowfall on record. Staff met service levels and sidewalks were cleared in a timely fashion with limited breakdowns. During these events, the Town will declare a significant weather event.

- This is the last budget for this term of Council and the last meeting to be held in these Council Chambers, the first meeting was held on January 14, 1974. Recognized Mayor Joe Dales, Councillors Pollock, Noble, Larson, Davidson, Welch, Clark and Smockum who attended the first Council meeting in these chambers.
- Council meetings scheduled for January 21 and 28, February 4 and 11 will be entirely virtual during the transition from the current building to the replacement building.

**16. BY-LAWS None**

**17. CLOSED SESSION None**

**18. CONFIRMING BY-LAW**

Moved By Councillor Biggerstaff  
Seconded By Councillor Fellini

That the following bylaw be adopted;

1. Bylaw Number 2025-0077 (COU-2) confirming the proceedings of Special Council on December 2, 2025

**Carried**

**19. MOTION TO ADJOURN**

Moved By Regional Councillor Davison  
Seconded By Councillor Neeson

That the December 2, 2025 Special Council budget meeting adjourn at 1:48pm.

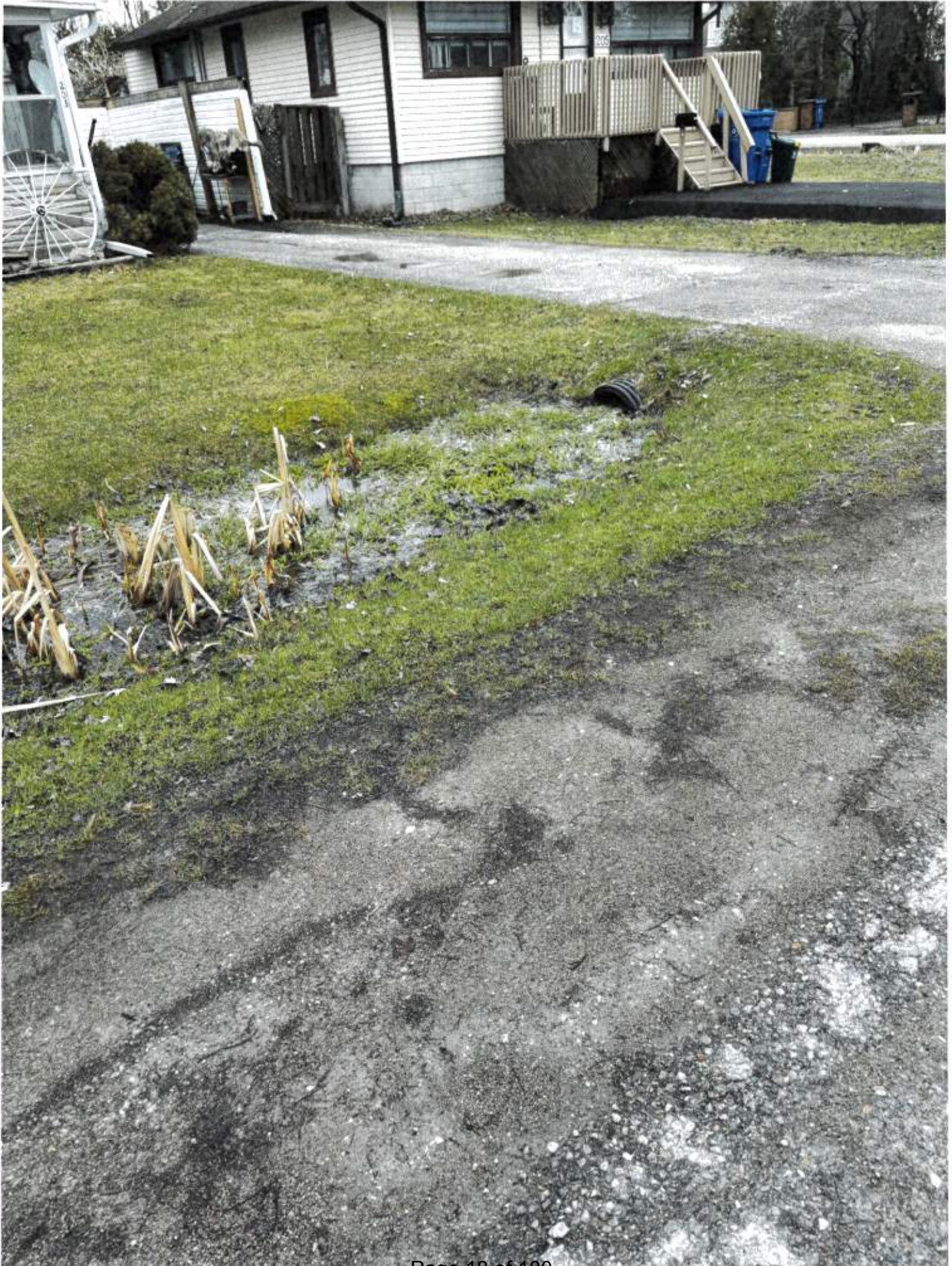
**Carried**

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Margaret Quirk, Mayor

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Mamata Baykar, Deputy Clerk











**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2026-0030**

**FOR THE CONSIDERATION OF  
COUNCIL**

**April 22, 2026**

**SUBJECT: MUNICIPAL HERITAGE REGISTER REVIEW – IMPLEMENTATION  
(FILE 05.269)**

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**1. RECOMMENDATIONS:**

1. That Council receive Report No. DS-2026-0030 prepared by the Planning Policy Division, Development Services Department, dated April 22, 2026, concerning implementation of the Municipal Heritage Register Review.
2. That bylaws be passed to designate the following properties as being of cultural heritage value or interest under the Ontario Heritage Act:
  - a) 98 High Street;
  - b) 12 Turner Street;
  - c) 31 River Street;
  - d) 117-119 High Street;
  - e) 132-134 High Street;
  - f) 25152 Warden Avenue; and,
  - g) 180 Church Street.
3.
  - a) That the bylaw to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act be deferred pending further discussions with the property owner in consultation with the Georgina Heritage Advisory Committee; or,
  - b) That Staff be directed to issue a Notice of Withdrawal of Intent to Designate 32 River Street under the Ontario Heritage Act; or,
  - c) That a bylaw be passed to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act.
4. That Staff be directed to issue notices as required by the Ontario Heritage Act corresponding to the resolution of Council concerning Report No. DS-2026-0030.

## 2. **PURPOSE:**

The purpose of this report is to provide an update on the process to designate properties under the Ontario Heritage Act associated with the Municipal Heritage Register Review project, and to obtain final direction to advance bylaws for passage. It further addresses options for future actions concerning a Notice of Objection received from the owner of 32 River Street, Sutton.

## 3. **BACKGROUND:**

On September 10, 2025, Council considered Report No. [DS-2025-0047](#), in which findings of the Cultural Heritage Evaluation Report (CHER) were presented, and adopted Resolution C-2025-0215. Part 3 of this resolution provides that:

*“3. That Notices of Intention to Designate be issued in accordance with the Ontario Heritage Act for the following properties municipally known as:*

- *98 High Street*
- *32 River Street*
- *12 Turner Street*
- *31 River Street*
- *117-119 High Street*
- *132-134 High Street*
- *25152 Warden Avenue*
- *180 Church Street”*

Notice of Intent to Designate the eight properties identified in Resolution C-2025-0215 was issued on February 19, 2026. One objection was received from the owner of 32 River Street (Refer to Attachment 1).

Under Section 29 of the Ontario Heritage Act (OHA) the Notice of Intention to Designate served on the owners and the Ontario Heritage Trust must include the following:

- an adequate description of property so that it can be readily ascertained.
- a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.
- a statement that notice of objection to the notice of intention to designate the property may be served on the clerk of the municipality within 30 days of the issuance of the notice.

Based on any objections received after the Notice of Intent is issued, Council can decide to proceed or not with a designation bylaw within 120 days of the issuance of

the Notice. Should Council choose the latter, the Notice of Intention to Designate will be deemed withdrawn, and Council would need to issue a Notice of Withdrawal.

On that basis, Council now has until June 19, 2026, to pass the subject bylaws to designate the properties or issue a Notice of Withdrawal of Intent to Designate.

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

##### **4.1 32 River Street – Basis for Designation**

The CHER evaluated the listed properties including 32 River Street against the criteria for determining Cultural Heritage Value provided in Ontario Regulation 9/06. The criteria are grouped under three categories: 1) Design or Physical Value; 2) Historic or Associative Value; and 3) Contextual Value. To be eligible for designation under the OHA, a minimum of two criteria must be met. The criteria are listed in Report No. [DS-2024-0057](#). An excerpt from the CHER Report for the property at 32 River Street is provided in Attachment 3.

The property at 32 River Street, otherwise known as Maplehurst or Holburn House, was constructed in 1850 in the Regency Style, and was originally owned by WM Bouchier one of the founders of Sutton and subsequently by important businessmen in the history of the community in the 19<sup>th</sup> Century. The CHER identified the property as meeting four of the criteria required by Ontario Regulation 9/06 for designation under the OHA. The property is one of the most significant remaining heritage properties in Sutton. On this basis, 32 River Street was advanced as a property recommended for designation as part of the Heritage Register Review in [DS-2025-0047](#) on September 10, 2025, in part, based upon the general support of the property owner (Refer to Attachment 3).

##### **4.2 Notice of Objection – 32 River Street**

By correspondence dated March 16, 2026 (refer to Attachment 1) the owner of 32 River Street has now raised objection against the Notice of Designation and has identified the following concerns:

###### **Insurance Constraints**

The property owner's insurance provider does not insure heritage designated properties. Alternative insurers that do provide such coverage are significantly more expensive and require additional inspections and upgrades. This creates a financial burden and potential risk of being unable to secure insurance.

### **Significant Structural Repairs are Required**

The property requires major repairs including verandah reconstruction (structural issues and deterioration), flooring replacement, and significant foundation works. The property owner has suggested that a heritage designation would impose constraints that may delay or complicate the timely completion of these necessary repairs.

### **Financial Burden**

The property owner has advised that substantial funds (approximately \$250,000) have already been expended in improvements to the property. Additional heritage-related requirements would significantly increase the cost beyond what is currently manageable.

### **Limitations on Property Improvements**

Heritage designation may restrict the ability to replace or upgrade non-historic additions. The property owner intends to enhance the heritage value voluntarily and is concerned that designation will limit the flexibility.

### **Concerns with Approvals**

Once designated any alteration would require municipal approval. The property owner is concerned that the approval process would become more complex and time consuming, limiting full enjoyment and use of the property.

### **Owner Intends to Preserve Without Designation**

The property owner acknowledged the cultural heritage significance of the property. They have already undertaken preservation efforts and intend to continue maintaining properties heritage character voluntarily. The objection is specifically to mandatory designation, not to preservation itself.

## **4.3 Assessment of the Objection**

32 River Street is one of the most important remaining residential heritage properties in Sutton as evidenced by the evaluation in the CHER. By the property owner's admission, 32 River Street is worthy of designation but owing to practical considerations associated with the designation process, it is an imposition that will diminish the use and enjoyment of the property.

Staff recognize that the designation of property under the OHA can be a burden – real or perceived. The extent to which this is the case is influenced by the scope and nature of protected features associated with the designation. In the current situation, Staff believe that there is an opportunity to explore a path forward to designate and

commemorate a significant heritage property collaboratively with the property owner to reduce the private property impacts of the designation itself.

Staff recommend that passage of a bylaw to designate 32 River Street or the issuance of a Notice of Withdrawal of Intent to Designate be deferred at this time to permit further dialogue on this matter.

Part 5 of Council Resolution C-2025-0215, passed on September 10, 2025, directs:

*“5. That Town staff commence the process of re-appointing a Heritage Advisory Committee as per the Resolution No. C2023-0335, with a mandate that includes outreach and consultation with landowners to further advance the celebration of Georgina’s built heritage, exploring opportunities to advance the designation of additional Listed properties under the Ontario Heritage Act and other responsibilities as Council may establish”.*

The inaugural meeting of the Georgina Heritage Advisory Committee is scheduled for April 28, 2026. The matter of 32 River Street should be reviewed with the Committee as part of its mandate prior to any decision being made concerning next steps on 32 River Street. This should include dialogue with the property owner.

#### **4.4 Next Steps / Options**

If Council adopts Recommendation 2 in this report, it will provide the authority for the passage of the bylaws to advance the designations of the seven properties identified for designation other than 32 River Street. These bylaws are included in Section 17 of April 22, 2026, Council agenda. Staff will issue notices of adoption associated with the adopted bylaws.

Recommendation 3 provides three options provided as a), b) or c) as outlined below with comment in *italics*:

- a) That the bylaw to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act be deferred pending further discussions with the property owner in consultation with the Georgina Heritage Advisory Committee.

*If Council selects this option, the bylaw to designate 32 River Street included in Section 17 of the agenda would not be passed at this time. Staff would engage with the owner of 32 River Street and the outstanding matter concerning the passage of a bylaw to designate this property can be considered by Staff and the Georgina Heritage Committee to determine an amicable solution forward towards the designation of the property. Under this option Staff would report back on the matter at the appropriate time prior to the deadline for passage of a designating bylaw on June 19, 2026.*

This is the recommended option.

- b) That Staff be directed to issue a Notice of Withdrawal of Intent to Designate 32 River Street under the Ontario Heritage Act.

*If Council selects this option, the bylaw to designate 32 River Street as included in Section 17 of the agenda would not be passed and a Notice of Withdrawal of Intent to Designate 32 River Street would be issued. This does not preclude the designation of this property later but would require a re-starting of the statutory process to do so.*

- c) That a bylaw be passed to designate 32 River Street as being of cultural heritage value or interest under the Ontario Heritage Act.

*If this option is selected the bylaw to designate 32 River Street would be passed as presented in Section 17 of the agenda and Notice of Passage would be issued in accordance with the OHA.*

**5. RELATIONSHIP TO STRATEGIC PLAN (2023-2027):**

N/A

**6. FINANCIAL AND BUDGETARY IMPACT:**

There are no financial or budgetary impacts associated with this report. The project remains within the Council-approved budget. Should Council proceed with the designation of properties, landowners will have a right to appeal Council's decision to the Ontario Land Tribunal (OLT) under the *Ontario Heritage Act*. Costs that would be incurred by the Town to defend against any appeals at an OLT hearing(s) would not be covered by the project's budget and would require a separate source of funding.

**7. CONCLUSION:**

On September 10, 2025, Council adopted Resolution C-2025-0215 which identified eight properties of significant cultural heritage value and directed that Notices of Intent to Designate be issued for each property under the Ontario Heritage Act. The notices were subsequently issued on February 19, 2026.

The owner of one of the eight properties, 32 River Street, has raised objections to the proposed designation citing concerns regarding insurance costs, financial burden, structural repair requirements, and limitation on future property improvements.

Part 2 of the report recommendation seeks Council authority to advance for passage the seven designation bylaws for which no objection was received.

Part 3 of the report recommendation provides three options (3a, 3b and 3c) for addressing 32 River Street. Staff recommends option 3a, which is a deferral of the passage of a bylaw to designate 32 River Street pending further consultation with the property owner and the Georgina Heritage Advisory Committee. If Council adopts this option, the bylaw to designate 32 River Street would not be approved as presented in Section 17 of the agenda and Staff would proceed to engage with the property owner and the Georgina Heritage Advisory Committee with the objective of exploring opportunities to a mutually agreeable path forward concerning this matter.

**APPROVALS**

Prepared By: Palak Thakur  
Senior Policy Planner

Recommended By: Denis Beaulieu, MCIP, RPP  
Director of Development Services

Approved By: Ryan Cronsberry,  
Chief Administrative Officer

**ATTACHMENTS:**

Attachment 1 - Notice of Objection received from the property owner - 32 River Street  
Attachment 2 - Correspondence from property owner – 32 River Street  
Attachment 3 - Excerpt from Cultural Heritage Evaluation Report – 32 River Street

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**Notice of Objection - Heritage Designation 32 River Street**

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**From** [REDACTED]  
**Date** Mon 3/16/2026 11:30 AM  
**To** \*Clerks Division <clerks@georgina.ca>  
**Cc** Palak Thakur <pthakur@georgina.ca>

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Dear Clerk of the Town of Georgina,

I am the owner of the land and premises, known as Maplehurst located at 32 River Street in the Village of Sutton.

I'm in possession of your notice that the Town of Georgina intends to designate my property for reasons of its cultural and heritage value. While I agree that my property is worthy of designation for all the reasons you stipulate, which is one of the reasons I purchased it in February 2010, I object to its immediate designation for the following reasons:

My home insurance company has made it clear they do not insure heritage properties, and I have made it equally clear to them on a number of occasions that while it's a historically significant property, it is not designated as such by the municipality.

While there might be other insurance providers that do insure municipally designated properties, such insurance will be more expensive and the house would need to pass an inspection test. Although I have invested about \$250,000 in the property since I acquired it, its most prominent heritage attribute (the wraparound veranda with its Tuscan columns and picturesque views) needs at least \$150,000 in work. It is in poor shape, and is starting to pull away from the house. While preserving the Tuscan columns and canopy-like roof, much of the flooring needs to be entirely rebuilt and should be on permanent footings, not mounted on shifting blocks. I intend to contract this work out in the next couple of years, but I simply do not have the time nor resources to get to it now. I doubt any company will insure this in its present condition.

The decking on the Black River facing side of the house is rotting and also needs to be replaced. I intend to do this at the same time that the veranda gets fixed.

There is a cheaply made addition and mudroom on the back side of the house, which looks like it was built in the 1980s. It is not double brick like the rest of the house, nor on a stone foundation, but on blocks and covered in broken plastic siding at the end of its life. There is no heritage attribute to this addition whatsoever. I intend to replace this in future with a more worthy edifice that matches the brick clad and Regency style of the rest of the house, while connecting it to the three-car garage I built in 2015. This work will enhance the heritage value of the 1850 constructed house, not diminish or pose a risk to it.

I am deeply concerned that by designating the property, the municipality will not allow me to make the required changes here, thus denying me full enjoyment of my property. Of course, the Town is still in control of granting approvals through the permitting process, but such approval is likely to become exceedingly difficult once it's registered with a heritage designation.

Again, as a trustee and passionate heritage advocate myself, is the reason I purchased Maplehurst in the first place. As a published author, I am also presently writing a history of this estate, and would like to continue its proud legacy.

With all kind regards,  
[REDACTED]

## Palak Thakur

---

**From:** [REDACTED]  
**Sent:** October 15, 2024 12:02 PM  
**To:** Tolek Makarewicz  
**Subject:** Re: My 32 River St. Sutton Property

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Thanks for your question, Tolek.

What I mean is that there are unique and different responsibilities that go with maintaining a heritage property, ones that I am not liable for now. So a transition period of say 5 years to official designation would be fair and make more sense, rather than suddenly being saddled with them immediately. I will also have to find a different insurer, which will not only be almost certainly more expensive, but also very likely put more obligations on the owner than what is the case now. They would likely not agree to insure the property with the veranda being in its current state.

Hope this helps,  
[REDACTED]

On Tue, Oct 15, 2024 at 11:37 AM Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)> wrote:

Hi [REDACTED] and thank you for the comments. They were provided to Council last week as an addendum to the agenda. I would like to however, understand what you mean when you ask for “**a very generous transition period to official heritage designation.**”?

Thanks,

Tolek



**Tolek A. Makarewicz, BURPI, MCIP, RPP**

Senior Policy Planner | Planning Policy Division

Development Services Department | Town of Georgina

26557 Civic Centre Road, Keswick, ON, L4P 3G1

Cellular: 905-955-9423 | 905-476-4301 Ext. 2297

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**From:** [REDACTED] >  
**Sent:** October 8, 2024 10:15 AM  
**To:** Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)>  
**Subject:** Re: My 32 River St. Sutton Property

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Hi again, Tolek

Very many thanks for the meeting last week. Here are my detailed comments that should be raised at tomorrow's council meeting in regards to my historical property called Maplehurst.

1. I bought the 32 River St property in 2010, in part because of its historical and heritage value. As a published author, I plan on writing a history of Maplehurst at some point in the future (PM William Lyon McKenzie King was personal friends with the Holborns, and stayed here frequently in the 1920s and 30s). And so, in principle, I am not against my home being designated a heritage property.
2. The exterior of my manor or regency house is brick, not stucco. The report incorrectly states it is a stucco house.
3. My current property insurer, Desjardins, has told me in no uncertain terms that they will not insure my property if it becomes a designated heritage property. In other words, I would need to find another insurer, and it would almost certainly be more expensive.
4. I have already spent considerable sums improving my house - the kitchen was renovated in 2012, a new separate three car garage was built in 2014 (which I plan to connect house to in future), I transitioned to natural gas from oil in 2018/2019 (this was very expensive as I had to pay Enbridge to extend the gas line down the street to reach my property) and I completely gutted and renovated the bathroom upstairs in 2020/21.
5. The gorgeous wrap-around veranda with columns that is visible to the road is the most precious aspect of the property. But it is not resting on a sturdy foundation, and needs to be reinforced with property footings, not the makeshift blocks it is currently standing on. This will cost me about \$100,000 to correct given the size of the job. I definitely plan on doing this, but cannot afford at present.
6. The non visible side of the house facing the river has been altered a number of times over the decades. I wish to replace this rotting structure with a sunroom addition, all in complete harmony with the regency style of the house.
7. At the back of the house, there is this one room addition that was built in the 1980s by the looks of it (not brick), but it is not in a good state of repair (the siding is starting to peel away). It has no heritage value whatsoever, so my plan is to replace it with a larger structure that seamlessly connects the house to the garage, but this time all in brick to match the rest of the house. Again, the roof lines would match that of the house and garage, and be fully completed in the regency style in total congruence with the historical environment of the property.

DS-2026-0030  
Attachment 2  
Page 2 of 6

Given all this, and given that I agree with its Priority 1 listing, but given the very considerable expenses involved, I do however respectfully ask that there be given a **very generous transition period to official heritage designation**.

With all kind regards,

██████████

On Thu, Oct 3, 2024 at 4:08 PM Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)> wrote:

That is correct, based on the consultants evaluation. Once again, I just want to point out that Council is not obligated or required to designate property even if it does meet the criteria in the Ontario Heritage Act.

Tolek



**Tolek A. Makarewicz, BURPI, MCIP, RPP**

Senior Policy Planner | Planning Policy Division

Development Services Department | Town of Georgina

26557 Civic Centre Road, Keswick, ON, L4P 3G1

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**From:** ██████████ >  
**Sent:** October 3, 2024 2:26 PM  
**To:** Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)>  
**Subject:** Re: My 32 River St. Sutton Property

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No problem at all, Tolek. I had to go onto my next call anyways. After reading the agenda package, I see that of the 78 properties that are a candidate for Designation, my property is one of those listed as "Priority 1," which I assume has the highest likelihood of being so designated?

Very many thanks,

██████████

DS-2026-0030 Attachment 2 Page 3 of 6
---

On Thu, Oct 3, 2024 at 11:47 AM Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)> wrote:

Hi [REDACTED]

I apologize, my internet gave out. Was there any other questions I could answer for you which we did not discuss already?

Tolek



**Tolek A. Makarewicz, BURPI, MCIP, RPP**

Senior Policy Planner | Planning Policy Division

Development Services Department | Town of Georgina

26557 Civic Centre Road, Keswick, ON, L4P 3G1

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**From:** [REDACTED] >

**Sent:** October 2, 2024 9:02 AM

**To:** Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)>

**Subject:** Re: My 32 River St. Sutton Property

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Morning, Tolek. I'd prefer tomorrow AM after 10.

Thank you,

[REDACTED]

Sent from my iPhone

On Oct 1, 2024, at 3:38 PM, Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)> wrote:

Good day [REDACTED]

DS-2026-0030  
Attachment 2  
Page 4 of 6

Does the morning or afternoon work best for you?

Tolek

<image001.png>

**Tolek A. Makarewicz, BURPI, MCIP, RPP**

Senior Policy Planner | Planning Policy Division

Development Services Department | Town of Georgina

26557 Civic Centre Road, Keswick, ON, L4P 3G1

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---

**From:** [REDACTED] >

**Sent:** September 27, 2024 9:03 AM

**To:** Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)>

**Subject:** Re: My 32 River St. Sutton Property

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Absolutely, Tolek. Thursday works best for me for a Teams meeting/talk.

Thank you,

[REDACTED]

On Fri, Sep 27, 2024 at 9:00 AM Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)> wrote:

Hi [REDACTED]

Are you available next week either Thursday or Friday to talk?

Tolek

---

**From:** [REDACTED] >

**Sent:** Tuesday, September 24, 2024 11:10:30 AM

DS-2026-0030  
Attachment 2  
Page 5 of 6

**To:** Tolek Makarewicz <[tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)>

**Subject:** My 32 River St. Sutton Property

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Dear Tolek,

I received your Notice of Public Open House for the Municipal Heritage Register Review. I understand my property is listed as a historically significant one, but is not a designated heritage property.

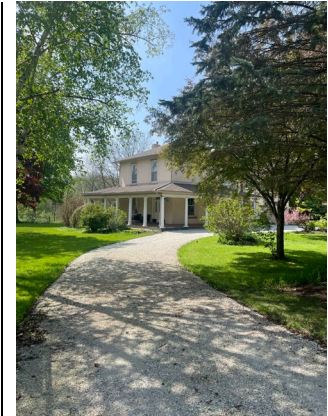
I was not available for your two time slots on Sep 10th and the 12th, but am eager to connect on this impending matter. Please let me know when we can meet.

With every best wish,

██████████

DS-2026-0030  
Attachment 2  
Page 6 of 6

<p><b>Address</b> 32 River St.</p>	<p><b>Summary</b> A two storey painted brick residence, with hipped roof and a wraparound porch. The house is built in the Regency style, and the front facade is oriented toward the town. The side elevation looks over the river, and the site was previously linked with the mill via a bridge.</p> <p>The house was originally owned by WM Bouchier, one of the founders of Sutton. It was later owned by Mr. Wm. Barnard, who owned a general store in Sutton, and later by Mr. Summerfelt who operated the flour mill. The name Maplehurst comes from the maple tree in the yard until 1969. (S4)</p>
<p><b>Building Name(s)</b> Maplehurst - Holburn House</p>	
<p><b>Legal Description of Property</b> Plan 69, Pt. Bl. 51</p>	
<p><b>Date of Construction</b> 1850</p>	
<p><b>Style</b> Regency</p>	



<b>Criteria</b>	<b>Assessment Under Ontario Regulation 9/06</b>
<p><b>Criterion 1</b> The property is a rare, unique, representative or early example of a style, type, expression, material or construction method</p>	<p>The house has design and physical value because it is representative of Regency style. The building features a hip roof and wraparound veranda.</p>
<p><b>Criterion 2</b> The property displays a high degree of craftsmanship or artistic merit</p>	
<p><b>Criterion 3</b> The property demonstrates a high degree of technical or scientific achievement</p>	
<p><b>Criterion 4</b> The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</p>	<p>The property holds historical and associative value through its connections to several notable community members. William Barnard, who once owned a general store in Sutton, was an early owner of the site. Prior to that, a small cottage occupied by Canon Ritchie, the Anglican Church Minister, stood on the property before being relocated. The home was later purchased by Mr. Summerfelt, operator of the local flour mill, who subsequently sold it to Mr. Ramsden. In 1914, Mr. Ramsden sold the property to Mr. Walker Holborn.</p>
<p><b>Criterion 5</b> The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture</p>	
<p><b>Criterion 6</b> The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	
<p><b>Criterion 7</b> The property is important in defining, maintaining or supporting the character of an area</p>	<p>The house is important in defining, maintaining and supporting the character of Sutton because of its connection with the village's development. When Summerfelt owned the property, he operated the flour mill as well and had built a swing bridge across the river to the mill for convenience.</p>
<p><b>Criterion 8</b> The property is physically, functionally, visually or historically linked to its surroundings</p>	<p>The property has contextual value because it is physically, visually, and historically linked to its surroundings as it was named after the maple trees on the grounds. The property is located across the street from St. James Anglican Church. Additionally, the Black River runs along the side of the property and it overlooks the falls and old mill across the street. During Mr. Summerfelt's ownership, a swing bridge was constructed across the river to the mill.</p>
<p><b>Criterion 9</b> The property is a landmark</p>	

<b>Summary – Does property meet criteria for Designation?</b>	Meets the criteria for designation under Part IV of the OHA. The property meets the following criteria: 1, 4, 7, 8.
---	---

Is the property a candidate for Designation?	Prioritization Classification	Prioritization Rationale
Yes	Priority 1	Meets two or more Criteria for Determining Cultural Heritage Value or Interest based on OHA and is 'Exemplary of the style'.

<p><b>Owner/ Public Feedback</b></p> <p>Owner requests a very generous transition period to official heritage designation, as noted in correspondence with the Town on October 8, 2024. Additionally, a member of public supports the property's designation as noted in correspondence with the Town on October 11, 2024.</p>	<p><b>Previous Designation History (if any)</b></p>
--	---

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. CSD-2026-0003**

**FOR THE CONSIDERATION OF  
COUNCIL**

April 22, 2026

**SUBJECT: TOWN OF GEORGINA'S PARKS MASTER PLAN**

---

**1. RECOMMENDATION:**

1. That Council receive Report No. CSD-2026-0003 prepared by the Community Services Department and Operations and Infrastructure Department, dated April 22, 2026 regarding the Town of Georgina's new Parks Master Plan (Attachment 1);
2. That Council receive and endorse the Parks Master Plan in principle; and
3. That the implementation of capital project and recommendations contained therein be subject to the annual business planning and budgetary approvals process.

**2. PURPOSE:**

The Parks Master Plan serves as a comprehensive, long-term strategic framework to guide the development of parks and open spaces across the Town of Georgina. The plan evaluates the Town's existing parkland and outdoor recreation amenities, and assesses current and future recreation needs across the municipality through to 2040.

This council report highlights key findings and recommendations from the Parks Master Plan and presents the final report for Council's endorsement in principle. Staff will bring forward capital improvements and initiatives identified in the master plan through the annual business planning and budgetary approvals process for Council's consideration and approval.

**3. BACKGROUND:**

The Parks Master Plan supports several objectives outlined in the Town's Official Plan, including:

- Development of complete and accessible communities where people of all ages and abilities have opportunities to live, work and play; and

- Ensuring the provision of places, facilities and other opportunities for passive and active recreation that will satisfy the needs of Georgina's current and future population and support tourism.

A separate Waterfront Parks Master Plan, completed in 2023, established the vision and strategic direction for the Town's nineteen (19) waterfront parks. This Parks Master Plan was developed to complement and align with that initiative by building upon, but not duplicating, those efforts. The Parks Master Plan is focused on the Town's other thirty-six (36) non-waterfront parks. To ensure a complete understanding of Georgina's overall parkland system, waterfront parks were still considered in the analysis of parkland supply, distribution, and service levels.

Assets considered in this study include municipally owned parks, open spaces, natural areas, outdoor recreation facilities, sports fields, playgrounds, outdoor exercise equipment, park furnishings, sunshades, gazebos, picnic shelters, and all other Town-owned outdoor recreation infrastructure. Indoor facilities including arenas, recreation centres, halls, and banquet facilities were excluded from the scope of work of this master plan.

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

Recommendations contained in the Parks Master Plan are informed by demographic forecasts, projected population growth, emerging trends in outdoor recreation, local priorities, and engagement with residents, community groups, and stakeholders. Together, these findings provide a strategic roadmap to guide the continued delivery of high-quality parks and outdoor recreation opportunities across Georgina until 2040.

Key analyses completed as part of this work include an inventory of in-scope outdoor recreation amenities; an assessment of the Town's parkland supply relative to the target service levels established in Georgina's Official Plan; and an evaluation of the current supply and distribution of recreation facilities across communities and hamlets in Georgina. The plan forecasts future recreation needs by facility type until 2040 based on projected population growth and recommended service levels.

A unique element of the plan includes a benchmarking analysis comparing Georgina's provision of parkland and outdoor recreation amenities relative to four (4) comparator municipalities in Ontario. This analysis provides context for understanding the Town's current service levels relative to similar communities. It will assist staff in evaluating future service requests from community associations and sporting organizations.

While this Master Plan establishes a long-term framework for parks, facilities, and recreation services focused on community needs, it also recognizes that opportunities may arise to support sport tourism initiatives beyond local recreation needs.

Other key highlights from the Parks Master Plan:

- The number of residents aged 65 and older in Georgina increased by 20% between 2016 and 2021. This trend is expected to continue, with the 85+ age group projected to more than double by 2041. Georgina's median age is slightly above the provincial average, reflecting a maturing population. This trend is expected to drive demand for parks and recreation facilities tailored to older adults.
- To meet this demand, Town should expand opportunities for unstructured, low- or no-cost recreation within walking distance of residential areas. Amenities such as outdoor exercise equipment, active walking loops and circuits, community gardens, and disc golf courses offer accessible and inclusive options for residents of all ages and abilities.
- The census data does not negate the fact that young families are expected to be a part of residential growth within development areas in Georgina. The plan is very supportive of recreation for young growing families.
- Approximately two-thirds of Georgina's residents commute to other municipalities for work. To meet this demand, the Town should ensure recreation facilities and programs are available close to home and accessible at times that align with residents' schedules. The plan recommends embracing that trends are shifting towards more drop-in, flexible, and informal spaces.
- The Town should continue to co-locate parks, outdoor recreation amenities, and other multi-use facilities to attract a wide range of users to improve operational efficiencies.
- Flexible, accessible, and multi-purpose spaces should be prioritized to accommodate a variety of activities and changes in demand as recreational trends wax and wane.
- Sports lighting for existing field and sport courts can extend the usability of these existing assets into the evening hours and during shorter daylight seasons, increasing flexibility and access for working families and seniors alike.
- Synthetic turf fields are gaining popularity due to their durability, lower maintenance, and ability to support longer seasons. These surfaces offer more predictable play conditions and extended hours of use, especially in high-demand areas.

- According to the Town's 2025 Climate Action Plan, the number of days exceeding 30°C is projected to increase by 300% by 2050. To ensure parks remain safe, comfortable, and usable during extreme heat events, future park planning must prioritize cooling infrastructure. This includes the strategic addition of splash pads, shade structures, tree planting, and naturalized landscapes that reduce mowing and enhance ecological resilience. The Climate Action Plan also forecasts that by 2050, 53% of winter precipitation will fall as rain, representing a 77% increase from today. This shift toward wetter, milder winters calls for thoughtful investment in year-round recreation infrastructure, particularly in Georgina. Parks should be designed with efficient drainage systems, covered activity areas, and adaptive programming that supports winter use even in the absence of snow. The Parks Master Plan identifies the potential opportunity for a multi-sport dome to support year-round recreation programming. Such a facility would expand indoor recreation capacity and could also support the hosting of regional sporting events and tourism, if so desired by the Town.
- The municipal parkland provision target in the Official Plan (OP) is 2.25 ha / 1,000 residents. Georgina's current parkland provision level of 3.35 ha / 1,000 (including waterfront and non-waterfront parks) is above the target identified in the OP.
- The Town's OP parkland provision target is lower than the current and target service level of comparator municipalities. It is also lower than the average parkland provision level of comparator municipalities. The Town should consider implementing a higher parkland provision target in the OP to ensure the service level can meet the Town's future needs.
- The Town's current supply of outdoor recreation facilities generally meets or exceeds the service levels of comparator municipalities.
- Mapping analyses were completed to identify gaps in the Town's parks and open space network. A 10-minute walkability analysis from residential areas highlights locations where residents may have limited walking access to nearby parks and open spaces, indicating where improved local access may be needed.
- Concept plans were developed for two priority park sites, West Park and the Multi-Use Recreation Complex (MURC) lands, to guide future planning efforts by the Town. The concepts illustrate how future amenities and park features could be organized to best serve current and emerging community needs, based on the analyses in the Parks Master Plan. Proposed amenities were designed to complement nearby facilities, address identified service gaps, and to respond to existing site conditions. The concepts are illustrative and high-level, intended to inform decision-making and capital planning, and will be refined through future phases of detailed design, technical review, and community consultation.

**5. RELATIONSHIP TO STRATEGIC PLAN:**

**Delivering service excellence**

The Parks Master Plan emphasizes data-driven decision-making and equitable service delivery across all communities in Georgina. Analysis of the Town's overall parkland supply, distribution, and service levels supports the delivery of high-quality municipal services that meet our community needs.

**6. FINANCIAL AND BUDGETARY IMPACT:**

Capital improvements identified in the Parks Master Plan may be brought forward for Council consideration through the Town's annual budget process, aligned with the plan's direction and informed by staff input. To guide implementation, each recommendation has been categorized by priority (short, medium, or long term), with corresponding timelines and an overall anticipated budget to assist in the effective delivery of priority projects.

Concept plans for priority projects at West Park and the MURC lands represent significant placemaking initiatives that will require further refinement through detailed design, technical review, and stakeholder consultation. The scope and timing of these projects will be refined to reflect municipal funding availability and budget priorities.

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

Engagement activities included an online survey, promotional banners at key municipal facilities (Civic Centre, MURC, and the Keswick Ice Palace), and posters at high-traffic outdoor recreation locations across the Town encouraging residents to visit the Parks Master Plan website and participate. In-person workshops were held in Keswick, Pefferlaw, and Sutton and were strategically coordinated to align with high traffic events such as Canada Day, the Pefferlaw Street Fest, and the Farmer's Market to increase community participation. Additional sessions were held with frontline staff and park user groups.

**8. CONCLUSION:**

Endorsement of the Parks Master Plan in principle will ensure that future park improvements and capital investments are made in a coordinated manner across all communities in Georgina. The master plan reflects community input, aligns with the Town's strategic priorities, and positions the Town to respond proactively to population growth and evolving recreation trends. Implementation of specific recommendations will continue to be reviewed and brought forward through the annual budgetary process for Council's consideration.

**APPROVALS**

Prepared By: Courtney Rennie, Senior Project Manager,  
Capital Projects – Vertical, Operations & Infrastructure

Reviewed By: Steve Lee-Young, Director of Community Services

Approved By: Rob Wheeler, Deputy Chief Administrative Officer /  
Treasurer

Approved By: Ryan Cronsberry, Chief Administrative Officer

***Attachments:***

***Attachment No 1 – Town of Georgina Parks Master Plan (March 3, 2026)***



# TOWN OF GEORGINA PARKS MASTER PLAN

March 3, 2026



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## ACRONYMS

Non-Core AMP	Non-Core Asset Management Plan
AODA	Accessibility for Ontarians with Disabilities Act
ATMP	Active Transportation Master Plan
CAP	Climate Action Plan
CIP	Community Improvement Plan
CPRA	Canadian Parks and Recreation Association
CPTED	Crime Prevention Through Environmental Design
DCA	Development Charges Act
ESA	Environmental Site Assessment
FADS	Facility Accessibility Design Standards
IASR	Integrated Accessibility Standards Regulation
LSRCA	Lake Simcoe Region Conservation Authority
MURC	Multi-Use Recreation Centre
MYAP	Multi-Year Accessibility Plan
OP	Official Plan
ORFA	Ontario Recreation Facility Association
PPS	Provincial Policy Statement
PRO	Parks and Recreation Ontario
PMP	Parks Master Plan
ROC	Recreational Outdoor Campus
WPMP	Waterfront Parks Master Plan

## ACKNOWLEDGEMENTS

**The Town of Georgina Parks Master Plan (PMP) reflects the dedication and hard work of its contributors. Community champions and practitioners generously shared their expertise throughout the planning process. We would like to thank the following groups for their contributions of time, knowledge, and experience:**

- Residents of Georgina
- Frontline Parks Staff in Community Services
- Town of Georgina Safe and Active Transportation Committee
- Town of Georgina Environmental Advisory Committee
- Lake Simcoe Region Conversation Authority (LSRCA)
- Local Sports Organizations of Georgina
- York Region
- Mayor and Council

**We would also like to extend our special thanks to the Project Working Group, who shared invaluable guidance, information, ideas, and support during the process of the PMP:**

- Steve Lee-Young, Director, Community Services, Town of Georgina
- Michael Vos, Director, Operations & Infrastructure, Town of Georgina
- Denis Beaulieu, Director, Development Services, Town of Georgina
- Jessica Anthony, Executive Assistant to the Director, Town of Georgina
- Alan Drozd, Manager of Planning Policy & Development Services, Town of Georgina
- Niall Stocking, Manager of Operations, Town of Georgina
- Bob Ferguson, Manager of Parks Development and Operations, Town of Georgina
- Courtney E. Rennie, Senior Project Manager, Town of Georgina
- Josef Jonak, Supervisor of GIS and Data Analytics, Town of Georgina

**The consultant team on the project included the following members:**

- Haley Sadler, Project Manager & Landscape Architecture Lead
- Amelia Sloan Urban Planning Lead
- Deepali Dang, Urban Planner and Designer
- Anushree Nallapaneni, Urban Designer
- Andrew White, GIS Specialist
- Kam Chan, Landscape Architect
- Katie Thurtell, Planning and Engagement Support

# EXECUTIVE SUMMARY

## PURPOSE OF THE PLAN

Parks play a vital role in enhancing the overall well-being of communities by supporting residents' desires to engage in physical activity and social interaction. Stantec Consulting Ltd. (Stantec) was retained by the Town of Georgina (the Town) to develop a comprehensive Parks Master Plan (PMP). This plan will serve as a strategic framework to guide the future development of the Town's parks and open spaces, addressing current needs while anticipating and planning for future requirements. It is essential that the PMP reflect the diverse needs of each of the Town's communities, with a particular focus on serving residents of Georgina with year-round recreation opportunities.

Considering anticipated population growth, evolving trends in recreation, and shifting community expectations, it is crucial to understand both existing and future needs for parks and open spaces. A long-term strategy is needed to meet and balance the needs of both local residents and visitors over the next 15 years. The PMP establishes a cohesive vision and strategy for developing a comprehensive open space network for the community, including implementation and evaluation measures.

The PMP provides direction for managing and developing parks and open spaces, incorporating recommendations based on current benefits and trends, local priorities, and community input. The plan was developed through a five-phase approach: **Investigate, Focus, Engage, Visualize, and Implement**. These phases are elaborated on in the following graphic.

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## VISION & STRATEGY

One vision statement and three strategic directions were crafted to incorporate findings from the early-stage investigations, comments from public engagement activities, and results from the needs assessment. The vision statement set forth for Georgina is supported by the community vision found in provincial and local policy statements.

### Vision Statement

*"To provide parks and open spaces throughout the Town to meet the community's growing needs for accessibility, diversity, interconnectivity, and inclusivity, through improved connections with nature to promote community engagement and active living."*

The following strategic directions have been identified for Georgina's PMP:



**Strategic Direction #1: Develop a Robust Parks and Open Space Network**



**Strategic Direction #2: Encourage Active and Healthy Living**



**Strategic Direction #3: Plan for Growth and Future Needs**



1. Claredon Beach Park

# EXECUTIVE SUMMARY

## ENGAGEMENT

The 2025 Town of Georgina PMP was developed through a five-phase process, with stakeholder engagement playing a critical role in ensuring the relevance and depth of the recommendations.

The first phase focused on background research, including site and amenity assessments, and public engagement through a community survey. Phases two and three involved interactive, in-person workshops that helped shape the strategic directions for park and open space improvements.

Implementation and monitoring plans were developed to support these strategic directions, incorporating feedback gathered through the engagement process. The final phase consolidated all findings and recommendations into one comprehensive Master Plan.



2. Public Engagement at the Civic Centre

SITE TOURS

3

TOWN MEETINGS

>15

VIRTUAL SURVEY

1

SURVEY RESPONSES

>200

IN-PERSON WORKSHOPS

5

IN-PERSON ATTENDEES

>500

FRONTLINE STAFF ATTENDEES

15

COUNCIL MEETING

1

## RECOMMENDATIONS

The recommendations developed for the PMP are informed by public and staff feedback, benchmarking against municipal comparators, an analysis of parks and recreation trends, and an assessment of service needs and gaps within the Town of Georgina. These recommendations address key areas including parks and recreation governance; capacity-building and service level requirements; collaboration and partnerships; communications and promotion; outdoor recreation facilities and amenities; and seasonality.

The PMP aligns with and reinforces the Town of Georgina's current Vision, Mission, and Values. By promoting inclusive, sustainable, and accessible recreation opportunities, the Plan reflects the Town's commitment to building a healthy, connected, and

resilient community. It supports Georgina's vision of being a progressive lakeside community that values its natural assets and high quality of life, and advances its mission by addressing service gaps, enhancing accessibility, and integrating climate-conscious planning principles.

Together, the recommendations reflect Georgina's position as one of the fastest growing communities in Ontario and acknowledge the ongoing initiatives from other planning exercises. Overall, the Master Plan outlines **seventy-one (71) recommendations** developed to holistically support the Vision and Strategic Directions.

To support implementation, each recommendation has been categorized by priority – short-, medium-, and long-term – providing a clear timeline for execution throughout the lifespan of the plan. An overall anticipated budget has also been provided to guide the Town in delivering priority projects effectively.



3. Jackson's Point Parkette

# 01

# Master Plan Overview



## WHAT IS A PARKS MASTER PLAN?

A Parks Master Plan (PMP) is a strategic document that evaluates existing parks and open spaces and identifies a planning blueprint to improve, protect, and expand the Town of Georgina’s parkland network for the future.

The Town of Georgina PMP aims to enhance the Town’s valuable park assets, ensuring sustainable development and improved community well-being. It provides a strategic framework to respond to new opportunities as they arise and includes recommendations for short-, medium-, and long-term improvements to meet the needs of current and future residents and visitors.

Through research and public engagement, the Master Plan examined:

- 36 non-waterfront parks across the Town
- Usage patterns of existing facilities over three years (2021-2024)
- 2024 Non-Core Asset Management Plan
- Relevant policy framework and demographic trends
- Implementation strategies, including capital planning, financial resourcing, and service delivery
- Park service levels compared to other comparator communities.

### OBJECTIVES OF THIS MASTER PLAN

- Identify needs based on changing demographics and participation trends.
- Establish a long-term vision for parks and outdoor recreation in Georgina.
- Develop strategies to address current and future needs.
- Align municipal efforts, operations, and budgets through clear priority-setting.
- Engage the community in an inclusive and meaningful process.

### HOW ARE PARKS PLANNED?

Parks planning is a relatively new field compared to other forms of planning in Ontario. Unlike other planning documents written in the province of Ontario, there is no overarching policy or legislation mandating the provision of parks or the development of a Parks Master Plan. As a result, parks planning is considered an optional responsibility, determined by the appropriate department in each municipality based on local priorities.

Without a legislated framework to be followed, there is no single process for creating a Parks Master Plan. This field is unique, guided by trends, benefits, best practices, frameworks, knowledge sharing and collaboration. Key contributors and collaborators in the field include the Canadian Parks and Recreation Association (CPRA), Parks and Recreation Ontario (PRO), and Parks People, to name a few.

The overarching goal of parks planning is to ensure that every citizen has access to meaningful, inclusive, and accessible outdoor experiences that foster individual, community, and environmental well-being and stewardship.



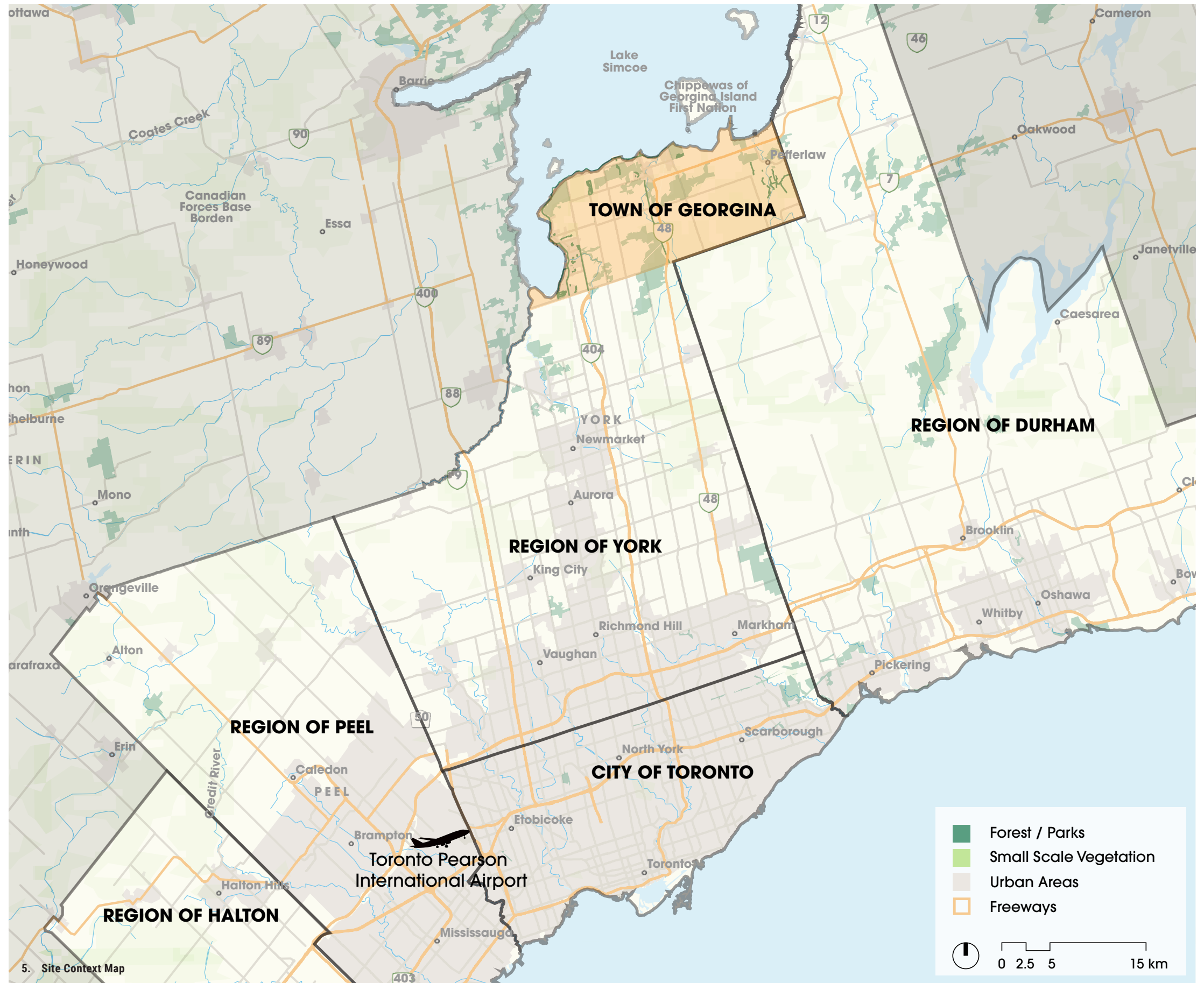
4. New Playground at Udora Park

## SITE CONTEXT

When preparing the Georgina PMP, it was important to consider the Town’s location in relation to neighboring towns and cities. This understanding of regional connectivity helps identify how local park developments can complement or address gaps in the broader network.

The Town of Georgina is a Town within York Region in the central portion of Southern Ontario. The Town is located along the southern shore of Lake Simcoe. It is bordered by East Gwillimbury (York Region) and the Township of Uxbridge (Region of Durham) to the south, the Township of Brock (Region of Durham) to the east. Nearby airports include Lake Simcoe Regional Airport, Kawartha Lakes Municipal Airport, and Toronto International Airport. Highway 404 and Highway 48 are the primary north-south access points into the town, with Highway 48 running through the town and providing eastward connectivity.

Georgina’s waterfront is a point of pride and the location for a variety of opportunities for the Town. A master planning process for waterfront development was completed in 2023, and the PMP is being developed to compliment and align with that master planning exercise. Georgina is also home to provincial destination parks such as Sibbald Point Provincial Park (12km) and Duclos Point Provincial Park (21km). Several provincial parks are accessible from Georgina, including Holland Landing Prairie Provincial Nature Reserve (25km), Bruce’s Mill Conservation Park (45 km), Innisfil Beach Park (60km), Earl Rowe Provincial Park (69 km), McRae Point Provincial Park (70km), Springwater Provincial Park (80km), Indian Point Provincial Park (80km), Emily Provincial Park (86km), Wasaga Beach Provincial Park (110km) and many others.



## TOWN'S VISION, MISSION & VALUES

### VISION

To be the most progressive, inclusive, vibrant and growing community on Lake Simcoe, with a balance of rural and urban character.

### MISSION

To promote a high quality of life for our community through the delivery of exceptional services, inclusive engagement and a commitment to support a thriving economy and sustainable environment.

### VALUES

- **Respect:** We are empathetic, fair, welcoming and inclusive.
- **Excellence:** We strive to go the extra mile.
- **Communication:** We actively listen and are responsive to what we hear.
- **Teamwork:** We achieve our goals together.
- **Accountability:** We are transparent and take responsibility for our actions and decisions.
- **Resilience:** We can adapt to whatever comes our way.



6. Jackson's Point Lighthouse

## ALIGNMENT WITH EXISTING LEGISLATION, POLICIES, AND PRACTICES

The Town of Georgina PMP is not designed to exist in isolation. The vision, strategic directions, and recommendations of this Master Plan are informed by existing provincial and regional policy as well as local plans, studies, and strategies. The following provides a summary of the applicable documents that guided the development of this new Master Plan.

Some of the policies provided the basis for the powers of the municipality to utilize plans to create safe and healthy communities, while others guided specific land use policies within the Town, related to how parkland should be created and managed. Overall, the legislations and policies reviewed provide a framework that will assist with developing recommendations for the final master plan. A detailed review of relevant policies can be viewed in Appendix A. This Master Plan builds on the needs and themes identified in provincially mandated policies and is in alignment with many other internal guidance documents that support the overall vision for the Town. The relevant internal and external guidance documents include the following:

### PROVINCIAL & REGIONAL FRAMEWORK

- Bill 23, More Homes Built Faster Act, 2022
- Planning Act (2019)
- Municipal Act (2001)
- Provincial Policy Statement (2024)
- York Region Official Plan (2022)

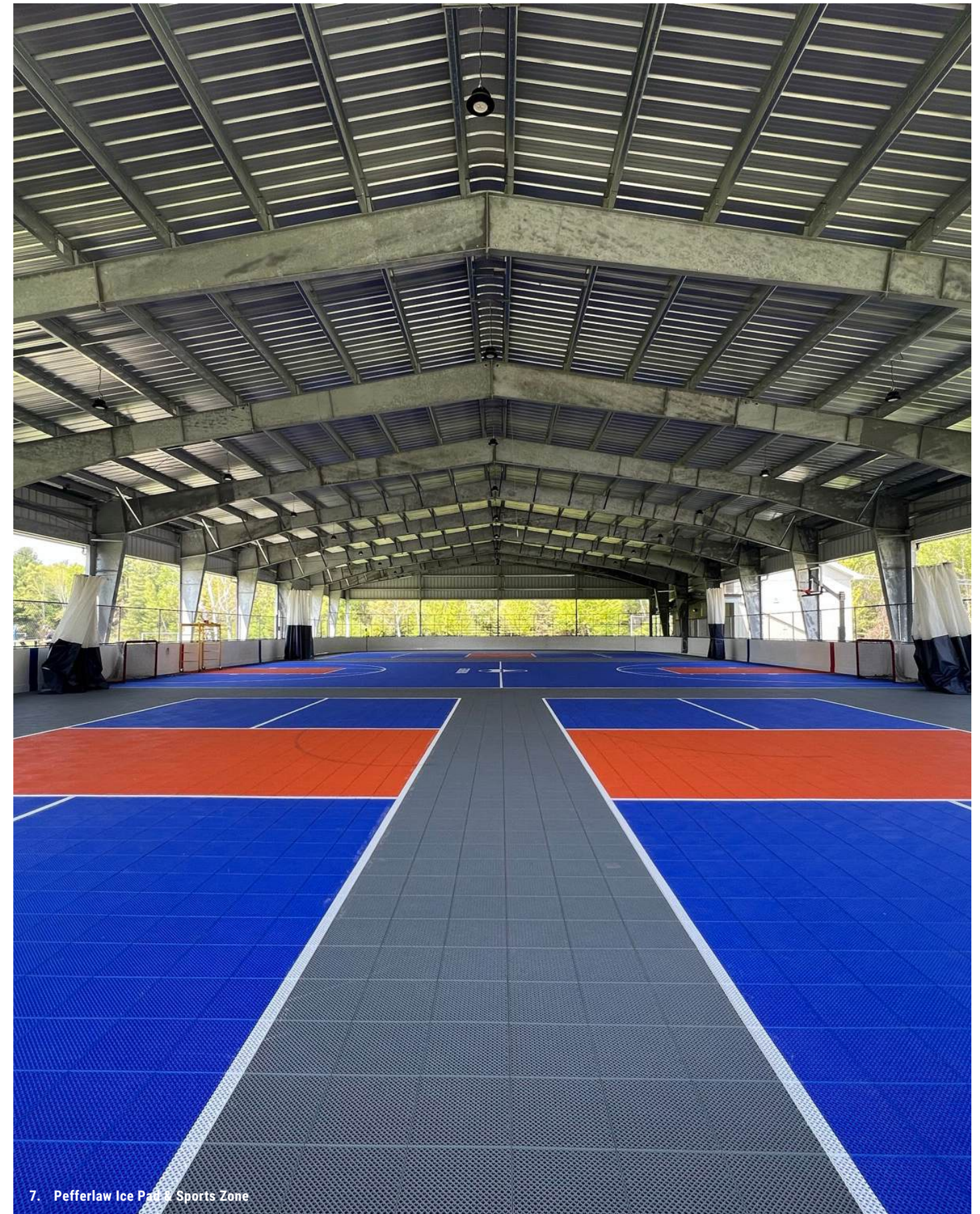
### MUNICIPAL POLICY FRAMEWORK

- Town of Georgina Official Plan (2020)
- Corporate Strategic Plan 2023-2027 (2023)

- Keswick Secondary Plan (2019)
- Sutton/Jackson's Point Secondary Plan (2010)
- Pefferlaw Secondary Plan (2019)
- Keswick Business Park Secondary Plan (2008)

### ADDITIONAL PLANS, STUDIES, AND STRATEGIES

- Town of Georgina Leisure Services Master Plan (2004)
- Town of Georgina Trails and Active Transportation Master Plan (2014)
- Town of Georgina Recreation Facility Needs Study (2014)
- Town of Georgina Facility Accessibility Design Standards (FADS) (2017)
- Town of Georgina Waterfront Parks Master Plan (2023)
- Town of Georgina Non-Core Asset Management Plan (2024)
- Town of Georgina Tourism and Wayfinding Strategy (2024)
- Town of Georgina Climate Action Plan (2025)
- Town of Georgina Multi-Year Accessibility Plan (2025)



# 03

# Community Profile



## CURRENT & FORECASTED POPULATIONS

Understanding the Town of Georgina’s demographic profile is essential to developing the PMP, as it provides an understanding of current conditions, emerging trends, and potential future demands facing the community. The following summary presents a high-level overview based on the most recent Statistics Canada Census data available (2021).

According to the 2021 Census, Georgina had a population of 47,642, reflecting a 4.9% increase from the 2016 population of 45,415. The number of occupied private dwellings also increased by 6.4%, increasing from 16,821 to 17,895, indicating a growing residential base (Statistics Canada). Additionally, the Town’s analysis of Statistics Canada Census data reflects that the municipality experienced the second-highest percentage increase in new immigrants among York Region’s nine municipalities between 2016 and 2021, highlighting the community’s increasing diversity (Town of Georgina).

The Town has experienced a steady population growth since 2004. Residents aged 65 and over remain the largest demographic group, while those aged 30 to 39 years and 55 to 59 years also grew by more than 15 percent in absolute terms between 2016 and 2021. In contrast, younger and middle-aged cohorts declined as a share of the population, with the 15 to 19, 20 to 24, and 45 to 54 age groups decreasing by 10 percent or more, contributing to a 2 percent decline in the broader 15-64 age group. While there may be some in-migration of younger families and professionals, the overall trends indicate an aging population, reinforced by the rising median age over the years, currently standing at 42.8 years. This underscores the importance of increased demand for parks, recreation, and cultural services, particularly programs and facilities tailored to older adults.

Population growth assumptions are a critical foundation for assessing the need for new facilities and shaping

the development-related capital program. Population forecasts from Georgina’s 2020 OP estimate growth to 63,900 residents by 2026 and to 70,300 by 2031. In contrast, the 2022 York Region OP projects population growth to reach 56,500 by 2031 and to 70,500 by 2051. The Town of Georgina’s 2025 Development Charges Background Study, prepared

by Hemson, forecasts a population of 62,636 by 2040. While all available documents were reviewed, this study reconciles previous forecasts. The project team determined that this forecast offers the best anticipated reflection of future growth and has therefore been used to assess the future service levels in this document.

Table 1: Georgina Population Growth by Age Cohort

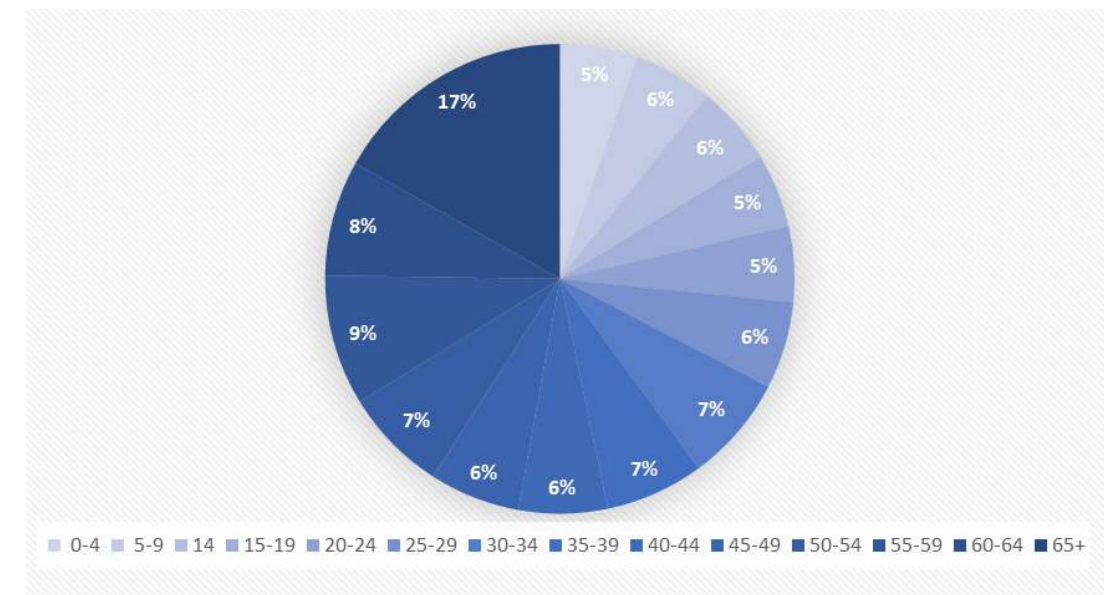
AGE	2006	2011	2016	2021
0-4		2,400	2,505	2,560
5-9	8,660	2,435	2,510	2,595
10-14		2,905	2,485	2,625
15-19		3,325	2,840	2,415
20-24		2,640	2,775	2,475
25-29		2,305	2,870	2,860
30-34		2,480	2,770	3,490
35-39		2,755	2,735	3,240
40-44	28,990	3,345	2,865	2,915
45-49		4,315	3,320	2,980
50-54		3,935	4,305	3,400
55-59		2,965	2,885	4,285
60-64		2,385	2,870	3,795
65+	4,695	4,715	6,685	8,010
<b>Total</b>	<b>42,345</b>	<b>43,515</b>	<b>45,415</b>	<b>47,642</b>
<b>Change</b>	-	<b>1,170</b>	<b>1,900</b>	<b>2,225</b>
<b>Percent Change</b>	-	<b>2.8%</b>	<b>4.4%</b>	<b>4.9%</b>

Source: Statistics Canada

Table 2: Share of Total Population

AGE	2006	2011	2016	2021
0-14	20.5%	17.8%	16.5%	16.3%
15-64	79.5%	82.2%	68.8%	66.9%
65+			16.4%	16.8%
<b>Average Age</b>	-	-	<b>40.7</b>	<b>41.9</b>
<b>Median Age</b>	<b>38.5</b>	<b>40.8</b>	<b>42.2</b>	<b>42.8</b>

Source: Statistics Canada



8. Population Age Distribution by Cohort, 2021

# DEMOGRAPHIC ANALYSIS

## DEMOGRAPHICS BREAKDOWN

The following section provides a summary of notable statistics from Census data over the past years and other sources that influence parks and recreation planning in the Town:

- **Population Growth:** Georgina's population grew by 4.9% between 2016 and 2021, reaching 47,642 residents, amounting to a growth of 5,297 people since 2006. Relatively, from 2016 to 2021, the provincial and national averages were 5.8 and 5.7% respectively.
- **Older Adult Population:** The number of residents aged 65 and older has increased by 20% between 2016 and 2021, reaching 8,015 individuals. This trend is expected to continue, with the 85+ age group projected to more than double by 2041. Georgina's median age is 42.8 years, slightly above the provincial average, reflecting a maturing population.
- **Household Composition:** The average household size is 2.6 people, with a growing proportion of one- and two-person households, which often include older adults and empty nesters.
- **Commuter Community:** Approximately two-thirds of Georgina's employed residents commute to other municipalities for work, primarily to Newmarket and Toronto.
- **Household Income:** The median 2020 total household income was \$98,000 (\$85,000 after tax) while the average total household income was \$112,700 (\$94,300 after tax).
- **Education and Language:** Approximately 80.7% of Georgina residents aged 15+ and 86.4% of those aged 25-46 have a secondary high school diploma or equivalency certificate. About 49% of the 15+ population and 47% of those aged 25-64 hold a postsecondary certificate, diploma, or degree. As of 2021, 98% of Georgina residents report English as their first language, 0.8% report French, and 1.2% report both English and French or another language.

## NEEDS ANALYSIS

Georgina's evolving demographic profile, particularly the steady growth in its older adult population, has significant implications for parks and recreation planning.

Age and gender of residents are key indicators of recreation preferences and frequency of use. Youth have traditionally been the most active users of recreation programs and facilities, with participation peaking during childhood and young adulthood due to group play and competitive activities. As residents age, preferences shift toward informal, passive, and low-barrier forms of recreation that support healthy aging, social connection, and overall well-being.

While the aim is to engage and serve all segments of the population, older adults often face unique barriers to participation, including limited mobility, transportation challenges, cost concerns, and scheduling conflicts. These factors can reduce access to the health and social benefits that recreation provides. As Georgina's population continues to age, there will be increased demand for facilities and services that are inclusive, flexible, and accessible. To meet this demand, there is a need for the Town to improve service delivery by ensuring that recreation facilities and programs are accessible and available close to home and on residents' own schedules.

To address these challenges, the Town could expand opportunities for unstructured, low- or no-cost recreation within walking distance of residential areas. Amenities such as outdoor exercise equipment, active walking loops and circuits, community gardens, and disc golf courses

offer accessible and inclusive options for residents of all ages and abilities. Additionally, lighting for fields and sport courts can extend the usability of these spaces into the evening hours and during shorter daylight seasons, increasing flexibility and access for working families and seniors alike.

Investing in non-bookable, flexible-use spaces will help encourage healthy aging in place, reduce social isolation, and promote healthier, more connected communities. These enhancements align with Georgina's broader goals of inclusivity, sustainability, and quality of life, and ensure that the Town's parks and recreation system continues to evolve in response to the changing needs of its residents.



9. Canada Day Celebration at the Town



10. Jackson's Point Lighthouse

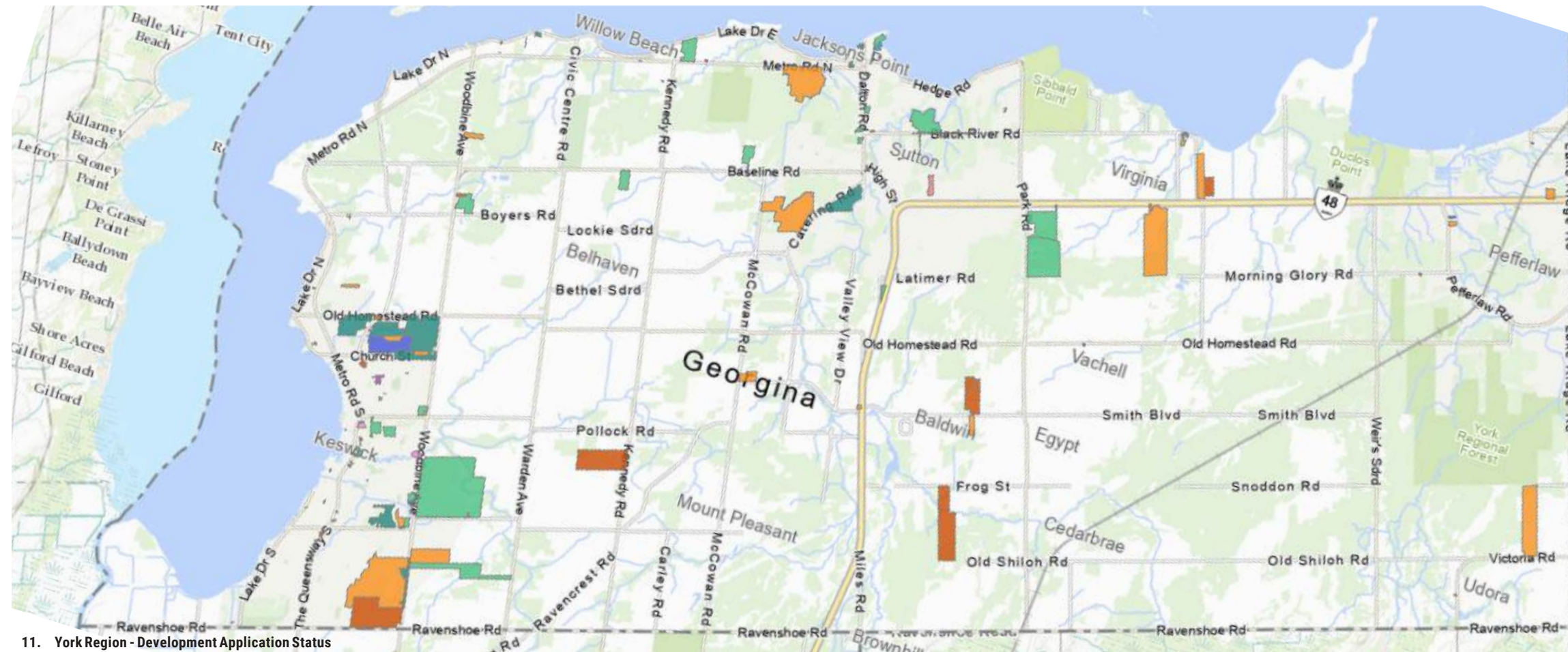
## RECENT AND PROPOSED DEVELOPMENT

This section outlines approved and planned parkland developments across Georgina. The accompanying map, sourced from York Region data, highlights areas within the Town that currently have active development applications at various stages, reflecting ongoing growth and planning efforts at the time this report was prepared.

- Keswick and Sutton are anticipated to experience significant residential growth, with over 2,000 new units proposed across multiple developments, a majority of which are located in Keswick. Several applications include dedicated parkland, recreational facilities, and open space blocks.
- Terry Fox Park in Keswick will open to the public in 2026, and will feature a splash pad, gazebo, accessible playground, fitness equipment, and a lookout area.
- Treasure Hill Park, also located in Keswick, opened to the public in late 2025 during the development of this Parks

Master Plan. As the park was publicly accessible at that time, it has been included in the current effective park supply and service level comparator analyses. The park features an accessible playground, gazebo full multi use sport court, and accessible glider swing.

- One of the most notable projects proposed is the Ainslie Hill II proposal in Sutton, which includes 567 single detached lots, 400 townhouses, a stormwater management pond, and a new park. This development is part of a broader intensification strategy outlined in the Sutton/Jackson's Point Secondary Plan, which designates the area as a "New Neighbourhood" and supports medium-density residential growth.
- Other proposed park developments over the lifespan of the PMP include the following:
  - Simcoe Landing Phase 9 proposes a 2.46 ha Neighbourhood Park and a 0.66 ha Village Square.
  - The Greystone development includes a 0.41 ha park, a 1.36 ha watercourse buffer, and 0.44 ha of open space.
  - Ballymore Queensway N will provide a 0.34 ha park, along with a trail and environmental protection area.
  - A development by Carryspring Holdings is proposed to include a park, parkette, woodlot buffer, and natural heritage corridor totaling 4.06 ha of open space.
  - Simcoe Landing Phase 10 is anticipated to provide two parks with a combined area of 2.08 ha.



### Active Developments and Development Services Teams

#### Active Development Application

- Block Plan
- Consent to Sever
- Draft Plan of Condominium
- Draft Plan of Subdivision
- Engineering Application
- Infrastructure Planning and Delivery
- Local Official Plan Amendment
- Minor Variances
- Provincial Application
- Regional Official Plan Amendment
- Registered Plan of Condominium
- Registered Plan of Subdivision
- Site Plan
- Zoning By-law Amendment

11. York Region - Development Application Status

# 04

## Parkland Benefits and Trends



## PARKLAND BENEFITS AND TRENDS

Parks and open spaces are more than just recreational amenities or physical infrastructure. As integral components of the built environment and our social fabric, they serve as intentional strategies that help address some of society's most pressing challenges such as childhood inactivity, nature-shortfall disorder (Louv, 2006), physical illiteracy and social isolation.

These spaces offer a wide range of public benefits - health, social, economic, and environmental - that are especially impactful when delivered equitably. When parks are thoughtfully designed and programmed to serve marginalized or underserved populations, their positive impact extends beyond immediate users to strengthen the broader community. Additionally, the evolving role of parks and recreation can contribute to economic development and diversification by helping to shape the character of places like the Town of Georgina and supporting authentic, community-driven growth.

Parks also play a vital role as 'Third Places', social environments that exist between home (first place) and work or school (second place). These informal gathering spaces offer opportunities for people to connect, relax, and engage with others outside of structured settings. By functioning as accessible and inclusive community concourses, parks help combat loneliness, foster a sense of belonging, and strengthen social cohesion. In cities like New York, parks have demonstrated their value in building community resilience and nurturing everyday social interactions that are essential to vibrant civic life (NRPA, 2023).



12. Pefferlaw Skatepark

# PARKLAND BENEFITS

Parks and recreation offer a wide range of benefits to communities, economies, and the environment. However, realizing these benefits for optimal impact requires intentional planning and resource allocation. Research shows that recreation and open spaces contribute significantly to health, social interaction, economic vitality, and environmental sustainability. It is important to understand both direct and indirect impacts when making decisions about investing in parkland. This knowledge can guide policy makers, administrators, and residents in recognizing value of these amenities. Forms of tangible infrastructure are often prioritized over parks and open spaces, without considering their vital role in supporting economic development and enhancing the overall “Quality of Life” (QOL) for residents and visitors. According to the National Framework for Recreation, open spaces can help address current challenges through policies and practices that offer valuable benefits.



## BENEFIT 1 MENTAL, PHYSICAL AND SOCIAL WELLBEING

Enhance mental and physical wellbeing by providing services that have an important role in enhancing physical activity. Enhance social wellbeing through clubs, social organizations, team sports, or providing an environment to make new friends for children and adults.

- › Personal development and growth for people of all abilities.
- › Enhance activity, quality of life, well-being, and extend individual life expectancy.
- › Lower levels of obesity and chronic disease, and decrease stress levels, which can translate to reduced health care costs.
- › Enhance the growth, productivity, self-esteem, self-image, and creativity of children, youth, and adults.

## BENEFIT 2 BUILD STRONG COMMUNITIES

Help build strong families and communities by being a vehicle for promoting family cohesion, adaptability and resilience through community events that keep neighbours in touch with each other. Enhanced opportunities to connect with nature can result in both environmental and human benefits.

- › Strengthen family and resident connectedness, adaptability, and resilience, leading to more cohesive, caring, and engaged communities.
- › Build sense of place and community pride.
- › Reduce anti-social behaviours, crime and associated justice costs.
- › Make communities more attractive places to live, learn, work, play, and visit.
- › Protect and celebrate our cultural places, activities, and built heritage.

## BENEFIT 3 TOURISM & ECONOMIC BENEFITS

Provide economic benefits by investing in active and passive recreation, an important contributor to community economic development and cost reductions in other areas (i.e., health care, social services, and justice). Parks programs and services have also been shown to draw tourism and contribute directly and indirectly to local economies.

- › Diversify and strengthen local economies through tourism.
- › Enhance land and home values near parks, trails, and open spaces.
- › Protect green infrastructure which reduces the costs to develop and maintain municipal infrastructure such as water filtration and storm water retention and mitigates against natural disasters such as floods.

## BENEFIT 4 ENVIRONMENTAL BENEFITS

Enhance citizens understanding of and connect citizens with nature; growing the next culture of conservation through environmental awareness and stewardship. Parks and open spaces also protect sensitive habitats and biodiversity and enable the flow of ecosystem services to continue.

- › Reduce carbon footprint through active transportation options connected to parks and trails.
- › The Climate Action Plan (CAP) predicts that the number of days exceeding 30 degrees Celsius will increase by 300% in Georgina by 2050. With more extreme heat events anticipated, trees and shade structures in parks play a vital role in providing cool relief and protecting public health. A robust parks system can support the Town in managing climate-related hazards, as outlined in the CAP.
- › Parks, open spaces, and naturalized areas contribute significantly to climate resilience and adaptation by absorbing stormwater, reducing urban heat island effects, improving air and water quality, enhancing ecological health, offering refuge during extreme weather events and strengthening preparedness in the face of climate change.

# PARKLAND TRENDS

When planning for the future of parks, it is important to identify prominent trends that influence people’s leisure choices within Ontario and across Canada. Understanding these trends allows us to plan for the needs of the Town of Georgina. The following provides some key trends that have been considered:



17. De La Salle Park



18. Pefferlaw Community Garden



19. Pefferlaw Pump Track & Skatepark



20. Pefferlaw Park Trail

## TREND 1 DEMOGRAPHICS

- › Retirees will remain more active for much longer and will have the income, time, and health to frequently participate in active and passive recreational opportunities. The Baby Boomer generation will be major users of Town parks and recreation services.
- › A widening income gap will drive the need to ensure that parks and recreation opportunities remain affordable and that programs are put in place to deliver leisure opportunities equally across incomes.
- › To remain relevant, the Town will have to evolve their parks, facilities, and programs to meet the changing needs and interests of a diversifying population. In addition, efforts will be needed to connect a diversifying population to nature and the outdoors.
- › The needs of an aging population should be reflected in all aspects of parkland delivery and recreation opportunities and programs.
- › There is an ever-increasing need to design parks in an inclusive and accessible way, with features for people of all ages, backgrounds, and abilities. In particular, there is increased interest and need for universally accessible design and complementing accessibility features for programming to address accessibility barriers (Parks People, 2022).

## TREND 2 BEHAVIOURAL

- › Individuals continue to seek park features that support their daily life functions and activities, such as areas for dog walking/off-leash dog areas; growing, cooking, or eating food; and getting exercise along or on multi-use trails (Parks People, 2022).
- › There is a need to embrace a shift away from programmed parks and recreation services to more spontaneous activities and informal spaces.
- › There is an increased desire for connections to nature as housing alternatives restrict individual access to back gardens.
- › There is an increase in people seeking connection to nature in a naturalized spaces that are close to home – typically within a 10-minute walking radius (Park People, 2022)
- › Increased public interest in the inclusion of naturalized spaces in parks, especially in neighbourhood parks in particular.
- › There is a growing awareness of the health benefits of physical activity and healthy eating. This impacts the design of programs to be delivered to communities.

- › On average, Canadian cities have a ratio of 4.4 volunteers for every 1,000 residents, compared to 11.6 volunteers per 1,000 resident’s pre-pandemic (Park People, 2022). With volunteering decline:
  - › New ways will need to be found to inspire the next generation of volunteers;
  - › Expectations for volunteers will need to be reconsidered;
  - › Attention on volunteer recognition will need to be increased; and,
  - › High-quality volunteer experiences will be more important than ever.
- › While volunteering is declining, there is also trends indicating that people do not feel they have a voice or ability to influence decision-making in their local parks. There is an emerging opportunity to improve communication and collaboration in parks planning to expand meaningful avenues for public engagement (Park People, 2022).

## TREND 3 ENVIRONMENTAL & ECOLOGICAL

- › A growing sense of stewardship for and learning about water, air quality, and preservation of natural areas.
- › Increased use of natural park spaces has also magnified existing challenges with municipalities’ ability to maintain biodiversity in natural areas. This increased use has led to municipalities requiring separate and specific biodiversity strategy, and intentional planning, to ensure the preservation of urban biodiversity (Park People, 2022).
- › The impacts of climate change are likely to present ongoing challenges for parks planning, due to the damage caused by extreme weather events such as floods, fires, and droughts (Park People, 2022). Risk of flooding may be a particularly relevant challenge for the Town of Georgina.
- › There is growing interest in incorporating natural features in parks such as native plant gardens, naturalized spaces within parks, and adventure play (including nature playgrounds or loose parts play). There is an opportunity to utilize parks for such things as green infrastructure developments (e.g. rain gardens and bioswales).
- › Activities that have an experiential nature and offer challenges such as cultural learning and ecotourism are highly valued by users.

## PARKLAND TRENDS (CONTINUED)

When planning for the future of parks, it is important to analyze and distinguish prominent trends that influence people’s leisure choices at a variety of levels; across Canada, Ontario, and the Town of Georgina. Understanding these trends allows us to plan better for the needs of tomorrow. The following provides some key trends to consider:



### TREND 4 SERVICE DELIVERY

- Recent trends show that 90% of cities reported having a community grant program in place that helps fund park spaces, making this a viable avenue for parks funding (Parks People, 2022)
- Park use has risen significantly since the pandemic, a trend expected to continue, requiring operating budgets to increase to meet the new demands of parks maintenance (Park People, 2022).
- There is a need to consider more participatory funding options for public spaces, which would allow community members to actively collaborate and contribute to the budgeting and funding of operational costs.
- The importance and need for strong inter-municipal partnerships and other partnerships will only grow into the future.
- More relationships are formed between municipalities and local community groups and stakeholders to keep municipalities informed about new and emerging community needs. Taking a proactive and neighbourhood-based approach ensures that there is a strong foundation of trust to build from when the time comes for more formal engagement processes (Park People, 2022).

- There is a growing understanding between park usage and people’s ability to get to parks and emphasis on providing more parks or programs, such as free transit to large, city wide parks (Parks People, 2022).
- Changing provincial priorities and alterations of cost recovery tools in the management of future parkland.
- The role of municipal conservation parks will grow as Canada works to meet biodiversity targets through raising awareness of biodiversity and encouraging participation in conservation.
- Increased expectations that parks and recreation departments will demonstrate high levels of stewardship and environmental sensitivity.

### TREND 5 FACILITIES & INFRASTRUCTURE

As Georgina’s parkland assets approach the end of their lifespans, there is a growing need to co-locate sustainable designed, multi-use facilities that attract a wide range of users while improving operational efficiencies.

- Strong asset management and capital lifecycle planning will be essential to maintain and upgrade parks and facilities in line with residents’ expectations for quality, accessibility, and diversity.
- Incorporation of digital infrastructure into parks, including the implementation of free Wi-Fi and phone charging stations in parks and the creation of park-based apps are recommended (Park People, 2022).
- Consider the addition of public restrooms and drinking water stations in high-use public spaces to improve comfort and accessibility for all users.
- Flexible, accessible, and gender-neutral multi-purpose spaces that are able to accommodate a variety of activities are increasingly in demand. This includes designing parks, trails, and recreational buildings to be reachable by public transportation and accessible to those with reduced mobility. Doing so can encourage active lifestyles, reduce parking needs and greatly reduce the overall carbon footprint of such facilities. Additionally, multi-function facilities can build the critical mass needed for retail, residential, and community development.

- There is a rising demand for unprogrammed open spaces and low-cost outdoor play and fitness opportunities close to homes. Some examples of such activities include, but are not limited to, outdoor exercise equipment, pump tracks, and skateparks, which support spontaneous and inclusive recreation.
- Synthetic turf fields are gaining popularity due to their durability and improved safety. These surfaces offer more predictable play conditions and extended hours of use, especially in high-demand areas.
- According to the Town’s CAP, the number of days exceeding 30°C is projected to increase by 300% by 2050. To ensure parks remain safe, comfortable, and usable during extreme heat events, future park planning must prioritize cooling infrastructure. This includes the strategic addition of splash pads, shade structures, tree planting, and naturalized landscapes that reduce mowing and enhance ecological resilience. The CAP also forecasts that by 2050, 53% of winter precipitation will fall as rain, representing a 77% increase. This shift toward wetter, milder winters calls for thoughtful investment in year-round recreation infrastructure. Parks should be designed with efficient drainage systems, covered activity areas, and adaptive programming that supports winter use even in the absence of snow.

## BEST PRACTICES



23. Park Rosemont

### PRECEDENT 1 PARC ROSEMONT, MONTREAL, QC

Rosemont Park has been transformed into a natural ecosystem to promote ecological transition and generate positive social impacts for the community. The development vision is based on sustainable objectives: optimizing the park's accessibility, offering a green oasis with varied seasonal activities, and fostering rich biodiversity while preserving the existing tree canopy. Arranged in three sectors, this new space embodies urban excellence through the sophisticated integration of plants, carefully selected for their functional diversity.

The square is accessible via two entrances, and features bicycle racks and urban furniture. A water fountain spills into the dry river, providing refreshment and guiding visitors on their way. La Clairière, offers a multi-use area for sport, recreation, and rest – a source of collective interaction. In addition, wooden play areas and aquatic facilities encourage movement. The Urban Woodland, re-naturalized with over 550 trees, transcends the conventional landscape, and reinforces a resilient canopy.

**Relevance: Parc Rosemont offers a valuable lesson for trail heads that double as ecological thresholds.**



24. Bow to Bluff

### PRECEDENT 2 BOW TO BLUFF, CALGARY, AB

Initiated in 2012 as a community-led endeavor, Bow to Bluff has evolved into a movement and identity celebrating the power of place transforming over time. The community drove the project through extensive and innovative engagement methods such as a shop front, sounding boards, community walks and events with an Iron-Sketch. The resulting Bow to Bluff Urban Design Framework (2012) set the stage for fundraising and the City of Calgary to implement the plan updated in 2017.

Three small parks are stitched together along the corridor by complimentary programming, storytelling and a vibrant common design vocabulary drawn from the distinct community vernacular. At the Bow end of the corridor, Bow Landing Park blends gathering spaces with community gardens and a skate park. Harvest Park provides a mid-corridor place with barbecues, harvest tables, ping-pong tables and a bocce court. At the Bluff end, Play Park is equipped with a sandbox, play structure, toy box and mini houses for the young families of the community.

**Relevance: Bow to Bluff offers a great precedent for community-led approaches to new project development.**



25. Sheffield Park

### PRECEDENT 3 SHEFFIELD PARK, COQUITLAM, BC

One of the most anticipated new parks in Coquitlam's Burke Mountain neighbourhood, Sheffield Park goes beyond what is commonly offered in a neighbourhood park of this scale. Through inventive use of the site's challenging terrain, the park creates a well-defined spatial hierarchy with a rich diversity of experiences for park users of all ages and abilities.

With accessibility being a key driver of the design, the park is organized around seamlessly integrated ramps that create a sense of place at the park's centre. The terrain is specifically designed to accommodate a wide range of ages, merging interactive, custom-designed, and preassembled elements. Malleable materials and water complement the terrain by promoting inquiry-based learning and fostering inventiveness through play.

Overall, Sheffield Park contributes a significant diversity of programs and spaces to the neighbourhood, while providing access to people of all abilities from the surrounding community

**Relevance: How to leverage challenging terrain to create new programmes and spaces.**

# 05

# Parkland Inventory



## OVERVIEW AND PARKS CLASSIFICATION

Georgina provides opportunities for all residents to experience outdoor active and passive recreation at a local level. The Town recognizes the importance of outdoor recreation areas being multi-functional, and flexible spaces that meet the current and future needs of residents and visitors alike. Parks and Open Spaces are among the Town's defining features and are highly valued by both its residents and visitors.

Currently, the Town owns and maintains fifty-five (55) parks, including thirty-six (36) non-waterfront parks and nineteen (19) waterfront parks. In addition, the Town is home to 2 provincial parks. The approximate total park space area is **159.4 hectares**.

The Town is also directly involved in a wide range of service delivery activities for parks and outdoor amenities, including planning, design, operations and maintenance, booking, programming, and permitting. The Town liaises with interest groups and park users, including community groups, sport groups, faith groups, and special event organizers. Planning, design, and development of parks and open space are often supported by external consultants in partnership with Town staff.

The following section provides an inventory of the existing parks and open spaces in the Town. The Town includes four categories of parks based on the Town of Georgina's Official Plan:

- › Community Parks
- › Neighbourhood Parks
- › Village Greens
- › Open Space Areas



26. Wyndham Park



27. Richmond Park

Table 3: Parks Classification (as per the Town's OP)

MUNICIPALITY	SIZE/PROVISION LEVEL	GENERAL DESCRIPTION	COMMON AMENITIES
<b>COMMUNITY PARKS</b>	Minimum 4 ha (9.8 acres)	Intended to serve the broader community area. Will be designed to offer more play opportunities than neighbourhood parks.	Play opportunities, relatively more than neighbourhood parks.
<b>NEIGHBOURHOOD PARKS</b>	Minimum 1.5 ha (3.7 acres)	Intended to serve local residents generally within walking distance to local residential areas. Will be designed to offer active and passive play opportunities.	Active and passive play opportunities.
<b>VILLAGE GREENS</b>	Minimum 0.5 ha (1.2 acres)	Intended to service established higher density areas where the provision of a neighbourhood park is not practical or feasible. May have more of an urban character. Not intended to take the place of neighbourhood parks in planned future communities.	Active play such as playgrounds and walking paths.
<b>OPEN SPACE AREAS</b>	No specific standard / size, determined by need and function	Intended for passive recreation uses. May be developed, but should generally be publicly accessible.	Passive recreation opportunities.

# PARKLAND INVENTORY

The following parks listed account for the total existing municipally owned and operated supply of non-waterfront parks and open spaces. Plan 1 on Page 27 of this report provides locations for each non-waterfront park included in the table below. Refer to the 2023 Waterfront Parks Master Plan for a detailed inventory of waterfront parks.

**Table 4: Parkland Inventory**

NO.	PARK	AREA (in acres) & LOCATION	AMENITIES	OBSERVATIONS
1	<b>Bayview Park</b> <i>Village Green</i>	1.81 106 Bayview Ave., Keswick (Ward 1)	<ul style="list-style-type: none"> <li>› Play structure</li> <li>› Pedestrian bridge</li> <li>› Pathways</li> <li>› Benches and picnic tables</li> <li>› Lighting</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Maintained in good condition.</li> </ul>
2	<b>Belhaven Hall Park</b> <i>Neighbourhood Park</i>	3.38 25202 Warden Ave., Belhaven (Ward 3)	<ul style="list-style-type: none"> <li>› Baseball diamond</li> <li>› Pavilion</li> <li>› Parking lot</li> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› The parking lot and baseball diamond are in good condition.</li> <li>› Minor flooding in the baseball diamonds.</li> <li>› Missing features include stairs and ramp down the hill to make the baseball diamond more accessible, electrical outlets in the pavilion for baseball and bocce teams.</li> </ul>
3	<b>Civic Centre (The ROC)</b> <i>Community Park</i>	137.62 26557 Civic Centre Rd., Keswick (Ward 3)	<ul style="list-style-type: none"> <li>› Baseball diamond</li> <li>› Soccer/field hockey and lacrosse fields</li> <li>› Basketball/Volleyball court</li> <li>› Tennis/Pickleball courts</li> <li>› Dog park</li> <li>› Bike park/pump track</li> <li>› High ropes challenge course/terrain park</li> <li>› Splash pad</li> <li>› Play structure</li> <li>› Canteen</li> <li>› Sun shades</li> <li>› Tubing and Skiing</li> <li>› Stormwater management ponds</li> <li>› Pathways</li> <li>› Electricity</li> <li>› Drinking water fountains</li> </ul>	<ul style="list-style-type: none"> <li>› Good condition</li> <li>› Community space but could also be a destination.</li> <li>› Archery and lawn bowling</li> <li>› Snowshoes and mountain bike trails.</li> </ul>

NO.	PARK	AREA (in acres) & LOCATION	AMENITIES	OBSERVATIONS
4	<b>Civic Centre Leash-Free Dog Park</b> <i>Open Space Area</i>	2.19 26815 Civic Centre Road, Georgina (Ward 3)	<ul style="list-style-type: none"> <li>› Dog park</li> <li>› Pathways</li> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> <li>› Parking lot</li> </ul>	<ul style="list-style-type: none"> <li>› Good condition.</li> <li>› Good quality and well used dog park.</li> </ul>
5	<b>Const. Garrett Styles Park</b> <i>Village Green</i>	1.97 9 Strathgreen Ln., Keswick (Ward 1)	<ul style="list-style-type: none"> <li>› Splash pad</li> <li>› Play structure</li> <li>› Pavilion</li> <li>› Pathways</li> <li>› Portable Toilets</li> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Pathway, splash pad, benches, pavilion, and play structure in good condition.</li> <li>› Well used and well maintained</li> </ul>
6	<b>Egypt Hall &amp; Park</b> <i>Village Green</i>	2.57 6756 Smith Blvd., Pefferlaw (Ward 4)	<ul style="list-style-type: none"> <li>› Baseball diamond</li> <li>› Hall/building</li> <li>› Parking lot</li> <li>› Benches and picnic tables</li> <li>› Lighting</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Fair condition</li> <li>› Good quality paved parking with one street light.</li> <li>› Well maintained.</li> </ul>
7	<b>Georgina Leash-Free Dog Park</b> <i>Open Space Area</i>	1.22 685 Lake Dr. South, Georgina (Ward 1)	<ul style="list-style-type: none"> <li>› Dog park</li> <li>› Pathways</li> <li>› Parking lot</li> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Good/fair condition.</li> <li>› Good quality and well used dog park.</li> <li>› Unpaved gravel lot showing signs of wear and tear, recommended to be paved.</li> </ul>

# PARKLAND INVENTORY

NO.	PARK	AREA (in acres) & LOCATION	AMENITIES	OBSERVATIONS
8	<b>Georgina Ice Palace Skatepark</b> <i>Open Space Area</i>	Part of Georgina Ice Palace (6.20) 90 Wexford Drive, Keswick (Ward 2)	› Skateboard park › Hall/building › Washrooms › Drinking water › Parking lot › Bike repair stations	› Good condition. › Well used and well maintained.
9	<b>Gwendolyn Park</b> <i>Village Green</i>	1.00 138 Gwendolyn Blvd., Keswick (Ward 2)	› Play structure › Pathways › Parking lot › Benches and picnic tables › Lighting › Garbage bins › Signage	› Fair condition › Fully accessible playground for young and middle- and school-aged children. › Lots of maintained and mowed grass. › Extensive paved and well-lit parking
10	<b>Highcastle Park</b> <i>Neighbourhood Park</i>	7.38 12 Highcastle Ave., Keswick (Ward 3)	› Baseball diamond › Play structure › Pathways › Portable toilets › Parking lot › Benches and picnic tables › Garbage bins › Signage	› Fair condition › Some minor flooding on baseball diamond and trails. › Nice lawns and playground.
11	<b>Hollywood Park</b> <i>Village Green</i>	1.42 21 Camwood Dr., Keswick (Ward 1)	› Play structure › Benches and picnic tables › Garbage bins › Signage	› Fair condition › Well-maintained
12	<b>Jackson's Point Parkette</b> <i>Village Green</i>	0.97 21093 Dalton Rd., Jackson's Point (Ward 4)	› Pavilion › Pathways › Benches and picnic tables › Garbage bins › Lighting	› Fair condition › Well-maintained
13	<b>Julia Munro Park</b> <i>Community Park</i>	12.38 53 Timberbank Sq., Georgina (Ward 4)	› Basketball court › Splash pad › Play structure › Outdoor exercise equipment	› Relatively new and in great condition. › Diverse amenities, well-maintained. › Lighting around main section of park, not on trail at back of property.

NO.	PARK	AREA (in acres) & LOCATION	AMENITIES	OBSERVATIONS
			› Stormwater management ponds › Pathways › Parking lot › Benches and picnic tables › Lighting › Garbage bins › Signage › Pavilion	
14	<b>Keswick Centre Trail &amp; Pleasant Woods Park</b> <i>Open Space Area</i>	7.43 89 Biscayne Blvd, Keswick (Ward 1)	› Pathways › Benches and picnic tables › Signage	› Good/fair condition. › Paved walking trail with benches.
15	<b>Kin Park</b> <i>Village Green</i>	4.12 42 West St., Sutton (Ward 4)	› Play structure › Pathways › Woodlot › Benches and picnic tables	› Good/fair condition. › Playground and mowed grass area in good condition, rest of park is inaccessible forest with no visible trail.
16	<b>Kingsway Garden</b> <i>Neighbourhood Park</i>	3.21 40 Oakmeadow Blvd., Keswick (Ward 1)	› Baseball diamond › Soccer field › Pathways › Garbage bins › Signage	› Fair condition › Half the trail is paved and accessible and the other half is unpaved.
17	<b>Lakeside Park</b> <i>Neighbourhood Park</i>	5.13 46 The Queensway North, Georgina (Ward 2)	› Baseball diamond › Washrooms › Pathways › Benches and picnic tables › Garbage bins › Signage	› Good/fair condition. › Baseball diamond, playground and mowed grass area in good condition, connected to school, some trails.
18	<b>Lorne Park</b> <i>Village Green</i>	0.74 1 Lorne St, Georgina (Ward 4)	› Play structure › Washrooms › Parking lot	› Paved linear walking trail. › Good condition › Well-maintained
19	<b>Medina Park</b> <i>Open Space Area</i>	0.98 275 Medina Dr., Keswick (Ward 2)	› Garbage bins › Signage	› Good/fair condition. › Accessible for walking dogs. No park name sign.

# PARKLAND INVENTORY

NO.	PARK	AREA (in acres) & LOCATION	AMENITIES	OBSERVATIONS
20	<b>Mill Park Pond</b> <i>Open Space Area</i>	0.35 4 River St., Sutton (Ward 4)	<ul style="list-style-type: none"> <li>› Stormwater management ponds</li> <li>› Portable toilets</li> <li>› Parking lot</li> <li>› Benches and picnic tables</li> <li>› Lighting</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› No walkway to go down to the river.</li> </ul>
21	<b>Oakmeadow Park</b> <i>Village Green</i>	3.46 40 Oakmeadow Blvd., Keswick (Ward 1)	<ul style="list-style-type: none"> <li>› Pathways</li> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Adjacent to high school.</li> </ul>
22	<b>Peace Park</b> <i>Open Space Area</i>	0.60 36 High St., Georgina (Ward 4)	<ul style="list-style-type: none"> <li>› Cenotaph memorial</li> <li>› Parking lot</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Adults or seniors looking to visit the memorial or enjoy the small gardens are user group.</li> <li>› Extended roadside parking.</li> </ul>
23	<b>Pefferlaw Dam Park</b> <i>Open Space Area</i>	0.80 219 Pefferlaw Rd., Pefferlaw (Ward 1)	<ul style="list-style-type: none"> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> <li>› Pathways</li> </ul>	<ul style="list-style-type: none"> <li>› Fair condition</li> <li>› Safe, no signs about water safety except for the dam.</li> </ul>
24	<b>Pefferlaw Park</b> <i>Community Park</i>	22.00 38 Pete's Lane, Pefferlaw (Ward 5)	<ul style="list-style-type: none"> <li>› Baseball diamond</li> <li>› Soccer field</li> <li>› Basketball court</li> <li>› Tennis/pickleball court</li> <li>› Skate park/pump track</li> <li>› Covered rink/dry pad</li> <li>› Outdoor exercise equipment</li> <li>› Community garden</li> <li>› Washrooms</li> <li>› Pathways</li> <li>› Parking lot</li> <li>› Benches and picnic tables</li> <li>› Lighting</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Well maintained and well used by the community.</li> <li>› Good condition.</li> <li>› Lighting found at facilities, not along the trail.</li> <li>› Challenge course is pump track.</li> <li>› Community beside the library.</li> </ul>

NO.	PARK	AREA (in acres) & LOCATION	AMENITIES	OBSERVATIONS
25	<b>Port Bolster Community Hall Park</b> <i>Open Space Area</i>	0.75 31416 Lake Ridge Rd., Port Bolster (Ward 5)	<ul style="list-style-type: none"> <li>› Pavilion</li> <li>› Parking lot</li> <li>› Benches and picnic tables</li> <li>› Lighting</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Pavillion needs paint.</li> <li>› Light needs repair.</li> </ul>
26	<b>Richmond Park</b> <i>Village Green</i>	3.38 23 Arlington Dr., Keswick (Ward 2)	<ul style="list-style-type: none"> <li>› Basketball court</li> <li>› Play structure</li> <li>› Stormwater management ponds</li> <li>› Pathways</li> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Good condition</li> </ul>
27	<b>Sutton Multi-use Facility</b> <i>Community Park</i>	14.79 5279 Black River Rd., Sutton (Ward 4)	<ul style="list-style-type: none"> <li>› Baseball diamond</li> <li>› Play structure</li> <li>› Parking lot</li> <li>› Lighting</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Good condition.</li> <li>› Street side is used as a community center for salvation army/Sutton Youth Center.</li> </ul>
28	<b>The Link</b> <i>Neighbourhood Park</i>	8.82 20849 Dalton Rd, Sutton West (Ward 4)	<ul style="list-style-type: none"> <li>› Skatepark</li> <li>› Community Garden</li> <li>› Artificial turf</li> <li>› Parking lot</li> <li>› Benches and picnic tables</li> <li>› Lighting</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Accessible</li> <li>› Decent/fair condition</li> <li>› Lighting in parking lot.</li> </ul>
29	<b>Thornlodge Park</b> <i>Neighbourhood Park</i>	5.59 117 Joe Dales Dr., Georgina (Ward 1)	<ul style="list-style-type: none"> <li>› Baseball diamond</li> <li>› Play structure</li> <li>› Stormwater management ponds</li> <li>› Portable Washrooms</li> <li>› Pathways</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Good condition</li> <li>› Baseball diamond well maintained.</li> </ul>

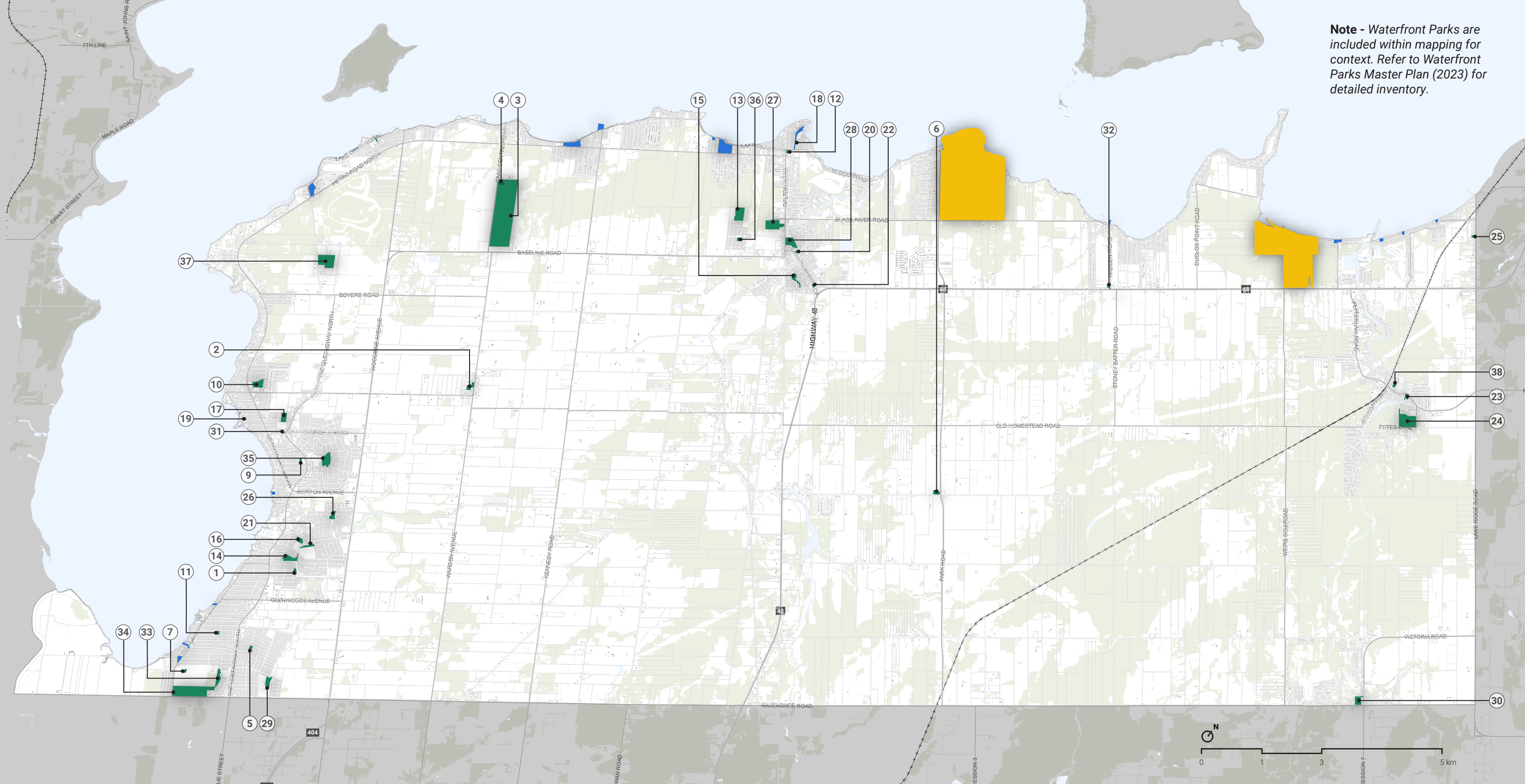
# PARKLAND INVENTORY

NO.	PARK	AREA (in acres) & LOCATION	AMENITIES	OBSERVATIONS
30	<b>Udora Hall Park</b> <i>Neighbourhood Park</i>	5.50 24 Victoria Rd., Udora (Ward 5)	<ul style="list-style-type: none"> <li>› Baseball diamond</li> <li>› Basketball court</li> <li>› Tennis court</li> <li>› Play structure</li> <li>› Hall building</li> <li>› Parking lot</li> <li>› Signage</li> <li>› Benches and picnic tables</li> </ul>	<ul style="list-style-type: none"> <li>› Fair condition</li> </ul>
31	<b>Uptown Keswick Parkette</b> <i>Open Space Area</i>	0.18 2 The Queensway South, Keswick (Ward 2)	<ul style="list-style-type: none"> <li>› Pavilion</li> <li>› Pathways</li> <li>› Benches and picnic tables</li> <li>› Signage</li> <li>› Garbage bins</li> </ul>	<ul style="list-style-type: none"> <li>› Great condition, well maintained.</li> </ul>
32	<b>Virginia Community Hall Park</b>	0.98 28288 Highway 48, Pefferlaw (Ward 5)	<ul style="list-style-type: none"> <li>› <b>Intentionally left blank.</b></li> </ul>	<ul style="list-style-type: none"> <li>› <b>Intentionally left blank.</b></li> </ul>
33	<b>Vista Park</b> <i>Village Green</i>	6.05 72 West Park Heights, Georgina (Ward 1)	<ul style="list-style-type: none"> <li>› Play structure</li> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› No accessible trail provided for playground.</li> <li>› Playground not visible from roadway.</li> </ul>
34	<b>West Park</b> <i>Community Park</i>	39.54 1210 Ravenshoe Rd., Georgina (Ward 1)	<ul style="list-style-type: none"> <li>› Baseball diamonds</li> <li>› Soccer fields</li> <li>› Play structure</li> <li>› Portable toilets</li> <li>› Parking lot</li> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Soccer fields (2), baseball diamonds (3) and parking lots (2) prone to flooding.</li> <li>› Lighting on baseball diamond.</li> </ul>
35	<b>Whipper Watson Park</b> <i>Community Park</i>	10.11 153 Carrick Ave., Keswick (Ward 2)	<ul style="list-style-type: none"> <li>› Basketball court</li> <li>› Beach volleyball court</li> <li>› Baseball diamond</li> <li>› Tennis court</li> </ul>	<ul style="list-style-type: none"> <li>› Well maintained.</li> </ul>

NO.	PARK	AREA (in acres) & LOCATION	AMENITIES	OBSERVATIONS
			<ul style="list-style-type: none"> <li>› Splash pad</li> <li>› Picnic shelter/pavillion</li> <li>› Play structure</li> <li>› Benches and picnic tables</li> <li>› Portable washrooms</li> <li>› Pathways</li> <li>› Lighting</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	
36	<b>Wyndham Park</b> <i>Village Green</i>	1.11 21 Wyndham Circle (Ward 4)	<ul style="list-style-type: none"> <li>› Basketball court</li> <li>› Play structure</li> <li>› Benches and picnic tables</li> <li>› Garbage bins</li> <li>› Signage</li> </ul>	<ul style="list-style-type: none"> <li>› Good condition</li> </ul>

**Note: Please refer to the Waterfront Master Plan (2023) for a detailed inventory of all Waterfront Parks.**

**Note - Waterfront Parks are included within mapping for context. Refer to Waterfront Parks Master Plan (2023) for detailed inventory.**



**PLAN 1  
TOWN OF  
GEORGINA PARKS  
CLASSIFICATION**

- Town of Georgina Parks
- Waterfront Parks
- Parks Owned and Maintained by Others

- ① Bayview Park
- ② Belhaven Hall Park
- ③ Civic Centre (The ROC)
- ④ Civic Centre Leash Free Dog Park
- ⑤ Const. Garrett Styles Park
- ⑥ Egypt Hall and Park
- ⑦ Georgina Leash Free Dog Park

- ⑧ Georgina Ice Palace Skatepark
- ⑨ Gwendolyn Park
- ⑩ Highcastle Park
- ⑪ Hollywood Park
- ⑫ Jackson's Point Parkette
- ⑬ Julia Munro Park
- ⑭ Keswick Centre Trail & Pleasant Woods Park

- ⑮ Kin Park
- ⑯ Kingsway Garden
- ⑰ Lakeside Park
- ⑱ Lorne Park
- ⑲ Medina Park
- ⑳ Mill Pond Park
- ㉑ Oakmeadow Park
- ㉒ Peace Park

- ㉓ Pefferlaw Dam Park
- ㉔ Pefferlaw Park
- ㉕ Port Bolster Community Hall Park
- ㉖ Richmond Park
- ㉗ Sutton Multi-use Facility
- ㉘ The Link
- ㉙ Thornlodge Park

- ㉚ Udora Hall Park
- ㉛ Uptown Keswick Parkette
- ㉜ Virginia Community Hall Park
- ㉝ Vista park
- ㉞ West Park
- ㉟ Whipper Watson Park
- ㊱ Wyndham Park

- Cemeteries:
- ㊲ Keswick Cemetery
  - ㊳ Cooke's Cemetery

Attachment 1  
CSD-2026-003  
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# 06

## Public Engagement

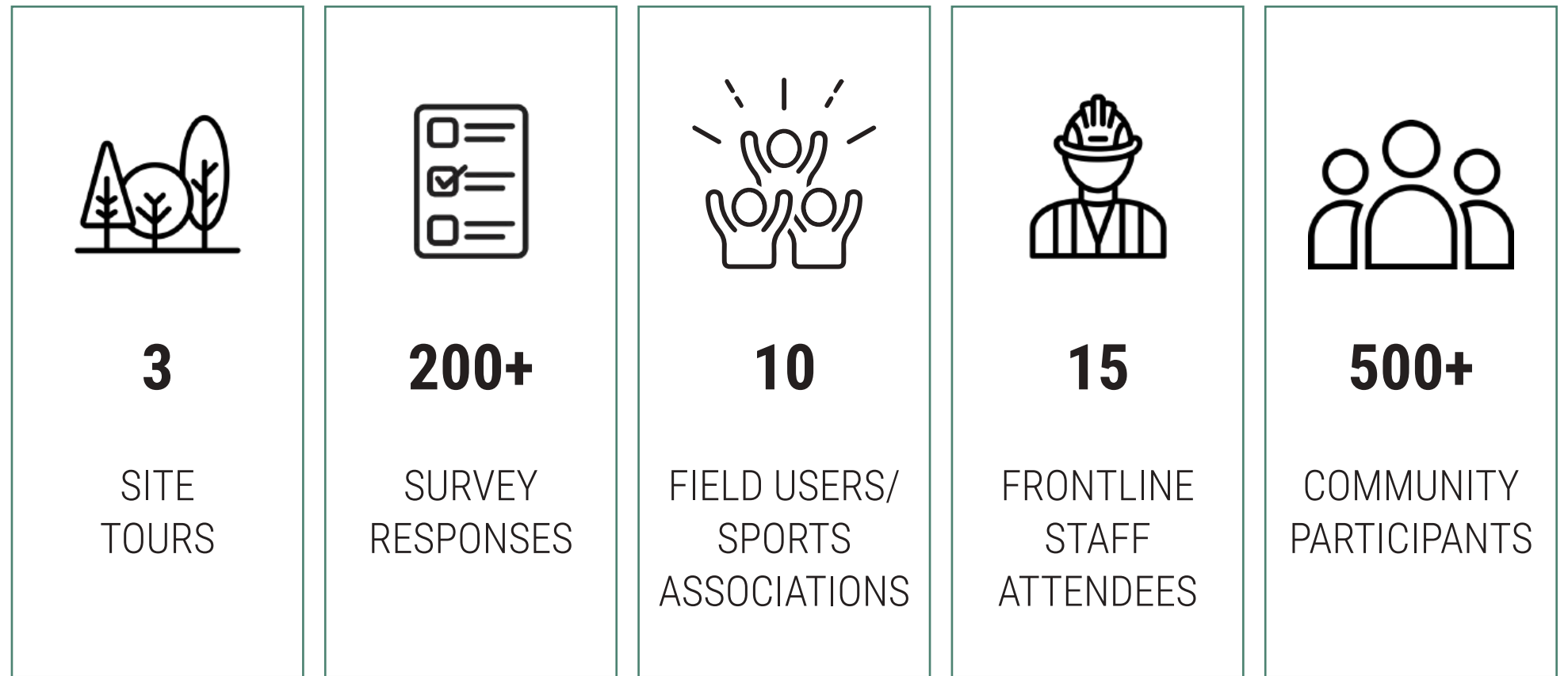


## CONSULTATION STRATEGY

Community engagement is key in the development of a new PMP. Throughout the five-phased planning process, the Town of Georgina and Stantec proactively engaged residents, key agencies, and the broader public, recognizing that their input is essential to the project's overall success. Through community engagement, priorities for parks and open spaces were identified using various tools to better understand community needs, values, and aspirations.

The Engagement Program was designed to be open, inclusive, accessible and multi-faceted, ensuring that diverse voices were heard and considered. Community input was meaningfully integrated into the decision-making process to clearly communicate how the feedback has influenced the development of concepts and recommendations through the various stages of engagement.

While consensus may be an ideal outcome, due to the range of stakeholders and their varying interests, the success of the engagement program should be measured by how effectively community values and priorities were developed and reflected into the master plan, and how transparently benefits and trade-offs have been communicated throughout the process.



28. Project Poster and Banner at Municipal Facilities

## CONSULTATION STRATEGY

Consultation activities over the course of the project included:

1. A dedicated website was launched on the Town's official website in June 2024 to provide project information and updates.
2. An online engagement survey was made available to all residents and Town staff in July 2024 to gather input on parks and trails priorities.
3. Three (3) in-person workshops were held across the major urban centres of Keswick, Pefferlaw, and Sutton during July and August 2024. These sessions were strategically coordinated to align with Town events such as Canada Day, Pefferlaw Street fest, and the Farmer's Market to increase community participation.
4. An in-person workshop was conducted with Frontline Town Staff in August 2024 to incorporate operational insights into the planning process.
5. An in-person workshop was conducted with Field Users in September 2024 with representatives from various sports associations, including baseball, softball, and slo-pitch leagues, to better understand the needs and priorities of organized field users.
6. To raise awareness of the PMP project, banners were installed at key municipal facilities including the Civic Centre, MURC, and Keswick Ice Palace.
7. Posters were installed at 20 high-traffic outdoor recreation facilities across the Town, such as ball diamonds and pickle ball courts, encouraging residents to visit the PMP website and participate in the engagement process.
8. Promotion of project initiatives through the Town's web page, social media channels, digital banners on Town facility TVs, publication in eNews letters, and notifications through the Town's ActiveNet users list.



29. Project Banners at Municipal Facilities



30. Public Engagement (Workshop 1)

# WHAT WE HEARD

## Public Survey

### 1 Overall Observations

- » Residency and Neighbourhoods: 98% of the 224 respondents were residents of Georgina. The majority lived in Keswick (59%), followed by Sutton/Jackson's Point (23%), Pefferlaw, and Willow Beach.
- » Age Distribution and Household Size: Most respondents were aged 30-50 (53%), with 38% between 50-70 years. Household sizes typically comprised of 2-5 people per household.
- » Park Usage: Approximately 40% of the respondents were "weekend warriors" who visit parks once or twice a week and 33% were "park enthusiasts" who visit parks daily. Most common uses include playgrounds (24%) and walking paths (30%).

### 2 Park preferences (based on frequency of use)

- » The ROC
- » Whipper Watson Park
- » Sibbald Point Provincial Park
- » Julia Munro Park
- » Pefferlaw Park
- » Keswick Centre Trail and Pleasant Woods Park
- » West Park
- » Thornlodge Park
- » Civic Centre Leash Free Dog Park
- » The Link

### 3 Primary reasons for preference include:

- » Proximity to home
- » Access to playgrounds and splash pads
- » Views and the experience of quietness
- » Multi-use sports fields and walking paths

### 4 Favourite park qualities include:

- » Cleanliness and maintenance
- » Safety and accessibility
- » Shaded areas and access to amenities such as benches, washrooms, and picnic areas
- » Parking and trail connectivity

### 5 Desired additions to existing facilities:

- » More splash pads and larger playgrounds
- » Outdoor pickleball courts were highly demanded across responses
- » Community gardens and park barbecue spaces
- » Outdoor fitness equipment
- » Skate parks and climbing features
- » Winter amenities such as skating rinks and cross-country ski trails
- » Improved drainage and shaded areas
- » Maps and signage

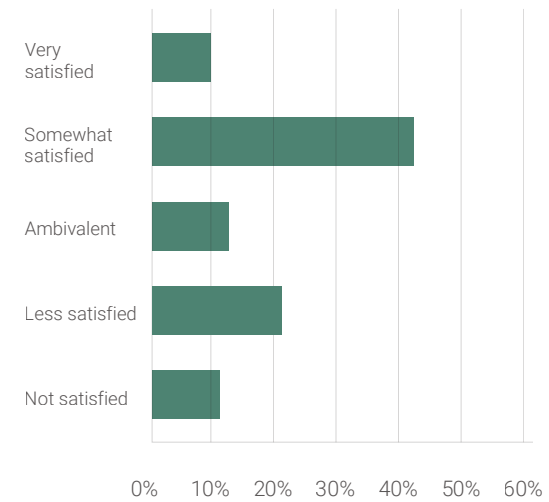
### 6 Seasonal provisions

- » Year-round pickleball courts
- » More ice rinks, skating trails, cross-country skiing, tobogganing, snowboarding
- » Shaded nature- and water-based playgrounds
- » Outdoor facilities at the MURC
- » Volleyball, bocce ball, baseball diamonds
- » Full size basketball courts
- » Activities for older children such as larger slides and roller-skating
- » Frisbee golf, exercise equipment stations, and climbers

## Key Takeaways

- » **Playgrounds:** There is general community interest in varied / enhanced play equipment that is natural, accessible and / or provide elements suited to older children.
- » **Flood Mitigation & Increased Amenities:** West Park is an important park but is prone to flooding. This affects park usage, in particular for the soccer fields and baseball diamonds. Improvements to West Park are necessary, with uses that allow for flooding, while still providing a range of amenities.
- » **Outdoor Amenities at the MURC:** Adding outdoor amenities at the MURC to complement its indoor facilities is highly encouraged.
- » **Diverse Park Amenities:** There is a need for a wider variety of park features including basketball courts, frisbee golf, bocce ball, outdoor exercise equipment, and community gardens.
- » **Four-Season Recreation:** There is a need for more four-season park amenities, with greater opportunity for winter activities such as community ice rinks, winter-maintained walking trails, and warming areas.

How satisfied is everyone with the Town's parks?

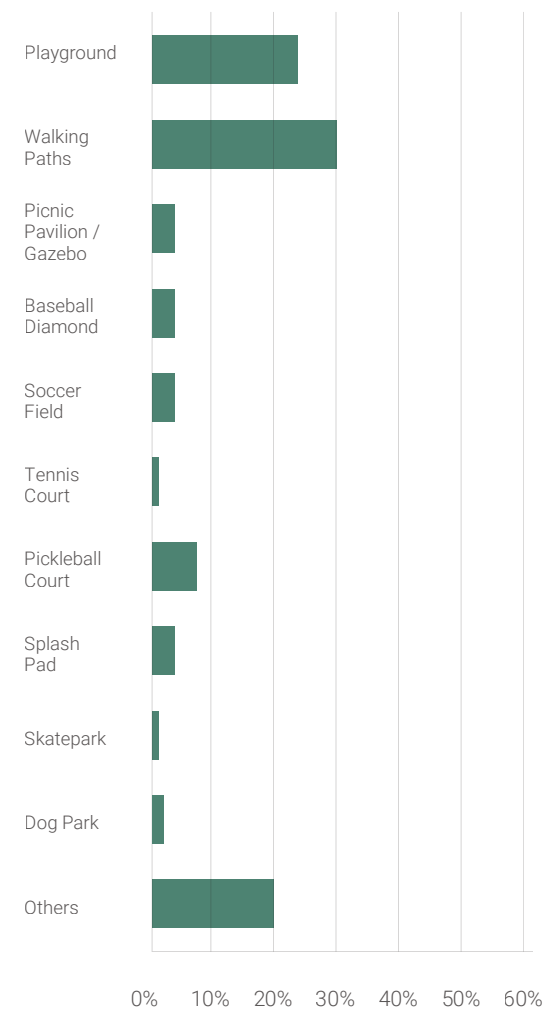


Wayfinding can be improved to help users better navigate Town-owned parks and trails.

More permitted fire pits with seating around them to accommodate large groups and events.

More exciting playground offerings, including more soccer, rock climbing, skateparks etc. facilities.

Which facilities does everyone most frequently use when visiting parks?



Better utilization of empty, underused spaces.

Baseball diamonds in parks are affected by flooding and water issues, and are not in great condition.

West Park in need of major improvements and better programming.

More natural space and trails, more wildlife corridors, and less concrete.

# WHAT WE HEARD

## Field Users Workshop

### Field Conditions & Maintenance

- » Highcastle diamond continues to experience water pooling issues; remediation plans are in progress
- » ROC diamonds are facing irrigation problems. Water has been shut off, with repairs scheduled for the new year.
- » Weed control remains challenging due to restrictions on chemical use. The Town is employing alternative suppression methods.
- » Geese activity is a persistent concern across several diamonds, especially at the ROC.
- » Dumping concerns were repeatedly reported at ROC Diamond 4.

### Field Access & Scheduling

- » Field users are supportive of targeting fields being fully operational by Victoria Day weekend, earlier access is weather-dependent and not guaranteed.
- » Permit holders may extend play past 10:30pm to accommodate delayed starts, ensuring full use of the 8:30pm time slot.
- » Holiday field use is permitted, but users must refer to the Field Allocation Policy as maintenance is not performed on holidays.
- » User groups are encouraged to plan for make-up dates due to the increasing frequency of rain-related cancellations.

### Infrastructure & Asset Requests

- » Requests were made to open select diamonds such as the ROC earlier in the season.
- » Lighting enhancements were requested for West Park Diamond 4.
- » Multiple user groups expressed a shortage of diamonds, highlighting the need for additional field infrastructure to meet growing demand.

## Keswick Ladies Slo-Pitch League

### Strong preference for playing at the ROC over West Park:

- » Nearly all members opted to change playing nights to play at the ROC.
- » West Park cited as undesirable due to bugs and wet conditions.

### Positive sentiment toward the ROC diamonds:

- » Members are significantly happier with the ROC facilities.
- » Requested lighting for an additional diamond at the ROC.

- » Future investment suggestions:
- » Recommended building new ball diamonds at the MURC lands rather than upgrading West Park.
- » Suggested West Park be repurposed for walking trails only.

### Other concerns:

- » League would consider playing in East Gwillimbury if diamonds are unlit.
- » Preference for local playing opportunities.

## Frontline Staff Workshop

### Garbage Management

- » Frequent misuse of park garbage bins for residential waste, resulting in overflow and illegal dumping (e.g., shingles and household items).
- » Staff members recommended strategic bin placement at trailheads and high-traffic areas, mobile bins for winter accessibility, community education, and reduction of relocation of bins in problematic zones.

### Flooding and Drainage

- » Frequent flooding in parks such as West Park and Hollywood Park is due to poor grading, inadequate drainage infrastructure, and degraded soil conditions.
- » Flooding in West Park is primarily related to proximity to Lake Simcoe and the high-water table. Drainage infrastructure alone is unlikely to address the underlying flooding and drainage issues.
- » Proposed suggestions included the use of trench drains and regrading of affected areas, restoration of old ditches, and the exploration of stormwater management alternatives such as tree-based filtration.

### Tree Planting Concerns

- » Trees planted too close together or near fences lead to maintenance challenges. A minimum spacing of 20 feet between trees was recommended to support long-term canopy health and maintenance efficiency.

### Park Placement in New Developments

- » Parkland in new developments often consists of flood-prone areas, limiting usability.
- » Attendees recommended the allocation of well-placed, accessible parkland. Additionally, there was an interest in promoting green infrastructure, such as tree-lined streets designed to absorb stormwater.



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06

# Parkland Assessment



## DISTRIBUTION & SERVICE LEVEL ASSESSMENT OF PARKS

The current service level in the Town of Georgina is 3.35 ha / 1,000 residents. This total includes Waterfront Parks to support holistic parkland planning across the Town. A comparator assessment was conducted for parkland in Georgina, which determined the average parkland provision for similar municipalities is 3.17 ha / 1,000 residents.

Georgina's higher-than-average parkland service level provision indicates the Town's commitment to providing high-quality outdoor recreation for residents. The municipal parkland provision target in the Official Plan is 2.25 ha / 1,000 residents, including Neighbourhood Parks, Community Parks, Village Greens and special open space areas. Georgina's current parkland provision level is above the target identified in the OP; however, this higher level of service can be attributed to Georgina's widely distributed geographic area. Monitoring population growth is important to ensure that the Town regularly maintains and improves parkland within Georgina and adequately meets the future needs of the community. Table 5 compares Georgina's parkland supply and service levels to that of four comparable municipalities near Georgina, as part of the comparator analysis for parkland. The Town's parkland provision target is lower than the current and target service level of most comparator municipalities as well as the average parkland provision. Therefore, the Town should consider implementing a higher parkland provision target, between 3.35 to 3.75 ha / 1,000 residents, to ensure the service level can meet the resident's expectations for parkland supply into the future given the targets for similar municipalities.

Future parkland supply will need to consider future population growth in order to maintain or increase service level. Table 6 provides the forecasted parkland provision level in 2040, based on available data for population projections and assuming that parkland target provision remains the same. This would place the Town below the average parkland provision of comparator municipalities for the term of this Plan. Therefore, additional parkland will be required in the future as noted in Table 7.

Table 5: Service Level Comparison, Parkland

MUNICIPALITY (Year)	2021 POPULATION (Most recent available census data)	PARK SUPPLY	CURRENT SERVICE	TARGET SERVICE
TOWN OF GEORGINA (2020)	47,642	159.4 ha (55)	3.35 ha / 1,000 population	2.25 ha / 1,000 population
TOWN OF INNISFIL (2023)	44,326	149.8 ha (39)	4.0 ha / 1,000 residents	3.5 ha / 1,000 residents
TOWN OF BRADFORD/WEST GWILLIMBURY (2023)	42,880	88.3 ha (29)	1.9 ha / 1,000 residents	2.0 ha / 1,000 residents
TOWN OF EAST GWILLIMBURY (2018)	34,637	105.2 ha (40+)	3.16 ha / 1,000 residents	4.0 ha / 1,000 residents
CITY OF ORILLIA (2014)	38,564	145.9 ha (40)	4.3 ha / 1,000 residents	5.1 ha / 1,000 residents
<b>AVERAGE (Excluding Georgina)</b>	40,101	122.3 ha	3.17 ha / 1,000 residents	3.65 ha / 1,000 residents

Note: Georgina's parkland supply includes Waterfront Parks to provide wholistic planning by the Town for all park lands.

Table 6: Current and Future Service Level

TARGET SERVICE LEVEL (Based on OP)	2021 POPULATION (Most recent available census data)	TOTAL PARKLAND (ha)	CURRENT PROVISION	2040 PROJECTED POPULATION	FORECASTED PROVISION (Assuming no increase to current parkland supply)
2.25 ha / 1,000 residents	47,642	159.4 ha	3.35 ha / 1,000 population	62,636	2.54 ha / 1,000 residents

Table 7: Additional Parkland Required to Meet Target Provision Levels (Scenarios)

CURRENT DEFICIT / SURPLUS (Based on OP)	CURRENT DEFICIT / SURPLUS (Based on Average Comparator Parkland Provision)	ADDITIONAL LAND (ha) TO MEET AVERAGE PARKLAND PROVISION IN 2040 (3.17 ha / 1,000)	ADDITIONAL LAND (ha) TO MEET CURRENT PARKLAND PROVISION IN 2040 (3.35 ha / 1,000)	ADDITIONAL LAND (ha) TO MEET OP TARGET PROVISION IN 2040 (2.25 ha / 1,000)
+ 52.3 ha (surplus)	+ 8.6 ha (surplus)	39.2 ha	50.4 ha	+ 18.5 (surplus)

## SERVICE LEVEL COMPARATOR ANALYSIS

This section presents a service level analysis comparing Georgina’s current provision of outdoor recreation amenities with those of neighbouring municipalities in Ontario.

The analysis provides insight into how Georgina’s service levels relate to comparable communities, identifies the average provision levels, and highlights areas where Georgina aligns with or differs from these benchmarks. The comparator municipalities include the Town of

Innisfil, the Town of Bradford West Gwillimbury, the Town of East Gwillimbury, and the City of Orillia. It is important to note that recommended service levels may diverge from the municipal average to reflect Georgina’s unique recreation needs. These service levels and associated

projections are further informed by the Parks Division and Community Services Department’s vision for the community.

Table 8: Service Level Comparison, Outdoor Recreational Facilities

FACILITY	CURRENT SUPPLY	CURRENT EFFECTIVE SUPPLY	LOCATIONS	CURRENT SERVICE LEVEL (1 PER X)	AVERAGE COMPARATOR SERVICE LEVEL (1 PER X)	RECOMMENDED SERVICE LEVEL (1 PER X)	CURRENT NEED (POPULATION: 47,645)	ADDITIONAL FUTURE NEED (POPULATION: 62,636)
BASEBALL DIAMONDS	17 Full 2 Tball	18	<b>Keswick</b> » West Park (4) » Lakeside Park » Highcastle Park » Thornlodge Park » Kingsway Garden » Belhaven Hall Park » Whipper Watson Park (1 Tball) » The ROC (4 + 1 Tball)	1 per 2,647	1 per 3,179	1 per 2,647	0	6
			<b>Sutton</b> » Sutton Multi-use Facility <b>Pefferlaw</b> » Pefferlaw Park » Egypt Hall Park <b>Other Neighbourhoods</b> » Udora Park					
SOCCER FIELDS	9 Full 12 Mini	15	<b>Keswick</b> » West Park (1 + 2 Mini) » Thornlodge Park » The ROC (4 + 6 Mini) <b>Sutton</b> » Sutton Multi-use Facility » De La Salle (1 + 2 Mini) <b>Pefferlaw</b> » Pefferlaw Park (1 + 2 Mini) <b>Other Neighbourhoods - None</b>	1 per 3,176	1 per 3,106	1 per 3,176	0	5

FACILITY	CURRENT SUPPLY	CURRENT EFFECTIVE SUPPLY	LOCATIONS	CURRENT SERVICE LEVEL (1 PER X)	AVERAGE COMPARATOR SERVICE LEVEL (1 PER X)	RECOMMENDED SERVICE LEVEL (1 PER X)	CURRENT NEED (POPULATION: 47,645)	ADDITIONAL FUTURE NEED (POPULATION: 62,636)
PICKLEBALL COURTS	12	12	<b>Keswick</b> » Whipper Watson Park (2) » The ROC (6) <b>Sutton - None</b> <b>Pefferlaw</b> » Pefferlaw Park (2) <b>Other Neighbourhoods</b> » Udora Park (2)	1 per 3,970	1 per 4,807	1 per 3,970	0	4
TENNIS COURTS	4 Full 1 Multi-use	4.5	<b>Keswick</b> » Whipper Watson Park (2) » The ROC (2) <b>Sutton - None</b> <b>Pefferlaw</b> » Pefferlaw Park (1 Multi-use) <b>Other Neighbourhoods</b> » Udora Park	1 per 10,587	1 per 5,111	1 per 9,300	2	2
BASKETBALL	3 Full 2 Half 4 Quarter	4.5	<b>Keswick</b> » Whipper Watson Park (0.25) » Richmond Park (0.25) » Julia Munro Park (0.25 + 1) The ROC (2 x 0.5) » Treasure Hill Park (upcoming) <b>Sutton</b> » Wyndham Park (0.25) <b>Pefferlaw</b> » Pefferlaw Park <b>Other Neighbourhoods - None</b>	1 per 10,587	1 per 5,687	1 per 7,300	2	2
CRICKET	0	0	» No cricket fields	NA	NA	NA	0	1
OUTDOOR VOLLEYBALL	6	6	<b>Keswick</b> » Whipper Watson Park (2) » The ROC (3) <b>Sutton</b> » De La Salle Park <b>Pefferlaw - None</b> <b>Other Neighbourhoods - None</b>	1 per 7,940	1 per 16,825	1 per 7,940	0	2
LEASH FREE DOG PARKS	2	2	<b>Keswick</b> » West Park » Civic Centre	1 per 23,821	1 per 33,649	1 per 23,821	0	0

FACILITY	CURRENT SUPPLY	CURRENT EFFECTIVE SUPPLY	LOCATIONS	CURRENT SERVICE LEVEL (1 PER X)	AVERAGE COMPARATOR SERVICE LEVEL (1 PER X)	RECOMMENDED SERVICE LEVEL (1 PER X)	CURRENT NEED (POPULATION: 47,645)	ADDITIONAL FUTURE NEED (POPULATION: 62,636)
			<b>Sutton - None</b> <b>Pefferlaw - None</b> <b>Other Neighbourhoods - None</b>					
<b>OUTDOOR ICE RINKS</b>	1	1	<b>Keswick - None</b> <b>Sutton - None</b> <b>Pefferlaw</b> » Pefferlaw Park <b>Other Neighbourhoods - None</b>	1 per 47,642	1 per 12,619	1 per 47,642	0	<b>0</b>
<b>SKATEPARKS</b>	3	3	<b>Keswick</b> » Georgina Ice Palace Skatepark <b>Sutton</b> » The Link <b>Pefferlaw</b> » Pefferlaw Ice Pad and Sports Zone <b>Other Neighbourhoods - None</b>	1 per 15,881	1 per 20,190	1 per 15,881	0	<b>1</b>
<b>SPLASH PADS</b>	5	5	<b>Keswick</b> » Whipper Watson Park » Const. Garrett Styles Park » The ROC » Terry Fox Park (upcoming) <b>Sutton</b> » Julia Munro Park <b>Pefferlaw - None</b> <b>Other Neighbourhoods - None</b>	1 per 9,528	1 per 8,412	1 per 9,528	0	<b>2</b>
<b>PICNIC AREAS/ SHELTERS/ PAVILLIONS</b>	10	10	<b>Keswick</b> » Whipper Watson Park » Belhaven Hall Park » North Gwillimbury Park » The ROC <b>Sutton</b> » Jackson's Point Parkette » Jackson's Point Harbour » De La Salle Park » Julia Munro Park <b>Pefferlaw</b> » Pefferlaw Park » Port Bolster Community Hall Park <b>Other Neighbourhoods - None</b>	1 per 4,764	1 per 10,095	1 per 4,764	0	<b>3</b>

FACILITY	CURRENT SUPPLY	CURRENT EFFECTIVE SUPPLY	LOCATIONS	CURRENT SERVICE LEVEL (1 PER X)	AVERAGE COMPARATOR SERVICE LEVEL (1 PER X)	RECOMMENDED SERVICE LEVEL (1 PER X)	CURRENT NEED (POPULATION: 47,645)	ADDITIONAL FUTURE NEED (POPULATION: 62,636)			
<b>PLAYGROUNDS</b>	30	30	<b>Keswick</b>								
			» West Park (under replacement)								
			» Whipper Watson Park								
			» The ROC								
			» Highcastle Park								
			» Thornlodge Park								
			» Richmond Park								
			» Bayview Park								
			» Hollywood Park								
			» Const. Garrett Styles Park								
			» Vista Park								
			» Gwendolyn Park								
			» Wyndham Park								
			» North Gwillimbury Park								
			» Clarendon Beach Park								
			» Glenwood Beach Park								
			» Young's Harbour Park				1 per 1,588	1 per 1,188	1 per 1,588	0	9
			» Terry Fox Park (upcoming)								
			» Treasure Hill Park (upcoming)								
						<b>Sutton</b>					
						» Julia Munro Park					
			» Sutton Multi-use Facility								
			» Kin Park								
			» Sibbald Point Provincial Park								
			» De La Salle Park								
			» Lorne Park								
			» Willow Beach Park								
			» Bonnie Park								
			<b>Pefferlaw</b>								
			» Pefferlaw Park								
			» Egypt Park								
			» Holmes Point Park								
			<b>Other Neighbourhoods</b>								
			» Udora Park (under replacement)								
<b>DISC GOLF</b>	0	0	» No disc golf courses	NA	1 per 40,739	1 per 40,739	0	1			

## FACILITY USAGE ANALYSIS

The following is a summary of facility usage in Georgina, based on Town Facility Booking Data from 2021 to 2024 and reflects only formally booked usage. Over the past few years, Georgina has experienced a rise in park bookings and a decline in bookings for active sport facilities. This trend may reflect shifting recreation preferences, with more residents seeking passive or informal outdoor spaces rather than structured sports activities. It may also align with broader patterns in community use, such as increased interest in nature-based recreation, casual gatherings, and flexible use of public spaces.

**Bookable Picnic Shelters:** Demand for picnic shelters that can be booked in advance has grown significantly, highlighting a potential gap in available sheltered areas. The Town could consider expanding these facilities across existing parks to better serve residents.

**Facility Maintenance and Upgrades:** As recreation facilities continue to grow in popularity, facilities will require more frequent maintenance and potential upgrades to meet user needs, particularly due to a growing demand for sports like baseball, pickleball, volleyball, cricket, and soccer.

**Outdoor Winter Recreation:** The Town provides Grade A winter amenities for a community of its size and location including a free refrigerated outdoor rink at Pefferlaw Lions Park and a man-made ski hill and tubing park at The ROC. These facilities serve as major revenue generators and community assets. These offers are particularly notable when compared to larger municipalities. Georgina's winter amenities are strong and well-suited to its scale, but there is an opportunity to expand passive winter recreation, such as flat areas with hose access for

community-built rinks, snowshoeing or cross-country ski trails, and warming areas or fire pits for casual winter use.

**Parking Accessibility:** While larger destination parks offer adequate parking, many parks and trailheads lack sufficient parking or any parking options. Improving access to areas where there is a large draw for residents across the Town could make these spaces more inviting, especially for non-local visitors.

### Park Specific Analysis:

- » Bellhaven Park, Jackson's Point Parkette, Pefferlaw Green Space, and Mill Pond Park, have seen an increased usage between 2022 and 2023.

### West Park:

- » Ball Diamond 1 (lit) and Ball Diamond 3 (unlit) saw decreased usage in 2023 compared to 2022.
- » Ball Diamond 2 (lit) and Ball Diamond 4 (unlit) saw increased usage in the same period.

### Whipper Watson Park:

- » Volleyball courts were well utilized in 2023, with 150.5 hours reserved.
- » Despite some use of the picnic shelter, overall park and greenspace usage appears to be declining.

### Pefferlaw Park:

- » Picnic shelters saw a dramatic increase in use in 2023, with approximately 1,436 hours reserved. This aligns with recent capital improvements to construct a new sports zone, pump track and skate park. Facility usage data supports increased traffic at parks which are recipients of investment and improvements.

### The ROC:

- » Soccer fields and pickleball courts have seen consistent increases in bookings over the past few years.
- » Other facilities, tennis courts, vertical playground,

climbing wall, archery, skating, beach volleyball, and baseball diamonds, have also experienced a significant growth in usage, suggesting a need for expanded capacity.

- » Chalets and fire pits are increasingly popular, indicating a demand for more picnic and gathering areas.
- » Winter facilities (tubing, skiing, snowboarding) saw a notable increase in use between 2021 and 2022, suggesting a growing need for year-round recreation.

### The Link:

- » The north green park, patio areas, and parking lot saw increased usage between 2022 and 2023, suggesting a growing preference for this location.

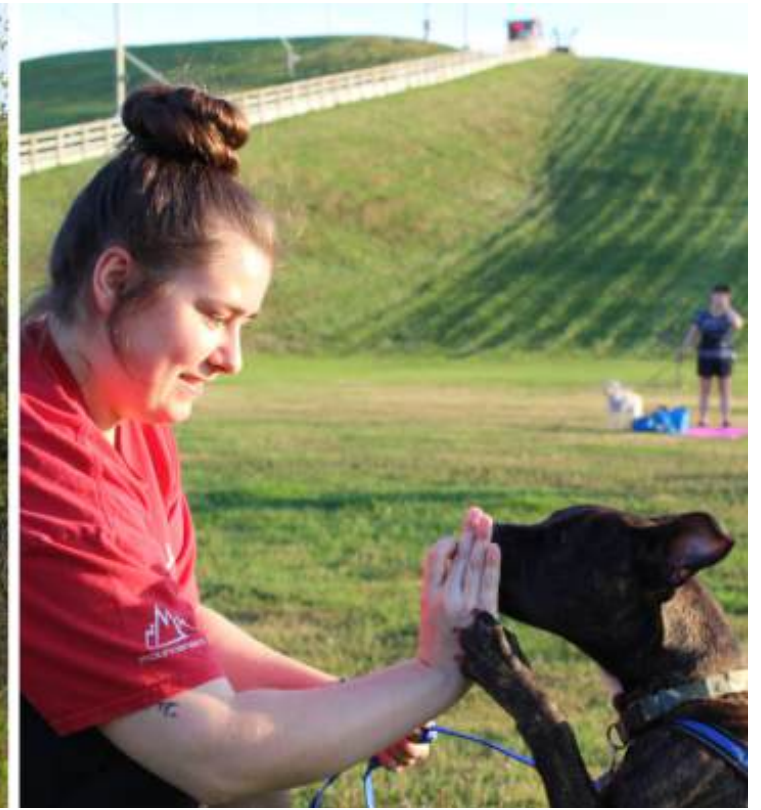


33. The ROC Splash Pad

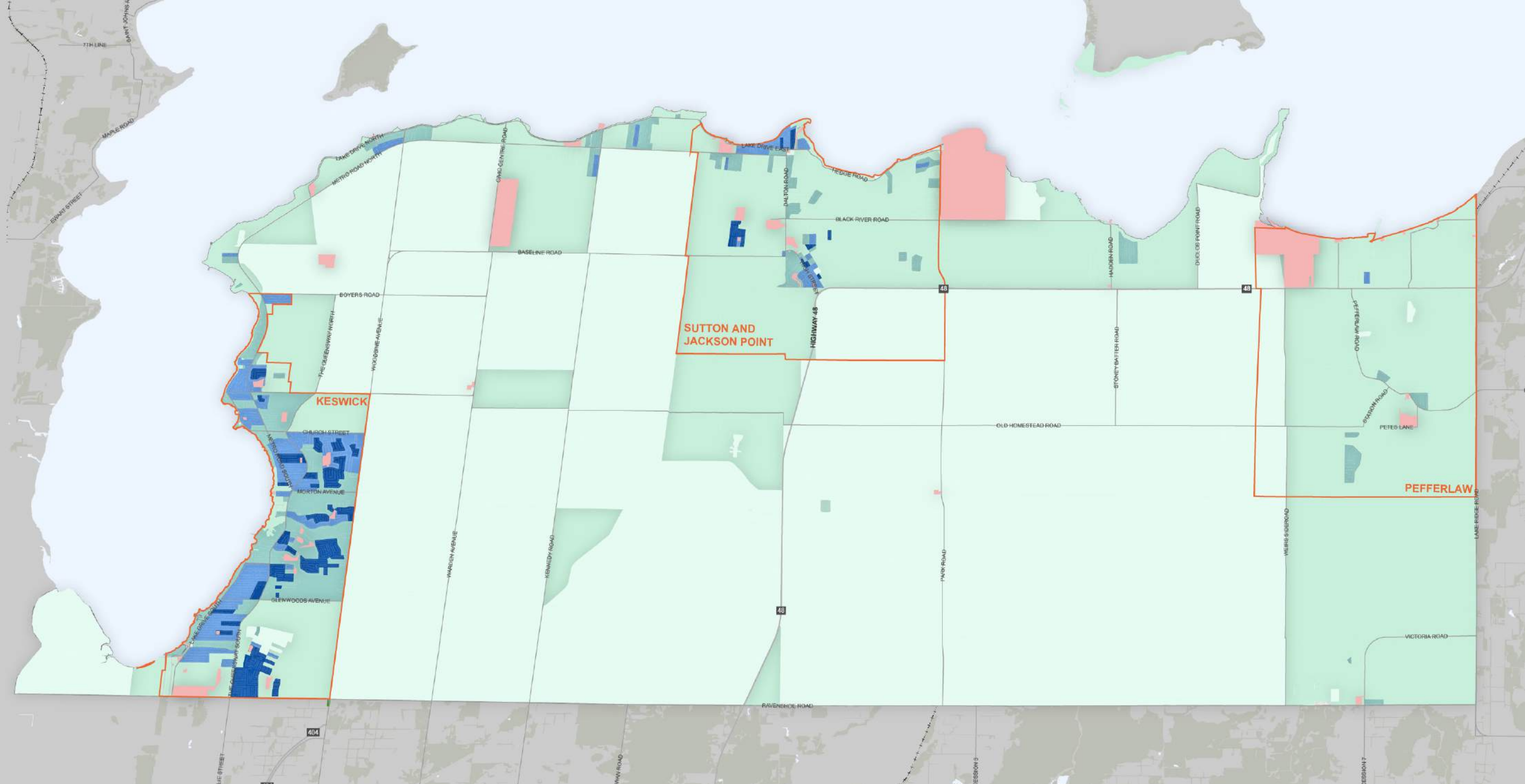
## MAPPING ANALYSIS

The following maps offer insights into needs and gaps within the Town's parks and open space network. They illustrate walkability, population density by area, usage and areas which are prone to flooding.

1. Population Density
2. Town Wetlands
3. 10-minute Walk from Parks
4. Primary Use



34. The ROC Outdoor Activities



PLAN 2  
**POPULATION  
DENSITY**

- 0 - 38
- 39 - 841
- 842 - 1825
- 1826 - 3229
- 3230 - 52315
- Parks and Open Space  
(Municipal and Others)

This map overlays population density as people per square kilometre with park locations across the Town of Georgina to identify areas that may be underserved in terms of access to parkland. While parks are distributed throughout the municipality, many are concentrated in low-to medium- density areas.

Keswick is the most densely populated area in the Town and hosts the highest overall number of parks. While park presence is relatively

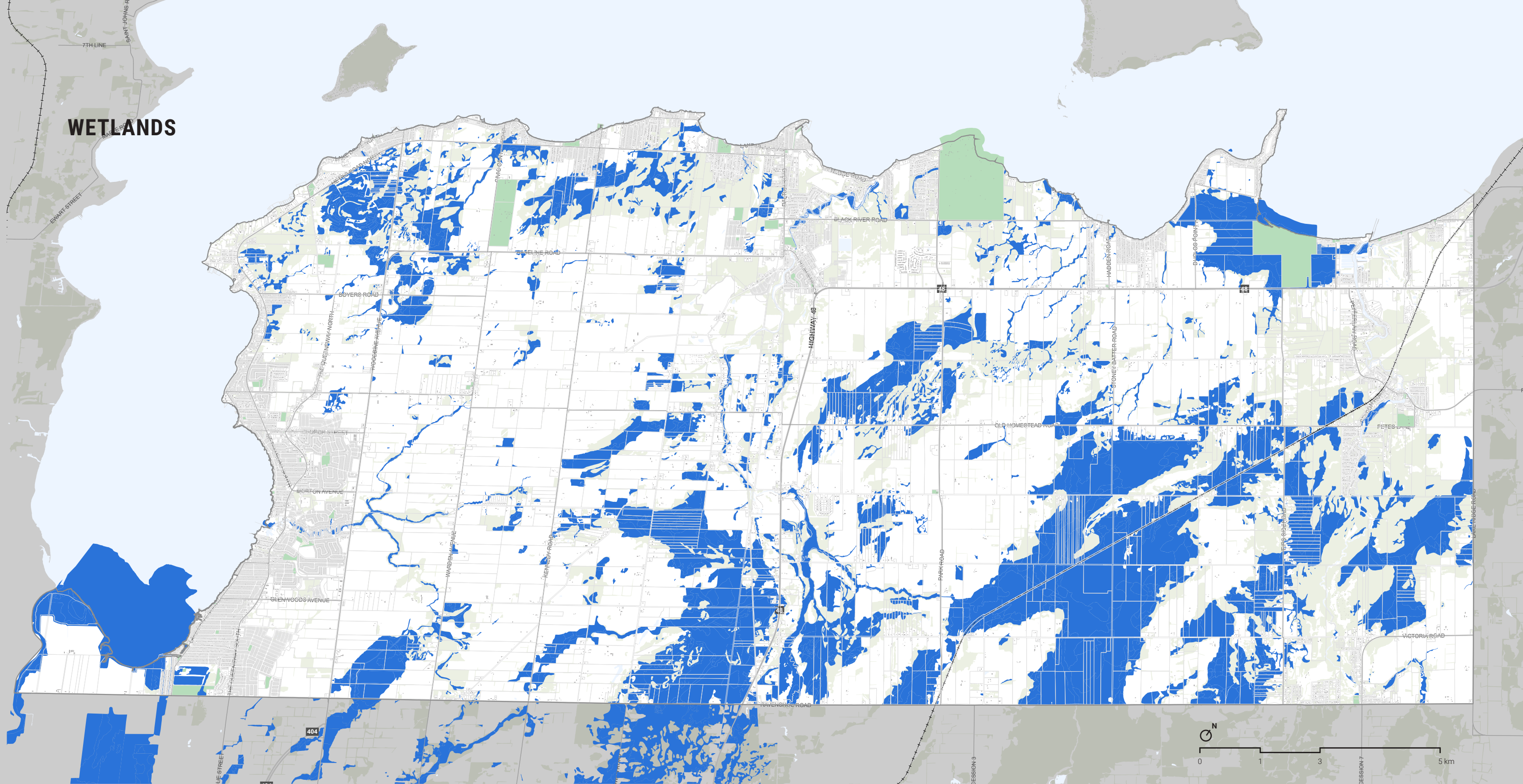
limited within its core residential areas, most parks are within walking distance of populated areas, offering reasonable accessibility despite the concentration gap.

Sutton and Jackson's Point present a mix of population densities. Parks such as Julia Munro and Kin Park are located in close proximity to denser zones, but others are less integrated into residential clusters. This highlights an opportunity to further embed green spaces within the

urban fabric as the Town grows.

Pefferlaw is a smaller, more dispersed community that primarily falls within the low-density category. It has fewer parks compared to Keswick and Sutton. However, some relatively more populated pockets within Pefferlaw present opportunities to improve park access through enhanced connectivity or the development of new green spaces.

# WETLANDS



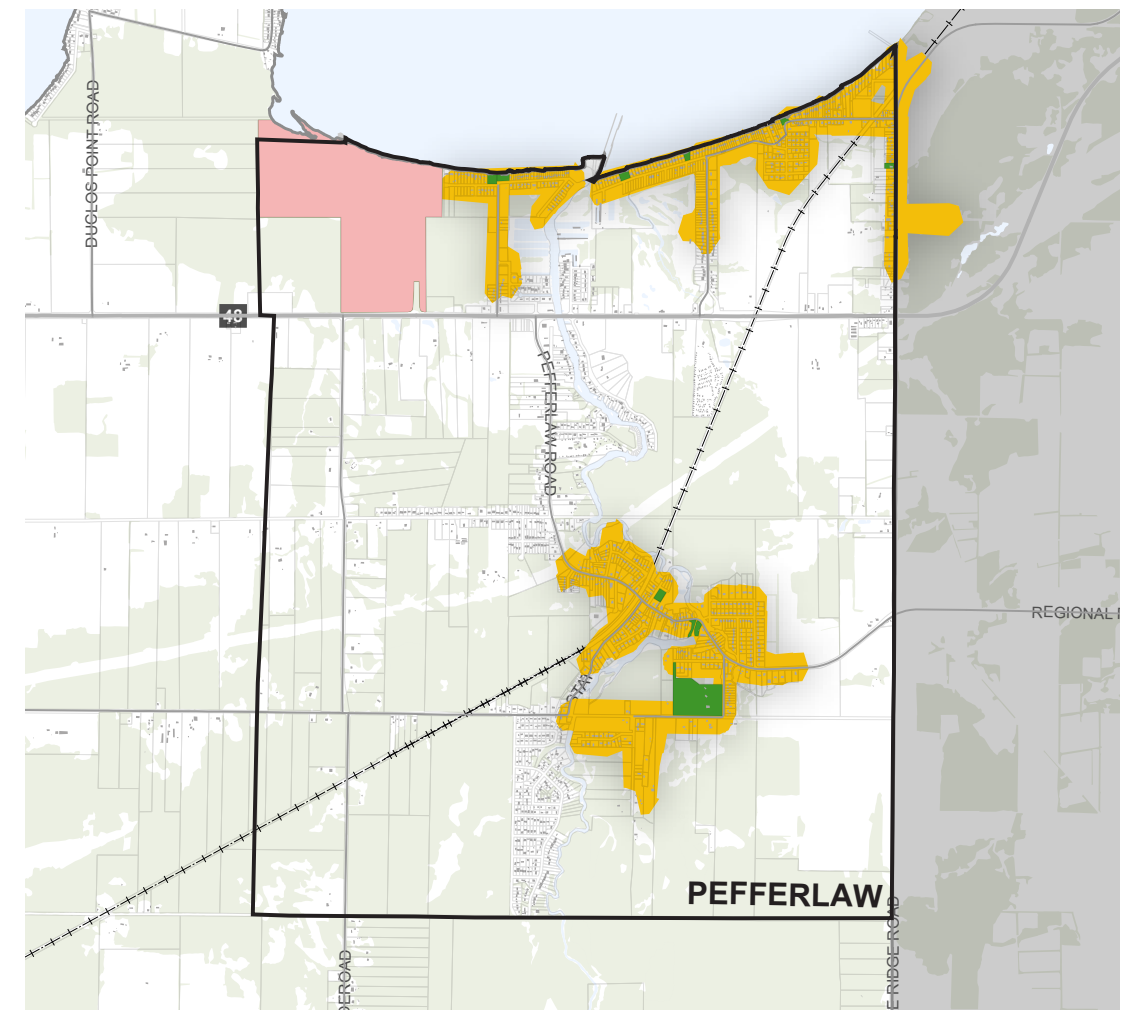
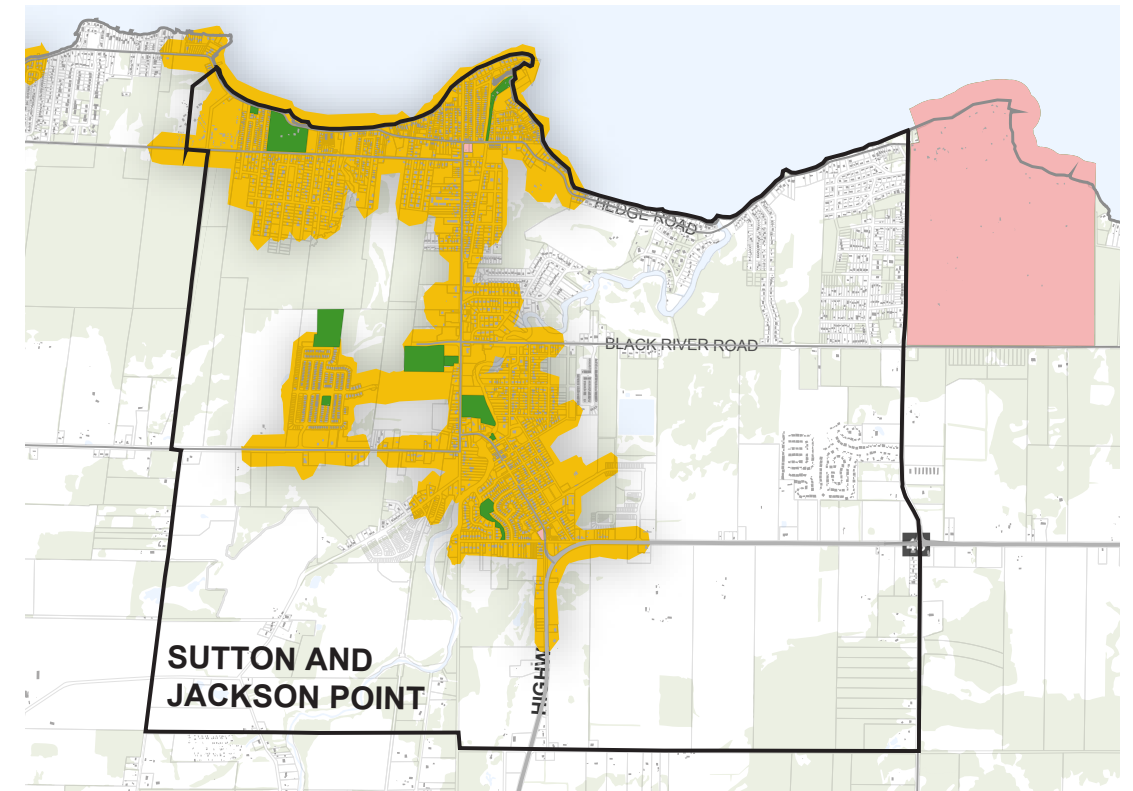
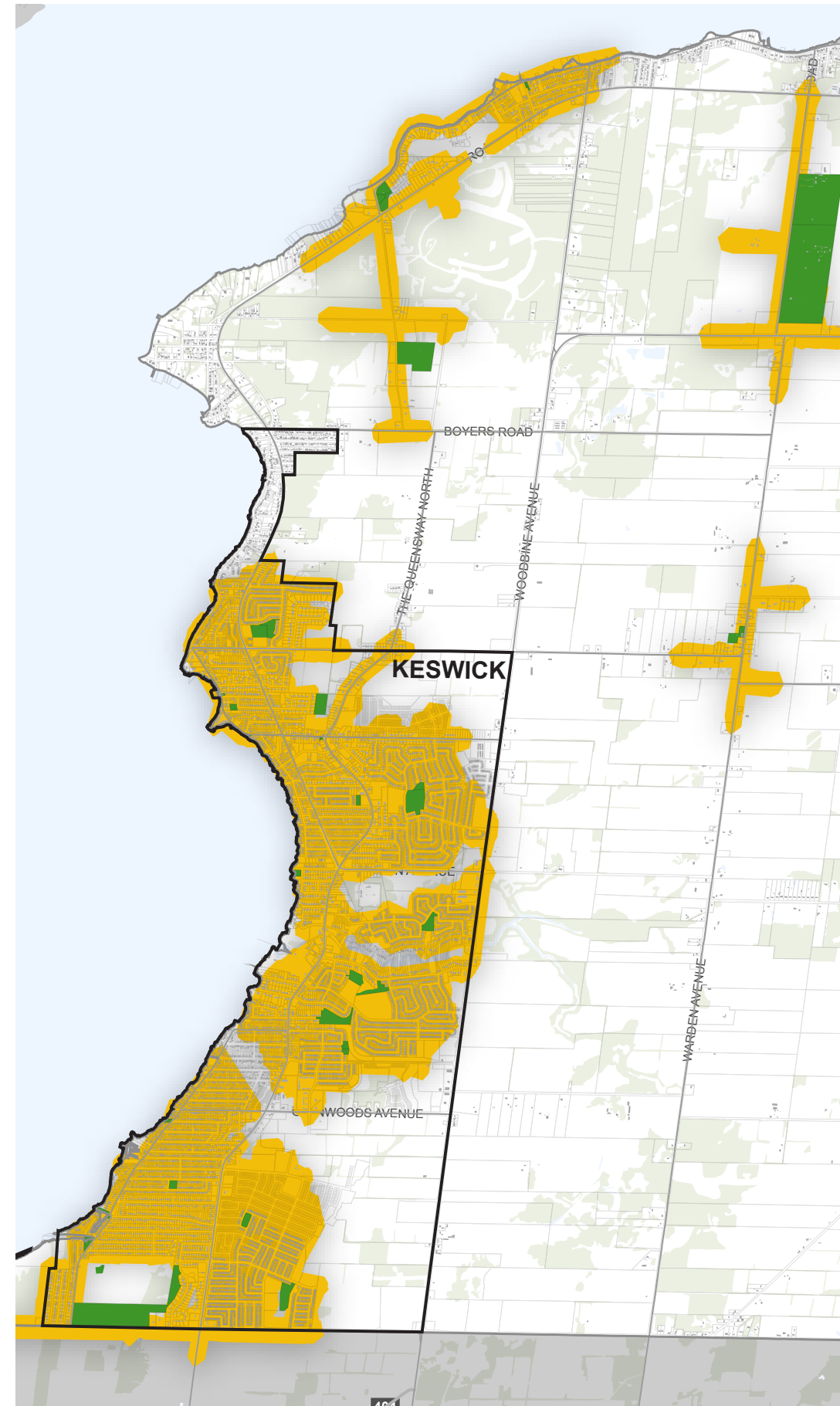
PLAN 3  
**TOWN WETLANDS**

- Provincially Significant and Provincial Plan Area Wetlands
- Parks and Open Space (Municipal and Others)

This map overlays parks with provincially significant wetlands across the Georgina to identify flood-prone areas relevant to both existing and future parkland. It supports resilient park planning by guiding acquisition of parkland for sports facilities or year-round use away from flood prone areas. Parks such as West Park and Hollywood Park currently experience frequent flooding - this analysis seeks to minimize similar risks and encourage passive approaches to managing existing conditions.

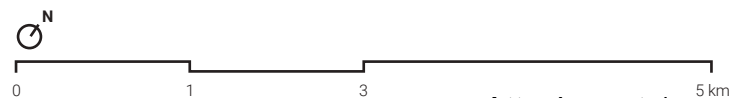
# 10 MINUTE WALKABILITY

- » In **Keswick**, the parkland system does not show any significant gaps in walkability to green space. Planned parkland will be developed along with new residential areas in the north-east and south-east regions of Keswick. Several key waterfront parks also serve the Keswick community.
- » In **Sutton and Jackson Point**, the central urban area benefits from good coverage within the walkshed. Peripheral zones will benefit from the addition of parkland as lands are developed in the future. These communities are well served by waterfront recreation amenities.
- » Due to the spread-out nature of residential development to date in **Pefferlaw**, a few gaps exist in walkability. Areas along Pefferlaw Road between Hwy 48 and Lindel Road and near Hwy 48 and Riverbend Road would benefit from additional access to walkable parkland as the area develops. Note that Pefferlaw is surrounded by a significant amount of private natural green spaces that helps to offset any immediate needs for additional parkland.



PLAN 4  
5-10 MINUTE WALK FROM GEORGINA PARKS

- Municipal Parks
- Provincial Parks
- 10 minute Walkshed



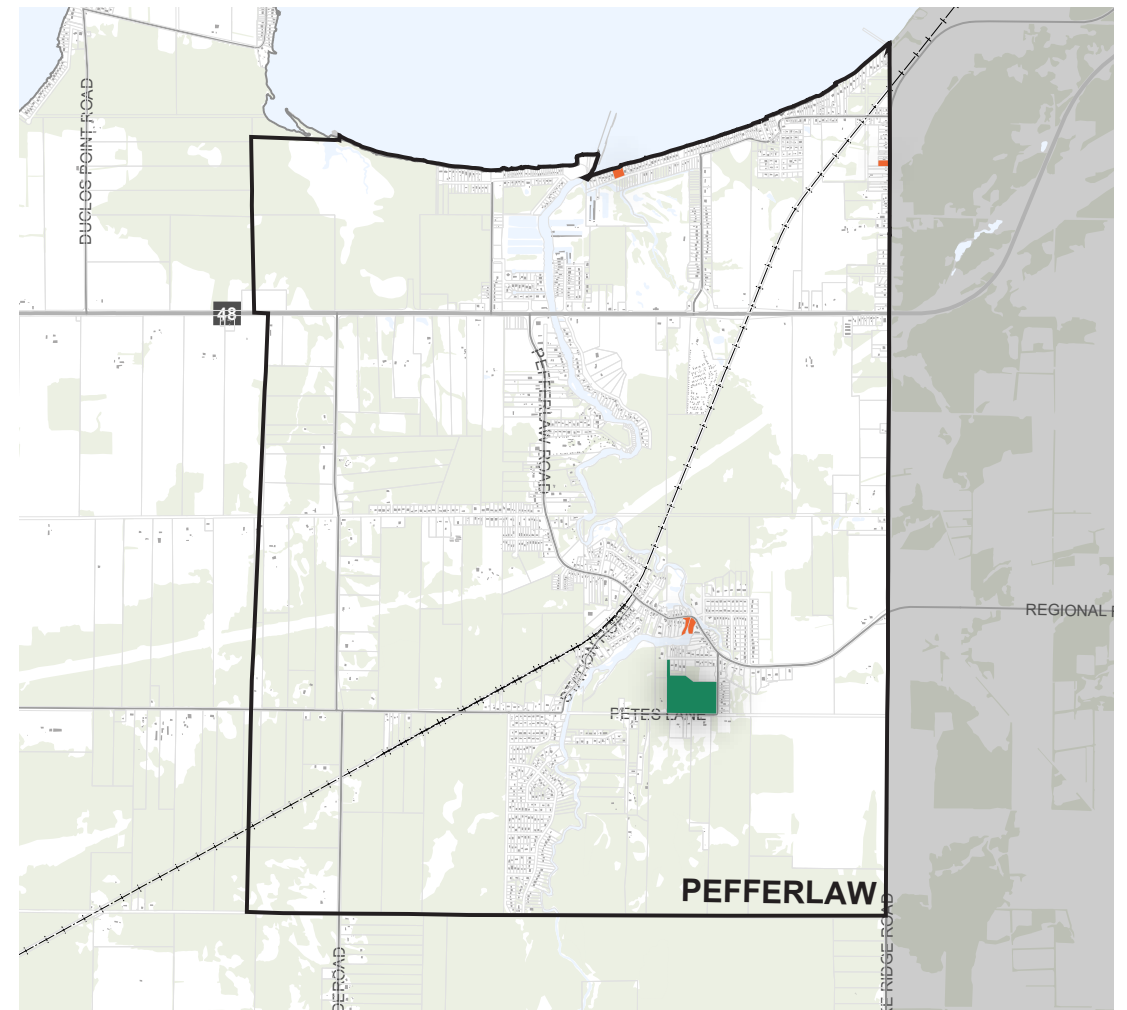
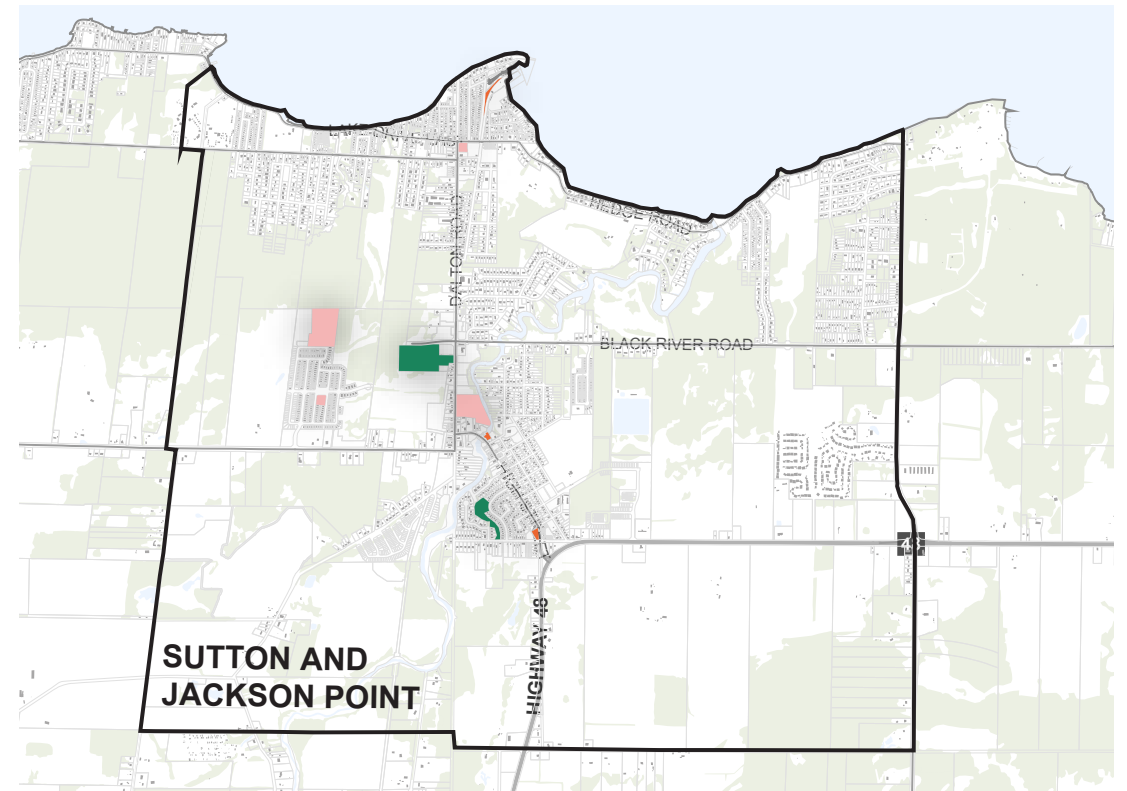
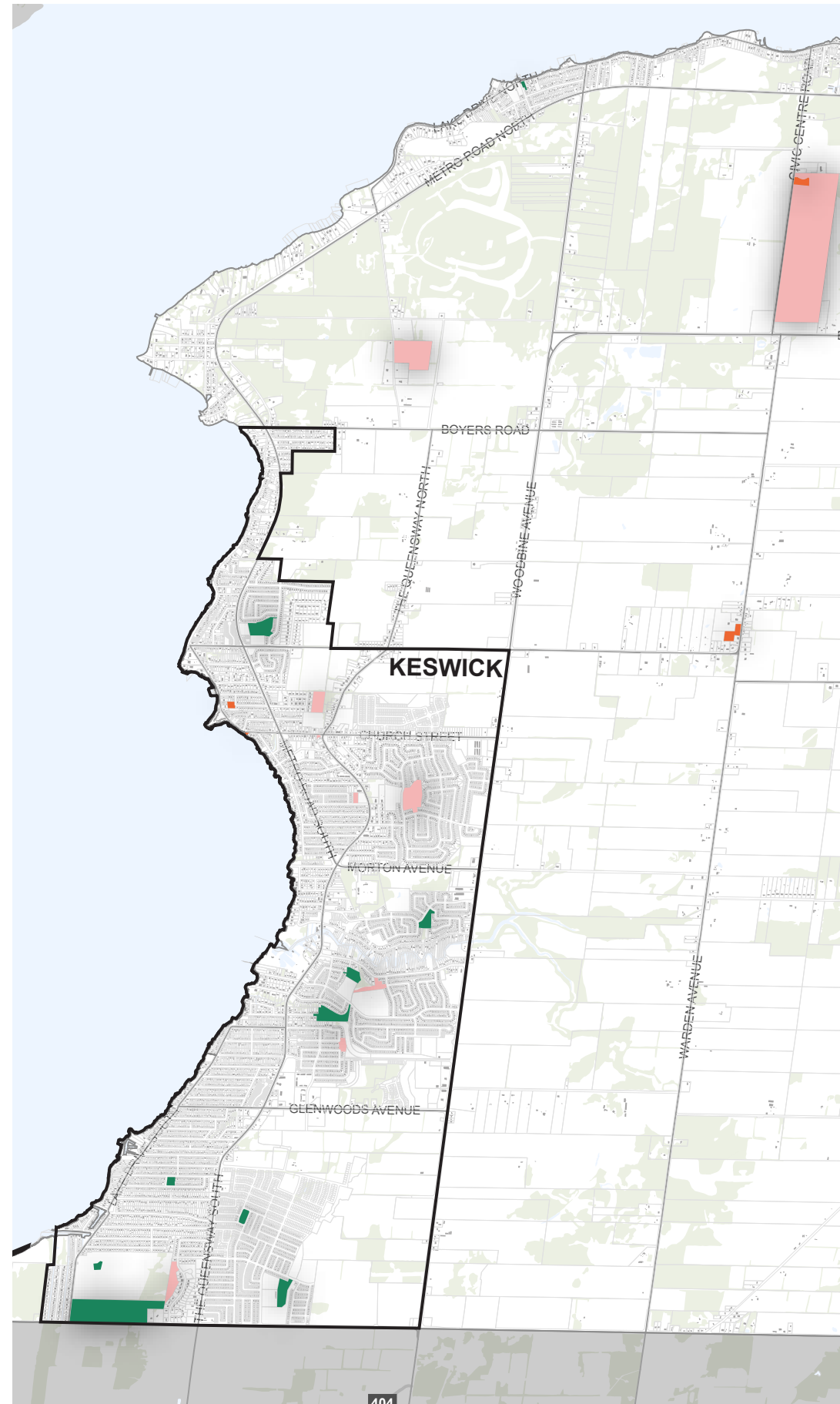
# PRIMARY USE

Primary use represents the main use of each park. Below are descriptions of the various categories:

- » **Parks Active Use:** Parks that provide a form of programmed recreation including exercise equipment, sports fields etc. (13 parks are within this category)
- » **Parks Passive Use:** Parks that provide a form of unprogrammed recreation such as lawn areas. (11 parks are within this category)
- » **Parks - Hybrid Use:** Parks that provide both active and passive recreation uses. (15 parks are within this category)

PLAN 5  
PRIMARY USE

- Parks - Active Use
- Parks - Passive Use
- Parks - Mixed Use/Hybrid



## NEEDS ASSESSMENT

This section provides an assessment of parkland needs for the communities of Keswick, Sutton & Jackson's Point, and Pefferlaw. The analysis is based on facility usage data and public survey feedback, highlighting current strengths, identified gaps, and community preferences.

### KESWICK

Keswick benefits from a diverse and well-equipped park system, including large community parks such as The ROC and Whipper Watson Park. These parks offer a wide range of amenities, including splash pads, sports fields, and winter recreation facilities. The ROC, in particular, provides tubing, skiing, and skating, making it a year-round destination. Additionally, Keswick is served by two leash-free dog parks, enhancing its appeal to pet owners. West Park specifically experiences frequent flooding within sports fields and requires adjustments to park programming and / or drainage improvements. The MURC would benefit from the addition of outdoor amenities to complement the indoor recreation facilities provided. Community feedback in Keswick highlights a need for more picnic shelters and shaded areas, improved signage and lighting, and more accessible and all-season trails, and upgrades or expanded splash pad in Const. Garrett Styles Park. Residents frequently

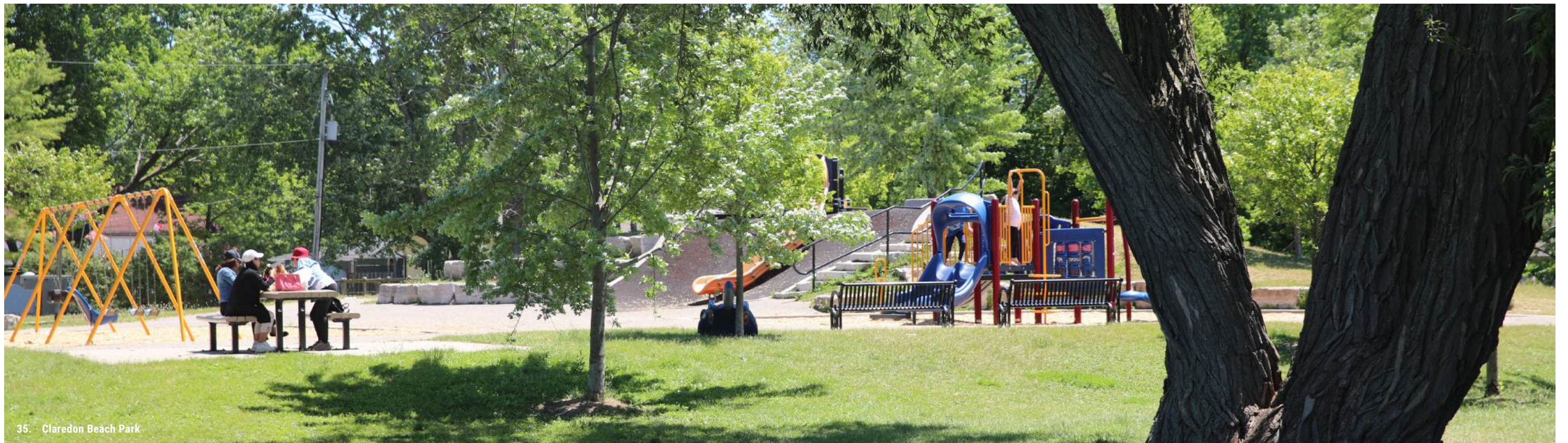
use parks for walking, dog walking, and family outings, indicating that passive and informal recreational spaces are important amenities within the community. The development of Simcoe Landing provides an opportunity to implement a community park with a unique destination playground and splash pad.

### SUTTON AND JACKSON'S POINT

Sutton and Jackson's Point feature well-used parks such as Julia Munro Park and the Sutton Multi-use Facility, which offer diverse amenities and serve as inclusive, multi-generational spaces. Park amenities such as skate park and community garden at the Link, and the splash pad at Julia Munro Park, contribute to their popularity. There are currently no leash-free dog parks, pickleball or tennis courts, or full basketball courts within the area. The community may benefit from the addition of these amenities. Lighting and safety are also concerns, as some parks lack adequate lighting in less visible areas.

### PEFFERLAW

Pefferlaw is home to Pefferlaw Park, a highly used community park, which provides a community garden, skate park and pump track, as well as a covered outdoor rink supporting winter recreation. Picnic shelters are in high demand, with over 1,400 hours booked in 2023, indicating their popularity among residents. The community currently does not have a leash-free dog park, splash pad, or outdoor volleyball courts. Pefferlaw Park may benefit from the addition of these amenities. Community feedback suggests there is a need for more lighting, additional playgrounds and splash pads, and improved connectivity between parks and residential areas.



35. Claredon Beach Park

# 07

## Vision



## VISION & STRATEGIC DIRECTIONS

“To provide parks and open spaces throughout the Town to meet the community’s growing needs for accessibility, diversity, interconnectivity, and inclusivity, through improved connections with nature to promote community engagement and active living.”

To guide the establishment of recommendations for the PMP, three (3) Strategic Directions have been developed:

### Strategic Direction #1: Develop a Robust Parks and Open Space Network



Maintain, upgrade, and modernize facilities and amenities to meet current and future community needs.

### Strategic Direction #2: Encourage Active and Healthy Living



Promote physical activity, recreation, and wellness through flexible and accessible year-round recreation offerings in all communities in Georgia.

### Strategic Direction #3: Plan for Growth and Future Needs



Align investment in parks infrastructure, services, and amenities with demographic changes and evidence-based asset management practices.



37. Images Showing Active Year-Round Use of Town Amenities

# 08

## Priority Capital Projects



## WEST PARK REDEVELOPMENT

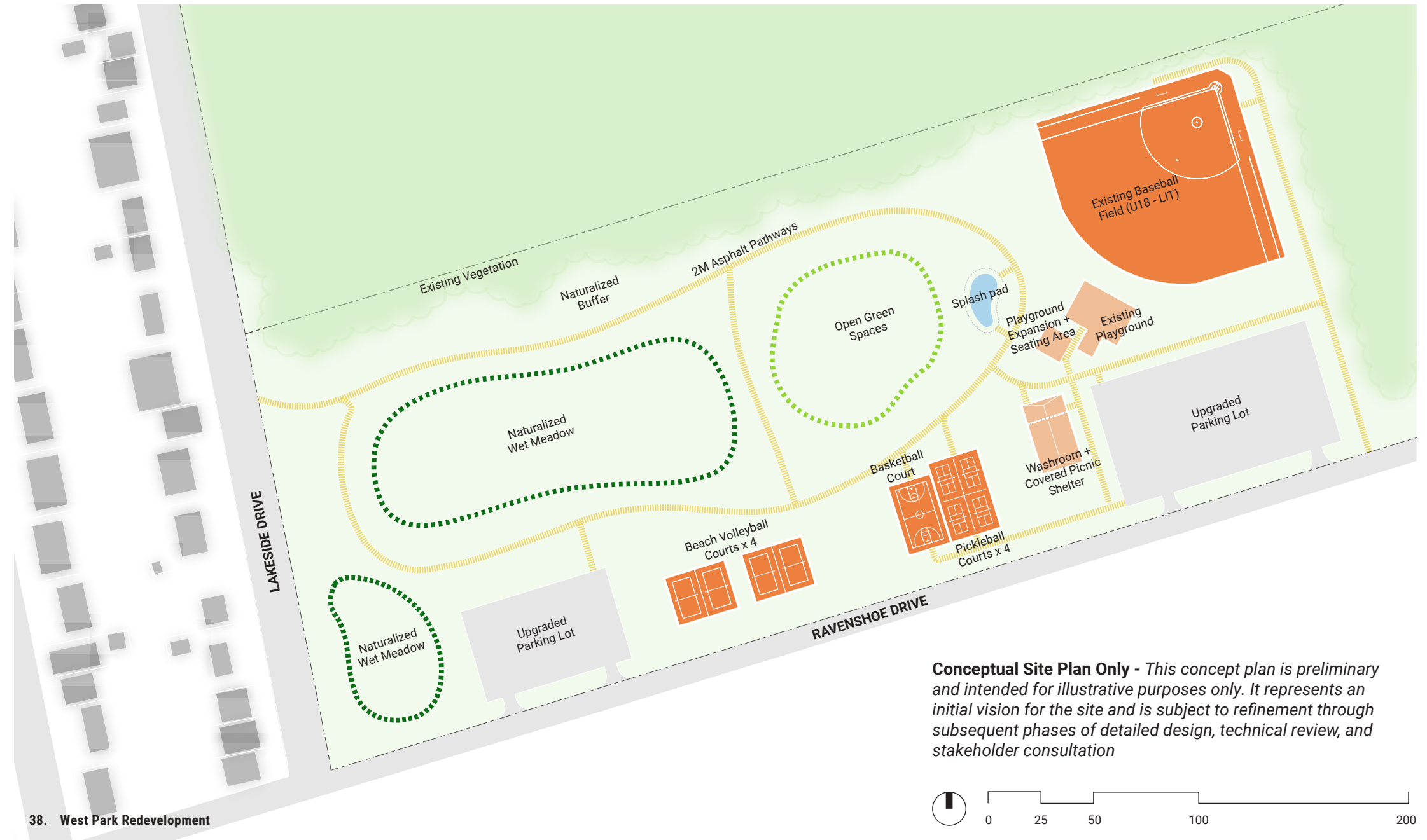
This redevelopment project aims to transform the existing West Park, including the surrounding trails, into a more climate and flood resilient park, while at the same time providing the Town with a variety of accessible, active and passive recreation amenities. The proposed design recommendations are based on the following key considerations:

Frequent flooding of a large portion of the park provides challenges in retaining all existing baseball diamonds or accommodating multiple new programmable sports fields. As a result, the removal of three existing baseball diamonds is recommended.

To maintain the current level of service provided by the Town, the following upgrades and additions to baseball facilities are recommended:

- » One large diamond or two smaller diamonds could be introduced at Julia Munro Park.
- » Lighting installation at ROC Diamond #4 would extend playable hours and improve usability.
- » As outlined in Concept #1 for the MURC, a multi-sport artificial turf field could accommodate two baseball diamonds, offering flexibility for seasonal and multi-use programming
- » Complete a Sport Land Needs Study to determine the best approach for the addition of sport facilities within Georgina.

Implementing replacement baseball facilities at other locations within the Town is recommended prior to the redevelopment of West Park, ensuring continuity of service and avoiding gaps in availability. It is worth noting that Georgina currently offers more baseball diamonds than many comparator municipalities, which reflects both historical demand and strong community interest in the sport. These planned upgrades will help maintain current standards while adapting to evolving recreational needs.



**Conceptual Site Plan Only** - This concept plan is preliminary and intended for illustrative purposes only. It represents an initial vision for the site and is subject to refinement through subsequent phases of detailed design, technical review, and stakeholder consultation



The proposed redevelopment emphasizes flood resilient open green space for unprogrammed play, as well as naturalized wet meadow areas and buffer zones to enhance the natural environment. These features are intended to support a more resilient landscape that can adapt to evolving environmental conditions. Sports courts and building design will have to take into consideration flood and ground water conditions. This approach aligns with the goals outlined in the Town of Georgina's 2025 Climate Action Plan, which emphasizes sustainable land use and climate-resilient infrastructure.

Recommendations for West Park include:

- » Existing U18 Baseball Field to remain (upgrade as necessary)
- » Four (4) beach volleyball courts (allow for tournament play)
- » One (1) basketball / ball hockey multi-use court
- » Four (4) pickleball courts (allow for tournament play)
- » One (1) splash pad
- » Play area expansion and seating addition to existing new playground
- » Open green space for unprogrammed play
- » Naturalized wet meadow and naturalized buffer
- » 2m wide asphalt walking loop and accessible pathway connections
- » Parking lot upgrades
- » Possible future 500 sq m washroom building with covered picnic area
- » Room for possible future court expansion
- » Room for possible games additions, i.e., bocce ball, ping pong, cornhole or chess, or outdoor fitness additions.

# THE MURC

The MURC, opened in March 2024, is one of Georgina’s largest capital improvement projects, offering a wide range of indoor amenities including a double gymnasium, aquatic centre, walking track, and library maker space. The Town has previously identified the need for additional sports fields and outdoor amenities to enhance and expand upon the MURC’s indoor recreation offerings.

## Option 01

Proposed outdoor amenities at the MURC illustrated in Option 1 are designed to complement the indoor recreational offerings, while also addressing current and future community needs. These facilities aim to provide flexible, multi-use active uses, support youth and adult sports programming and enhance community participation through accessible and inclusive design. The inclusion of an artificial turf multi-sport facility would provide Georgina with a sport facility that allows for expanded use in the shoulder season and a wide variety of programming options. Multi-sport Artificial Turf Field

Recommended Option 1 amenities for the MURC include:

- » A multi-sport artificial turf field designed to support extended 3-season use and accommodate a variety of sports, including baseball and soccer.
- » Two (2) full-sized soccer fields (100m x 64m), with the option to convert into four (4) mini fields to support youth programming and adaptable scheduling.
- » One (1) U18 Baseball Field (90’ baseline with min. 300’ outfield, south-east orientation)
- » One (1) U15 Baseball Field (80’ baseline with max 300’ outfield, north-west orientation)
- » Dual-use capability of the turf, enabling two (2)



**Conceptual Site Plan Only** - This concept plan is preliminary and intended for illustrative purposes only. It represents an initial vision for the site and is subject to refinement through subsequent phases of detailed design, technical review, and stakeholder consultation



39. MURC- Option 01

soccer games or two (2) baseball games to be played simultaneously using a temporary outfield fence, promoting efficient use of space.

- » A half basketball court
- » Junior / senior playground

- » 2-metre-wide asphalt pathway connection
- » Parking expansion

# THE MURC

## Option 02

An indoor sports dome is proposed as Option 2 for the MURC site. This facility would complement the existing recreation complex by adding access to a four-season sports facility, enabling year-round programming, training, and tournaments. It would also enhance the Town's capacity to host regional events and attract visitors.

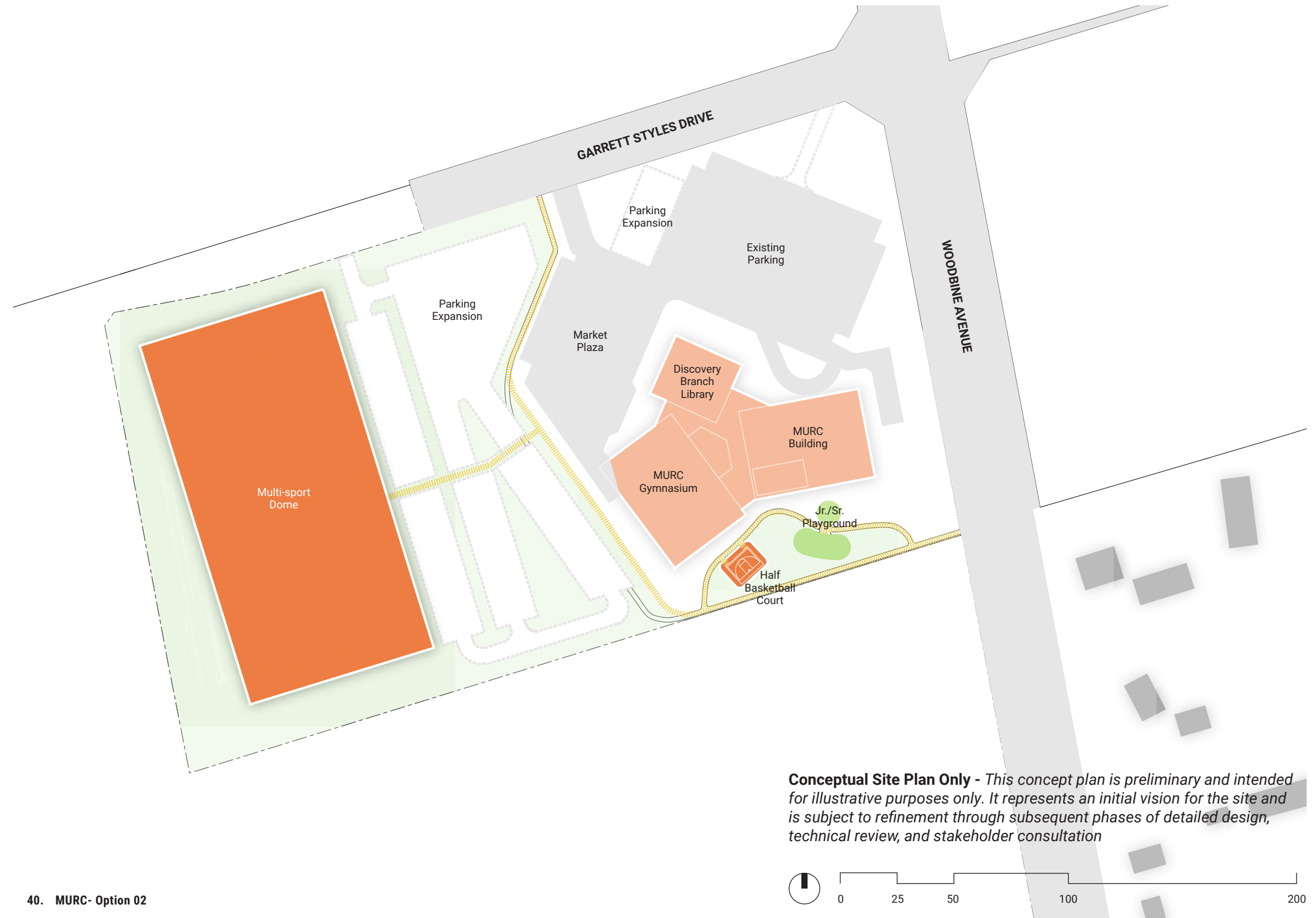
This proposal aligns with the Multi-Year Accessibility Plan by expanding inclusive recreation options, particularly during winter months. It supports coordinated efforts to ensure equitable access to programs and services through school and community partnerships that promote inclusive programming. Municipalities such as Bradford West Gwillimbury and Orangeville have successfully implemented sports domes that offer flexible, multi-sport indoor spaces. These facilities have increased participation in youth and adult leagues, generated rental revenue, and served as year-round hubs for community recreation.

The MURC site has sufficient land to accommodate a dome without impacting existing amenities. A modular or air-supported dome structure is recommended as a cost-effective, quick to install, and scalable solution to meet future demand.

Recommended Option 2 amenities for the MURC include:

- » Four season multi-sport dome which can accommodate a variety of sports, soccer, lacrosse, ultimate frisbee, volleyball, basketball, tennis and pickleball.
- » A half basketball court
- » Junior / senior playground
- » 2-metre-wide asphalt pathway connection
- » Parking expansion

Alternatively, the Town may consider locating the dome at the Civic Centre or ROC, given its central location within the municipality.



**Conceptual Site Plan Only** - This concept plan is preliminary and intended for illustrative purposes only. It represents an initial vision for the site and is subject to refinement through subsequent phases of detailed design, technical review, and stakeholder consultation

40. MURC- Option 02

# 09

# Recommendations and Capital Works Program



# Recommendations and Implementation

The priority projects and recommendations outlined in this section are informed by public, stakeholder, and staff feedback, as well as analysis of municipal comparators, outdoor recreation trends, vision and strategic directions, gap assessments, and identified community needs. These recommendations include actions related to parks and governance, capacity building, collaboration and partnerships, seasonality, and the programming of active and passive recreation opportunities.

These recommendations are designed to function cohesively, recognizing that the Town of Georgina is one of the fastest-growing communities in Central Ontario. They also acknowledge ongoing recreation planning and development initiatives, such as the recently completed Waterfront Parks Master Plan (WPMP). The PMP aligns with and respects the recommendations of the WPMP, without reiterating them here, as they are already being actively integrated into the community. The recommendations also do not include any projects that are currently being developed by the Town within non-waterfront municipal parkland.

Some recommendations within this Master Plan will hold greater relevance for specific communities and neighbourhoods than others. The recommendations provided are not exhaustive; additional capital repairs, operational expenditures, and initiatives beyond the scope of this Plan may be identified and prioritized on a case-by-case basis over its 15 year lifespan.

This Master Plan is intended to guide the Town of Georgina in identifying and addressing community priorities, setting a general course of action for meeting current and future needs. While the Town is not obligated to implement every recommendation, the Plan serves as a strategic tool to support informed decision-making.

The recommendations are based on identified needs, which may not necessarily align with the Town's current financial capacity. Each recommendation's priority considers the urgency of need, budgetary constraints and other factors that may impact implementation.

Priorities set as part of the PMP should be revisited regularly, particularly prior to the development of key capital and operating budgets. Additionally, the impacts of changing provincial priorities and policies on these recommendations must be monitored, as they may impact funding mechanisms such as parkland reserve funds among other factors.

Taking all of these factors into account, the PMP includes a total of **seventy-one (71) recommendations**, organized into seven (7) sections:

1. Planning and Policies;
2. Parks and Open Spaces;
3. Programs and Services Delivery;
4. Projects, Staff, and Finances;
5. Building a Sustainable Community;
6. Partnerships, Promotion and Communication;
7. Monitoring.

## Implementation Strategy

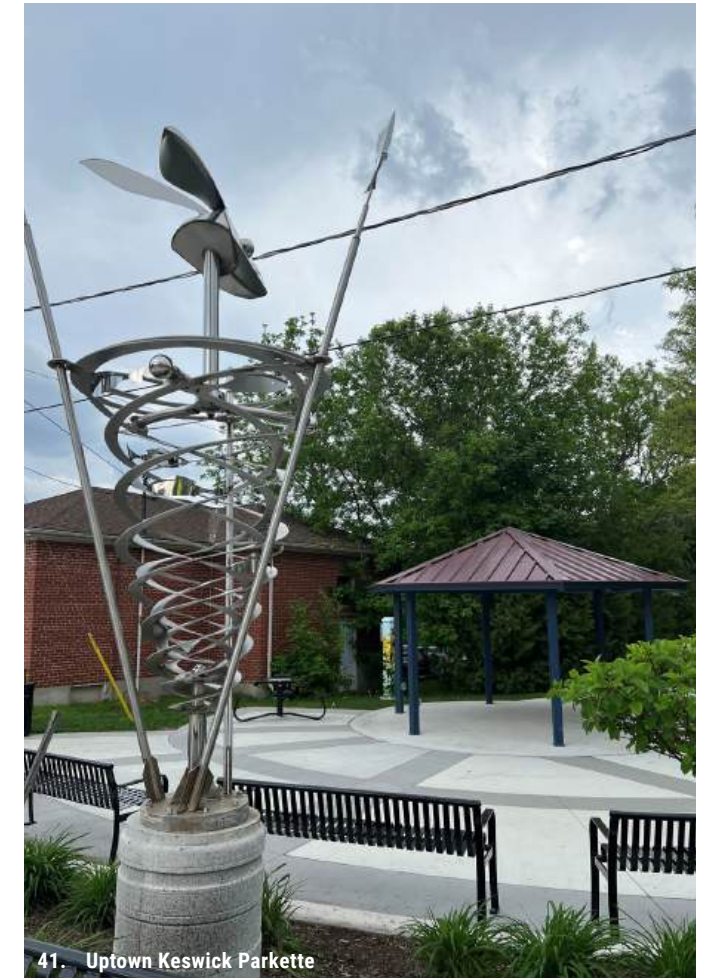
The implementation of recommendations in this Master Plan is guided by a structured strategy that prioritizes actions over the lifespan of this plan, based on urgency, feasibility, and available resources. Simple, higher-priority recommendations should be implemented sooner, while medium- or long-term priorities may require extended timelines to support the broader, long-term vision.

The timeline of recommendations is categorized as follows:

- » **Ongoing - Years 1-15 of the Plan**
- » **Short - Years 1-5 of the Plan**
- » **Medium - Years 5-10 of the Plan**
- » **Long - Years 10-15 of the Plan**

Further details on each recommendation, along with anticipated costs, are provided in this section. It is important to note that all operation recommendations are anticipated to be carried out in-house by Town Staff.

All recommendations are considered important and, if effectively implemented, will contribute to the enhancement of parkland, open space, and outdoor recreation programming throughout the Town.







41. Uptown Keswick Parkette



42. Udora Park


Table 9: Recommendations and Implementation Strategy

NO.	RECOMMENDATIONS	BUDGET	PRIORITY
<b>PLANNING AND POLICIES</b>			
1	<p><b>Develop a minimum standard parcel criteria for parks when accepting the conveyance of land as parkland.</b> The Town should develop a Parkland Dedication By-law, separate from the Official Plan, that aligns with recreation and development trends, best practices, and provincial regulations and policies such as Bill 23. During the life of this Master Plan, provincial regulations and policies may impact how parkland can be identified for conveyance purposes through allowing landowners to select parkland based on provincial criteria. In developing a Parkland Dedication By-law, consultation with Developers and the School Boards should be completed as per s.s51.1 of the Planning Act.</p> <p>The following provides examples of criteria when assessing land as future parkland:</p> <ol style="list-style-type: none"> <li>Land to be conveyed to the Town must satisfy the following conditions: <ul style="list-style-type: none"> <li>Lands are free and clear of all legal and other encumbrances.</li> <li>Lands are continuous in nature meaning they are not broken into multiple, unusable spaces or lots. Record of site conditions should satisfy a Phase I ESA.</li> </ul> </li> <li>Land is deemed unsuitable when: <ul style="list-style-type: none"> <li>The land has been or will be conveyed to the Town for stormwater management purposes, highways, roadways, walkways, or other non-parkland purposes.</li> <li>There is presence of natural hazards including flood prone lands.</li> <li>The location, grade and configuration of lands are constrained or undesirable.</li> <li>Having unsuitable or unstable soil conditions.</li> <li>It includes utility rights-of-way or easements.</li> <li>There is contamination as determined by an ESA.</li> </ul> </li> <li>Applicant must restore the land to be conveyed as parkland to a condition satisfactory to the Town.</li> </ol>	\$15,000	
2	The current target service level identified in the Town's OP is 2.25 ha per 1,000 residents. In the next update of the OP, it is recommended that this <b>target level be increased to 3.5 ha / 1,000 population, and not below 3.35 ha / 1,000 population</b> , to better align with Town's current service level and ensure it's ability to meet the future needs of the Town's growing population.	In house	
3	As part of the overall planning of the community, <b>improve digital planning tools by consolidating the existing recreation layers in the Town's GIS system with the lot and parcel boundaries</b> , providing defined blocks of land for each park and open space. Currently, some parks within the GIS data are not following parcels boundaries and may be divided by other GIS data. Multiple parcels that make up a park should also be combined into one parcel. An up-to-date planning tool aligned with municipal parcel fabric will provide the ability to highlight opportunities and constraints at time of reviewing proposals from developers.	In house	ONGOING
4	<b>Create a formalized application process for residents and community groups looking to suggest new recreation activities and/or amenities based on new recreation trends and needs.</b> This process puts the responsibility on the residents and community groups to provide rationale for new opportunities they wish to see developed by the Town. Each request submitted to the Town should include the justification and feasibility of the project by providing background studies, research, and analysis demonstrating the need for the new recreation activities and/or amenities and the interest of a large group of the community. Based on the justification and information provided by the residents and/or community groups, the Town would make the final decision on whether the application is approved, and the request may be considered to move forward and be integrated to recreation services provided by the Town.	In house	
5	The Town should <b>review the updated population projections provided by Statistic Canada when available and re-align, as needed, the recommended service level targets for recreation and parks services</b> as the Town's population increases. This review will ensure that the service level targets identified within this Master Plan comply with future population forecasts for the duration of this Master Plan.	In house Assessment	ONGOING
6	To shape the future of parks and open spaces in Georgina, <b>consider establishing a formal Parks Development Manual.</b> This Development Manual will help support the future of the recreation system and assist with future Town-wide strategies for growth and improvements. This Development Manual should also focus on proximity of parkland to residents who will use them and on connecting residents to parks, amenities, and schools. <p>The following factors are recommended to be considered and included in such Manual:</p>	\$30,000	

NO.	RECOMMENDATIONS	BUDGET	PRIORITY
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- a. The establishment of a hierarchy of spaces and amenities for a diverse, multi-functional, four-season usage. The hierarchy of spaces should be based on size of parkland and should consider typical hierarchy including parkette, neighbourhood parks, community parks, and regional parks.
- b. The development of parks and open spaces amenities that are diverse and reflect the interests of the community who will use them.
- c. The establishment of frequency and diversity in types of parks and amenities providing interest and variety for the community.
- d. The development of outdoor recreation standards with requirements for inclusive play areas, walkways, pathways, seating areas, courts and sports fields, enhanced lighting, fencing, shade requirements, and other outdoor recreation amenities. These park standards will guide the development and redevelopment of park spaces and provide consistency across all parks; all new parks should be developed using these standards. As park standards are introduced and life cycle upgrades are made, gaps in current park amenities should be identified and aging infrastructure should be replaced. Examples of recreation components to be standardized include the following:
  - » Park signage should be provided at the main entrance of each park including identification of the park and the civic address; information provided on park signage should be simple, clear, and accessible. The new signage standard developed for Town's facilities should be used as the base to create the park signage. Other park information such as park rules and/or historical facts should be provided on a separate signage; the use of a QR code for additional information may also be provided to obtain greater information on park dedication, park rules, and more.
  - » Demarcated pathway crossings should be provided at vehicular roadways where priority is on the pedestrians and cyclists; pathway crossings should be safe, clear, and accessible.
  - » Where pathway lighting is required, lighting levels should consider the environment and wildlife; lighting levels / correlated colour temperature (CCT) should be maximum 3000K and be sky-friendly.
- e. A standard construction cost per hectares for new parkland should also be established to guide the requirements for new amenities based on size of each new park and provide an adequate cost for the development of parks; the standard construction cost per hectares should be reviewed every year or every two years based on the construction market.








7	<p>The Town should <b>consider the following co-location principles when opportunities or needs arise for new Community level recreation facilities.</b> These principles are in line with industry trends of locating a variety of recreation facilities and amenities on one site in order to create co-benefits for multi-use and multi-generational accessible spaces, efficient use of funding dollars, as well as improved user experience by centralizing facilities for ease of access. Recreation complexes can often offer higher quality amenities and provide for more efficient staff operation and maintenance.</p> <ul style="list-style-type: none"> <li>» Upon consideration of a new facility or amenity, including sports facilities, explore possible options for co-locating such a facility / amenity at an existing municipal recreation site.</li> <li>» Opportunities for operational economies of scale and capital cost savings should be sought when considering the specific amenities or facilities to co-locate.</li> <li>» Upon consideration of a new arena, swimming pool, or multi-field complex, consider long-term plans for co-locating amenities in one property. Prepare a master plan, if appropriate, for the site to allow future amenities to be planned for in the capital budget.</li> </ul>	In house	<b>ONGOING</b>
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8	<p>As the Town grows, <b>consider the potential to add a 'Town-Wide Park' category to the Town's parkland classification in the Official Plan.</b> Town-Wide Parks are important outdoor recreation venues and facilities that offer unique special purpose activities. They are normally located on arterial roads but may also be site specific or based on venue features or environmentally significant lands. Town-wide parks may also include sport tourism venues where a number of fields provide tournament venues for the Town and attract visitors through sporting events. The size of town-wide parks will vary, depending on the function and purpose of the park, and may include a range of indoor and outdoor facilities.</p>	In house	
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9	<p><b>Implement recommendations in coordination with other related Town plans and policies,</b> including the Waterfront Master Plan (2023), Climate Action Plan (2025), and Active Transportation Master Plan (2026 – In development).</p>	In house	<b>ONGOING</b>
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## PARKS AND OPEN SPACES

10	<p><b>Wayfinding signage including maps of the Town Parks Systems should be provided at key locations</b> such as the ROC, the MURC, the Pefferlaw Sports Zone and Ice Pad, the Sutton Multi-use Facility, destination Waterfront Parks. Good locations for maps include lookouts, plazas, gathering spaces, trail heads, and picnic areas. The maps will provide a clear understanding of where the user is located within the Parks Systems, promote safety, and encourage use.</p>	<b>\$100,000</b>	<b>ONGOING</b>
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NO.	RECOMMENDATIONS	BUDGET	PRIORITY
11	<b>Providing equitable access to parks</b> , ensuring that parks are located within 400 - 800 metres (5–10-minute walk) of each resident throughout the lifespan of this Master Plan and where existing neighbourhoods and land uses allow for such.	In house	ONGOING
12	<b>Improve accessibility, inclusivity, and equitability in parks and open spaces.</b> Existing outdoor recreation amenities should be assessed for their accessibility and inclusivity with a detailed list of required upgrades developed. Accessibility in outdoor recreation spaces should address, as a minimum, bench types and their location, waste receptacle access, pathway surfacing, playground surfacing, play structures, access to play areas, etc. Shaded areas with benches and picnic tables should be provided at key locations to provide shaded resting spaces for all. Shade may be provided by a mix of canopy trees and / or shade shelters.	In house	ONGOING
13	<b>Develop a strategy to expand age specific outdoor amenities that cater to adults, seniors, pre-teens, and teens.</b> These amenities may include horseshoe pits, pickleball courts, bocce ball courts, lawn bowling, walking loops, basketball and volleyball courts, skateboard parks, BMX tracks, fitness equipment, and obstacle courses. Where feasible, <b>amenities should be equitably distributed throughout the Town.</b> To further enhance youth and adult engagement, consider complimentary features such as outdoor Wi-fi, food trucks, interactive art and lighting, outdoor study areas, and social spaces. In parallel, <b>continue to offer and expand a wide range of recreation programming for all age groups</b> , increasing program frequency to meet growing community demand. To ensure inclusivity and affordability, review program fees and delivery methods, and consider developing a subsidy and inclusion policy to reduce barriers to participation, particularly for youth and seniors. Collaboration with developers and schools is recommended to support implementation.	In house	
14	<b>The Town should consider future needs and necessary park upgrades in coordination with the regular maintenance upgrades</b> proposed in the Town's Non-Core Asset Management Plan. Exploring efficiencies between the two will help balance the Town's needs and priorities with scheduled upgrades.	In house	
15	<b>Stormwater management ponds should, where feasible, be co-located adjacent to parkland and recreation areas</b> , integrating pathways that connect to the active transportation network and include amenities such as benches and waste receptacles. These facilities should complement, not substitute for, required parkland within a subdivision. The type of access (i.e. public) should be determined at the initiation of the design of the ponds and engineered appropriately; fencing should only be provided along property lines shared with residential properties. All stormwater management ponds should be planted with a mix of native trees, shrubs, perennials, and ornamental grasses that have low requirements for maintenance.	In house	ONGOING
16	<b>Four (4) pickleball courts by 2040</b> – The recommended program for the redevelopment of West Park includes consideration for the addition of four (4) pickleball courts to allow for tournament use (See Priority Project # 1). Also, consider the addition of pickleball courts or tennis / pickleball multi-use in Sutton.	<b>PART OF OTHER CAPITAL INVESTMENTS / \$300,000</b>	
17	<b>Implement a minimum of two (2) tennis/pickleball multi-use courts to meet current needs</b> based on the recommended service level target. The addition of these courts may be beneficial to address the need in Sutton.	<b>\$300,000</b>	
18	<b>Two (2) tennis courts by 2040</b> – Consider opportunities for tennis facilities co-located with proposed sports facilities or to add to existing multi-purpose facility.	<b>\$300,000</b>	
19	<b>Two (2) beach volleyball courts by 2040</b> – The recommended program to redevelopment of West Park includes consideration for the addition of four (4) beach volleyball courts to allow for tournament use. (See Priority Project # 1)	Part of Other Capital Investments	
20	<b>Nine (9) playgrounds by 2040</b> – New playgrounds should be located to provide a maximum separation or service distance radius of 500 metres (5–10-minute walk) for all residential areas to serve youth needs at the neighbourhood level and encourage walkable communities. A range of playground sizes, skill levels and age ranges is recommended based on park classification (i.e. Community Parks should provide expanded play opportunities and enhanced accessibility features). Consider opportunities to provide a destination playground as a part of the Simcoe Landing development in Keswick.	<b>\$1,800,000</b>	ONGOING
21	<b>One (1) skatepark by 2040</b> – Location to be determined based on community / park specific needs.	<b>\$900,000</b>	
22	<b>Two (2) splash pads by 2040</b> – Consider opportunities to add a splash pad in Pefferlaw, in association with key waterfront park improvements, or multi-purpose recreation complex additions / expansions. Also, consider opportunities to upgrade or expand the splash pad at Const. Garrett Styles Park in Keswick and to provide a destination splash pad as a part of the Simcoe Landing development in Keswick.	<b>\$1,000,000</b>	
23	<b>Three (3) picnic shelters by 2040</b> – Location to be determined based on community / park specific needs.	<b>\$400,000</b>	ONGOING
24	<b>One (1) 18-hole disc golf facility by 2040</b> to a suitable natural open park area within the Town	<b>\$30,000</b>	

NO.	RECOMMENDATIONS	BUDGET	PRIORITY
25	<b>Implement a minimum of two (2) basketball courts to meet current needs</b> based on the recommended service level target. Consider implementation of one (1) full size basketball court at West Park (Keswick) and a half (0.5) basketball court at the MURC (Keswick) as indicated in the priority projects. Consider adding ball-hockey linework on full basketball courts to add multi-purpose usage opportunities.	<b>PART OF OTHER CAPITAL INVESTMENTS / \$200,000</b>	
26	<b>Implement two (2) additional basketball courts by 2040</b> – Add basketball courts in new or existing parks in Sutton, Jackson Point and Pepperlaw where appropriate. Consider adding ball-hockey linework on full basketball courts to add multi-purpose usage opportunities.	<b>\$200,000</b>	
27	<b>Prepare a Park Master Plan and preliminary design studies for the MURC</b> to determine future park improvements (refer to Priority Project #1). Relocation of two baseball diamonds from West Park should be considered.	<b>\$200,000</b>	
28	<b>Develop a sports facility at the MURC</b> based on community needs and in coordination with the Sports Land Needs Study (refer to Recommendation #34).	<b>OPTION 1 - \$4,000,000 OPTION 2 - \$12,000,000</b>	
29	<b>Prepare a Park Master Plan and preliminary design studies for West Park</b> to implement park elements that are more suited to the for high-water table and temporary flooding. Three (3) of the four (4) baseball diamonds at West Park are recommended to be relocated to other table land park facilities. The diamond located on the northwest corner can be retained and upgraded. Implementing new baseball facilities at an alternate location is recommended to be in place prior to park redevelopment (Refer to Priority Project #2).	<b>\$80,000</b>	
30	<b>Redevelop West Park</b> based on community needs and in coordination with the Sports Land Needs Study (refer to Recommendation #34).	<b>\$3,500,000</b>	
31	Due to the potential removal of three (3) baseball diamonds located at West Park and replacement with (2) full sized artificial turf fields (See Recommendation # 27), <b>the Town would effectively require six (6) new baseball diamonds by 2040</b> to meet the desired service level. Consider opportunities for a baseball and cricket sport complex, and / or other co-located twin or tri-diamond facilities in Keswick and in the eastern portion of the Town. Additional baseball diamonds could be implemented at Julia Munro Park.	Refer to recommendations #29, #30, and #34	
32	<b>Implement five (5) soccer fields by 2040</b> – The program for development of the MURC may include two (2) full size artificial turf soccer fields or a sports dome. (See Priority Project # 1 and Recommendation #28). A minimum of five (5) additional fields will be needed by 2040. Consider opportunities for co-located field facilities in the eastern portion of the Town for these additional fields and provide a variety of field sizes based on community need. The sport dome would also support the CAP and offering more winter recreation offerings.	Refer to recommendation #28 and #34	
33	<b>Implement one (1) cricket pitch by 2040</b> – Cricket as a sport is increasingly gaining popularity in the Town and surrounding municipalities. Due to the large area required for a cricket pitch, land acquisition is required to be implemented. The location should consider ease of access from transportation routes and proximity to accommodations for visitors and tournament use. In addition, cricket batting cages in a smaller existing park spaces could be considered, offering residents an opportunity to practice the sport. Consider opportunities for integration within a multi-purpose recreation complex or a sports complex.	Refer to recommendation #34	
34	<b>Complete a Sport Land Needs Study</b> to confirm land requirements and potential locations for additional baseball, soccer and cricket facilities.	<b>\$80,000</b>	
35	<b>Re-lamp all baseball diamond and soccer pitch lighting</b> to improve existing facilities and keep them in good repair.	<b>\$2,000,000</b>	
36	<b>Upgrade baseball diamonds</b> (backstops, irrigation and infield repair, etc.) to improve existing facilities and keep them in good repair.	<b>\$150,000</b>	<b>ONGOING</b>
37	<b>Address issues with security and vandalism in parks</b> in a timely manner and as needed on an ongoing basis.	<b>\$150,000</b>	<b>ONGOING</b>
38	<b>Add lighting to the ROC Diamond #4</b> to expand usage and address the need for additional baseball diamond capacity.	<b>\$1,000,000</b>	
39	<b>Provide accessibility improvements in parks</b> to maintain an inclusive parks system on an ongoing basis over time.	<b>\$150,000</b>	<b>ONGOING</b>
40	<b>Resurface and repair park pathways as needed</b> over time to address accessibility and safety.	<b>\$300,000</b>	<b>ONGOING</b>
41	<b>Design new parks and enhance existing parks and outdoor spaces with a Crime Prevention Through Environmental Design (CPTED) approach.</b> The main objectives of CPTED include encouraging the diverse use of outdoor spaces to help establish informal surveillance within public spaces and promoting the presence of people in public spaces in order to avoid isolated areas. A CPTED approach should also consider how operation and maintenance zones for staff and day-to-day activities are provided adjacent to parks and open spaces and around recreation facilities. Operation zones include storage buildings, outdoor storage areas for equipment, excess material and furniture; adequate fencing should be provided to support good use of the municipal spaces.	Part of Other Capital Investments	<b>ONGOING</b>

NO.	RECOMMENDATIONS	BUDGET	PRIORITY
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There are three (3) main principles when developing outdoor spaces through the lens of CPTED and these principles should be combined to provide better safety for all users:

- a. Provide ways to encourage natural surveillance by increasing the visual permeability, adding lights in strategic locations, and reducing the presence of walls, opaque / privacy fence, and overgrown vegetation.
- b. Provide natural access control of areas where the public is not encouraged to be in, such as maintenance areas, by way of fences, low walls, gates, and landscaping. It should be noted a minimum of two (2) accesses / egresses should always be provided in a controlled area.
- c. Provide territorial reinforcement of the "sense of ownership". The territorial reinforcement is also encouraged with a multi-use space where there is a diversity of activities and uses provided to users.

Nothing in this Parks Master Plan is intended to limit, preclude, or otherwise hinder the ability of Council to pursue local initiatives, partnerships, or investments that support and showcase sport tourism. While this Master Plan focuses on establishing a long term, community based framework for parks, facilities, and recreation services, it recognizes that opportunities may arise over the life of the Implementation Strategy to advance sport related initiatives that extend beyond the scope of this study and potentially beyond municipal borders.

Accordingly, should Council identify a potential sport tourism opportunity, partnership, or facility investment that warrants further consideration, it is recommended that a **Sport Specific Feasibility Study or Sport Tourism Study be undertaken** at that time. Such a study would be intended to complement—not amend—this Master Plan by providing a focused assessment of the proposed initiative, including:

- |    |  |          |         |
|----|--|----------|---------|
| 42 | <ul style="list-style-type: none"> <li>» An evaluation of market demand and alignment with local and regional sport tourism objectives;</li> <li>» An assessment of potential funding models, including regional agencies, senior government, and private sector contributions;</li> <li>» Identification of industry, organizational, and community partnerships required to support implementation; and</li> <li>» An understanding of the scale of attraction, infrastructure, and investment necessary to deliver the initiative in a financially and operationally sustainable manner.</li> </ul> | In house | ONGOING |
|----|--|----------|---------|

Undertaking a targeted feasibility study, as required, will ensure that future sport tourism initiatives are informed by appropriate technical analysis, financial due diligence, and partnership considerations, while allowing this Master Plan to remain flexible and responsive to emerging opportunities over its planning horizon.

## PROGRAMS AND SERVICE DELIVERY

43	<p><b>Continue providing municipal programming that promotes opportunities for active living</b> in alignment with community feedback, needs, and trends, such as fitness classes, games nights, art classes, seniors / teen programming, and programming that doesn't involve or require a team to play.</p>	In house	ONGOING
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44	<p><b>Continue to work with local associations and organizations to grow and expand recreational opportunities</b> that enable and support unstructured, self-structured, and low cost activities, in addition to local sports and other organized activities. The Town should not compete with local businesses and organizations to provide programming but rather provide programming that fills in the gaps to what is already being offered within the Town.</p>	In house	ONGOING
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45	<p><b>Request annual sport organization registration numbers to track trends and identify / plan to fill gaps with Municipal programming.</b> This information can also be used to identify capacity issues for specific amenities that can inform the development of new recreation amenities.</p>	In house	ONGOING
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## PROJECTS, STAFF, AND FINANCES

46	<p><b>Offer to host user group meetings to discuss issues and opportunities</b> related to service delivery, community needs, and overall communication, with individual groups, or collectively when / if appropriate.</p>	In house	ONGOING
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47	<p><b>Work with an experienced design consultant to complete feasibility studies and conceptual designs for park capital projects</b> well in advance to be ready to take advantage of funding and partnership opportunities as they arise.</p>	Part of Other Studies	ONGOING
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48	<p><b>Work with an experienced design consultant to prepare detailed park designs</b> that meet industry standards for the development of parks and open spaces.</p>	Part of Other Studies	ONGOING
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NO.	RECOMMENDATIONS	BUDGET	PRIORITY
49	<p><b>Explore opportunities for additional, reliable, and sustainable funding resources for parks.</b></p> <ul style="list-style-type: none"> <li>a. Review funding structure and related policies and bylaws.</li> <li>b. Explore new joint use agreements with surrounding municipalities.</li> <li>c. Consider sponsorship opportunities (i.e. rink boards advertisements, naming rights, events, etc.).</li> <li>d. Working with the Planning Department, review Development Charges rates for new developments to occur in the second half of lifespan of this Master Plan.</li> </ul>	In house	ONGOING
50	<p><b>The Town should maintain a centralized list of park grant funding received</b> including past and contemplated fundings. The Town should actively review grant funding opportunities from The Ontario Trillium Foundation and The Association of Municipalities Ontario's (AMO) Canada Community-Building Fund. Additionally, the Town should become a member of Ontario Grant Watch websites and applications to receive notifications of local, provincial, and federal funds and grants related to recreation.</p>	In house	ONGOING
51	<p><b>As the Town grows, formalize and create new roles within the Community Services Department and create a formal staffing plan; such plan should include:</b></p> <ul style="list-style-type: none"> <li>a. Succession planning, staff retention, and cross-training.</li> <li>b. Growth of staff satisfaction through creation of an awards and recognition program.</li> <li>c. Building staff leadership capacity by attracting and maintaining qualified team members and staff who are passionate about what they do and are committed to building a strong and healthy community. <ul style="list-style-type: none"> <li>» Increase competency-based professional development programs for staff to develop knowledge, to increase capacity, and to grow their expertise. Provide new job skills training to staff and internship opportunities for youth, young adults, and newcomers.</li> </ul> </li> <li>d. Ensure staff members are adequate to support the recommendations of this plan.</li> </ul>	In house	
52	<p><b>Review the Town's current park management and maintenance standards</b> to ensure existing standards remain current with community expectations and growing parks network.</p>	In house	
53	<p><b>Continue to encourage the Community Giving Program to accept capital contributions</b> from residents, organizations, and service clubs towards the enhancement of a park, facility, or component thereof.</p>	In house	
<b>BUILDING A SUSTAINABLE COMMUNITY</b>			
54	<p><b>Promote the conservation of biodiversity</b> through naturalized and vegetated shorelines and waterways, and protection / enhancement of significant natural features and habitats, including wetlands, forests, and woodlands.</p>	Part of Other Capital Investments	ONGOING
55	<p><b>Support the establishment and operation of community gardens in response to community need and interest</b>, while minimizing any impact on existing recreational uses. The development of community gardens should be guided by a municipal policy that outlines operational responsibilities and a clear process for community involvement. Each garden should be supported by a site plan, standard design details, and a formal partnership agreement renewed every 3–5 years.</p>	In house	
56	<p><b>In alignment with the Town's 2025 Climate Action Plan, promote a climate-conscious approach when developing new or redeveloping existing facilities and amenities.</b> This approach includes:</p> <ul style="list-style-type: none"> <li>a. The provision of outdoor refreshing stations / amenities in parks and open spaces and along trails and pathways including mist/cooling stations, splashpads, access to beaches, water bottle filling stations, and shade structures.</li> <li>b. The reduction of energy cost, carbon emission, and environmental footprint.</li> <li>c. Considering energy conservation and generation in the planning of new amenities and facilities.</li> <li>d. Reviewing day-to-day operations and the maintenance of recreation facilities.</li> <li>e. Incorporating more sustainable design features into the development of parks such as bioswales, raingardens, and pollinator gardens and naturalized outdoor spaces where possible to reduce grass cutting requirements.</li> <li>f. Utilizing locally sourced and sustainable building materials where possible.</li> </ul>	Part of Other Capital Investments	ONGOING

NO.	RECOMMENDATIONS	BUDGET	PRIORITY
<b>PARTNERSHIPS, PROMOTION AND COMMUNICATION</b>			
57	<b>Seek opportunities to partner with not-for-profit and private providers</b> to provide expanded outdoor park recreation programming and events and assist with community beautification projects.	In house	ONGOING
58	<b>Consolidate the information associated to each community group and association onto a single webpage on the Town's website</b> so that residents and users can easily find the information they are looking for. The inventory should be updated on a regular basis by each community group and association as an annual confirmation of services provided. The Town should take an active role in updating associations and groups data base.	In house	
59	<b>Continue to involve the community and collaborate with local agencies, community groups, and adjacent municipalities in the planning, design, and upgrading of parks</b> to include a variety in scale that can serve the broader region and support the ongoing development of the parks system. Public consultation should be conducted at the conceptual design stage of park projects to inform the community about upcoming work and gather feedback on amenities identified by staff and park designers, based on available budget.	In house	ONGOING
60	<b>Continue to foster open collaboration between municipal staff, local sports and recreational organizations, and programming providers</b> such that events and activities (one-off, annual, or informal) will support community-wide involvement for all ages and abilities while reducing service duplication or inefficiencies. These organizations should be involved in the parks planning process and be actively consulted so that programming and services are provided in a comprehensive and inclusive way.	In house	ONGOING
61	<b>Maintain a close relationship with parks and recreation associations and organizations</b> such as Canadian Parks and Recreation Association (CPRA), Parks and Recreation Ontario (PRO), and Ontario Recreation Facility Association (ORFA).	In house	ONGOING
62	<b>Establish and maintain ongoing coordination with developers throughout the development approval stages</b> so that opportunities to incorporate new parkland and/or outdoor recreation facilities are identified early in the process, <b>including strategies to incorporate new parkland and associated facilities</b> within the existing recreation system and confirming operational capacity to maintain new parks. Plans of Subdivision and other new development should provide <b>opportunities to promote the development of parks with trail linkages to improve connectivity</b> and enhance the recreation system.	In house	ONGOING
63	<b>Collaborate with community organizations</b> to support youth, older adults, and seniors through age-specific strategies such as pursuing a 'youth-friendly community' designation, providing dedicated spaces in Town facilities, and coordinating inclusive programming. Additionally, <b>promote volunteerism</b> by creating a formal intake process, partnering with high schools to support student volunteer hours, and developing a volunteer recognition program to encourage ongoing community involvement.	In house	ONGOING
64	<b>Review and update agreements with community groups accessing community recreation facilities.</b> These include community use of schools, joint recreational use, lease, and minor groups.	In house	ONGOING
65	<b>Leverage emerging technology to improve communication and service delivery</b> and to promote recreation opportunities and events offered by the Town. a. Expand on the Georgina Interactive Trails Map to include park locations, facility features, and amenities. b. Increase use of a variety of social media platforms to publish recreation and parks programming / events information as they come. c. Share e-newsletter with schools. d. Create unique 'hashtags' or geolocations within Georgina to garner attention. e. Develop and post online promotional videos for special announcements, engagement, and to promote events and recreation project. f. Engage an ambassador, who could be a volunteer, to promote specific events, projects, and engagement.	In house	ONGOING
66	<b>Increase the promotion of existing programs and recreation amenities across the Town</b> , particularly at the MURC, the ROC, Sutton Multi-use Facility, and Pefferlaw Park and Sports Zone. Increase awareness of the high quality structured and unstructured recreation offerings within the distinct communities in Georgina, focused on respective targeted age groups.	In house	ONGOING

NO.	RECOMMENDATIONS	BUDGET	PRIORITY
<b>MONITORING</b>			
67	Continue to <b>monitor operating costs for facility maintenance and schedule capital investments</b> according to the life cycling costing of the facility through internal resources.	In house	<b>ONGOING</b>
68	<b>On an annual basis, continue to evaluate participation, satisfaction, and program fees</b> including the space / amenities used to offer a program. Utilize data from Town online booking systems and surveys to respond to new trends and current gaps in programming not provided by private entities.	In house	<b>ONGOING</b>
69	<b>Every 3 to 4 years, utilize the Town's existing Satisfaction Survey framework to assess community recreation needs</b> , gauge ongoing performance to understand satisfaction with currently services, and identify gaps in service delivery. Ensure that Community Services is appropriately represented in the survey to support ongoing performance evaluation.	In house	<b>ONGOING</b>
70	<b>Every 5 years, monitor service level targets</b> to assess if the Town is in surplus or in deficit of specific recreation amenities.	In house	<b>ONGOING</b>
71	<b>Every year, as part of the Town's regular monitoring and maintenance programs, continue to assess the Town's parks</b> to identify any deficiencies and opportunities for upgrades.	In house	<b>ONGOING</b>

# Planning, Design, and Capital Works Summary

In the short term, funding priorities should focus on the replacement and/or repair of aging infrastructure, accessibility improvements, and addressing current gaps in recreation amenities. This includes items such as playground replacements, basketball courts, baseball diamond improvements upgrades, and pathway repairs.

The following assumptions are associated with budgets provided for each recommendation.

1. Estimated budgets are based on 2025/2026 market prices.
2. Estimated budgets do not include Town's in-house and administrative costs.
3. For Capital Improvements, the design phase will confirm cost for implementation; design considerations may reduce or increase project budget requirements.

Table 10: Planning, Design, and Capital Works Summary

REC. #	PROJECT	SHORT-TERM (2026-2030)	MID-TERM (2031-2035)	LONG-TERM (2036-2040)
1	Park Conveyance Standard	\$15,000		
7	Parks Development Manual		\$30,000	
11	Wayfinding Signage	\$20,000	\$40,000	\$40,000
17/18	Multi-use / Tennis Courts		\$300,000	\$300,000
20	Playgrounds	\$600,000	\$600,000	\$600,000
21	Skate Park			\$900,000
22	Splash Pads		\$500,000	\$500,000
23	Picnic Shelters	\$100,000	\$100,000	\$100,000
24	Disc Golf		\$30,000	
25/26	Basketball Courts	\$200,000	\$200,000	
27	MURC Park Master Plan	\$200,000		
28	MURC Parkland Development - Option 1 Multi-Sport Artificial Turf Field		\$4,000,000	
28	MURC Parkland Development - Option 2 Sports Dome		\$12,000,000	
29	West Park Master Plan		\$80,000	
30	West Park Redevelopment			\$3,500,000
34	Sports Field Land Needs Study (baseball, soccer, and cricket)	\$80,000		
35	Re-lamp Baseball Diamonds and Soccer Pitches	\$1,100,000	\$900,000	
36	Baseball Diamond Upgrades (backstops, irrigation, infield repair)	\$50,000	\$50,000	\$50,000
37	Security and Vandalism	\$50,000	\$50,000	\$50,000
38	ROC Diamond #4 Lighting	\$1,000,000		
39	Accessibility Improvements	\$50,000	\$50,000	\$50,000
40	Pathway Resurfacing and Repair	\$100,000	\$100,000	\$100,000
<b>SUBTOTALS</b>		<b>\$3,565,000</b>	<b>\$15,030,000</b>	<b>\$6,190,000</b>
<b>TOTAL</b>				<b>\$24,785,000</b>

# Appendix A



PRIVATE  
PROPERTY  
NO  
TRESPASSING  
VIOLATORS  
WILL BE  
PROSECUTED

## A.1 PROVINCIAL AND REGIONAL FRAMEWORK

### A.1.1 BILL 23, MORE HOMES BUILT FASTER ACT, 2022

On November 28, 2022, Bill 23 (the More Homes Built Faster Act, 2022) received Royal Assent. Ontario Bill 23 was introduced as part of the Ontario Government's larger Housing Supply Action Plan, aiming to build 1.5 million homes over the next 10 years. This new legislation results in a number of significant changes to a series of planning and development statutes, including the Planning Act, Development Charges Act, Conservation Authorities Act, Ontario Heritage Act, and Municipal Act. Some of the changes to these statutes related to parks, recreation and culture include:

- Exempting affordable housing, non-profit housing and certain attainable housing units from development charges, parkland dedication fees, and community charges;
- Introducing a category of "attainable housing" which will be defined in future regulations;
- Developments of up to 10 residential units are exempted from site plan control, with architectural details and landscape design aesthetics being removed from the scope of site plan control;
- The maximum amount of parkland that can be conveyed or paid in lieu is capped at 10% of the land or its value for sites under 5 hectares, and 15% for sites greater than 5 hectares;
- Maximum alternative parkland dedication rate reduced to 1 ha/600 units for land and 1 ha/1000 units for cash in lieu;
- Parkland rates are frozen as of the date that a zoning by-law or site plan application is filed. Freeze remains in effect for two years following approval. If no building permits are pulled in that time, the rate in place at the time the building permit is pulled would apply;
- Landowners may identify land they intend to provide for parkland, and if the municipality refuses to accept such conveyance, the landowner can appeal the municipality's decision for refusal;
- Lands that may be identified for parkland dedication

purposes now include land that is: (i) part of a parcel of land that abuts one or more other parcels of land on a horizontal plane; (ii) subject to an easement or other restriction, or (iii) encumbered by below grade infrastructure. Landowners may also identify an interest in land (i.e., POPS – Privately-Owned Public Spaces) to satisfy parkland dedication requirements, subject to acceptance by the municipality.

- Parks plans to be required prior to the passing of any future parkland dedication by-law (would not apply to by-laws already passed); and
- Municipalities are required to spend or allocate 60% of parkland reserve funds at the start of each year.

While the full extent and impact of Bill 23 have yet to be revealed, it will undoubtedly have an impact on the quality and quantity of parkland that is conveyed through the planning and development process. The changes introduced by Bill 23 as outlined above, will likely result in a decrease in parkland over time, an increase in non-suitable land being conveyed as parkland, as well as reduced municipal funding and resources to invest in parks and recreation projects and upgrades.

### A.1.2 PLANNING ACT (2019)

In the Purposes sections of the Planning Act (ss 1.1), the Province seeks to integrate matters of Provincial interest in municipal planning decisions. It also recognizes the decision-making authority and accountability of municipal councils in planning and provides a land use planning system led by Provincial policy. The recognized authority under the Planning Act for the Council of a municipality, or a local board, in carrying out their own responsibilities, is to have regard to the various matters of Provincial interest. The matters of Provincial interest which are relevant to the development of the Georgina PMP include the following:

- The protection of ecological systems, including natural areas, features, and functions;
- The orderly development of safe and healthy communities;
- The accessibility for persons with disabilities to all

facilities, services, and matters to which this Act applies (including recreational services);

- The adequate provision and distribution of educational, health, social, cultural, and recreational facilities;
- The protection of the financial and economic well-being of the province and of its municipalities; and,
- The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- The promotion of built form that: is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

These interests outline only a portion of the overall responsibilities of municipal councils, as these items would need to be considered in conjunction with other municipal aspirations and aims, such as those to protect natural and cultural resources and agricultural lands, promote development that is appropriate and adequately provides the services needed for members of the community. The Planning Act provides several powers and tools that enable the City to realize such objectives. These include powers around the dedication of lands in new developments for new or expanded park spaces, powers to regulate the use of lands through zoning and plans of subdivision, and the ability to establish site plan control areas for certain types of development. Additionally, the Act provides for the ability of a municipal Council to appoint Committees and enable certain delegated authorities to such committees and/or Staff to deal with specific land use planning matters. Some of these powers are discussed in more detail in the following sections.

#### Parkland Dedication & Draft Plans of Subdivision

Parkland dedication, as discussed in s.s. 51.1 of the Planning Act, allows the approval authority of an application for a Plan of Subdivision to impose a condition that land be conveyed to the local municipality for "park or other public recreational purposes". An amount not exceeding 2% of the land included in the plan for a commercial or industrial proposal could be requested or, if the plan of subdivision is for the

residential purposes, the approval authority can request up to 5% of the land to be conveyed.

Subsection 42(3) of the Act for the dedication of parkland at the recently reduced alternative rate of one hectare per 600 units for land conveyance and one hectare per 1,000 units for cash-in-lieu if outlined in the applicable official plan policies and supported by a publicly available parks plan. In preparing such 'parks plan', the municipality shall consult with every school board that has jurisdiction in the municipality and may consult with any other persons or public bodies that the municipality considers appropriate (Bill 73 s.s. 4.2.a). In lieu of the physical conveyance of land, the municipality may require a payment to the value of the land otherwise required to be conveyed.

For applications for providing consent to sever lands (e.g. severances), dedication of land or payment in lieu can also be required by a municipality for 'park or other public recreational purposes'. To determine the amount of the payment, the value of the land shall be determined as of the day before the day of the provisional consent.

Conditions of Draft Plan of Subdivision Approval granted by a municipality can impose requirements for land dedication, as described above, but also, can require that "...highways, including pedestrian pathways, bicycling pathways, and public transit rights of way be dedicated as necessary". Therefore, in addition to the land area itself, conditions can be imposed that consider the connectivity of the Recreation and Parks to an active transportation system throughout a community.

#### Community Benefits Charges (Under the Covid Economic Recovery Act)

The COVID-19 Economic Recovery Act, proclaimed in 2020, presented amendments to the Planning Act and Development Charges Act regarding parkland dedication. The Province concurrently released Ontario Regulation 509/20, Community Benefits Charges and Parkland, under the Planning Act.

The amended Act and implemented Regulations introduced requirements for consultation prior to passing a parkland dedication by-law and the ability to appeal by-laws that provide for an alternative rate. A new subsection, 42 (4.26), requires that all current parkland dedication by-laws that calculate parkland dedication

based on the alternative rate be re-enacted by September 18, 2022, or they will expire on this date.

Furthermore, the Act amends Section 37 of the Planning Act to authorize municipalities to impose community benefit charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The charges may be imposed on development that require certain specified development applications and is limited to higher-density residential or mixed-use development (development/redevelopment involving a building of 5 or more storeys).

The Community Benefits Charges and Parkland regulation under the Planning Act sets out the requirements for a community benefits charge strategy – a document which must be adopted prior to a municipality passing a Community Benefits Charge By-Law and sets the maximum for a community benefits charge at four per cent (4%) of the value of the land being developed. Note that the above information was referenced at the time that this report was written and may change.

### Site Plan Control

Site Plan Control areas are established through a by-law of a local municipality, through referencing one or more land use designations or zones as a 'site plan control area'. Any person wishing to develop in such an area would need to provide plans to show the location of buildings and structures. Elevations and cross-section views of the site can also be used to display the relationship of the proposed buildings to adjacent buildings, streets, and exterior areas to which members of the public have access. Municipalities can require elevations and cross-sections views for regulating the following:

- The sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings, or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycling parking facilities.
- Facilities designed to have regard for accessibility for persons with disabilities.

While Site Plan Control previously allowed municipalities to include exterior architectural design and aesthetic

landscape details within the scope of review, they are now excluded due to changes from Bill 23, limiting a municipality's ability to influence the exterior design of the public realm through new developments. Regardless, Site Plan Control ensures that new development is designed to be safe and functional while minimizing potential negative impacts on adjacent properties. The Planning Act contains guidance to enable upper and lower-tier municipalities to establish policies and by-laws that adhere to the matters of provincial interest. To outline how the matters relate to municipal planning, there are a set of policy statements. The policy statement that is applicable within the Town of Georgina is the Provincial Planning Statement (PPS, 2024). The provision of parks and recreation services in relation to the PPS is outlined in Section 2.1.4 below. Furthermore, the improvement of parks, recreational, and cultural spaces may be augmented through the financial tools of the Planning Act, such as Community Improvement plans and Community Benefit Charges.

### A.1.3 MUNICIPAL ACT (2001)

The Municipal Act provides the basis for each municipality's authority to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues. The Municipal Act also lays out the spheres of jurisdiction for upper-tier and lower-tier municipalities. Municipalities can pass by-laws on the following matters that relate to parks, recreation, and culture:

- Economic, social, and environmental well-being of the municipality, including respecting climate change.
- Health, safety, and well-being of persons.
- Culture, parks, recreation, and heritage.
- Transportation systems, other than highways.
- Structure, including fences and signs.

These matters outline only a portion of the overall power and jurisdictional spheres of municipalities. However, it provides an authoritative basis for Georgina to create policies on guiding and regulating the implementation and maintenance of parks and recreation spaces within the City, such as land acquisition.

### A.1.4 PROVINCIAL POLICY STATEMENT (2024)

The Provincial Policy Statement (PPS) guides Ontario communities in managing change and promoting efficient land use and development patterns. On August 20, 2024, the Province announced the release of the new Provincial Planning Statement, 2024 (PPS, 2024), issued pursuant to Section 3 of the Planning Act. The Planning Act requires all land use planning matters "be consistent" with all policy statements issued by the Province. The new PPS, 2024 replaces the Provincial Policy Statement, 2020 (PPS, 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The merging of these planning documents creates a comprehensive, streamlined provincial planning document to guide matters related to land use planning. The following review is conducted on 2024 PPS.

In planning for public spaces, recreation, parks, trails and open space, the PPS, 2024 states that healthy, active, and inclusive communities should be promoted by (S.3.9.1):

- a) *Planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) *providing opportunities for public access to shorelines; and*
- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

These high-level objectives are relevant to the recreation and parks sphere in that they guide where and how services are offered and managed within the communities of a municipality. In planning for people and homes (Section 2.1.6), the PPS states that:

*Planning authorities should support the achievement of complete communities by: (...)*

*b) Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*

*c) Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups*

Section 3.1 specifically discusses infrastructure and public service facilities. It notes the following:

*Infrastructure and public services facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.*

*Planning for infrastructure and public services facilities shall be coordinated and integrated with land use planning and growth management so that they are:*

- a) *financially viable over their life cycle, which may be demonstrated through asset management planning;*
- b) *leverage the capacity of development proponents, where appropriate; and*
- c) *available to meet current and projected needs.*

Public services facilities, as defined by the PPS, means: "land, buildings, and structures, including but not limited to schools, hospitals, and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and education programs, including elementary, secondary, post-secondary, long term care services, and cultural services." As such, recreational and cultural facilities and services that are being provided by the City, should be coordinated and integrated with land use planning to ensure alignment with Georgina's growth management objectives.

According to the PPS, "Public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation" (Section 3.1.4).

## A.2 MUNICIPAL AND REGIONAL POLICY FRAMEWORK

### A.2.1 YORK REGION OFFICIAL PLAN (2022)

The York Region Official Plan sets out a vision to create “Strong, Caring, Safe Communities” and provides a comprehensive policy framework to guide sustainable growth to the year 2051. It emphasizes the development of complete communities that integrate housing, employment, transportation, and recreation.

Section 2.3 Supporting Complete Communities outlines policies to foster vibrant, inclusive, sustainable, and connected communities where residents can live, work, play, learn, and enjoy a high quality of life. Policies relevant to the Town’s PMP include:

*2.3.10 That communities shall be designed to provide an integrated open space network that contributes to a sense of place and identity, promotes physical activity and social inclusion, to include:*

- a) A variety of active recreational facilities, programmed parks and passive parks for year round use;*
- b) Connections by sidewalk and/or trails;*
- c) Meeting places, informal gathering spaces and central squares that incorporate art, culture and heritage;*
- d) Opportunities for urban agriculture; and*
- e) Connections to the Regional Greenlands System, where appropriate*

*2.3.12 That local municipalities consult with school boards to plan and design schools as part of complete communities and to facilitate safe school travelling by:*

- a) Centrally locating schools in communities and adjacent to parks, where appropriate;*
- b) Incorporating pedestrian friendly site design; and*
- c) Incorporating active transportation and transit linkages.*

Section 3.2 highlights the role of the Regional Greenlands System in protecting natural heritage features through a network of cores, corridors and linkages, supporting

biodiversity and ecological health. A key policy of relevance is that some uses may be permitted on these lands, subject to meeting requirements of the applicable Provincial plans:

*3.2.5 e. Urban agriculture, recreational and parkland uses on rural lands within the linear river valleys identified in policy 5.3.5, which may include serviced playing field and golf courses. The location, range and types of parkland and recreational uses permitted will be determined by the local municipality through its official plan and/or secondary plans.*

Section 4.2 Community Areas emphasizes the importance of establishing a Regional Greenlands System that is connected to a network of parks and open spaces in new community areas. It supports the integration of parks into the urban fabric to enhance livability and community well-being. Section 4.4 Intensification highlights the importance of access and proximity to local parks, transit, and other services as a key consideration while planning for growth and intensification.

The Regional OP establishes population and employment forecasts, as well as growth and intensification targets for York Region’s nine local municipalities, including Georgina. These projections inform future park infrastructure needs. A few key projections for Town of Georgina noted in the OP include:

- Population and employment forecasts (2.2.1) to be used as the basis for planning new development.

	2016	2021	2031	2041	2051
Population	48,600	49,100	56,500	65,500	70,500
Employment	9,300	9,400	12,900	17,300	20,700

- Purpose-Built Rental Targets (2.3.42) – Georgina requires a minimum rental target of 750 units until 2051, with an increase of 250 units every 10 years to achieve a minimum of 1,000 new units Region-wide per year.
- Minimum Density Targets (4.2.7) – Georgina requires a Designated Greenfield Area (DGA) minimum density of 35 to be achieved by 2051 and implemented through the local Official Plan and Secondary Plans.
- Intensification Targets (4.4.10) – Georgina requires a minimum of 2,700 units to achieve an intensification target of 32% by 2051.

In alignment with YRP policies, the Town’s PMP will aim to address any gaps in recreational infrastructure, improve walkability and access to parks, recommend parkland acquisitions for connectivity and support equitable investment across Georgina’s communities.

### A.2.2 TOWN OF GEORGINA OFFICIAL PLAN (2020)

The Town of Georgina Official Plan (OP) establishes a vision for the Town’s future, which guides its growth and development over the short-and long-term. It contains goals, objectives and policies for the management of land use and resources, to provide for orderly growth with consideration for compatibility among land uses. The OP provides guidance on a wide range of land use planning matters, to establish an integrated approach for achieving balanced growth over the planning horizon.

Section 8.2 of the OP contains policies that establish a classification system for the Town’s parkland as well as the park standards for each.

Existing Parkland Classification for the Town of Georgina, per Section 8.2.8 of the Town’s OP:

- (a) Community Parks – are intended to primarily serve the broader community area and will be designed to offer more play opportunities than neighbourhood parks;*
- (b) Neighbourhood Parks – are intended to serve local residents generally within walking distance to local residential areas and will be designed to offer active and passive play opportunities;*
- (c) Village Greens – are intended to service established higher density areas where the provision of a neighbourhood park is not practical or feasible and may have more of an urban character. However, they are not intended to take the place of neighbourhood parks in planned future communities; and*
- (d) Open Space Areas – are intended primarily for passive recreation uses. They may be developed, but should generally be publicly accessible.*

Park standards for the for the Town of Georgina, per

Section 8.2.10 of the Town’s OP:

- (a) Land for Neighbourhood Parks shall be provided in the proportion of 1.0 ha/1000 population and such parks shall have a minimum area of 1.5 ha;*
- (b) Land for Community Parks shall be provided in the proportion of 1.25 ha/1000 population and such parks shall have a minimum area of 4 ha;*
- (c) No specific standard of provisions or minimum size is recommended for municipally owned open space areas. The size, location and provision will be determined by need and function; and*
- (d) Village Greens may be as small as 0.5 ha, to reflect their urban nature. However, such parks should be planned as active use spaces that facilitate active play for people of all ages (such as playgrounds and walking paths).*

Additionally, Section 2.2.8 provides the forecasted population and employment growth for the Town as follows:

	2006	2016	2021	2026	2031
Population	44,600	52,800	57,900	63,900	70,300
Employment	8,000	11,000	13,900	17,400	21,200

The parkland policies, classification system, and growth forecasts will be thoroughly reviewed to guide the PMP in making informed recommendations.

### A.2.3 CORPORATE STRATEGIC PLAN 2023 - 2027 (2023)

Town of Georgina’s Corporate Strategic Plan 2023-2027 is a guiding document that shapes municipal decision-making, resource allocation, and community development over a four-year period. Developed through extensive public and stakeholder consultation, the plan outlines a clear vision for managing growth while preserving and enhancing the Town’s unique natural and cultural assets. The plan is organized around five key strategic priorities – delivering service excellence, ensuring balanced growth, diversifying our local economy, creating a vibrant, healthy, and safe community for all, and advancing environmental sustainability.

To support the goal of fostering a safe, healthy, and inclusive community, the Strategic Plan encourages the creation of a parks master plan. This future-oriented plan will guide investment and measure the accessibility of parks, facilities, and services, ensuring they remain inclusive and responsive to community needs. The PMP will serve as a key implementation tool for achieving the Strategic Plan's goals, particularly in areas related to health, safety, environmental stewardship, and community well-being.

Additionally, public input gathered during the Strategic Plan process revealed strong support for Georgina's open space assets. Over 90% of respondents identified Lake Simcoe's health, community safety, and parks and waterfront access as top priorities. More than 80% agreed or strongly agreed that the Town should continue investing in parks and waterfront areas over the next four years. 57% of respondents cited access to natural features, such as the lake, trails, parks, and greenspaces, as what they value most about living in Georgina.

## A.2.4 KESWICK SECONDARY PLAN (2019)

The Keswick Secondary Plan provides a long-term framework for managing growth in Keswick, a major urban centre in the Town of Georgina. Aligned with York Region's Official Plan and provincial policies, it focuses on sustainable development, complete communities, and environmental protection. The plan covers approximately 1,720 hectares.

Section 13.1.6.4 highlights the importance of a linked Natural Heritage System and Parks Network as a core component of Keswick's urban structure. It includes policies on environmental protection designations, overlays, environmental impact study requirements, and the integration of parks and open spaces.

Section 13.1.6.4.4 focuses on creating an inclusive and connected system of public parks, open spaces, trails, and pathways for both active and passive recreation. In alignment with the Town's OP, parks are categorized into community parks, neighbourhood parks, village greens, and open space areas. Key points to note based on the policies provided in this section include:

- While most land use designations permit public parks and recreational uses, only passive uses are allowed within Environmental Protection Areas.
- The Town seeks to improve public access to Lake Simcoe through land acquisition and development approvals.
- Park development must respect the natural landscape and minimize impacts on adjacent uses.
- Parkland dedication is required through development, though environmentally protected lands are excluded.
- Municipal standards and studies provide further guidance on park design and programming.
- Privately owned lands designated as Parks and Open Space are not automatically public, nor are public agencies obligated to acquire or maintain them.
- Open space linkages—such as hydro corridors and abandoned rail lines—are encouraged to form a continuous trail network, enhancing connectivity and passive recreation opportunities.

The PMP will review the spatial framework and policy direction of this Plan to identify and prioritize future park needs in the Keswick community.

## A.2.5 SUTTON/JACKSON'S POINT SECONDARY PLAN (2010)

The Sutton/Jackson's Point Secondary Plan (OPA 140), consolidated in October 2019, establishes a policy and land use framework to guide future growth in the Sutton/Jackson's Point area over a 20-year planning period, to the year 2031. The vision for this plan is grounded in several guiding principles, one of which is "to grow and develop in a manner that protects and restores Lake Simcoe, the Black River and the natural environment, and promotes the creation of a comprehensive and linked greenlands system."

Section 13.2.2 outlines the Plan's policies for a sustainable natural environment, focusing on the Greenlands System and Environmental Protection Areas (EPAs). These areas are intended to conserve significant natural features and ecological functions. While limited

low-impact recreational uses, such as non-motorized trails, educational features, and passive park use, are permitted, development is otherwise restricted and must meet strict criteria.

Within the "Building a Healthy, Vibrant and Sustainable Community" policies, Section 13.2.3.4 focuses specifically on public parks and open space. It establishes a park system hierarchy comprising Neighbourhood and Community Parks, with the intent to create a well-distributed, accessible network of parks that is integrated with both the built environment and natural systems. The Plan states that the majority of residences within built-up areas should be served by either a Neighbourhood or Community Park within an 800-metre radius.

Additional policies on Neighbourhood and Community Parks include the following:

*13.2.3.4.1 Neighbourhood Parks are intended to serve local neighbourhoods within the community and should be provided at a rate of 1.0 hectare per 1,000 persons, and shall:*

*(i) Generally be centrally located and within 10 minutes walking distance of the majority of residents within the neighbourhood it is serving;*

*(ii) Not be less than 0.5 hectares, and preferably 1.5 hectares, in size, except where smaller parkettes, open space or village greens are approved by the Town;*

*(iii) Be designed for passive and active recreational facilities such as playground equipment and the recreational needs of the neighbourhood residential area(s) as determined through more detailed planning by the Town.*

*(iv) Where deemed appropriate by the Town, be integrated with other community facilities such as schools;*

*(v) Have frontage on a local and/or collector road, with a minimum 60 metres of continuous frontage; and,*

*(vi) Where appropriate and feasible, be connected and/or integrated with the broader Greenlands System and Trails Plan shown on Schedule D.*

*13.2.3.4.2 Community Parks are intended to serve an*

*individual community or series of neighbourhoods and should be provided at a rate of 1.25 hectares per 1,000 persons, and shall:*

*(i) Be located in appropriate and acceptable locations as determined by the Town to best serve the residents of the community;*

*(ii) Be normally more than 4 hectares in size;*

*(iii) Be designed to provide both indoor and outdoor recreational activities for all age groups, including organized sporting activities. Community parks may also contain illuminated major sports fields, larger recreation complexes consisting of arenas or pools or other facilities as determined through more detailed planning by the Town;*

*(iv) Where deemed appropriate by the Town, be integrated with other community facilities such as schools;*

*(v) Have frontage on an arterial and/or collector road with a minimum 140 metres of continuous frontage;*

*(vi) Provide adequate parking for the uses contained within the park; and,*

*(vii) Where appropriate and feasible, be connected and/or integrated with the broader Greenlands Systems and the Trails Plan shown on Schedule 'D'.*

Sections 13.2.3.5 and 13.2.3.6 further define Major Public Parks / Open Spaces and Major Recreation Areas. These designations differentiate parks based on their scale and function. Major Public Parks are intended to accommodate high-order recreational uses and expansive open spaces, while Major Recreation Areas are expected to support more intensive, active recreational facilities. The implementation of these open space goals is addressed in Section 13.2.9, which outlines tools and mechanisms for securing parkland, including parkland dedication, acquisition, and other means such as servicing agreements, development charges, community improvement initiatives, and site plan controls. These tools enable the Town to expand and enhance its parks system as growth occurs.

The PMP will review the spatial framework and policy

direction of this Plan to identify and prioritize future park needs in the Sutton/Jackson's Point community. Based on projected areas of growth and intensification, the PMP can guide the targeted provision of open spaces, including pocket parks and smaller urban greens to ensure that new and existing neighbourhoods have adequate access to parkland.

## **A.2.6 PEFFERLAW SECONDARY PLAN (2019)**

The Pefferlaw Secondary Plan (OPA 70) provides a comprehensive planning framework for guiding growth and development in the Pefferlaw community. Section 13.3.4.4 outlines public and private open space policies encouraging the provision of public open spaces, parks, and recreational facilities. Public open space policies include:

*(i) In developing park areas, adequate lands shall be acquired for open space purposes which shall take into consideration the open space needs of both existing and new development. The possibilities of obtaining additional funds for the development and maintenance of local parks will be continually reviewed as residential development occurs within the community.*

*(ii) The Town endorses the concept of "linkage" in the formation of a recreational and open space system. Preferred areas for parkland acquisition would be lands located adjacent to, or near the Pefferlaw River or other watercourses and required stormwater facilities.*

*(iii) As Pefferlaw develops, there may be the need for the development of small parkettes or tot lots (one or possibly two of approximately 1,400 -1850 m<sup>2</sup> in size) with play equipment for residents in the north-west and/or north-east (preferably one on either side of the Pefferlaw River) areas of the existing built-up area of the community. The Town shall monitor the open space requirements of the Pefferlaw community.*

*(iv) In subdivision applications involving the dedication of relatively small areas of parkland, consideration shall be given by the Town to the availability and potential for the possible future acquisition of abutting*

*lands to enlarge such an area. All lands dedicated to the municipality shall be conveyed in a physical condition satisfactory to the Town.*

*(v) The potential for the utilization of Crown Land within the Pefferlaw community area for passive recreational purposes such as cross country skiing, nature trails, etc. should be further investigated by the Town. These areas would include the lands designated by Schedule 'E1' as "PUBLIC OPEN SPACE" as well as Crown lands located immediately adjacent to the community area in the Pefferlaw Tract.*

*(vi) Where it is felt that the dedication of open space lands is unnecessary or impractical, the municipality shall be paid monies by the developer to the value of such land required to be conveyed. Such monies shall be paid into a special account as provided for according to the Planning Act and these monies used primarily for the purchase of lands to be used for open space or park purposes. Such monies shall also be used for the development of these or other open space and park lands for recreational purposes.*

Additionally, Section 13.3.5 provides Environmental Policies that include guidance for floodplain lands, wetlands, and environmental impact assessments.

The PMP will review the spatial framework and policy direction of this Plan to identify and prioritize future park needs in the Pefferlaw community.

## **A.2.7 KESWICK BUSINESS SECONDARY PLAN (2008)**

The Keswick Business Park Secondary Plan (OPA 97), revised in 2016, provides a comprehensive long-term planning framework for the development of a major employment hub within the Town of Georgina. The plan envisions accommodating between 7,500 and 9,000 jobs, contributing significantly to York Region's broader employment and economic development targets. The area is planned to attract a mix of industrial, business park, and office-type uses, organized around a structured network of roads and fully serviced lands, with a strong emphasis on environmental sensitivity and sustainable land use.

Section 13.4.3.4 provides policies for the Greenlands System, which integrates environmental protection areas, stormwater management infrastructure, and public open space linkages. Key natural features such as the Maskinonge River and its valleylands, woodlots, wetlands, and environmental corridors, are identified for protection and enhancement through buffers, restoration initiatives, and development constraints. It is important to note that the Plan permits public access and recreational use within the Greenlands, including passive and active recreation, cycling and pedestrian trails, and educational or interpretive spaces. This creates an opportunity to align recreational and ecological functions with the broader open space network.

Section 13.4.3.4.2 places particular importance on open space connectivity, encouraging a cohesive system of parks and trails that serve both ecological and recreational objectives. It proposes the development of trail and pathway networks that are well-integrated with the broader transportation and green infrastructure systems, ensuring that active transportation routes are embedded within the overall business park structure. Additionally, the Plan identifies several tools to facilitate parkland acquisition, including land dedication through development approvals, conservation easements, and land purchases. This opens up possibilities for the PMP to establish clear criteria for land acquisition and prioritize parkland dedication in areas that enhance connectivity, protect sensitive features, and meet long-term recreational needs. Environmental stewardship is an integral part of the Secondary Plan policies. Parks and open spaces located within or adjacent to Environmental Protection Areas, particularly the Maskinonge River, must be planned and designed to prevent ecological degradation and support natural restoration.

The PMP will seek to reinforce and build upon the Secondary Plan's structure to create a cohesive, connected, and sustainable parkland system that balances community recreation needs with the protection and enhancement of Georgina's natural heritage.

## A.3 ADDITIONAL PLANS, STUDIES, AND STRATEGIES

### A.3.1 TOWN OF GEORGINA LEISURE SERVICES MASTER PLAN (2004)

A Leisure Services Master Plan (LSMP) was prepared in 2004 for the Town of Georgina to establish a comprehensive policy framework and strategic direction for the provision of parks, recreation, and leisure services over a 10-year horizon. The vision of this Master Plan was to "...provide parks, facilities and recreation programs to enrich the quality of life in Georgina. A strong focus will be placed on creative partnerships with the community and the protection, enhancement and appreciation of Lake Simcoe and all of the features of the natural environment." To support this vision, four guiding principles were developed: Accessibility, Infrastructure, Partnerships, and Service Delivery.

The Plan looked at socio-demographic analysis and population forecasts, leisure trends and activity patterns, public consultation, inventories of parks and facilities, and needs assessments and service standards. In doing so, the LSMP captured a snapshot of the context and landscape for parks, recreation, and leisure services.

The LSMP identified identified several key issues that shaped its strategic recommendations. These included an emphasis on integrating youth services into the planning process, the importance of expanding the trail network, improving access to waterfront areas, providing an equitable distribution of facilities across Georgina's dispersed urban and rural settlements, and the importance of monitoring and responding to changing activity patterns over time. On the programming side, the Plan identified several barriers to participation, including limited drop-in opportunities, the cost and location of town facilities, a shortage of volunteers, and declining registration in certain programs. These insights underscored the need for more inclusive, accessible, and responsive leisure services across the municipality.

A key recommendation for parks planning was the incorporation of "Town wide and Special Purpose Parks" into the classification system and an increased municipal park standard of 3.75 hectares. The Plan provides recommendations for trails, indoor and outdoor recreational facilities, waterfront areas, programming, service delivery, and implementation.

The recommendations of the 2004 LSMP will be reviewed to identify which recommendations were

implemented and if any outstanding recommendations are still relevant to carry forward in the updated PMP. By conducting a similar assessment through this PMP, it will be possible to see how the community, as well as parks and recreation in the Town has changed over time. It may provide a general sense of what is achievable in a 15-year timeframe within the context of Georgina, while providing insight on how the evolution of the Town's parks and recreation assets, have fared in meeting the evolving needs of the community and residents over time.

### A.3.2 TOWN OF GEORGINA TRAILS AND ACTIVE TRANSPORTATION MASTER PLAN (2014)

The Town's first Trails and Active Transportation Master Plan was developed in 2014 to guide the provision of active transportation facilities that offer aesthetic, recreational, and utilitarian travel options for residents and visitors throughout Georgina. The plan establishes a long-term framework for an integrated network of trails, pathways, and active transportation routes intended to promote an accessible, well-connected system linking communities, natural areas, cultural destinations, and other key points of interests. It outlines a vision and goals focused on increasing the use of active transportation facilities, improving access to both urban and rural areas, enhancing connectivity, expanding travel choices, strengthening implementation processes, and identifying funding and partnership opportunities to support future network expansion.

Off-road trail systems are identified as important alternate routes that make use of existing parks and open spaces to provide safe off-road active transportation connections.

The recommendations within this PMP, specifically those related to trail linkages within parks, consistent wayfinding across open spaces, and improved connections to active and passive open spaces are intended to complement the broader trails and active transportation system. Together, these enhancements will strengthen the integrated of park spaces within the Town's overall network.

The Town is currently updating its Trails and Active

Transportation Master Plan. Given the interconnected nature of the two systems, aligning the two master plans will be essential to creating a comprehensive, accessible, and user friendly open space network that supports both recreation and active transportation.

### A.3.3 TOWN OF GEORGINA RECREATION FACILITY NEEDS STUDY (2014)

Adopted by Council in May 2014, this study was developed to assess the current and future needs for the Town's recreation and park facilities and guide their ongoing development. The scope included both indoor and outdoor amenities, with a particular focus on evaluating the feasibility of a new multi-use recreation centre (MURC) to serve the South Keswick Community. The study provides a comprehensive overview of existing conditions and anticipated requirements.

Recommendations for soccer field development and enhancement included:

- Partner with the Soccer Club to reconfigure fields at De La Salle and Highcastle Parks to support long-term player development.
- Explore the addition of lights to one more full-size soccer field at The ROC.
- Discuss further upgrades at The ROC with the Soccer Club, considering cost-sharing.
- Prioritize building larger fields, if more are needed.

Recommendations for baseball diamond improvements included:

- Assess the feasibility of lighting one more ball diamond at The ROC.
- Consider installing a batting cage in collaboration with user groups.
- Focus on future diamond development on adult-sized fields with lights.
- Assess the viability of recreational facilities at West Park. If no longer viable, consider relocating three lit

diamonds and consult the public on alternate uses for the site.

To enhance youth access and diversify recreational offerings, the study proposed:

- Plan a two-court complex for tennis and/or pickleball in future parks.
- Continue adding basketball hoops in new community and neighbourhood parks.
- Include small skateboard features in new parks to improve youth access.
- Apply a target of one playground every 800 metres in urban areas to avoid major barriers.
- Adding one splash pad in Sutton by 2021, and another by 2031 at a suitable location.

Incorporating these recommendations into the PMP, if not already implemented, is essential to evaluate progress, identify gaps, and determine which initiatives should be prioritized for future implementation.

### A.3.4 TOWN OF GEORGINA FACILITY ACCESSIBILITY DESIGN STANDARDS (FADS) (2017)

The Town developed Facility Accessibility Design Standards (FADS) in 2017, updating the former Accessibility Guidelines to reflect current best practices in universal design. These standards are grounded in universal design principles that promote equitable access for residents and visitors alike. The accessibility requirements are applicable to the design and construction of new facilities, as well as retrofits, alterations, or additions to existing facilities. FADS provides critical guidance on ensuring accessibility across outdoor environments. Key areas of relevance include:

- Accessible routes, paths, and corridors - These must meet minimum width, slope, and surface requirements to accommodate mobility devices, strollers, and pedestrians of all abilities.
- Benches and rest areas – These must be located

adjacent to accessible routes, with appropriate seat heights, armrests, and firm, level ground surfaces to support users with limited mobility.

- Streetscapes and wayfinding – Streetscape elements must maintain minimum clear widths and be placed to avoid obstructing accessible routes. Features like benches, bins, and signage should be cane-detectable, colour-contrasted, and consistently located. Elements such as tactile indicators, lighting, and visual cues must be designed to assist individuals with sensory or cognitive disabilities.
- Outdoor recreational facilities - Parks, and open spaces must include curb ramps, detectable warning surfaces, and accessible amenities such as washrooms, drinking fountains, and seating.

These standards will be reviewed to inform the ATMP to ensure that all trail and active transportation infrastructure supports inclusive mobility and aligns with the Town's broader goals for accessibility.

### A.3.5 TOWN OF GEORGINA WATERFRONT PARKS MASTER PLAN (2023)

The Waterfront Parks Master Plan (WPMP), finalized in November 2023 and adopted by Council in May 2024, provides a strategic framework for the future development, management, and investment in 16 waterfront parks and 27 public road ends along 52 kilometres of Lake Simcoe shoreline. It categorizes parks into Destination (7 parks) and Community (9 parks) types, reflecting their scale of service. Destination parks cater to town-wide and visitor needs, while Community parks serve local neighborhoods. The WPMP includes detailed, site-specific recommendations for each park, covering conceptual designs, land ownership, existing and proposed amenities, natural heritage features, access and connectivity, recreational and boating facilities, landscaping and operational considerations, and capital cost estimates. To guide implementation, the plan introduces a priority scoring system, based on infrastructure condition, community benefit, problem-solving potential, and economic impact. It also emphasizes sustainable operations, economic

development opportunities, and improved public access, particularly through publicly owned road ends.

The PMP will be designed to complement the WPMP by addressing broader municipal park infrastructure needs across all park types. Alignment between the two plans will ensure a consistent vision for parks and open spaces, efficient use of resources, cohesive planning and investment strategies, and reinforcement of strategic municipal goals.



### A.3.6 TOWN OF GEORGINA NON-CORE ASSET MANAGEMENT PLAN (2024)

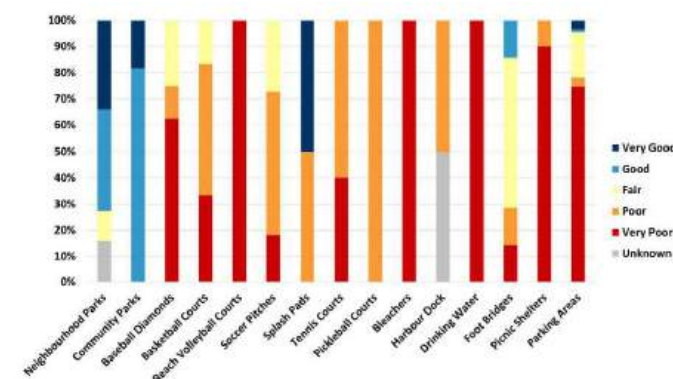
The Town's Non-Core Asset Management Plan (AMP), developed in June 2024 in accordance with Ontario Regulation 588/17, outlines strategies for the long-term planning and lifecycle management of the Town's non-core infrastructure.

The AMP provides a baseline understanding of the current condition, lifecycle stage, replacement value, and projected needs of these assets to support sustainable delivery and inform future investment decisions.

The scope of the Town's 2024 AMP includes non-core asset categories such as facilities, parks, fleet, equipment, active transportation infrastructure, roadway appurtenances, urban forestry, and IT assets.

Within the scope, the AMP evaluated 227 park-related assets, including 55 parks, 52 sports fields, 73 park amenities, and 47 parking areas, representing a total replacement value of \$65,785,000 as of 2023. The average age of neighbourhood and community parks is noted as 20.5 years, with an estimated average remaining

useful life of 54 to 55 years. Overall, parks and sports field assets were assessed at an average condition rating of 4 (Poor), indicating that major components are physically deficient, not functioning properly due to significant deterioration, and likely candidates for short-term replacement. The figure below presents the condition assessment summary by asset class.



Key deterioration factors affecting park assets include climate and weather exposure, aging infrastructure, high foot traffic and usage, and issues related to litter, pollution, and vandalism. According to the risk assessment, 6.4% of park assets fall into the high risk category, 68.2% into medium risk, and 25.4% into low risk. The four assets with the highest risk scores within the Parks asset category were the lit and unlit baseball diamonds and the full and mini soccer fields located in West Park.

The AMP also outlines maintenance strategies and activities, including regular inspections as well as planned and unplanned preventative and corrective maintenance processes.

Over the next ten years, an estimated \$30.7 million is noted as the required reinvestment in the Town's park assets. This corresponds to an annual average investment need of approximately \$3.1 million.

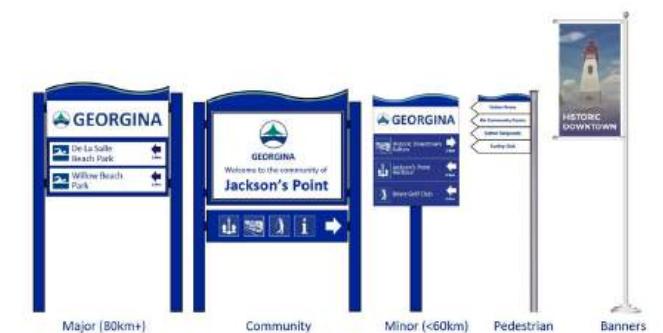
### A.3.7 TOWN OF GEORGINA TOURISM AND WAYFINDING STRATEGY (2024)

The Georgina Tourism and Wayfinding Strategy is a comprehensive plan designed to enhance the visibility

and accessibility of key tourism and cultural destinations across the Town. This strategy aims to meet the diverse needs of residents, visitors, and local businesses by improving navigation and promoting local attractions. By implementing a coordinated approach to wayfinding, the Town seeks to strengthen Georgina's identity as a tourism destination while boosting local economic activity and visitation. It also aims to improve safety, connectivity, placemaking, and a sense of community through consistent, attractive signage that links key assets and corridors.

Key tourist attractors identified include historic downtown dining and shopping areas, beach parks, marinas, public launches, sports and recreation facilities, golf courses, hiking and cycling trails, art and culture attractions, and dog parks. Municipal parks are recognized as essential components of the Town's tourism and wayfinding network. These parks, which include community green spaces, sports fields, and recreational amenities, serve both residents and visitors and contribute to the Town's year-round appeal.

Several parks being assessed by the PMP are identified as points of interest. Some already feature directional signs, while others have minor directional, pedestrian, or marquee signage. Parks offering opportunities for revitalization, event hosting, and cultural reflection, that are often located near commercial or residential hubs, are ideal candidates for inclusion in the signage network. Applying consistent design standards aligned with the Town's strategy can significantly improve the visibility, accessibility, and safety of these park facilities. Enhanced signage can guide users to lesser-known parks and trails, increase community engagement, and contribute to a stronger sense of place. Symbol-based wayfinding can further support multilingual and inclusive access, while clustering signage with other points of interest can reduce infrastructure costs and maximize impact.



### **A.3.8 TOWN OF GEORGINA CLIMATE ACTION PLAN (CAP) (2025)**

The 2025 Climate Action Plan (CAP) is the Town's first comprehensive strategy to address climate change impacts and strengthen municipal resilience. Spanning the years 2026 to 2030, the plan identifies key climate risks, outlines priority actions, and sets measurable goals for both municipal operations and the broader community. Key climate risks identified include extreme heat (more days over 30°C), nutrient loading in Lake Simcoe, warmer and wetter winters, more intense one-day storm events, and greenhouse gas (GHG) emissions from buildings and transportation.

To mitigate these risks, the CAP outlines several priority actions. These include increasing shade and cooling infrastructure in parks and beaches, planting climate-resilient tree species, promoting responsible lake use and flood prevention, retrofitting municipal buildings for energy efficiency, encouraging walkable communities and active transportation, and supporting community partnerships for shoreline cleanups and tree planting. The plan also emphasizes the importance of Lake Simcoe stewardship, recognizing its ecological and cultural significance to the region.

The CAP provides essential guidance for the PMP by informing climate-resilient park design and operations. Recommendations include incorporating shade structures, tree planting, and stormwater management features to reduce heat and flooding risks. Park infrastructure upgrades should align with energy efficiency goals, and new recreational buildings are encouraged to explore Net Zero Ready standards. The plan also supports biodiversity and ecosystem health through the use of native and climate-resilient species in landscaping and habitat restoration. Furthermore, parks can serve as platforms for public education and engagement with signage and programming that promote environmental stewardship and awareness of climate issues. The CAP also encourages the integration of active transportation infrastructure, such as trail networks and pedestrian connections, to support low-emission mobility options.

Alignment with the CAP will help contribute to Georgina's long-term sustainability and climate resiliency goals, ensuring that municipal and community efforts are impactful and future ready.

### **A.3.9 TOWN OF GEORGINA MULTI-YEAR ACCESSIBILITY PLAN (2025)**

The 2025-2029 Multi-Year Accessibility Plan (MYAP) is the Town of Georgina's strategic framework for identifying, preventing, and removing barriers to accessibility across municipal services, programs and facilities. Developed in accordance with the Accessibility for Ontarians with Disabilities Act (AODA), the plan outlines Georgina's commitment to creating an inclusive, equitable, and barrier-free community. It outlines goals and actions across four key areas: Customer Service, Information and Communication, Employment, and Design of Public Spaces, as well as general requirements under the Integrated Accessibility standards Regulations (IASR).

Key features of the MYAP include the promotion of accessible trails, inclusive design standards, and a strong commitment to universal accessibility in public spaces such as parks, playgrounds, and recreational facilities. Specific accessibility requirements for public spaces, such as exterior paths of travel, accessible parking, service counters, and waiting areas, must be incorporated into the design and upgrade of parks. The plan also supports the development of accessible recreational amenities, including playgrounds with inclusive equipment (e.g., wheelchair swings), splash pads, and multi-use trails, ensuring that parks are welcoming and usable for residents of all abilities. The plan emphasizes inclusive community engagement, particularly through consultation with people with disabilities, and identifies mechanisms such as partnerships, advisory committees, and interdepartmental collaboration that can be leveraged to implement accessibility improvements in parks. It also calls for enhancements to wayfinding and navigation features in Town facilities and public spaces. This includes the use of clear signage, visual, auditory, tactile and electronic cues to support navigation for individuals with diverse needs. The plan encourages the proactive application of accessibility best practices in the design and delivery of new facilities, programs, and services, as well as during major renovations of existing infrastructure.

The MYAP provides a critical policy foundation for ensuring that the PMP aligns with Georgina's accessibility goals. Integrating the MYAP into the PMP will help ensure that its parks are not only compliant but also

inclusive, welcoming, and reflective of the Town's broader commitment to equity and service excellence.





# Interoffice Memorandum

**GEORGINA**

**Corporate Services Department**

**To:** Mayor and Council

**From:** Samantha Naumoski, Committee Services Coordinator

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

**Date:** April 22, 2026

**Re:** Georgina Accessibility Advisory Committee budget request and support for the 2026 Georgina Chamber of Commerce Business Excellence in Accessibility Award

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At its meeting on March 31, 2026, the Georgina Accessibility Advisory Committee received information on the Business Excellence in Accessibility Award from the Georgina Chamber of Commerce.

Jennifer Anderson, Executive Director at the Georgina Chamber of Commerce, shared information on the annual Business Excellence in Accessibility Award, as well as its historical implementation throughout 2019–2023, with the objective of collaborating with the Committee on an annual basis to proceed and relaunch the award. The Business Excellence in Accessibility Award acknowledges businesses within the community who are nominated based on eligibility requirements through an application process. Jennifer advised on the nomination and application processes, their requirements, and the need to seek members to act as judges for the award based on their knowledge and expertise in accessibility. With acknowledgement of the Committee being dissolved due to the 2022–2026 term of office ending, Jennifer's objectives are to work with the Committee to bring the award to life, create a structured process for the public and Committee to nominate businesses, and seek members of the Committee to serve as judges for the award in the fall of 2026.

The Committee agreed to support this award through the use of its budget and the formation of a working group. The working group will consist of two to three members who will participate in the nomination process and continue to engage as civilians, following the dissolution of the Committee's term of office, to assist with the 2026 awards.

The Committee unanimously passed the following resolutions in support of the 2026 Business Excellence in Accessibility Award from the Georgina Chamber of Commerce:

**RESOLUTION NO. GAAC-2026-0010**

Moved By: Charlene Biggerstaff

Seconded By: Michelle Radigan-Marriott

That the Georgina Accessibility Advisory Committee formally requests to utilize a budget of \$275.00 to sponsor the 2026 Business Excellence in Accessibility Award.

Carried.

**RESOLUTION NO. GAAC-2026-0011**

Moved By: Robin Konstantopoulos

Seconded By: Dave Harding

That the Georgina Accessibility Advisory Committee form a working group of 2-3 members at its next scheduled meeting, who will participate as civilians after the dissolution of the Committee's current term of office, to work with the Georgina Chamber of Commerce in support of the 2026 Business Excellence in Accessibility Award.

Carried.

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



# Interoffice Memorandum

**GEORGINA**

**Corporate Services Department**

**To:** Mayor and Council

**From:** Samantha Naumoski, Committee Services Coordinator

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

**Date:** April 22, 2026

**Re:** Georgina Accessibility Advisory Committee endorsement and budget request to support the Belhaven Park Accessible Pathway Project

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At its meeting on February 24, 2026, the Georgina Accessibility Advisory Committee was presented with the proposed design of the Belhaven Park Accessible Pathway, and discussed various concerns and suggestions related to user accessibility. The Committee recommended the addition of a rest area due to the length of the trail, as well as paving the trail to improve accessibility. Staff were requested to further investigate the suggestions provided by the Committee through research, consultation with the architect and design team, consideration of available options within the approved budget, and to report back at the next scheduled meeting.

At the subsequent meeting on March 31, 2026, Courtney Rennie, Senior Project Manager, Capital Projects – Vertical, provided an update on the proposed design for pedestrian access at the Belhaven Hall Baseball Diamond. Courtney addressed the recommendations put forward by the Committee. It was advised that paving the trail would exceed the approved budget and cannot be accommodated at this time. As a path forward, the project team will proceed with issuing the tender and constructing the trail in 2026 within the approved budget. This will include a provisional item for a bench to provide a rest area midway along the pathway, and continued coordination with the Belhaven Hall Board members.

In support of the project, the Georgina Accessibility Advisory Committee passed the following resolution:

**RESOLUTION NO. GAAC-2026-0012**

Moved By: Charlene Biggerstaff

Seconded By: Michelle Radigan-Marriott

That the Georgina Accessibility Advisory Committee formally endorses the Belhaven Accessible Pathway Project, and that the remaining Committee budget in the amount of \$9,925.00 be utilized to support this initiative; and further, that Council be requested to consider providing additional support as deemed appropriate.

Carried.

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

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

**BYLAW NUMBER 2026- 0034 (HO-1)**

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BEING A BYLAW TO DESIGNATE 117-119 HIGH STREET LOCATED AT LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT), AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

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**WHEREAS** Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18 provides the Council of a municipality the authority to enact bylaws to designate a real property including all buildings and structures thereon, to be of cultural heritage value or interest.

**AND WHEREAS** the property located at LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT), has been identified by the Town of Georgina as being eligible for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18.

**AND WHEREAS** the Notice of Intention to designate the property located at LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT), was served on the owner of the property, the Ontario Heritage Trust along with interested parties and published at Town's website and other facilities in the municipality.

**AND WHEREAS** no notice of objection to the proposed designation have been served on the municipality.

**AND WHEREAS** the Council of the Corporation of the Town of Georgina deems it desirable to designate the property located at LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT), as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act R.S.O. 1990, c. 0.18.

**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby **ENACTS AS FOLLOWS:**

1. **THAT** the following real property with the buildings and structures thereon, more particularly described in Schedule 'A' attached hereto and forming part of this Bylaw, is designated as a property of cultural heritage value or interest:

117-119 HIGH STREET, SUTTON

2. **THAT** the reasons for designation set out in Schedule 'B', attached hereto and forming part of this Bylaw, are hereby adopted.
3. **THAT** the Clerk shall cause a copy of this Bylaw, together with its schedules, to be registered against the affected property in the Land Registrar's Office for York Region

READ and ENACTED this 22<sup>nd</sup> day of April, 2026.

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk

**SCHEDULE 'A' TO BYLAW NUMBER 2026-0034 (HO-1)**

**LEGAL DESCRIPTION OF 117-119 HIGH STREET LOCATED AT LT 1 BLK 73 PL 69  
SUTTON: GEORGINA 03521-0042 (LT).**

**117-119 HIGH STREET, ASSESSMENT ROLL NO.: 091-600**

In the Town of Georgina, Regional Municipality of York, property description as follows:

- 1) 117-119 HIGH STREET  
LT 1 BLK 73 PL 69 SUTTON: GEORGINA 03521-0042 (LT).

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 - 0034 (HO-1)**

### **REASONS FOR DESIGNATION OF 117-119 HIGH STREET**

#### **LOCATED AT SUTTON**

#### **ASSESSMENT ROLL NO.: 091-600**

The property at 117-119 High Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

#### **Statement of Cultural Heritage Value or Interest**

The building has design value because it is representative of main street commercial style with Italianate influences. While currently clad in stucco, the detailed brickwork at a stepped cornice band with four recessed panels and projecting window arches are still largely legible through the stucco. The principal elevation has a storefront at the ground level, and two symmetrical round headed openings with a plaque in the middle reading "I.O.O.F. No 168, Erected in 1889".

The property has historical value because it has direct associations with the commercial portion of High Street, the Independent Order of Odd-Fellows and Sutton's first newspaper. The building was constructed in 1889 by the Independent Order of Odd Fellows (IOOF) and housed two shops at the ground floor, a Lodge room and Sutton's first newspaper, the Sutton Herald, on the second floor. In 1970, the IOOF chapter was amalgamated with the Mount Albert Chapter and closed. Between 1897 and c.1912, postmaster Henry Treloar operated the post office on the ground floor. Later, businesses including a general store, a jeweller, several grocers, snack bars and a variety store utilized the building.

The property has associative value because it demonstrates and reflects the work and ideas of Martin McLaughlin, local builder and craftsman who is responsible for other buildings in Sutton including the St. James Anglican Church at 31 River Street.

The property has contextual value as it contributes to the historic main street of Sutton, particularly the section of High Street which is mainly commercial between River and Middle Streets.

## **STATEMENT OF CULTURAL HERITAGE VALUE**

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property has design and physical value because it is representative of vernacular main street commercial style. The building is currently clad in stucco (covering the original brick), however, the detailed brickwork including the cornice and pronounced brick voussoirs, are still largely legible through the stucco.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it is directly linked to several activities and institutions that influenced the social and commercial development of Sutton. Constructed in 1889 by the Independent Order of Odd Fellows, the building reflects the presence and influence of fraternal organizations within the community. Its dual function as a Lodge room and as the home of Sutton's first newspaper, the Sutton Herald, demonstrates the property's important early role as a centre for civic engagement and local identity. The ground floor continuously supported essential community services, most notably housing the post office under Postmaster Henry Treloar from 1897 to c. 1912. Over time, the property has continued to accommodate a variety of businesses, including general stores, a jeweller's, grocers, snack bars, and a variety store, reinforcing its long-standing association with the

commercial activity along High Street, contributing to the commercial character and social fabric of High Street.

Criterion 6: The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Rationale for Designation: The property has associative value because it demonstrates and reflects the work and ideas of Martin McLaughlin, local builder and craftsman who is responsible for other buildings in Sutton including the St. James Anglican Church at 31 River Street.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street, High Street, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.

## **DESCRIPTION OF HERITAGE ATTRIBUTES**

### **Design or Physical Value**

The following heritage attributes contribute to the cultural heritage value of 117-119 High Street as a representative example of Georgina's 19th century main street commercial style with Italianate influences:

- The two-storey scale, form, and massing, and masonry construction of the building with a rectangular plan.
- On the principal (west), and north elevations the intricate cornice detailing, round headed window openings, projecting arches above the windows, and projecting sills.

- On the principal (west) elevation, the organization of the commercial storefront with a central entrance flanked by large display windows.
- On the principal (west) elevation, the symmetrical organization of second floor openings, and the sign indicating date of construction in between.
- On the north elevation, the placement of the ground floor door opening and segmental arch.

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of 117-119 High Street in being physically and historically linked to its surroundings:

- The scale, form, and massing of the structure.
- The placement and orientation of the structure on its lot fronting onto High Street.
- On the principal (west) elevation, the commercial storefront at street level.

**THE CORPORATION OF THE TOWN OF GEORGINA**  
**IN THE**  
**REGIONAL MUNICIPALITY OF YORK**  
**BYLAW NUMBER 2026- 0035 (HO-1)**

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BEING A BYLAW TO DESIGNATE 12 TURNER STREET LOCATED AT LT 6 RANGE 3 N/S OF BOUCHIER ST PL TOWN PLOT OF KESWICK N GWILLIMBURY: GEORGINA 03497-0487 (LT), AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

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**WHEREAS** Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18 provides the Council of a municipality the authority to enact bylaws to designate a real property including all buildings and structures thereon, to be of cultural heritage value or interest.

**AND WHEREAS** the property located at LT 6 RANGE 3 N/S OF BOUCHIER ST PL TOWN PLOT OF KESWICK N GWILLIMBURY; GEORGINA 03497-0487 (LT), has been identified by the Town of Georgina as being eligible for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18.

**AND WHEREAS** the Notice of Intention to designate the property municipally known as 12 Turner Street and described as LT 6 RANGE 3 N/S OF BOUCHIER ST PL TOWN PLOT OF KESWICK N GWILLIMBURY; GEORGINA 03497-0487 (LT), was served on the owner of the property, the Ontario Heritage Trust along with interested parties and published at Town's website and other facilities in the municipality.

**AND WHEREAS** no notice of objection to the proposed designation has been served on the municipality.

**AND WHEREAS** the Council of the Corporation of the Town of Georgina deems it desirable to designate the property located at LT 6 RANGE 3 N/S OF BOUCHIER ST PL TOWN PLOT OF KESWICK N GWILLIMBURY: GEORGINA 03497-0487 (LT), as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act R.S.O. 1990, c. 0.18.

**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby **ENACTS AS FOLLOWS:**

1. **THAT** the following real property with the buildings and structures thereon, more particularly described in Schedule 'A' attached hereto and forming part of this Bylaw, is designated as a property of cultural heritage value or interest:

12 Turner Street, Keswick

2. **THAT** the reasons for designation set out in Schedule 'B', attached hereto and forming part of this Bylaw, are hereby adopted.
3. **THAT** the Clerk shall cause a copy of this Bylaw, together with its schedules, to be registered against the affected property in the Land Registrar's Office for York Region

**READ** and **ENACTED** this 22<sup>nd</sup> day of April, 2026.

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk

**SCHEDULE 'A' TO BYLAW NUMBER 2026-0035 (HO-1)**

**LEGAL DESCRIPTION OF 12 TURNER STREET LOCATED AT LT 6 RANGE 3 N/S OF BOUCHIER ST PL TOWN PLOT OF KESWICK N GWILLIMBURY: GEORGINA 03497-0487 (LT).**

**ASSESSMENT ROLL NO.: 060-700**

In the Town of Georgina, Regional Municipality of York, property description as follows:

- 1) 12 TURNER STREET  
LT 6 RANGE 3 N/S OF BOUCHIER ST PL TOWN PLOT OF KESWICK N  
GWILLIMBURY; GEORGINA 03497-0487 (LT)

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0035 (HO-1)**

### **REASONS FOR DESIGNATION OF 12 TURNER STREET LOCATED AT KESWICK ASSESSMENT ROLL NO.: 060-700**

The property at 12 Turner Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

#### **Statement of Cultural Heritage Value or Interest**

12 Turner Street, known as Christ Church and constructed in 1862, has design and physical value because it is representative of a Gothic Revival church inspired by those in the British countryside. The one-storey building is constructed from local fieldstone, with a steeply pitched bell-cast gable roof clad in wood shakes. The building is rectangular in plan, with a smaller, approximately square altar section at the east end of the building. The west façade of the building faces out over the church yard, with a gabled elevation surmounted by a timber belltower, and containing an eight-segmented rose window above two gothic arched windows. Two stone porches extend from the main mass of the church on the north and south sides. The south entrance is the main entrance to the building, and has a decorative porch frontispiece constructed of timber, with curved beams. The north porch is simpler, containing a door with a gothic arch. The main body of the building is divided into four bays, with each of the remaining three bays having paired gothic arched windows. The smaller altar portion of the building at the west end includes paired windows at either side, as well as a triple lancet window at the east façade. All windows have irregular stone voussoirs above them, with the paired side windows forming a larger arch with stone infill between the pointed tops. The windows are largely diamond shaped leaded glass panes, with a multi-coloured stained-glass border.

The physical or design value of the site does not include Cayley Hall.

The property has historical and associative value because it has direct association with notable community members in Roches Point. Reverend Walter Stennett was a minister and academic who was appointed the fourth principal of Upper Canada College, in Toronto in 1857. He resigned in 1861 and moved to Roches Point, building Beechcroft as his residence. He ministered to the community from Alfred Wyndham's barn. Stennett designed and built Christ Church on land donated by his parents and served as the church's first rector until 1866.

Contextually, the property is valued for its use of locally sourced stone in the construction of the church, which materially and visually links the building to its surrounding landscape. The property has long served as a landmark institutional presence at the historic core of the Roches Point community. Together, the church, its churchyard, and the defining white picket fence establish a distinctive civic focus within the predominantly residential setting, reinforcing the traditional village character of Roches Point.

## **STATEMENT OF CULTURAL HERITAGE VALUE**

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design or physical value because it is a rare, unique, representative or early example of a style, expression, material or construction method.

Rationale for Designation: The property has design and physical value because it is representative of Gothic Revival church inspired by the British countryside churches. The building is constructed from local fieldstone and has a wood shake roof. It features Gothic Revival elements such as bargeboards, cupolas, and pointed arched windows.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it has direct associations with Rev. Walter Stennett, the rector who designed and built Christ Church. Previously, he had been a master at the Upper Canada College, Toronto and principal in 1857. He settled in Roches Point as a result of a nervous breakdown and needed to retire. Before the move, he had spent time at his parents' farm in Roches Point and conducted services. Prior to the construction of the church, he held services in Alfred Wyndham's barn. He resided at 'The Lodge' located on the same street.

Criterion 6: The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Rationale for Designation: The property has historical and associative value because it demonstrates the work and ideas of Rev. Walter Stennett, the rector and Roches Point resident, who designed and built the church.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically and historically linked to its surroundings as an early public structure within the historic village of Roches Point. Furthermore, the material for the building was sourced locally.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 12 Turner Street as a representative example of Georgina's 19th century Gothic Revival style:

- The church's overall height, scale, and rectangular form with prominent gables and projecting porch and altar masses.
- The exterior irregular fieldstone walls.

- The steeply pitched bell-cast gable roofs, clad in shakes.
- The gabled west façade, surmounted by a timber belltower and containing an eight-segmented rose window above two Gothic-arched windows below.
- The south porch, serving as the main entrance, featuring a decorative timber frontispiece with curved beams.
- The north porch, with a Gothic-arched doorway.
- The four-bay organization of the main body of the church, with three-bays of each side containing paired Gothic-arched windows with irregular fieldstone voussoirs.
- The east altar section, with a lower gabled roof and paired Gothic-arched windows on the side elevations and a triple lancet window on the east façade, all with irregular stone voussoirs.
- The diamond-shaped leaded glass panes with multi-coloured stained-glass borders throughout the windows.
- The setting of the church within its churchyard.
- The definition of the churchyard through the use of white fencing.

#### Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 12 Turner Street as having direct associations with Rev. Walter Stennett:

- The form, scale, massing, orientation, and placement of the church.
- The exterior irregular fieldstone walls.

#### Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 12 Turner Street as being physically, functionally, visually and historically linked to its surroundings:

- The scale, form, and massing of the structure.
- The use of local fieldstone in the construction of the building.
- Its location at the historic centre of the Roches Point community, contributing to the small-scale, village character of Roches Point.

- Its setting within a defined churchyard, and the orientation of the church and its west façade, overlooking the churchyard and establishing a prominent visual and spatial focus within the community.
- Its location in a historic village, representation of the spread of religious congregations across Georgina in the late 19th and early 20th centuries.

**THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK  
BYLAW NUMBER 2026-0036 (HO-1)**

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BEING A BYLAW TO DESIGNATE 132-134 HIGH STREET LOCATED AT LT 1 BLK 9  
PL 69 SUTTON EXCEPT PTS 8 & 9 65R10929; S/T R530338; GEORGINA  
03504-0147 (LT)., AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

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**WHEREAS** Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18 provides the Council of a municipality the authority to enact bylaws to designate a real property including all buildings and structures thereon, to be of cultural heritage value or interest.

**AND WHEREAS** the property located at LT 1 BLK 9 PL 69 SUTTON EXCEPT PTS 8 & 9 65R10929; S/T R530338; GEORGINA 03504-0147 (LT), has been identified by the Town of Georgina as being eligible for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18.

**AND WHEREAS** the Notice of Intention to designate the property located at LT 1 BLK 9 PL 69 SUTTON EXCEPT PTS 8 & 9 65R10929; S/T R530338; GEORGINA 03504-0147 (LT), was served on the owner of the property, the Ontario Heritage Trust along with interested parties and published at Town's website and other facilities in the municipality.

**AND WHEREAS** no notice of objection to the proposed designation have been served on the municipality.

**AND WHEREAS** the Council of the Corporation of the Town of Georgina deems it desirable to designate the property located at LT 1 BLK 9 PL 69 SUTTON EXCEPT PTS 8 & 9 65R10929; S/T R530338; GEORGINA 03504-0147 (LT), as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act R.S.O. 1990, c. 0.18.

**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby  
**ENACTS AS FOLLOWS:**

1. **THAT** the following real property with the buildings and structures thereon, more particularly described in Schedule 'A' attached hereto and forming part of this Bylaw, is designated as a property of cultural heritage value or interest:

132-134 HIGH STREET

2. **THAT** the reasons for designation set out in Schedule 'B', attached hereto and forming part of this Bylaw, are hereby adopted.
3. **THAT** the Clerk shall cause a copy of this Bylaw, together with its schedules, to be registered against the affected property in the Land Registrar's Office for York Region.

**READ** and **ENACTED** this 22<sup>nd</sup> day of April, 2026.

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk

**SCHEDULE 'A' TO BYLAW NUMBER 2026-0036 (HO-1)**

**LEGAL DESCRIPTION OF 132-134 HIGH STREET LOCATED AT LT 1 BLK 9 PL 69  
SUTTON EXCEPT PTS 8 & 9 65R10929; S/T R530338; GEORGINA  
03504-0147 (LT).**

**132-134 HIGH STREET, ASSESSMENT ROLL NO.: 076-000**

In the Town of Georgina, Regional Municipality of York, property description as follows:

- 1) 132-134 HIGH STREET  
LT 1 BLK 9 PL 69 SUTTON EXCEPT PTS 8 & 9 65R10929; S/T R530338;  
GEORGINA 03504-0147 (LT).

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0036 (HO-1)**

### **REASONS FOR DESIGNATION OF 132-134 HIGH STREET**

**LOCATED AT SUTTON,**

**ASSESSMENT ROLL NO.: 076-000**

The property at 132-134 High Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

#### **Statement of Cultural Heritage Value or Interest**

The building has design and physical value because it is a unique and early example of a vernacular building adapted to the evolving needs of the Village of Sutton as it grew from its founding to the present day. The original building, constructed circa 1820s, sits on stone foundations three feet thick, and was originally board and batten on the exterior, though this has been covered in siding. The building has a gabled roof, with a moderate pitch in the centre portion of the building, and a slightly lower pitch in the northwest section closest to the river, as well as the southeast section, though this section has been obscured with the addition of a parapet. The central portion of the building facing onto High Street has two rectangular windows on the second level, and a central ground level entrance flanked by two large window openings, reflecting the building's use as commercial space on High Street. The northwest elevation has been obscured by additions, but evidence of the original openings remains, including what would have been an upper-level window on this façade. The earlier composition of this façade included three rectangular windows at the upper storey, over a central door flanked by two windows at the river level, which reflected the need for access to the river and river travelers for trade. The remnants of this second of the dual sides of the building are important for the physical demonstration of the evolution of the town's main thoroughfare from the river to High Street, as the adjacent commercial strip developed with the growth of the town. The ridge line of the building previously had two brick chimneys, with a third brick chimney at the southwest side still existing. The additions at the northwest elevation are not part of

the value of the building.

The property has historical and associative value because it has direct association with notable community members in Sutton, including James O'Brien Bouchier, who is referred to as the founder of Sutton. He came to Canada in 1818 with his brother William, who returned to England in 1822. He built the grist mill, sawmill and a woolen mill, and the settlement presently known as Sutton was known as Bouchier's Mills for a time. This building served as his dry goods store, and he and his family temporarily resided here following a fire in his home, later constructing the residence at 153 High Street, known as the Manor. This building served as the first post office in Georgina, with service starting in 1831. It has continued to contribute to the commercial life of Sutton through various commercial uses.

The property has contextual value as it supports and maintains the presence of the village character of Sutton and is physically linked with the Black River through its orientation toward the river as one of the earliest structures in the town, prior to the development of the adjacent High Street commercial area. It is visually connected to the surroundings, acting as a visual landmark as one crosses the High Street bridge over the river.

## **STATEMENT OF CULTURAL HERITAGE VALUE**

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property has design and physical value for the original entrance located with its orientation toward the river. The river facing facade is in the Georgian style, where the High Street facing side takes on a vernacular character, adapting to the changes in the development of the town.

Criterion 4: The property has historical value or associative value because it has direct

associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it has direct associations with the founding of Sutton and James O'Brien Bouchier. Bouchier is referred to as the founder of Sutton, and he and his wife were the first European inhabitants of this small settlement. The property is the site of the first store in Sutton built by Bouchier and later first post office in Georgina. Built around 1820s, the building is one of the earliest structures in Sutton still standing. By 1880s, the building was called "Sutton Variety Store". Furthermore, the property has historical associations with the Black River as the front of the building originally faced the river, for access to Indigenous Peoples, traders and other river travelers.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in defining, maintaining and supporting the character of Sutton as one of the earliest structures, constructed in the historic core of the settlement and continues to support the historical character of the streetscape.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, functionally, visually and historically linked to High Street, vistas from the High Street bridge, and the Black River. The building was constructed as the first store in Sutton and in proximity to the river to allow trades with river travelers and the Indigenous Peoples.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 132-134 High Street as a unique example of a vernacular building adapted to the evolving needs of the Village of Sutton:

- The building's overall height, scale, and irregular rectangular plan reflecting its evolution over time.
- The original stone foundation, approximately three feet thick.
- The gabled roof with a moderate pitch over the central portion of the building and slightly lower pitches over the northwest and southeast sections.
- The central portion of the south (High Street) façade, featuring two rectangular windows at the upper storey and a centrally placed ground-level entrance flanked by two large window openings, reflecting its commercial use.
- The original window openings on the northwest (river-facing) elevation.
- The surviving brick chimney.
- The dual-aspect nature of the site, with the elevation at High Street and an increased height along the river.

### Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 132-134 High Street as having direct associations with James O'Brien Bouchier and Sutton's origins:

- The building's location on High Street, reflecting historic commercial uses including as the dry goods store of James O'Brien Bouchier.
- Its location in the Village of Sutton, reflecting a central location and historic use as the first post office in Georgina.
- The building's two-sided appearance, reflecting the importance of both High Street and the Black River to trade.

### Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 132-134 High Street as maintaining the historic character of Sutton and as being

physically, functionally, visually and historically linked to its surroundings:

- The property's contribution to the historic village character of Sutton as one of the earliest surviving commercial buildings in the community.
- The physical, visual and historical relationship of the property with the Black River, reflecting the early importance of the waterway and the relationship to the town.
- Its orientation toward both the river and High Street, illustrating the town's shifting commercial focus over time.
- Its visibility as a local landmark when viewed from the High Street bridge, reinforcing its connection to the riverfront setting.
- Its contribution to the continuity of historic scale, and form within the High Street corridor.

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

**BYLAW NUMBER 2026- 0037 (HO-1)**

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BEING A BYLAW TO DESIGNATE 180 CHURCH STREET LOCATED AT PT LT 14 CON 3 N GWILLIMBURY PTS 2, 3 65R9946: GEORGINA 03491-0057 (LT), AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

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**WHEREAS** Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18 provides the Council of a municipality the authority to enact bylaws to designate a real property including all buildings and structures thereon, to be of cultural heritage value or interest.

**AND WHEREAS** the property located at PT LT 14 CON 3 N GWILLIMBURY PTS 2, 3 65R9946; GEORGINA 03491-0057 (LT), has been identified by the Town of Georgina as being eligible for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18.

**AND WHEREAS** the Notice of Intention to designate the property located at PT LT 14 CON 3 N GWILLIMBURY PTS 2, 3 65R9946; GEORGINA 03491-0057 (LT), was served on the owner of the property, the Ontario Heritage Trust along with interested parties and published at Town's website and other facilities in the municipality.

**AND WHEREAS** no notice of objection to the proposed designation have been served on the municipality.

**AND WHEREAS** the Council of the Corporation of the Town of Georgina deems it desirable to designate the property located at PT LT 14 CON 3 N GWILLIMBURY PTS 2, 3 65R9946: GEORGINA 03491-0057 (LT), as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act R.S.O. 1990, c. 0.18.

**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby **ENACTS AS FOLLOWS:**

1. **THAT** the following real property with the buildings and structures thereon, more particularly described in Schedule 'A' attached hereto and forming part of this Bylaw, is designated as a property of cultural heritage value or interest:

180 CHURCH STREET

2. **THAT** the reasons for designation set out in Schedule 'B', attached hereto and forming part of this Bylaw, are hereby adopted.

3. **THAT** the Clerk shall cause a copy of this Bylaw, together with its schedules, to be registered against the affected property in the Land Registrar's Office for York Region

**READ** and **ENACTED** this 22<sup>nd</sup> day of April, 2026.

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk

**SCHEDULE 'A' TO BYLAW NUMBER 2026-0037 (HO-1)**

**LEGAL DESCRIPTION OF 180 CHURCH STREET LOCATED PT LT 14 CON 3 N  
Gwillimbury Pts 2, 3 65R9946: Georgina 03491-0057 (LT),  
180 Church Street, Assessment Roll No.: 247-500**

In the Town of Georgina, Regional Municipality of York, property description as follows:

- 1) 180 Church Street  
PT LT 14 CON 3 N Gwillimbury Pts 2, 3 65R9946; Georgina 03491-0057  
(LT).

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0037 (HO-1)**

### **REASONS FOR DESIGNATION OF 180 CHURCH STREET LOCATED AT KESWICK ASSESSMENT ROLL NO.: 247-500**

The property at 180 Church Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

#### **Statement of Cultural Heritage Value or Interest**

The building, constructed in 1879, has design and physical value because it is representative of a Gothic Revival church, with elements of other architectural styles. The one-storey building is constructed of red brick with buff brick accents and is rectangular in plan. The building has a steeply pitched roof with simple eaves with exposed rafter tails and purlin ends. The primary south façade has a prominent, square tower, which is surmounted by an octagonal spire-lantern with a shingled roof. Each face of the lantern has a tall, narrow trefoil vent, and the soffit of the spire roof is bracketed at the intersection of each face of the lantern. The entrance door is set within a pointed arch on the front face of the tower, with a pair of lancet windows at the upper storey of the tower. The corners of the tower and of the main body of the building have contrasting buff brick toothed quoining, and the voussoirs of the pointed arches are also contrasting. On the primary façade, at either side of the tower is a gothic-arched window, with geometric divisions and a coloured glass border. At each side elevation of the building (the east and west), there are four of these windows present.

The building was raised in 1925 and placed on new foundations to allow for the creation of a basement. In the intervening years a rectangular addition with low-hipped-roof was constructed on the west side of the building. The parged foundations and addition are not part of the physical value of the building.

The property has historical and associative value because it has direct association with

the early settler Mary Stodgill, and her work to introduce a Christian Church service to the area. Mary Stodgill and her husband Solomon left Greenville, New York for Newmarket in 1817. Having been baptized in the Christian Church, Mary wrote letters to encourage a preacher to come to the area, with success in 1821, when Brother Allen Huntley arrived. Rather than stay in Newmarket, he went with Mary's visitor Darius Mann to Lake Simcoe and founded the first Christian Church in Canada on October 21, 1821. As the congregation grew, a meeting house was constructed on this site in 1856, with the present building replacing the meeting house in 1879.

The property has contextual value as it supports and maintains the presence of the village character of Keswick and contributes to the understanding of Church Street as a historic route in the town. The building is historically connected to the site, as the location of the first meeting house, and is visually connected to the surroundings as the prominent spire is visible from several viewpoints along the street and from the village core.

## **STATEMENT OF CULTURAL HERITAGE VALUE**

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property has design and physical value because it is representative of a Gothic Revival church. The building is clad in red brick with contrasting buff brick elements, features an eight-sided tower, peaked windows and doors, and stained glass.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it

has direct associations with the early settler Mary Stogdill and the work of introducing the first Christian Church service in the area.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The church is important in defining, maintaining and supporting the historic character of Church Street in Keswick.

Criterion 9: The property has contextual value because it is a landmark.

Rationale for Designation: The property is considered a landmark because of its prominence within Keswick and its association with the street that bears its name.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 180 Church Street as a representative example of Georgina's 19th century Gothic Revival style:

- The church's overall height, scale, and rectangular plan with a prominent central tower.
- The red brick construction with buff brick accents, including contrasting toothed brick quoining at the corners of the tower and main body, and buff brick voussoirs above the pointed-arch openings.
- The steeply pitched gable roof with simple eaves featuring exposed rafter tails and purlin ends.
- The square brick tower on the primary (south) façade, surmounted by an octagonal spire-lantern.
- The octagonal lantern's tall, narrow trefoil vents on each face, and the bracketed soffit beneath the spire roof.
- The pointed-arch entrance opening on the front face of the tower, and the paired lancet window openings at the tower's upper storey.

- The pointed-arch windows with geometric divisions and coloured glass borders on either side of the tower on the primary façade, and the series of four similar Gothic-arched windows on both the east and west side elevations.
- The church's siting and relationship on its original lot along Church Street.

#### Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 180 Church Street as having direct associations with religious congregations in Georgina:

- The church's location on the site of the first meeting house for the first Christian Church in Canada.
- The church's location on the site of the first meeting house for the congregation which is still active as the Keswick Christian Church.
- Its location in a town centre, representation of the spread of religious congregations across Georgina in the late 19th and early 20th centuries.

#### Contextual Value

The following heritage attributes contribute to the cultural heritage value of 180 Church Street in being physically, functionally, visually and historically linked to its surroundings:

- The church's presence in the core of Keswick, contributing to the village character of the area.
- The church's location on Church Street, contributing to the understanding of the street as a historic route in the town.
- The visual prominence of the church building, with the spire visible from several vantage points in the area.

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

**BYLAW NUMBER 2026-0038 (HO-1)**

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BEING A BYLAW TO DESIGNATE 25152 WARDEN AVENUE LOCATED AT PT E1/2 LT 16 CON 4 N GWILLIMBURY AS IN NG10433, NG5655: GEORGINA 03500-0067 (LT), AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

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**WHEREAS** Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18 provides the Council of a municipality the authority to enact by-laws to designate a real property including all buildings and structures thereon, to be of cultural heritage value or interest.

**AND WHEREAS** the property located at PT E1/2 LT 16 CON 4 N GWILLIMBURY AS IN NG10433, NG5655; GEORGINA 03500-0067 (LT), has been identified by the Town of Georgina as being eligible for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18.

**AND WHEREAS** the Notice of Intention to designate the property located at PT E1/2 LT 16 CON 4 N GWILLIMBURY AS IN NG10433, NG5655; GEORGINA 03500-0067 (LT), was served on the owner of the property, the Ontario Heritage Trust along with interested parties and published at Town's website and other facilities in the municipality.

**AND WHEREAS** no notice of objection to the proposed designation have been served on the municipality.

**AND WHEREAS** the Council of the Corporation of the Town of Georgina deems it desirable to designate the property located at PT E1/2 LT 16 CON 4 N GWILLIMBURY AS IN NG10433, NG5655: GEORGINA 03500-0067 (LT), as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act R.S.O. 1990, c. 0.18.

**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby **ENACTS AS FOLLOWS:**

1. **THAT** the following real property with the buildings and structures thereon, more particularly described in Schedule 'A' attached hereto and forming part of this Bylaw, is designated as a property of cultural heritage value or interest:

25152 Warden Avenue

2. **THAT** the reasons for designation set out in Schedule 'B', attached hereto and forming part of this Bylaw, are hereby adopted.
3. **THAT** the Clerk shall cause a copy of this Bylaw, together with its schedules, to be registered against the affected property in the Land Registrar's Office for York Region.

**READ** and **ENACTED** this 22<sup>nd</sup> day of April, 2026.

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk

**SCHEDULE 'A' TO BYLAW NUMBER 2026-0038 (HO-1)**

**LEGAL DESCRIPTION OF 25152 WARDEN AVENUE LOCATED AT PT E1/2 LT 16  
CON 4 N GWILLIMBURY AS IN NG10433, NG5655: GEORGINA  
03500-0067 (LT). ASSESSMENT ROLL NO.: 906-300**

In the Town of Georgina, Regional Municipality of York, property description as follows:

- 1) 25152 WARDEN AVENUE  
PT E1/2 LT 16 CON 4 N GWILLIMBURY AS IN NG10433, NG5655; GEORGINA  
03500-0067 (LT)

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0038 (HO-1)**

### **REASONS FOR DESIGNATION OF 25152 WARDEN AVENUE**

#### **LOCATED AT GEORGINA**

#### **ASSESSMENT ROLL NO.: 906-300**

The property at 25152 Warden Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

#### **Statement of Cultural Heritage Value or Interest**

The building, constructed in 1880, has design and physical value because it is representative of a Carpenter Gothic style church, with elements of other architectural styles. The one-storey building is rectangular in plan, with a porch at the east face of the building, containing the entrance door. The main body of the church and porch have moderately sloped gable roofs, with the porch sitting lower than that of the main building mass. Constructed of wood, the siding has been covered by a modern horizontal wood siding. The entrance door has a pointed arch transom with simple curved wood tracery dividing the transom into three panes. This is repeated on each of the three windows per side of the building at the north and south elevations. The openings have painted moulded wood trim and sills. The modern horizontal siding and rear addition is not part of the physical value of the building.

The property has historical and associative value because it has direct association with the Free Methodist congregation in Georgina Township, serving as the only place of worship for the denomination in the township.

The church was originally called the North Church, and was constructed on the farm of Robert Pegg, and moved to land donated by Mr. A Willoughby in 1928 by a team of horses.

The property has contextual value as it supports and maintains the presence of the village character of Belhaven. It is visually connected to the surroundings, specifically the neighbouring house-form building to the north which had served as the parsonage for the church.

## **STATEMENT OF CULTURAL HERITAGE VALUE**

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property is a unique example of a Carpenter Gothic church, featuring the modest scale, pointed-arch detailing, and wood craftsmanship that define the style.

Criterion 5: The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Rationale for Designation: The property is significant for its association with the Free Methodist Church, serving as the only place of worship for the denomination within the township.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in supporting the character of the historic core of Belhaven, as part of the development of amenities along the main street.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property is functionally linked to the neighbouring building, having served as the parsonage for the church.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the 25152 Warden Avenue as a representative example of Georgina's 19th century Carpenter Gothic Church style:

- The church's overall height, modest scale, and rectangular plan with a gable-roofed porch projecting from the east façade.
- The moderately pitched gable roofs of the main mass and porch, with the porch roof set below the main roofline.
- The wood construction of the building.
- The pointed-arch entrance transom with simple curved wood tracery dividing the transom into three panes.
- The pointed-arch openings on the north and south elevations, each containing hung windows with divided transoms matching the entrance transom.
- The painted moulded wood trim framing the door, and the painted moulded wood trim and sills framing the window openings.
- The Carpenter Gothic expression evident in the pointed-arch detailing and craftsmanship.
- The building's siting on its current location within the village of Belhaven.

### Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 25152 Warden Avenue as having the potential to yield associations with religious congregations and members of the Belhaven community:

- The property's location in the village of Belhaven, serving as the only location for worship for the Free Methodist congregation in Georgina Township.

- The building's location in the village of Belhaven, on land donated by Mr. A Willoughby and reflecting its relocation by a team of horses in 1928.
- Its location in a town centre, representation of the spread of religious congregations across Georgina in the late 19th and early 20th centuries.

#### Contextual Value

The following heritage attributes contribute to the cultural heritage value of 25152 Warden Avenue in being physically, functionally, visually and historically linked to its surroundings:

- The church's presence in the core of Belhaven, contributing to the village character of the area.
- Its visual and historical relationship with the neighbouring house-form building to the north, which historically served as the parsonage for the church.

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

**BYLAW NUMBER 2026-0039 (HO-1)**

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BEING A BYLAW TO DESIGNATE 31 RIVER STREET DESCRIBED AS AT LT 5 BLK 1 PL 69 SUTTON; LT 6 BLK 1 PL 69 SUTTON; LT D BLK 1 PL 69 SUTTON; GEORGINA 03521-0130 (R), AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

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**WHEREAS** Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18 provides the Council of a municipality the authority to enact bylaws to designate a real property including all buildings and structures thereon, to be of cultural heritage value or interest.

**AND WHEREAS** the property located at 31 RIVER STREET LT 5 BLK 1 PL 69 SUTTON; LT 6 BLK 1 PL 69 SUTTON; LT D BLK 1 PL 69 SUTTON; GEORGINA 03521-0130 (R), has been identified by the Town of Georgina as being eligible for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18.

**AND WHEREAS** the Notice of Intention to designate the property located at 31 RIVER STREET LT 5 BLK 1 PL 69 SUTTON; LT 6 BLK 1 PL 69 SUTTON; LT D BLK 1 PL 69 SUTTON; GEORGINA 03521-0130 (R), was served on the owner of the property, the Ontario Heritage Trust along with interested parties and published at Town's website and other facilities in the municipality.

**AND WHEREAS** no notice of objection to the proposed designation have been served on the municipality.

**AND WHEREAS** the Council of the Corporation of the Town of Georgina deems it desirable to designate the property located at 31 RIVER STREET LT 5 BLK 1 PL 69 SUTTON; LT 6 BLK 1 PL 69 SUTTON; LT D BLK 1 PL 69 SUTTON; GEORGINA 03521-0130 (R), as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act R.S.O. 1990, c. 0.18;

**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby **ENACTS AS FOLLOWS:**

1. **THAT** the following real property with the buildings and structures thereon, more particularly described in Schedule 'A' attached hereto and forming part of this Bylaw, is designated as a property of cultural heritage value or interest:

31 River Street, Sutton

2. **THAT** the reasons for designation set out in Schedule 'B', attached hereto and forming part of this Bylaw, are hereby adopted.
3. **THAT** the Clerk shall cause a copy of this Bylaw, together with its schedules, to be registered against the affected property in the Land Registrar's Office for York Region

**READ** and **ENACTED** this 22<sup>nd</sup> day of April, 2026.

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk

**SCHEDULE 'A' TO BYLAW NUMBER 2026-0039 (HO-1)**

**LEGAL DESCRIPTION OF 31 RIVER STREET DESCRIBED AS LT 5 BLK 1 PL 69 SUTTON; LT 6 BLK 1 PL 69 SUTTON; LT D BLK 1 PL 69 SUTTON; GEORGINA 03521-0130 (R).**

**31 RIVER STREET, ASSESSMENT ROLL NO.: 060-700**

In the Town of Georgina, Regional Municipality of York, property description as follows:

- 1) 31 RIVER STREET  
LT 5 BLK 1 PL 69 SUTTON; LT 6 BLK 1 PL 69 SUTTON; LT D BLK 1 PL 69 SUTTON; GEORGINA 03521-0130 (R).

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0039 (HO-1)**

### **REASONS FOR DESIGNATION OF 31 RIVER STREET**

#### **LOCATED AT SUTTON**

#### **ASSESSMENT ROLL NO.: 060-700**

The property at 31 River Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

#### **Statement of Cultural Heritage Value or Interest**

The church has design and physical value because it is representative of a Gothic Revival church, with elements of other architectural styles. The one-storey building is constructed of red brick, brought from Beaverton to signify the building's importance, rather than using the more readily available local fieldstone. The building has a shallow-pitched roof with returning eaves and cornice at the gable end, with cornices continuing below the eaves along the side of the building, reminiscent of a Georgian style building, and visually connecting it with the adjacent parish hall, which had acted as a place of worship prior to the construction of the church. The primary west façade has a prominent, square tower with corner buttresses, which is surmounted by an ornate octagonal spire-lantern, surrounded by four smaller spires at each corner of the brick tower. The pointed arch entrance door is located on the front face of the tower, with lancet windows at the side elevations, and similarly shaped openings with vents at the second storey of the tower. At the east end of the building is a lower apse with a similarly pitched gable roof. The main body of the church is divided into three bays, articulated by brick pilasters and each containing a large window with a gothic arch. The same window is repeated on the front façade at each side of the tower. Each of the pointed arch windows and lancets have a painted wood label mould with decorative label stops.

A rectangular building was constructed in 1957 at the rear of the building and is not part

of the physical value of the building. The property has historical and associative value because it has direct association with notable community members in Sutton, including James O'Brien Bouchier, who is referred to as the founder of Sutton. He came to Canada in 1818 with his brother William, who returned to England in 1822. He built the grist mill, sawmill and a woolen mill, and the settlement presently known as Sutton was known as Bouchier's Mills for a time. James Bouchier donated 10 acres of cleared land for the St. James Anglican Church in 1845, and he solicited donations from family and friends in England for the construction of the building, which was completed in 1858. The church was consecrated in 1862 by Bishop Strachan, the first Anglican Bishop of Toronto. The chief builder and carver of the church was Martin Mclaughlin, who operated the planning mill in the town, and Robert Till. Martin Mclaughlin was responsible for much of the woodwork throughout the town and is responsible for the interior carving between the chancel and nave. Mclaughlin was also responsible for other prominent buildings in the town, such as the Foresters Hall on High Street.

The property has contextual value as it supports and maintains the historic village character of Sutton as the first church constructed in the community. It is physically, functionally, and historically linked to the adjacent parish hall, together forming a historic church complex. The property is visually and spatially connected to its surroundings through its location within a larger churchyard and cemetery, and its prominent siting at the bend on River Street, where it serves as a recognizable landmark marking the transition from the main commercial corridor of Sutton. Together, the church, and the landscaped churchyard and cemetery form a distinctive civic ensemble within a predominantly residential setting that contributes to the traditional village character of this part of Sutton.

## **STATEMENT OF CULTURAL HERITAGE VALUE**

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique,

representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property has design and physical value because it is representative of Gothic Revival church style. The building is clad in red brick, features an ornate tower, peaked windows and doors, and stained glass.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it has direct associations with James O'Brien Bouchier (referred to as the founder of Sutton), as his English relatives' generosity made its construction possible in 1857. At the time, there were no other churches in Sutton. The property also has direct associations with the Anglican Church of Canada.

Criterion 6: The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Rationale for Designation: The property has associative value because it demonstrates and reflects the work and ideas of chief builder, Martin McLaughlin (who was also responsible for some of the interior carving), and Robert Till.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The church is important in defining, maintaining and supporting the character of Sutton, as the first church constructed in the community, reflecting the early development pattern of the village and its nineteenth century origins. Its prominent siting at the bend on River Street gives the church strong visual presence, marking the transition from Sutton's main commercial corridor into a more residential area.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, visually, and historically linked to its surroundings and the development of Sutton through

its location within a larger landscaped churchyard and cemetery, which together establish a distinctive civic ensemble within the historic village. The property's relationship with the adjacent parish hall, which functioned as an earlier place of worship, creates a historic church complex.

Criterion 9: The property has contextual value because it is a landmark.

Rationale for Designation: The building's recognizable silhouette, including its brick tower and spire-lantern, makes it a landmark within Sutton.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 31 River Street as a representative example of Georgina's 19th century Gothic Revival style:

- The church's overall height, scale, and rectangular plan with a prominent central tower at the west end and lower apse at the east end.
- The red brick masonry exterior walls.
- The main body of the church, organized into three bays articulated by brick pilasters, each containing a large pointed-arch window with geometric stained glass.
- The shallow-pitched gable roof with returning eaves and continuous cornices at the gable ends and side elevations, recalling Georgian architectural influences.
- The square brick tower on the primary (west) façade, featuring brick corner buttresses, an ornate octagonal spire-lantern, and four smaller corner spires.
- The pointed-arched entrance opening on the front face of the tower, and the lancet window openings on the tower's side elevations, and lancet vent openings on the upper storey.
- The pointed-arch windows on either side of the tower on the west façade, with elaborate stained glass with iconography.
- The painted wood label moulds with decorative label stops above the pointed-arch windows and lancet openings.
- The lower apse at the east end of the building.

- The building's siting within the landscaped churchyard and cemetery.

### Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 31 River Street as having direct associations with local craftsmen Martin McLaughlin and Robert Till, religious congregations, and James O'Brien Bourchier:

- The church and churchyard's setting on a treed site, on land donated by James O'Brien Bourchier.
- The exterior woodwork and windows associated with local craftsmen Martin McLaughlin and Robert Till.
- Its location in a town centre, representation of the spread of religious congregations across Georgina in the late 19th and early 20th centuries.

### Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 31 River Street as maintaining the historic character of Sutton and as being physically, functionally, visually and historically linked to its surroundings:

- The church and churchyard's presence in the core of Sutton, contributing to the village character of the area.
- The location of the church at the bend on River Street, creating a terminating vista.
- The property's physical, functional, and historical relationship with the adjacent parish hall, together forming a historic church complex.
- The church's visual and functional connection to the surrounding churchyard and cemetery.

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

**BYLAW NUMBER 2026-0040 (HO-1)**

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BEING A BYLAW TO DESIGNATE 32 RIVER STREET LOCATED PT LT 68 PL 290 N GWILLIMBURY AS IN R688618: GEORGINA 03479-0035 (LT), AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

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**WHEREAS** Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18 provides the Council of a municipality the authority to enact bylaws to designate a real property including all buildings and structures thereon, to be of cultural heritage value or interest.

**AND WHEREAS** the property located at PT LT 68 PL 290 N GWILLIMBURY AS IN R688618; GEORGINA 03479-0035 (LT), has been identified by the Town of Georgina as being eligible for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18.

**AND WHEREAS** the Notice of Intention to designate the property located at PT LT 68 PL 290 N GWILLIMBURY AS IN R688618; GEORGINA 03479-0035 (LT), was served on the owner of the property, the Ontario Heritage Trust along with interested parties and published at Town's website and other facilities in the municipality.

**AND WHEREAS** notice of objection to the proposed designation have been served on the municipality and notwithstanding this notice, it is the position of the Council of the Corporation of the Town of Georgina that the property should be designated as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18.

**AND WHEREAS** the Council of the Corporation of the Town of Georgina deems it desirable to designate the property located at PT LT 68 PL 290 N GWILLIMBURY AS IN

R688618: GEORGINA 03479-0035 (LT), as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act R.S.O. 1990, c. 0.18.

**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby **ENACTS AS FOLLOWS:**

1. **THAT** the following real property with the buildings and structures thereon, more particularly described in Schedule 'A' attached hereto and forming part of this Bylaw, is designated as a property of cultural heritage value or interest:

32 River Street

2. **THAT** the reasons for designation set out in Schedule 'B', attached hereto and forming part of this Bylaw, are hereby adopted.
3. **THAT** the Clerk shall cause a copy of this Bylaw, together with its schedules, to be registered against the affected property in the Land Registrar's Office for York Region

**READ** and **ENACTED** this 22<sup>nd</sup> day of April, 2026.

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk

**SCHEDULE 'A' TO BYLAW NUMBER 2026-0040 (HO-1)**

**LEGAL DESCRIPTION OF 32 RIVER STREET LOCATED AT PT LT 68 PL 290 N  
GWILLIMBURY AS IN R688618: GEORGINA**

**03479-0035 (LT).**

**32 RIVER STREET, ASSESSMENT ROLL NO.: 000-700**

In the Town of Georgina, Regional Municipality of York, property description as follows:

- 1) 32 RIVER STREET  
PT LT 68 PL 290 N GWILLIMBURY AS IN R688618; GEORGINA  
03479-0035 (LT).

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0040 (HO-1)**

### **REASONS FOR DESIGNATION OF 32 RIVER STREET LOCATED AT GEORGINA ASSESSMENT ROLL NO.: 000-700**

The property at 32 River Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

#### **Statement of Cultural Heritage Value or Interest**

Constructed circa 1850, Maplehurst has design and physical value because it is representative of Regency style in Georgina. The two-storey building is clad in brick which has been painted and has a hipped roof. An expansive veranda with a canopy-like roof wraps around the building and terminates in a curved form at the southwest corner, typical of the Regency style. The house has large openings with single-hung two-over-two windows. The main entrance is Neoclassical inspired with symmetrical sidelights and transom.

The principal façade is oriented toward the town, while the west elevation fronts the river. Picturesqueness was an integral feature of the early 19th century Regency style villas and cottages, and Maplehurst is an example, set within a landscape with maple trees overlooking Black River.

The property has historical and associative value because it has direct association with several notable community members in Sutton. William Barnard, who once owned a general store in Sutton, built the house circa 1850. Prior to that, a small cottage occupied by Canon Ritchie, the Anglican Church Minister, stood on the property before being relocated. Mr. Summerfelt, operator of the local flour mill, later purchased the home and constructed a swing bridge across the river to connect with the mill on the west bank for

convenience. The property was subsequently sold to Mr. Ramsden, who in 1914 transferred ownership to the Holborn family. The Holborn's became well known in the community through Holborn Hardware, a store located on High Street that operated at the same location for over 90 years (1904–1996), run by three generations of the family. Maplehurst, named after the maple trees surrounding it, has contextual value as a Regency villa set within a picturesque landscape with views of the Sutton Mill and Black River. It is located in the historical core of Sutton and was constructed during the early development of the area. The property is in proximity to other key historical sites in Sutton including St. James Anglican Church at 31 River Street located across the street and the Sutton Mill at 141 High Street across the river.

## **STATEMENT OF CULTURAL HERITAGE VALUE**

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The house has design and physical value because it is representative of Regency style set within a picturesque landscape. It features a hip roof and wraps around veranda with a canopy-like roof wraps around the building and terminates in a curved form at the southwest corner; typical of the Regency style inspired by tropical climates. The house has large openings with single-hung two-over-two windows and the main entrance is Neoclassical-inspired with symmetrical sidelights and transom.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property holds historical and associative value through its connections to several notable community members. William Barnard, who once owned

a general store in Sutton, was an early owner of the site. Prior to that, a small cottage occupied by Canon Ritchie, the Anglican Church Minister, stood on the property before being relocated. The home was later purchased by Mr. Summerfelt, operator of the local flour mill, who subsequently sold it to Mr. Ramsden. In 1914, Mr. Ramsden sold the property to Mr. Walker Holborn who operated Holborn Hardware on High Street.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The house is important in defining, maintaining and supporting the character of Sutton because it reflects the village's early development and its relationship with Black River, the mill and the historic core. The property's prominent siting overlooking the river, its views toward the mill and falls, and the vantage points from the High Street bridge further strengthen its role in supporting Sutton's distinctive sense of identity.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, visually, and historically linked to its surroundings, named after the maple trees on the grounds and situated in proximity to other notable sites in Sutton including St. James Anglican Church and the Sutton Mill. The Black River runs along the west side of the property, and the house overlooks the falls and old mill across the river reinforcing its strong relationship with the historic core of Sutton. Its association with Mr. Summerfelt reinforces this connection as well: during his ownership, he operated the adjacent flour mill and had constructed a swing bridge across the river to link the property with the mill.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 32 River Street as a representative example of Georgina's 19th century Regency style:

- The two-storey height, scale, rectangular form, and massing of the original portion of the house with a hip roof.
- On all elevations, the brick cladding and large window openings with stone sills and lintels.
- On the principal (south) elevation, the Neoclassical-inspired main entrance with symmetrical side lights and transom.
- On the west elevation, the brick chimney.
- The form and massing with canopylike roof of the wraparound veranda.  
The wood soffit and floor, Tuscan columns and wood railing at the curved portion of the wrap around veranda.

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the property in being physically and historically linked to its surroundings:

- The scale, form, and massing of the structure.
- The placement and orientation of the main house on the well-treed lot along Black River, fronting on to River Street and set back significantly from the street.
- The view from the property towards the old mill, river and falls.
- The view towards the property from High Street bridge over the Black River.

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

**BYLAW NUMBER 2026-0041 (HO-1)**

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BEING A BYLAW TO DESIGNATE 98 HIGH STREET LOCATED AT PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (LT) AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

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**WHEREAS** Part IV of the Ontario Heritage Act, R.S.O. 1990, c. 0.18 provides the Council of a municipality the authority to enact bylaws to designate a real property including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** the property located at PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (LT), has been identified by the Town of Georgina as being eligible for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990 c. 0.18;

**AND WHEREAS** the Notice of Intention to designate the property located at PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (LT), was served on the owner of the property, the Ontario Heritage Trust along with interested parties and published at Town's website and other facilities in the municipality.

**AND WHEREAS** no notice of objection to the proposed designation has been served on the municipality;

**AND WHEREAS** the Council of the Corporation of the Town of Georgina deems it desirable to designate the property located at PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (LT), as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act R.S.O. 1990, c. 0.18.

**NOW THEREFORE** the Council of the Corporation of the Town of Georgina hereby **ENACTS AS FOLLOWS:**

1. **THAT** the following real property with the buildings and structures thereon, more particularly described in Schedule 'A' attached hereto and forming part of this Bylaw, is designated as a property of cultural heritage value or interest:

98 High Street, Sutton

2. **THAT** the reasons for designation set out in Schedule 'B', attached hereto and forming part of this Bylaw, are hereby adopted.
3. **THAT** the Clerk shall cause a copy of this Bylaw, together with its schedules, to be registered against the affected property in the Land Registrar's Office for York Region.

**READ** and **ENACTED** this 22<sup>nd</sup> day of April, 2026.

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk

**SCHEDULE 'A' TO BYLAW NUMBER 2026-0041 (HO-1)**

**LEGAL DESCRIPTION OF 98 HIGH STREET LOCATED AT PT LT 1, BLK 11, PL 69,  
SUTTON, AS IN R651495, GEORGINA. 03504-0164 (LT).**

**98 HIGH STREET, ASSESSMENT ROLL NO.: 078-700**

In the Town of Georgina, Regional Municipality of York, property description as follows:

- 1) 98 High Street  
PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA, 03504-0164 (LT)

## **SCHEDULE 'B' TO BYLAW NUMBER 2026 – 0041 (HO-1)**

### **REASONS FOR DESIGNATION OF 98 HIGH STREET LOCATED AT SUTTON, ASSESSMENT ROLL NO.: 078-700**

The property at 98 High Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, associative/historical and contextual value.

#### **Statement of Cultural Heritage Value or Interest**

Constructed prior to the year 1868 and known informally as the Cuttle House, the building is one-and-a-half-storeys and is clad in buff brick. The property is representative of a mid-19th century Victorian house, situated in a village-like setting. The architectural design is an adaptation of Italianate elements to a Gothic Revival house and represents a combination of the two styles. Gothic Revival elements include the L-shaped plan of the house, with a prominent gable oriented to the street. The decorative vergeboard on the front gable, as well as the brackets at the ground floor bay window, and the paired round headed windows on the second storey above the bay window. The wooden porch with decorative columns, balustrade and brackets, is not original to the house and is not considered a heritage attribute.

The property is important in defining, maintaining, and supporting the character of the historic core of the Village of Sutton. This residential property known as 98 High Street is deeply set back from the street, directly adjacent to a commercial storefront at 100 High Street, which begins to form a street wall along High Street, being located at the lot line. The contrast of the two building types demonstrates the incremental evolution of the historic main street from a rural area to a commercial area as the town grew. The building on its own is important in defining and maintaining the character of this area through its scale and relationship to the street, as a house-form building at the extreme west end of

the residential area of High Street, before it transitions to a commercial area to the west. The building demonstrates the early development of this area, and the residential character of this part of the historic main street of the Village of Sutton, predating further infill along the street which is set closer to High Street.

## **STATEMENT OF CULTURAL HERITAGE VALUE**

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The residence has design and physical value because it is representative of Victorian style with Gothic Revival and Italianate elements. The building is clad in buff brick and features bargeboards, bay windows, arched windows and shutters, and an ornate front veranda.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village. 98 High Street, together with the adjacent properties at 100 and 96 High Street, define, maintain, and support the mid 19th century small-scale mixed-use character of High Street at an intersection where the commercial strip begins its transition to residential.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, visually, and historically linked to its surroundings. Set well back from High Street, it

maintains a distinctive spatial relationship with the street and its neighbouring properties. The building demonstrates the early development of this area and reflects the residential character of this portion of the main street of the Village of Sutton, predating later infill that was constructed closer to the street.

## **Description of Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 98 High Street as a representative example of Georgina's 19th century Victorian style with Italianate and Gothic revival elements:

- The one and a half storey height, scale, L-shaped form, and massing with a prominent gable.
- On all elevations, the buff brick cladding.
- On the principal (east) elevation facing High Street, the buff brick elevation, with wood brackets, the prominent gable with vergeboard, the segmental arch windows on the ground level three-sided bay, the front door opening with transom, the paired ground floor window openings, and the paired round headed window openings on the second level above the bay window.
- On the secondary (south) elevation, the wooden one-storey square bay window, and the prominent gable with vergeboard.
- On the principal elevation, the arrangement and size of the window openings, and the location and size of the entrance including the transom.
- The red brick chimney.

### Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 98 High Street as maintaining the historic character of Sutton and as being physically, functionally, visually and historically linked to its surroundings:

- The scale, form, and massing of the structure.

- The placement and orientation of the structure on its lot fronting onto High Street, set back significantly from the street.

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

**BY-LAW NO. 2026-0042 (COU-2)**

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BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE  
COUNCIL MEETING HELD ON THE 22<sup>nd</sup> DAY OF APRIL, 2026

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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 22, 2026 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 22<sup>nd</sup> day of April, 2026.

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Margaret Quirk, Mayor

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Rachel Dillabough, Town Clerk