



GEORGINA

# The Queensway North Urbanization and Development Project

Tuesday, April 29, 2025

Council Chamber, Civic Centre, Keswick

Mike Lampietro, P.Eng

Manager Development Engineering

Dina Havkin, CPA, CMA

Manager, Financial Strategy and Planning





# Agenda

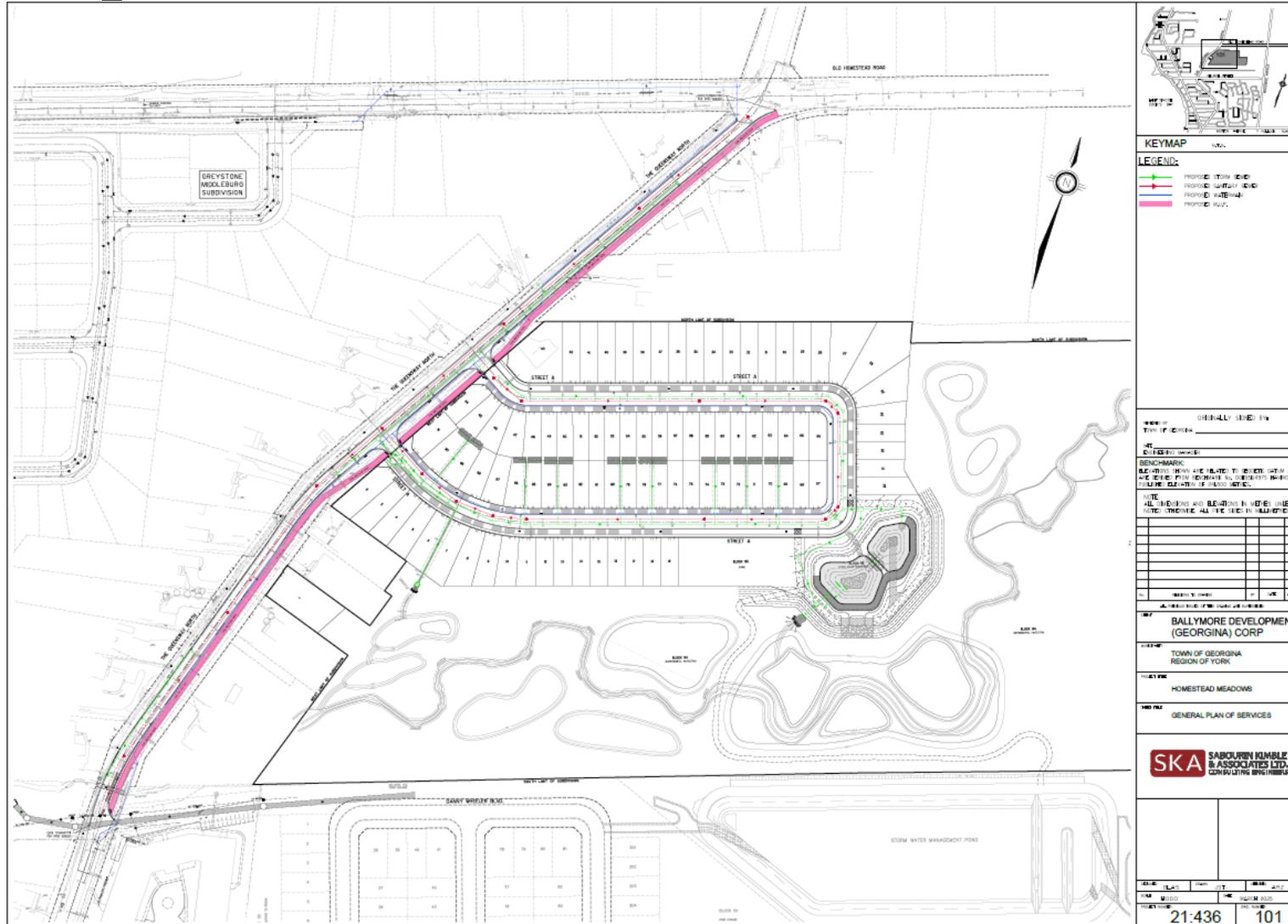
- Welcome & Introductions
- Project Overview
- Local Improvement Opportunity
- Construction Schedule & Impacts
- Resident Participation & Next Steps
- Q&A



# Project Overview

- Full Road Reconstruction
- New 3m Multi-Use Pathway (MUP)
- New watermains, sanitary sewers and storm pipes
- New Development by Ballymore Development Corp.

# Project Overview



**KEYMAP**

**LEGEND:**  
 PROPOSED: STORM SEWER  
 PROPOSED: SANITARY SEWER  
 PROPOSED: WATER MAIN  
 PROPOSED: ROAD

DATE: 01/11/2017  
 TIME: 10:00 AM

**BENCHMARK:**  
 ALL DIMENSIONS AND BENCHMARKS IN METERS UNLESS NOTED OTHERWISE. ALL THE ABOVE IS IN METERS.

**NOTE:**  
 ALL DIMENSIONS AND BENCHMARKS IN METERS UNLESS NOTED OTHERWISE. ALL THE ABOVE IS IN METERS.

NO.	DESCRIPTION	DATE	BY

**BALLYMORE DEVELOPMENT (GEORGINA) CORP**

**TOWN OF GEORGINA  
 REGION OF YORK**

**HOMESTEAD MEADOWS**

**GENERAL PLAN OF SERVICES**

**SKA** SARGENT & HUNTER  
 & ASSOCIATES LTD.  
 CONSULTING ENGINEERS

DATE	SCALE	PROJECT	NO.
2017	1:1	21:436	101



# Why This Project

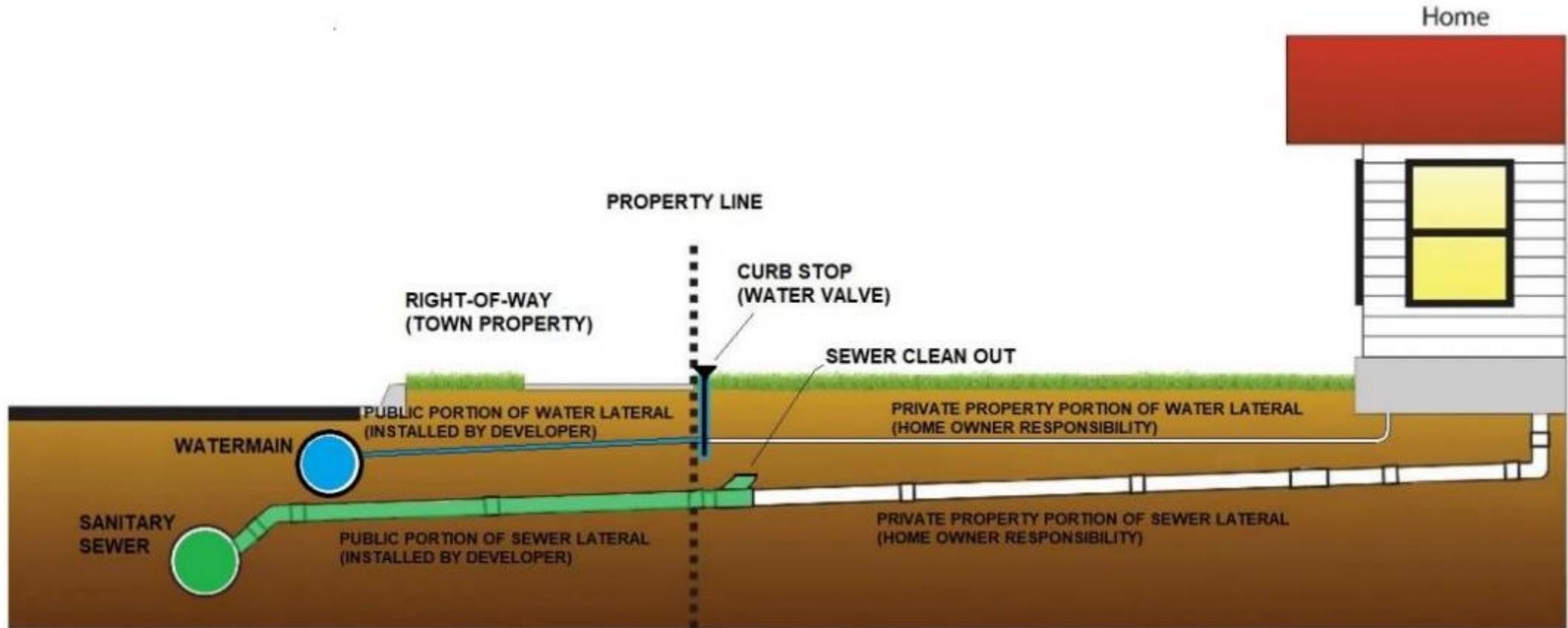
- Approved by Council on March 26, 2025
- Road improvements bringing it up to an Urban standard
- Improve Safety and accessibility
- Encourage active transportation



# Local Improvement Opportunity

- Extend municipal water/ sanitary services to existing homes
- Governed by the Local Improvement Act
- Based on resident interest
- Requires petition process

# What is a Lateral Connection?











# What is a Local Improvement Charges (LIC) Bylaw?

A **Local Improvement Charges (LIC) bylaw** is a way for municipalities to fund specific public works - like roads, sidewalks, or water systems - by sharing the cost **only among the properties that directly benefit** from the improvement.

- Costs are **not shared across the whole municipality**- just among the local area receiving the benefit
- Pass a bylaw to undertake the work as a local improvement
- The charge becomes part of your property tax bill, typically paid over 20 years. Early repayment plan will be available



# How the Petition Process Works

Under Ontario Regulation 586/06, homeowners may initiate a **petition in favor** of the work.

To succeed:

At least **two-thirds of the affected owners**

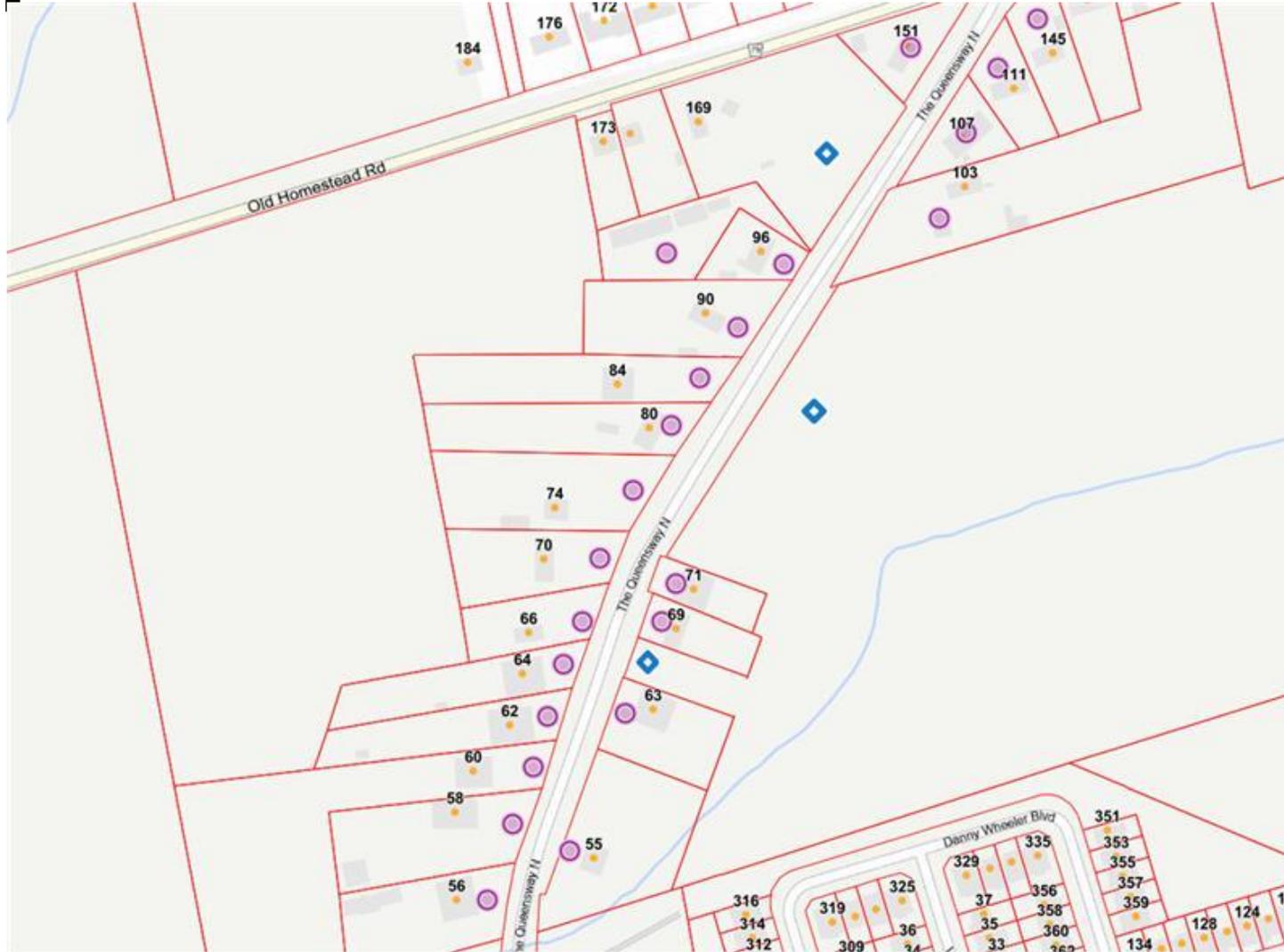
AND

they must represent **at least 50% of the assessed property value.**

A petition in favour of or against undertaking a work as a local improvement shall be filed with the clerk, and is deemed to be received by the municipality when it is so filed.



# Properties subject to local improvements



# Cost of local improvement

Estimate received from Ballymore: \$1,538,400

Each homeowners' share of the cost will equal to a share per metre of frontage:

- (i) on the lots that abut directly on the work,
- (ii) on lots that do not abut on the work but will be immediately benefited by it, or
- (iii) on a combination of lots described in subclauses (i) and (ii).



# Why Are We Here?

There is an opportunity for improvements pertaining to municipal services for Water and Wastewater in your area

We obtained and reviewed estimates from Ballymore who are ready to perform the upgrades

Before anything moves forward, we need to know:

*Is there enough interest from property owners?*





# Traffic and Access

- Temporary road closure
- Detour routes Clearly marked
- Local Traffic only
- Developers Construction Management Plan – throughout project notifications ie when working in front of your property
- Communication through website, mail and Letters
- Emergency Access always maintained



# Next Steps

- Collect feedback on interest
- Monitor homeowner interest
- If enough support -> initiate petition process
- If there isn't enough interest -> No Local Improvement Services will be included with the Road Urbanization



# Q&A

Questions & Comments



# Contact Information

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