



Town of East Gwillimbury

MUNICIPAL COUNCIL AGENDA

Tuesday, June 23, 2026, 6:00 PM
Town of East Gwillimbury, Council Chambers
19000 Leslie Street, Sharon, Ontario

Individuals who wish to speak to an item on the agenda in person or virtually must pre-register with the Municipal Clerk by filling out the Deputation Request Form at eastgwillimbury.ca/DeputationForm no later than 12:00 p.m. (noon) on the Friday prior to the meeting (June 19, 2026).

Comments addressed to Council are considered public information and noted in the public record.

Page

A. CALL TO ORDER

B. DECLARATION OF INTEREST

C. LAND ACKNOWLEDGEMENT STATEMENT

D. DEPUTATION(S)

None at this time.

E. PRESENTATION(S)

None at this time.

F. ADMINISTRATION

1. Administration Presentation and Report ADMIN2026-01: 2022-2026 Term in Review

7 - 89

BE IT RESOLVED THAT Administration Presentation and Report ADMIN2026-01, dated June 23, 2026, entitled "2022-2026 Term in Review," be received; and

THAT the 2022-2026 Term in Review report be approved and shared with the community.

G.	EAST GWILLIMBURY PUBLIC LIBRARY	
1.	East Gwillimbury Public Library Presentation: 2023-2026 Term in Review	90 - 115
	<i>BE IT RESOLVED THAT the East Gwillimbury Public Library Presentation, dated June 23, 2026, entitled "2023-2026 Term in Review," be received.</i>	
H.	COMMITTEE RECOMMENDATIONS	
1.	To adopt the Committee of the Whole Council recommendations from the meeting held on June 2, 2026	116 - 118
	<i>BE IT RESOLVED THAT Council adopt the Committee of the Whole Council recommendations from the meeting held on June 2, 2026.</i>	
I.	ADOPTION OF MINUTES	
1.	Adoption of Minutes	119 - 139
	<i>BE IT RESOLVED THAT Council adopt the following minutes:</i>	
	<ul style="list-style-type: none"> • <i>Committee of the Whole Council minutes from the regular meeting held on June 2, 2026</i> • <i>Council minutes from the special meeting held on June 2, 2026</i> • <i>Council minutes from the regular meeting held on June 2, 2026</i> 	
J.	STATUTORY PUBLIC MEETING	
	Procedural comments by the Mayor	
1.	Proposed Zoning By-law Amendment, Manor Hampton Street and Sharon Creek Drive Public Meeting [File: ZBA.26.04] [Related File: SPA.26.04]	140 - 168
	<ol style="list-style-type: none"> 1. Introduction by General Manager of Development Services 2. Presentation from applicant/agent 3. Public comments - Speakers to give names and address 	

BE IT RESOLVED THAT the Development Services memorandum, dated June 23, 2026, entitled "Proposed Zoning By-law Amendment, Manor Hampton Street and Sharon Creek Drive Public Meeting," be received; and

THAT the presentation from the applicant be received; and

THAT comments received at this Statutory Public Planning meeting be addressed by the Development Services, Planning Branch in a comprehensive report to a future Council meeting date.

2. Proposed Zoning By-law Amendment, 1-9 Kiteley Crescent, Sharonvit Estates Phase 2 Revision Public Meeting [File: ZBA.26.03] [Related File: SPA.26.01] 169 - 198
1. Introduction by General Manager of Development Services
 2. Presentation from applicant/agent
 3. Public comments - Speakers to give names and address

BE IT RESOLVED THAT the Development Services memorandum, dated June 23, 2026, entitled "Proposed Zoning By-law Amendment, 1-9 Kiteley Crescent, Sharonvit Estates Phase 2 Revision Public Meeting," be received; and

THAT the presentation from the applicant be received; and

THAT comments received at this Statutory Public Planning meeting be addressed by the Development Services, Planning Branch in a comprehensive report to a future Council meeting date.

K. CORRESPONDENCE FOR CONSIDERATION

1. Correspondence from the Regional Municipality of York, dated May 26, 2026, regarding the 2023 to 2027 Strategic Plan Year 3 (2025) Progress Report 199

Requested by: Councillor Lahey

BE IT RESOLVED THAT the correspondence from the Regional Municipality of York, dated May 26, 2026, regarding the 2023 to 2027 Strategic Plan Year 3 (2025) Progress Report, be received.

2. Correspondence from the Regional Municipality of York, dated May 26, 2026, regarding the 2024-2027 Economic Development Action Plan Update 200

Requested by: Councillor Lahey

BE IT RESOLVED THAT the correspondence from the Regional Municipality of York, dated May 26, 2026, regarding the 2024-2027 Economic Development Action Plan Update, be received.

3. Correspondence from the Regional Municipality of York, dated May 26, 2026, regarding Public Health 2025 Updates and Future Priorities 201

Requested by: Councillor Lahey

BE IT RESOLVED THAT the correspondence from the Regional Municipality of York, dated May 26, 2026, regarding Public Health 2025 Updates and Future Priorities, be received.

4. Correspondence from the Regional Municipality of York, dated May 26, 2026, regarding the 2025 Annual Waste Management Report 202

Requested by: Councillor Lahey

BE IT RESOLVED THAT the correspondence from the Regional Municipality of York, dated May 26, 2026, regarding the 2025 Annual Waste Management Report, be received.

5. Correspondence from the Regional Municipality of York, dated May 26, 2026, regarding the Water and Wastewater Capital Infrastructure Status Update 203

Requested by: Councillor Lahey

BE IT RESOLVED THAT the correspondence from the Regional Municipality of York, dated May 26, 2026, regarding the Water and Wastewater Capital Infrastructure Status Update, be received.

6. Correspondence from the Regional Municipality of York, dated May 27, 2026, regarding the Notice of Passage of Development Charges By-law No. 2026-20 and 2026-21 204 - 206

Requested by: Councillor Lahey

BE IT RESOLVED THAT the correspondence from the Regional Municipality of York, dated May 27, 2026, regarding the Notice of Passage of Development Charges By-law No. 2026-20 and 2026-21, be received.

L. RESOLUTIONS

None at this time.

M. REPORTS

1. Legal and Legislative Services Memo: Appointment of 2026-2030 Joint Compliance Audit Committee [In relation to Item N.3] 207

BE IT RESOLVED THAT the Legal and Legislative Services memorandum, dated June 23, 2026, entitled "Appointment of 2026-2030 Joint Compliance Audit Committee," be received.

N. BY-LAWS

1. By-law 2026-067 Being a By-law to Delegate Authority to Execute Tax Arrears Extension Agreements 208
2. By-law 2026-068 Being a By-law to Amend By-law Number 2018-043, as amended being a Zoning By-law, Valley Brook – Phase 2, Part of Lot 108, Concession 1, Town of East Gwillimbury, Regional Municipality of York, being all of PINS 03421-0971 and 03421-0972 209 - 210
3. By-law 2026-069 Being a By-law to appoint a Joint Compliance Audit Committee [In relation to Item M.1] 211 - 215

BE IT RESOLVED THAT By-laws 2026-067, 2026-068 and 2026-069 be taken as read, enacted and signed by the Mayor and Municipal Clerk.

O. OTHER BUSINESS

None at this time.

P. CONFIRMING BY-LAW

1. Confirming By-law

216

BE IT RESOLVED THAT By-law 2026-070, being a by-law to confirm the proceedings of the Council meeting held on June 23, 2026, be taken as read, enacted and signed by the Mayor and Municipal Clerk.

Q. ADJOURNMENT

BE IT RESOLVED THAT the meeting of Council adjourn at _____ p.m.



2022-2026 Term in Review Report

June 23, 2026



EG's Strategic Planning Framework

The Town of East Gwillimbury's (EG's) planning framework demonstrates how the Strategic Plan, Business Plan, Budget, and Departmental and Individual work plans align to achieve Council's commitments to the EG community.



Multi Year

The Strategic Plan is developed by Council to guide the direction of the Corporation for the 2022-2026 Term of Council. It provides overall direction to guide decisions, projects, and initiatives undertaken during the four-year term.

Annually

Staff will integrate the strategic priorities into the Annual Business Plans and Budgets. This annual review will ensure that work plans remain in alignment with Council's strategic priorities.

Weekly/Daily

Departmental and individual work plans define the specific steps that staff will take to advance strategic objectives and measure progress while ensuring efficient and effective use of resources.

Annual Reports

on the Strategic Plan are made available to the community to measure impact, provide an update on the progress of key projects, and ensure that work remains on track.

Since EG's Strategic Plan adoption, several new and significant developments have altered the municipal landscape.

New Housing Targets

Changing Transportation and Speed Enforcement Standards

Rapid Legislative and Regulatory Change

Economic and Trade Uncertainty and Tariff Impacts

Changing Development Charges Framework

Changing Governance Models

New Planning and Development Processes and Approvals

New Privacy and Access Requirements

Evolving Environmental and Conservation Frameworks

Regional and Local Developments



Term in Review Report Development and Features



At-A-Glance
Municipality and Financial Highlights

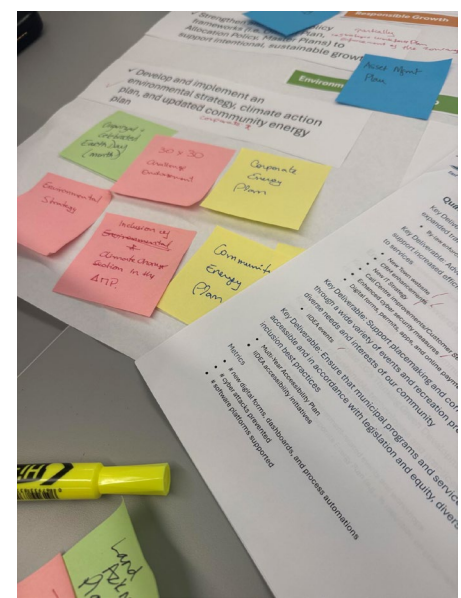
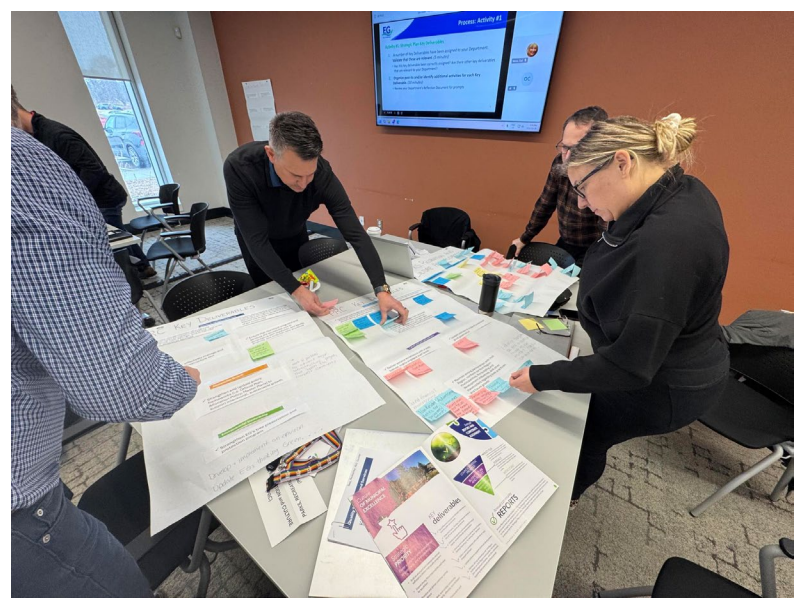
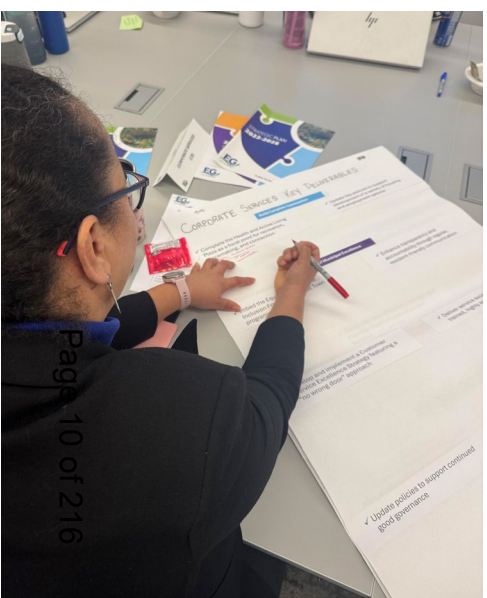
Town Council and Services
Role of Council and Administration

East Gwillimbury Public Library
Key activities, growth, metrics

Activities and Accomplishments
By Strategic Priority / Key Deliverable

Interactive Elements
Imagery, metrics, "Did you know?"

Awards and Recognitions



As of Q2 2026, the Town has successfully delivered on 24 out of 29 key deliverables in the Strategic Plan, with 4 on track to be completed, and 1 paused due to recent legislative changes.

Key Deliverable Progress



● Complete ● On Track ● Paused

6/6
Key Deliverables Complete

4/5
Key Deliverables Complete

1 on track

4/6
Key Deliverables Complete

1 on track
 1 paused

3/5
Key Deliverables Complete

2 on track

7/7
Key Deliverables Complete



ENHANCING COMMUNITY SAFETY



24 improvements implemented through **Fire and Emergency Service Review**



3,500+ by-law responses and **~6,000** inspections conducted



11 initiatives completed through **Safer Streets Program**, with more underway



MODERNIZING SERVICE DELIVERY



Town website redesign underway



200+ digital tools introduced and **17,000+** online payments processed



3,400+ Active EG Memberships issued, and **Health and Active Living Guide** redesigned



BUILDING COMMUNITY CONNECTION



155 Town-run events



1,800+ rec programs offered
~200% increase in participation



100 annual volunteers through **Engaged EG volunteer program**



10,000+ visitors welcomed at **Health and Active Living Plaza Grand Opening event**



INVESTING IN INFRASTRUCTURE



25 km of roadwork through **Road Rehabilitation Program**



3 bridge replacements through **Structure Rehabilitation Program**



720k square feet of facilities managed



Secured **\$611K** in accessibility funding for the Sports Complex



2 Asset Management Plans delivered



BUILDING AND DEVELOPMENT



1,000+ building permits and
800+ residential occupancy permits issued



20,000+ building inspections conducted



\$750M in construction value supported



Awarded **\$1.05M** for achieving 92% of 2024 provincial housing target, with 328 new homes



PLANNING FOR THE FUTURE



Official Plan and Complete Communities Secondary Plan updates underway



Built Heritage Strategy developed, **Sharon Heritage Conservation District** designated



Major **Master Plans** and **DC Background Study and By-law** updated



200 capital projects completed



SUPPORTING ECONOMIC GROWTH



180+ business events hosted
290 hours of mentorship provided
210+ entrepreneurs supported through **YSpace** program



advantageEG website refreshed



1,100+ business contacts made
750+ annual business interactions



ADVANCING COMMUNITY INVESTMENT



New acute care hospital in EG announced



Loblaw distribution centre built, **700+** jobs generated, EG's largest private sector investment



\$2B+ **York Region Sewage Works** project supported (three phases from 2026 to ~2041)



Received **\$200M** in ICI capital investment since 2024





CLIMATE LEADERSHIP



Thinking Green Environmental Strategy developed with **25 of 45** actions completed

30%
reduction
by 2030



Climate Adaptation Plan and Corporate and Community Energy Plans advanced



56%
reduction
by 2040



57 community activities with **1,800+** participants

79%
reduction
by 2050



SUSTAINABLE OPERATIONS



70% waste diversion rate achieved

16,000+ tonnes of waste and **75+** tonnes of textiles diverted



7,882 e-billing accounts registered, **180%** increase over term



Green Fleet Strategy adopted



POLICIES AND PROGRAMS



Tree Protection By-law developed and implemented



Site Alteration By-law updated



Blue Box Recycling Program transitioned to province, as mandated



RESILIENT INFRASTRUCTURE



LED Streetlight Conversion Strategy initiated (multi-year project)



New environmental compliance framework for stormwater and sanitary systems



Thinking Green! Development Standards update initiated (project paused)





A NEW COMMUNITY HUB

Health and Active Living Plaza (HALP) opened, EG's largest capital project and first aquatic centre



80,000 sq ft facility



8-acre park (opening soon)



5,000 average weekly visits



100+ operating hours per week



PARKS AND TRAILS



REJUVENATING DOWNTOWN CORES

Mount Albert Downtown Revitalization Project advanced



885 metres



1,100 metres



520 metres



Holland Landing Downtown Revitalization Project advanced



1,700 metres



900 metres



1,700 metres



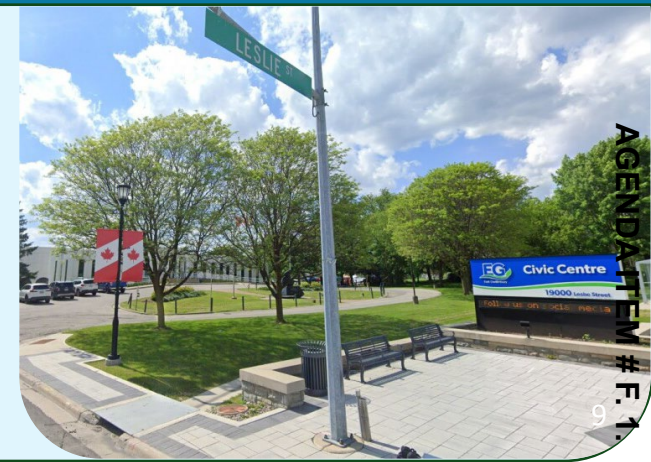
PLANNING FOR GROWTH



Civic Centre Site Redevelopment Project advanced with **3** conceptual design options



On-Street Parking Pilot Program launched





FINANCIAL STEWARDSHIP



Lowest relative property tax position in York Region maintained



GFOA Award for Excellence in Financial Reporting awarded every year of term



Business planning and budget development processes enhanced and updated



ENGAGED STAFF TEAM



EG – You Belong Employee Experience Strategy implemented



9,000+ hours of corporate training delivered



Greater Toronto Area's Top Employers recognition



IIDEA Action Plan developed with **58%** of initiatives underway or complete



CONNECTED AND CUSTOMER-FOCUSED



Instagram channel launched



24,000+ followers across channels, **92%** growth in online community



1M+ website visits annually



130,000+ customer service interactions



POLICIES AND PARTNERSHIPS



New policies, by-laws, and procedures implemented



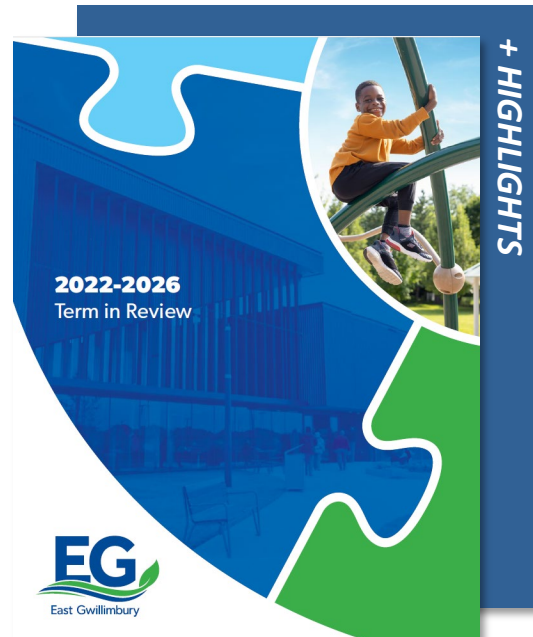
Local, regional, and sector partnerships established and maintained



The Term in Review report will be finalized and shared with the public through the following:

- Printed booklets, available at Town facilities
- Digital copy, available on EG's website
- Pop-ups at Town facilities and events, supporting community engagement
- Media release, launching the report's release
- Social media campaign, highlighting accomplishments

Strategic Plan Reporting



1. That Administration Presentation and Report ADMIN2026-01, dated June 23, 2026, entitled “2022-2026 Term in Review” be received; and
2. That the 2022-2026 Term in Review report be approved and shared with the community.



Administration Report ADMIN2026-01

To: Council
Date: June 23, 2026
Subject: 2022-2026 Term in Review
Origin: Stephanie Kronfli, Strategic Advisor, Office of the CAO

Recommendations

1. That Administration Presentation and Report ADMIN2026-01, dated June 23, 2026, entitled “2022-2026 Term in Review” be received; and
2. That the 2022-2026 Term in Review report be approved and shared with the community.

Purpose

The 2022-2026 Term in Review report (“Term in Review”) is a key component of the Town’s reporting framework and commitment to transparency and accountability. The Term in Review provides a summary of the Town’s key activities and milestones across the 2022-2026 term of Council, and its overall progress towards meeting the priorities and deliverables articulated in the 2022-2026 Strategic Plan.

Background

The Town of East Gwillimbury’s planning and decision-making framework is guided by the vision and priorities of Council, as defined through the 2022-2026 Strategic Plan. The Strategic Plan was informed by the community through consultation and engagement with residents and provides overall direction to the Town to guide the decisions and actions undertaken during Council’s four-year term. The Strategic Plan focuses on building a sustainable future for the municipality, while supporting and responding to the current and evolving needs of the community.

The Term in Review comprehensively demonstrates the Town’s key accomplishments over the past four years, aligned to each of the five strategic priorities articulated in the Strategic Plan: Quality Programs and Services, Responsible Growth, Environmental Stewardship, Build Complete Communities, and Culture of Municipal Excellence.

Analysis

The Term in Review, together with the Town's annual reporting, provides Council and members of the public with a comprehensive update on the Town's progress and performance against the overall Strategic Plan. As the final report associated with the current Strategic Plan, it offers a consolidated summary of accomplishments, outcomes, and key initiatives delivered throughout the Council term.

The Term in Review has been prepared for publication near the end of the second quarter of 2026. While every effort has been made to reflect achievements across the full term, the report is based on information available at the time of publication. As a result, certain project updates and metrics reflect results achieved to date, with some projections through to the end of the Council term.

The Term in Review reports on all 29 key deliverables identified within the Strategic Plan (see Appendix 1). To date, 24 of 29 key deliverables have been completed, four are on track to be completed by the end of the term, and one has been paused as a result of recent provincial legislative changes.

The Term in Review is accompanied by a Highlights document that distills the report's key activities and achievements, providing a condensed overview of the Town's progress and impacts delivered through the implementation of the Strategic Plan (see Appendix 2).

Financial Implications

Resourcing and funding for the initiatives outlined in the Term in Review were allocated through annual Business Plan and Budget processes.

Need For Public Consultation

Once approved, the Term in Review will be shared with the public and promoted in the community through a media release, social media campaign, printed booklets to be made available at Town facilities, and a digital copy available on the Town's website.

Alignment to Strategic Plan

Quality Programs and Service
Responsible Growth
Environmental Stewardship
Build Complete Communities
Culture of Municipal Excellence

The Term in Review highlights activities and results that align with all five Strategic Plan priorities. The Term in Review itself advances a Culture of Municipal Excellence by fostering a culture of service excellence, engagement, and transparency.

Conclusion

The Term in Review serves as a transparent account of the Town's performance over the 2022-2026 Council term, summarizing key activities and accomplishments, measuring progress against strategic priorities, and demonstrating the results achieved for the community.

Appendices

Appendix 1 – 2022-2026 Term in Review Report

Appendix 2 – 2022-2026 Term in Review Highlights

Approval

Report Author:

Stephanie Kronfli
Strategic Advisor
Office of the Chief Administrative Officer

This report was approved by:

Mark Valcic
Chief Administrative Officer



2022-2026
Term in Review





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Land Acknowledgement

The Town of East Gwillimbury recognises and acknowledges the 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 East Gwillimbury’s closest First Nation community and 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.

Artwork by Lauri Hoeg



EG At-A-Glance

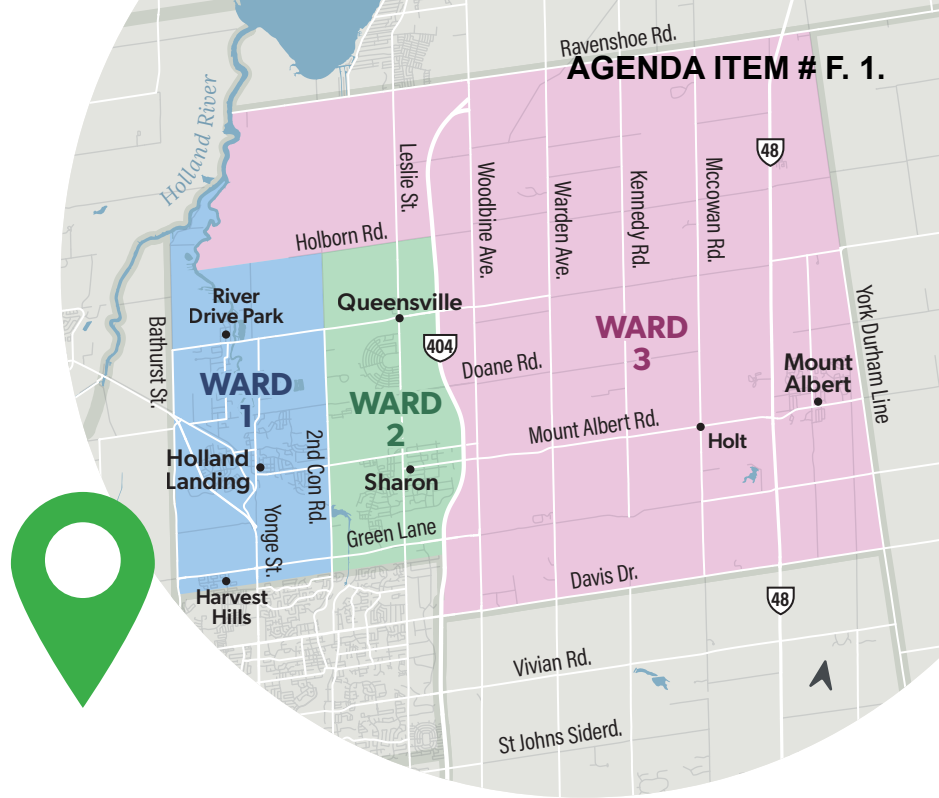
Location and Size

East Gwillimbury (EG) is located in northern York Region, approximately 30 minutes north of Toronto. The Town spans 238 square kilometres and includes approximately 15,000 properties across a mix of urban communities, villages, and rural lands.

Communities and Wards

EG is made up of several key communities, across three wards.

Population and Growth



Approximately
42,000
Residents

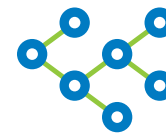
**According to 2021 census data*



Approaching
130,000
Residents by 2051



Fastest growing
municipality in
Canada*



301%
Increase in racialized
population between
2016 and 2021*

Employment and Economy



1,250
Businesses



18,000+
Local jobs



Local job totals
approaching
45,000
By 2051



71.3%
Residents
aged **25-64** with
Post-Secondary
education

Diverse economy including
construction, retail, health care,
and **manufacturing**

Community Character



75% *APPROX.
Green space
and natural
landscapes



50+ km
Active
transportation
and trails

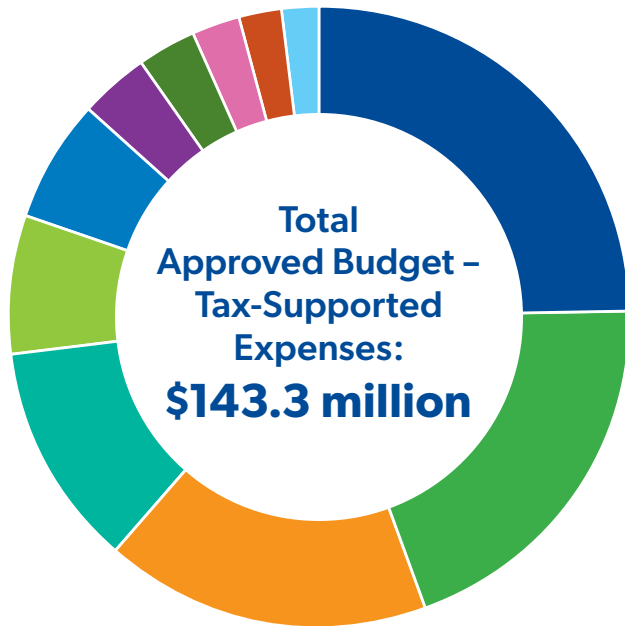


40+
Parks and
open spaces



300+
Acres of
parkland

Financials At-A-Glance



(values are rounded)

Programs and Services (Tax-Supported Expenses)

Day-to-day programs and services funded through property taxes

2023-2026 Tax-Supported Expenses

1	Parks, Recreation and Culture	\$35.7M	25%
2	Engineering and Public Works	\$28.3M	20%
3	Fire and Emergency Service	\$24.3M	17%
4	Corporate Services	\$16.5M	11%
5	EG Public Library	\$10.3M	7%
6	Finance	\$9.4M	7%
7	Development Services	\$5.0M	4%
8	Legal and Legislative Services	\$4.6M	3%
9	Corporate Wide	\$3.5M	2%
10	Mayor and Council	\$3.1M	2%
11	Office of the CAO	\$2.6M	2%

Amounts are net of corporate allocations. Fee and rate supported programs not included.

Notable Grants

The following represents a sample of the grants that the Town has successfully secured over this term. Awarded through competitive, application-based processes, these funds have helped enhance local programs and services for the community.

Total Grant Funding Awarded \$6.7 million

Building Faster Fund \$1,050,500

Supports the Mount Albert Downtown Revitalization project and bridge infrastructure

Fire Protection Grant \$74,600

Supports firefighter health and safety, including specialized equipment

The Atmospheric Fund \$50,000

Supports the Thinking Green! Development Standards update

Community Sport and Recreation Infrastructure Fund \$611,500

Supports accessibility upgrades to the Sports Complex

Green Municipal Fund \$70,000

Supports the Climate Adaptation Plan

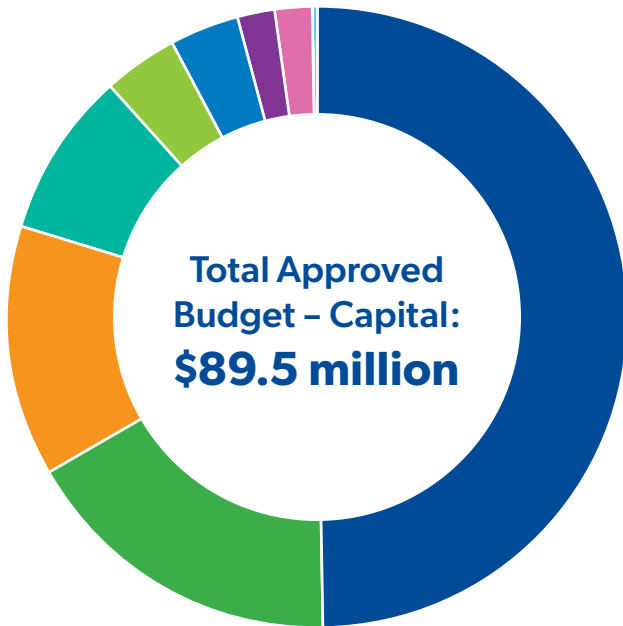
Ontario Community Emergency Preparedness Grant \$42,600

Supports emergency response capabilities through critical equipment and training

i Refer to page 9 for a description of Town departments and services.

Projects and Initiatives (Capital Projects)

Investments that are one-time or specific in nature



(values are rounded)

2023-2026 Capital Projects

1	Engineering and Public Works	\$44.7M	50%
2	Parks, Recreation and Culture	\$15M	17%
3	Water and Wastewater	\$11.8M	13%
4	Fire and Emergency Service	\$7.7M	9%
5	Corporate Services	\$3.5M	4%
6	Development Services	\$3.2M	4%
7	Finance	\$1.8M	2%
8	EG Public Library	\$1.6M	2%
9	Office of the CAO	\$0.16M	<1%
10	Legal and Legislative Services	\$0.06M	<1%

i Maintained zero debt status

HEALTH AND ACTIVE LIVING PLAZA

\$100.4 million

Project Budget was approved as part of the 2022 budget, with spending taking place during this term of Council.

Asset Management

Town Assets

Transportation, Stormwater, Water, Wastewater, Fleet, Parks and Land, Fire and Emergency Service, Information Technology, Library



Total Asset Value
\$3.13 Billion
Replacement Cost



Asset Condition
84%
In good or better condition

Message from the Mayor



As we reflect on the 2022-2026 Council Term, I want to thank the residents of East Gwillimbury (EG), my Council colleagues, Town staff, volunteers, local businesses, and community partners for their contributions to our growing and evolving community. The progress highlighted throughout this report reflects our shared commitment and the strength of collaboration.

At the beginning of this term, Council established the 2022-2026 Strategic Plan to guide priorities, investments, and decision-making. Developed with community input, the Strategic Plan set a clear vision for building a vibrant, sustainable, and connected community. Over this term, Council and staff worked to turn that vision into action through investments in municipal services, infrastructure, recreation, environmental sustainability, and economic development.

With a focus on improving accessibility and convenience, new online services, digital tools, and expanded customer service made it easier for residents to access information and engage with municipal programs and services.

As one of Ontario's fastest-growing municipalities, managing growth responsibly was prioritized through the Official Plan update, Complete Communities planning, and master planning projects. Council also advanced important initiatives to protect natural assets, strengthen climate resiliency, and integrate sustainability into planning, infrastructure, and service delivery.

This term marked one of the most significant investments in the Town's history – the opening of the Health and Active Living Plaza – along with continued investments in parks, trails, roads, and community amenities that together support active and connected neighbourhoods. Annual business plans and budgets were aligned with Strategic Plan priorities to ensure resources were directed toward projects and services that deliver value for residents.

I want to recognize the professionalism, dedication, and expertise of Town staff whose work continues to make these accomplishments possible. I also want to acknowledge the importance of collaboration with community organizations, Indigenous communities, York Region, the Federal and Provincial government, and other partners who continue to support EG's success.

There is so much to be proud of as we reflect on how far our community has come over this term. On behalf of Council, thank you to our residents for your trust, engagement, and ongoing support as we continue building a thriving and sustainable community together.

Mayor Virginia Hackson

Town Council



2022-2026 Council
(left to right): Councillor Terry Foster, Ward 1, Councillor Lorelea Carruthers, Ward 1, Councillor Susan Lahey, Ward 3, Mayor Virginia Hackson, Councillor Scott Crone, Ward 3, Councillor Tara Roy-DiClemente, Ward 2, Councillor Brian Johns, Ward 2.

East Gwillimbury's Municipal Council is comprised of the Mayor, who is elected at large, and six Ward Councillors.

The Mayor and Council provide strategic leadership and governance for the Town through decision-making, budget oversight, community representation, and advocacy. Together, they ensure that municipal programs, services, and policies reflect the needs and priorities of the community, and establish the Town's Strategic Plan to guide long-term priorities. Council operates within the legislative framework of the *Municipal Act, 2001*, and is supported by statutory and advisory committees that provide advice and subject matter input on key municipal matters.

The current term of Council began in November 2022 and ends in November 2026.

During this term, Council meetings have generally been held on the first and third Tuesdays of the month, with adjustments made as required. Council meetings are open to the public and provide opportunities for community participation.

Throughout this term, Council has advanced key strategic priorities through a range of initiatives outlined in this report.

Message from the Chief Administrative Officer



I would like to start by thanking the Mayor and Council for their leadership and support. Representing the interest of constituents, their governance and decision-making has guided EG through a period of significant growth, transformation, and community investment.

Through the 2022-2026 Strategic Plan, the organization focused on delivering tangible outcomes that improve everyday life for the community. From major infrastructure investments and expanded recreation opportunities to enhanced digital services and environmental initiatives, this term demonstrated the Town's ability to translate Council direction into measurable results.

Over the past four years, the Town has achieved significant progress across all areas of municipal service delivery. Staff worked collaboratively across departments to modernize and improve services with a focus on the overall resident experience. Residents can now access more services online than ever before, including permits, payments, and customer service requests, making it easier to navigate municipal offerings.

This term also marked significant capital investments like the opening of the Health and Active Living Plaza, a new community space with a pool, walking track, fitness centre, gymnasium, teaching kitchen, library and more amenities that will serve residents for generations to come. Delivering projects of this scale, on time and on budget, requires tremendous coordination and commitment from staff across the organization, not only in project management but also in ensuring these assets can be sustainably operated and maintained long-term.

As EG continues to grow, the organization remains committed to strong financial stewardship and responsible fiscal management. Through proactive financial planning and strategic asset management, the Town maximized value for taxpayers while maintaining its zero-debt position. In addition, the Town secured \$6.7 million in external grant funding to help offset project costs and support key infrastructure investments.

Most importantly, the accomplishments highlighted throughout this report reflect meaningful benefits for the community. These achievements would not have been possible without the professional expertise and commitment of Town staff combined with support from community partners, volunteers, local businesses, and residents who continue to help shape EG's future.

I am proud of what we have accomplished together during this term and look forward to building on this momentum in the years ahead.

Mark Valcic, Chief Administrative Officer



Civic Centre Courtyard

Town Services

EG delivers a broad range of core municipal services that support daily life, community well-being, and sustainable growth. These services are delivered through key operational departments and include:

Office of the Chief Administrative Officer

Provides corporate leadership, strategic planning, and organization-wide coordination.

Corporate Services

Delivers customer service, communications, information technology, people and belonging services, by-law enforcement, and environmental initiatives.

Development Services

Manages growth, planning, development approvals, building permits, inspections, economic development, and growth management.

Engineering and Public Works

Plans, maintains, and rehabilitates road, water, wastewater, and stormwater networks, and oversees fleet, waste management, transportation and traffic, site alteration, and development engineering.

Finance

Leads budgeting, financial reporting, billing, implementation of fees and charges, payroll, accounting, investments, procurement, asset management and capital financial management.

Fire and Emergency Service

Provides fire protection, emergency management, response, prevention, and public safety education.

Legal and Legislative Services

Provides internal legal counsel and support and oversees insurance, risk management, contracts, property matters, Clerk's services, statutory services, elections, records management, and access/privacy compliance.

Parks, Recreation and Culture

Delivers parks, trails, recreation programs, community events, and facilities.

Town Administration also works closely with the East Gwillimbury Public Library to deliver quality programs and services to residents.

Message from the Library Board Chair



Between 2023 and 2026, the East Gwillimbury Public Library (EGPL) advanced a significant period of growth, modernization, and community impact. Guided by the EGPL Strategic Plan’s priorities to Build Healthy Communities, Expand Access, and Provide Exceptional Experiences, the Library strengthened its role as a community hub for literacy, belonging, and discovery.

In parallel, the 2024 Library Services Growth Plan positioned EGPL to respond proactively to rapid population growth, evolving facility needs, and the future of library service delivery. EGPL’s facility and service planning were shaped by this expanding community profile and the need to adapt library spaces and operations.

The opening of the Queensville Branch at the Health and Active Living Plaza directly aligned with Growth Plan recommendations

to expand capacity, modernize infrastructure, and ensure equitable service distribution across a growing population. This expansion fulfilled the Strategic Plan’s commitment to providing welcoming, accessible spaces that foster connection and community well-being.

Thank you to the EGPL staff and Library Board for their dedication and hard work in delivering exceptional results for the community.

Christine Glenn, Library Board Chair

“

Queensville Branch is one of those community libraries that immediately make you feel relaxed the moment when you walk in. The space isn’t large, but it’s bright, clean, and very easy to navigate. The staff are incredibly friendly and always patient.



2022-2026 Library Board (left to right):

Vice Chair Kayla Crone, Tim Houlahan, Councillor Tara Roy-DiClemente, Catherine Rae, Kathleen Redmond (non-member), Mayor Virginia Hackson (non-member), Chief Executive Officer Sandra Sydor, Councillor Lorelea Carruthers, Lars Opalinski, Stephen Gill, Chair Christine Glenn, Janelle Ng, Diana Robichaud.



“

I love it here!

“

We love our local library and appreciate all the EG library locations do. Kids growing up with positive memories and experiences with their local libraries is a beautiful thing!

“

The staff at the East Gwillimbury Public Library are always super friendly and helpful. From the pleasant welcome to the kind assistance, when necessary, they all make you feel 'at home.'

“

My kids find the educational activities quite fun and engaging, and the staff provide a positive and supportive environment which encourages them to continue to attend.

“

We had such a great time!! Happy summer EGPL! Never change ❤️

Supporting Community Connection Through Growth

The Library Services Growth Plan affirms the Library's role as a centre for learning, exploration, and connection. Library programs and services bring this vision to life by supporting residents in building relationships, sharing knowledge, and staying connected as our community grows. This people centred approach ensures the Library remains a welcoming, inclusive space for everyone.

The Growth Plan also recognizes the importance of evolving alongside residents by adapting to technological change. By embracing new

digital tools, resources, and service models, the Library supports a wide range of learning styles, interests, and access needs while remaining relevant in a rapidly changing environment.

As population growth accelerates, the Growth Plan further emphasizes the need to align staffing, facilities, and services with community expectations. This ensures the continued delivery of high quality, responsive, and accessible library services that reflect the needs and aspirations of a growing and diverse community.

Message from the Library CEO



EGPL’s accomplishments from 2023 to 2026 reflect a library system that has strengthened its foundations, modernized its services, and planned responsibly for the future of East Gwillimbury (EG). Guided by the Strategic Plan and the Library Services Growth Plan, we have built a system equipped with the resources, spaces, and services needed to support a growing and evolving community.

A defining milestone of this term was the launch of the Queensville Branch, which added 18,400 square feet of vibrant, purpose-built space, including a 30,000-item collection, dedicated children’s area, a makerspace, a design studio, and flexible program and study spaces throughout.

The Library continued to serve residents across EG through a network of accessible service points including the Mount Albert, Holland Landing, and Queensville Branches, the Library Locker, and the Digital Library. Together, these connection points ensure that all residents have easy access to library services, programs, and collections, reinforcing our commitment to exceptional experiences.

We are well positioned to meet our community’s changing needs and to continue delivering a public library system that is accessible, inclusive, and future-ready.

Sandra Sydor, CEO

How We’re Serving Our Community

We are always working to improve; we measure our impact to help tell the story of how people in our community use and experience library services. Along with feedback and stories from residents, metrics help us understand access, changing needs, and the positive difference the Library makes in everyday lives.

2025 Numbers

Library Circulation



Digital
65,122

Physical
181,058

Library Programs



1,229
Programs

15,409
In attendance

Library Cards



3,320 New
registrations

11,306
Active card
holders

Library Visits



In-person
112,649

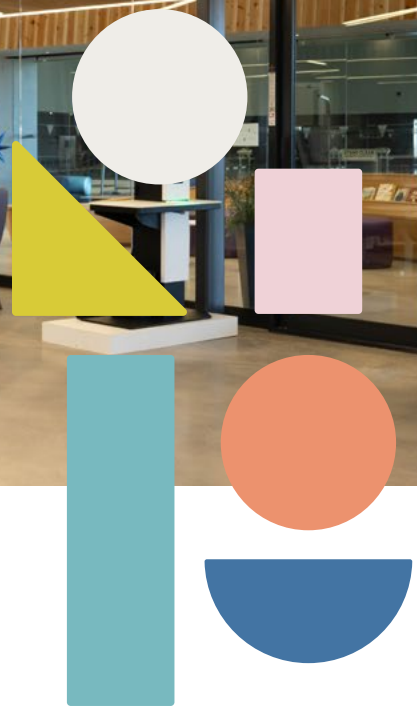
Virtual
278,960

Food Pantry Use



2,092
Clients

Queensville Library Branch



Strengthening Community Through Shared Priorities

Building Healthy Communities

EGPL delivered programs and services that foster community connection, creativity, and social support. The Strategic Plan highlights the Library’s role in cultivating curious, connected communities through civic engagement and enriching experiences.

This commitment was demonstrated through:

- Sensory-inclusive programs and English language learning supports
- Indigenous-led Learning Circles to inform Anishinaabe language signage
- Sustainable environmental learning opportunities
- Continued community-focused initiatives at the Holland Landing Food Pantry

Expanding Access Through Modernization and Service Innovation

Grounded in the Strategic Plan’s focus on removing barriers and expanding access to information and opportunities, EGPL pursued multiple modernization initiatives. These included:

- A redesigned website with improved accessibility
- Upgraded public internet infrastructure and expanded self-service functions
- Expanded digital literacy opportunities with new technology-focused Library of Things items

Delivering Exceptional Experiences and Strengthening Internal Capacity

The Strategic Plan emphasizes providing empowering experiences rooted in equity, inclusion, and strong relationships. EGPL supported this through:

- Refreshed branch spaces in the Holland Landing children’s area and Mount Albert study rooms
- Implementation of a Service Delivery Model and an updated organizational structure to support a three-branch system
- Engagement, evaluation, and professional development initiatives to strengthen staff culture



Awards

Over this term, EG was recognized by various organizations for its achievements. The awards featured on this page highlight some of these accomplishments.

COMMUNICATIONS EXCELLENCE

MarCom Gold Award
Strategic Communications / Public Relations: Strategic Plan (2023)

MarCom Gold Award
Communications: Public Engagement Campaign (2024)

MarCom Gold Award
Branding Refresh: Fall and Winter Health and Active Living Guide (2025)

FINANCIAL EXCELLENCE

Government Finance Officers Association (GFOA) - Canadian Award for Financial Reporting

2021 Annual Financial Report (awarded 2023)

2022 Annual Financial Report (awarded 2024)

2023 Annual Financial Report (awarded 2025)

2024 Annual Financial Report (awarded 2026)

COMMUNITY AND CULTURAL IMPACT

Festivals and Events Ontario – Impact Award
Nature Day 2022 (awarded 2023)

Intercultural Dialogue Institute GTA Public Heroes Award:
Fire and Emergency Service (2024)

READERS’ CHOICE DIAMOND AWARDS (2025)

Best Concert Venue
East Gwillimbury Civic Centre

Best Local Festival
Taste of Culture

Best Overall Business
Arts and Culture Committee

Favourite Annual Event
Santa Claus Parade

Best Summer Camps
Town of East Gwillimbury

Best Farm Market
East Gwillimbury Farmers Market

Best Fitness Class/Instruction
Town Fitness Drop-in

Best Recreation Facility
East Gwillimbury Sports Complex

READERS’ CHOICE PLATINUM AWARDS (2025)

Best Family Activities
East Gwillimbury Sports Complex

Best Indoor Play Centre
Health and Active Living Plaza

ENVIRONMENTAL LEADERSHIP

Lake Simcoe Region Conservation Authority – Healthy Land Award
Vivian Creek and Queensville Park Wetland Restoration Projects (2025)

WORKPLACE EXCELLENCE

Mediacorp Canada
Greater Toronto’s Top 2025 Employers (awarded 2024)

About this Report

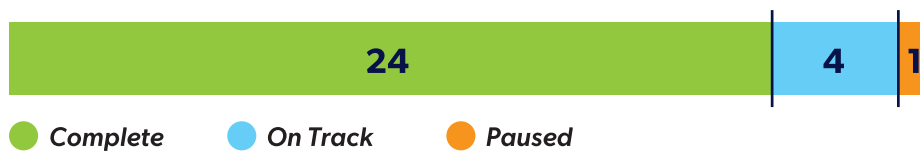
EG’s planning and decision-making framework is guided by the vision and priorities of Council, as defined through the **2022-2026 Strategic Plan**. The Strategic Plan was informed by the community through consultation and engagement with residents, and provides overall direction that guides Town decisions and actions undertaken during Council’s four-year term. The Strategic Plan focuses on building a sustainable future for the municipality, while supporting and responding to the current and evolving needs of the community.

The Strategic Plan is organized around the following five strategic priorities, which guide all municipal planning and service delivery:



The **2022-2026 Term in Review** report is a key component of the Town’s reporting framework and commitment to transparency and accountability. The Term in Review provides a summary of the activities undertaken over the current Council term and demonstrates the Town’s progress towards achieving the priorities and key deliverables outlined in the Strategic Plan. All 29 key deliverables identified in the Strategic Plan are addressed within this report.

Key Deliverable Progress



24 of 29 key deliverables are complete, with four anticipated to be completed by the end of the term, and one paused due to recent provincial legislation. Throughout this report, each Key Deliverable has been assigned a status indicator, reflecting its current progress.

Note: This report is being developed and published mid-way through 2026 and, while it reflects activity as comprehensively as possible for the full term, the information contained herein, including project descriptions and metrics, is based on results to date, with some projections through to the end of the Council term.

2022-2026 Strategic Plan: Key Deliverables

Quality Programs and Services

- 1 Enhance community safety using measures such as expanded traffic calming and speed mitigation
- 2 Complete a review of Emergency Services to ensure that it meets the needs of our growing community
- 3 Advance modernization of programs and services to support increased efficiency, cost savings, and enhanced online access to services
- 4 Support placemaking and community connection through a wide variety of events and recreation programs that support the diverse needs and interests of our community
- 5 Safely and cost-effectively manage and maintain Town infrastructure and facilities
- 6 Ensure that municipal programs and services are accessible and in accordance with legislation and equity, diversity, and inclusion best practices

Responsible Growth

- 7 Support key development projects that bring investment and jobs
- 8 Strengthen and update policy frameworks (i.e. Official Plan, Allocation Policy, Master Plans) to support intentional, sustainable growth
- 9 Support investment attraction through AdvantageEG initiatives such as streamlining the development process for new business development and expansion

- 10 Work with partners to advance major infrastructure projects that support EG's Complete Community objectives
- 11 Advance heritage conservation through initiatives such as the development of Heritage Conservation Districts

Environmental Stewardship

- 12 Develop and implement an environmental strategy, climate action plan, and updated community energy plan
- 13 Increase EG's waste diversion rate through community-based programs such as curbside recycling and composting
- 14 Initiate a multi-year LED streetlight conversion strategy
- 15 Ensure effective and sustainable stewardship of EG's stormwater and sanitary infrastructure in accordance with emerging legislation
- 16 Strengthen EG's tree preservation and protection program
- 17 Update EG's Thinking Green Development Standards to prioritize the use of sustainable technologies and practices

Build Complete Communities

- 18 Complete the Health and Active Living Plaza as a focal point for recreation, placemaking, and connection
- 19 Update key policies to support development of a variety of housing and employment options

- 20 Complete Holland Landing and Mount Albert Downtown Revitalization Projects
- 21 Complete key parks and trails projects including Emily Park reconstruction, Simcoe Trail extension, Soldiers Bay recreation and education pier, Nokiidaa Trail supplementary parking and Oriole Wilderness Park
- 22 Support efforts to ensure full community access to competitive, affordable, and reliable Broadband

Culture of Municipal Excellence

- 23 Sound financial management through comprehensive business plans and budgets
- 24 Imbed the Equity, Diversity, and Inclusion Framework into all Town programs and services
- 25 Enhance transparency and accountability through regular, resident-friendly communication
- 26 Develop and implement a Customer Service Excellence Strategy featuring a "no wrong door" approach
- 27 Deliver service excellence with a well-trained, highly engaged staff team
- 28 Update policies to support continued good governance
- 29 Maintain strong partnerships with York Region, northern six York Region municipalities, the building and development industries, and other stakeholders regarding best practices and future growth



Quality Programs and Services



1. Enhance community safety using measures such as expanded traffic calming and speed mitigation

✔ **Complete**

The Town advanced community safety through a coordinated approach focused on traffic management, fire safety, and by-law enforcement.

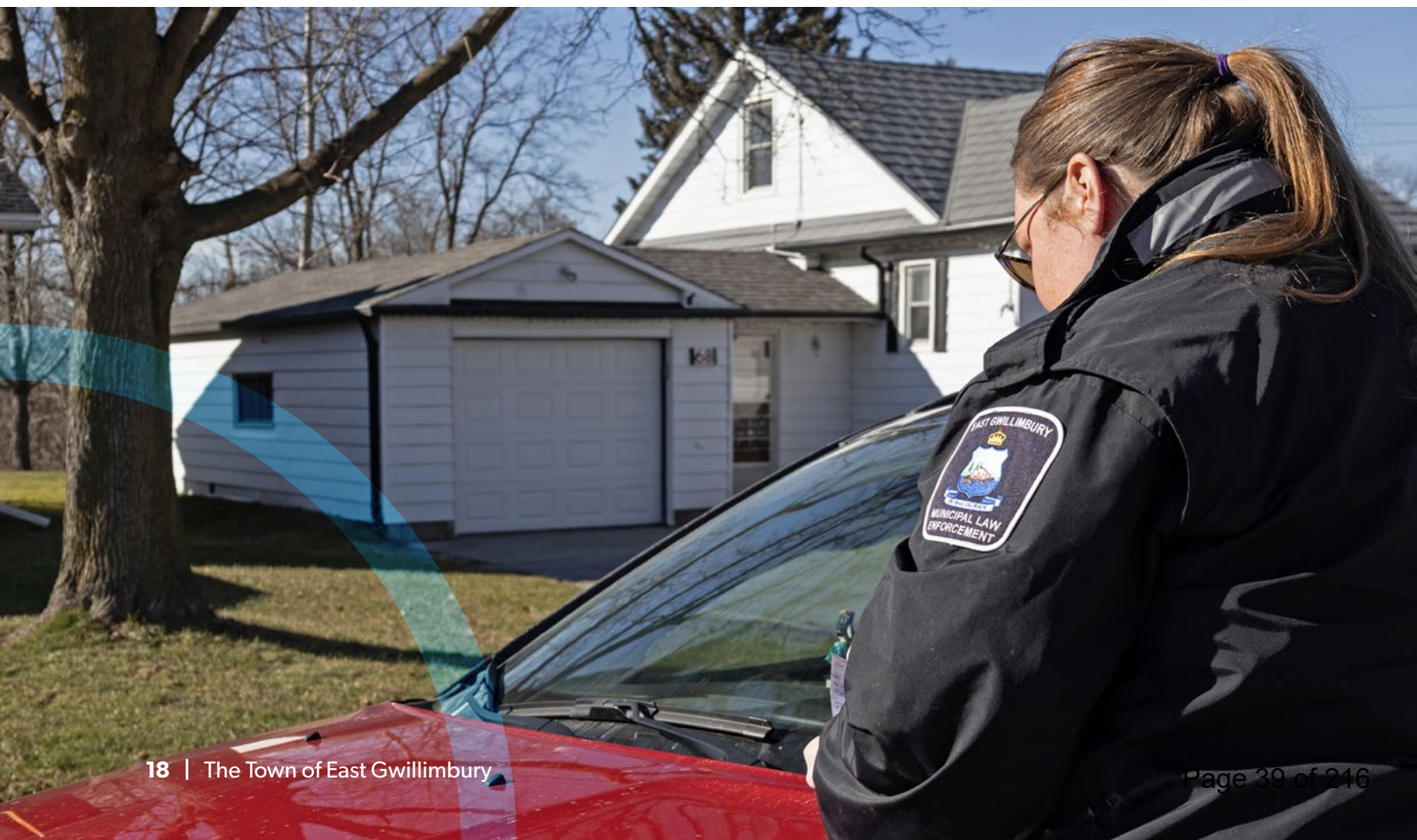
Between 2023 and 2025, **11 initiatives** were completed through the **Safer Streets Program** to enhance road safety, including:

- New traffic policies and traffic calming measures (e.g., bollards, pavement markings – including crocodile teeth and urban shoulders)
- Driver feedback boards (radar boards)
- Pedestrian crossovers at three locations
- Street safety analyses on four key corridors
- Camera radar program

In 2025, the East Gwillimbury Fire and Emergency Service (EGFES) introduced a **Fire Safety Assessment Program** to proactively identify and inspect buildings across the community to strengthen fire prevention efforts. EGFES **assessed 58 buildings in the first year** of the program, with plans to expand inspections in 2026.

EGFES completed a **Community Risk Assessment** to identify and evaluate local fire and safety risks and guide targeted prevention strategies, public education, and resource allocation, supporting residents to better protect their homes and enhancing overall community safety.

By-law Enforcement Services play a key role in maintaining public safety, community standards, and quality of life. By-law officers patrol neighbourhoods, parks, roads, and business areas, respond to public concerns, and provide education to residents and businesses on by-law requirements, including property standards, parking, noise, and zoning. During this term, staff responded to over **3,500 by-law complaints** and conducted **nearly 6,000 inspections**.





2. Complete a review of Emergency Services to ensure that it meets the needs of our growing community

✔ Complete

In 2023, the Town completed a comprehensive *Fire and Emergency Service Review* to assess leadership, service delivery, and workplace culture. The review identified **24 opportunities for improvement**, which were addressed over the term through key actions such as enhanced staff training, recognition initiatives, and a new organizational structure to strengthen service effectiveness. Additional initiatives are outlined below.

To support a growing community, EGFES increased full-time firefighter staffing from 18 to 28 over the term. This investment expands emergency coverage and enhances the Town's ability to respond effectively to fire, rescue, and medical emergencies.

In 2025, EGFES transitioned its firefighter recruit training program from an external third-party provider to an *internal certification program* aligned with National Fire Protection Association standards. This reduced costs, improved quality, and created opportunities for experienced staff to support instruction and knowledge sharing.

EGFES initiated the development of a *Fire Master Plan* to guide operational improvements and long-term planning. The plan will be informed through consultations with staff and community partners, and will establish key objectives, performance measures, and service delivery recommendations, including recruitment and retention.

EGFES updated its *Establishing and Regulating By-law* to align with current legislation and clearly define service levels, service structure, training standards, administrative responsibilities, and the authorities of the Fire Chief. This update strengthens governance, ensures compliance, and provides a foundation for future planning through the Fire Master Plan.

DID YOU KNOW?

🏠 EGFES delivers a Smoke and Carbon Monoxide Alarm Program, offering free in-person and virtual inspections of alarms. Approximately **3,600 home visits** were conducted this term.

🚒 EGFES delivers a variety of fire safety events and demonstrations for residents. Over **600 public education activities** took place this term.



3. Advance modernization of programs and services to support increased efficiency, cost savings, and enhanced online access to services

✔ **Complete**

The Town undertook a number of initiatives to enhance operational effectiveness, improve customer experience, expand digital service delivery, and support long-term cost savings.

The Town expanded **online service delivery and payment options** by transitioning manual and in-person processes to digital formats, including:


- Building permit applications
- Site alteration permits
- Bulk water service purchases
- Property survey requests... and more!


Over the course of the term, the Town processed over **17,000 online payments** and expanded its e-billing program.

A number of new digital forms were introduced, including:

- Online customer service feedback form
- By-law complaint form

DID YOU KNOW?

 You can apply and pay for many Town services online – including burn permits, pet licenses, property taxes, utility bills, recreation programs, marriages licenses, and more – making it easier and more convenient to access services any time.

 The Town maintains approximately 490 km of roads and 145 km of sidewalks – equivalent to plowing a road from here to Montreal or clearing sidewalks all the way to Buffalo, New York.

Over the term, the Town introduced over **200 digital forms, dashboards, and process automations** to improve efficiency and service delivery.

A new Customer Relationship Management system was implemented with a public-facing online **Customer Service Portal**, which allows residents to submit service requests for:

- Streetlights
- Roads and traffic
- Parks and trails
- By-laws
- Waste collection... and more!

Over **500 requests** have been submitted through the Customer Service Portal since 2023.

The Town installed a new **Call Centre phone system** that tracks call volumes across service locations. The Town receives an average of over **23,000 call centre calls each year!**

A *redesign of the Town's website* – eastwillimbury.ca – is underway. Survey feedback was sought to identify priorities for updates and enhancements to improve the online experience, including:

- Refreshed website content
- Improved site navigation
- Enhanced online functionality and service delivery

The *Health and Active Living Guide* was redesigned to improve user experience and accessibility, connecting residents from the online guide directly to the online registration system.

A new *Active EG Memberships* system was implemented to enable card-based access to drop-in recreation programs across Town facilities. Over **3,400 memberships** have been issued to date!

Through the Province's Municipal Modernization Program, the Town developed an in-house *Winter Maintenance Dashboard* that combines real-time data and vehicle tracking technology to monitor winter maintenance activities and road conditions.

The Clerk's Office enhanced the *Council Agenda Management Program* to support the reintroduction of Committee of the Whole (CWC) meetings, establish regular agenda review meetings, enhance tracking of upcoming and outstanding items, and expand the Council Information Package process. Approximately **275 Council, CWC, Workshop, and Closed Meetings** were held during the term.

The Town has completed the planning phase to replace outdated *financial and tax/utility billing systems*. The contract for this project was awarded in 2025, and implementation is expected to take place in 2027.

In 2025, an *Information Technology (IT) Strategy* was developed to prioritize technology projects and investments based on organizational needs, and enhance transparency through ongoing measurement and reporting on progress and outcomes.



4. Support placemaking and community connection through a wide variety of events and recreation programs that support the diverse needs and interests of our community

✔ **Complete**

The Town focused on creating opportunities for residents to come together, engage locally, and participate in programs and experiences that strengthen belonging.

The Town introduced *new and expanded events* to meet the evolving needs of a growing and diverse community. This included:

- International Women’s Day programs
- Birthday party packages
- Licensed events
- Community celebrations, such as the Sam Bennett Stanley Cup celebration

In 2025, Town events attracted over **10,000 participants**, reflecting strong community engagement. By the end of 2026, the Town expects to have delivered **155 Town-run events**.

The Health and Active Living Plaza (HALP) Grand Opening was a major milestone, welcoming more than **10,000 visitors over three days of programming**, with residents participating in free recreation and library activities and engaging with staff and community partners.

Recreation programming expanded into the HALP, including:

- Aquatics (swim lessons, aqua fitness, etc.)
- Tai chi
- Ping pong
- Gym and fitness activities
- Cooking classes

The Town offered over **1,800 registered programs** and participation in recreation programs **increased by 200%**, with more than **11,000 participants**.

An *Events Strategy* was developed and adopted to provide a framework for enhancing existing events, developing new offerings, guiding funding approaches, and strengthening community engagement.

The Town marked *Black History Month* in 2025 and 2026 with partnership-based programming, including:

- Flag raisings
- Educational, artistic, and business workshops
- Authors visits
- Black-owned vendors’ market

The 2026 Black History Month Community Celebration welcomed **200 people**.





Each June, the Town recognized **Pride Month** and **National Indigenous History Month** through:

- Flag raisings
- Participation in the York Pride Parade and Trans Pride March
- Community events at the Farmers Market
- Indigenous learning circles, puppet shows, and drum teachings

In 2025, the **Inclusive Pride Flag** was raised for the first time.

The Town hosted its first **Emancipation Day** flag raising ceremony, recognizing the history of over 200 years of slavery in Canada and its abolition.

The Town observed **Truth and Reconciliation Week 2025** and the **National Day for Truth and Reconciliation (Orange Shirt Day)** through initiatives that recognized the history and ongoing impacts of the residential school system on Indigenous Peoples, and created opportunities for reflection and learning.

In partnership with the East Gwillimbury Public Library (EGPL), the Town hosted its first **Newcomer Welcoming Week** in 2025, which brought **220 people** together through cultural performances, storytelling, and traditional knowledge sharing, reflecting the theme “Stories We Share.” A **\$10,000 grant** from the York Region Community Investment Fund was secured by the EGPL to support the event.

In May 2026, the Town hosted its first **Red Dress Day Installation** to mark the National Day of Awareness for Missing and Murdered Indigenous Women, Girls, and 2SLGBTQIA+ Peoples.

In partnership with the Arts and Culture Advisory Committee of Council, the Recreation Services team implemented public and indoor **art installations** that support local artists and enhance community spaces. This included:

- Rotating installations at the Civic Centre and HALP, resulting in over **10 artwork sales**
- The Holding Hope installation at Children of Peace Park
- A second installation planned for Carnaby Park

In 2025, the Town installed the **“Lest We Forget” themed crosswalk** at the Civic Centre entrance to honour the courage and sacrifice of those who served and gave their lives for Canada.

The **Engaged EG Volunteer Program** was expanded to two streams:

- General stream
- High school stream for students completing community service hours.

The program engages over **100 volunteers annually**.

The Town introduced **Volunteer Awards** in 2025 and 2026 to celebrate volunteerism in the community, including the:

- Bill Potts Volunteer Legacy Award
- Outstanding Youth Volunteer Award

DID YOU KNOW?



Recreation Services hires over 100 youth, ages 14 to 18 years old, to work in various capacities within EG. The Recreation team works with over 75 youth as part of the Engaged EG Volunteer Program.

5. Safely and cost-effectively manage and maintain Town infrastructure and facilities

✔ **Complete**

The Town undertook a range of initiatives this term to ensure safe, reliable, and efficient service delivery for a growing community.

The Town delivered two **Asset Management Plans** which assess the condition of Town assets, outline levels of service, and identify investment needs to maintain and renew infrastructure over time in a cost-effective manner.

The Capital Engineering team managed the annual **Road Rehabilitation Program**, which included road resurfacing, sidewalk and curb repairs, and supporting technical work. Over the term, **25 km of roads were rehabilitated** to extend their lifespan and, in many cases, delay the need for full reconstruction.

The design and construction of a **new 250 metre concrete sidewalk** was completed along Highway 48, from Princess Street to the Foodland site, improving pedestrian safety and connectivity.

Through the **Structure Rehabilitation Program**, the Town:

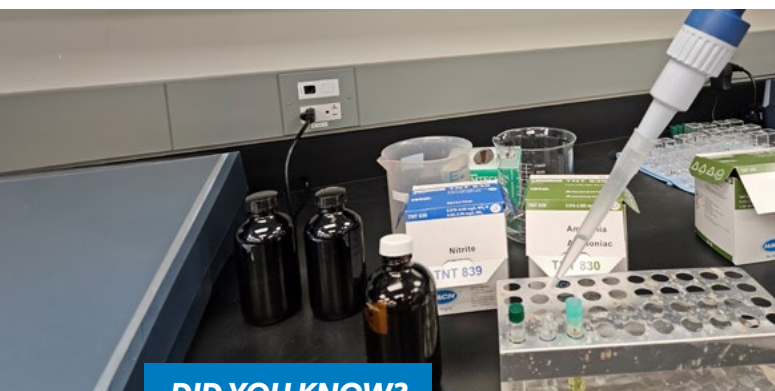
- Performed regular bridge and culvert inspections
- Initiated or completed detailed design work for four bridges
- Implemented two holding strategies and three bridge replacements are well underway
- Enhanced integration with asset management program

Through the **Watermain Rehabilitation Program**, the Town:


- Initiated watermain replacements in Sharon and completed the Yonge Street watermain replacement in Holland Landing, supported by over **\$3.1 million in grant funding**
- Initiated a secondary watermain connection for West Holland Landing


In total, **3 km of watermain replacement** is underway or complete, with an additional **0.25 km in design, benefitting 1,250 properties.**

A Town-wide **water meter replacement** was completed, and data loggers were installed to remotely collect meter reads, supporting improved water use monitoring, early leak detection, and billing accuracy. In addition, the Town piloted and expanded **remote monitoring at sanitary pumping stations**, including flow monitoring at **three sites**, with further installations expected to be completed by the end of 2026.



DID YOU KNOW?

 The Engineering and Public Works team completed approximately **33,000 work orders** this term!

 By timing preventative maintenance based on road conditions, the Town is able to maximize the life of its infrastructure and manage costs effectively.

 The Town inspects bridges and culverts every two years, in accordance with Ontario Regulation 104/97 and corresponding asset management practices.



In partnership with York Region and the Town of Newmarket, the Town initiated a multi-year study to improve **drinking water quality** within Holland Landing, Queensville, and Sharon, with initial findings expected by the end of 2026. In parallel, the Town implemented a **cloud-based system** to centralize water quality and flushing data, with over **25,000 samples collected** during this term.


The Town's Facilities team undertook **building condition, accessibility, and space needs and accommodation assessments** across municipal facilities to guide repairs and upgrades, improve inclusive access, and support more efficient use of space and long-term planning. The Town owns and manages **720,000 square feet of facilities**, including administrative and operations spaces, community centres, and fire halls.


The Town implemented energy-efficient **lighting retrofits** at the Sports Complex and Ross Family Complex to improve energy efficiency, reduce costs, and support corporate sustainability goals.

Renovations at **Fire Station 2-4** in Holland Landing are proceeding to improve operational efficiency, support growth, and enhance accessibility. Completion is anticipated in 2026.

The Town's IT team is **strengthening cybersecurity systems** through a new centralized platform that monitor computers, email, networks, and cloud services in real time, allowing potential threats to be quickly detected and automatically addressed.

The Town expanded its **internal fiber network** to Mount Albert, improving network performance, security, and scalability for public and private wi-fi. This project connects **four municipal facilities** across **8 km of fiber** with **10 GB-capable bandwidth**.

 The Town's new security platform can automatically isolate a compromised computer or disable a suspicious user account within seconds, helping prevent the spread of a cyber attack.

 The Town's internal fiber network allows large amounts of data to be moved between facilities in seconds, supporting critical services like real-time system access, backups, and emergency operations.

6. Ensure that municipal programs and services are accessible and in accordance with legislation and equity, diversity, and inclusion best practices

✔ Complete

The Town advanced accessibility and inclusion through the implementation of its updated **Multi-Year Accessibility Plan**, endorsed by Council in 2023. As of June 2026, approximately **58% of initiatives are underway or complete.**

In 2023, the Town conducted a review and update of its **Accessibility Policy**, and initiated a review of the **Accessible Customer Service Policy**.

In 2024, the Town completed its first **accessibility audit** of the EG Sports Complex through the Rick Hansen Foundation. The results were used by the Town to secure a **\$611,500 provincial grant**, which will be used to implement accessibility retrofits, such as wayfinding signage, bathroom improvements, and an interior ramp construction.

In 2025, the Town developed and implemented a corporate **procedure for creating accessible content**, supported by staff training to ensure AODA compliance.

The Town **updated trail head signage** to integrate accessibility standards, **evaluated Town playgrounds** for AODA compliance, integrated accessibility requirements into **procurement processes**, and made changes to the **Farmers Market layout** to improve accessibility.

The Town introduced and expanded **accessible and inclusive recreation programming**, including:

- Drop-in social programming for children and youth with disabilities
- Drop-in sledge hockey
- Adapted swimming lessons

Staff have been supported through training and resources to better understand inclusive practices and design and deliver programs that are responsive, respectful, and accessible to all participants.





Responsible Growth







In 2023, the Town submitted a *Housing Pledge* to the province, committing to facilitate the construction of 4,300 new homes by 2031. This commitment enabled access to the province's Building Faster Fund, through which the Town was **awarded \$1.05 million** for achieving 92% of its 2024 housing target, breaking ground on **328 new homes**. The Housing Pledge also resulted in the Town being granted *Strong Mayor Powers*, providing the Head of Council with legislative authority to help advance provincial priorities such as housing.

The Building Branch administers and enforces the *Ontario Building Code* to support safe and environmentally efficient building activity, through plan reviews, inspections, and front counter service. So far this term, the Building Branch has issued over **1,000 building permits** and more than **800 residential occupancy permits**, and completed over **20,000 inspections**, resulting in over **\$750 million** in construction value.

In partnership with York University and the Towns of Georgina and Bradford West Gwillimbury, the Town supported the *YSpace Entrepreneurship Program* to help entrepreneurs start and grow their businesses. This term, the Economic Development team relocated to the Doane House, creating a dedicated hub for programming which included workshops, small group and one-on-one support, mentorship opportunities, and training focused on business foundations and growth.

DID YOU KNOW?

 Since its inception in 2022, the YSpace program has hosted over **180 business events**, provided **290 hours of mentorship** to small businesses, and supported over **210 entrepreneurs** in EG.

 EG's business community is growing, now comprising nearly 1,250 companies with at least one employee in addition to the owner, representing a **15% increase** since 2022.

The Town advanced its *Business Retention and Expansion* program through:

- Business visits and celebrations
- YSpace coworking pilot
- Small Business Week/Month programs
- Partnerships to connect businesses with funding and resources
- Biweekly AdvantageEG newsletter
- Business triage process and Customer Relationship Management system

Over **1,100 contacts** were made in the past three years, with over **750 business interactions** annually.

In response to the *introduction of U.S. tariffs* on Canadian goods, the Economic Development team established a dedicated webpage with information and resources, and a "Shop and Support Local" page to promote Canadian suppliers and encourage local purchasing. The Finance team also undertook an analysis to review and mitigate the impacts to Town procurements.

7. Support key development projects that bring investment and jobs

✔ Complete

The Town strengthened its approach to *investment readiness and attraction*, resulting in over **\$200 million in capital investments** for industrial, commercial, and institutional developments since 2024.

The Economic Development team developed a *comprehensive investment package*, including:

- A community profile with demographic and statistical information
- Sector profiles of priority industries
- Local community profiles
- A data dashboard with key economic indicators

The *AdvantageEG.ca website* was refreshed to provide dedicated “Local Business” and “Invest” sections, with a future “Talent” section planned to support workforce development initiatives.

The Town completed an *inventory of available employment lands* in collaboration with landowners, developers, and the real estate community, identifying over **80 acres of serviced or partially serviced employment land** available for sale, along with additional build-to-suit and lease opportunities.

The Town welcomed a range of *prominent industrial investments* over the term, including Loblaw, Witron, Kelson, Convertus Group, TCS Group, Greenworks Tools, Rice Group, Metrus Properties, and Kerbel Group, among others.

With construction beginning on the *Bradford Bypass*, the Town is working with provincial partners to support the planning, design, and infrastructure for the project.



DID YOU KNOW?

📈 The number of jobs across all employers in EG increased by more than 2,100 between 2022 and 2025.

📊 In 2025, EG reached **18,264 local jobs** – already surpassing the 2031 employment projection of 16,500 set out in York Region’s Official Plan for the Town.

🏠 The Loblaw distribution centre represents the largest private sector investment in the Town’s history, generating **more than 700 new jobs**. It is the largest facility ever built in the community; in fact, the Town adjusted its Water and Wastewater Master Plan to enable its development.

8. Strengthen and update policy frameworks (i.e. Official Plan, Allocation Policy, Master Plans) to support intentional, sustainable growth

 On Track

The Town developed key planning and financial tools to support well-managed, sustainable growth and ensure infrastructure and policy frameworks remain aligned with long-term community needs.

The Town undertook a **review and update of the Official Plan** to align with current provincial legislation and regional growth plans, guiding long-term development in EG to 2051 across housing, employment, natural areas and green spaces, and more. Following extensive public consultation, the Town is working towards adoption and provincial approval in 2026.

In 2023, the Town initiated the **Complete Communities Secondary Plan** that will inform the preparation of future Community Design Plans for six community areas identified in the Official Plan. The Secondary Plan has been integrated into the Official Plan Review, advancing through the approval process.

Two **Community Design Plans** are underway for Green Earth Village and NW Yonge and Green Lane to set direction for land use, built form, infrastructure, transportation, parks, and environmental considerations. The Town is leading the planning process and coordinating consultation and technical review.

The Town is undertaking a **Zoning By-law Conformity Update** to align with the proposed Official Plan and current legislation, and to incorporate contemporary development standards. Phase 1 is complete, including background reports and technical briefs. The project is scheduled to return to Council in 2027.

The Town updated the **Water and Wastewater Master Plan** and the **Transportation Master Plan** to 2051, incorporating Whitebelt lands, recent infrastructure additions, and the Bradford Bypass. In parallel, a **Water and Wastewater Financial Plan and Rate Study** was completed to support long-term financial sustainability.


In 2024, the Town completed an update to the **Development Charge Background Study and By-law**, developed in consultation with key partners to support infrastructure needs associated with growth. The Town has collected over **\$21.8 million** in development charges so far this term.


The Town updated the **Active Transportation and Trails Plan** to include updated trail mapping, signage, priority routes, and financial analysis to guide implementation of a connected and accessible network.

The Town updated its **Park Development Standards**, revising the 2009 guidelines to reflect current best practices in park, trail, and public realm design.

The Town developed a **Strategic Workforce Plan** to assess current and future workforce needs and ensure the organization is prepared to meet the demands of a growing and diverse community.

DID YOU KNOW?

 The Town's water and wastewater systems are designed to accommodate full build-out of the community, helping avoid future infrastructure upsizing as the Town grows.

 The Town manages 58 km of active transportation and trails, including 7 km of trails added this term.

 The Town maintains almost 50 parks comprising over 300 acres.

9. Support investment attraction through AdvantageEG initiatives such as streamlining the development process for new business development and expansion

✔ **Complete**

Through the AdvantageEG program, the Town supported key institutional, commercial, and industrial (ICI) development projects generating significant employment and economic impact.

The Town successfully led project management for **Metrus Properties' industrial development** at Highway 404 and Green Lane, coordinating approvals under an accelerated timeline, with construction of the buildings now underway.

The Economic Development team acted as a primary point of contact for **high-priority ICI development projects** and the **business community**, providing support on a range of matters including approvals, infrastructure, utilities, development processes, by-laws, and policies.

A series of **business visits with key employers** were conducted, including Loblaw, Skelton Truck Lines, Acushnet, TCS Group, and Greenworks Tools.

An approach to track businesses and entrepreneurs seeking commercial and industrial space was developed to connect them with developers and landowners during pre-construction phases, helping **match businesses with upcoming opportunities**.

A series of **development videos** was created to help business owners and new developers better understand key processes such as land use planning, zoning, site plans, and building permits.



Metrus Properties' Industrial Development



10. Work with partners to advance major infrastructure projects that support EG’s Complete Community objectives

Complete

The Town worked with provincial, regional, and local partners to advance major infrastructure projects that support long-term growth and the development of complete, sustainable communities.

On April 27, 2026, the Town welcomed the Premier of Ontario, alongside Ministers, municipal

DID YOU KNOW?

This term, the province awarded \$139 million through the Housing-Enabling Water Systems Fund to support the North YDSS expansion, enabling the construction of 8,000 new homes in EG, Newmarket, and Aurora.

The Town completed 200 capital projects during this term.

and health care leaders, and neighbouring municipalities, to announce the future location of a *new acute care hospital in EG*, as part of Southlake Health’s Distributed Health Network. This represents a major milestone in expanding regional healthcare capacity and improving access to care for residents in EG and across northern York Region and southern Simcoe County.

The Town played a key enabling role by supporting site identification, advancing planning work and approvals processes, working closely with external partners, and coordinating internal project readiness, all supported by Council’s endorsement of the initiative. The hospital will be supported by planned complementary development within the surrounding community, including a proposed long-term care facility nearby, contributing to the broader vision of a complete, integrated health and community hub.

The Town is working in partnership with York Region and local municipalities to support the expansion of the *York-Durham Sewage System (YDSS)* to deliver the servicing required to support and accommodate future growth. This major regional infrastructure project, estimated at over \$2 billion, will be implemented in three phases between 2026 and approximately 2041.

The Town coordinated and administered grant applications that have *secured millions of dollars in external funding* to support key municipal initiatives and offset costs. This includes working with staff across departments to identify funding opportunities, prepare and submit applications, manage reporting requirements, support project delivery, and facilitate interdepartmental coordination and funding announcements.

11. Advance heritage conservation through initiatives such as the development of Heritage Conservation Districts

✔ Complete

The Town implemented initiatives to protect and enhance EG’s cultural and built heritage assets through the development of policies, plans, and conservation tools that will guide future growth and change.

The Town developed and implemented a **Built Heritage Strategy** to guide how heritage is identified, protected, and celebrated in EG. The Strategy establishes a holistic approach to embed heritage considerations into planning,

decision-making, and capital priorities. Extensive engagement was undertaken throughout 2024 and 2025, including Council and staff interviews, and public consultations, surveys, and input from the Heritage Advisory Committee.

The Town designated the historic community of Sharon as **EG’s first Heritage Conservation District (HCD)**. The Sharon HCD Plan and Guidelines were adopted to help guide future growth and protect the heritage character of Sharon Village. The HCD will provide a place-based framework to guide future change, ensuring that heritage attributes are conserved and enhanced while still allowing for appropriate and context-sensitive development.



Queens Hotel, Queensville, 1880s



Environmental Stewardship



In 2023, *Council declared a Climate Emergency*, formally recognizing the need for urgent action on climate change and reinforcing the Town's commitment to advancing environmental initiatives.

The Town also contributed to the global "30x30" target, an international agreement to conserve 30% of lands and waters by 2030. As part of this effort, 173 Town-owned properties, representing approximately 372 hectares, were identified for inclusion in the national inventory. This initiative helps formally recognize existing protected lands and strengthens the Town's contribution to national biodiversity goals.

12. Develop and implement an environmental strategy, climate action plan, and updated community energy plan

↗ On Track

In 2024, the Town's *Thinking Green Environmental Strategy* was approved, providing a comprehensive framework to guide environmental protection, restoration, and sustainability efforts across the organization and community. Implementation is well underway, with **25 of 45 actions completed**, including:

- Delivery of community cleanup programs
- Enhancements to environmental technologies in facilities and parks
- Salt management practices
- Pollinator protection initiatives...and more!



The Town delivered **57 environmental-related community engagement activities**, with over **1,800 participants**. Additional actions from the Environmental Strategy are in progress or planned, such as:

- A community gardens policy
- Circular economy initiatives
- Sustainable procurement practices

Additional initiatives stemming from the Strategy are outlined below.

The Town's **Corporate Energy Plan** was approved in 2025, establishing a roadmap to reduce greenhouse gas emissions and improve energy efficiency across municipal operations, with implementation underway in 2026. The Plan includes **15 actions** and sets per-capita **emission reduction targets of 30% by 2030, 56% by 2040, and 79% by 2050**, positioning EG to become one of the most energy efficient and environmentally sustainable communities in Canada.

The Town is advancing the development of the **Community Energy Plan** in collaboration with residents, local businesses, utility companies, and regional partners, with Council consideration anticipated in mid-2026 and implementation beginning in 2027. The Plan proposes per-capita emission reduction targets of **35% by 2030, 70% by 2040, and 91% by 2050**.

The Town is developing a **Climate Adaptation Plan** to help prepare residents and municipal services and infrastructure for the impacts of climate change. Council consideration is anticipated in mid-2026. The project is supported by a **\$70,000 grant** from the Green Municipal Fund.

The Town adopted its **Green Fleet Strategy** in 2024 to guide the transition of municipal vehicles and equipment toward lower-emission and alternative energy solutions, recognizing that the fleet accounts for approximately 33% of corporate greenhouse gas emissions.

The Town undertook a comprehensive update of its **Site Alteration By-law**, which was successfully adopted and implemented in 2026. The update, supported by the Engineering and Public Works and Legal Services teams, expanded the scope of the by-law to better align with provincial legislation, strengthening the regulation of fill movement within the Town. In partnership with the Lake Simcoe Region Conservation Authority, the Town identified by-law infractions and successfully pursued enforcement action to achieve compliance at the affected properties.

A total of **7,882** accounts are now registered for e-billing, representing a **180% increase** over the term, and supporting paperless options.



DID YOU KNOW?

⚡ If fully implemented alongside the protection of the Town's natural heritage system, the Community Energy Plan has the potential to achieve net-zero emissions community-wide.

☁️ Proactive climate adaptation is significantly more cost-effective than responding to and repairing damage after climate-related events occur.

↘️ Despite the addition of new facilities and a projected tripling of the population by 2051, total corporate emissions are expected to decrease from 1,503 tonnes to 1,015 tonnes under the Corporate Energy Plan. Without action, emissions were projected to increase by 174%.

13. Increase EG’s waste diversion rate through community-based programs such as curbside recycling and composting

 **Complete**

The Town worked collaboratively with municipal partners and service providers to enhance waste management systems and support increased waste diversion through efficient, sustainable, and coordinated service delivery.

As mandated, the Town transitioned its **Blue Box Recycling Program** to the province. This change has expanded the range of acceptable recyclable materials for residents, introduced cart-based collection, and reduced costs to the Town by transferring service delivery responsibility.

The Town worked with the Northern Six (N6) municipalities to extend the cooperative **Waste Management Contract** through a two-year renewal to ensure the continued delivery of waste collection services. The extension also enables the Town and its N6 partners to advance planning for a long-term waste management contract beginning in the next term of Council, while continuing to promote waste diversion and service excellence.

Over the term, the Town diverted over **16,000 tonnes** of waste and over **75 tonnes of textiles** from landfills.




14. Initiate a multi-year LED streetlight conversion strategy

 **Complete**

This term, the Town initiated a multi-year **LED Streetlight Conversion Strategy** to transition all municipal streetlights to LED technology. Implementation is proceeding in phases:

- Detailed inspections and assessments of existing steel streetlight poles are complete
- Remediation, replacement, and recoating activities are underway
- Town-wide design of the future LED network

Of the Town’s **864 steel streetlight poles**, 64 are scheduled for replacement, with the remainder being recoated to extend their service life.

 The vast majority of contract drafting and other legal services the Town needs is provided internally by the Legal Services team.

 The Town has been able to consistently achieve a **70% waste diversion** rate through active community participation in curbside diversion.

 All new development since 2013 requires the installation of LED streetlights.



15. Ensure effective and sustainable stewardship of EG’s stormwater and sanitary infrastructure in accordance with emerging legislation

✔ Complete

The Town advanced the effective management and long-term sustainability of its stormwater and sanitary systems through regulatory compliance, partnerships, and proactive infrastructure planning.

The Town is developing its first **Consolidated Linear Infrastructure Environmental Compliance Approvals (CLI-ECA)** framework for both the sanitary collection and stormwater management systems, following a provincial transfer of the program. The CLI-ECA will enhance the Town’s ability to maintain infrastructure in a state of good repair, improve operational and maintenance processes, and strengthen environmental protection.

The Town partnered with the Lake Simcoe Region Conservation Authority to support the inspection, monitoring, and capital planning of assets for the **stormwater management system**. This partnership supports the Town in meeting its inspection and monitoring requirements under the CLI-ECA framework, while also informing the development of a maintenance and repair program.

The Town retained a drainage superintendent and drainage engineer to support the network of **municipal drains**. This work prepared the Town for pending drainage works petitions for the Holland Marsh and the Colbar Marsh. Staff are undertaking a holistic review of the Town’s legacy **Municipal Drain Network** to assess current conditions, state of repair, and ongoing community need aligned with existing land use and long-term infrastructure requirements.

16. Strengthen EG's tree preservation and protection program

✔ **Complete**

The Town undertook a number of initiatives this term to support informed planning and protection of the tree canopy.

In 2024, Council enacted the Town's first **Tree Protection By-law** to regulate the removal or injury of trees on private property. The implementation of the by-law has strengthened the Town's tree protection efforts, helps safeguard tree canopy targets, and reinforces the environmental, social, and economic benefits that trees provide.

The Town worked with the Lake Simcoe Region Conservation Authority and York Region to complete a comprehensive **Urban Tree Canopy Study** to better understand the condition and distribution of the Town's canopy. The findings provide a baseline for monitoring changes in tree canopy over time and will inform future planning, including species selection, replacement strategies, and actions required to support alignment with regional canopy targets.

In 2025, the Parks team coordinated a comprehensive update to the Town's urban **Tree Inventory**. The updated inventory allows Parks staff to identify how many urban trees have been planted over the past decade and provides a tree health assessment that identifies risks that can be promptly addressed.



17. Update EG's Thinking Green Development Standards to prioritize the use of sustainable technologies and practices

⏸ **Paused**

The Town undertook an update of its **Thinking Green! Development Standards**, a set of guidelines that shape how new buildings and neighbourhoods are designed, built, and evaluated to support more sustainable and resilient community growth. Revisions to the Standards are intended to reflect evolving best practices in sustainable planning and development and to better align with current environmental and climate-related priorities. Recent legislative changes have impacted the Town's proposed approach, requiring a pause to the update while the Town clarifies expectations and explores alternative approaches.

DID YOU KNOW?



Since the last inventory in 2013, the Town's urban tree count has grown from 8,300 to just over 19,000 trees, effectively doubling in ten years.



Municipal drains are privately owned in many instances, but are maintained by the Town with recovery from the benefiting landowners.



The Town manages 69 storm ponds, 19 oil grit separators (which prevent contaminants from infiltrating water courses), and 212 km of linear storm sewers.



Build Complete Communities





The Town undertook a range of initiatives to support the development of complete communities that connect residents to housing, amenities, infrastructure, and services, including:

Advancing a **land acquisition** strategy to secure property for future parks, facilities, and corporate needs.

Advancing the assumption of **14 new subdivisions** over the past four years, supporting complete communities through the delivery of connected infrastructure such as roads, trails, watermains, and sanitary and storm servicing networks.

Progressing the early stages of the **Civic Centre Site Revitalization** project through the development of three conceptual design options which have been shared with the public for input.

Initiating an **On-Street Parking Pilot Program** to test flexible parking strategies and inform future by-law updates and service improvements.

DID YOU KNOW?

P The Town is testing a one-year on-street parking pilot to provide residents with more flexible options and gather data to support future parking policy improvements.





18. Complete the Health and Active Living Plaza as a focal point for recreation, placemaking, and connection

✔ **Complete**

In October 2025, the Town opened the doors to the *Health and Active Living Plaza (HALP)* facility, establishing a new community hub that serves as a focal point for recreation, placemaking, and connection. As the Town’s largest recreation and cultural facility at over **80,000 square feet**, the HALP brings together a wide range of services, programs, and community spaces under one roof, enhancing access and convenience for residents. The *HALP Park and Events Street* will be opening in 2026.

DID YOU KNOW?

 The HALP is open and operating over **100 hours per week**, welcoming an average of approximately **5,000 visits weekly**, reflecting strong community uptake and demand.

 The HALP is the largest capital project in the Town’s history and was funded through development charges and reserves, with no cost to taxpayers.

The *facility* features:

- The Town’s first aquatic centre
- A full gymnasium with a walking track
- Multi-purpose program spaces
- An indoor play structure
- The Queensville Library branch with a makerspace and design studio.

The facility also incorporates modern and sustainable design elements, including energy-efficient systems and infrastructure that support long-term operational efficiency.

Since opening, the HALP has hosted a wide range of *programs, events, and services*, including drop-in programs and activities, camps, workshops, and community events, contributing to increased participation and community engagement.

The development of an **8-acre community park** is underway, and will include:

- Teaching and reading gardens
- Outdoor cooking space
- A playground, splash pad, skate park, and pump track
- Sports courts (pickleball, basketball, beach volleyball) and field space
- Flexible events area with an event street and pavilion.

The Town undertook *financial and operational planning* to support the HALP’s long-term success, including:

- Developing a multi-year financial strategy
- Integrating the project into the Town’s Development Charge framework
- Establishing sustainable reserve and revenue approaches to support operations

In parallel, the Town coordinated a complex, multi-stage *procurement process* for the design, construction, and outfitting of the facility and park, ensuring all components – from major construction contracts to furnishings and equipment – were delivered in a transparent and accountable manner in accordance with municipal policies.

19. Update key policies to support development of a variety of housing and employment options

✓ Complete

In addition to the work undertaken this term to update the Official Plan, secondary plans, associated by-laws, and other policy frameworks, the Town undertook targeted policy updates and studies to support diverse development opportunities.

The Town completed its first **Housing Needs Assessment Study** to better understand current and future housing needs in the community and support evidence-based planning and strategic investments in housing-enabling infrastructure. The Study positions the Town to access critical federal funding and strengthens its ability to plan for sustainable, well-aligned housing and infrastructure investment.

The Town updated its **Municipal Design Criteria** to align with current provincial and regional engineering specifications. Key updates include:

- Enhanced sanitary sewer construction requirements
- Updated stormwater management standards
- Revised road cross-sections

Building on lessons learned from recent growth, these updates help ensure a consistent and modern approach to infrastructure design for new development.



HALP Park Construction

DID YOU KNOW?



The previous Municipal Design Criteria was implemented in 2012.

20. Complete Holland Landing and Mount Albert Downtown Revitalization Projects

↗ On Track

The Town initiated and is nearing completion on two of the largest road infrastructure projects in its history, which will renew and elevate the downtown communities of Holland Landing and Mount Albert. Scheduled for completion by the end of 2026, these projects will strengthen downtown cores, improve connectivity and economic vitality, and enhance the overall public realm experience for residents and visitors.

The Town advanced the *Holland Landing Downtown Revitalization* project to renew and enhance the Yonge Street area between Mount Albert Road and Doane Road. The project includes:

- **1.7 km** of full road reconstruction and storm sewer replacement
- **900 metres** of watermain replacement
- Parking and environmental sustainability improvements
- Enhanced LED lighting and landscaping
- Improved accessibility and safety features, including a **1.7 km multi-use path**

This funding was supported by **\$3.78 million** through the federal Active Transportation Fund.

The Town advanced the *Mount Albert Downtown Revitalization project* to renew and enhance *Centre Street* (from Main Street to Mill Street), Main Street, and Bank Street. The project includes:

- **885 metres** of road rehabilitation and reconstruction
- **1,100 metres** of concrete sidewalk replacement
- **520 metres** of LED street lighting upgrades
- Storm sewer improvements

The Town coordinated a *procurement process* to support the design, project management, and construction of the Downtown Revitalization projects, in accordance with the Town’s policies, Procurement By-law, and grant funding requirements.

The Town developed *streetscape and urban design* elements for the Downtown Revitalization projects, helping to shape a cohesive and functional public realm design approach for both communities by integrating considerations such as accessibility, safety, placemaking, and overall community character.

The Economic Development team implemented a dedicated stream of programming through the *YSpace Entrepreneurship Program* to support businesses within the Mount Albert and Holland Landing revitalization areas.



21. Complete key parks and trails projects including Emily Park reconstruction, Simcoe Trail extension, Soldiers Bay recreation and education pier, Nokiidaa Trail supplementary parking and Oriole Wilderness Park

↗ On Track

Over **40 park and trail amenities** were constructed or improved this term, with an additional four expected to be completed by the end of 2026.

In 2025, the Town completed the redevelopment of **Emily Park**, including a new playground, upgraded safety surfacing, and accessible asphalt walkways that meet current standards, along with a new access point from Thompson Drive to improve connectivity.

In 2025, the Town completed the **Simcoe Trail** extension in Holland Landing, delivering 290 metres of wooden boardwalk and asphalt paving, linking the pedestrian bridge at Stonehill Boulevard to Oakridge Court and the recently redeveloped Emily Park.

With construction beginning in 2026, the Town is advancing the **Soldiers Bay** redevelopment project, which will provide a new recreational and educational waterfront access point along the Holland River. The project includes a new boardwalk, a wooden ramp with floating dock, and formalized parking spaces.

In 2025, the Town completed the **Nokiidaa Trail** parking lot expansion to support trail users during peak seasons.



Additional park and trail projects were delivered across the Town this term to enhance recreational opportunities and community amenities. Key projects included:

- The reconstruction of tennis courts at **Sharon Hills Park** and the addition of two dedicated pickleball courts, as well as the construction of two new outdoor volleyball courts at **Mount Albert Lions Park**.
- The redevelopment of **Brown Hill Park, Harvest Hills Park, King Street Park, and North Union Park**, including the installation of new playground equipment and associated amenities.
- Enhanced trail connectivity through an extension of the **Radial Line Trail** to the Nokiidaa trailhead parking lot on Green Lane, and the design and construction of a new trail system in Queensville was approved.
- Environmental enhancements at **Queensville Park and Vivian Creek Park** through improvements to wetland features.

Looking ahead, additional projects planned for 2026 include the construction of two new pickleball courts at **Anchor Park** and replacement of tennis courts at **Holland Landing Community Centre Park**.



22. Support efforts to ensure full community access to competitive, affordable, and reliable Broadband

✓ Complete

This term, the Town advanced its **Broadband Expansion Program** to support efforts to ensure full community access to competitive, affordable, and reliable internet service. While the Town does not own or operate broadband infrastructure, it plays an active advocacy and coordination role with industry partners to support service expansion and improvement across EG.

The Town launched an **EG-specific speed test portal**, in partnership with the Canadian Internet Registration Authority, to help identify service gaps and strengthen advocacy efforts.

The Town served as the **primary point of contact** for resident and business inquiries related to internet speed, availability, and service timelines, ensuring consistent communication and support.

The Town partnered with YorkNet to provide **updates on broadband expansion progress**, and communicated service improvements through corporate channels, including the Advantage EG newsletter.

DID YOU KNOW?



Approximately 96% of homes in EG have access to broadband service that meets federal speed standards.



Culture of Municipal Excellence



23. Sound financial management through comprehensive business plans and budgets

✓ Complete

The Town developed and led the annual **Business Planning** process to align departmental priorities with the Strategic Plan and annual budget. In 2024, the process was updated and enhanced to strengthen the connection between planning and budgeting, supporting informed decision-making and the successful delivery of Council’s priorities.

The annual **Budget development** process took place under new Strong Mayor legislation, with the Mayor providing budget direction, with input from staff, the public, and Council. Annual budgets were prepared for tax-supported services, water and wastewater operations, fee-supported programs, and capital requirements. These efforts have supported the Town in maintaining one of the lowest relative tax positions in York Region.

The Town prepared **Annual Financial Reports**, providing clear and accessible summaries of the annual financial statements, key financial highlights, and a five-year review of statistical trends. Each year during the term, the Town received the Government Finance Officers Association (GFOA) **Award for Excellence in Financial Reporting** in recognition of the quality and transparency of its reporting.

The Town prepared and published **Strategic Plan Annual Reports**, highlighting year-over-year activities, accomplishments, and progress toward Strategic Plan priorities and deliverables.



DID YOU KNOW?

Annual budgets are available on the Town’s website.

Fewer than 20 of Ontario’s 444 municipalities receive the GFOA Award for Excellence in Financial Reporting annually.



24. Embed the Equity, Diversity, and Inclusion Framework into all Town programs and services

✓ Complete

Council approved the **2024-2027 IIDEA (Indigeneity, Inclusion, Diversity, Equity, and Accessibility) Action Plan** which identifies 73 internal- and external-facing initiatives to guide the Town's work. As of June 2026, approximately **58% of the initiatives identified are underway or complete.**

The Town established the EG **Dismantling Anti-Black Racism Working Group** in 2025 to provide advice on issues related to anti-Black racism and oversight and consultation on the implementation of the IIDEA Action Plan.

On July 10, 2025, the **Chippewas of Georgina Island First Nation (GIFN) flag** was permanently installed in Council Chambers at the Civic Centre with a ceremony that included remarks provided by Chief Donna Big Canoe.

The Health and Active Living Plaza (HALP) grand opening featured:

- An Indigenous drumming social and smudging ceremony
- Artwork by GIFN member Lauri Hoeg installed and unveiled on the HALP pylon sign
- The Event Street gifted the Anishinaabemowin name "**Mino Bimoseyaang**," meaning "we are walking well," by GIFN member Kelsey Trivett

In 2025, the Town published its first report on its progress on the **Truth and Reconciliation Commission's 94 Calls to Action.**

The Town introduced **Women's-Only Swim** and **Trans Positive Swim** to support more inclusive and responsive recreation opportunities.

Town staff participated in **training on Indigenous consultation and engagement**, supporting consultations with the Willams Treaty First Nations on the Town's Official Plan, Complete Communities Secondary Plan, and Zoning By-law Conformity Update.

The Town began working with an **Indigenous Consultant** and GIFN member Kerri Ann Charles through Ontario Nature to deepen Indigenous engagement practices and actions. The Town also hired GIFN member Hannah Big Canoe as an environmental steward.

The Town established the **EG Truth and Reconciliation Working Group** in 2026 to provide guidance on the implementation of national and international reconciliation calls and frameworks, as well as IIDEA Action Plan initiatives.

25. Enhance transparency and accountability through regular, resident-friendly communication

✔ **Complete**

The Town created opportunities for residents to engage with municipal services, projects, and decision-making through a range of improved communication and outreach initiatives. Engagement activities included over **20 community surveys** and over **50 public consultations and open houses** related to Town projects and initiatives.

In 2023, the Town launched *Instagram* to share news, information, and events in a more engaging and accessible format. Since the launch, the Town has seen significant growth across all social media platforms, with Instagram reaching over **4,000 followers**.

The Town updated its *Social Media Policy* to provide clear guidance for staff and support consistent and effective corporate communications. Over the course of the term, the online community has **grown by 92%** with over **24,000 followers** across the Town's digital communications channels.

The Town delivered enhanced, high-impact communications to strengthen awareness, engagement, and understanding of Town initiatives. This included:

- Targeted **Communications Strategies** for the Health and Active Living Plaza Grand Opening and 2026 Election.
- Activating strategic storytelling and outreach to support Downtown Revitalization efforts in Mount Albert and along Yonge Street through the "**Enhance EG**" program.
- A comprehensive **Communications and Community Engagement** review, modernizing protocols to strengthen reach, consistency, and effectiveness.
- Designing and launching an **Employee Engagement Strategy** to strengthen internal connection, clarity, and culture.

DID YOU KNOW?



The Communications team has incorporated reels and videography to showcase program offerings, services, and events in a more dynamic and engaging format. This approach has enabled the Town to connect with residents in a more authentic, timely, and accessible way.



Strategic, campaign-based communications were used to support some of the Town's most significant initiatives this term, helping to increase community awareness and resident participation in shaping community priorities.



The Town's website receives over **1 million visits** annually.



Over the term, the Town managed more than **7,000 service requests**, with the most common related to streetlights, trees, new subdivisions, and water services. The Town also responded to a high volume of general inquiries related to taxes, water and utilities, recreation, waste collection, and by-law services.

The Town installed new **digital signage** across municipal facilities, improving the delivery of timely information to residents and visitors at public-facing locations. This included the launch of four internal and four external digital screens to strengthen awareness of Town programs, services, and updates.

26. Develop and implement a Customer Service Excellence Strategy featuring a “no wrong door” approach

✔ **Complete**

The Town developed and began implementing a *Service Experience Strategy (SES)* to enhance service delivery across the organization.

Approved in 2025, the SES establishes guiding principles and actions to meet the diverse needs of the community while fostering a culture of service excellence across all departments.

The SES includes a 10-point action plan developed to guide implementation. As a long-term framework, the SES is already informing related initiatives, including the development of an Engagement Strategy, accessibility policies and standards, and the website replacement project.

In addition to the SES, the Town *expanded customer service* access points to three locations – the Civic Centre, Sports Complex, and Health and Active Living Plaza – including extended service hours, improving access, flexibility, and convenience for residents.

The *Civic Centre counter* was retrofitted to enhance the customer and staff experience, and By-law services were integrated on-site to further improve service access.

Over the term, the Town had over **130,000 customer service interactions**, including more than **77,000 calls**, **34,000 emails**, and **18,000 in-person counter visits**.



27. Deliver service excellence with a well-trained, highly engaged staff team

✔ **Complete**

The Town invested in its people, culture, and service delivery models through a range of initiatives that strengthened employee engagement, enhanced operational capacity, and supported the successful delivery of expanded community programs and services.

In 2023, the Town implemented the *EG – You Belong Employee Experience Strategy*, to foster a culture of belonging, engagement, and growth. Key actions included:

- Over **9,000 hours of corporate training**
- A new Career Development Review program
- Succession and strategic workforce planning
- Strengthened internal communication through Staff Town Halls
- Employee recognition initiatives... and more!

These efforts have contributed to a highly engaged workforce, reflected in a **94% response rate** to the most recent employee survey and recognition as one of the Greater Toronto Area's Top Employers.

The Town developed and delivered *customized financial training* for staff involved in budgeting, analysis, and reporting to cost-effectively build financial literacy and support effective decision-making.

Fire and Emergency Service implemented a suite of initiatives to strengthen operational readiness, enhance emergency response, and support firefighter health and safety, including:

- An *Officer Training Program* to build leadership capacity through structured training, competency-based evaluation, and mentorship opportunities.
- An in-house *Emergency Medical Responder (EMR) Program* to certify firefighters and integrate EMR protocols into operational response.
- A *Cancer Prevention Program* to reduce exposure to carcinogens through improved decontamination practices and upgraded equipment and gear.



The Town implemented **Engaged EG Staff Memberships** to support employee health, wellness, and engagement by providing access to recreation amenities, programs, and wellness opportunities.

The Town supported the launch and operation of the Health and Active Living Plaza by recruiting **over 150 part-time staff** to support expanded recreation programming, with targeted **training provided in customer service, program delivery, and inclusion** to ensure consistent, welcoming service across all offerings.

In winter 2024, the Town responded to an encampment on municipal property by working collaboratively with regional partners to support individuals in securing alternate housing and to safely clear the site. The Town developed an **Encampment Response Protocol** to guide staff and partners in responding to future encampments, which has been recognized as a best practice and presented to neighbouring municipalities to support knowledge sharing.

The Town recruited a new **Integrity Commissioner** with extensive municipal governance expertise, who led the development of a new **Council Code of Conduct** to strengthen governance and support ethical decision-making.

The Town restructured its Legislative Services branch to establish a dedicated **Access and Privacy** function to improve service delivery and support legislative compliance. During the term, over **400 Freedom of Information requests** were processed.

The Town advanced **Business Continuity Planning** in collaboration with regional partners to deliver training to staff and support the development of individual departmental business continuity plans.



28. Update policies to support continued good governance

✓ **Complete**

The Town implemented a range of policy updates this term to support continuous improvement, ensure legislative compliance, and promote consistent and transparent decision-making across municipal operations.

| The Town updated, developed, and implemented:

- A **Translation Policy** with an accompanying procedure to guide the translation of municipal programs and service information.
- **Naming Rights and Sponsorship Policies** to establish clear guidelines for partnerships, recognition, and financial contributions.
- An **Affiliated Community Group Policy** to support emerging and established groups by ensuring the fair and equitable allocation of facility space.
- New corporate policies, including the **Staff Code of Conduct**, **Respectful Public Spaces Policy**, **Pregnancy and Parental Leave Policy**, and **Staff Compensation Policy**, among others.
- New IT policies, including a **Technology Use Policy** and **Cyber Security Policy**, with an **Artificial Intelligence Policy** currently in development and anticipated for completion later in 2026.
- The **Crisis Communications Plan** and **Media Relations Policy**, along with media training and improved media relations protocols, to ensure that the organization is better prepared for high-pressure communications situations.
- A Fire and Emergency Service **Policy and Procedure** framework that consolidated standard operating guidelines and procedures and added updates to align with legislative requirements and best practices.



EG Sports Complex



- Its **Facility Permitting Policy** to include a fee exemption for meetings and events hosted by Williams Treaties First Nations, supporting reconciliation efforts and reducing barriers to participation in community and municipal spaces.
- The **Procurement By-law** and key financial policies, including signing authority, purchase orders, reserve funds, property tax adjustments, and financial transaction processing.

By-law Enforcement Services updated and implemented a number of new by-laws, including:

- The **Firearm By-law** to reduce risks associated with firearm use near residential areas, parks, trails, and roadways, while addressing noise and safety concerns.
- A new **Sign By-law** to improve clarity and consistency in signage regulations, strengthen enforcement, modernize provisions to support local economic activity, and introduce regulated electronic signage and third-party advertising through a permit process.
- A new **Noise By-law** to support community well-being, enhance livability, and provide clearer, more effective noise regulations and enforcement aligned with modern urban needs.

The Town advanced the implementation of an **Administrative Penalty System (APS)** to enable the Town to issue and manage penalties for by-law violations through a municipally administered process. Since its launch in mid-2025, **41 APS penalties** have been issued.

A **Holiday Parking Exemption** was introduced to provide residents relief from overnight and three-hour parking restrictions during the holiday period.

A 24-month **Backyard Hens Pilot Program** was implemented, allowing residents to keep up to four hens on residential properties. In 2026, Council approved its transition to a permanent program and since launch, **28 licences** have been issued.

The Town initiated updates to **Site Plan and Draft Plan of Subdivision legal agreements** to reflect current best practices and strengthen the protection of municipal interests in the development approvals process. The Town also advanced work to update the **Site Plan Control By-law** following legislative changes that altered municipal site plan control authority.

The Town’s Planning and Finance staff initiated a review of **Planning Application Fees** to conform with legislation and industry best practices, and maximize cost recovery while balancing affordability.

Non-resident rates were implemented for programs and services, recognizing the contributions of local taxpayers while establishing fair cost recovery from those residing outside the municipality. This will allow the Town to offset program and operational costs, reinvest in service improvements, and maintain the quality and accessibility of program offerings.

Following the implementation of **Strong Mayor Powers**, the Legal Services team provided guidance to Council on governance impacts and worked with Finance to update corporate processes to align with the new framework, including changes to budget development and decision-making authority.

DID YOU KNOW?



The Town issued over **500 purchase orders** and **400 new contracts** over the term.



The APS allows municipalities to issue and resolve penalties without court involvement, significantly speeding up the enforcement process.



29. Maintain strong partnerships with York Region, northern six York Region municipalities, the building and development industries, and other stakeholders regarding best practices and future growth*

✔ Complete

Collaboration with key partners played an important role in the development and delivery of many initiatives outlined in this report, including engagement, consultation, and joint efforts, with additional key partnerships outlined below.

DID YOU KNOW?



This year, the Clerk's Office will lead and oversee the 2026 Municipal and School Board Election, taking place on October 26, 2026.

Infrastructure partnerships with York Region supported cooperative delivery of key capital projects, including the Yonge Street and Highway 11 multi-use path and lighting project, as well as ongoing participation on regional transportation and traffic safety committees.

Recreation, community events, and programming partnerships include collaboration with private fitness providers and concession operators, the East Gwillimbury Public Library, Sharon Museum and Gardens, as well as the Youth Advisory Committee and Arts and Culture Advisory Committee. In addition, the Active Transportation and Trails Advisory Committee supported integrated planning for sustainable mobility and trail development.

The Town works closely with community partners and organizations to **advance the IDEA Action Plan**, including the Municipal Diversity and Inclusion Group, Municipal Connections Circle, Black York Region Youth, York Region Alliance of African Canadian Communities, Newmarket African Caribbean Canadian Association, York Pride, Pflag York Region, York Region Food Network, and the Diversity and Inclusion Advisory Committee.

The Town has developed **learning and development partnerships** with York Region and neighbouring local municipalities to deliver joint staff learning events on IIDEA-related topics.

The Town maintains strong relationships with the **development industry** through ongoing consultation on capital projects and landowner group engagement, and works closely with organizations such as the Central York Chamber of Commerce and Economic Development Advisory Committee to support local economic growth, as well as the Heritage Advisory Committee to provide guidance on heritage conservation and planning matters.

The Town undertook **joint election-related initiatives** with York Region municipalities, including participation in a Joint Compliance Audit Committee and a collaborative procurement process for an online voting vendor.

The Town partnered with York Region and the Towns of Whitchurch-Stouffville, Newmarket, and Georgina to deliver a **Pavement Management Program** to support coordinated asset management and capital planning, and achieve economies of scale.

The Town participated in regional **Insurance Pool Program** with local municipalities, with the proposed model anticipated to achieve **cost savings of up to 20%** over a five-year term.

Fire and Emergency Service entered into a **service and repair agreement** with the Town of Georgina to support fire apparatus maintenance, improving efficiency, turnaround times, and fleet reliability through a shared service model.

Intergovernmental and sector partnerships also include engagement with and participation in:

- **Leadership and intergovernmental networks** (N6 and Regional CAO groups, Strategic Planning Network, Municipal Government Relations Network)
- **IT and governance networks** (Chief Information Officers groups, YorkInfo, and artificial intelligence and cybersecurity working groups)
- **Finance and procurement** collaborations (York Region Purchasing Co-op, Ontario Public Buyers Association, Area Treasurers' Working Group, Development Finance Working Group)
- **Environmental groups** (Ontario Resource Centre for Climate Adaptation, Lake Simcoe Region Conservation Authority, and the Environmental Advisory Committee)

Through these partnerships, the Town continues to leverage shared expertise, achieve cost efficiencies, strengthen service delivery, and support coordinated regional growth and community well-being.

The Town recognizes the importance of upholding treaty responsibilities and ensuring a respectful and collaborative relationship with the seven Williams Treaties First Nations. The following two pages highlight ongoing efforts to strengthen this partnership, recognizing that Truth and Reconciliation is an ongoing journey requiring sustained commitment.

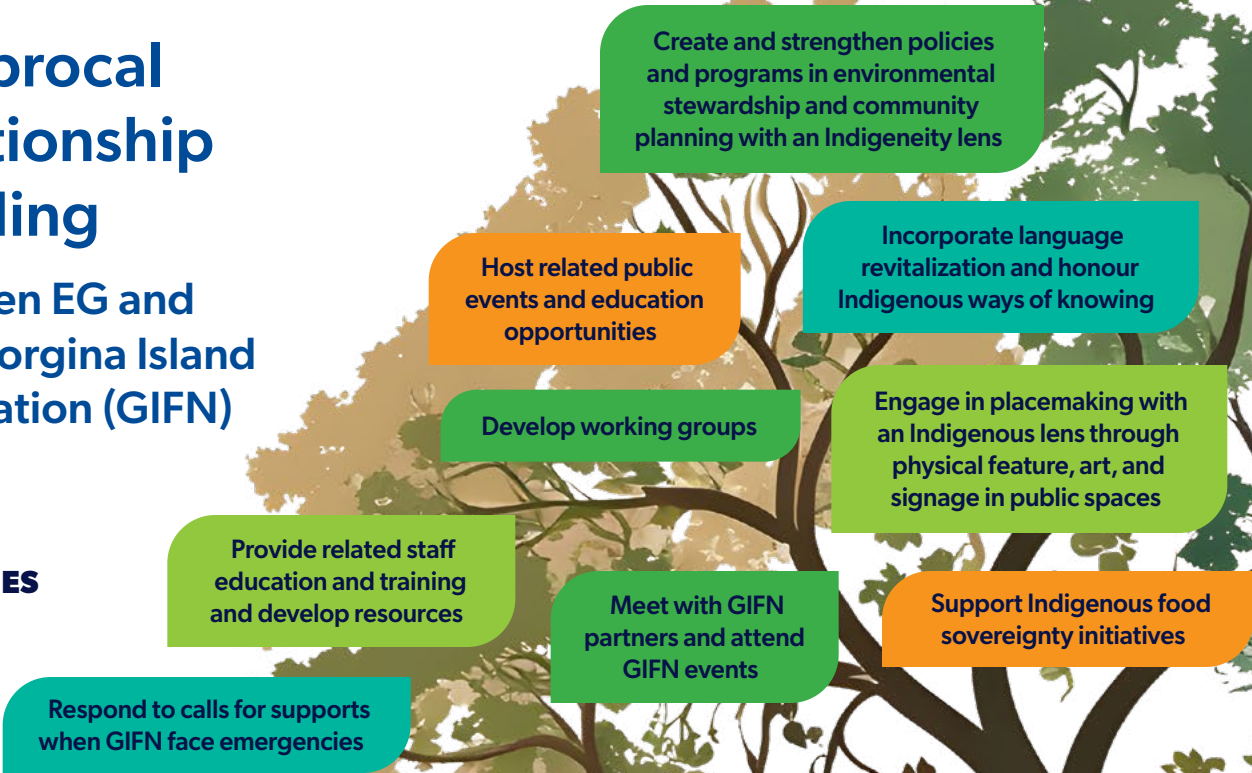


*The terminology used in this report aligns with the Town's approved Strategic Plan. This includes the term "stakeholder," which is increasingly understood to have colonial origins. The Town acknowledges the impact of language and is committed to ongoing learning and reflection to ensure communications are respectful and inclusive. The Town recognizes that the Williams Treaties First Nations are land rights holders and respects their treaty rights. Future documents will seek to adopt more accurate and culturally responsive terminology.

Reciprocal Relationship Building

Between EG and the Georgina Island First Nation (GIFN)

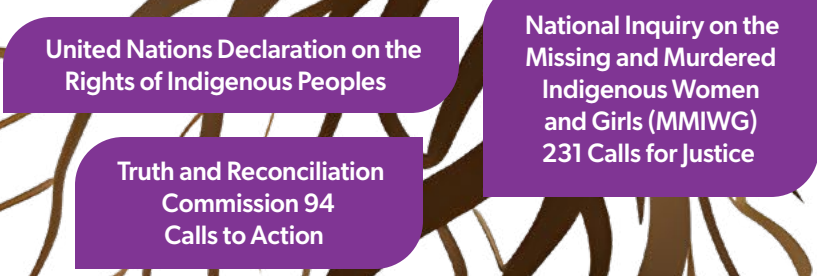
BRANCHES



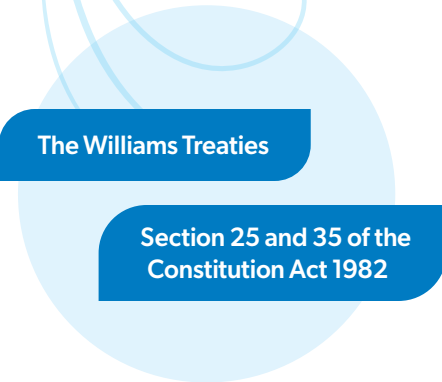
TRUNK



ROOTS



SEEDS



Branches to Resulting Fruit

Host related public events and education opportunities

Red Dress Day Installation: *Whispering Spirits* (2026), Orange Shirt Day Exhibit (2025), National Indigenous History Month events (2024 to 2026), National Day for Truth and Reconciliation events, and nature hike with teachings led by GIFN Member Jared Big Canoe (2026)

Provide related staff education and training and develop resources

Indigenous Consultation and Engagement training (2026)

Three-Part Residential Schools Training by the National Commission for Truth and Reconciliation (2025)

Indigenous Cultural Awareness Training (2026)

Joining the Municipal Connections Circle (2026)

Meet with GIFN partners and attend GIFN events

Visit to GIFN Biindigen Wellness Centre (2026)

Attend Manoomin (Wild Rice) Workshops (2024-2025), annual Pow Wow in Sutton hosted by the Chippewas of Georgina Island (2025), and GIFN water ceremony (2025)

Incorporate language revitalization and honour Indigenous ways of knowing

Incorporating smudging ceremonies led by Indigenous Knowledge Carriers at events and offering Semah (Ongoing)

Work with EGPL to engage GIFN members to advise on Anishinaabemowin names for meeting rooms, install Biindigen (Welcome) signage, and Indigenous Learning Circles led by GIFN members (2025-2026)

Receive gift of an Anishinaabemowin term by GIFN (Mino Bimoseyaang) for the event street of the Health and Active Living Plaza (2025)

Engage in placemaking with an Indigenous lens through physical feature, art, and signage in public spaces

Engage Donald C. Chretien and GIFN member/writer Lauri Hoeg to design the Signature Planter and Interpretive Sign at the Nokiidaa Trail Head on Yonge Street (2022)

Name Town street after Indigenous General (Kenneth Blackbird Way) (2025)

GIFN approval of Town initiatives, including Indigenous content added to Town Tour for new staff (2025), Orange Shirt Day Crosswalk (2025 - installation 2026), and Holland Marsh Dock Educational Signage (2026)

Unveil GIFN member Lauri Hoeg's artwork reflecting the theme of Mino-Bimaadiziwin, installed on Health and Active Living Plaza signage (2025)

Support Indigenous food sovereignty initiatives

Develop a travelling Manoomin Exhibit (2024)

Adopt York Region Food Charter (2026)

Explore Ways to Support Indigenous Harvesting Rights (2025-2026)

Create and strengthen policies and programs in environmental stewardship and community planning with an Indigeneity lens

Assess lands within EG to have them counted towards the 30x30 target in collaboration with Ontario Nature (2025)

Access an Indigenous Consultant who is a GIFN member through Ontario Nature (2026)

Develop working groups

Facilitate engagement and consultation with Indigenous communities

Provide Adequate Compensation (2024-2026)

Convene the Truth and Reconciliation Working Group (2026)

Create a Framework for hiring GIFN Member through the GIFN Band Office

Incorporate OCAP in agreement regarding Indigenous sovereignty of collected data (2025)

Hire GIFN member as EG's Environmental Steward through the GIFN Band Office (2026)

Respond to calls for supports when GIFN face emergencies

Respond to calls for supports after the GIFN declare a state of emergency following an ice storm (2025)

Connect with EG.

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-  egpl.ca
-  905-836-6492

Prepared by the Town of East Gwillimbury's Office of the Chief Administrative Officer, in collaboration with all Town departments and the East Gwillimbury Public Library.

Designed by the Town of East Gwillimbury's Communications Branch.



2022-2026
Term in Review
HIGHLIGHTS

Supporting a Growing and Evolving Community



Between 2023 and 2026, the East Gwillimbury Public Library (EGPL) experienced a transformative period of growth, modernization, and expanded community impact. Guided by its Strategic Plan priorities; Building Healthy Communities, Expanding Access, and Providing Exceptional Experiences, alongside the 2024 Library Services Growth Plan, EGPL strengthened its role as a vital community hub for learning, connection, and inclusion.

A key milestone during this period was the opening of the Queensville Branch in 2025, a purpose-built, 18,400 square foot facility that significantly expanded service capacity across the community. This work was complemented as EGPL strengthened its organizational capacity through updated service delivery models, refreshed branch spaces, and ongoing staff development.

EGPL demonstrated a strong commitment to community well-being through inclusive and

responsive programming. Initiatives such as English language learning supports, Indigenous-led learning opportunities, environmental education, and continued partnerships like the Holland Landing Food Pantry reinforced the Library’s role in fostering belonging. At the same time, modernization efforts, including a redesigned accessible website, upgraded technology infrastructure, expanded digital collections, and a growing “Library of Things”, removed barriers and broadened opportunities for engagement.

This term has positioned the Library as a forward-thinking, people-centered institution. With strong foundations, modern infrastructure, and a clear vision for the future, EGPL is well equipped to continue delivering innovative, inclusive, and responsive library services that support a thriving East Gwillimbury community.

2022-2026 Strategic Plan

The Town of East Gwillimbury’s (EG’s) planning and decision-making framework is guided by the vision and priorities of Council, as defined through the 2022-2026 Strategic Plan. The Strategic Plan was informed by the community through consultation and engagement with residents, and provides overall direction that guides the decisions and actions undertaken during Council’s four-year term. The Strategic Plan focuses on building a sustainable future for the municipality, while supporting and responding to the current and evolving needs of the community.

The Strategic Plan is organized by five strategic priorities, which guide all municipal planning and service delivery.






Quality Programs and Services

Providing value for tax dollars through delivery of programs and services that support our economic, environmental, and social goals.


 Completed **11 initiatives** between 2023 and 2025 through the *Safer Streets Program*.


 Completed a comprehensive *Fire and Emergency Service Review*, identifying **24 opportunities for improvement** which were addressed over the term.

 Increased full-time firefighting staffing from **18 to 28**.

 Assessed **58 buildings** in 2025 through the new *Fire Safety Assessment Program*. Conducted nearly **3,600 home visits** through the *Smoke and Carbon Monoxide Alarm Program*.

 Responded to over **3,500 by-law complaints** and conducted nearly **6,000 inspections**.

 Expanded *online service delivery and payment options*, introducing over **200 digital forms** and dashboards and processing over **17,000 online payments**.

 Implemented a new online *Customer Service Portal*, resulting in over **500 requests** since 2023.

 *Redesigning the Town website* to improve the online experience for residents.



Implemented new *Active EG Memberships*, with over **3,400 issued**.



Redesigned the *Health and Active Living Guide* to an enhanced digital format.



Expanded a wide range of *events and recreation programs*, attracting over **10,000 event participants** in 2025, delivering **155 Town-run events** by the end of 2026, and **increasing recreation program participation by 200%** to more than **11,000 participants** across **1,800 registered programs**.



Developed an *Events Strategy* to support the growth, enhancement, and long-term sustainability of community events.



Hosted the Inaugural *Newcomer Welcoming Week* (220 participants), *Black History Month Community Celebration* (200 participants), *Emancipation Day* flag raising ceremony (60 participants), and *Red Dress Day* installation (100 participants) for the first time.



Implemented indoor and outdoor *public art installations*, including Holding Hope at Children of Peace Park.



Installed the "*Lest We Forget*" themed *crosswalk* at the Civic Centre entrance.



Refreshed the *Engaged EG Volunteer Program* which includes over **100 volunteers** annually.



Delivered two *Asset Management Plans*.



Rehabilitated **25 kilometres** of roads through the *Road Rehabilitation Program*.



Completed the design and construction of a *new 250 metre concrete sidewalk* along Highway 48.









Updated an implemented a *Multi-Year Accessibility Plan*, with **58% of initiatives underway or complete**.

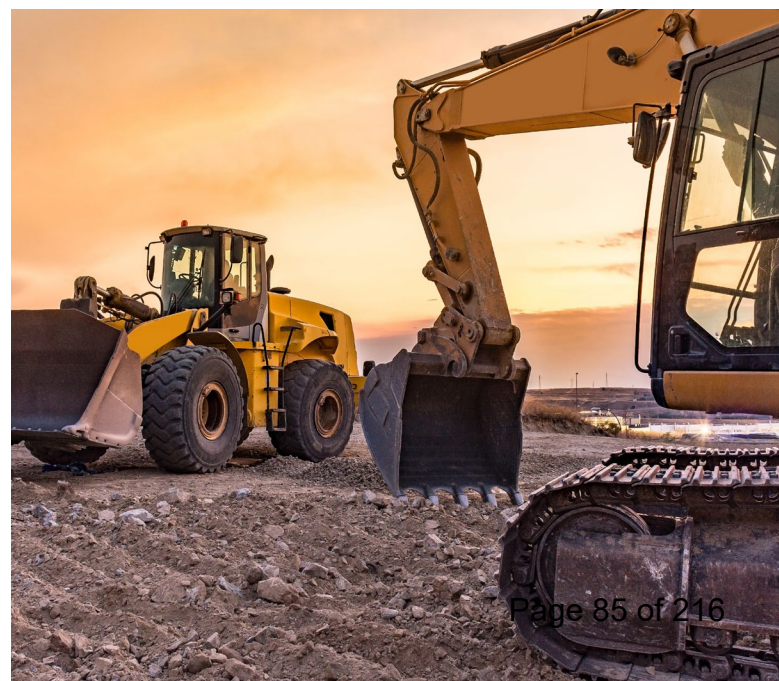


Responsible Growth

Ensuring responsible and balanced growth management.

-  Submitted a *Housing Pledge* to the province, committing to facilitate the construction of **4,300 new homes by 2031**. Awarded **\$1.05 million** through this commitment for achieving 92% of the 2024 housing target, breaking ground on **328 new homes**.
-  Issued over **1,000 building permits** and **800 residential occupancy permits**, and completed over **20,000 building inspections**, resulting in over **\$750 million** in construction value.
-  Received over **\$200 million in capital investments** since 2024 for industrial, commercial, and institutional developments.
-  Reached **18,264 local jobs** in 2025 – already surpassing the 2031 employment projection of 16,500 set out in York Region’s Official Plan for the Town.
-  Launched a *refreshed AdvantageEG.ca website* to better support both local businesses and prospective investors.
-  Developed a comprehensive investment package to support business and investment attraction, including the *Loblaws distribution centre* which represents the largest private sector investment in the Town’s history and the largest facility ever built in the community.

-  Led project management for *Metrus Properties’ industrial development* at Highway 404 and Green Lane.
-  Undertook a *review and update of the Official Plan* and the *Complete Communities Secondary Plan* to align with current legislation and guide long-term development and growth.
-  Completed updates to the *Water and Wastewater Master Plan*, the *Transportation Master Plan*, and the *Active Transportation and Trails Plan*.
-  Completed **200 capital projects**.
-  Developed and implemented a *Built Heritage Strategy* and designated the historic community of Sharon as *East Gwillimbury’s first Heritage Conservation District*.
-  On April 27, 2026, the Town joined the province, regional and local partners, and Southlake Health to announce the future location of a *new acute care hospital in East Gwillimbury*, marking a major milestone in expanding regional health care capacity and improving access to care for residents.








Environmental Stewardship



Preserving and protecting our natural environment as we grow.

-  In 2023, *Council declared a Climate Emergency*, formally recognizing the need for urgent action on climate change and reinforcing the Town’s commitment to advancing environmental initiatives.
-  Developed and implemented the *Thinking Green Environmental Strategy*, providing a comprehensive framework to guide environmental protection, restoration, and sustainability efforts across the organization and community. Implementation is well underway, with **25 of 45 actions completed**.
-  Delivered **57 environmental-related community engagement activities** with over **1,800 participants**, with more planned for 2026.
-  Developed a *Corporate Energy Plan* which includes 15 key actions and sets per-capita **emission reduction targets of 30% by 2030**, 56% by 2040, and 79% by 2050. Without action, corporate emissions were projected to increase by 174%.

-  Advanced the development of a *Community Energy Plan* and a *Climate Adaptation Plan*.
-  Adopted a *Green Fleet Strategy*, recognizing that the fleet accounts for approximately 33% of corporate greenhouse gas emissions.
-  Undertook a comprehensive update of the *Site Alteration By-law*.
-  Registered **7,882 accounts** for e-billing, representing a **180% increase**.
-  Transitioned the *Blue Box Recycling Program* to a province-mandated system, and worked with neighbouring municipalities to extend the cooperative *Waste Management Contract*.
-  Consistently achieved a **70% waste diversion rate** this term through active community participation in curbside diversion.
-  Diverted over **16,000 tonnes of waste** and over **75 tonnes of textiles** from landfills.
-  Initiated a multi-year *LED Streetlight Conversion Strategy* to transition all municipal streetlights to LED technology. Of the Town’s **864 steel streetlight poles**, 64 are scheduled for replacement, with the remainder being recoated to extend their service life.
-  Enacted the Town’s first *Tree Protection By-law* to regulate the removal or injury of trees on private property.
-  Grew the Town’s urban tree count to just over **19,000 trees**, effectively doubling in ten years.
-  Advanced updates to the *Thinking Green! Development Standards*, a set of guidelines that shape how new buildings and neighbourhoods are designed, built, and evaluated.



Build Complete Communities

Building complete communities that support the ability for residents to connect to amenities, services, employment, and each other.



Opened the *Health and Active Living Plaza (HALP)*, an **80,000+ sq. ft. community hub** bringing recreation, library, and cultural spaces together under one roof, with the surrounding park and event street opening in 2026.



Progressed the early stages of the *Civic Centre Site Revitalization* project through the development of **three conceptual design options**.



Initiated a one-year *On-street Parking Pilot* to provide residents with more flexible options and gather data to support future parking improvements.



Completed the Town's first *Housing Needs Assessment Study* to better understand current and future housing needs in the community.



Advanced the *Holland Landing and Mount Albert Downtown Revitalization* projects with substantial completion anticipated by the end of 2026. These projects will strengthen the Town's downtown cores, improve connectivity and economic vitality, and enhance the overall public realm experience for residents and visitors.



Constructed or improved over **40 park and trail amenities**, with an additional **four expected to be completed** by the end of 2026. This includes:

- Redevelopment of *Emily Park, Brown Hill Park, King Street Park, and North Union Park, and Harvest Hills Park*
- Extensions to *Simcoe Trail* and *Radial Line Trail*
- Two new outdoor volleyball courts at *Mount Albert Lions Park*
- Reconstructed tennis courts and two new pickleball courts at *Sharon Hills Park*



Looking ahead, additional 2026 projects include:

- Two new pickleball courts at *Anchor Park*
- Replacement of tennis courts at *Holland Landing Community Centre Park*




Advanced the *Broadband Expansion Program* to support efforts to ensure full community access to competitive, affordable, and reliable internet service.








Culture of Municipal Excellence


Fostering a culture of service excellence, engagement, and transparency.


- 


Developed and implemented the *IIDEA (Indigeneity, Inclusion, Diversity, Equity, and Accessibility) Action Plan* which identifies 73 internal- and external-facing initiatives, with **58% underway or complete**.
- 


Published the Town's first report on overall progress towards the *Truth and Reconciliation Commission's 94 Calls to Action*.
- 

Launched the Town's *Instagram* channel, reaching nearly **4,000 followers** to-date.
- 

Grew the online community by 92% with over **24,000 followers** across the Town's digital communications channels.
- 

Developed a *Service Experience Strategy* with a 10-point action plan to enhance service delivery across the organization.
- 

Managed over **7,000 service requests**.
- 

Expanded customer service access points to three locations – the Civic Centre, Sports Complex, and Health and Active Living Plaza – including extended service hours, improving access, flexibility, and convenience for residents.
- 

Engaged in over **130,000 customer service interactions**, including more than **77,000 calls**, **34,000 emails**, and **18,000 in-person counter visits**.



Implemented the *EG – You Belong Employee Experience Strategy* to foster a culture of belonging, engagement, and growth.



Supported the launch and operation of the HALP by recruiting over **150 part-time staff** to support expanded recreation programming.



Recruited a new *Integrity Commissioner*, bringing extensive expertise in municipal governance, including code of conduct compliance and conflict of interest guidance for Council.



Implemented a range of new and updated policies, including a *Translation Policy*, *Accessibility Policy*, *Respectful Public Spaces Policy*, new *Naming Rights and Sponsorship Policies*, various new and updated by-laws, a *Backyard Hens Program*, among others.



Built meaningful and reciprocal relationships with the *Williams Treaties First Nations*, including through engagements and consultations.



Established strong *partnerships* over various disciplines with York Region, neighbouring municipalities, the building and development industries, community organizations, governance networks, and others to leverage shared expertise, achieve cost efficiencies, strengthen service delivery, and support coordinated regional growth and community well-being.



Connect with EG.

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Prepared by the Town of East Gwillimbury's Office of the Chief Administrative Officer, in collaboration with all Town departments and the East Gwillimbury Public Library.

Designed by the Town of East Gwillimbury's Communications Branch.



Library Board Term in Review

Srihari Karu
Library Board Trustee



Library Board

Christine Glenn, Chair

Kayla Crone, Vice Chair

Stephen Gill, Trustee

Timothy Houlahan, Trustee

Srihari Karu, Trustee

Janelle Ng, Trustee

Lars Opalinski, Trustee

Catherine Rae, Trustee

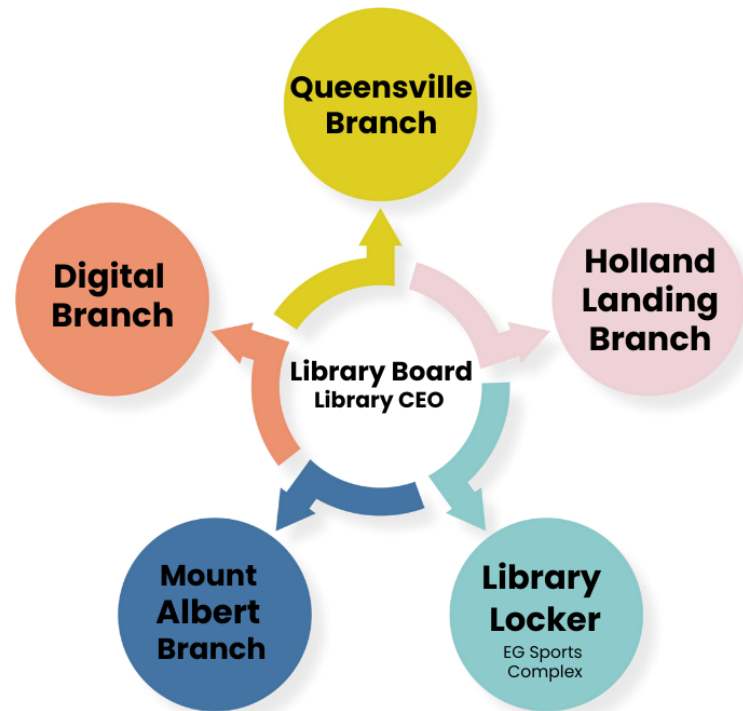
Diana Robichaud, Trustee

Tara Roy-DiClemente, Council Liaison

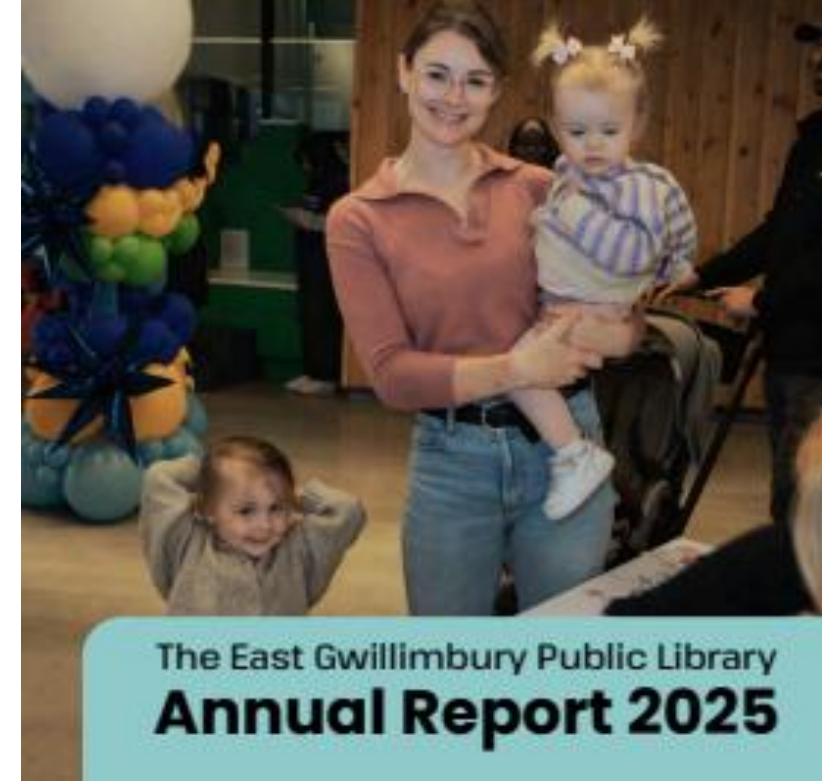
Loralea Carruthers, Council Liaison

Supporting a Growing and Evolving Community

Supporting the Community Through Growth



LIBRARY SERVICES GROWTH PLAN



Reporting to our Community

Library Board Term 2023-2026



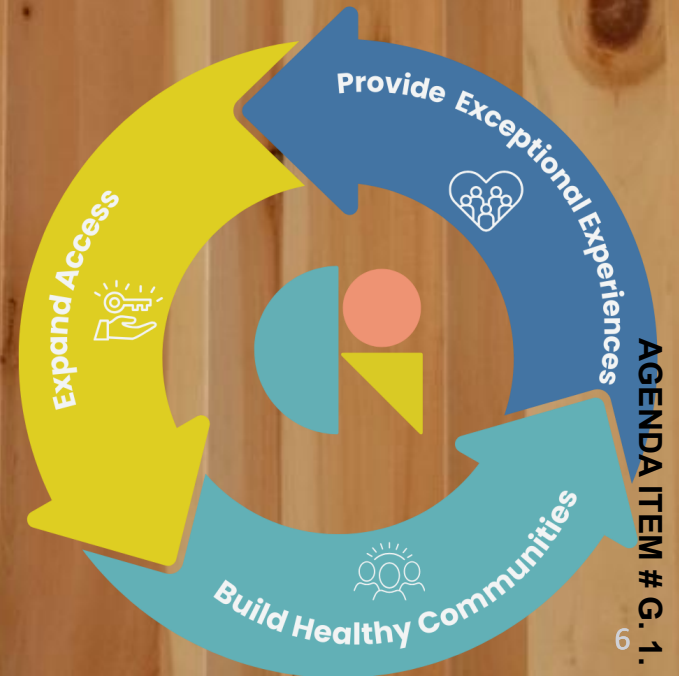
Strategic Plan 2023-2026
Key Deliverables

Sandra Sydor
Library CEO



Strategic Priorities

Reflecting our community's needs, our Strategic Plan is focused around three areas, working together to empower people and enrich lives within East Gwillimbury.





Strengthening Community Through Shared Priorities



Strategic Priority:

Build Healthy Communities

Respond to growth - Enrich our programs and partnerships - Connect with our community

- ✓ Sensory-inclusive programs and English language learning support
- ✓ Indigenous-led Learning Circles to inform Anishinaabe language signage
- ✓ Sustainable environmental learning opportunities
- ✓ Continued community-focused initiatives at the Holland Landing Food Pantry



Strategic Priority:

Expand Access through Modernization and Service Innovation

Build a vibrant collection - Remove barriers - Enhance our spaces and support digital literacy

- ✓ A redesigned website with improved accessibility
- ✓ Upgraded public internet infrastructure and expanded self-service functions
- ✓ Expanded digital literacy opportunities with new technology-focused Library of Things items
- ✓ Cyber Incident Library Circulation Response Plan



Strategic Priority:

Deliver Exceptional Experiences and Strengthen Internal Capacity

Commit to exceptionality – Support our Staff – Improve Reach – Evaluate Practices

- ✓ Refreshed branch spaces in the Holland Landing children's area and Mount Albert study rooms
- ✓ Implementation of a Service Delivery Model and an updated organizational structure to support a three-branch system
- ✓ Engagement, evaluation, and professional development initiatives to strengthen staff culture



We love our local library and appreciate all the EG library locations do. Kids growing up with positive memories and experiences with their local libraries is a beautiful thing!

Page 000 of 219

Support Staff in the Delivery of Exceptional Experiences

The staff at the East Gwillimbury Public Library are always super friendly and helpful. From the pleasant welcome to the kind assistance, when necessary, they all make you feel 'at home'!

AGENDA ITEM # G. 1.



Library Key Performance Indicators

Heather Alblas

Director, Community Engagement & Projects



Grand Opening Queensville Branch



Engagement by Numbers

Our numbers tell a story of growth, community response, and the power of shared experiences.

Metric	2024	2025 ↗
Library Circulation Physical	161,006	181,058
Library Circulation Digital	65,823	65,122
Library Visits In-person	74,955	112,649
Library Visits Digital	204,660	278,960
Library Study Room Use	1,140	1,892
New Library Card Registrations	1,716	3,320
Programs Offered	1,112	1,229
Program Attendance	13,591	15,409
Library of Things Circulation	504	724
Makerspace Usage	61	177
Information Requests	6,318	9,132
Library Wireless Use	133,354	119,076
Public Computer Use	13,889	14,092



How We're Serving Our Community

We are always working to improve; we measure our impact to help tell the story of how people in our community use and experience library services. Along with feedback and stories from residents, metrics help us understand access, changing needs, and the positive difference the Library makes in everyday lives.

2025 Numbers

Library Circulation



Digital
65,122

Physical
181,058

Library Programs



1,229
Programs

15,409
in Attendance

Library Cards



3,320 New
Registrations

11,306
Active Card
Holders

Library Visits



In-Person
112,649

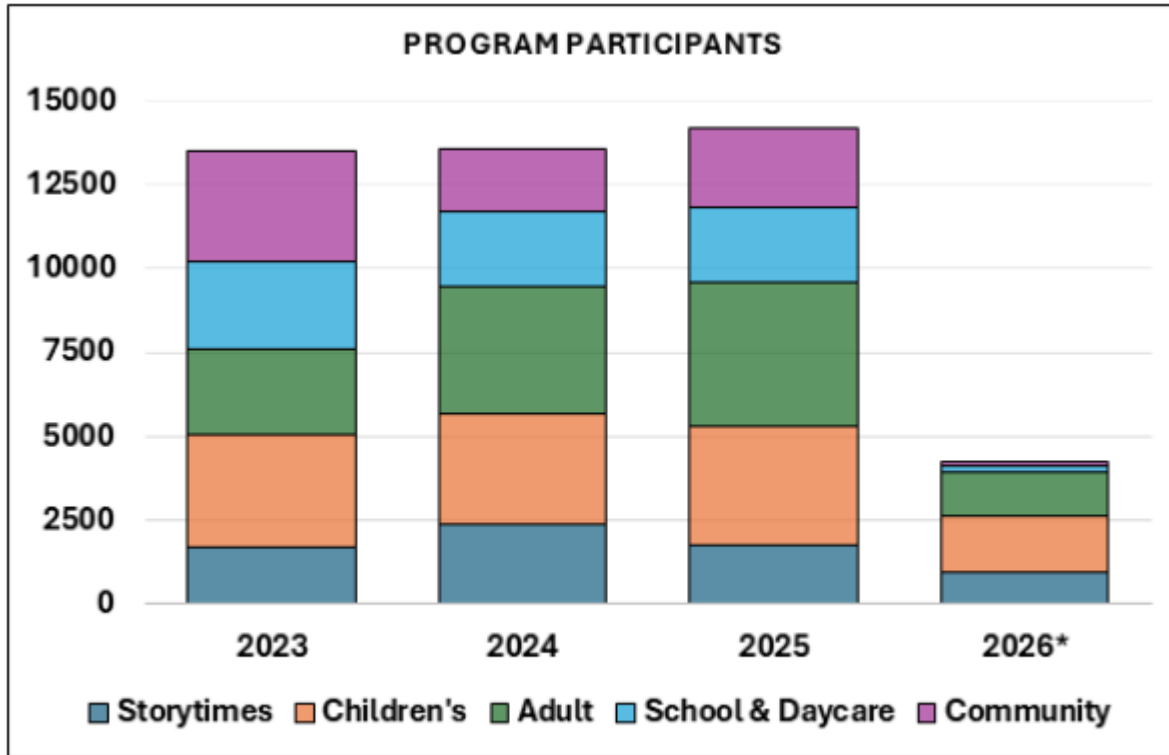
Virtual
278,960

Food Pantry Use



2,092
Clients

Connecting with Our Community



*Data collected to March 31, 2026

“Round of applause for the best community centre & the best library...FREE classes every week to keep our kids curious and engaged.”

“My kids find the educational activities quite fun and engaging, and the staff provide a positive and supportive environment which encourages them to continue to attend.”

Food Pantry

The Holland Landing Food Pantry was established in 2017. It serves as a vital community resource.

The pantry is supported by 40 volunteers. Local residents, churches, and community groups also contribute support.

These combined efforts provide consistent assistance to people in need. In 2025, the pantry served 2,092 clients.

This reflects both increased demand and strong community commitment to addressing food insecurity.





Library Key Performance Indicators

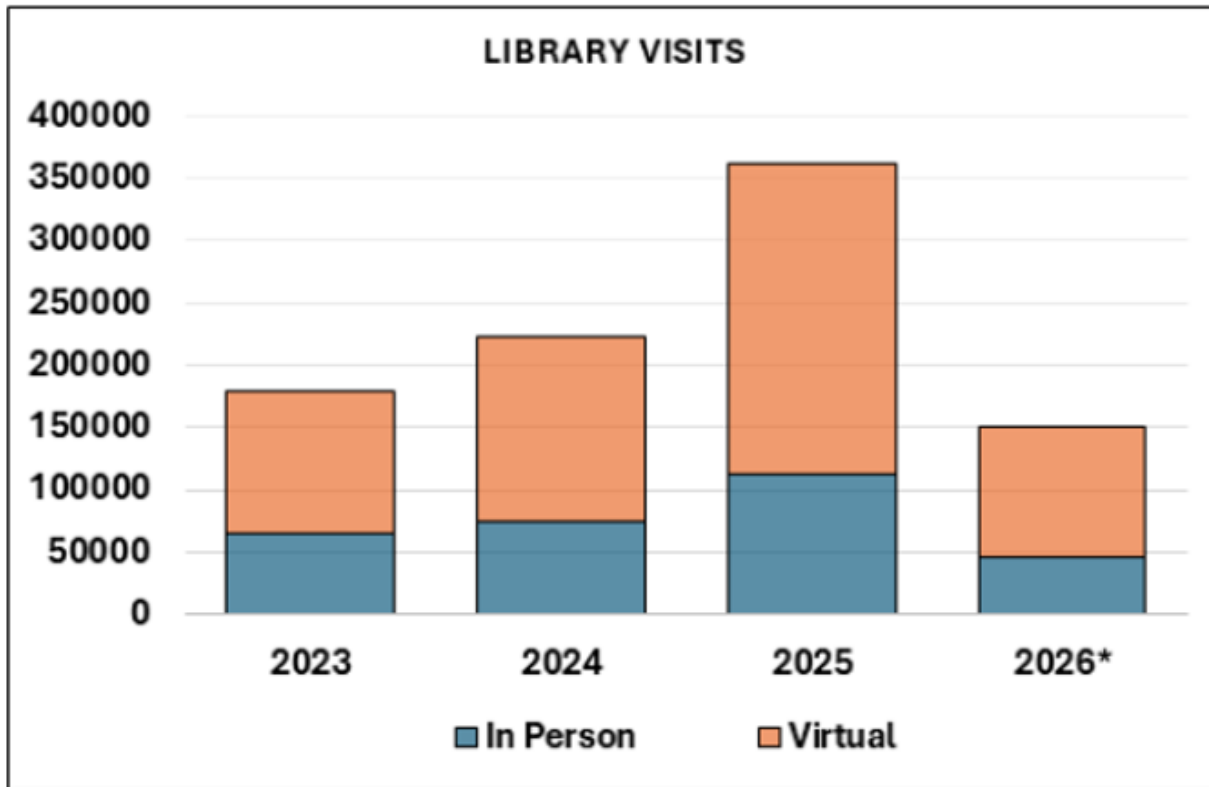
Ben Van Gorp

Director, Public Service & Technology



OUR SPACES

“East Gwillimbury Public Library feels more than just a library – it’s a place where people can study, relax, and connect...It’s clear the space is designed for everyone, from students to seniors.”

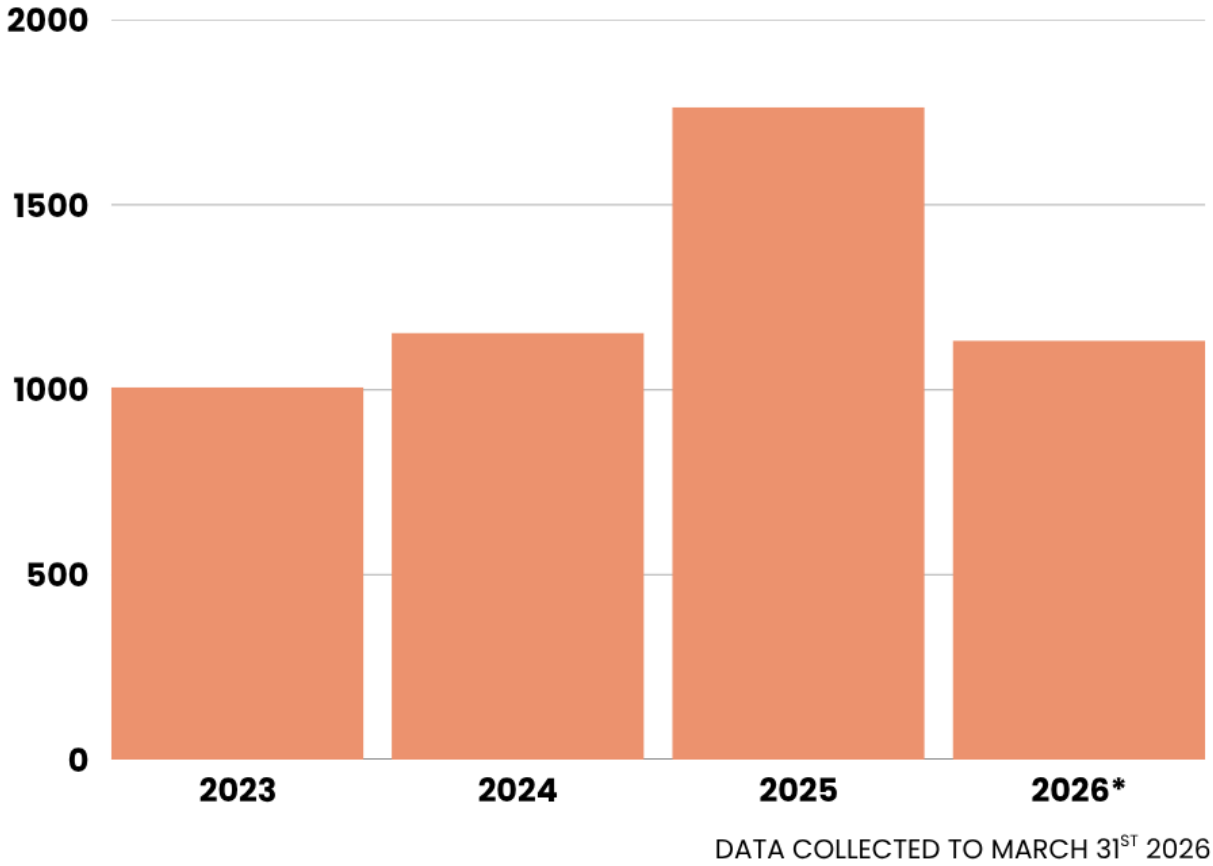


*Data collected to March 31, 2026

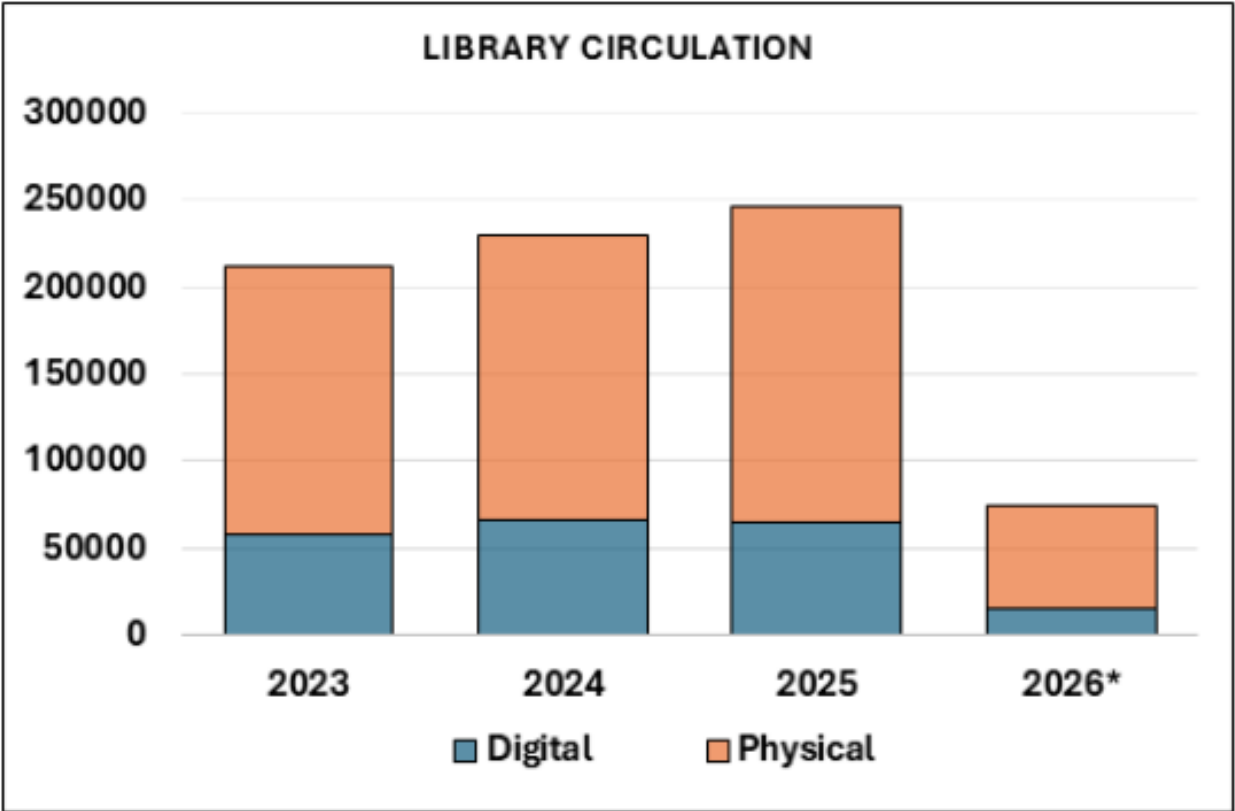
Queensville Branch is one of those community libraries that immediately make you feel relaxed the moment when you walk in. The space isn't large, but it's bright, clean, and very easy to navigate. The staff are incredibly friendly and always patient.

STUDY ROOM USE

Number of Study Room Bookings



OUR COLLECTIONS

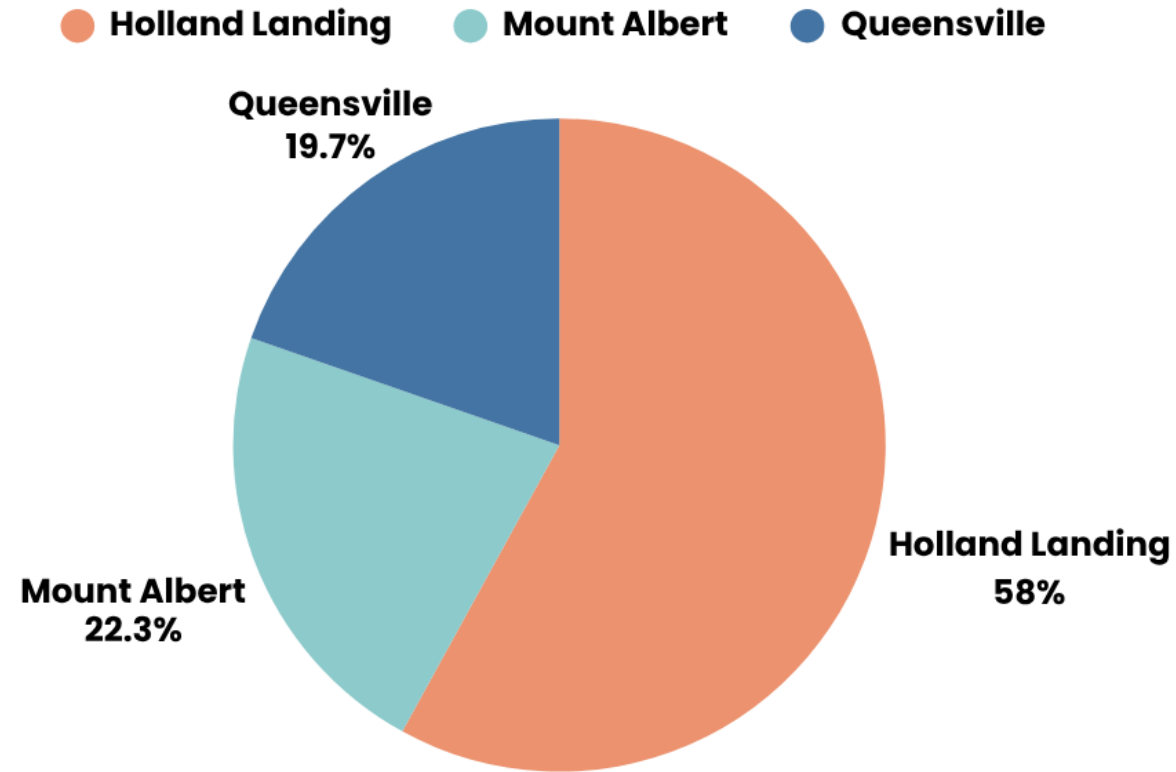


*Data collected to March 31, 2026

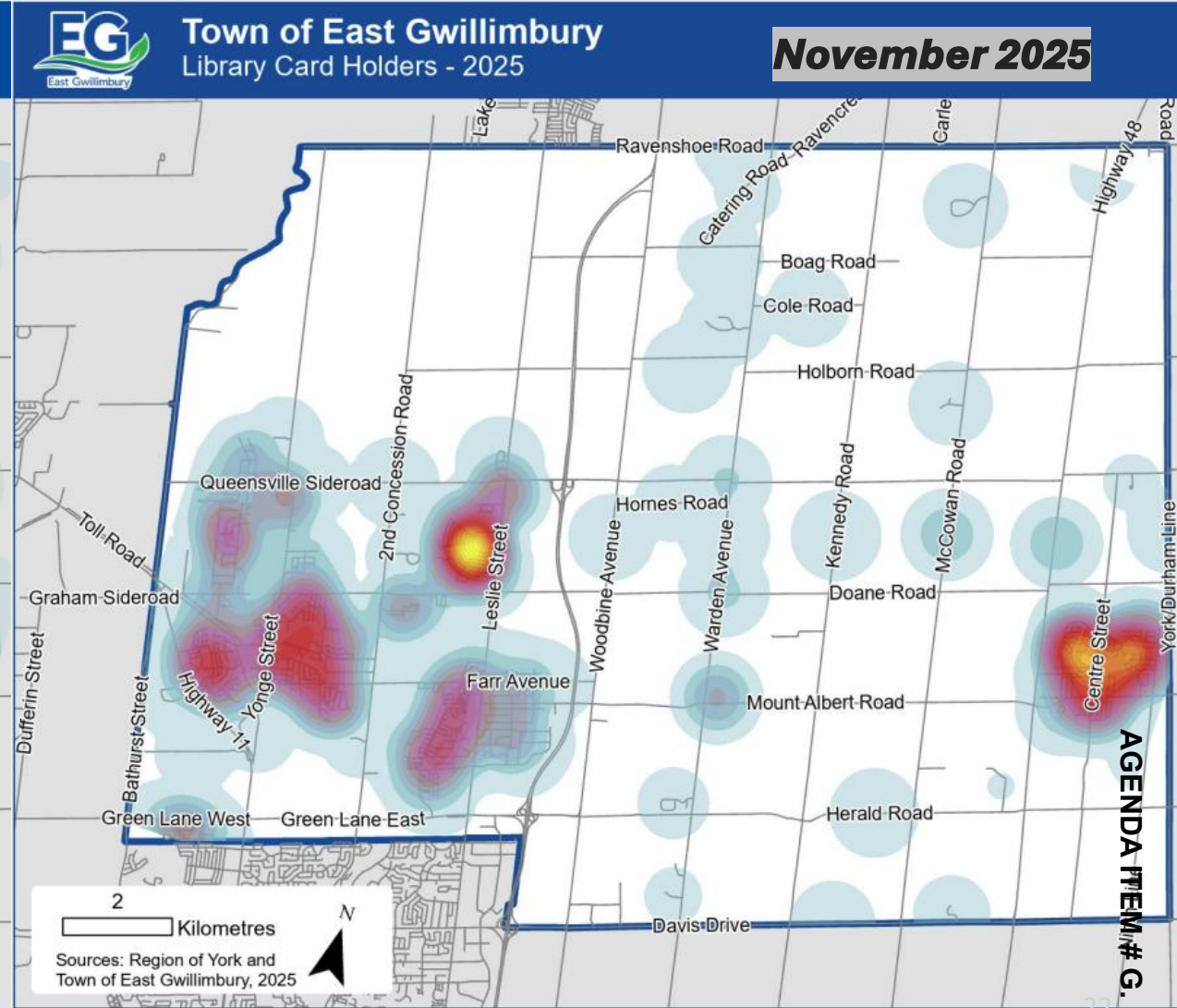
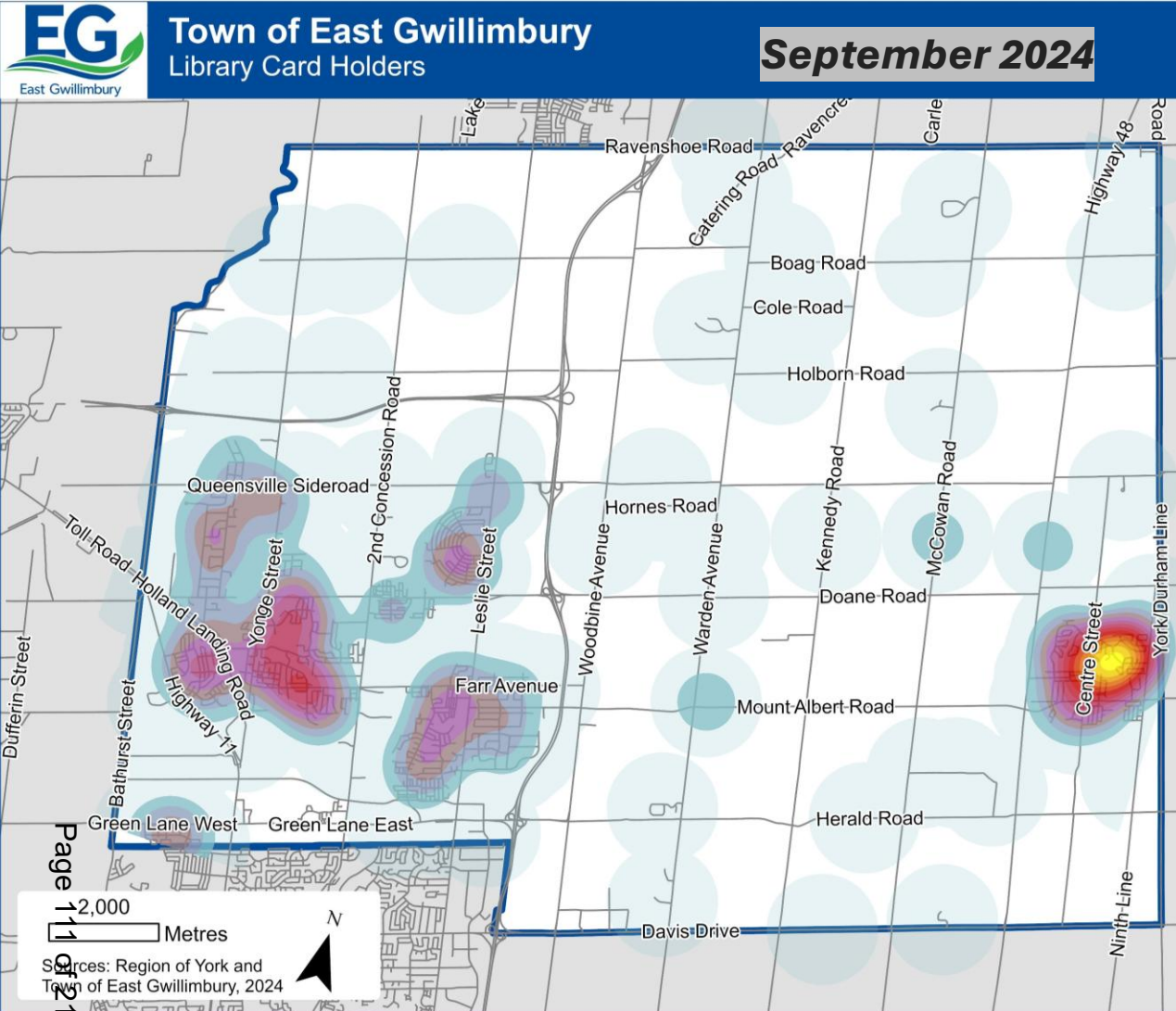
“The collection is well-curated and clearly organized... the selection feels intentional and gets updated regularly”

“Love going to my library! Books and loads of other things available to borrow. Friendly knowledgeable staff!”

LIBRARY CARDHOLDERS BY BRANCH

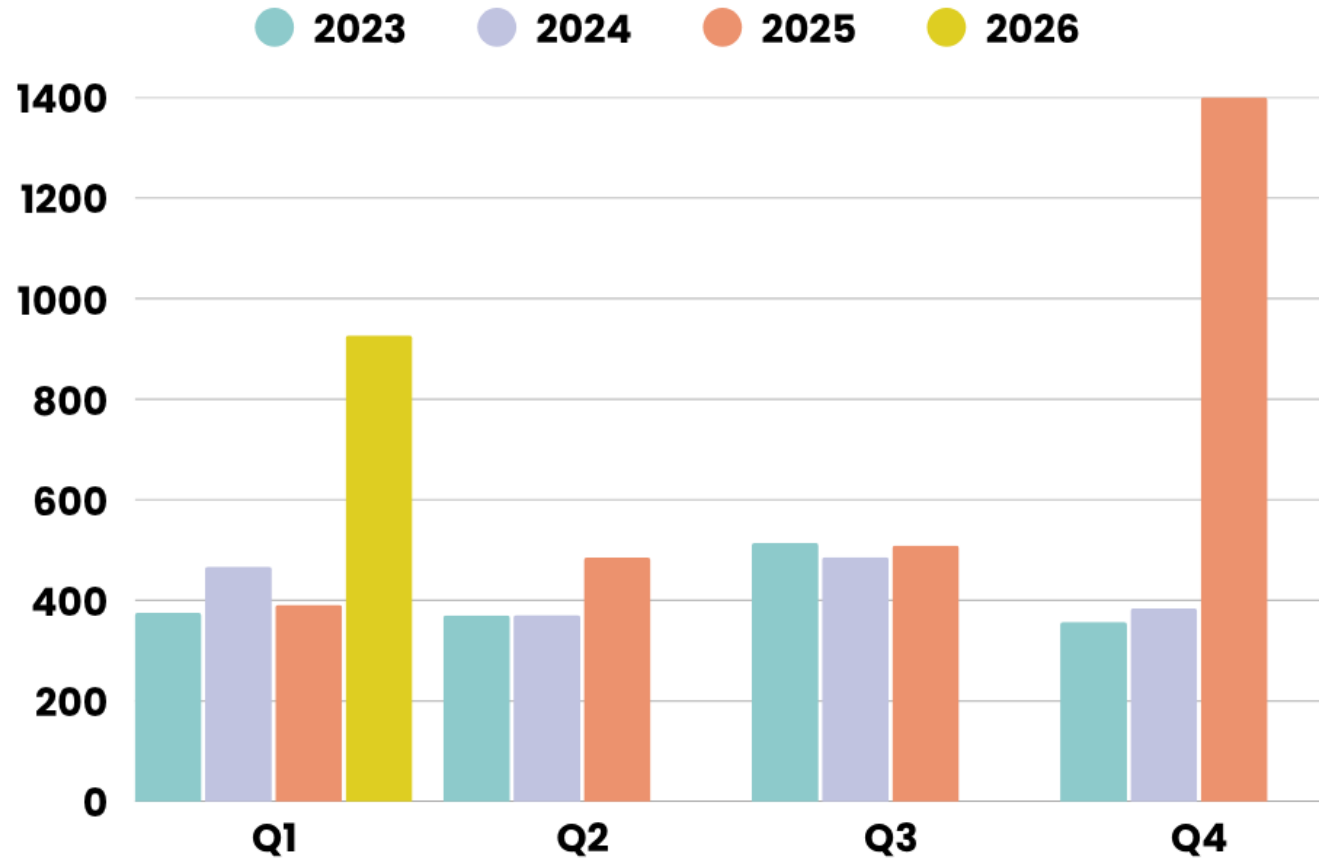


As of June 16, 2026



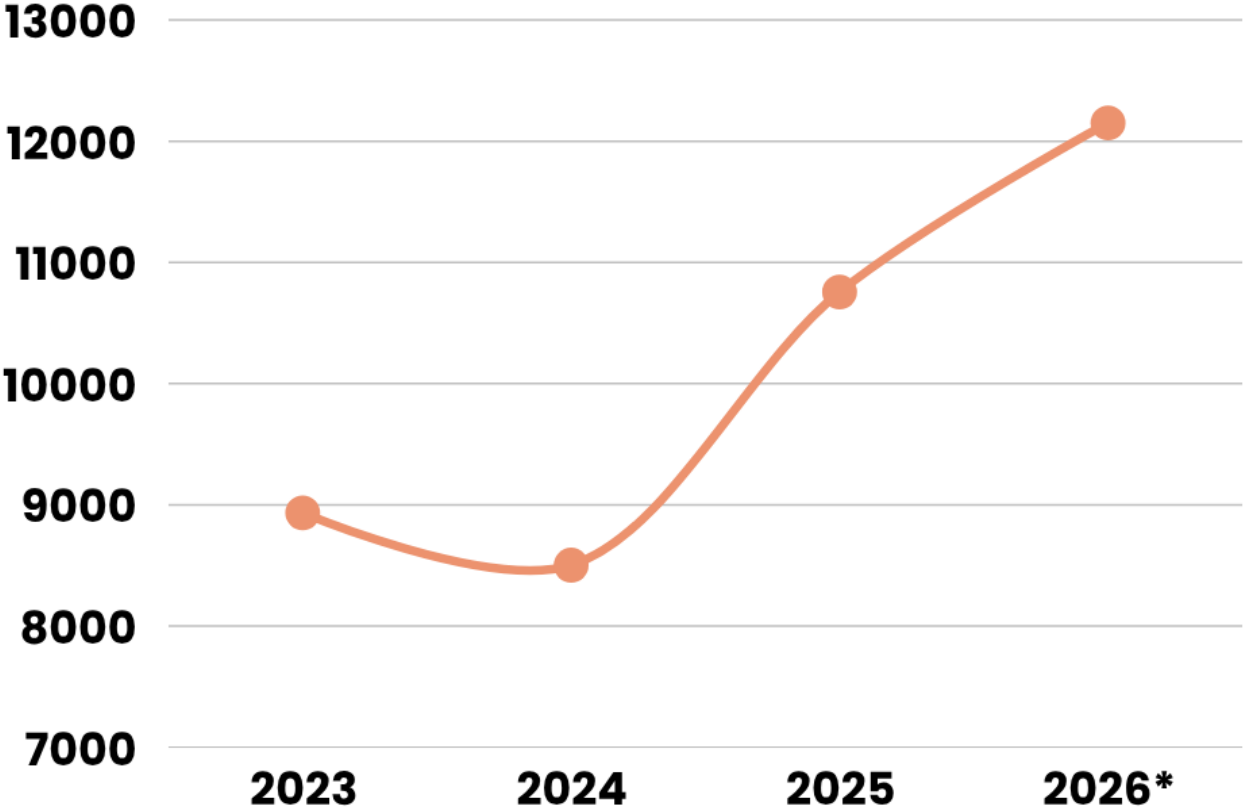
CARD REGISTRATION BY QUARTER

Number of
New Library Card
Registrations



LIBRARY ACTIVE CARDHOLDERS

Number of Active Library Cardholders



DATA COLLECTED TO MARCH 31ST 2026

As of November 1, 2025

Succession and Transition Planning

Guiding Library Service to Empower People and Enrich Lives

Key Responsibilities

- Governance and Strategic Direction
- Financial Oversight: Business Plan and Budget
- Library Advocacy



Communication Activities

- ✓ Report on Strategic Plan (2023-2026) achievements
- ✓ Post digital format of Library Board Legacy Report on EGPL website to inform potential applicants
- ✓ Support Library Board Trustee recruitment with information sessions and outreach at major Town events
- ✓ Foster community engagement through ongoing library advocacy



Thank You



Committee of the Whole Council Recommendations from the meeting held on June 2, 2026 to be adopted at the June 23, 2026 Council meeting

BE IT RESOLVED THAT the deputation made by S. Davis, regarding Item H.1 Development Services, Planning Branch Presentation and Report DS2026-14: Notice of Intention to Designate Group 1 Properties Located Within Mount Albert, be received.

Carried CWC2026-079

BE IT RESOLVED THAT Finance Presentation and Report FIN2026-04, dated June 2, 2026 entitled "2025 Draft Audited Financial Statements," be received; and

THAT the proposed allocation of the Town's operating surplus to the reserves as identified in Appendix A of Finance Department Report FIN2026-04 be approved; and

THAT the Consolidated Financial Statements for the year ended December 31, 2025, as attached in Appendix B of Finance Department Report FIN2025-03 be approved.

Carried CWC2026-082

BE IT RESOLVED THAT Finance Report FIN2026-05, dated June 2, 2026, entitled "Delegation of Authority – Property Tax Arrears Extension Agreements," be received; and

THAT authority to enter into property tax arrears extension agreements and other property tax payment arrangements be delegated to the Treasurer and/or Deputy Treasurer; and

THAT Council approve the attached by-law to Report FIN2026-05 to permit the above-noted delegation; and

THAT information be provided with respect to payment plans and supports for residents during the annual budget deliberation process.

Carried CWC2026-083

BE IT RESOLVED THAT the Finance memorandum, dated May 22, 2026, entitled "2024 Canadian Award for Excellence in Financial Reporting, Government Finance Officers Association," be received.

Carried CWC2026-084

BE IT RESOLVED THAT Development Services, Planning Branch Report DS2026-15, dated June 2, 2026, entitled "Removal of Holding Provision, Valley Brook - Phase 2 (19T-90019)," be received; and

THAT Council enact a by-law to remove the holding (H1) symbol from the subject lands as outlined in the by-law included as Appendix 2 to Development Services Report DS2026-15.

Carried CWC2026-085

BE IT RESOLVED THAT Engineering and Public Works Report EPW2026-12, dated June 2, 2026, entitled "Waste Collection Extension Negotiation," be received; and

THAT Council support a non-competitive extension of the current waste collection contract (CRFP2016-02) with GFL Environmental Inc. (GFL) for an additional maximum period of 1 year and 9 months to the existing contract to provide for service continuity until the new N6 waste collection contract is in place; and

THAT Council delegate authority to the General Manager of Engineering and Public Works to execute the extension agreement with GFL based on the terms set out in this Report and to the satisfaction of the Town Solicitor; and

THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried CWC2026-089

BE IT RESOLVED THAT Engineering and Public Works Report EPW2026-09, dated June 2, 2026, entitled "Annual Safer Streets Program," be received; and

THAT the recommendations for 2026 contained within Report EPW2026-09 be implemented, including:

- a) Stop signs at Walter English Drive and John Hamill Drive intersection
- b) Stop signs at John Candy Drive and Angus Morton Cres/Clifford Fairbarn Drive intersection
- c) Community Safety Zone signs on Walter English Drive, John Candy Drive and Petal Avenue
- d) Crossing guard at Walter English Drive and Petal Avenue

Carried CWC2026-090



COMMITTEE OF THE WHOLE COUNCIL MINUTES

Tuesday, June 2, 2026 10:00 AM

A meeting of the Town of East Gwillimbury Committee of the Whole Council was held on Tuesday, June 2, 2026 at 10:00 AM in the Civic Centre Council Chambers, 19000 Leslie Street, Sharon, Ontario

- | | | |
|-----------------|--|--|
| PRESENT: | Mayor | Virginia Hackson |
| | Councillors | Loralea Carruthers
Terry Foster
Brian Johns
Tara Roy-DiClemente
Scott Crone
Susan Lahey |
| STAFF: | Chief Administrative Officer | Mark Valcic |
| | Municipal Clerk/Director of Legislative Services | Tara Lajevardi |
| | GM Development Services | Kerri Voumvakis |
| | GM Engineering and Public Works | Mike Molinari |
| | GM Parks, Recreation and Culture | Aaron Karmazyn |
| | GM Legal and Legislative Services/Town Solicitor | Janis Ingram |
| | Fire Chief/ GM Fire and Emergency Services | Cory Mainprize |
| | GM Finance/Treasurer | Warren Marshall |
| | GM Corporate Services | Meeta Gandhi |
| | Director of Customer Service and Communications | Laura Hanna |
| | Deputy Clerk/Manager of Legislative Services | Andrew Walkom |
| | Legislative Coordinator | Amanda McNeil |
| OTHERS: | (4) members of the public | |

A. CALL TO ORDER

Mayor Hackson called the meeting to order at 10:00 a.m. and confirmed a quorum was present.

B. DECLARATION OF INTEREST

Councillor Johns declared an interest in Item H.1 Development Services, Planning Branch Presentation and Report DS2026-14: Notice of Intention to Designate Group 1 Properties Located Within Mount Albert and Item E.1 S. Davis making a deputation to Committee regarding Item H.1 Development Services, Planning Branch Presentation and Report DS2026-14: Notice of Intention to Designate Group 1 Properties Located Within Mount Albert, as his company owns a property referenced in the staff report.

C. LAND ACKNOWLEDGEMENT STATEMENT

The Town of East Gwillimbury recognizes and acknowledges the 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 closest First Nation community and 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.

D. COMMUNITY ANNOUNCEMENTS

Committee members identified recent community events they attended and upcoming community events.

E. DEPUTATION(S)

1. S. Davis making a deputation to Committee regarding Item H.1 Development Services, Planning Branch Presentation and Report DS2026-14: Notice of Intention to Designate Group 1 Properties Located Within Mount Albert
[In relation to Item H.1]

Councillor Johns declared an interest in this item and as such did not participate in any discussion or vote on the matter.

Moved by: Councillor Lahey

BE IT RESOLVED THAT the deputation made by S. Davis, regarding Item H.1 Development Services, Planning Branch Presentation and Report DS2026-14: Notice of Intention to Designate Group 1 Properties Located Within Mount Albert, be received.

Carried CWC2026-079

Moved by: Councillor Lahey

BE IT RESOLVED THAT Committee consider Item H.1 following Item E.1.

Carried CWC2026-080

H. DEVELOPMENT SERVICES COUNCILLOR ROY-DICLEMENTE, CHAIR

1. Development Services, Planning Branch Presentation and Report DS2026-14: Notice of Intention to Designate Group 1 Properties Located Within Mount Albert

Councillor Johns declared an interest in this item and as such did not participate in any discussion or vote on the matter.

Moved by: Councillor Lahey

BE IT RESOLVED THAT Development Services, Planning Branch Presentation and Report DS2026-14, dated June 2, 2026, entitled "Notice of Intention to Designate Group 1 Properties Located Within Mount Albert," be referred to staff to facilitate consultation with the impacted property owners and report back to a Committee of the Whole meeting on or before July 23, 2026; and

THAT Council request that staff carry out the same process for all properties to be considered for designation; and

THAT this resolution be adopted same day at the Council meeting on June 2, 2026.

Carried CWC2026-081

F. PRESENTATION(S)

None.

G. FINANCE COUNCILLOR JOHNS, CHAIR

1. Finance Presentation and Report FIN2026-04: 2025 Draft Audited Financial Statements

Moved by: Councillor Roy-DiClemente

BE IT RESOLVED THAT Finance Presentation and Report FIN2026-04, dated June 2, 2026 entitled "2025 Draft Audited Financial Statements," be received; and

THAT the proposed allocation of the Town's operating surplus to the reserves as identified in Appendix A of Finance Department Report FIN2026-04 be approved; and

THAT the Consolidated Financial Statements for the year ended December 31, 2025, as attached in Appendix B of Finance Department Report FIN2025-03 be approved.

Carried CWC2026-082

2. Finance Report FIN2026-05: Delegation of Authority – Property Tax Arrears Extension Agreements

Moved by: Councillor Lahey

BE IT RESOLVED THAT Finance Report FIN2026-05, dated June 2, 2026, entitled "Delegation of Authority – Property Tax Arrears Extension Agreements," be received; and

THAT authority to enter into property tax arrears extension agreements and other property tax payment arrangements be delegated to the Treasurer and/or Deputy Treasurer; and

THAT Council approve the attached by-law to Report FIN2026-05 to permit the above-noted delegation; and

THAT information be provided with respect to payment plans and supports for residents during the annual budget deliberation process.

Carried CWC2026-083

3. Finance Memo: 2024 Canadian Award for Excellence in Financial Reporting, Government Finance Officers Association

Moved by: Councillor Carruthers

BE IT RESOLVED THAT the Finance memorandum, dated May 22, 2026, entitled "2024 Canadian Award for Excellence in Financial Reporting, Government Finance Officers Association," be received.

Carried CWC2026-084

Committee of the Whole Council recessed at this time (12:04 p.m.)

Committee of the Whole Council resumed at this time (1:01 p.m.)

H. DEVELOPMENT SERVICES COUNCILLOR ROY-DICLEMENTE, CHAIR

1. Development Services, Planning Branch Report DS2026-15: Removal of Holding Provision, Valley Brook - Phase 2 (19T-90019) [File: ZBA.26.06]

Moved by: Councillor Foster

BE IT RESOLVED THAT Development Services, Planning Branch Report DS2026-15, dated June 2, 2026, entitled "Removal of Holding Provision, Valley Brook - Phase 2 (19T-90019)," be received; and

THAT Council enact a by-law to remove the holding (H1) symbol from the subject lands as outlined in the by-law included as Appendix 2 to Development Services Report DS2026-15.

Carried CWC2026-085

2. Development Services, Planning Branch Report DS2026-16: Supplementary Report to DS2026-12, Zoning By-law Amendment Application, 18363 Leslie Street, RCG Green Lane Northwest GP Inc. [File: ZBA.22.08] [Related File: 19T-22002]

Moved by: Councillor Crone

BE IT RESOLVED THAT Development Services, Planning Branch Report DS2026-16, dated June 2, 2026, entitled "Supplementary Report to DS2026-12 - Zoning By-law Amendment, 18363 Leslie Street, RCG Green Lane Northwest GP Inc.," be received; and

THAT Council approve the revised Zoning By-law Amendment attached as Appendix 1 to Report DS2026-16, including a maximum building height of 15.25 metres; and

THAT the revised Zoning By-law Amendment attached as Appendix 1 to Report DS2026-16 replace the Zoning By-law Amendment previously attached as Appendix 4 to Report DS2026-12; and

THAT the recommendations of this report DS2026-16 be adopted same day at the Council meeting on June 2, 2026.

Carried CWC2026-086

I. CLOSED MEETING

1. To proceed into a Closed Meeting of Committee of the Whole Council

Moved by: Councillor Johns

BE IT RESOLVED THAT Committee proceed into a Closed Meeting of Committee of the Whole Council at 1:16 p.m. to deal with the following matters:

- A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Municipal Act, Sec. 239 (2) (k))
 - Non-Competitive Waste Collection Agreement Extension

Carried CWC2026-087

2. To rise and report from Closed Meeting of Committee of the Whole Council

Moved by: Councillor Carruthers

BE IT RESOLVED THAT Committee rise and report from Closed Meeting of Committee of the Whole Council at 2:01 p.m.

Carried CWC2026-088

J. ENGINEERING AND PUBLIC WORKS COUNCILLOR LAHEY, CHAIR

1. Engineering and Public Works Report EPW2026-12: Waste Collection Extension Negotiation

Moved by: Councillor Crone

BE IT RESOLVED THAT Engineering and Public Works Report EPW2026-12, dated June 2, 2026, entitled "Waste Collection Extension Negotiation," be received; and

THAT Council support a non-competitive extension of the current waste collection contract (CRFP2016-02) with GFL Environmental Inc. (GFL) for an additional maximum period of 1 year and 9 months to the existing contract to provide for service continuity until the new N6 waste collection contract is in place; and

THAT Council delegate authority to the General Manager of Engineering and Public Works to execute the extension agreement with GFL based on the terms set out in this Report and to the satisfaction of the Town Solicitor; and

THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried CWC2026-089

2. Engineering and Public Works Report EPW2026-09: Annual Safer Streets Program

Moved by: Councillor Johns

BE IT RESOLVED THAT Engineering and Public Works Report EPW2026-09, dated June 2, 2026, entitled "Annual Safer Streets Program," be received; and

THAT the recommendations for 2026 contained within Report EPW2026-09 be implemented, including:

- a) Stop signs at Walter English Drive and John Hamill Drive intersection
- b) Stop signs at John Candy Drive and Angus Morton Cres/Clifford Fairbarn Drive intersection
- c) Community Safety Zone signs on Walter English Drive, John Candy Drive and Petal Avenue
- d) Crossing guard at Walter English Drive and Petal Avenue

Carried CWC2026-090

K. ADMINISTRATION MAYOR HACKSON, CHAIR

None.

L. CORPORATE SERVICES COUNCILLOR CARRUTHERS, CHAIR

None.

M. PARKS, RECREATION AND CULTURE COUNCILLOR CRONE, CHAIR

None.

N. FIRE AND EMERGENCY SERVICES COUNCILLOR FOSTER, CHAIR

None.

O. LEGAL AND LEGISLATIVE SERVICES MAYOR HACKSON, CHAIR

None.

P. OTHER BUSINESS

Moved by: Councillor Lahey

BE IT RESOLVED THAT Committee waive the rules of procedure to permit discussion regarding the use of the digital clock in Council Chambers.

Carried CWC2026-091

Q. ADJOURNMENT

Moved by: Councillor Crone

BE IT RESOLVED THAT the meeting of Committee of the Whole Council adjourn at 2:26 p.m.

Carried CWC2026-092

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

Meeting Minutes adopted on



SPECIAL COUNCIL MEETING MINUTES

Tuesday, June 2, 2026 2:40 PM

A special meeting of the Town of East Gwillimbury Municipal Council was held on June 2, 2026, at 2:40 PM in the Civic Centre Council Chambers, 19000 Leslie Street, Sharon, Ontario

- PRESENT:** Mayor Virginia Hackson
- Councillors Lorelea Carruthers
Terry Foster
Brian Johns
Tara Roy-DiClemente
Scott Crone
Susan Lahey
- STAFF:** Chief Administrative Officer Mark Valcic
Municipal Clerk/Director of Legislative Services Tara Lajevardi
GM Legal and Legislative Services/Town Solicitor Janis Ingram
GM Corporate Services Meeta Gandhi
Director of Customer Service and Communications Laura Hanna
Deputy Clerk/Manager of Legislative Services Andrew Walkom
Legislative Coordinator Amanda McNeil
- OTHERS:** (0) members of the public

A. CALL TO ORDER

Mayor Hackson called the meeting to order at 2:40 p.m. and confirmed a quorum was present.

B. DECLARATION OF INTEREST

None.

C. DEPUTATION(S)

None.

D. CLOSED MEETING

1. To proceed into a Closed Meeting of Municipal Council

Moved by: Councillor Crone

Seconded by: Councillor Carruthers

BE IT RESOLVED THAT Council proceed into a Closed Meeting of Municipal Council at 2:40 p.m. to deal with the following matters:

- Personal matter about an identifiable individual(s) (Municipal Act, Sec. 239 (2) (b))
 - Committees, Groups and Boards Resignations
 - Heritage Advisory Committee

Carried C2026-146

2. To rise and report from Closed Meeting of Municipal Council

Moved by: Councillor Johns

Seconded by: Councillor Carruthers

BE IT RESOLVED THAT Council rise and report from the Closed Meeting of Municipal Council at 3:02 p.m.; and

THAT Council endorse all directions provided to staff at the Closed Meeting of Municipal Council held on June 2, 2026.

Carried C2026-147

E. RESOLUTIONS

Moved by: Councillor Roy-DiClemente

Seconded by: Councillor Carruthers

BE IT RESOLVED THAT Schedule G of By-law 2026-019 be amended to remove D. Tennant from the Heritage Advisory Committee.

Carried C2026-148

F. CONFIRMING BY-LAW

Moved by: Councillor Johns

Seconded by: Councillor Crone

BE IT RESOLVED THAT By-law 2026-062 being a by-law to confirm the proceedings of the Special Meeting of Municipal Council held on June 2, 2026, be taken as read, enacted and signed by the Mayor and Municipal Clerk.

Carried C2026-149

G. ADJOURNMENT

Moved by: Councillor Carruthers

Seconded by: Councillor Johns

BE IT RESOLVED THAT the Special Meeting of Municipal Council adjourn at 3:04 p.m.

Carried C2026-150

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

Meeting Minutes adopted on



COUNCIL MEETING MINUTES

Tuesday, June 2, 2026 4:00 PM

A meeting of the Town of East Gwillimbury Municipal Council was held on Tuesday, June 2, 2026 at 4:00 PM in the Civic Centre Council Chambers, 19000 Leslie Street, Sharon, Ontario

- | | | |
|-----------------|--|--|
| PRESENT: | Mayor | Virginia Hackson |
| | Councillors | Loralea Carruthers
Terry Foster
Brian Johns
Tara Roy-DiClemente
Scott Crone
Susan Lahey |
| STAFF: | Chief Administrative Officer | Mark Valcic |
| | Municipal Clerk/Director of Legislative Services | Tara Lajevardi |
| | GM Development Services | Kerri Voumvakis |
| | GM Engineering and Public Works | Mike Molinari |
| | GM Parks, Recreation and Culture | Aaron Karmazyn |
| | GM Legal and Legislative Services/Town Solicitor | Janis Ingram |
| | Fire Chief/ GM Fire and Emergency Services | Cory Mainprize |
| | GM Finance/Treasurer | Warren Marshall |
| | GM Corporate Services | Meeta Gandhi |
| | Director of Customer Service and Communications | Laura Hanna |
| | Deputy Clerk/Manager of Legislative Services | Andrew Walkom |
| | Legislative Coordinator | Amanda McNeil |
| OTHERS: | (9) members of the public | |

A. CALL TO ORDER

Mayor Hackson called the meeting to order at 4:00 p.m. and confirmed a quorum was present.

B. DECLARATION OF INTEREST

Councillor Johns declared an interest in Item F.2 Committee of the Whole Council recommendations from the meeting held on June 2, 2026, specifically in relation to recommendation 1 (CWC2026-081), as his company owns a property referenced in the staff report.

C. LAND ACKNOWLEDGEMENT STATEMENT

The Town of East Gwillimbury recognizes and acknowledges the 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 closest First Nation community and 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

D. DEPUTATION(S)

None.

E. PRESENTATION(S)

1. Council to recognize the 85th anniversary of the Union Street Women's Institute

Moved by: Councillor Crone

Seconded by: Councillor Lahey

BE IT RESOLVED THAT Council recognize the 85th anniversary of the Union Street Women's Institute.

Carried C2026-151

F. COMMITTEE RECOMMENDATIONS

1. To adopt the Committee of the Whole Council recommendations from the meeting held on May 20, 2026

Moved by: Councillor Foster

Seconded by: Councillor Johns

BE IT RESOLVED THAT Council adopt the Committee of the Whole Council recommendations from the meeting held on May 20, 2026, as follows:

1. BE IT RESOLVED THAT Development Services, Planning Branch Report DS2026-13, dated May 20, 2026, entitled "Removal of Holding Provision, Queen's Landing, Phase 2 (19T-09002)," be received; and

THAT Council enact a by-law to remove the holding (H1) symbol from the subject lands as it applies to 37 single-detached lots as outlined in the by-law included as Appendix 2 to Development Services Report DS2026-13. (CWC2026-065)

2. BE IT RESOLVED THAT Joint Engineering and Public Works and Parks, Recreation and Culture Report EPW2026-06, dated May 20, 2026, entitled "Assumption of Winged Foot Development Inc. Phase 2, Subdivision 19T-95088," be received; and

THAT Council enact a by-law to assume public works and services within Plan of Subdivision 65M-4601. (CWC2026-066)

4. BE IT RESOLVED THAT the joint Parks, Recreation and Culture and Corporate Services memorandum, dated April 24, 2026, entitled "Invasive Species," be received; and

THAT Council direct staff to report back on efforts to control water soldier. (CWC2026-069)

5. BE IT RESOLVED THAT the joint Parks, Recreation and Culture and Corporate Services memorandum, dated April 24, 2026, entitled "Community Gardens," be received. (CWC2026-070)

6. BE IT RESOLVED THAT Council direct staff to prepare a resolution regarding the imminent safety concerns and the replacement of the damaged guardrail at Leslie Street and Doane Road. (CWC2026-072)

7. BE IT RESOLVED THAT the Legal and Legislative Services memorandum, dated April 24, 2026, entitled "Use of Corporate Resources for Election Policy," be received. (CWC2026-074)

8. BE IT RESOLVED THAT the Legal and Legislative Services memorandum, dated May 8, 2026, entitled "Outstanding Council Items List - Q1 2026," be received. (CWC2026-075)

9. BE IT RESOLVED THAT all East Gwillimbury information memos from the Council Information Package be included on future agendas for the balance of the 2022-2026 term of Council. (CWC2026-076)

Carried C2026-152

Moved by: Councillor Foster

Seconded by: Councillor Carruthers

Councillor Roy-DiClemente requested a recorded vote.

BE IT RESOLVED THAT Council adopt the Committee of the Whole Council recommendations from the meeting held on May 20, 2026, as follows:

3. BE IT RESOLVED THAT Joint Parks, Recreation, and Culture and Fire and Emergency Services Report PRC2026-04, dated May 20, 2026, entitled "Award Request for T-26-05 – Holland Landing Fire Station Renovations," be received; and

THAT Council approve the award to the low bidder received from Frontier Group of Companies in the amount of \$910,000 excluding HST for T-26-05; and

THAT Council approve the revised project budget as outlined in Report PRC2026-04. (CWC2026-068)

The Clerk recorded the vote with the following results:

Councillor Roy-DiClemente: Yes

Councillor Carruthers: Yes

Councillor Crone: Yes

Councillor Foster: Yes

Mayor Hackson: Yes

Councillor Johns: Yes

Councillor Lahey: Yes

Carried C2026-153

2. To adopt the Committee of the Whole Council recommendations from the meeting held on June 2, 2026

Councillor Johns declared an interest in this item and as such did not participate in any discussion or vote on the matter.

Moved by: Councillor Crone

Seconded by: Councillor Lahey

Councillor Lahey requested a recorded vote.

BE IT RESOLVED THAT Council adopt the Committee of the Whole Council recommendations from the meeting held on June 2, 2026, as follows:

1. BE IT RESOLVED THAT Development Services, Planning Branch Presentation and Report DS2026-14, dated June 2, 2026, entitled "Notice of Intention to Designate Group 1 Properties Located Within Mount Albert," be referred to staff to facilitate consultation with the impacted property owners and report back to a Committee of the Whole meeting on or before July 23, 2026; and

THAT Council request that staff carry out the same process for all properties to be considered for designation; and

THAT this resolution be adopted same day at the Council meeting on June 2, 2026. (CWC2026-081)

The Clerk recorded the vote with the following results:

Councillor Lahey: Yes

Councillor Carruthers: Yes

Councillor Crone: Yes

Councillor Foster: No

Mayor Hackson: Yes

Councillor Roy-DiClemente: No

Carried C2026-154

Moved by: Councillor Crone

Seconded by: Councillor Johns

BE IT RESOLVED THAT Council adopt the Committee of the Whole Council recommendations from the meeting held on June 2, 2026, as follows:

2. BE IT RESOLVED THAT Development Services, Planning Branch Report DS2026-16, dated June 2, 2026, entitled "Supplementary Report to DS2026-12 - Zoning By-law Amendment, 18363 Leslie Street, RCG Green Lane Northwest GP Inc.," be received; and

THAT Council approve the revised Zoning By-law Amendment attached as Appendix 1 to Report DS2026-16, including a maximum building height of 15.25 metres; and

THAT the revised Zoning By-law Amendment attached as Appendix 1 to Report DS2026-16 replace the Zoning By-law Amendment previously attached as Appendix 4 to Report DS2026-12; and

THAT the recommendations of this report DS2026-16 be adopted same day at the Council meeting on June 2, 2026. (CWC2026-086)

Carried C2026-155

G. ADOPTION OF MINUTES

Moved by: Councillor Carruthers

Seconded by: Councillor Johns

BE IT RESOLVED THAT Council adopt the following minutes:

- Committee of the Whole Council minutes from the regular meeting held on May 20, 2026
- Council minutes from the special meeting held on May 20, 2026
- Council minutes from the regular meeting held on May 20, 2026

Carried C2026-156

H. CORRESPONDENCE FOR CONSIDERATION

None.

I. REPORTS

None.

J. RESOLUTIONS

1. Resolution Requested by Council at the May 20, 2026, Municipal Council Meeting

Moved by: Councillor Roy-DiClemente

Seconded by: Councillor Lahey

WHEREAS the Town of East Gwillimbury will stop up and close the portion of Jeffery Crescent south of Doane Road; and

WHEREAS this closure will result in increased traffic to the north leg of Jeffery Crescent and to the intersection of Leslie Street and Doane Road; and

WHEREAS the Regional Municipality of York is the Road Authority and has jurisdiction over the intersection; and

WHEREAS the Regional Municipality of York currently has identified planned improvements for this intersection in its current 10-year Capital Plan with work scheduled for 2035; and

WHEREAS road safety is a priority for the Town of East Gwillimbury, and Council recognizes the importance of proactively reviewing the operation of this intersection considering anticipated changes to traffic patterns and volumes.

NOW THEREFORE BE IT RESOLVED THAT Council respectfully request that the Regional Municipality of York undertake a review of the Leslie Street and Doane Road intersection and implement appropriate improvements if and as necessary to address recent and anticipated changes to traffic patterns and volumes to ensure the safe operation of the intersection is maintained; and

THAT Council request that the Regional Municipality of York review its current 10-Year Capital Plan and consider advancing the planned intersection improvements for Leslie Street and Doane Road, currently identified for 2035, to an earlier timeframe within the plan.

Carried C2026-157

K. BY-LAWS

1. By-law 2026-063 Being a By-law to Amend By-law Number 2018-043, as amended being a Zoning By-law (Queen's Landing – Phase 2, Part of Lot 15, Concession 2)
2. By-law 2026-064 Being a By-law to accept and assume public works and services within Plan of Subdivision 65M-4601, Subdivision 19T-95088, Winged Foot Development Inc. Phase 2
3. By-law 2026-066 Being a By-law to Amend By-law Number 2018-043, as amended (Part of Lot 6, Concession 3, Township of East Gwillimbury) (18363 Leslie Street) [File: ZBA.22.08]

Moved by: Councillor Roy-DiClemente

Seconded by: Councillor Johns

BE IT RESOLVED THAT By-laws 2026-063, 2026-064 and 2026-066 be taken as read, enacted and signed by the Mayor and Municipal Clerk.

Carried C2026-158

L. OTHER BUSINESS

None.

M. CONFIRMING BY-LAW

Moved by: Councillor Lahey

Seconded by: Councillor Roy-DiClemente

BE IT RESOLVED THAT By-law 2026-065, being a by-law to confirm the proceedings of the Council meeting held on June 2, 2026, be taken as read, enacted and signed by the Mayor and Municipal Clerk.

Carried C2026-159

N. ADJOURNMENT

Moved by: Councillor Crone

Seconded by: Councillor Johns

BE IT RESOLVED THAT the meeting of Council adjourn at 4:22 p.m.

Carried C2026-160

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

Meeting Minutes adopted on



**NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING
ZONING BY-LAW AMENDMENT**

EAST GWILLIMBURY TOWN COUNCIL will hold a Public Meeting to receive input on the above noted Planning Act application on:

**June 23rd, 2026 at 6:00PM
at
Town of East Gwillimbury Civic Centre
Council Chambers
(19000 Leslie Street Sharon, ON)**

ANY PERSON may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Planning Act application. You may attend the meeting in-person or by joining electronically. If you wish to make a verbal representation by joining the meeting electronically, you must register no later than June 22nd, 2026 at 4:30PM, by emailing the Town of East Gwillimbury Clerks Office at clerks@eastgwillimbury.ca. The Clerks Office will provide any such person with instructions on how to make their electronic verbal representation.

Written comments can also be provided directly to the Development Services Department by emailing Joanna Craig, Intermediate Planner at jcraig@eastgwillimbury.ca prior to the meeting. If there are any questions you can call 905-478-4283 ext. 1252.

- APPLICATION(S):** The Owner has submitted a Zoning By-law Amendment application.
- PURPOSE:** The application proposes to change the zoning of the property from “Residential Two Subzone One (R2-1)” and “Residential Two Subzone Two (R2-2)” to “Residential Four (R4)” with site-specific standards to amend minimum lot frontages, minimum exterior side yard setbacks, and maximum building heights. The Zoning By-law Amendment Application is to support the development of 35 residential townhouses (6 street townhouse units and 29 back-to-back townhouse units).
- PROPERTY:** Manor Hampton Street and Sharon Creek Drive (see the attached location map).
- FILE NUMBER(s):** ZBA.26.04
- CONTACT:**

Any inquiries or for copies of the proposed Zoning By-law Amendment application should be directed to **Joanna Craig** of the Development Services department at 905-478-4283 extension **1252**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Development Services, Planning Branch at the same address, faxed to 905-478-4283 or emailed to jcraig@eastgwillimbury.ca. Please quote the File Name and Number.

Personal Information Collection Notice

The Town of East Gwillimbury collects personal information in communications or presentations made to Town Council and/or its Committees under the legal authority of the *Planning Act, R.S.O. 1990*, Chapter c.P.13, as amended. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990*, c. M.56, as amended, (the “Act”) public feedback to planning proposals is considered to be public recorded and may be disclosed to any individual upon request in accordance with the Act. If you are submitting letters, faxes, emails, presentations or other communications to the Town, you should be aware that your name and the fact that you communicated with the Town will become part of the public record and will appear on the Town’s website. The Town will also make your communication and any personal information in it, such as your address and postal code or email address available to the public unless you expressly request the Town to remove it. Questions about this collection should be directed to the Town Clerk, Town of East Gwillimbury, 19000 Leslie Street, Sharon, Ontario L0G 1V0 905-478-4283.

Audio and Video Recording of Council and Committee Meetings

The Town audio and/or video records Public Planning Meetings. If you make a presentation to Town Council or its Committees, you may be audio or video recorded. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990*, c. M.56, as amended, (the “Act”) public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with the Act.

Zoning By-law Amendment (under Section 34 of the Planning Act and O. Reg. 545/06)

The Town of East Gwillimbury has received complete application for a Zoning By-law Amendment for the subject property. If you wish to be notified of the decision of the Town of East Gwillimbury on the proposed Zoning By-law Amendment, you must make a written request to the Town of East Gwillimbury to the attention of Joanna Craig, Intermediate Planner – Development Services – Planning Branch.

If a person or public body would otherwise have an ability to appeal the decision of the Town of East Gwillimbury to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of East Gwillimbury before the proposed Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of East Gwillimbury before the proposed Zoning By-law Amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of East Gwillimbury, this 15th day of May 2026.

Location Map:



Development Services Memorandum

To: Council

Date: June 23, 2026

Subject: Proposed Zoning By-law Amendment
Manor Hampton Street and Sharon Creek Drive
Public Meeting
[File: ZBA.26.04]
[Related File: SPA.26.04]

Origin: Development Services, Planning Branch

Purpose

This memorandum provides information related to a proposed Zoning By-law Amendment application submitted by Humphries Planning Group Inc. on behalf of Sharonvit Estates Inc. to the Development Services, Planning Branch on April 24, 2026. This memorandum seeks feedback from Council and the public on the proposed rezoning application. The application was deemed complete on May 8, 2026.

The application proposes to rezone the subject lands from Residential Two Subzone 1 (R2-1) and Residential Two Subzone 2 (R2-2) to a site-specific Residential Four (R4-xx) Zone to facilitate the development of thirty-five townhouse units. The subject lands are part of an existing approved draft plan of subdivision (19T-08004) registered in June 2016 (Appendix 6). The proposal impacts 8 single-detached lots associated with Registered Plan 65M-4505 (Appendix 7). Two single-detached lots on the west side of Sharon Creek Drive will be consolidated to construct six street townhouse units, and six single-detached lots on the east side of Sharon Creek Drive will be consolidated for the purpose of developing twenty-nine back-to-back townhouse units fronting onto Sharon Creek Drive and a private lane. The applicant is requesting special provisions to allow for reduced minimum lot frontages and minimum exterior side yard setbacks, and to permit an increase to the maximum building heights.

A Site Plan Control application has also been submitted, which details the design and technical aspects of the proposed development, including site elements such as vehicular access, walkways, visitor parking areas, and exterior design (Appendix 2).

Background

Location

The subject property is located at the southwest and southeast corners of the Manor Hampton Street and Sharon Creek Drive intersection in the community of Sharon. The lands are comprised of eight independent parcels municipally known as 107, 109, and 111 Manor Hampton Street and 170, 171, 172, 173, and 175 Sharon Creek Drive as shown in the location map included in Appendix 1 to this memorandum.

Surrounding Land Uses/Site Characteristics

The lands are currently vacant. Surrounding land uses include:

- North: Immediately north is Manor Hampton Street and existing single-detached dwellings located along the east and west sides of Sharon Creek Drive, as well as vacant residential lots (Lots 10 and 11) associated with Phase 1 of Sharonvit Estates Inc. subdivision. Manor Hampton Park is also located north-east of the subject lands.
- South: Directly south of the lands are open space areas as well as undeveloped lands, which are subject to approved Zoning By-law Amendment (ZBA.21.06) and Draft Plan of Subdivision (19T-14001) applications to permit the development of sixty-five (65) residential units in a stacked, back-to-back townhouse development.
- West: To the west is an existing low density subdivision which is part of Phase 1 of the Sharonvit Estates Inc. subdivision.
- East: Directly east is open space lands and natural heritage features associated with the East Holland River.

Submission Materials

The applicant submitted the following studies and plans for review:

- Application Form
- Cover Letter
- Planning Justification Report
- Conceptual Site Plan
- Draft Zoning By-law
- Building Elevations, Floor Plans and Roof Plans
- Renderings
- Construction Management Plan
- Engineering Cost Estimate
- Environmental Impact Statement
- Exterior Materials Colour Package
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- Grading Plan, Servicing Plan, Erosion and Sediment Control Plan, Sections,
- Landscape Cost Estimate
- Landscape Surface Materials Plan, Planting Plan and Details
- Ministry of Culture Clearance
- OBC Data Matrix

- Parcel Abstracts
- Private Site Lighting Plan
- Thinking Green Development Standards
- Traffic Impact Study
- Tree Protection Plan
- Urban Design Brief
- Waste Management Plan
- Hydrogeological Assessment

Policy Context

Section 34(10) of the *Planning Act* permits a person or public body to make a request to Council to amend its Zoning By-law.

Provincial Policies

All *Planning Act* applications must be consistent with Provincial policies.

The Provincial Planning Statement (PPS) seeks the development of strong communities by promoting efficient land use and development patterns and how land will be used to manage growth over the long term. The subject Zoning By-law Amendment application will be reviewed in the context of Provincial policies in a future comprehensive recommendation report to Council.

Regional Municipality of York Official Plan 2022

The subject property is in the “Urban Area” of York Region’s Regional Structure within the York Region Official Plan (YROP). Urban Areas are targeted for development and growth. The lands are designated “Community Area” within the Urban System as per Map 1A of the YROP. Community Areas are intended to accommodate the majority of residents and serve as hubs for personal services, retail, arts, culture, recreational facilities, and human services. They shall contain a wide range and mix of housing types, sizes, and tenures, including options that are affordable to residents at all stages of life. Policies promote walkable, pedestrian-oriented, and amenity-rich locations that provide residents with access to a variety of services and open spaces in close proximity to their homes.

Staff have circulated the application to York Region staff for review and comment on the proposed application with respect to matters of Regional interest.

Town of East Gwillimbury Official Plan 2010

The lands are designated as “Low Density Residential” and “Environmental Protection Area” as shown on Schedule B-3 of the Town of East Gwillimbury Official Plan (see Appendix 5).

Lands designated “Low Density Residential” provide areas for the creation of neighbourhoods, comprised of ground-related housing and other compatible uses that

provide for the day-to-day needs of residents. These lands may be zoned to permit ground-oriented housing units, such as single and semi-detached dwellings and townhouses.

Lands designated “Environmental Protection Area” include lands identified as being within the Town’s Natural Heritage System (NHS) and intended to protect environmental features. Refinements, adjustments or corrections of mapping errors based on an approved Natural Heritage Evaluation do not require an amendment to the Official Plan.

The Town is updating its Official Plan. The most recent draft maintains the existing Land Use Designations of “Low Rise Residential” and “Environmental Protection Area” to align with the NHS.

Town of East Gwillimbury Zoning By-law 2018-043, as amended

Within the Town’s Zoning By-law 2018-043, the subject property is zoned Residential Two Subzone One (R2-1) and Residential Two Subzone Two (R2-2) (Appendix 3). The applicant has submitted a draft Zoning By-law which proposes that the subject lands be rezoned for Residential Four (R4-xx) with site-specific provisions (Appendix 4). The proposed site-specific exception requests provisions to allow for smaller lot frontages, smaller exterior side yard setbacks and greater maximum building height. The table below outlines the existing Zoning By-law provisions for each dwelling type, along with the proposed new provisions.

Residential Four (R4) Zone Standards

Townhouses

	Required	Proposed
Minimum lot frontage	6.0 m	5.79 m
Minimum front yard	4.0 m	6.05 m
Minimum rear yard	7.0 m	14.43 m
Minimum interior side yard	1.2 m / 0 m	1.55 m
Minimum exterior side yard	2.4 m	N/A
Maximum height	12.0 m	13.0 m

Back-to-Back Townhouses

	Required	Proposed
Minimum lot frontage	6.0 m	5.99 m
Minimum front yard	4.0 m	4.80 m
Minimum rear yard	0 m	0 / 1.39 m
Minimum interior side yard	1.2 m / 0 m	1.25 m
Minimum exterior side yard	2.4 m	1.49 m
Maximum height	12.0 m	13.0 m

Staff have circulated the subject application to commenting agencies and Town staff for review and comment on the proposed application with respect to matters of municipal interest.

A Site Plan Control application is required to facilitate the development, which has been submitted in conjunction with the Zoning By-law Amendment application.

Analysis

A review of the proposed Zoning By-law Amendment is being conducted by internal departments and external agencies. Planning staff will continue to review the application with respect to the following matters prior to bringing a recommendation report to Council:

- Conformity with Provincial Policies and Plans
- Conformity with the Town's Official Plan policies
- Appropriateness and compatibility of the proposed zoning amendment

As part of a comprehensive review, staff will also review any comments received from the public and Council at this public meeting.

Public Comments

At the time of writing this report, Planning staff received one email from a member of the public who is in opposition to the proposal; no reason was provided. The first submission and circulation period to internal staff and external agencies is currently ongoing.

Financial Implications

The owner has paid all application fees. Any financial implications will be considered as part of a future recommendation report to Council.

Need For Public Consultation

Public Planning meeting notification has been provided in accordance with the requirements of the *Planning Act* as follows:

On May 8, 2026, the Town deemed the application complete.

A notice of complete application and public meeting was issued by mail to all addressed property owners within a minimum of 120 metres (393 feet) of the subject property on May 15, 2026.

A Complete Application and Public Planning Meeting notice sign has been posted on the subject lands. The details for the public meeting were also advertised to residents on the Town's website and in the EG Bulletin, as well as in the Town's eNews and social media.

Conclusion

Staff will continue to undertake a technical review of the subject application including, but not limited to, the above noted matters, agency and internal comments received from circulating the proposed planning application, and comments from the public and Council at the statutory Public Meeting. A comprehensive recommendation report for the Zoning By-law Amendment will be presented to Council for consideration and direction at a future Council meeting.

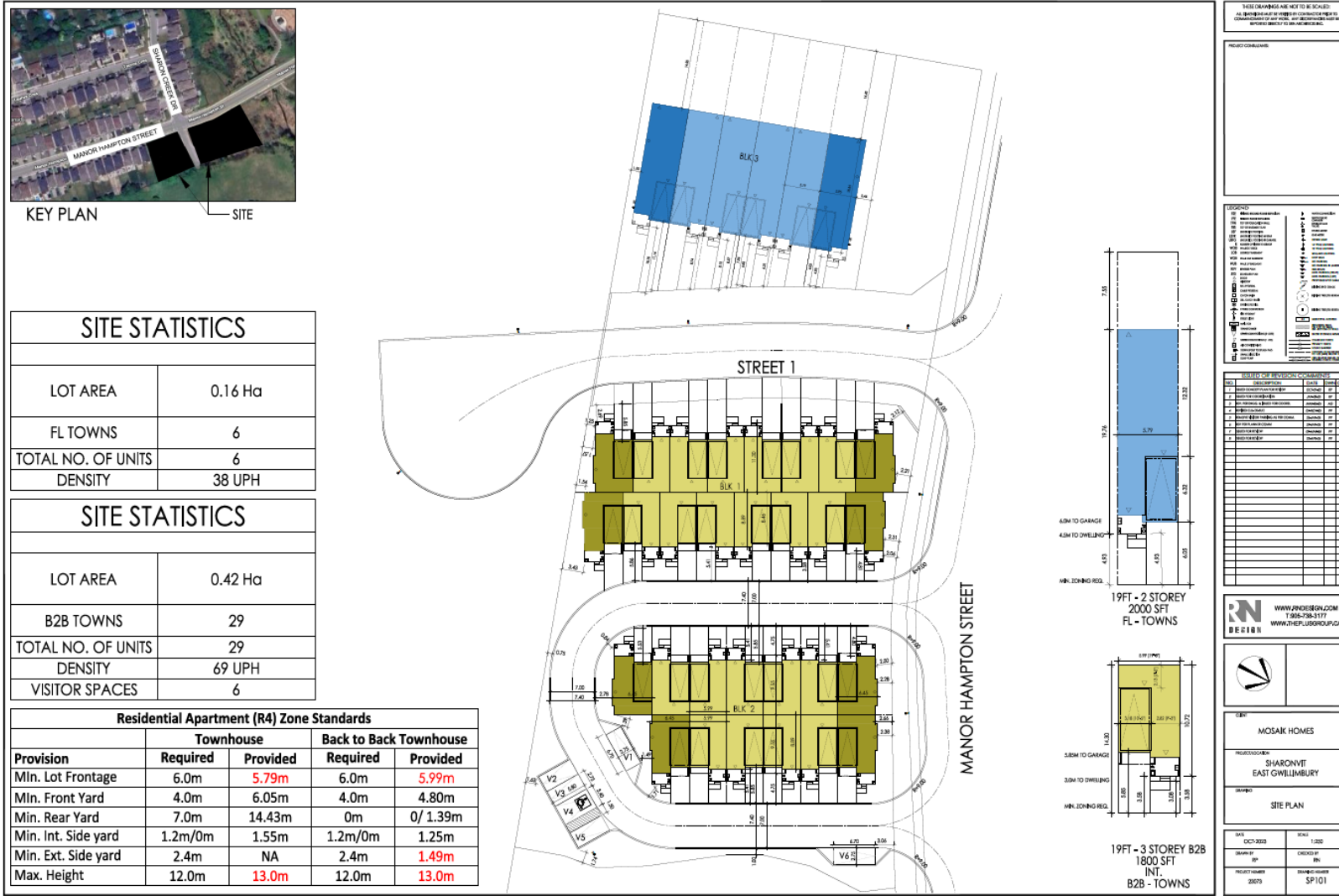
Appendices

- Appendix 1 – Location Map
- Appendix 2 – Conceptual Site Plan
- Appendix 3 – Current Zoning
- Appendix 4 – Proposed Zoning (Draft Schedule)
- Appendix 5 – Official Plan Land Use Designations
- Appendix 6 – Approved draft Plan of Subdivision (65M-4505)
- Appendix 7 – Subject lands outlined on approved draft Plan of Subdivision (65M-4505)

APPENDIX 1 – Location Map



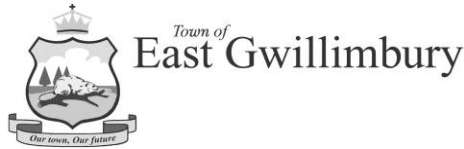
APPENDIX 2 – Conceptual Site Plan



APPENDIX 3 – Current Zoning



APPENDIX 4 – DRAFT Zoning By-law



The Corporation of the Town of East Gwillimbury

By-law 202X-XX

Being a By-law to Amend By-law Number 2018-043, as amended

Whereas the matters set out herein are deemed to be in conformity with the Official Plan for the Town of East Gwillimbury which is approved and in force at this time; and

Now therefore the Municipal Council of The Corporation of the Town of East Gwillimbury enacts as follows:

1. That the land subject to this by-law consist of Lots 12 to 19, Registered Plan 65M-4505, Part of Lot 8, Concession 2, and municipally known as 111, 109, and 107 Manor Hampton Street and 170, 171, 172, 173, and 175 Sharon Creek Drive, as more particularly shown in heavy outline on Schedule “A” attached hereto, and that Schedule “A” forms part of this By-law; and
2. That Schedule “A” of Zoning By-law 2018-043, as amended, be further amended by changing the zone symbol on the lands shown in heavy outline as depicted on Schedule “A” attached to the By-law from Residential Two (R2) Sub-Zone Two (R2-2) and Residential Two (R2) Sub-Zone One (R2-1) to Residential Four with Exception XX (R4-XX); and
3. That the provisions of Zoning By-law 2018-043, as amended, shall continue to apply to those lands zoned Residential Four with Exception XX (R4-XX) on Schedule A with the exception of the following:

Exception No.	Zone	Permitted Uses	Special Provisions	Location	By-law No.
XX	R4	- Townhouse - Back-to-Back Townhouse	Minimum lot frontage : 5.79 m per townhouse dwelling unit	Lots 12 to 19, Registered Plan 65-M-4504, Part of	2018-043

			Minimum lot frontage : 5.99 m per back-to-back townhouse dwelling unit Minimum exterior side yard : 1.49 m Maximum building height : 13.0 m	Lot 8, Concession 2	
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4. That this By-law shall come into force and effect in accordance with the provisions and regulations pursuant to Section 34 of the Planning Act.

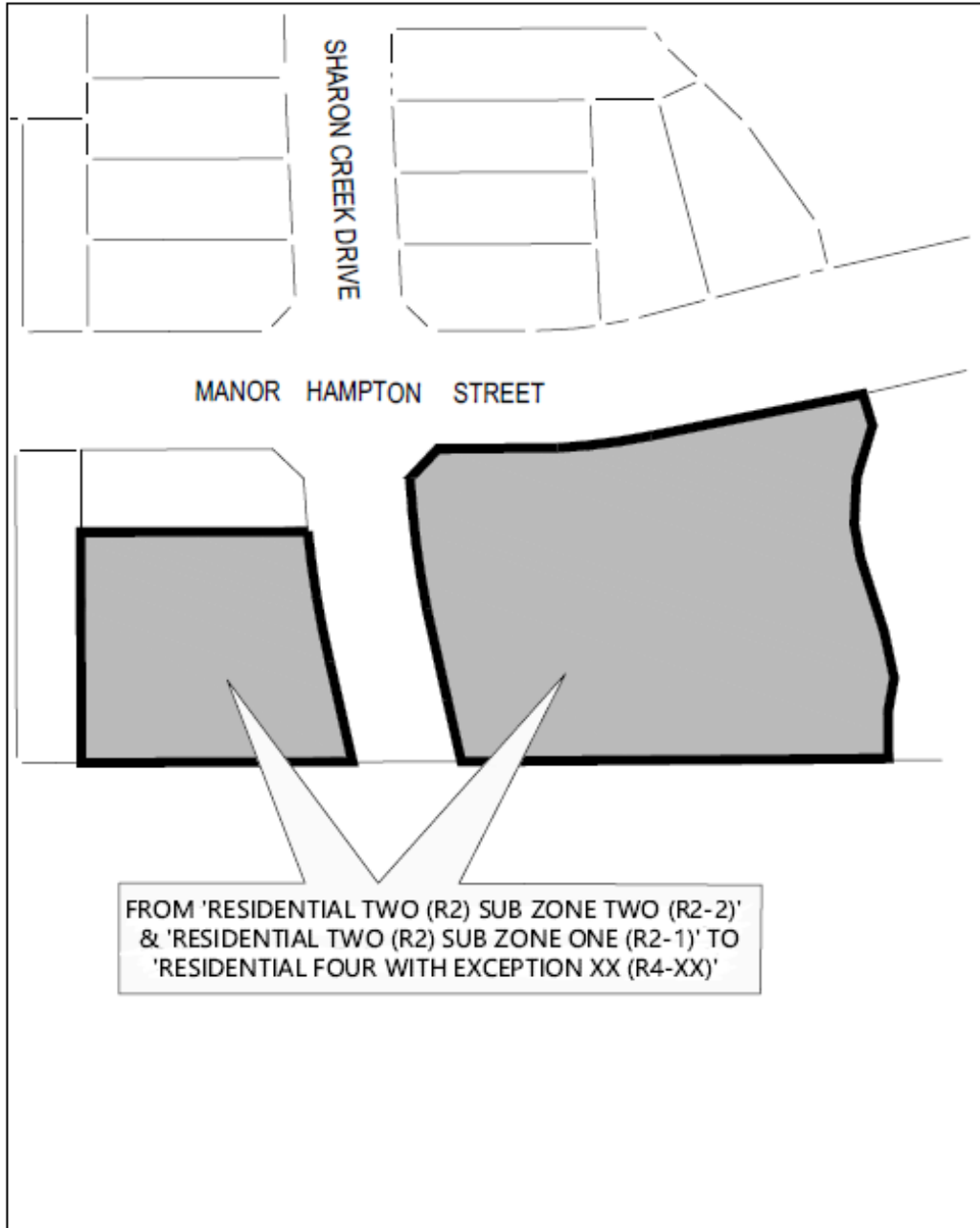
Enacted and passed this ___ day of ___, 202X.


Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

SCHEDULE "A" FORMING PART OF BY-LAW NUMBER 202X-XXX

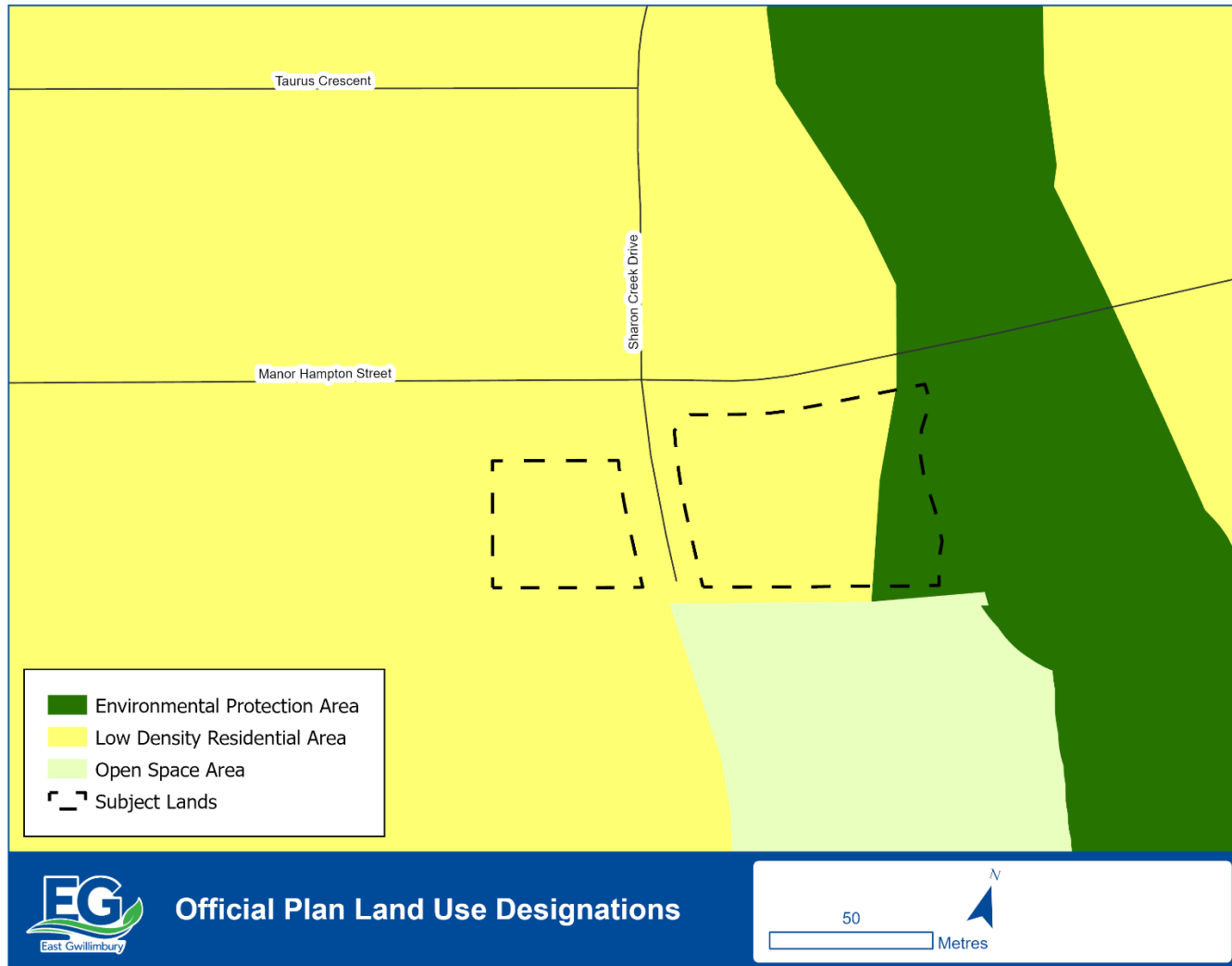
BLOCKS / LOTS 12-19, REGISTERED PLAN 65M-4505 AND PART OF LOT 8, CONCESSION 2:
TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK



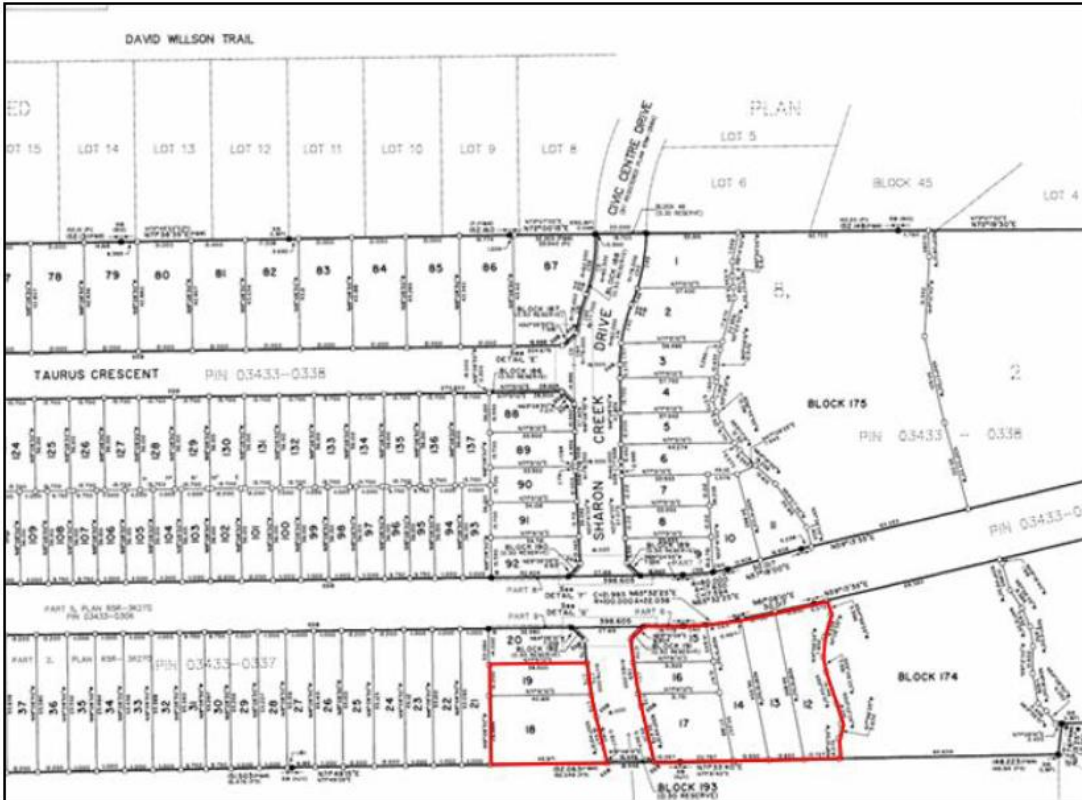
 Lands Subject to this Zoning By-Law

This is Schedule "A" to zoning By-Law 2026-XXX, passed this "X" day of "X", 2026

APPENDIX 5 – Official Plan Land Use Designations



APPENDIX 7 – Subject lands outlined over approved draft Plan of Subdivision (65M-4505)



107-111 Manor Hampton Drive &
171, 172, 173 & 175 Sharon Creek Drive
Sharonvit Estates Inc.



Public Meeting
June 23rd, 2026

Sharonvit Estates Inc.
(Mosaik Homes)

Zoning By-law Amendment
ZBA.26.04



SUBJECT SITE

Legal Description:

Blocks/Lots 12-19, Plan 65M-4505, Part of Lot 8, Concession 2

Site Area:

0.42 Ha (1.03 acres)

Lot Frontage:

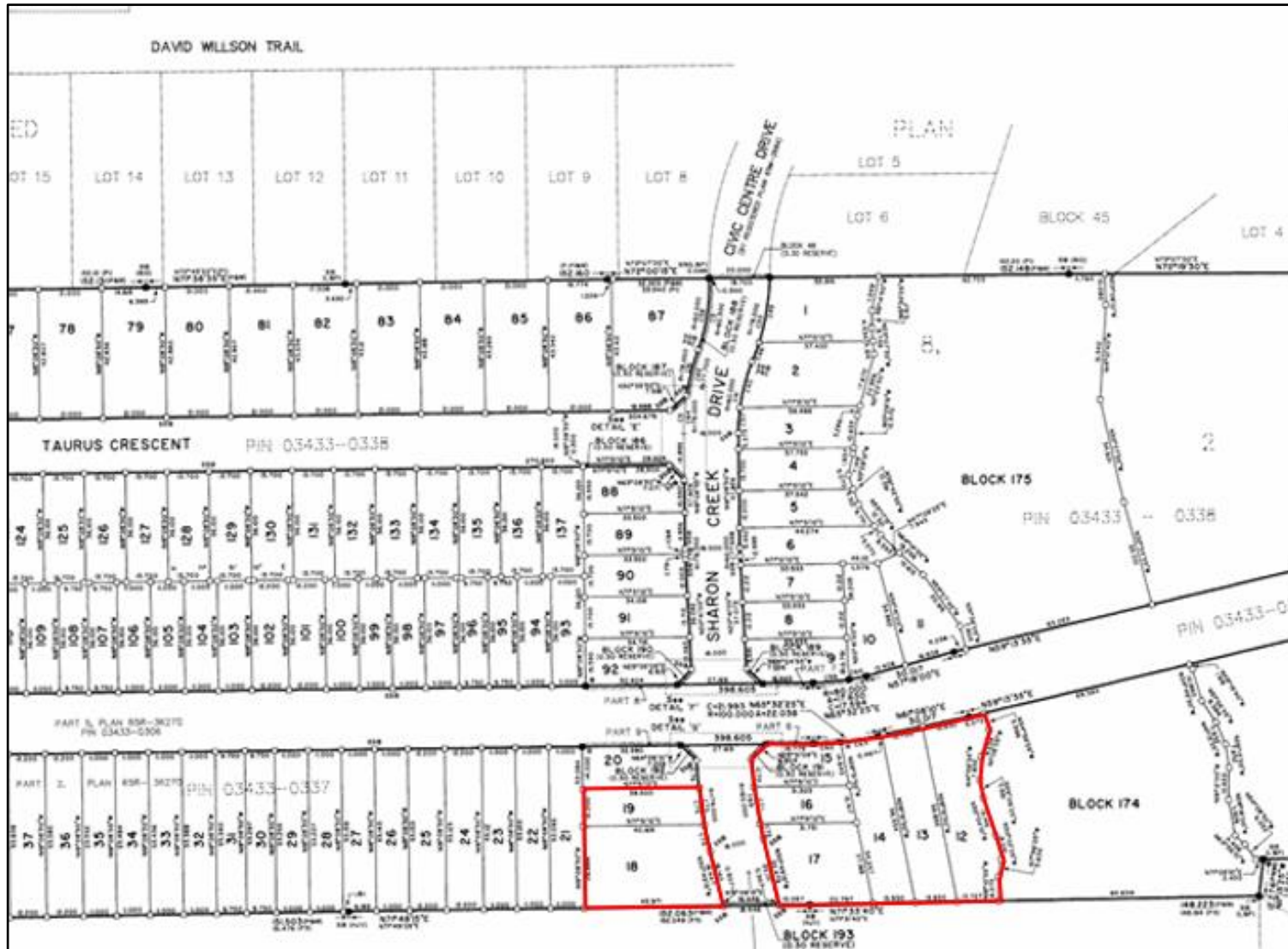
49.57 m (162.63 ft) – Sharon Creek Dr. (East)
30.64 m (100.52 ft) – Sharon Creek Dr. (West)
59.23 m (194.32 ft) – Manor Hampton St.

Existing Use:

8 vacant residential lots (associated with Registered Plan of Subdivision 65M-4576 (formerly lots 12 - 19))



APPROVED SUBDIVISION PLAN 65M-4505



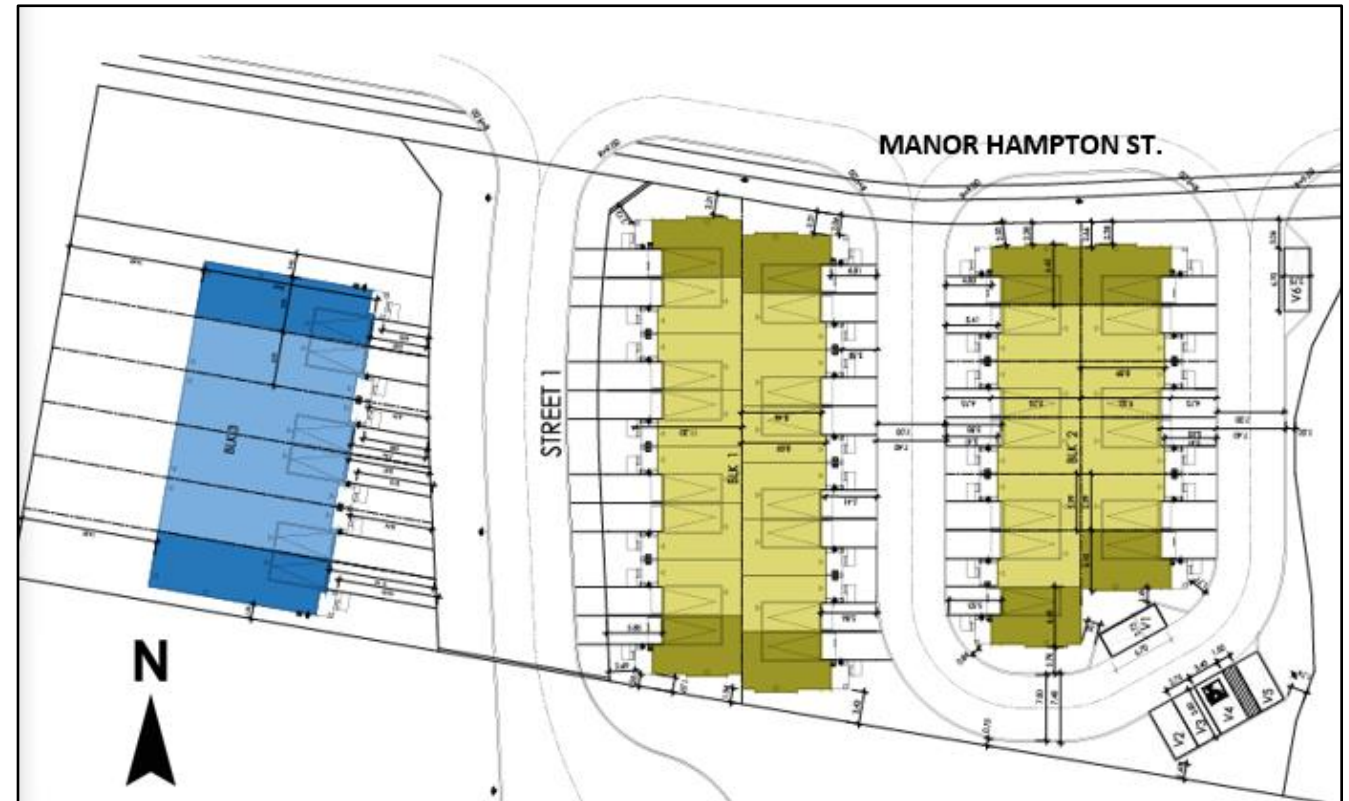
SURROUNDING AREA CONTEXT



DEVELOPMENT PROPOSAL

35 freehold and common element condominium townhouse units contained within 3 development blocks.

- **Unit Breakdown**
 - Block '1' – 16 back-to-back townhouse units
 - Block '2' – 13 back-to-back townhouse units
 - Block '3' – 6 street townhouse units
- **Height**
 - Street Townhouses – 2-storeys (13.0 metres)
 - B2B Townhouses – 3-storeys (13.0 metres)



CONCEPTUAL BUILDING ELEVATIONS

BLOCK 1/2 – Front Elevation



BLOCK 1/2 – Left Side Elevation



BLOCK 1/2 – Rear Elevation



BLOCK 1/2 – Right Side Elevation

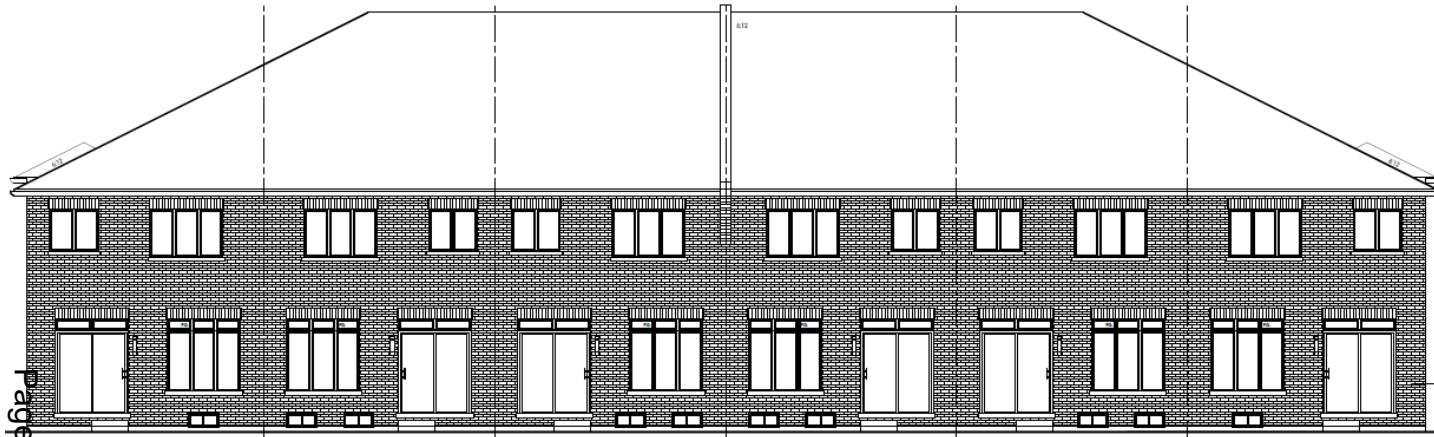


CONCEPTUAL BUILDING ELEVATIONS

BLOCK 3 – Front Elevation



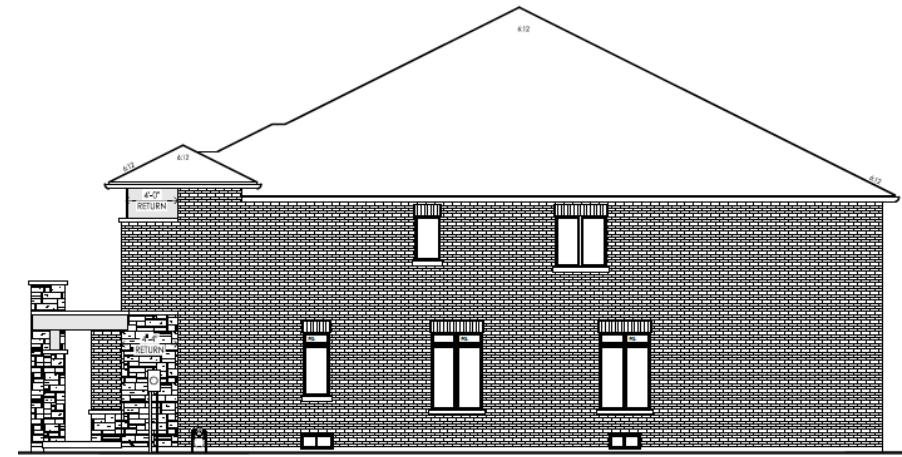
BLOCK 3 – Rear Elevation



BLOCK 3 – Left Side Elevation



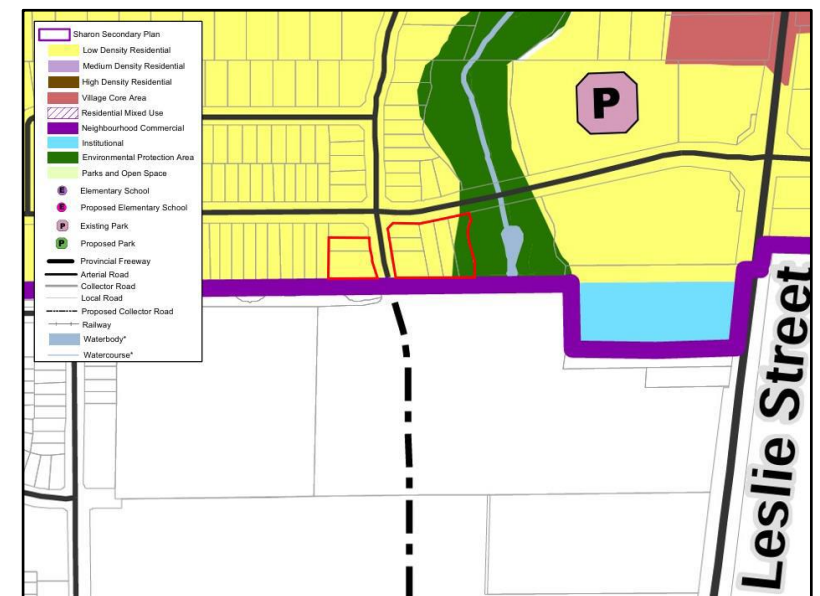
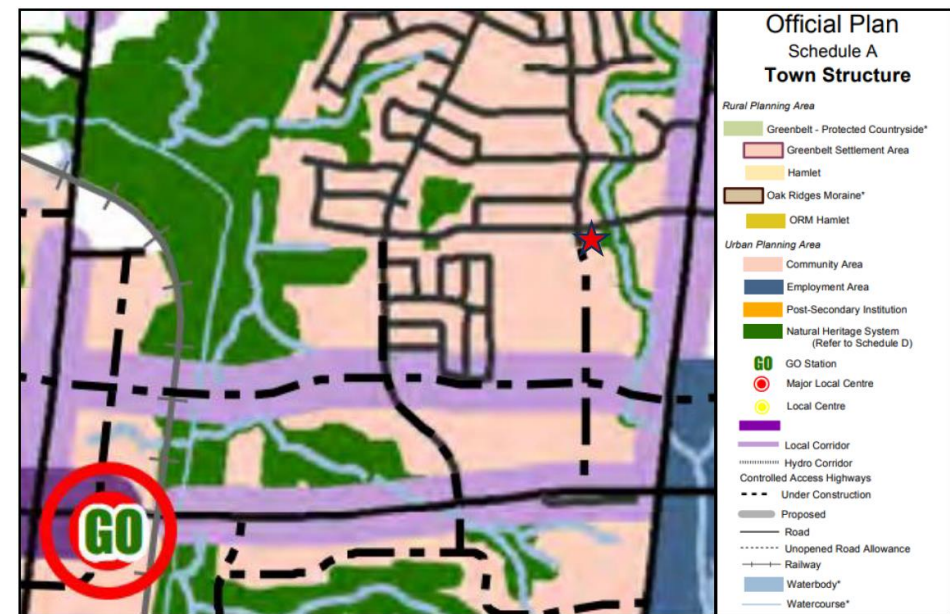
BLOCK 3 – Right Side Elevation



POLICY FRAMEWORK: OFFICIAL PLAN

Town of East Gwillimbury Official Plan (2010)

- Per Schedule A-1 of the OP, the Subject Site is designated “Community Area”.
- *Community Areas* consist of a variety of housing sizes, types and densities. Growth through intensification in Community Areas shall provide a diverse and compatible mix of land uses, including residential and population-related employment uses (Section 3.5.1).
- The Subject Lands are designated “Low Density Residential” partially designated “Environmental Protection Area” in the Town of East Gwillimbury Official Plan.
- Section 4.4.2.2 establishes that *Low Density Residential* areas may be developed with ground-oriented housing including townhouses at densities ranging from 20 to 30 units per net hectare – calculated on an overall development basis.

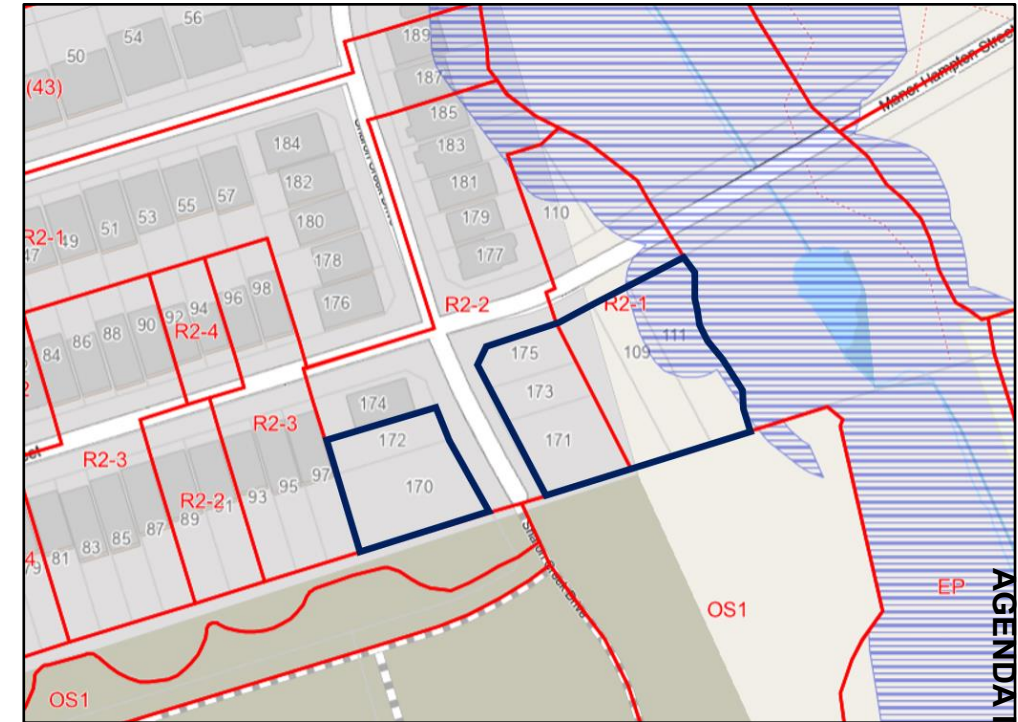


POLICY FRAMEWORK: ZONING BY-LAW

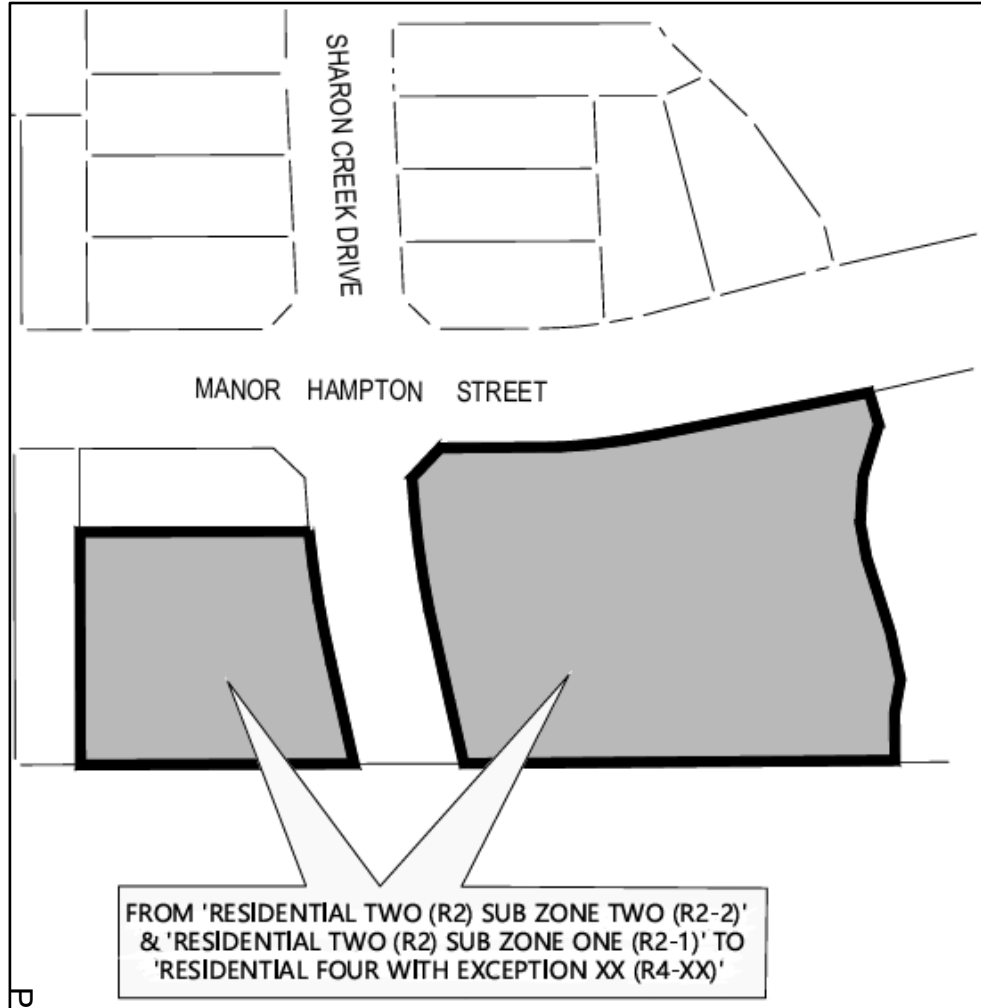
Town of East Gwillimbury Zoning By-law 2018-043

- The Subject Lands are zoned from Residential Two (R2) Sub-Zone Two (R2-2) and Residential Two (R2) Sub-Zone One (R2-1).
- A Zoning By-law Amendment has been submitted to rezone the lands to a site-specific 'Residential Four (R4-XX)' Zone to permit townhouse and rear lane townhouse dwelling forms.
- The ZBLA introduces an amendment to some of the performance standards established for multi-residential buildings including site specific exceptions to minimum lot frontage, minimum exterior yard, and maximum building height.
- The proposed relief from the By-law is contextually appropriate for the planned character of Low-Density Residential areas and does not materially alter the overall function and purpose of the R4 zone.

Residential Apartment (R4) Zone Standards				
	Townhouse		Back-to-Back Townhouse	
Provision	Required	Provided	Required	Provided
Min. Lot Frontage	6.0 m	5.79 m	6.0 m	5.99 m
Min. Front Yard	4.0 m	6.05 m	4.0 m	4.80 m
Min. Rear Yard	7.0 m	14.43 m	0 m	0/1.39 m
Min. Int. Side Yard	1.2 m / 0 m	1.55 m	1.2 m / 0 m	1.25 m
Min. Ext. Side Yard	2.4 m	NA	2.4	1.49 m
Max. Height	12.0 m	13.0	12.0 m	13.0 m







PROPOSED ZONING



Residential Four (R4) Zone Standards				
Provision	Townhouse		Back-to-Back Townhouse	
	Required	Provided	Required	Provided
Min. Lot Frontage	6.0 m	5.79 m	6.0 m	5.99 m
Min. Front Yard	4.0 m	6.05 m	4.0 m	4.80 m
Min. Rear Yard	7.0 m	14.43 m	0 m	0/1.39 m
Min. Int. Side Yard	1.2 m / 0 m	1.55 m	1.2 m / 0 m	1.25 m
Min. Ext. Side Yard	2.4 m	NA	2.4	1.49 m
Max. Height	12.0 m	13.0	12.0 m	13.0 m

PROJECT MILESTONES & NEXT STEPS

- ZBLA & SPA Application Submission – April 24, 2026 
- Notice of Complete Application – May 15, 2026 
- Technical Review by Internal Departments & External Agencies 
- Statutory Public Meeting – June 23, 2026  **WE ARE HERE**
- ZBLA Finalized & Outstanding Issues Resolved
- Staff Report with Recommendations to Town Council
- Town Council Decision
- Final Decision Circulated
- Submission of Draft Plan of Condominium & Part Lot Control Exemption Applications

THANK YOU

HUMPHRIES PLANNING GROUP INC.

Jonathan Sasso, Senior Planner

190 Pippin Road, Suite A

Vaughan, ON

L4K 4X9

(905) 264-8073 ext. 228



**NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING
ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL**

EAST GWILLIMBURY TOWN COUNCIL will hold a Public Meeting to receive input on the above noted Planning Act application on:

**June 23, 2026 at 6:00PM
at
Town of East Gwillimbury Civic Centre
Council Chambers
(19000 Leslie Street Sharon, ON)**

ANY PERSON may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Planning Act applications. You may attend the meeting in-person or by joining electronically. If you wish to make a verbal representation by joining the meeting electronically, you must register no later than June 22, 2026 at 4:30PM, by emailing the Town of East Gwillimbury Clerks Office at clerks@eastgwillimbury.ca. The Clerks Office will provide any such person with instructions on how to make their electronic verbal representation.

Written comments can also be provided directly to the Development Services Department by emailing Mark Chuang, Planner at mchuang@eastgwillimbury.ca prior to the meeting. If there are any questions you can call 905-478-4282.

APPLICATION(S): The Owner has submitted a Zoning By-law Amendment (ZBA) application and Site Plan Control (SPA) application.

PURPOSE: A Zoning By-law Amendment application has been submitted to rezone the subject lands from the "Residential (R2-3)" Zone to a site-specific "Residential (R4)" Zone to permit the development of 16 three-storey townhouse dwelling units on a private lane. The subject lands form part of Phase 2 of an existing registered plan of subdivision (65M-4576). The proposed development includes two blocks of townhouses flanking a central north-south private lane with a single access from Kiteley Crescent. A concurrent Site Plan Control application has been submitted in support of the proposed development.

PROPERTY: 1-9 Kiteley Crescent, Community of Sharon (see the attached location map).

FILE NUMBER(s): ZBA.26.03 and SPA.26.01

CONTACT:

Any inquiries or for copies of the proposed Zoning By-law Amendment and Site Plan should be directed to **Mark Chuang** of the Development Services department at 905-478-4282 ext 3851, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Development Services, Planning Branch at the same address, faxed to 905-478-2808 or emailed to mchuang@eastgwillimbury.ca. Please quote the File Name and Number.

Personal Information Collection Notice

The Town of East Gwillimbury collects personal information in communications or presentations made to Town Council and/or its Committees under the legal authority of the *Planning Act, R.S.O. 1990*, Chapter c.P.13, as amended. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990*, c. M.56, as amended, (the "Act") public feedback to planning proposals is considered to be public recorded and may be disclosed to any individual upon request in accordance with the Act. If you are submitting letters, faxes, emails, presentations or other communications to the Town, you should be aware that your name and the fact that you communicated with the Town will become part of the public record and will appear on the Town's website. The Town will also make your communication and any personal information in it, such as your address and postal code or email address available to the public unless you expressly request the Town to remove it. Questions about this collection should be directed to the Town Clerk, Town of East Gwillimbury, 19000 Leslie Street, Sharon, Ontario L0G 1V0 905-478-4283.

Audio and Video Recording of Council and Committee Meetings

The Town audio and/or video records Public Planning Meetings. If you make a presentation to Town Council or its Committees, you may be audio or video recorded. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990*, c. M.56, as amended, (the "Act") public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with the Act.

Zoning By-law Amendment (under Section 34 of the Planning Act and O. Reg. 545/06) and Site Plan Control Application (under Section 41 of the Planning Act)

The Town of East Gwillimbury has received a complete application for a Zoning By-law Amendment and a Site Plan Control application for the subject property. If you wish to be notified of the decision of the Town of East Gwillimbury on the proposed Zoning By-law Amendment, you must make a written request to the Town of East Gwillimbury to the attention of Mark Chuang, Planner - Development Services - Planning Branch.

If a person or public body would otherwise have an ability to appeal the decision of the Town of East Gwillimbury to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of East Gwillimbury before the proposed Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of East Gwillimbury before the proposed Zoning By-law Amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For the Site Plan Control application, please note that only the applicant may appeal the Town's decision to the Ontario Land Tribunal in accordance with Section 41 of the Planning Act. If you wish to be notified of the decision on the Site Plan Control application, you must make a written request to the Town of East Gwillimbury to the attention of Mark Chuang, Planner - Development Services - Planning Branch.

DATED at the Town of East Gwillimbury, this 25th day of May, 2026.

Location Map:



1-9 Kiteley Crescent

50 Meters
Sources: Region of York, Lake Simcoe Region Conservation Authority, Town of East Gwillimbury, 2024

Development Services Memorandum

To: Council

Date: June 23, 2026

Subject: Proposed Zoning By-law Amendment
1-9 Kiteley Crescent
Sharonvit Estates Phase 2 Revision
Public Meeting
[File: ZBA.26.03]
[Related File: SPA.26.01]

Origin: Development Services, Planning Branch

Purpose

The purpose of this memorandum is to inform and obtain feedback from Council and the public on the Zoning By-law Amendment application submitted by Humphries Planning Group Inc. on behalf of Sharonvit Estates Inc. The application was deemed complete on April 7, 2026.

The subject lands are part of an approved draft plan of subdivision, registered on August 7, 2017. Phase 2 of that plan was approved for 46 single-detached lots, together with a future development block. Forty-one of those lots have been constructed. The subject lands are the five remaining lots, which were originally approved as single-detached lots and are vacant. This application proposes to consolidate these five lots and construct 16 common element condominium townhouse dwelling units, organized into three development blocks and accessed by a private condominium lane. Apart from the subject lands, the only parcel within Phase 2 that remains to be developed is the future development block, located immediately to the west.

The townhouse blocks are designed to accommodate 4 to 7 units per building block, with a maximum building height of 3 storeys (11.88 metres, measured from the peak of the roof). The development is proposed to be designed as a common element condominium, whereby specific common elements (i.e., the private laneway) will be owned in common interest by the Corporation, and individual units are freehold parcels of tied land which are not part of the condominium. Access to the site is proposed via a 10.64-metre driveway onto Kiteley Crescent. A total of 46 parking spaces is proposed. The front lane townhouse units each provide two parking spaces (one in the garage and

one in the driveway), and the rear lane townhouse units each provide four parking spaces (two in the garage and two in the driveway). The development is proposed to be serviced by municipal water and sanitary sewers and by private waste collection. As the subject lands are part of the Sharon Inline Storage Agreement area, the development is subject to servicing capacity allocation requirements. The Town and the Region recommend that a Holding (H) provision be placed on the proposed zoning to ensure that development does not proceed until servicing capacity has been allocated.

A pre-consultation meeting for the proposal (File DRC.24.32) was completed, with a Pre-Consultation Checklist dated October 10, 2024. At the pre-consultation stage, the applicant contemplated a larger concept of 31 townhouse dwelling units, including rear-lane and back-to-back units. Town staff advised that an Official Plan Amendment would be required for the density of the contemplated units. The current application reflects a revised and reduced proposal of 16 townhouse dwelling units.

Background

Location

The subject lands, municipally known as 1, 3, 5, 7, and 9 Kiteley Crescent, are located at the south-west corner of Kiteley Crescent and Murrell Boulevard, within the community of Sharon, as shown on the location map included as Appendix 1. The lands are situated within a residential neighbourhood that forms part of the broader Sharonvit Estates plan of subdivision (Registered Plan 65M-4576).

The lands are comprised of five vacant lots associated with Registered Plan of Subdivision 65M-4576, have a total area of approximately 0.29 hectares (0.72 acres) and have frontage of approximately 51.58 metres along Kiteley Crescent and approximately 41.3 metres on Murrell Boulevard. The lots were originally contemplated for single-detached residential development..

Surrounding Land Uses/Site Characteristics

The subject property consists of five vacant residential lots as shown in Appendix 1.

The surrounding land uses are as follows:

North: Kiteley Crescent, with residential development on the north side of the street consisting of townhouses and single-detached houses.

East: Murrell Boulevard, a local residential street, with single-detached dwellings on the east side of the street.

South: Lands located outside the Sharon Secondary Plan area, comprising undeveloped open space lands with natural features. There is no public street along the

southern boundary, and the proposed internal private lane terminates at the south end of the site.

West: Future Development Block that is currently vacant.

Servicing

Residential development in the Town requires servicing capacity allocation prior to final approval. The Functional Servicing and Stormwater Management Report (FSSR) and Site Servicing Plan (SSP) indicate that water servicing for the proposed development will be provided by the existing local 200mm watermain on Kiteley Crescent. The FSSR indicates that a hydrant flow test will be conducted and its results will be included within a future submission.

The FSSR and SSP indicate that wastewater servicing for the proposed development will be provided by the existing local 450mm sanitary sewer on Kiteley Crescent. Downstream sanitary capacity analysis indicates that sanitary sewers on Kiteley Crescent will be over capacity.

Prior to final approval, the applicant will need to demonstrate that the subject development has been allocated servicing capacity.

Submission Materials

The following studies and plans were submitted in support of the application:

- Cover Letter
- Pre-Consultation Checklist
- Zoning By-law Amendment Application Form
- Site Plan Approval Application Form
- Draft Zoning By-law Amendment (Text and Schedule)
- Planning Justification Report
- Site Plan, Floor Plans, Roof Plan, Building Elevations, and Coloured Renderings
- OBC Data Matrix
- Accessibility Standards
- Waste Management Plan
- Thinking Green Design Standard
- Geotechnical/Soils Report
- Phase 3 M-Plan 65M-4669
- Phase 2 M-Plan (Part of Lot 8, Concession 2)
- Landscape Plan, Planting Plan, and Details
- Landscape Cost Estimate
- Site Grading Plan, Site Servicing Plan, Erosion and Sediment Control Plan
- Functional Servicing and Stormwater Management Report
- Engineering Cost Estimate
- Construction Management Plan
- Engineered Fill Certification Report and Letter
- Engineered Fill Lot Plan
- Hydrogeological Report
- Tree Inventory Plan and Table
- Tree Inventory Plan (South Sharon)

- Confirmation Letter (SWIAMP)
- Traffic Brief

Policy Context

Section 34(10) of the *Planning Act* permits a person or public body to make a request to Council to amend its Zoning By-law. Section 41 of the *Planning Act* provides that where a municipality has a site plan control by-law, Council may require the owner of land to enter into a site plan agreement as a condition of development. A site plan control application has been submitted.

Provincial Policies

All *Planning Act* applications must be consistent with Provincial policies.

The Provincial Planning Statement, 2024 (PPS) seeks the development of strong communities by promoting efficient land use and development patterns and how land will be used to manage growth over the long term. The PPS supports the provision of a range and mix of housing options, including affordable housing, to serve the needs of current and future residents. It encourages residential intensification and the efficient use of land and infrastructure within settlement areas.

The Lake Simcoe Protection Plan (LSPP) provides policies that address aquatic life, water quality, water quantity, shorelines and natural heritage, and other threats and activities (including invasive species, climate change, and recreational activities) and implementation within this area. The *Planning Act* requires that all planning decisions conform to the applicable designated policies in the LSPP and have regard to the other applicable policies, with the goal of protecting and restoring the ecological health of the Lake Simcoe Watershed.

The Zoning By-law Amendment application will be reviewed in the context of the above referenced Provincial policies in a future comprehensive recommendation report to Council.

Regional Municipality of York Official Plan 2022

The subject property is part of the "Urban Area" as indicated on Map 1 - Regional Structure of the York Region Official Plan (YROP). These areas focus on development and growth. The subject property is designated "Community Area", as shown on Map 1A of the YROP. Community Areas are intended to accommodate the majority of residents and serve as hubs for personal services, retail, arts, culture, recreational facilities, and human services. They shall contain a wide range and mix of housing types, sizes, and tenures, including options that are affordable to residents at all stages of life. Policies promote walkable, pedestrian-oriented, and amenity-rich locations that provide residents with access to a variety of services and open spaces in close proximity to their homes.

The subject Zoning By-law Amendment will be reviewed in the context of the York Region Official Plan in a future comprehensive recommendation report to Council.

Town of East Gwillimbury Official Plan 2010

The subject property is located within the Community Areas as shown on Schedule A-1 of the Town's Official Plan. Community Areas are intended to support places where people live, shop, learn, and access services such as healthcare, retail, and places of worship.

The subject lands are designated Low Density Residential in the Town's Official Plan, as identified in Schedule B-3 - Sharon Land Use Plan (Appendix 2). Lands designated Low Density Residential provide areas for the creation of neighbourhoods comprised of ground-related housing and other compatible uses that provide for the day-to-day needs of residents.

Per Section 4.4.2.1, land designated Low Density Residential may be zoned to permit ground-oriented housing units, such as single and semi-detached dwellings and townhouses. Section 4.4.2.2 provides that Low Density Residential areas may be developed to a residential density ranging between 20 and 30 units per net hectare. Section 4.4.2.3 requires that generally, a minimum of 15 percent of the net residential area of the lands designated Low Density Residential shall be developed for townhouses.

Section 4.4.2.4 provides that rear or back lotting of dwelling units within the Low Density Residential designation shall not be permitted on arterial and collector roads and shall be minimized where abutting parks and valleys. Section 4.4.2.5 provides that infilling of vacant lots and intensification of existing properties is encouraged in the Low Density Residential designation, subject to the intensification policies in Section 3.5 and the permissions afforded under Section 3.2.3.3 of this Plan where the lands are within a Local Corridor.

The applicant is proposing to convert the five single-detached lots to townhouse dwelling units which would contribute to the minimum 15 percent townhouse component for Low Density Residential areas under Section 4.4.2.3. The relationship of the proposed rear-lane townhouse units to the back lotting policy in Section 4.4.2.4 is among the matters that staff will assess in the future comprehensive recommendation report.

The subject lands are not in an area of archaeological potential, and no nearby properties are on the municipal heritage register.

The subject Zoning By-law Amendment application will be reviewed in the context of the Town's Official Plan in a future comprehensive recommendation report to Council.

Town of East Gwillimbury Zoning By-law 2018-043, as amended

The property is zoned Residential Two (R2) Sub-Zone Three (R2-3) under the Town's Zoning By-law 2018-043, as amended (Appendix 3).

The R2 Zone permits single-detached dwellings and accessory uses, including accessory apartments, home businesses, and home childcare. The R2 Zone does not permit townhouse dwellings. The R2-3 Sub-Zone standards include a minimum lot frontage of 10.7 metres, a minimum front yard setback of 4.0 metres, a minimum rear yard setback of 7.0 metres, minimum interior side yards of 1.2 metres on one side and 0.6 metres on the other side, a minimum exterior side yard of 3.0 metres, and a maximum building height of 12.0 metres. The minimum setback for a private garage from the front lot line is 6.0 metres.

A Zoning By-law Amendment has been submitted to rezone the subject lands from the R2-3 Sub-Zone to a site-specific Residential Four with Exception XX (R4-XX) Zone. The R4 Zone is the Town's zone category that permits townhouse dwellings. The R4 Zone also permits duplexes, multiple dwellings, back-to-back townhouse dwellings, townhouse dwellings with rear lane access, coach houses, and retirement homes.

Town staff will review the proposed Zoning By-law Amendment application in the context of the above-referenced zoning provisions prior to preparing a recommendation report for Council's consideration.

PROPOSED APPLICATION**Proposed Zoning By-law Amendment**

The proposed Zoning By-law Amendment seeks to rezone the subject lands from the Residential Two (R2) Sub-Zone Three (R2-3) to a site-specific Residential Four with Exception XX (R4-XX) Zone to permit the development of 16 common element condominium townhouse dwelling units on a private lane. The rezoning is required because the current R2 Zone does not permit townhouse dwellings.

The proposed R4-XX Zone would apply the base Residential Four (R4) Zone standards under Zoning By-law 2018-043, with three site-specific exceptions to accommodate the proposed development form. The site-specific exceptions relate to reduced minimum lot frontage for the proposed townhouse dwelling units and a reduced minimum rear yard setback. A summary of the base R4 Zone standards, and the proposed site-specific amendments is provided below:

PROVISION	R4 REQUIREMENTS	PROPOSED (R4-XX)
PERMITTED USES	Townhouse dwellings, townhouse dwellings with rear lane access, are both permitted.	Townhouse dwellings, townhouse dwellings with rear lane access, are both permitted.
MIN. LOT FRONTAGE (TOWNHOUSE)	6.0 m per unit	4.71 m per unit
MIN. LOT FRONTAGE (TOWNHOUSE WITH REAR LANE ACCESS)	7.0 m per unit	5.79 m per unit
MIN. REAR YARD (TOWNHOUSE)	7.0 m	6.06 m
MIN. REAR YARD (TOWNHOUSE WITH REAR LANE ACCESS)	1.0 m to garage	1.0 m to garage

Site Plan Approval

A Site Plan Control application has been submitted concurrently with the Zoning By-law Amendment.

The site plan will be reviewed by Town staff and external agencies as part of a comprehensive technical review, and the applicant will be required to enter into a site plan agreement with the Town prior to the issuance of building permits.

As the proposed development is designed as a common element condominium with a shared private laneway, the applicant will also be required to submit an application for a Plan of Condominium. The Plan of Condominium application will be subject to a separate review and approval process. The applicant has also indicated that a future Part Lot Control application will be required to create the freehold parcels of tied land for the individual townhouse units.

Analysis

A review of the proposed Zoning By-law Amendment application is being conducted by internal departments and external agencies. Planning staff will continue to review the applications with respect to the following matters before bringing a recommendation report to Council:

- Conformity with the Provincial, Regional and local planning policies
- Appropriateness and compatibility of the proposed amendments, including the proposed site-specific exceptions
- Compatibility of the proposed development with surrounding land uses

As part of a comprehensive review, staff will also review any comments received from the public and Council at this public meeting.

Public Comments

Planning staff have not received any public comments at the time of writing this memorandum.

Financial Implications

The Owner has paid all application fees. Any financial implications will be considered as part of a future recommendation report to Council.

Need For Public Consultation

Public Planning meeting notification has been provided in accordance with the requirements of the *Planning Act* as follows:

On April 7, 2026, the Town deemed the application complete.

A notice of complete application and public meeting was issued by mail to all addressed property owners within a minimum of 120 metres (393 feet) of the subject property on June 3, 2026.

A Public Planning meeting notice sign was posted on the subject lands. The details for this public meeting were also advertised to residents on the Town's website and East Gwillimbury's EG Bulletin.

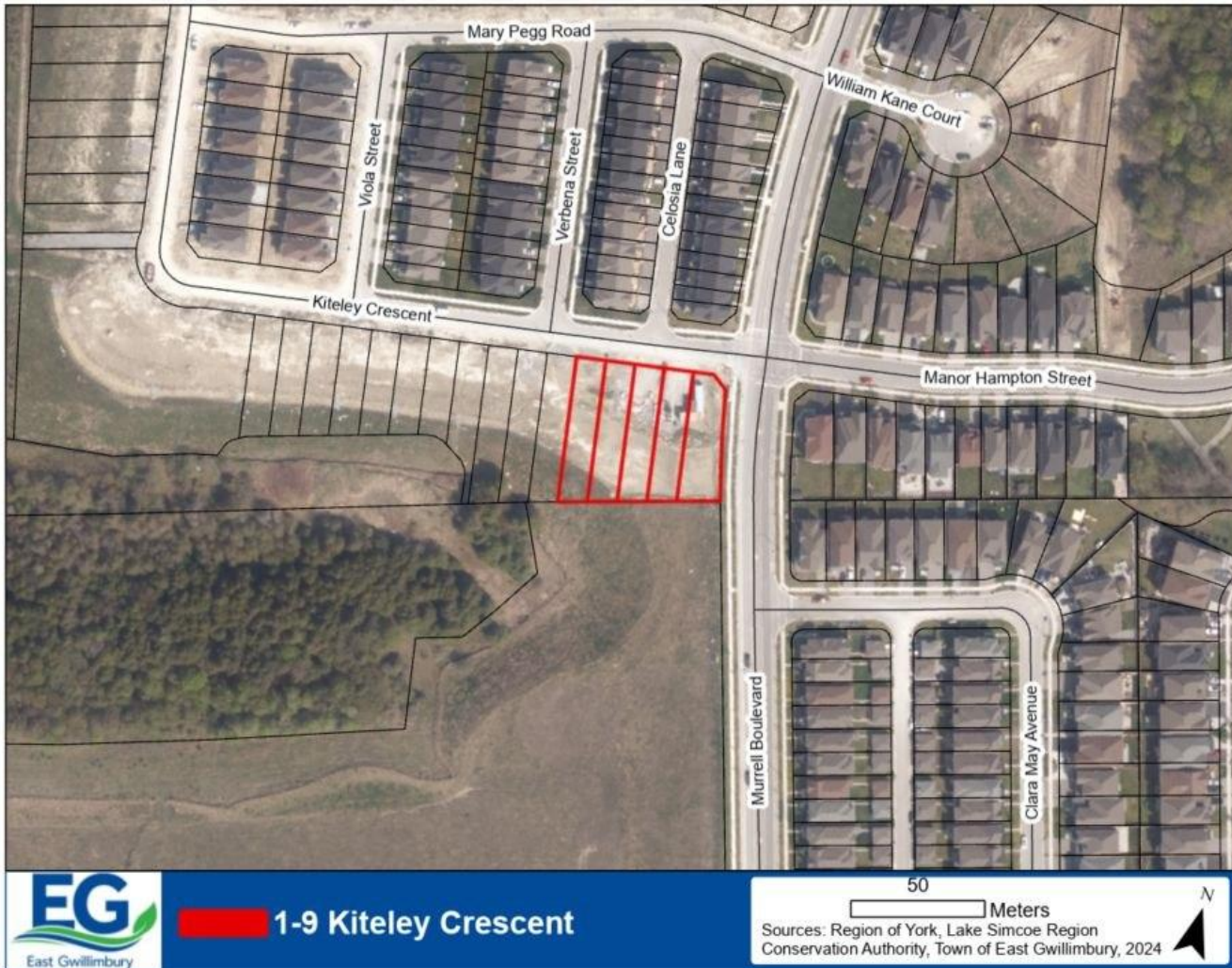
Conclusion

Staff will continue to undertake a technical review of the rezoning application including, but not limited to the above noted matters, agency and internal comments received from circulating the proposed planning application, and comments from the public and Council at the statutory Public Meeting. A comprehensive recommendation report for the Zoning By-law Amendment will be presented to Council for consideration and direction at a future Council meeting.

Appendices

- Appendix 1 - Location Map
- Appendix 2 - Official Plan Designation
- Appendix 3 - Zoning Map
- Appendix 4 - Proposed Site Plan
- Appendix 5 - Building Elevations
- Appendix 6 - Building Rendering
- Appendix 7 - Registered Plan of Subdivision 65M-4576
- Appendix 8 - Notice of Complete Application and Public Meeting

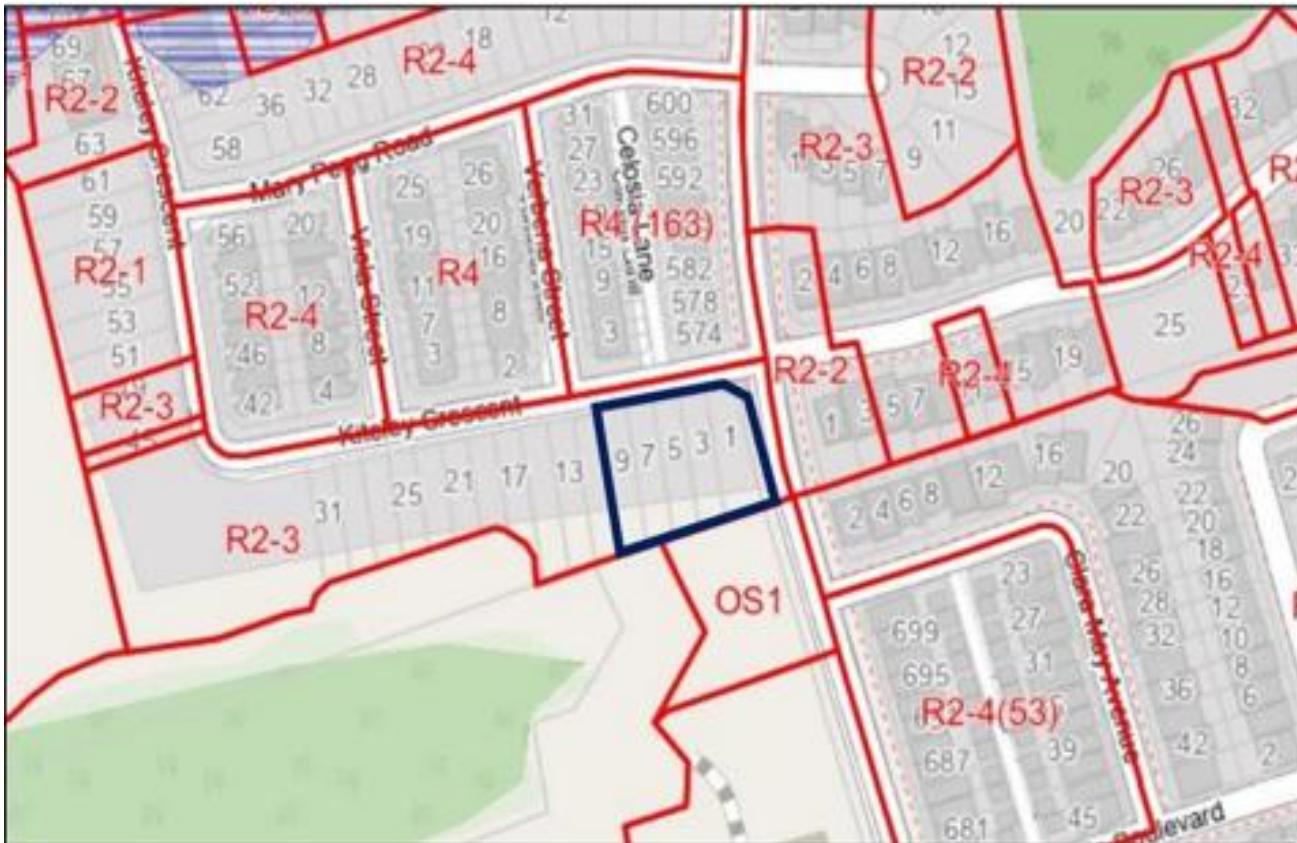
APPENDIX 1 - Location Map



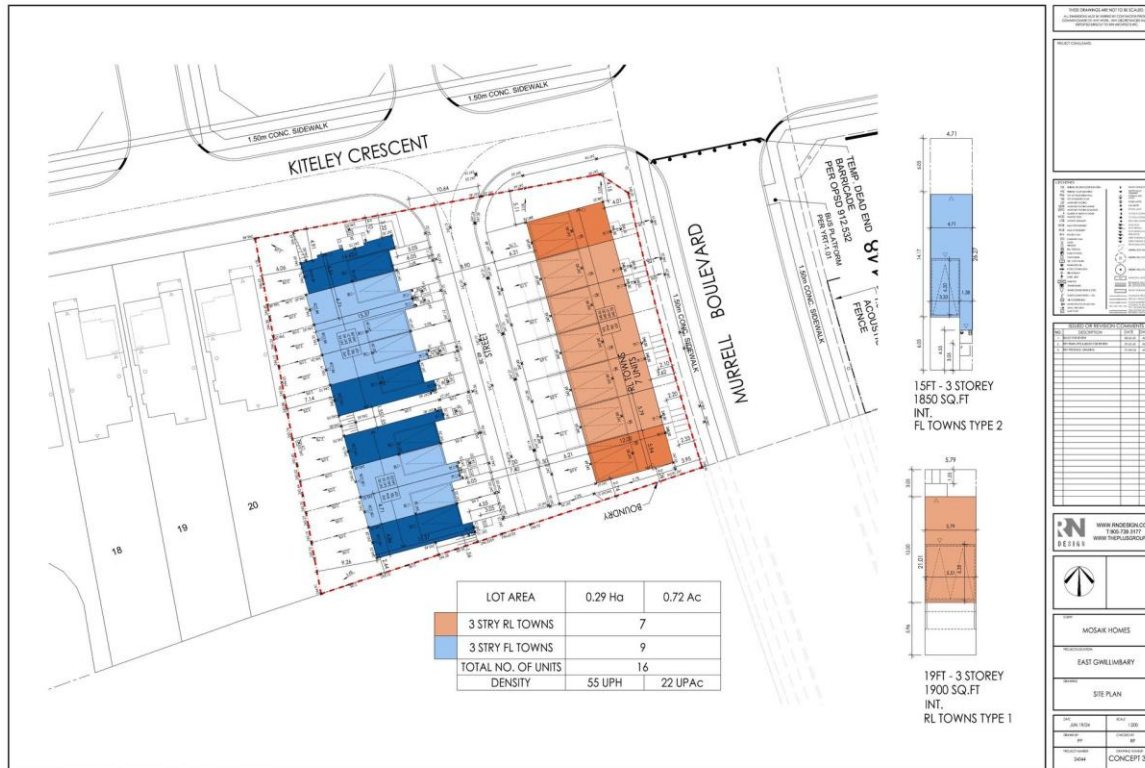
APPENDIX 2 - Official Plan Designation



APPENDIX 3 - Zoning Map



APPENDIX 4 - Proposed Site Plan



View a larger version of the proposed [Site Plan](#).

APPENDIX 5 - Building Elevations



APPENDIX 6 - Building Rendering



APPENDIX 8 - Notice of Complete Application and Public Meeting



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Property: 1-9 Kiteley Crescent, Sharon

Applicant: Sharonvit Estates Inc.

File Number: ZBA.26.03 and SPA.26.01

The Town of East Gwillimbury has received and deemed the following development application complete and scheduled a public meeting.

- A Zoning By-law Amendment application has been submitted to rezone the subject lands from the "Residential (R2-3)" Zone to a site-specific "Residential (R4)" Zone to permit the development of 16 three-storey townhouse dwelling units on a private lane. The subject lands form part of Phase 2 of an existing registered plan of subdivision (65M-4576). The proposed development includes two blocks of townhouses flanking a central north-south private lane with a single access from Kiteley Crescent. A concurrent Site Plan Control application has been submitted in support of the proposed development.

Public Meeting: June 23, 2026, at 6 p.m. at the EG Civic Centre (19000 Leslie Street, Sharon) or attend virtually at [youtube.com/TownEastGwillimbury](https://www.youtube.com/TownEastGwillimbury)

Please visit eastgwillimbury.ca/ActiveApplications for more information or contact Mark Chuang to submit comments at mchuang@eastgwillimbury.ca or 905-478-4282 ext. 3851. Regular mail to be sent to 19000 Leslie Street, Sharon, Ontario L0G 1V0. Please quote the File Number in your comments.



1-9 Kiteley Crescent

Sharonvit Estates Inc.



Public Meeting

June 23rd, 2026

**Sharonvit Estates Inc.
(Mosaik Homes)**

**Zoning By-law Amendment
ZBA.26.03**

HUMPHRIES PLANNING GROUP INC.

AGENDA ITEM # J. 2.

SUBJECT SITE

Legal Description:

Blocks/Lots 24-28, Plan 65M-4576, Part of Lot 8, Concession 2

Site Area:

0.29 Ha (0.72 acres)

Lot Frontage:

51.58 m (169.23 ft) – Kiteley Crescent
41.3 m (135.5 ft) – Murrell Boulevard

Existing Use:

5 vacant residential lots (associated with Registered Plan of Subdivision 65M-4576 (formerly lots 21 – 25))



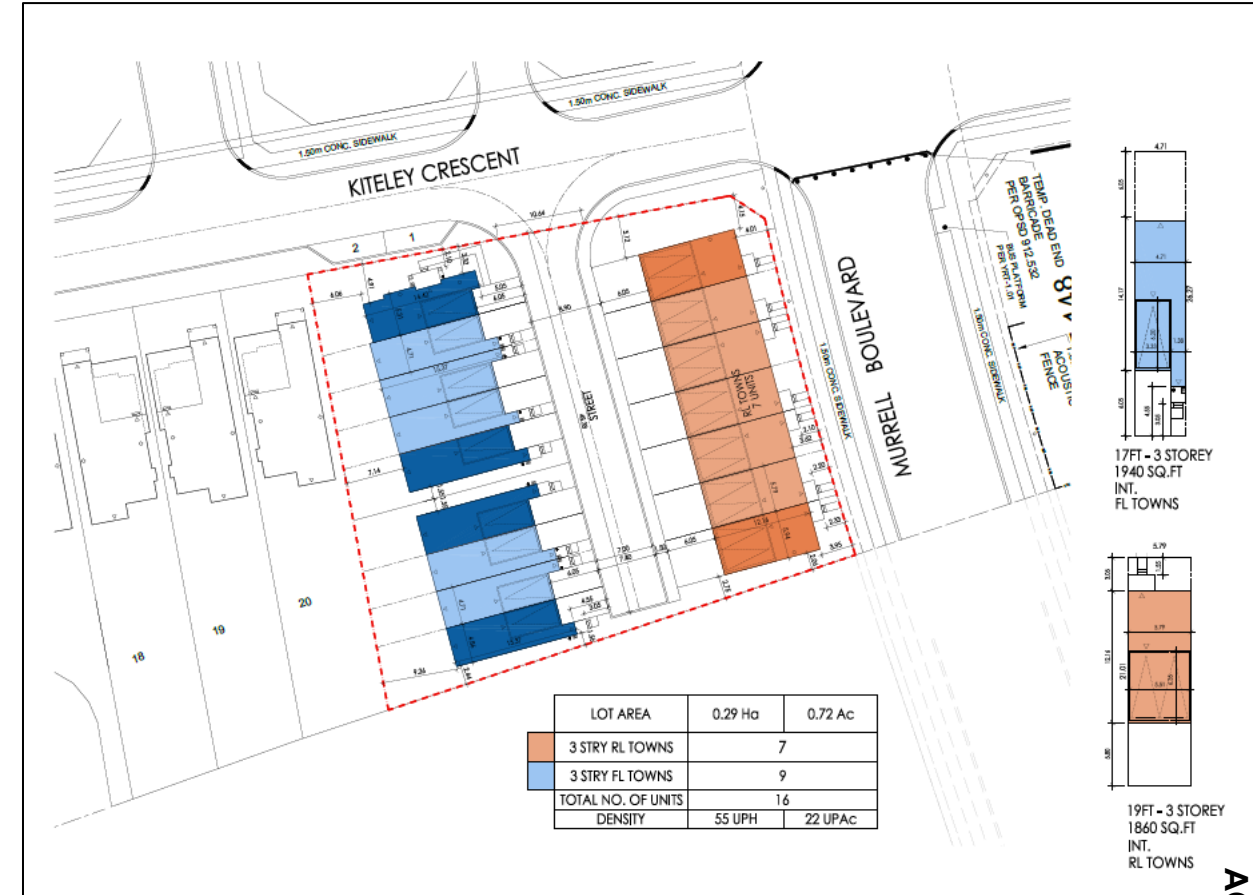
SURROUNDING AREA CONTEXT



DEVELOPMENT PROPOSAL

16 common element condominium townhouse units contained within 3 development blocks.

- **Unit Breakdown**
 - Block '1' – 5 front lane townhouse units
 - Block '2' – 4 front lane townhouse units
 - Block '3' – 7 rear lane townhouse units
- **Height**
 - Front lane Townhouses - 3-storeys (12 metres)
 - Rear lane Townhouses - 3-storeys (12 metres)
- **Access**
 - 10.64 metre full-moves driveway onto Kiteley Crescent



CONCEPTUAL BUILDING ELEVATIONS

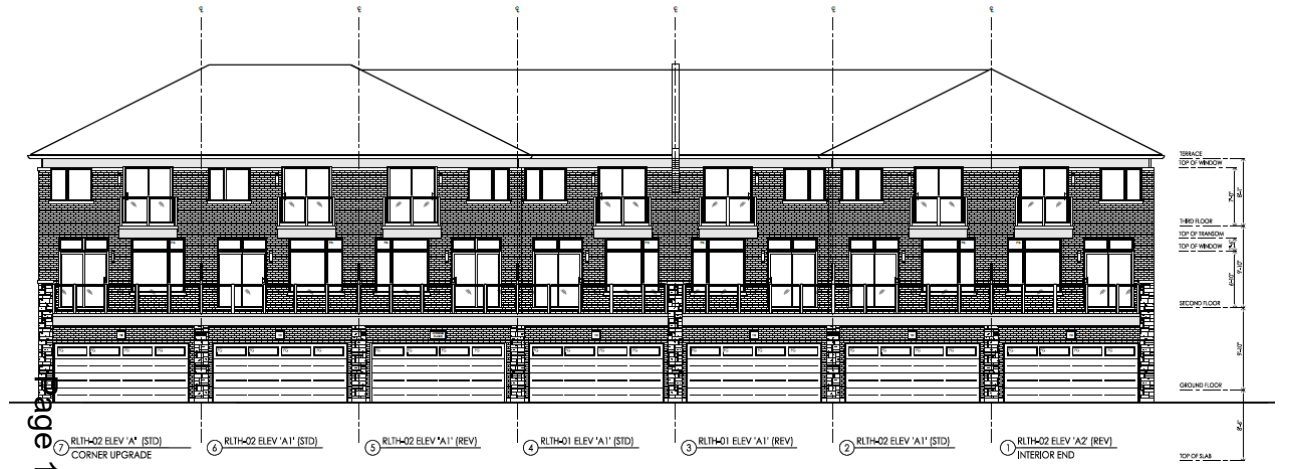
BLOCK 1/2 – Front Elevation



BLOCK 3 – Front Elevation



Block 1/2 – Rear Elevation



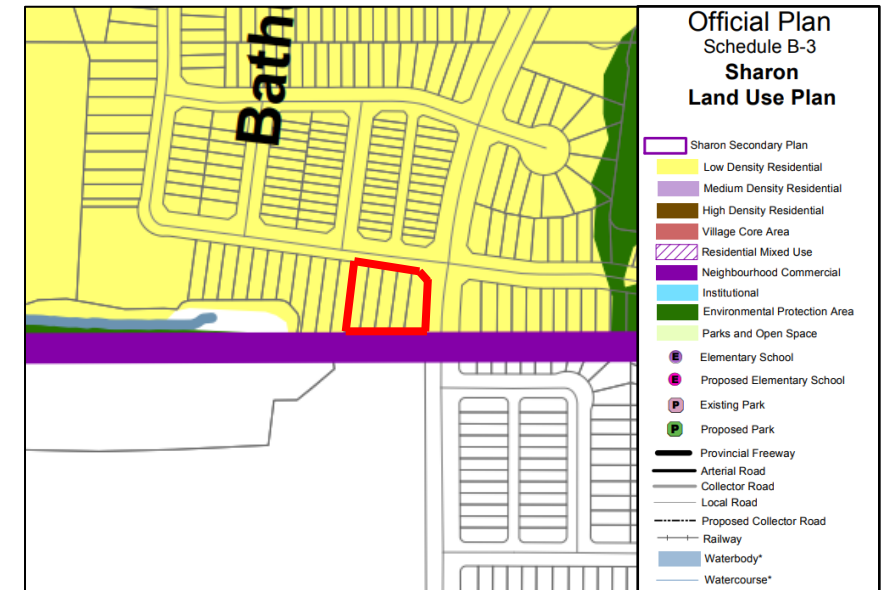
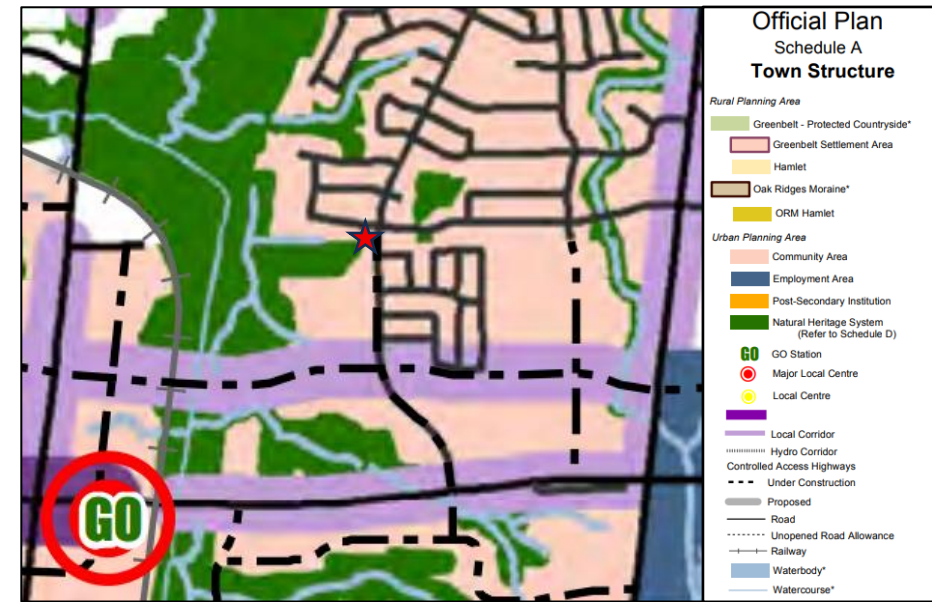
BLOCK 3 – Rear Elevation



OFFICIAL PLAN

Town of East Gwillimbury Official Plan (2010)

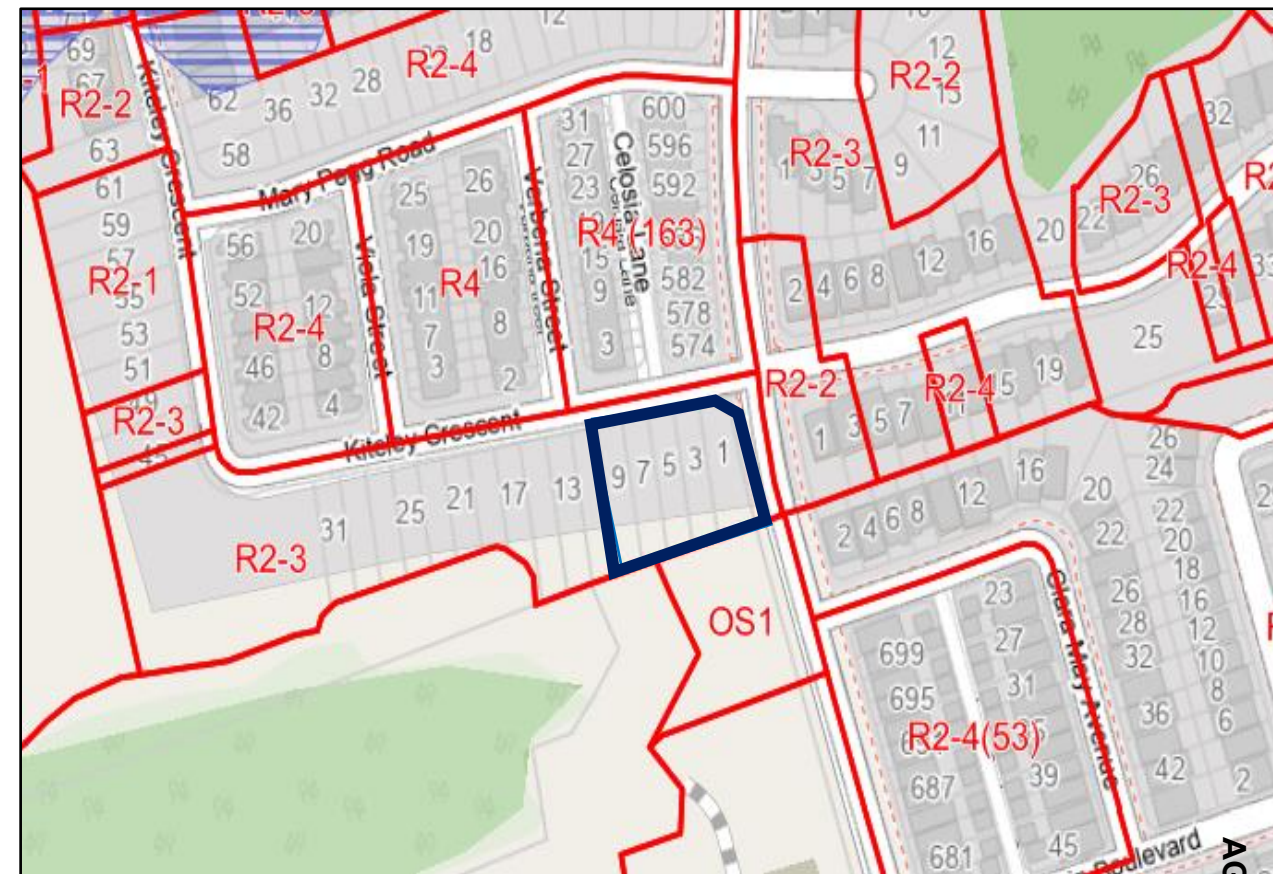
- Per Schedule A-1 of the OP, the Subject Site is designated “Community Area”.
- *Community Areas* consist of a variety of housing sizes, types and densities. Growth through intensification in Community Areas shall provide a diverse and compatible mix of land uses, including residential and population-related employment uses (Section 3.5.1).
- The Subject Lands are designated “Community Area” and “Low Density Residential” in the Town of East Gwillimbury Official Plan.
- Section 4.4.2.2 establishes that *Low Density Residential* areas may be developed with ground-oriented housing including townhouses at densities ranging from 20 to 30 units per net hectare – calculated on an overall development basis.



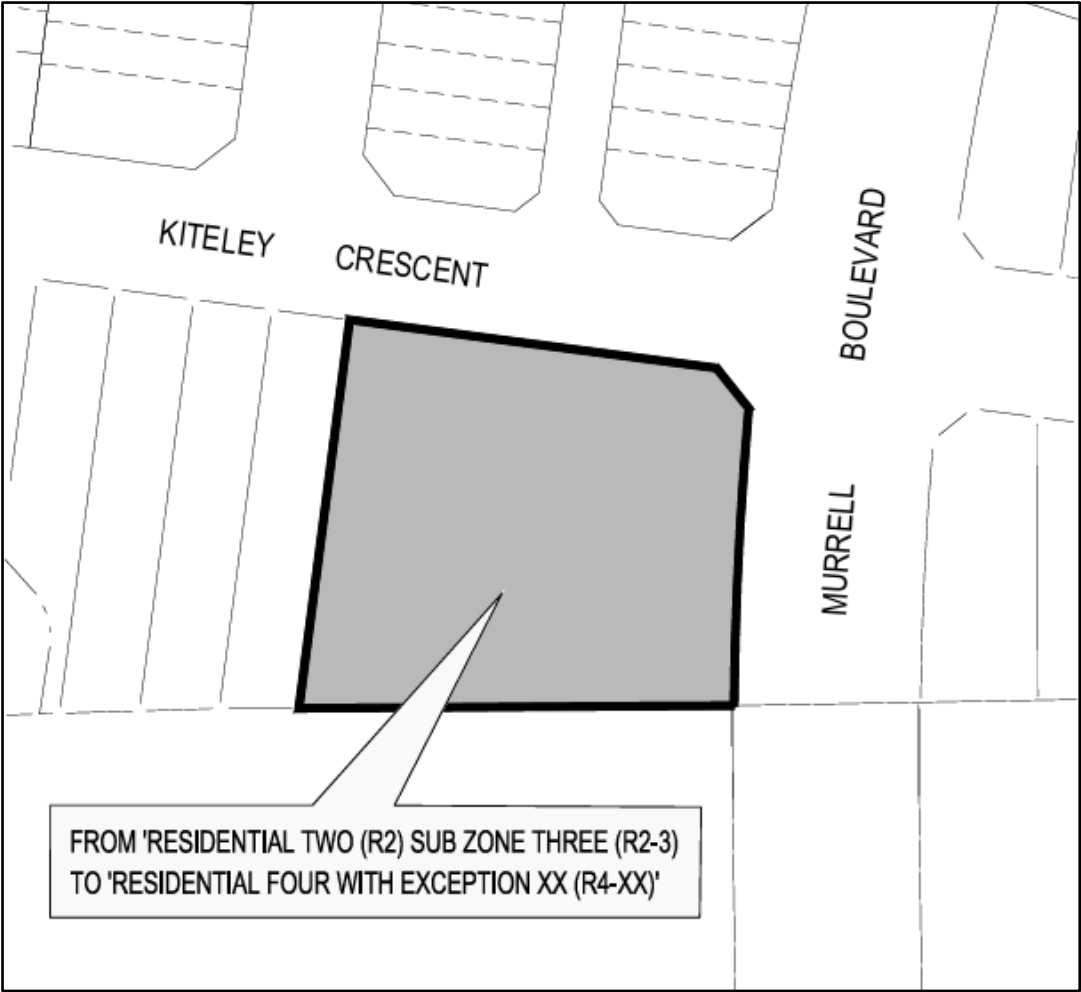
ZONING BY-LAW

Town of East Gwillimbury Zoning By-law 2018-043

- The Subject Lands are zoned Residential Two (R2) Sub-Zone Three (R2-3).
- A Zoning By-law Amendment has been submitted to rezone the lands to a site-specific 'Residential Four (R4-XX)' Zone to permit townhouse and rear lane townhouse dwelling forms.
- The ZBLA introduces an amendment to some of the performance standards established for multi-residential buildings including site specific exceptions to minimum lot frontage, minimum exterior yard, and maximum building height.
- The proposed relief from the By-law is contextually appropriate for the planned character of Low-Density Residential areas and does not materially alter the overall function and purpose of the R4 zone.







PROPOSED ZONING



Residential Apartment (R4) Zone Standards				
Provision	Townhouse		Townhouse with Rear Lane Access	
	Required	Provided	Required	Provided
Min. Lot Frontage	6.0 m	4.71 m	7.0 m	5.79 m
Min. Front Yard	4.0 m	4.55 m	3.0 m	3.62 m
Min. Rear Yard	7.0 m	6.06 m	1.0 m to garage	6.05 m
Min. Int. Side Yard	1.2 m / 0 m	1.55 m	1.2 m / 0 m	2.06 m
Min. Ext. Side Yard	2.4 m	3.32 m	2.4	4.15 m
Max. Height	12.0 m	12.0	12.0 m	12.0

PROJECT MILESTONES & NEXT STEPS

- ZBLA & SPA Application Submission – March 6, 2026 
- Notice of Complete Application – May 25, 2026 
- Technical Review by Internal Departments & External Agencies 
- Statutory Public Meeting – June 23, 2026  **WE ARE HERE**
- Outstanding Issues Resolved & Zoning By-law Finalized
- Staff Report with Recommendations to Town Council
- Town Council Decision
- Final Decision Circulated
- Submission of Draft Plan of Condominium & Part Lot Control Exemption Applications

THANK YOU

HUMPHRIES PLANNING GROUP INC.

Jonathan Sasso, Senior Planner

190 Pippin Road, Suite A

Vaughan, ON

L4K 4X9

(905) 264-8073 ext. 228

From: Regional.Clerk <regional.clerk@york.ca>

Sent: May 26, 2026 8:33 AM

Subject: Regional Council Decision - 2023 to 2027 Strategic Plan Year 3 (2025) Progress Report

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

On May 21, 2026 Regional Council made the following decision:

1. The Regional Clerk circulate this report to local municipalities.

The original staff report is available for your information at the following link:

[2023 to 2027 Strategic Plan Year 3 \(2025\) Progress Report](#)

Please contact Karen Antonio-Hadcock, Senior Director, Strategies and Initiatives at 1-877-464-9675 ext. 75903 if you have any questions with respect to this matter.

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

From: Regional.Clerk <regional.clerk@york.ca>

Sent: May 26, 2026 8:34 AM

Subject: Regional Council Decision - 2024-2027 Economic Development Action Plan Update

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

On May 21, 2026 Regional Council made the following decision:

1. The Regional Clerk circulate this report to the Ministry of Economic Development, Job Creation and Trade, Invest Ontario, Toronto Global, ventureLAB, York University, Ontario Centre of Innovation and local municipalities.

The original staff report is available for your information at the following link:

[2024-2027 Economic Development Action Plan Update](#)

Please contact Jonathan Wheatle at 1-877-464-9675 ext. 71503 if you have any questions with respect to this matter.

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

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From: Regional.Clerk <regional.clerk@york.ca>

Sent: May 26, 2026 8:39 AM

Subject: Regional Council Decision - Public Health 2025 Updates and Future Priorities

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

On May 21, 2026 Regional Council made the following decision:

1. The Regional Clerk circulate this report and Attachment 1 to Ontario's Minister of Health, Ontario's Chief Medical Officer of Health, Clerks of the local municipalities, York Region's Human Services Planning Board, and the Association of Local Public Health Agencies.

The original staff report is available for your information at the following link:

[Public Health 2025 Updates and Future Priorities](#)

Please contact Dr. Fareen Karachiwalla, Medical Officer of Health at 1-877-464-9675 ext. 77239 if you have any questions with respect to this matter.

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

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From: Regional.Clerk <regional.clerk@york.ca>
Sent: May 26, 2026 8:42 AM
Subject: Regional Council Decision - 2025 Annual Waste Management Report

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

On May 21, 2026 Regional Council made the following decision:

1. The Regional Clerk circulate this report to the Clerks of local municipalities and the Ministry of the Environment, Conservation and Parks.

The original staff report is available for your information at the following link:

[2025 Annual Waste Management Report](#)

Please contact Lindsay Milne, Director, Waste Management and Forestry at 1-877-464-9675 ext. 75714 if you have any questions with respect to this matter.

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

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From: Regional.Clerk <regional.clerk@york.ca>

Sent: May 26, 2026 8:44 AM

Subject: Regional Council Decision - Water and Wastewater Capital Infrastructure Status Update

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

On May 21, 2026 Regional Council made the following decision:

1. The Regional Clerk circulate this report to the Ontario Ministers of Environment, Conservation and Parks, Municipal Affairs and Housing, and Infrastructure; Clerks of the local municipalities; Building Industry and Land Development Association; and Ontario Home Builders' Association.

The original staff report is available for your information at the following link:

[Water and Wastewater Capital Infrastructure Status Update](#)

Please contact Pina Accardi, Director, Capital Delivery, Water and Wastewater, Public Works at 1-877-464-9675 ext. 75355 if you have any questions with respect to this matter.

Regards,

Christopher Raynor (he/him) | Regional Clerk, Regional Clerk's Office, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**



May 27, 2026

Tara Lajevardi, Town Clerk
Town of East Gwillimbury
19000 Leslie Street
East Gwillimbury, ON L0G 1V0

Dear Tara Lajevardi, Town Clerk,

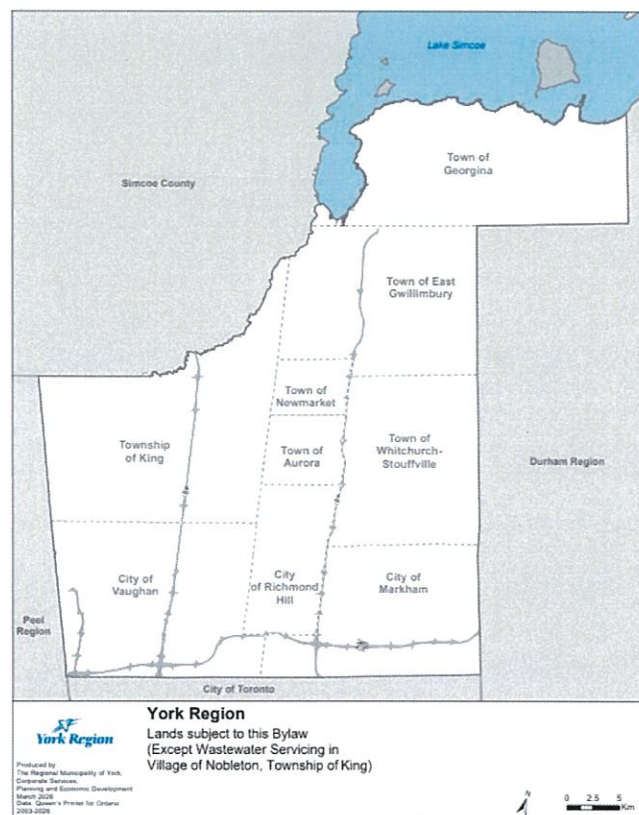
Re: Notice of Passage of Development Charges Bylaw No. 2026-20 and 2026-21

On May 21, 2026, York Regional Council passed Development Charges Bylaws No. 2026-20 and 2026-21, both of which came into effect on May 21, 2026.

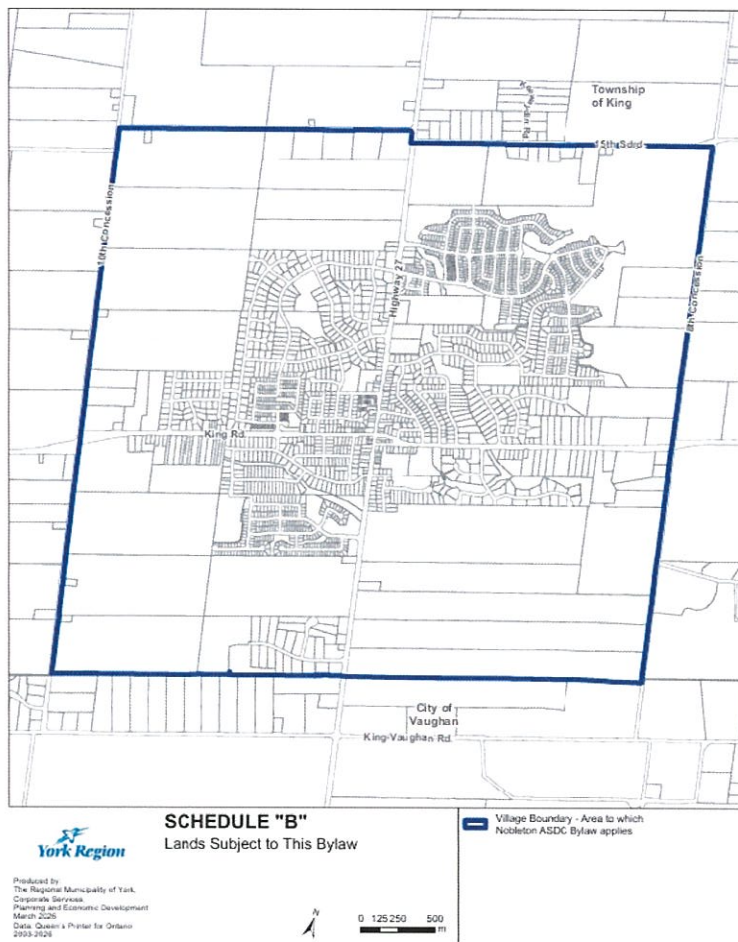
Development charges are fees collected on new residential and non-residential development and are the primary source of funding for growth-related infrastructure.

Region-wide Development Charges Bylaw No. 2026-20 will help fund growth-related capital costs for hard services (water, wastewater and roads) and general services (Yonge North Subway Extension, Toronto-York Spadina Subway Extension, transit, police, waste diversion, public health, public works, ambulance services, court services, long-term care/seniors services, land acquisition, and growth studies).

Development Charges Bylaw No. 2026-20 will apply to all lands in the Regional Municipality of York, with the exception of those in the Village of Nobleton, Township of King, for the provision of wastewater servicing. The map below illustrates the location to which Bylaw No. 2026-20 applies.



Area-Specific Development Charges Bylaw No. 2026-21 will fund growth-related wastewater servicing only in the Village of Nobleton, Township of King. The map below illustrates the location to which Bylaw No. 2026-21 applies.



The new development charges rates under Region-wide Development Charges Bylaw No. 2026-20 and Area-Specific Development Charges Bylaw No. 2026-21 will apply to residential and non-residential development, and are set out in the table below.

	Bylaw No. 2026-20 2026 Development Charges Rates (Region-wide)	Bylaw No. 2026-21 2026 Nobleton Wastewater Development Charges Rates (Area-Specific)
Residential (per unit)		
Single and Semi-Detached	\$84,718	\$54,717
Multiple Unit Dwelling	\$72,392	\$47,389
Apartments >=700 square feet	\$58,720	\$33,971
Apartments < 700 square feet	\$37,204	\$21,523

	Bylaw No. 2026-20 2026 Development Charges Rates (Region-wide)	Bylaw No. 2026-21 2026 Nobleton Wastewater Development Charges Rates (Area-Specific)
Non-Residential (per square foot of Gross Floor Area)		
Retail	\$72.42	\$23.17
Industrial/Office/Institutional	\$26.36	\$23.17
Hotel	\$8.63	\$23.17

Development Charges Bylaws No. 2026-20 and 2026-21 are available online at: york.ca/developmentcharges. To request a hard copy, please contact the Regional Clerk at regional.clerk@york.ca or by phone at 1-877- 464-9675, extension 71320.

Appeal Information

Any person or organization may appeal all or part of Bylaws No. 2026-20 and 2026-21 to the Ontario Land Tribunal (OLT) by submitting a Notice of Appeal to the Regional Clerk **no later than 4:30 p.m. on June 30, 2026**. Appeals received after 4:30 p.m. will be considered received on the next business day.

Appeals may be submitted:

- **Online** via the OLT e-file service at <https://olt.gov.on.ca/e-file-service> (select “York (Regional Municipality of)” as the approval authority)
- **By email** (if the e-file portal is unavailable) to: regional.clerk@york.ca
- **By mail** to: Regional Clerk, York Region, 17250 Yonge Street, Newmarket, ON L3Y 6Z1

The appeal fee is \$1,100, payable online through the e-file system or by certified cheque/money order made out to the Minister of Finance, Province of Ontario.

To file an appeal or request a fee reduction, required forms are available at www.olt.gov.on.ca.

Sincerely,



Christopher Raynor
Regional Clerk

Legal and Legislative Services Memorandum

To: Council
Date: June 23, 2026
Subject: Appointment of 2026–2030 Joint Compliance Audit Committee
Origin: Legislative Services

On February 10, 2026, staff presented Legal and Legislative Services Report [LLS2026-03](#) which provided an outline of the 2026 process in York Region to establish a Joint Compliance Audit Committee. On February 24, 2026, Council approved the report's recommendations, which delegated authority to the Municipal Clerk to work with the Regional municipalities to select candidates. Staff were directed to prepare a by-law for appointment of the committee members once the group had created the shared roster.

The recruitment process has been completed and the participating municipalities are appointing the members selected. As directed, staff have prepared an appointment by-law for Council to appoint the members for the 2026-2030 Compliance Audit Committee. Attached to the by-law as Schedule A is the Terms of Reference for the Joint Committee. As per the previously approved Council resolution, the Committee will be constituted in the case of any compliance audit applications during the 2026-2030 term.



The Corporation of the Town of East Gwillimbury

By-law 2026-067

Being a By-law to Delegate Authority to Execute Tax Arrears Extension Agreements

Whereas Section 23.1 and 23.2 of the Municipal Act, 2001, permits a municipality to delegate certain powers and duties to a person; and

Whereas Section 378 of the Municipal Act, 2001 allows a municipality to enter into an extension agreement for payment of outstanding taxes after a tax arrears certificate has been registered under Section 373 of the Municipal Act;

Now therefore the Municipal Council of The Corporation of the Town of East Gwillimbury enacts as follows:

1. That Treasurer and Deputy Treasurer are authorized to negotiate and execute tax extension agreements on behalf of the Town. The authority is subject to the following limitation:
 - a. The tax extension agreement must be requested by and entered into with any owner of the land, the spouse of any owner of the land, any mortgagee, any tenant in occupation of the land or any person the Treasurer is satisfied has an interest in the land, in accordance with Section 378 of the Municipal Act, 2001.

Enacted and passed this 23rd day of June, 2026.

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk



The Corporation of the Town of East Gwillimbury

By-law 2026-068

Being a By-law to Amend By-law Number 2018-043, as amended being a
Zoning By-law

Valley Brook – Phase 2

Part of Lot 108, Concession 1, Town of East Gwillimbury, Regional Municipality of York,
being all of PINS 03421-0971 and 03421-0972

Whereas the conditions for lifting the Holding (H1) provision for the lands have been
satisfied;

Now therefore the Municipal Council of The Corporation of the Town of East Gwillimbury
enacts as follows:

1. That Map 1 of Schedule “A” to Zoning By-law 2018-043, as amended, is hereby
further amended as follows:
 - a. Part of Lot 108, Concession 1, Town of East Gwillimbury, Regional
Municipality of York, more particularly shown in heavy outline on Schedule
“A” attached hereto is changed from “**Residential Two R2-3(50)(H1)**”,
“**Residential Three R3(54)(H1)**”, “**Residential Four R4(56)(H1)**” to
“**Residential Two R2-3(50)**”, “**Residential Three R3(54)**” and “**Residential
Four R4(56)**” up to a maximum of 42 single-detached dwelling units, 6
semi-detached dwelling units and 39 townhouse dwelling units.
2. That in all other respects the provisions of By-law Number 2018-043 as amended
shall continue to apply; and
3. That Schedule “A” attached hereto is hereby declared to form part of this By-law.

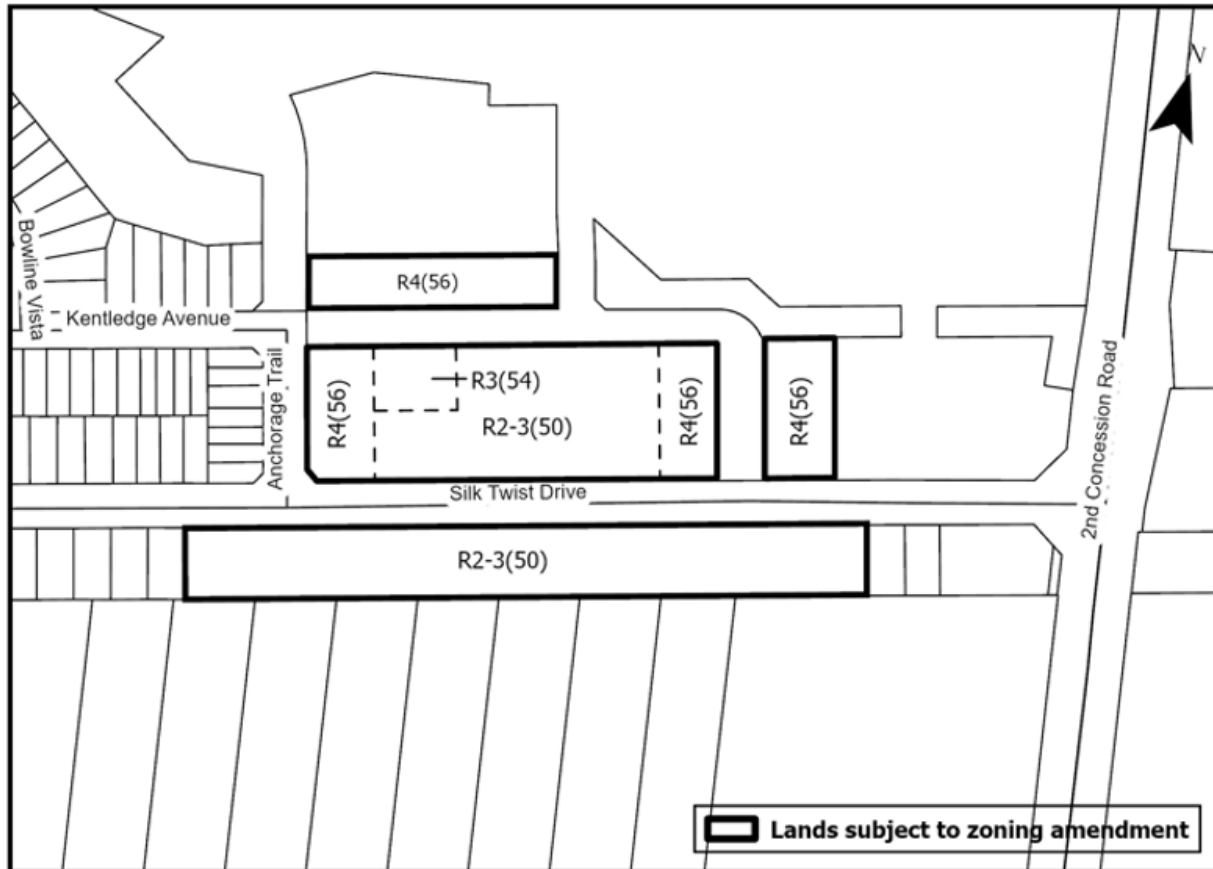
Enacted and passed this 23rd day of June, 2026.

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

SCHEDULE "A" TO FORM PART OF BY-LAW NUMBER 2026-068

Part of Lot 108, Concession 1, East of Yonge Street, Town of East Gwillimbury, Regional Municipality of York, being all of PINS 03421-0971 and 03421-0972



This is Schedule "A" to Zoning By-law 2026-068 passed this 23rd day of June, 2026.



The Corporation of the Town of East Gwillimbury

By-law 2026-069

Being a By-law to appoint a Joint Compliance Audit Committee

Whereas Section 88.37 of the Municipal Elections Act, 1996, S.O. 1996, c.32, Sched., as amended (“Municipal Elections Act”) requires municipalities and school boards in Ontario, to appoint Compliance Audit Committees to deal with matters regarding election campaign finances before October 1 in an election year; and

Whereas sections 88.33, 88.34, 88.35 and 88.36 of the Municipal Elections Act establish the powers and duties of a compliance audit committee with respect to compliance audit applications and reports relating to election campaign finances; and

Whereas it is the responsibility of a Compliance Audit Committee to consider compliance audit applications and reports from the Municipal Clerk relating to the campaign finances of candidates and registered third parties who participated in the 2026 Municipal Election or in any by-election that might occur during the 2026-2030 Term of Council; and

Whereas, the Cities of Markham, Richmond Hill and Vaughan, the Towns of Aurora, East Gwillimbury, Georgina, Newmarket, and Whitchurch-Stouffville; and the Township of King deem it expedient to establish a Joint Compliance Audit Committee;

Now therefore the Municipal Council of the Corporation of the Town of East Gwillimbury enacts as follows:

1. That a Committee, to be known as the Joint Compliance Audit Committee, is hereby established to deal with the matters provided for in Sections 88.33, 88.34, 88.35 and 88.36 of the Municipal Elections Act; and
2. That the following individuals be appointed to the Joint Compliance Audit Committee roster for the 2026-2030 Term of Council:
 - Terrence James (Terry) Alderson;
 - Kalli Chapman;
 - Ron Colucci;
 - Andrea Coyne;
 - Jodi Feldman;
 - Robert Freedman;
 - Mark Gannage;
 - Kelly Gravelle
 - Jacqueline Masaba;
 - Katie Paulino;
 - Anxhela (Angela) Peco;

- Joel Stapley; and
3. That, in accordance with section 88.37 of the Municipal Elections Act and the Terms of Reference attached as Schedule “A,” the Municipal Clerk be authorized to constitute a Compliance Audit Committee consisting of not fewer than three (3) and not more than seven (7) members from the approved roster for the purpose of considering any compliance audit application or Clerk's report received pursuant to the Municipal Elections Act; and
 4. That the business of the Joint Compliance Audit Committee be conducted in accordance with the Terms of Reference set out in Schedule “A” attached hereto, which shall form part of this By-law; and
 5. That By-law No. 2022-066 be repealed.

Enacted and passed this 23rd day of June, 2026.

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

Schedule "A"

Joint Compliance Audit Committee Terms of Reference (2026 to 2030)

Establishment

The Joint Compliance Audit Committee is established by the Cities of Markham, Richmond Hill, and Vaughan; the Towns of Aurora, East Gwillimbury, Georgina, Newmarket, and Whitchurch-Stouffville; and the Township of King (collectively the "participating municipalities"), pursuant to the requirements of section 88.37 of the *Municipal Elections Act, 1996*, S.O. 1996, c.32, as amended, ("the "Municipal Elections Act")

Mandate

The powers and functions of the Committee are set out in Section 88.33 to 88.36 of the Municipal Elections Act. The powers and functions are generally described as:

1. Within 30 days of receipt of an application requesting a compliance audit, the Committee shall consider the compliance audit application and decide whether it should be granted or rejected;
2. If the application is granted, the Committee shall appoint an auditor to conduct a compliance audit of the candidate's election campaign finances;
3. The Committee shall consider the auditor's report within 30 days of receipt and, if the report indicates that there is an apparent contravention, shall decide whether legal proceedings should be commenced; and,
4. Within 30 days after receipt of a report from any participating municipality's Clerk of any apparent over-contributions to candidates or third-parties ("report of the Clerk"), the Committee shall consider the report of the Clerk and decide whether legal proceedings should be commenced.

Composition

Collectively a total roster of twelve (12) committee members shall be appointed by the participating municipalities.

When a participating municipality receives either a compliance audit request or a report of the Clerk, the Clerk of the applicable municipality shall, within 10 days, contact the roster of committee members and arrange for a minimum of three (3), and not more than seven (7), committee members to sit as the Compliance Audit Committee for the purpose of considering the compliance audit request or report of the Clerk. The selected Members sitting as a Compliance Audit Committee shall be required to participate in all meetings and any other

proceedings pertaining to the request(s) or report of the Clerk.

Term

The term of the Committee is the same as the term of office of Council.

Chair

The committee members sitting as the Compliance Audit Committee for a particular compliance audit request or report of the Clerk shall select one of its Members to act as a Chair at the first meeting.

Proposed Meeting Schedule

The Committee shall meet only when required. The appropriate participating municipality's Clerk will schedule meetings in consultation with the selected members. Additional meetings may be scheduled as required to conduct training, to consider auditor's reports, to receive legal advice, or to provide direction to legal counsel and/or prosecutors.

Staffing and Funding

Staff from the applicable participating municipality shall provide administrative support to the Committee. The participating municipality requiring the services of the Committee shall be responsible for all associated expenses.

Records

The records of Committee meetings shall be retained and preserved by the participating municipality requesting the service of the Committee in accordance with that municipality's Records Retention rules.

Meetings

Meetings of the Committee shall be conducted in accordance with the rules of procedures that are established jointly by the Clerks of the participating municipalities. Meetings may be held in person, electronically, or by a combination of in person and electronic participation.

Remuneration

\$450 - Retainer fee (includes compensation for review of any background materials).

\$400 - Per Diem rate, plus mileage at current Canada Revenue Agency per kilometre rate

(when in-person attendance is required).

\$400 (includes mileage) - attendance at a mandatory training session

Membership Selection

All Committee applicants will be required to complete an application form outlining their qualifications and experience.

The Clerk, or their designate, from each participating municipality will serve on the Selection Committee to review the qualifications and experience of the applicants. The Selection Committee shall prepare a roster for appointment according to the process approved by the Councils of the participating municipalities.

Membership Selection Criteria

The following skills and experience will be used Selection Committee to determine suitability for appointment to the Committee:

1. Demonstrated knowledge and understanding of municipal election campaign financing rules;
2. Proven analytical and decision-making skills;
3. Experience working on committees, task forces or similar settings;
4. Demonstrated knowledge of quasi-judicial proceedings;
5. Availability and willingness to attend meetings; and
6. Excellent oral and written communication skills.

The following persons are not eligible for appointment or to serve on the Committee:

1. Employees of any of the participating municipalities;
2. Members of Council or Members of Local Boards of any of the participating municipalities;
3. Council candidates for the 2022 Municipal Election and any by-election(s) held during the 2022- 2026 Council term of office; or
4. Any persons who are Registered Third Parties in any of the participating municipalities.



The Corporation of the Town of East Gwillimbury

By-law 2026-070

Being a By-law to confirm the proceedings of Municipal Council on
June 23, 2026

Now therefore the Municipal Council of The Corporation of the Town of East Gwillimbury enacts as follows:

1. That the actions of Municipal Council at a meeting held on June 23, 2026, with respect to each recommendation contained in the Municipal Council agenda of that date and in respect of each motion, resolution and other action taken by Council at the meeting, are subject to all approvals required by law, hereby adopted, ratified and confirmed;
2. That the Head of the Council or the Acting Head of the Council and the proper officers of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said motions, resolutions and other actions and to obtain approvals where required, and, except where otherwise provided, the Head or Acting Head of the Council, the Clerk and the Treasurer are hereby authorized to execute all documents necessary in that behalf, and the Clerk is hereby authorized and directed to affix the Corporate Seal of the Municipality to all such documents.

Enacted and passed this 23rd day of June, 2026.

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk