

Development Services

The Development Services Department promotes well managed growth and economic development and tourism through strategic land-use planning activities and marketing efforts. This Department processes and make recommendations to Council on various applications for residential, commercial, industrial and institutional development proposals; and reviews and approves the design and construction of roads, sanitary sewage disposal, drinking water supply, grading and stormwater management facilities and other infrastructure needed to support new development. The Department is also responsible for the administration and enforcement of the Ontario Building Code as it relates to the construction or demolition of buildings and structures, and the installation and maintenance of on-site private sewage systems.

2021 Success Story

The COVID-19 pandemic has continued to affect the way in which services are delivered to the community and the need for additional resources to support business recovery. The Economic Recovery Team has continued to support the implementation of existing and enhanced grant programs to support new investment, entrepreneurship, and existing business operators. Fourteen businesses continue to take advantage of the temporary patio program to help maintain income during dining restrictions. The Planning Division has prepared an amendment to the Zoning By-law to incorporate new zoning provisions respecting the establishment of temporary and permanent outdoor dining and patios. The Economic Recovery Team has expanded grant programs to increase the financial support for new investment and economic recovery.

The new Business Bounce Back Program was launched in June 2021 in partnership with York University's YSPACE and East Gwillimbury to provide free entrepreneurial training programs. These programs are focused on businesses or individuals in the tourism industry who are looking to upgrade employment skills or enhance business operations due to COVID.



Over the past year, the Building Division has completed a review and update of the Building Permit and Fees By-law, and has developed an online portal for building permit applications.

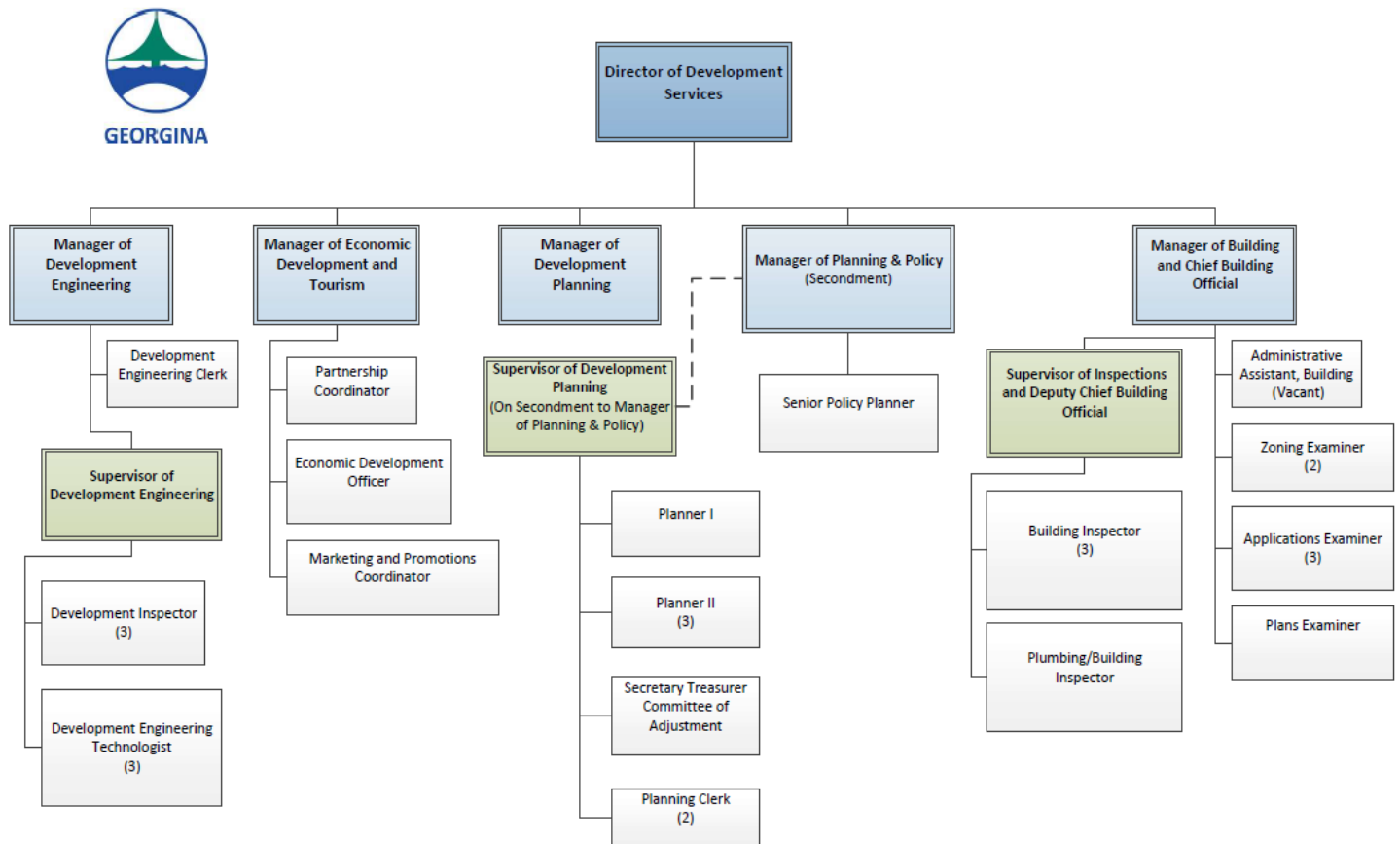
The Development Engineering Division has implemented a new online permitting program for site alteration permits that will be in place for the start of 2022. It has also completed the Sanitary Sewer Master Plan and was part of the inter-departmental staff team overseeing the construction of the Connell Booster Pumping Station together with the major re-construction of Church Street in Keswick.

The Planning Policy Division, along with a retained consultant, will be completing the final draft of the new Keswick Secondary Plan in the fall of 2021 and presenting the plan to Council for approval early in 2022. The plan will then be sent to the Regional Municipality of York for final approval. The Planning Policy Division has also started Phase I of a two-phased comprehensive review of the Town's Zoning By-law. Phase I will review the zoning of lands within the rural countryside area – this area includes all lands located outside of settlement areas. This is to ensure the mapping, permitted uses and regulations in the zoning by-law are updated to meet the standards established to protect environmental areas, and ensure the integrity of agricultural and rural areas as set out in the Town's Official Plan.

The Development Planning Division has had an increased focus on the Keswick Business Park with the announcement that an international trucking company has chosen Georgina as its new home and will be submitting development applications for a property located in the southerly portion of the business park. A second announcement of a major development company purchasing the northerly portion of the business park and submitting development applications, is a strong indication Georgina is on the radar for investment and will continue to be a consideration for businesses considering a relocation. The division also administered the applications necessary for the approval of a major senior's development in Keswick.

The closure of the Civic Centre to members of the public continues to result in refinements to the online application process to encourage electronic submission, improve processing timelines and offer enhanced self-serve options.

Organizational Chart



Divisions

- Building Division
- Development Engineering Division
- Economic Development and Tourism Development Division
- Development Planning Division
- Policy Planning Division

Major Operating Drivers

- Continue active participation in the review and update of the York Region Official Plan
- Continue compliance with all legislative requirements under the Ontario Building Code, Bill 108, the Planning Act, the Municipal Act, and other related regulations, by-laws and administrative policies
- Monitor and assess the implementation of online applications in order to enhance customer service and improve processing timelines
- Continue to build awareness of Georgina as a place to invest
- Continue to dedicate additional resources to support economic and tourism recovery
- Supporting community organizations with projects that align with the Corporate Strategic Plan and Departmental Business Plan (Ontario Water Centre (ClearWater Farm), Chamber of Commerce (Shop Local))

Major Initiatives Planned for 2022

- Continue to develop partnerships that would leverage the investment in YorkNet's Fibre Infrastructure
- Continue with the Conformity Review and Update of Zoning By-law 500
- Continuation of efforts to merge and expand the Sutton and Jackson's Point Business Improvement Areas (BIA) and revitalize the BIA Boards of Management
- Continuation of Economic Recovery Initiatives
- Update of the Town's Development Design Criteria
- Leverage the success of the Business Bounce Back Program and establish a business incubator/accelerator as a two-year pilot project



GEORGIA

2022 OPERATING BUDGET

Development Services - Department Administration - Budget Details

	2022 BASE BUDGET	GROWTH	SERVICE LEVEL	CONTRACTUAL/ INFLATIONARY	DEBT FINANCING	OTHER	2022 BUDGET	BUD/BUD % VARIANCE	BUD/BUD \$ VARIANCE	COMMENTS
Administration										
Expense										
Salaries and Benefits	287,840	0	0	0	0	0	287,840	-28%	(80,140)	Position reallocation to Roads
Staffing Other Direct Expenses	4,860	0	0	0	0	(500)	4,360	-10%	(500)	
Other Direct Costs	900	0	0	0	0	0	900	0%	0	
Expense Total	293,600	0	0	0	0	(80,640)	212,960	-27%	(80,640)	
Administration Total	293,600	0	0	0	0	(80,640)	212,960	-27%	(80,640)	
Grand Total	293,600	0	0	0	0	(80,640)	212,960	-27%	(80,640)	

Development Services – Building Division

The Building Division works to guide and direct residents and builders through the building permit process. This includes assisting with construction, renovation and demolition permit applications for projects including houses, commercial and industrial buildings, as well as pool enclosures. It is also responsible for the enforcement of the Ontario Building Code and the administration and enforcement of the Council-approved Building By-law, Zoning By-law and Pool Enclosure By-law.

Services provided by the Building Division include:

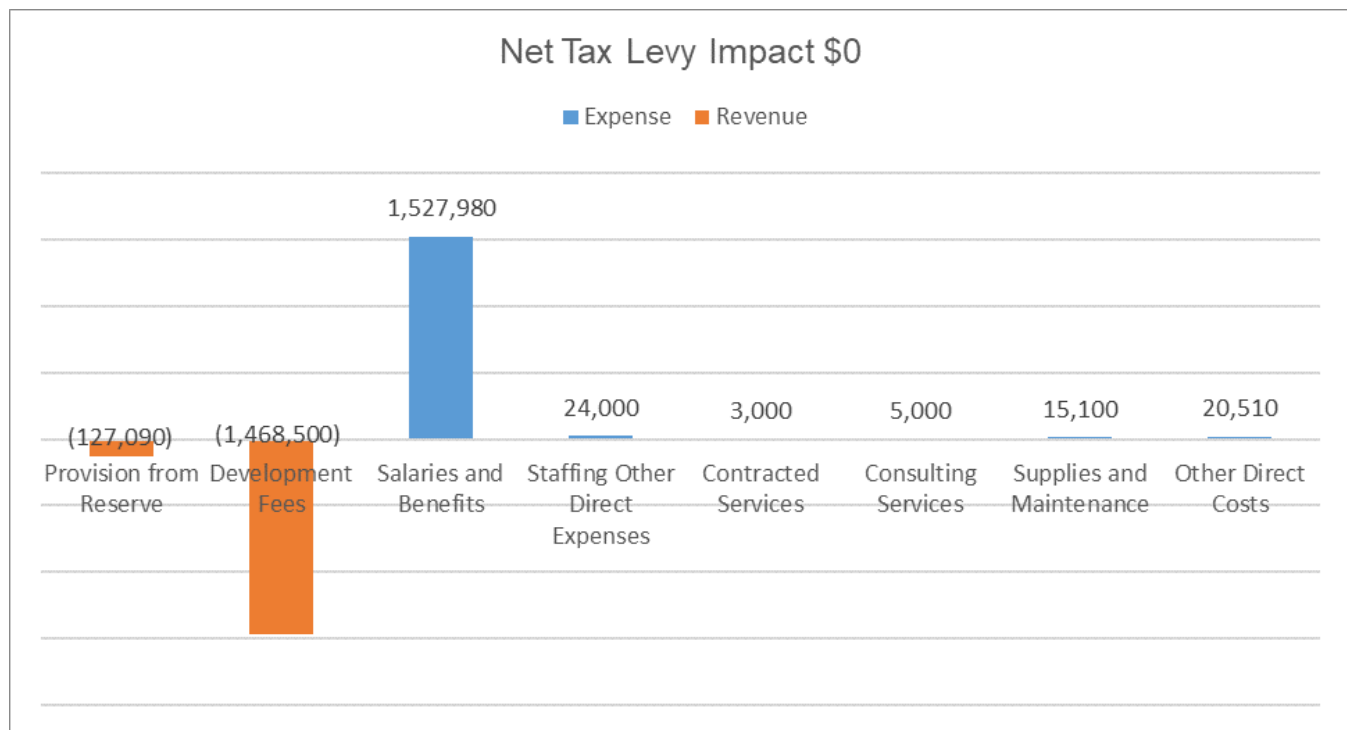
- Construction and demolition permit applications and inspections
- Inspections related to the Backflow and Cross Connection Control By-law
- Investigations relating to illegal construction and demolition
- Pool enclosure permit applications and inspections

\$156.7 million –
Construction value of
building permits issued
(January through June)

4399 – Building permit
inspections completed
(January through June)

474 – Number of
building permits issued
(January through June)

2022 Budgeted Expenditures and Revenues



2021 Accomplishments

- Introduced updated fees related to division service delivery.
- Determined requirements for an online application portal.
- Inspected properties subject to the Septic Maintenance Inspection Program to minimize risk to the waters of Lake Simcoe.

Key Projects for 2022

- Implementation of online application portal.
- Develop additional step-by-step instructional/guidance videos related to permit application and inspection processes.
- Inspect major Town projects such as the Multi-use Recreation Complex.
- Inspect the construction of new homes in six large subdivision projects including:
 - Hedge Road Landing development (Jackson's Point/Sutton)
 - Simcoe Landing – Phase 9 subdivision (south Keswick)
 - Treasure Hill subdivisions (north Keswick)
 - Delpark (Sutton)
 - Ainsley Hill (Sutton)
 - Ballymore Glenwoods (Keswick)



GEORGIA

2022 OPERATING BUDGET

Development Services - Building - Budget Details

2022 BASE BUDGET	GROWTH	SERVICE LEVEL	CONTRACTUAL/ INFLATIONARY	DEBT FINANCING	OTHER	2022 BUDGET	BUD/BUD % VARIANCE	BUD/BUD \$ VARIANCE	COMMENTS
Administration									
Revenue									
Development Fees	(1,165,500)	0	0	0	0	(303,000)	(1,468,500)	(303,000)	Increase based on new development
Provision from Reserve	(501,590)	0	0	0	0	374,500	(127,090)	374,500	Reduction (offset) for development
Revenue Total	(1,667,090)	0	0	0	0	71,500	(1,595,590)	71,500	
Expense									
Salaries and Benefits									
Staffing Other Direct Expenses	1,599,650	0	0	(5,720)	0	(65,950)	1,527,980	(71,670)	Temporary reduction based on forecasted staffing requirements
Consulting Services	24,000	0	0	0	0	0	24,000	0	
Contracted Services	5,000	0	0	0	0	0	5,000	0	
Supplies and Maintenance	3,000	0	0	0	0	0	3,000	0	
Other Direct Costs	5,500	0	0	0	0	0	5,500	0	
Expense Total	13,500	0	0	0	0	0	13,500	0	
Administration Total	1,650,650	0	0	(5,720)	0	(65,950)	1,578,980	(71,670)	
Fleet	(16,440)	0	0	(5,720)	0	5,550	(16,610)	(170)	
Expense									
Supplies and Maintenance	10,000	0	0	0	0	(400)	9,600	(400)	
Other Direct Costs	6,440	0	0	0	0	570	7,010	570	
Expense Total	16,440	0	0	0	0	170	16,610	170	
Fleet Total	16,440	0	0	0	0	170	16,610	170	
Grand Total	0	0	0	(5,720)	0	5,720	0	0	

Development Services – Development Engineering Division

The Development Engineering Division is responsible for the review and approval of engineering and infrastructure design and construction related to new development, as well as the administration of the Town's Site Alteration By-law. It provides technical expertise for the review and approval of municipal infrastructure required to facilitate development. This includes the assessment of underground infrastructure, stormwater facilities, roads, street lighting and utilities. The division provides services to members of the public, consultants, developers and makes recommendations to Council and committees of Council. It also administers the Site Alteration By-law, for any filling, dumping, extracting or removing of soil ensuring no damage or other problems arise as a result of issues pertaining to drainage, and ensuring groundwater and the environment are protected from contamination.

1.6 kilometres – New roads and underground infrastructure

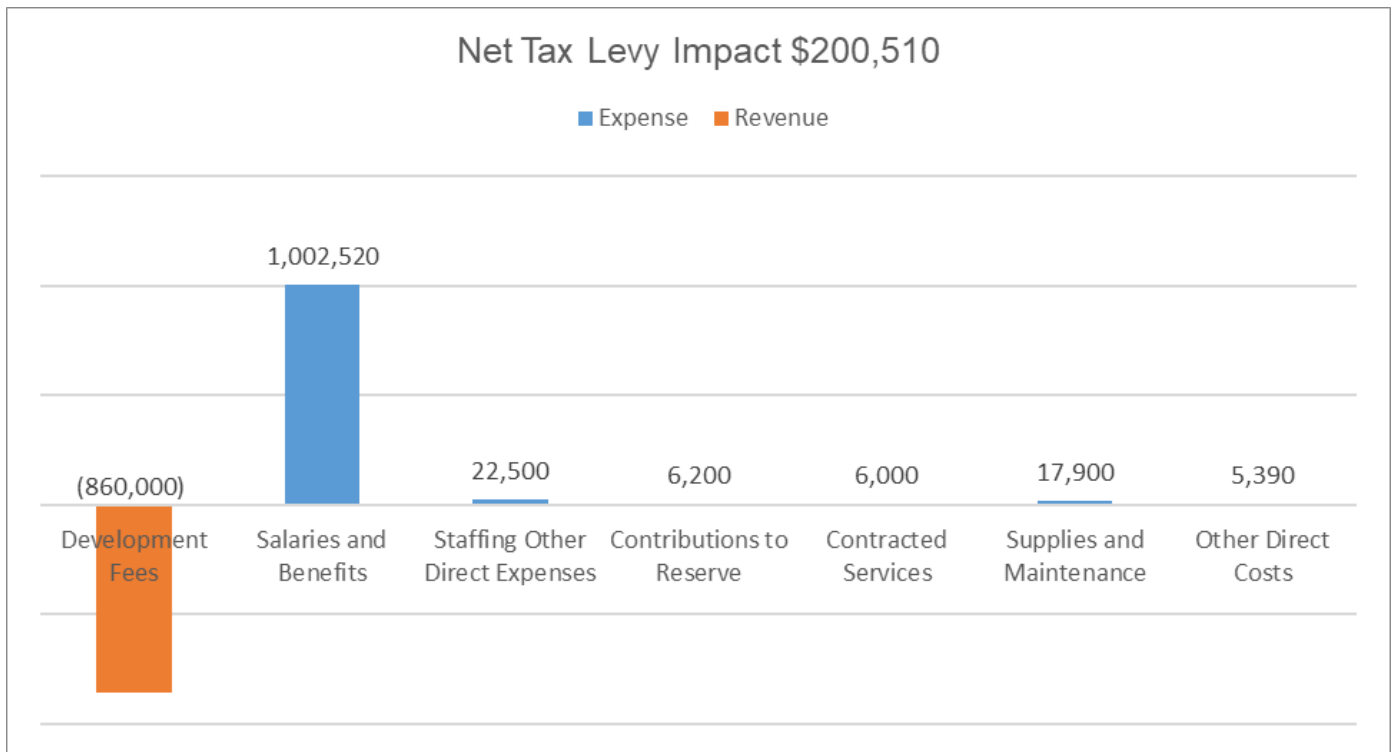
\$1.2 million – New infrastructure

65 – New site-alteration permits

Services provided by the Development Engineering Division include:

- Construction inspection
- Plan of subdivision/condominium
- Site-alteration permits
- Site-plan approval

2022 Budgeted Expenditures and Revenues



2021 Accomplishments

- Created Sanitary Sewer Model and Master Plan
- Collaborated with developers to replace the Wexford Booster Station with the new Connell Booster Station that addresses new development needs and existing water pressure concerns
- Processed numerous minor and major site plan applications
- Reviewed and approved infrastructure for numerous subdivisions, condominiums and site plans

Key Projects for 2022

- Review the Site Alteration Permit By-law and Process
- Implement e-permitting for site-alteration permits through online portal
- Review and update the Development Engineering Design Criteria



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2022 OPERATING BUDGET

Development Services - Development Engineering - Budget Details

	2022 BASE BUDGET	GROWTH	SERVICE LEVEL	CONTRACTUAL/ INFLATIONARY	DEBT FINANCING	OTHER	2022 BUDGET	BUD/BUD % VARIANCE	BUD/BUD \$ VARIANCE	COMMENTS
Administration										
Revenue										
Development Fees	(810,000)	0	0	0	0	0	(860,000)	6%	(50,000)	Increase based on historical trend
Revenue Total	(810,000)	0	0	0	0	0	(860,000)	6%	(50,000)	
Expense										
Salaries and Benefits	987,440	0	0	15,080	0	0	1,002,520	2%	15,080	Step increases
Staffing Other Direct Expense:	23,500	0	0	0	0	(1,000)	22,500	-4%	(1,000)	
Contracted Services	6,000	0	0	0	0	0	6,000	0%	0	
Supplies and Maintenance	8,000	0	0	0	0	0	8,000	0%	0	
Other Direct Costs	2,000	0	0	0	0	(200)	1,800	-10%	(200)	
Expense Total	1,026,940	0	0	15,080	0	(1,200)	1,040,820	1%	13,880	
Administration Total	216,940	0	0	15,080	0	(51,200)	180,820	-17%	(36,120)	
Fleet										
Expense										
Contracted Services	200	0	0	0	0	(200)	0	-100%	(200)	
Contributions to Reserve	6,200	0	0	0	0	0	6,200	0%	0	
Supplies and Maintenance	9,500	0	0	0	0	400	9,900	4%	400	
Other Direct Costs	3,590	0	0	0	0	0	3,590	0%	0	
Expense Total	19,490	0	0	0	0	200	19,690	1%	200	
Fleet Total	19,490	0	0	0	0	200	19,690	1%	200	
Grand Total	236,430	0	0	15,080	0	(51,000)	200,510	-15%	(35,920)	

Development Services – Economic Development and Tourism Division

The Economic Development and Tourism Division is dedicated to helping facilitate economic growth and prosperity. The division, together with the corporation, is working to support job creation by strengthening relationships with community organizations and agencies, and helping to build capacity within the existing business community. The division is committed to providing clients with the assistance they need to navigate the Town's development application approval processes and advising them of the resources available to support local business development. Job creation and an increase in the non-residential tax base continues to be a focus as we begin to process development applications within the Keswick Business Park. Staff are aware of the significant impact COVID-19 has had on the business community, and are continuing to evolve existing, and create new programs to support business recovery for all sectors, and collaborate with our community partners. Leveraging the efforts of all external partners will be necessary as we continue to support business recovery efforts in our community and attract new investment.

Jan – Sept 2021

83 business and organizations supported through grants and programs

\$36,132 provided to 16 businesses, organizations and organizers through grants

196,154 people reached through social media channels

34% increase in business webpage views

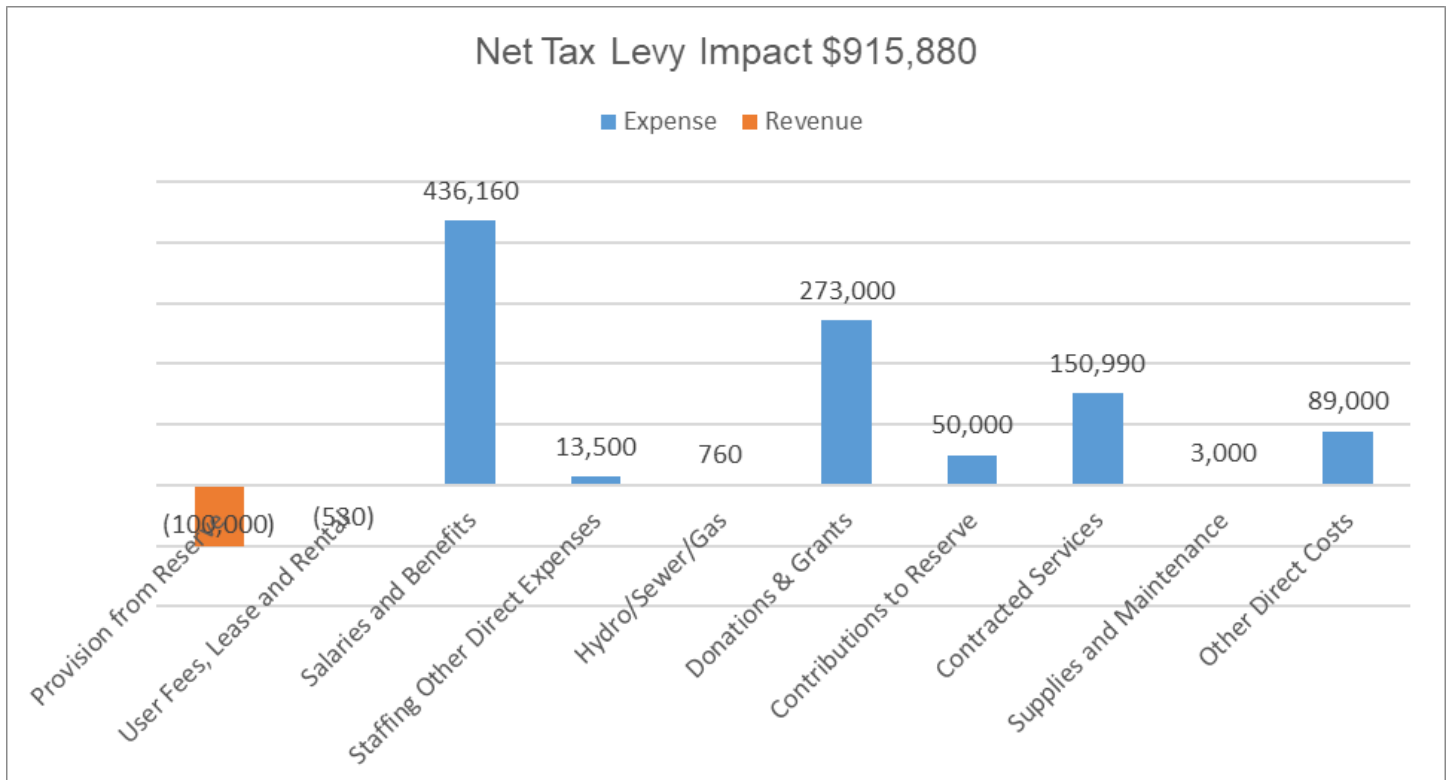
Services provided by the Economic Development and Tourism Division:

- Offers Community Improvement Plan Grant Programs to support façade, heritage, accessibility and landscape enhancements in Business Improvement Areas (BIA's).
- Supports investment with the Development Application Fee Rebate Program.
- Provides Economic Development and Community Betterment Grants for local festival/event organizers.
- Provides support for expansion plans and schedules one-on-one business consultations and referrals to external agencies that provide training, funding and business services.
- Supports investors wanting to locate in Georgina, including assistance with site selection and maintains an online registry of properties that are currently for sale.
- Provides support and assistance to the BIA's with respect to marketing efforts, events and beautification projects.
- Promotes investment and tourism opportunities through online and traditional marketing initiatives.



- Responds to the evolving economic climate with the assistance of partner organizations.
- Hosts workshops and training programs to support local businesses and workforce developments.

2022 Budgeted Expenditures and Revenues



2021 Accomplishments

- Implementation of two additional COVID-19 grant programs (tiered development application rebate and patio program)
- Continuation of efforts to streamline and assist investors through the development approval process
- Hired additional staff resource to assist with marketing and promotions to support economic recovery
- Hired summer contract position to support recovery and re-engagement of business within Business Improvement Area operations and historic downtowns
- Launch of Instagram social media account and business and tourism blog (georgina.ca/BusinessNews)
- Launch of Tourism data collection pilot project focusing on three BIA's and De La Salle Park
- Continuation of Temporary Patio Program to address requirements of the Stage 2 Framework for Reopening Ontario

- Continued support of the agri-tourism sector during the COVID-19 pandemic through the Grown in Georgina project (\$16,500 in funding secured through a grant and partnership).
- Implementation of online and print Discover Georgina guide
- Introduction of Customer Relationship Management software program
- Began merger of Sutton and Jackson's Point Business Improvement Areas
- Creation of "Georgina Made" online business directory to support shop local campaign and encourage local business collaborations
- Introduction of Cultural Street Banner Program for Downtown areas
- Launch of the Business Bounce Back Program in partnership with YSpace and Town of East Gwillimbury focused on economic recovery
- Collaboration with VentureLAB and Digital Main Street on bringing technological solutions to the business community
- Launch of Community Business Champion awards to acknowledge business's community contributions during pandemic

Key Projects for 2022

- Focus on in-person individual business visitation
- Enhance promotion of local events to assist with business recovery through increased visitation and spending
- Continue efforts to support collaborations with Pefferlaw merchants, and expansion of Sutton and Jackson's Point BIA
- Reset of programs to address the "new normal"
- Complete Phase 2 of the tourism and wayfinding signage
- Launch of Permanent Patio Program in partnership with the Planning Policy Division
- Further exploration to create a business incubator/accelerator
- Focus on joint investment attraction marketing efforts for the 404 Logistics Park
- Investigate resumption of investment and tourism trade shows
- Completion of tourism data collection pilot project
- Launch Choose Georgina campaign to increase business investment and employment opportunities, attract skilled workers and retain existing residents and businesses



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2022 OPERATING BUDGET

Development Services - Economic Development - Budget Details

	2022 BASE BUDGET	GROWTH	SERVICE LEVEL	CONTRACTUAL/ INFLATIONARY	DEBT FINANCING	OTHER	2022 BUDGET	BUD/BUD % VARIANCE	BUD/BUD \$ VARIANCE	COMMENTS
Administration										
Revenue										
User Fees, Lease and Rental	(50)		0	0	0	0	(50)	0%	0	
Revenue Total	(50)		0	0	0	0	(50)	0%	0	
Expense										
Salaries and Benefits	417,820		0	9,340	0	0	427,160	2%	9,340	
Staffing Other Direct Expenses	13,500		0	0	0	0	13,500	0%	0	
Contributions to Reserve	50,000		0	0	0	0	50,000	0%	0	
Supplies and Maintenance	3,000		0	0	0	0	3,000	0%	0	
Other Direct Costs	92,000		0	0	0	(9,510)	82,490	-10%	(9,510)	Reallocation to Streetscaping
Expense Total	576,320		0	9,340	0	(9,510)	576,150	0%	(170)	
Administration Total	576,270		0	9,340	0	(9,510)	576,100	0%	(170)	
Economic Development Committee										
Expense										
Salaries and Benefits	4,500		0	0	0	0	4,500	0%	0	
Other Direct Costs	5,500		0	0	0	0	5,500	0%	0	
Expense Total	10,000		0	0	0	0	10,000	0%	0	
Economic Development Committee Total	10,000		0	0	0	0	10,000	0%	0	
Georgina Chamber of Commerce										
Revenue										
Misc Revenues	(480)		0	0	0	0	(480)	0%	0	
Revenue Total	(480)		0	0	0	0	(480)	0%	0	
Expense										
Contracted Services	83,990		0	0	0	(490)	83,500	-1%	(490)	
Hydro/Sewer/Gas	760		0	0	0	0	760	0%	0	
Expense Total	84,750		0	0	0	(490)	84,260	-1%	(490)	
Georgina Chamber of Commerce Total	84,270		0	0	0	(490)	83,780	-1%	(490)	
Georgina Community Health Council										
Revenue										
Provision from Reserve	(100,000)		0	0	0	100,000	0	-100%	100,000	Removal of one time grant
Revenue Total	(100,000)		0	0	0	100,000	0	-100%	100,000	
Expense										
Donations & Grants	100,000		0	0	0	(100,000)	0	-100%	(100,000)	Removal of one time grant
Expense Total	100,000		0	0	0	(100,000)	0	-100%	(100,000)	
Georgina Community Health Council Total	0		0	0	0	0	0	0%	0	
Georgina Trades Training Inc										
Expense										
Donations & Grants	50,000		0	0	0	0	50,000	0%	0	
Expense Total	50,000		0	0	0	0	50,000	0%	0	
Georgina Trades Training Inc Total	50,000		0	0	0	0	50,000	0%	0	
Grants and Sponsorships										
Revenue										
Provision from Reserve	(100,000)		0	0	0	0	(100,000)	0%	0	
Revenue Total	(100,000)		0	0	0	0	(100,000)	0%	0	
Expense										
Donations & Grants	217,200		0	0	0	5,800	223,000	3%	5,800	
Expense Total	217,200		0	0	0	5,800	223,000	3%	5,800	
Grants and Sponsorships Total	117,200		0	0	0	5,800	123,000	5%	5,800	



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2022 OPERATING BUDGET

Development Services - Economic Development - Budget Details

	2022 BASE BUDGET	GROWTH	SERVICE LEVEL	CONTRACTUAL/ INFLATIONARY	DEBT FINANCING	OTHER	2022 BUDGET	BUD/BUD % VARIANCE	BUD/BUD \$ VARIANCE	COMMENTS
Streetscaping										
Expense										
Contracted Services	57,000	0	0	0	0	10,000	67,000	18%	10,000	Reallocation from Administration
Expense Total	57,000	0	0	0	0	10,000	67,000	18%	10,000	
Streetscaping Total	57,000	0	0	0	0	10,000	67,000	18%	10,000	
Waterways Committee										
Expense										
Salaries and Benefits	4,500	0	0	0	0	0	4,500	0%	0	
Other Direct Costs	1,500	0	0	0	0	0	1,500	0%	0	
Expense Total	6,000	0	0	0	0	0	6,000	0%	0	
Waterways Committee Total	6,000	0	0	0	0	0	6,000	0%	0	
Grand Total	900,740	0	0	9,340	0	5,800	915,880	2%	15,140	

Development Services – Development Planning Division

The Development Planning Division is responsible for assisting Council and the public in matters related to the development of land. The Division implements land use planning policy as approved by Council, the Region and the Province through recommendations to Council and the Committee of Adjustment on a variety of development applications. The Division also provides assistance on planning-related matters, responds to development enquiries, and helps the public navigate the complex planning legislative processes.

Jan – May 2021

Applications

received:

3 Zoning

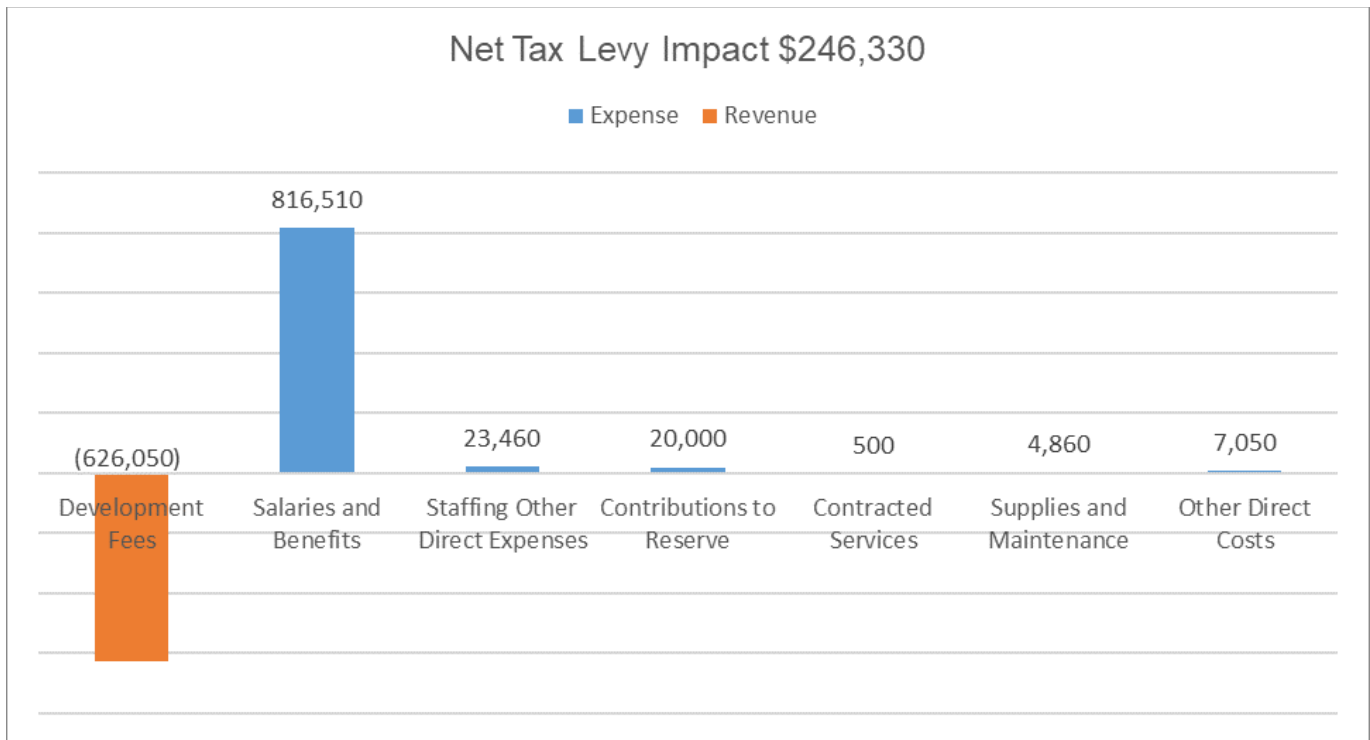
6 Consent

10 Minor Variance

Services provided by the Development Planning Division include:

- Implementing the Official Plan and Secondary Plans for the Town through the development approval process for *Planning Act* applications such as Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision and Condominium, Consents, and Minor Variances.
- Carrying out the Town's Municipal Addressing and Municipal Street Naming processes.
- Administering the Green 911 and Farm 911 EPAP signage program.
- Providing land use planning information to the public and pre-consulting with applicants on potential *Planning Act* applications.

2022 Budgeted Expenditures and Revenues



2021 Accomplishments

- General Amendments to Zoning By-law No. 500—amendments to the zoning provisions for accessory structures and residential development in response to current trends
- In the first two quarters, 12 staff reports on minor variance and severance applications were considered by the Committee of Adjustment, and 22 reports were considered by Council on a variety of development applications and other planning-related matters

Key Projects for 2022

- Assessment of the need for a digital Development Tracking System
- Modernize public notice and staff report formats for *Planning Act* applications



GEORGINA

2022 OPERATING BUDGET

Development Services - Development Planning - Budget Details

	2022 BASE BUDGET	GROWTH	SERVICE LEVEL	CONTRACTUAL/ INFLATIONARY	DEBT FINANCING	OTHER	2022 BUDGET	BUD/BUD % VARIANCE	BUD/BUD \$ VARIANCE	COMMENTS
Administration										
Revenue										
Development Fees	(513,830)	0	0	0	0	(11,720)	(525,550)	2%	(11,720)	Increase based on historical trend
Revenue Total	(513,830)	0	0	0	0	(11,720)	(525,550)	2%	(11,720)	
Expense										
Salaries and Benefits	971,920	0	0	0	0	(252,910)	719,010	-26%	(252,910)	Reorganization to Planning Policy
Staffing Other Direct Expense:	20,280	0	0	(300)	0	(5,270)	14,710	-27%	(5,570)	
Contracted Services	300	0	0	0	0	200	500	67%	200	
Contributions to Reserve	20,000	0	0	0	0	0	20,000	0%	0	
Supplies and Maintenance	4,360	0	0	(200)	0	100	4,260	-2%	(100)	
Other Direct Costs	5,050	0	0	(500)	0	(1,500)	3,050	-40%	(2,000)	
Expense Total	1,021,910	0	0	(1,000)	0	(259,380)	761,530	-25%	(260,380)	
Administration Total	508,080	0	0	(1,000)	0	(271,100)	235,980	-54%	(272,100)	
Agricultural Advisory Committee										
Expense										
Salaries and Benefits	2,240	0	0	0	0	0	2,240	0%	0	
Staffing Other Direct Expense:	200	0	0	0	0	0	200	0%	0	
Other Direct Costs	1,500	0	0	0	0	0	1,500	0%	0	
Expense Total	3,940	0	0	0	0	0	3,940	0%	0	
Agricultural Advisory Committee Tot	3,940	0	0	0	0	0	3,940	0%	0	
Committee of Adjustment										
Revenue										
Development Fees	(133,500)	0	0	0	0	33,000	(100,500)	-25%	33,000	Reduction in Consent Fees
Revenue Total	(133,500)	0	0	0	0	33,000	(100,500)	-25%	33,000	
Expense										
Salaries and Benefits	92,260	0	0	760	0	0	93,020	1%	760	
Staffing Other Direct Expense:	7,850	0	0	0	0	0	7,850	0%	0	
Supplies and Maintenance	600	0	0	0	0	0	600	0%	0	
Other Direct Costs	500	0	0	0	0	0	500	0%	0	
Expense Total	101,210	0	0	760	0	0	101,970	1%	760	
Committee of Adjustment Total	(32,290)	0	0	760	0	33,000	1,470	-105%	33,760	
Environmental Advisory Committee										
Expense										
Salaries and Benefits	2,240	0	0	0	0	0	2,240	0%	0	
Staffing Other Direct Expense:	700	0	0	0	0	0	700	0%	0	
Other Direct Costs	2,000	0	0	0	0	0	2,000	0%	0	
Expense Total	4,940	0	0	0	0	0	4,940	0%	0	
Environmental Advisory Committee -	4,940	0	0	0	0	0	4,940	0%	0	
Grand Total	484,670	0	0	(240)	0	(238,100)	246,330	-49%	(238,340)	

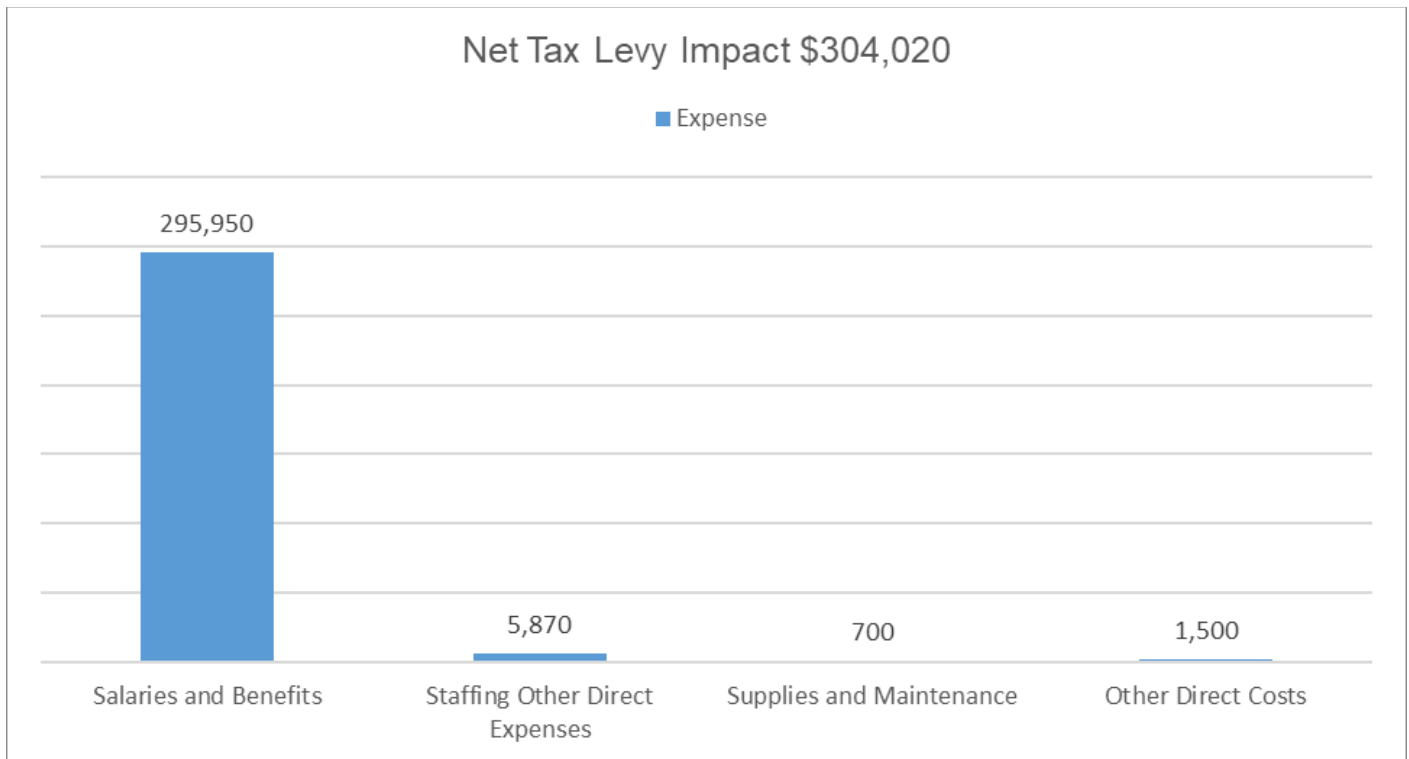
Development Services – Planning Policy Division

The Planning Policy Division is responsible for assisting Council and members of the public in matters related to land-use planning policy. This land use policy is generally reflected in the Town Official Plan and detailed Secondary Plans which establish how the community should be shaped, where homes and businesses should be built, where parks and schools should be located, and where and how other essential services should be provided. It also guides the manner in which development applications are reviewed and processed. The development of the Town's land use policy takes place in the context of a provincially led planning policy system and regional government setting.

Services provided by the Planning Division include:

- Implement, review and update the Official Plan and Secondary Plans for the Town.
- Liaise with advisory committees including the Georgina Environmental Advisory Committee, the Georgina Agricultural Advisory Committee, and the Georgina Heritage Committee.
- Lead the processing of Town led policy initiatives and land use studies
- Review and respond to legislative changes and provincial and regional land-use policy directives that impact the Town.

2022 Budgeted Expenditures and Revenues



2021 Accomplishments

- Substantial completion of the Keswick Secondary Plan Review and Update.
- Completion of the Keswick Business Park Servicing OPA.
- Update of the Keswick Sanitary Sewer and Water Servicing Allocation Program.
- York Region Municipal Comprehensive Review.
- General reports to Council:
 - Repeal of Cannabis Interim Control By-law, reconsideration of cannabis retail stores and associated Public Interest Statement and related reports / briefing memos
 - Various reports- Phase I – Comprehensive Zoning By-law Review - Countryside Ares / Environmental Protection Lands
 - Chippewas of Georgina Island – Addition to Reserve Applications
 - Review of the Lake Simcoe Protection Plan
 - York Region MCR Population and Employment Projections
 - York Region Resolutions - Housing York Inc.

Key Projects for 2022

- Completion of Environmental Protection Area / Agricultural and Countryside Phase I OP Conformity Rezoning Process
- Follow-up to Region of York Municipal Comprehensive Review Conformity Process
- Development of Community Population / Employment Land Use GIS Database
- Completion of the Keswick Secondary Plan Review Process and follow-up to Council approval
- Update of the Tree Preservation and Conservation Policy
- Update of the Parkland Dedication By-law



GEORGIA

2022 OPERATING BUDGET

Development Services - Planning Policy - Budget Details

	2022 BASE BUDGET	GROWTH	SERVICE LEVEL	CONTRACTUAL/ INFLATIONARY	DEBT FINANCING	OTHER	2022 BUDGET	BUD/BUD % VARIANCE	BUD/BUD \$ VARIANCE	COMMENTS
Administration										
Expense										
Salaries and Benefits	0	0	0	0	0	0	295,950		295,950	Reorganization from Development Plannin
Staffing Other Direct Expense	0	0	0	0	0	0	5,870		5,870	
Supplies and Maintenance	0	0	0	0	0	0	700		700	
Other Direct Costs	0	0	0	0	0	0	1,500		1,500	
Expense Total	0	0	0	0	0	0	304,020		304,020	
Administration Total	0	0	0	0	0	0	304,020		304,020	
Grand Total	0	0	0	0	0	0	304,020		304,020	