

Clause 5 in Report No. 15 of Committee of the Whole was adopted by the Council of The Regional Municipality of York at its meeting held on October 20, 2016 with the following additions:

Council received the following communication:

1. Valerie Shuttleworth, Chief Planner dated October 18, 2016 recommending amendments to the report dated September 30, 2016 from the Commissioner of Corporate Services and Chief Planner

Council added the following recommendations:

4. The Province be requested to amend the Greenbelt Plan to protect the North Gwillimbury Forest lands within Maple Lake Estates and increase the amount of land within the Protected Countryside by transferring the Towns and Villages Designation to lands, excluding the environmentally sensitive lands, located on the south side of Deer Park Road as shown on Attachment A, pursuant to discussions between the Province, the landowner, the Town of Georgina, the Regional Municipality of York, the Lake Simcoe Region Conservation Authority, and the North Gwillimbury Forest Alliance.
5. The body of the report dated September 30, 2016 from the Commissioner of Corporate Services and Chief Planner be amended as recommended in the memorandum from Valerie Shuttleworth, Chief Planner dated October 18, 2016.
6. The Regional Chair write a letter to the Province in support of Council's recommendations regarding the North Gwillimbury forest lands within Maple Lake Estates.

5

Town of Georgina Official Plan 2016

Committee of the Whole recommends:

1. Receipt of the deputation by Jack Gibbons, Chair, North Gwillimbury Forest Alliance.
2. Receipt of the following communications:
 1. Robert Blunt, Dentons Canada LLP on behalf of The Salvation Army Canada East dated September 14, 2016.
 2. Kevin Rich, Ducks Unlimited Canada dated October 3, 2016.
 3. Leo F. Longo, Aird & Berlis LLP on behalf of North Gwillimbury Forest Alliance dated October 11, 2016.

Town of Georgina Official Plan 2016

3. Adoption of the following recommendations contained in the report dated September 30, 2016 from the Commissioner of Corporate Services and Chief Planner:
 1. Council approve the Town of Georgina Official Plan 2016, subject to the modifications described in Attachment 1 to this report.
 2. The Director of Community Planning & Development Services be authorized to issue notice of Council's decision to modify and approve the 2016 Town of Georgina Official Plan.
 3. Regional staff be authorized to appear before the Ontario Municipal Board in support of the Region's position, if required, and the Chief Planner, or designate, be authorized to execute Minutes of Settlement, if appropriate.
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Report dated September 30, 2016 from the Commissioner of Corporate Services and Chief Planner, as amended by the memorandum from Valerie Shuttleworth, Chief Planner dated October 18, 2016, now follows:

1. Recommendations

It is recommended that:

1. Council approve the Town of Georgina Official Plan 2016, subject to the modifications described in Attachment 1 to this report.
2. The Director of Community Planning & Development Services be authorized to issue notice of Council's decision to modify and approve the 2016 Town of Georgina Official Plan.
3. Regional staff be authorized to appear before the Ontario Municipal Board in support of the Region's position, if required, and the Chief Planner, or designate, be authorized to execute Minutes of Settlement, if appropriate.

2. Purpose

This report recommends approval of the Town of Georgina Official Plan 2016 subject to modifications. The Official Plan contains Town-wide goals, objectives, area-wide and site-specific policies to guide land use and development in Georgina to 2031.

3. Background and Previous Council Direction

The Town of Georgina adopted a new Official Plan, which requires Regional approval

The Town of Georgina has prepared a new Official Plan in accordance with the requirements for a five year official plan review under Section 26 of the *Planning Act*. The new Plan was adopted by Georgina Council on April 20, 2016 and sent to the Region on May 12, 2016 for approval ([Attachment 6](#)). Regional staff is presenting a report and recommendations to Committee and Council at this time in order to allow the Region to give notice of decision within 180 days upon receiving the Plan, in accordance with the *Planning Act* (before November 8, 2016). Once approved, the Town of Georgina Official Plan 2016 (OP 2016) will replace the Town's October 17, 2002 Official Plan.

In developing a new official plan, the Town of Georgina undertook an extensive public consultation process

In the spring of 2015, the Town circulated a draft official plan to various public bodies and agencies for review and comment. Georgina staff also met with Regional staff and other agencies to address identified issues. This collaborative approach has resulted in the resolution of a number of several issues.

The Town of Georgina proceeded in developing its Official Plan through the required Open House and Statutory Public Meetings, in accordance with the *Planning Act*. Prescribed public bodies as required in the *Planning Act*, were consulted during the preparation of the Plan.

York Region staff circulated the Georgina Official Plan 2016 for review and comment

Regional staff circulated the new OP 2016 to the Province, First Nations and Metis, neighbouring local and regional municipalities and various agencies, as prescribed by the *Planning Act*. Regional staff also facilitated meetings, with individual landowners and their representatives, upon their request to address landowner interests in the new OP 2016.

4. Analysis and Implications

The Town of Georgina Official Plan 2016 embodies a vision for sustainable growth to 2031 leading to a well-balanced and vibrant community

The policy framework to guide land use planning and development over a 15 year time horizon is provided in the new OP 2016. The Plan anticipates a total population of approximately 70,300 and 21,200 jobs by 2031. This represents an increase of approximately 17,500 people and 10,200 jobs.

The new OP 2016 envisions a “well-balanced and vibrant community that preserves and protects the natural environment and rural character, while providing for a high quality of life, growth and economic development in a sustainable manner”. The new OP 2016 has transitioned from a primarily rural/agricultural focused plan to an overall guiding document which establishes the goals and objectives for the entire Town.

The policies to meet the long term needs of its residents by providing an appropriate mix and range of residential and employment uses in addition to recreational and open space uses are set out in the new OP 2016. The majority of residential and employment growth is directed to settlement areas within the Keswick Secondary Plan, Keswick Business Park Secondary Plan and Sutton/Jackson’s Point Secondary Plan. Furthermore, policies on infrastructure and public services are provided for, including transportation, waste management, energy and climate change. Natural features and agricultural lands will be protected through Environmental Protection Area, Rural, Agricultural Protection, Specialty Crop Area designations and policies. The new OP 2016 also includes policies which are of Provincial interest on cultural heritage, archaeology and natural hazards.

The overall guiding principles, objectives and policies for the lands associated with the Keswick Secondary Plan, Keswick Business Park Secondary Plan, Sutton/Jackson’s Point Secondary Plan and the Pefferlaw Secondary Plan are included in the new OP 2016. Detailed policy direction guiding the development of these lands is found within the relevant Secondary Plans. Georgina planning staff have indicated that, through subsequent reviews, all of Georgina’s secondary plans will be evaluated for consistency with the new OP 2016.

Policies and direction contained in The Town of Georgina Official Plan 2016 are consistent with the Provincial Policy Statement, 2014

The Provincial Policy Statement, 2014 (PPS 2014) provides policy direction on matters of provincial interest related to land use planning and development while

Town of Georgina Official Plan 2016

protecting resources of provincial interest, public health and safety and quality of the natural environment. In accordance with the *Planning Act*, decisions affecting planning matters “shall be consistent with” the policy statement issued under the *Act*. The Town of Georgina OP 2016 contains policies that address the broad themes of the PPS 2014, including: building strong communities, wise use and management of resources and protecting public health and safety. Georgina and Regional staff have consulted with the First Nations and Metis as required by the PPS 2014. Town staff consulted with the Chippewas of Georgina Island First Nation to engage them with proposed changes to the Official Plan.

The new Official Plan 2016, as proposed to be modified, conforms to the Provincial Greenbelt Plan, 2005

The Greenbelt Plan, 2005 provides protection to the agricultural land base while supporting agriculture as the predominant land use and the natural heritage and water resource systems that forms the environmental framework around the planned urban structure. Further, it provides for a diverse range of economic activities associated with rural communities, agriculture, tourism, recreation and resource uses which Georgina encompasses. The Greenbelt Plan provides protection of these resources from urban development. The entire geography of the Town of Georgina is covered by the Greenbelt Plan area and boundary.

In the Town of Georgina OP 2016, policies related to trails, open space, parkland, Lake Simcoe shoreline and the environmental protection area were strengthened to ensure conformity to the Greenbelt Plan, 2005. The most significant changes were made to the environmental protection area, which consolidated the mapping of the key natural heritage and key hydrologic features. Consent policies were also updated to reflect the Greenbelt Plan, 2005 and York Region Official Plan 2010 (YROP-2010) to conform to the types of severances permitted, minimum lot size, not allowing for the consent to result in the fragmentation of a key natural heritage feature or key hydrologic feature and minor policy modifications related to natural heritage evaluation and special study areas are required to ensure conformity with the Greenbelt Plan, 2005 (Attachment 1).

To ensure the new Town of Georgina Official Plan conforms with the Growth Plan for the Greater Golden Horseshoe (Growth Plan), modifications are required

The Growth Plan is the Provincial framework for managing growth to a planning horizon of 2031. This Plan is premised on the principles of building compact, vibrant and complete communities, developing a strong and competitive economy and optimizing the use of infrastructure while protecting natural resources. The new OP 2016 includes population and employment forecasts as assigned in Table 1 – Population Growth Forecast in the York Region Official

Town of Georgina Official Plan 2016

Plan consistent with the 2006 Growth Plan. The new OP 2016 also includes policies that direct forecasted growth to the designated settlement areas of Keswick and Sutton.

Policies have been added or strengthened to ensure infrastructure and community facilities, such as roads, water and wastewater, schools and parks are integrated into the urban areas. Transportation policies have been included with a focus on a safe and an integrated transportation system that provide a range of mobility choices. There are policies for protecting natural heritage systems, prime agricultural and specialty crop areas and conservation of water, energy, air quality, waste management and cultural heritage, in accordance with the Growth Plan.

To ensure conformity, a policy modification is required to delineate the Designated Greenfield Areas and require appropriate density targets within the Keswick and Sutton/Jackson's Point Secondary Plan Areas (Attachment 1).

The Town of Georgina Official Plan 2016 is updated to include policies to protect and enhance Lake Simcoe to conform to the Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) is a comprehensive plan to protect and restore the ecological health of Lake Simcoe and its watershed. The LSPP includes policies to protect and restore natural areas including the shoreline and wetlands in addition to restoring the health of fish and other aquatic life. The new OP 2016 was updated to address storm water management requirements and establish vegetation protection zones for development and site alteration with respect to the Lake Simcoe shoreline, to ensure conformity with the LSPP.

Georgina is the first municipality in the Region to adopt an Official Plan that is consistent with the South Georgian Bay Lake Simcoe Source Protection Plan with policies to protect municipal drinking water quality and quantity

The South Georgian Bay Lake Simcoe Source Protection Plan (SGBLS SPP) requires that official plans be updated to protect, improve or restore the quality and quantity of surface water. The new OP 2016 includes a new source protection section and contains policies regarding prohibited uses within the intake protection zones in conformity with the SGBLS SPP. Also included are policies that promote the use of best management practices by utilizing low impact development techniques and requiring additional studies for major development applications. A minor policy modification related to Intake Protection Zones is required to ensure conformity with the SGBLS SPP (Attachment 1).

Updated policies within the Town of Georgina Official Plan 2016, as modified, conform to the York Region Official Plan 2010

The York Region Official Plan, 2010 (YROP-2010) includes policies to guide land use planning at a regional level, consistent with provincial direction. It emphasizes growth management by providing direction on city building and complete communities, protecting agricultural areas and employment lands and identifying servicing needs.

The Town of Georgina OP 2016, as proposed to be modified, reflects the general policy direction of the YROP-2010. Policies are included that protect the natural heritage system and shoreline and provide the framework for sustainable growth management through its secondary plan areas. The Plan places importance on its rural area and hamlets, agricultural protection and utilizes a systems approach to define environmental protection areas.

Regional staff has been actively engaged in the development of, and in reviewing the new OP 2016. As a result of discussions with Town staff, the majority of conformity issues were addressed prior to adoption. Staff from Georgina, Ministry of Municipal Affairs and the Region has identified some minor policy issues that are proposed to be modified to provide clarity and consistency with the Planning Act, Provincial Plans and the YROP-2010. The modifications included in Attachment 1 to this report are provided for the purposes of clarity on policies and schedules and do not require a Public Meeting.

Policies recognizing Maple Lake Estates development approvals remain consistent with Provincial policy

Located north of Deer Park Road and west of Woodbine Avenue are lands known as Maple Lake Estates (Attachment 2). Permissions for development of these lands date back to a Provincial Cabinet Minister's Order issued in 1983, which allows for development of a recreational residential retirement community. There is also a registered plan of subdivision on the lands. Within the current policy regime, the Province designated the lands "Towns and Villages" under the Greenbelt Plan, 2005. The Region's Official Plan conforms to the Greenbelt Plan and also has these lands designated as Towns and Villages. The Georgina Official Plan from 2002 and the new OP 2016 designates these lands as Urban Residential Area. The land use designations within the YROP-2010 and new OP 2016 are consistent with the Greenbelt Plan and both allow the approved development to proceed. The Region and the Town recognize that the approved Maple Lake Estates development can proceed in its currently approved form.

It should be noted that much of the lands are also identified as significant woodlands and wetlands in both Official Plans. Given these overlay designations and policies, the appropriateness of development on these lands has been raised as an issue by an environmental group (the North Gwillimbury Forest Alliance).

Town of Georgina Official Plan 2016

The Greenbelt Plan, 2005, Towns and Villages designation remains in effect and development of the site consistent with earlier approvals is permitted. The plan of subdivision was approved and registered prior to the Greenbelt Plan effective date in 2004. The Region is not proposing any modifications to the policies in the new OP 2016 with respect to Maple Lake Estates.

As part of the proposed amendments to the Greenbelt Plan introduced in May 2016, the Province did not propose any changes to the Maple Lake Estates “Towns and Villages” designation. Staff will continue to work with DG Group (owners of the subject lands), environmental groups, the Town and the Province to explore options to protect the environmentally sensitive lands.

The Province recommends modifications to ensure conformity and consistency to Provincial Plans

In 2015, York Region staff circulated the draft Town of Georgina OP 2016 to the Ministry of Municipal Affairs staff to review and comment on key areas of provincial interest. The Ministry provided detailed comments with Town staff incorporating several of these comments into the adopted new OP 2016. York Region staff circulated the adopted new OP 2016 to the Ministry of Municipal Affairs staff and the Region received comments in September 2016 (Attachment 5). No major issues were identified with respect to conformity to Provincial Plans. The Province proposes modifications to add clarity to policies and to ensure consistency with Provincial Plans. For example, the Province has proposed updating the definition of Intake Protection Zone to be consistent with the South Georgian Bay Lake Simcoe Source Protection Plan. A preamble to the minimum distance separation policies is proposed to clearly indicate when the Minimum Distance Separation Formulas I and II apply. Mineral aggregate operations are added as a permitted use to be in conformity to the Provincial Policy Statement, 2014. These types of changes are included in the modifications (Attachment 1).

The Lake Simcoe Region Conservation Authority supports the Environmental policies included in the Town of Georgina Official Plan 2016

The Lake Simcoe Region Conservation Authority (LSRCA) reviewed the Town of Georgina OP 2016 based upon a number of environmental matters including flood plain management, Lake Simcoe protection, storm water management, subwatershed planning, feature protection, source water protection, sustainability and climate change. Through extensive collaboration between LSRCA and Town staff, all preceding recommendations and suggestions made by LSRCA staff have been incorporated and there are no remaining issues left outstanding.

Removal of the Keswick Business Park Study Area is recommended to ensure conformity to the Greenbelt Plan

As part of the Ontario Municipal Board's approval of a settlement on the appeal of the Keswick Business Park Secondary Plan in 2008, the Keswick Business Park Study Area (KBPSA) overlay designation and associated policies were permitted to remain on certain lands located north of Ravenshoe Road and west of Woodbine Avenue. These lands are within the Protected Countryside designation of the Greenbelt Plan. The policy within the current Town of Georgina OP that corresponds with the overlay designation, allows property owners within this area to submit appropriate studies to pursue the possibility of extending the community boundary of Keswick for employment uses. In adopting the new OP 2016, Town of Georgina Council granted an extension for landowners to submit complete development applications by January 1, 2020.

Under the policies of the Greenbelt Plan, the new OP 2016 review is the only process that provides an opportunity to permit expansion of the settlement boundary and refine the natural heritage system for the lands within the study area. There is a limited time period for a municipality to bring its official plan into conformity with the Greenbelt Plan and it begins when the official plan review is formally commenced by Council and ends with final approval of the official plan. In Georgina's situation, Regional planning staff's opinion is that this process began in 2008 when the Town started its conformity exercise to the Greenbelt Plan. The completion of the process will conclude with final approval issued by the Region or the Ontario Municipal Board (should the Region's decision be appealed). In the opinion of Regional planning staff, the proposed policy to extend the timeframe of the conformity exercise does not conform to the Greenbelt Plan.

Regional staff met with several of the landowners within the study area and they were advised of the timeframe for the conformity exercise. The landowners within the study area are required to utilize the current Town of Georgina OP policies for the Study Area prior to final approval of the new Official Plan. As a result, one of the recommended modifications (Attachment 1) to the new OP 2016 is the removal of Section 7.6 "Keswick Business Park Study Area" and to remove the overlay from the Land Use Plan Schedule A2 to ensure conformity to the YROP-2010 and Greenbelt Plan. The lands will now be designated as Commercial Recreation Area, Environmental Protection Area and Rural Area. Town staff had originally recommended the removal of this overlay. It was brought back at the time of adoption; however, it does not conform to the Greenbelt Plan, as mentioned above.

Regional Council must have regard for the public’s written and oral submissions to Georgina Council

Recently, there have been changes to the Planning Act with Bill 73 receiving Royal Assent in December 2015 and the majority of the changes coming into effect July 1, 2016. Due to the timing of the amendments coming into force, Regional Council has additional requirements to follow when making its decision on the new OP 2016. Regional Council is now specifically required to have regard for all oral and written submissions from the public to the municipal council. Georgina Council considered seven oral and thirty seven written submissions when adopting the new OP 2016 in April 2016. The written submissions are summarized in a table extracted from the Town of Georgina staff report, and the oral submissions as recorded in the town’s Council minutes of April 20, 2016 (Attachment 3).

Bill 73 requires Regional Council to explain the effect of written submissions received from the public in making its decision

In addition to having regard for the public’s written and oral submissions to Georgina Council, Bill 73 requires Regional Council to explain the effect of written submissions to York Region in making its planning decisions. Prior to finalizing this report, six written submissions have been received (Attachment 4). Staff will include a statement in the notice of decision that reflects Council’s consideration of all written submissions.

Georgina Official Plan supports the goals of Vision 2051

The new OP 2016 further enhances the Region’s goals established through Vision 2051 by promoting Georgina as a Town ensuring “a resilient natural environment and agricultural system”, accommodating “appropriate housing for all ages and stages”, enabling “a place where everyone can thrive”, providing policies for “living sustainably” and overall growth is fostered as a “complete community”.

5. Financial Implications

As modified in Attachment 1, the new OP 2016 implements the policies of the YROP-2010. The Region’s assigned population and employment growth to 2031 have also been incorporated. As such, the required Regional infrastructure costs have been identified in the Region’s Transportation Master Plan and the Water and Wastewater Master Plan.

6. Local Municipal Impact

The Town of Georgina Council on April 20, 2016 adopted the new OP 2016. Georgina Council requires Regional approval of its adopted Official Plan. The new OP 2016 will implement the Town of Georgina's vision of a well-balanced and vibrant community and protects the natural environment and preserves its rural character while providing for a high quality of life in a sustainable manner. The timely approval of this Plan, as proposed to be modified will assist Georgina in achieving its long-term vision and providing the foundation to update its secondary plans.

Town staff are aware of and support the proposed modifications. Regional staff are of the opinion that the proposed modifications are minor in nature by providing clarity of the policies to ensure conformity with the YROP-2010 and Provincial Plans within the new OP 2016. As a result, no further public meeting is required.

7. Conclusion

The new Georgina OP 2016 is a comprehensive plan with many new and progressive policies. The new OP 2016 implements an ecosystem approach to planning to ensure that environmental, economic, social and cultural factors are considered in decision making. It comprehensively addresses many provincial and Regional interests by providing key policies on the natural environment, agricultural and rural areas, healthy and complete communities, economic vitality and responsible growth management.

The new Town of Georgina OP, as proposed to be modified, is consistent with the Provincial Policy Statement, 2014, and conforms to the Growth Plan for the Greater Golden Horseshoe, 2006, the Greenbelt Plan, 2005 and the Lake Simcoe Protection Plan, 2009 and YROP-2010.

Regional staff recommends that the Town of Georgina OP 2016 be approved, subject to the modifications as described in Attachment 1, York Region, Town of Georgina, and other Agency Modifications.

Town of Georgina Official Plan 2016

For more information on this report, please contact Jennifer Best, Senior Planner at ext. 76118.

The Senior Management Group has reviewed this report.

September 30, 2016

Attachments (6) – can be viewed online at York.ca

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Accessible formats or communication supports are available upon request

2016 Town of Georgina Official Plan

YORK REGION, TOWN OF GEORGINA AND OTHER AGENCY MODIFICATIONS

Note: Strikethrough text denotes deleted text.

Underlined text denotes added text, except where “Planning Act”, “Clean Water Act”, *chapters, appendices and map headings are shown.*

Section 3 – Growth Management

1. In response to Ministry of Municipal Affairs and Regional comments, modify Sections 3.1.4. and 3.1.5 to merge them into Section 3.1.4 on Page 25 to add another sentence at the end of the policy as follows:

The Town, in consultation with York Region, will complete and adopt a residential *intensification* strategy based on the York Region 2031 Intensification Strategy. The Town will work in cooperation with York Region to establish appropriate intensification targets and policies for Georgina, to help ensure a minimum of 40 percent of all residential development in York Region to occur within the built-up area as defined by the Province’s *built boundary* in Places to Grow: Growth Plan for the Greater Golden Horseshoe, 2006. Generally, the Town will direct *intensification* efforts to appropriate locations within the Keswick and Sutton/Jackson’s Point Secondary Plan Areas.

2. In response to Ministry of Municipal Affairs comments, replace Section 3.1.5 on Page 25 with the following:

Within the Keswick and Sutton/Jackson’s Point Secondary Plan Areas, the Designated Greenfield Areas will be delineated and include the appropriate density targets.

Section 4 – General Land Use and Development

3. In response to Ministry of Municipal Affairs comments, modify Section 4.7.3 on Page 39 to remove the ‘e’ in “Formulae” and include additional text in order to provide clarity, as follows:

MDS Formulae 1 shall not be applied from a neighbouring livestock facility to a proposed lot that contains an existing dwelling. MDS I is applied to a proposed lot with an existing dwelling when the dwelling is presently located on the same lot as the subject livestock facility

4. In response to Ministry of Municipal Affairs comments, modify Section 4.7.4 on Page 40 to include additional text in order to provide clarity, as follows:

For the purpose of MDS Formula II, Cemeteries shall be treated as a Type A land use, as referenced in the Minimum Distance Separation Formulae Implementation Guidelines, when the cemetery is closed and receives low levels of visitation.

2016 Town of Georgina Official Plan

YORK REGION, TOWN OF GEORGINA AND OTHER AGENCY MODIFICATIONS

5. In response to Ministry of Municipal Affairs comments, modify Section 4.10.10 on Page 48 to replace the word 'or' at the end of subsections a) and b) with the word 'and' in order to provide clarity.

Section 5 – Sustainable Natural Environment

6. In response to Regional comments, modify the first sentence to include additional text in Section 5.1.1.1.a) on Page 51 as follows:

There will be no negative ~~impacts~~effects on *key natural heritage features* or *key hydrologic features* or their functions as demonstrated through a natural heritage evaluation, hydrological evaluation, or environmental impact study.

7. In response to Ministry of Municipal Affairs comments, modify Section 5.3.1.7 on Page 55 to include additional text in order to make allowances for obtaining permits under the *Endangered Species Act*, as follows:

Development or site alteration shall not be permitted within *wetlands* and the habitat of *endangered and threatened species*, and *special concern species*, except in accordance with Provincial and Federal requirements.

8. In response to Town of Georgina comments, relocate Sections 5.3.1.16.2 and 5.3.1.16.3 on Page 57 from the Environmental Protection Area Section to the Rural Area Section. Section 5.3.1.16.2 will be renumbered as 6.2.17.3 and Section 5.3.1.16.3 will be renumbered as 6.2.17.2.

9. In response to Ministry of Municipal Affairs comments, modify Section 5.4.7.a)iii) on Page 60 to replace the word "determine" with "demonstrate" to provide clarity, as follows:

~~determine~~demonstrate how connectivity within and between *key natural heritage features* and *key hydrologic features* will be maintained and, where possible, improved or restored;

10. In response to Ministry of Municipal Affairs comments, to include Intake Protection Zones in Section 5.5.5.1 on Page 65 as follows:

An application for *major development* within *Highly Vulnerable Aquifers and Intake Protection Zones*, as displayed on Schedule B3 – Source Water Protection Areas, involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the *Clean Water Act*), shall be accompanied by a *Contaminant Management Plan*, as deemed necessary by the Town, in consultation with York Region's Risk Management Office.

2016 Town of Georgina Official Plan

YORK REGION, TOWN OF GEORGINA AND OTHER AGENCY MODIFICATIONS

Section 6 – Countryside Area

11. In response to Ministry of Municipal Affairs comments, modify Section 6.1.1 on Page 73 to include an additional permitted use in order to comply with the Provincial Policy Statement, as follows:

m) Mineral aggregate operations subject to policies in Section 4.10

12. In response to Ministry of Municipal Affairs comments, modify Section 6.2.1 on Page 77 to include an additional permitted use in order to comply with the Provincial Policy Statement, as follows:

l) Mineral aggregate operations subject to policies in Section 4.10

13. In response to Town of Georgina comments, a portion of the legal description of Section 6.2.17.1 on Page 82 is deleted as follows:

Part Lot 3, Concession 9 (NG), S/S Lake Drive East and ~~E/S Trivetts Road~~

Section 7 – Secondary Plan Areas

14. In response to Regional comments, the reference to Special Provision 7.5.13.1 in the last sentence be replaced with 7.4.12.1 in Section 7.2.2.f) on Page 96.
15. In response to Regional comments, Section 7.6 identified as Keswick Business Park Study Area on pages 117 -119 is to be removed in its entirety and any subsequent references to this section or its subsections in order to comply with the Greenbelt Plan.

Section 8 – Healthy and Complete Communities

16. In response to Regional comments, the word “energy” is to be added in the last sentence of Section 8.4.4 on Page 129 as follows:

Where appropriate, new community facilities shall support energy efficient site design measures such as preferred parking, idle-free zones and alternative fuel recharging stations.

17. In response to Regional comments, in order to correct section numbering, the reference to Section 8.7.1.10 is to be Section 8.7.10; Section 8.7.2.11 is to be Section 8.7.11; Section 8.7.1 (Accessibility) is to be Section 8.7.12; and its Subsections to be 8.7.12.1, 8.7.12.2, 8.7.12.3, 8.7.12.4, 8.7.12.5 and 8.7.12.6 on pages 135 and 136.
18. In response to Regional comments, the name of Section 9.2.1.2.b) on Page 147 Regional Arterial Roads be replaced with Regional Roads to align with Schedule E.

2016 Town of Georgina Official Plan

YORK REGION, TOWN OF GEORGINA AND OTHER AGENCY MODIFICATIONS

Section 9 – Servicing and Infrastructure

19. In response to Ministry of Municipal Affairs comments, remove Section 9.2.1.8 on Page 149 in order to remain consistent with Schedules E and E3.

20. In response to Regional comments, the words “supports trip reduction and incorporates transportation demand management objectives” and “Transportation Impact Study Guidelines, as amended” are to be added in Section 9.2.3.3 on Page 154 as follows:

Where appropriate, the Town will require new *development* applications to demonstrate how the proposed *development* is transit-oriented, supports trip reduction and incorporates transportation demand management objectives, in accordance with the York Region Transit-Oriented Development Guidelines and Transportation Impact Study Guidelines, as amended.

21. In response to Ministry of Municipal Affairs comments, the words “All proposals for” is to be removed from Section 9.3.2 on Page 158 as follows:

~~All proposals for~~ Sanitary sewer and water infrastructure proposals shall be subject to the water and sanitary sewer infrastructure policies of the Greenbelt Plan, 2005 and the Lake Simcoe Protection Plan, 2009.

Section 11 – Implementation

22. In response to Town of Georgina comments, an ‘s’ is required to be added to the word ‘lot’ within Section 11.4.2.8.e) on Page 192 as follows:

All lots to be created by consent shall have a minimum lot frontage equal to or greater than the average of all existing residential lots on both sides of the same street within 100 metres (328 feet) of the proposed severance, and shall have a minimum lot area equal to or greater than the average area of the abutting residential lots on the same side of the street. When calculated, the minimum frontage requirement ...

Section 12 – Interpretation

23. In response to Town of Georgina comments to provide clarity, two definitions are to be added within Section 12.5 on Page 207 as follows:

Convention Centre:

means a building, or part of a building, which is designed to accommodate gatherings for specific events such as conferences, meetings, social gatherings, sports, recreation, place of amusement, gaming and place of entertainment, and other similar activities including an exhibition facility, and which may include assembly halls, areas for food

2016 Town of Georgina Official Plan

YORK REGION, TOWN OF GEORGINA AND OTHER AGENCY MODIFICATIONS

preparation, liquor and dining areas, all for the exclusive use of the conference or convention participants.

Place of Worship:

means a building or part of a building used by a charitable religious organization(s) for religious worship, services, ceremonies, rites or functions, and may include accessory uses which may include but not be limited to an assembly hall, auditorium, convent, monastery, rectory, day nursery. Intermittent non-academic community oriented instruction may also be permitted within the place of worship, and which may include but not limited to such uses as arts and crafts, music, educational or recreational community based programs or uses. These uses must be accessory and subordinate to the primary use of the place of worship.

24. In response to Ministry of Municipal Affairs comments, replace the definition of Intake Protection Zone in Section 12.5.66 on Page 221 with the definition as contained in the South Georgian Bay Lake Simcoe Source Protection Plan in order to provide consistency, as follows:

means the area on the water and land surrounding a municipal surface water intake.

Schedules

25. In response to Regional comments, on Schedules B Key Natural Heritage Features and B1 Key Natural Heritage Features (East), on Part of Lot 7, Concession 2 (23621 Park Road), an area identified as Woodland is to be replaced with a Wetland designation due to an updated wetland evaluation confirmed by the Ministry of Natural Resources and Forestry.

Before:



After:



2016 Town of Georgina Official Plan

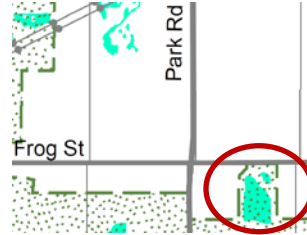
YORK REGION, TOWN OF GEORGINA AND OTHER AGENCY MODIFICATIONS

26. In response to Regional comments, on Schedules B2 Key Hydrologic Features and B2 Key Hydrologic Features (East), on Part of Lot 7, Concession 2 (23621 Park Road), an area identified as non-Wetland is to be replaced with a Wetland designation due to an updated wetland evaluation confirmed by the Ministry of Natural Resources and Forestry.

Before:



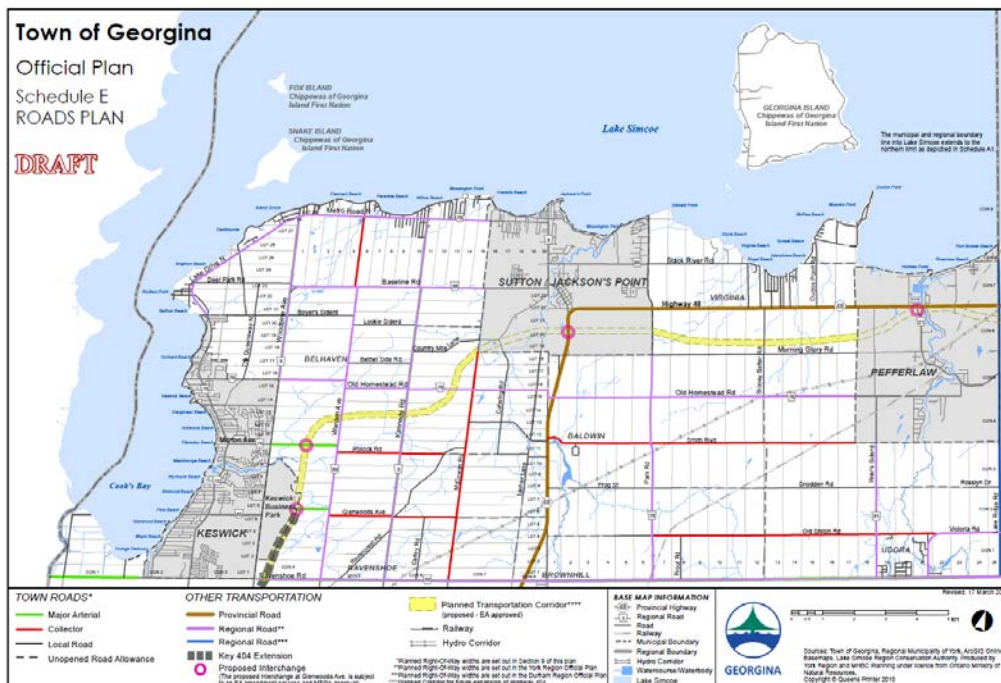
After:



27. In response to Town of Georgina comments, on Schedules E Roads Plan, E2 Roads Plan 2 and E3 Roads Plan 3 the dashed line surrounding the secondary plan boundaries shall be removed.

28. In response to Town of Georgina comments, on Schedules E Roads Plan, E2 Roads Plan 2 and E3 Roads Plan 3, a number of unopened road allowances have been added to the schedules.

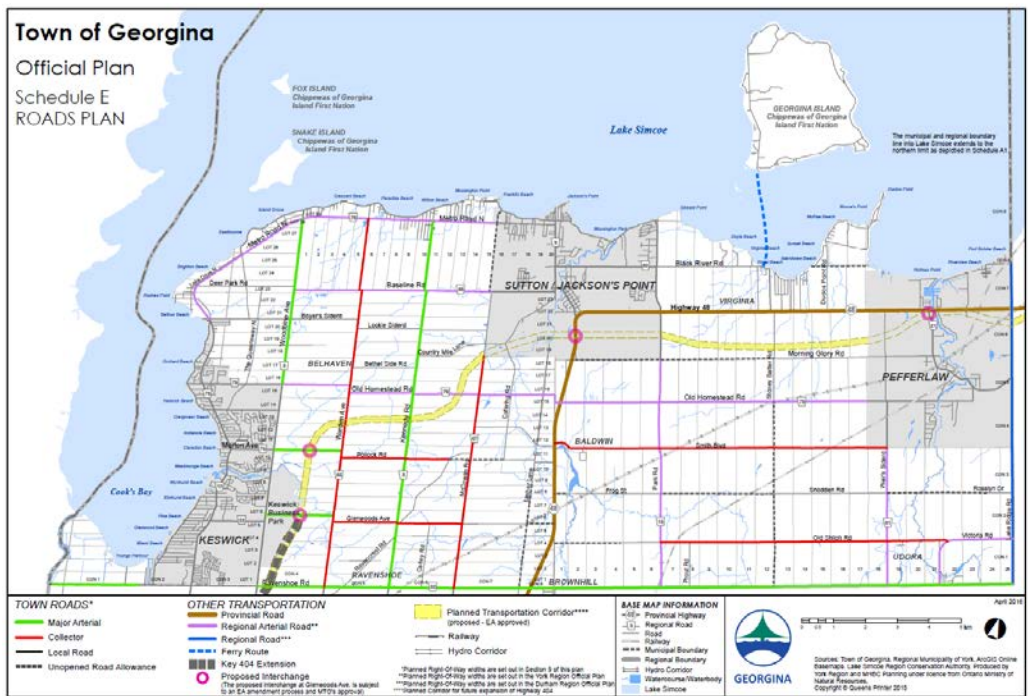
Before:



2016 Town of Georgina Official Plan

YORK REGION, TOWN OF GEORGINA AND OTHER AGENCY MODIFICATIONS

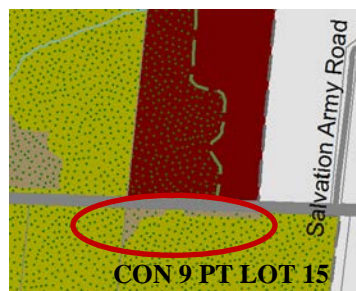
After:



29. In response to Town of Georgina comments, on Schedules A2 Land Use Plan and A2 Lakeshore Areas East, on Part of Lot 15, Concession 9 (1816 Metro Road North - Salvation Army lands) a strip of lands previously identified and delineated as Rural from the Town of Georgina 2002 Official Plan should remain as Rural. The proposed designation of Environmental Protection Area from the proposed Town of Georgina 2016 Official Plan should be replaced with the Rural designation.

Before:

After:

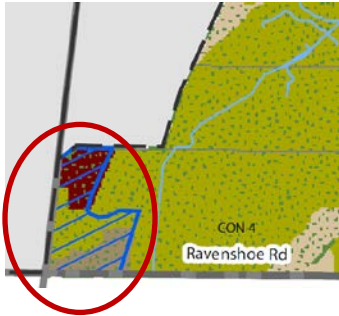


2016 Town of Georgina Official Plan

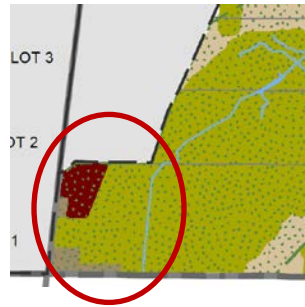
YORK REGION, TOWN OF GEORGINA AND OTHER AGENCY MODIFICATIONS

30. In response to Regional comments, on Schedules A2 Land Use Plan and A2 Land Use Plan (West), the identification of the Keswick Business Park Study Area in the legend and delineated on the map shall be removed as the corresponding policy section of 7.6 is recommended to be removed by Regional staff.

Before:



After:



31. In response to Town of Georgina comments, on Schedules A2 (West), A2 (East), A2 (Lakeshore Areas East), B1 (West), B1 (East), B2 (West), B2 (East), D and H3 the identification of Lake Simcoe and its symbol in the map legend called "Base Map Information" should be included in order to provide consistency among all map Schedules.














Town of Georgina

Official Plan


Schedule A2

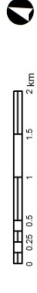
LAND USE PLAN (WEST)

LAND USE DESIGNATIONS

-  Lakeshore Residential Area
-  Serviced Lakeshore Residential Area
-  Urban Residential Area
-  Hamlet Area
-  Rural Commercial Area
-  Rural Industrial Area
-  Commercial Recreation Area
-  Parkland Area
-  Rural Area
-  Agricultural Protection Area
-  Specialty Crop Area
-  Environmental Protection Area
-  Greenlands System

BASE MAP INFORMATION

-  Provincial Highway
-  Road
-  Railway
-  Municipal Boundary
-  Regional Boundary
-  Hydro Corridor
-  Secondary Plan Area
-  Watercourse/Waterbody
-  Lake Simcoe

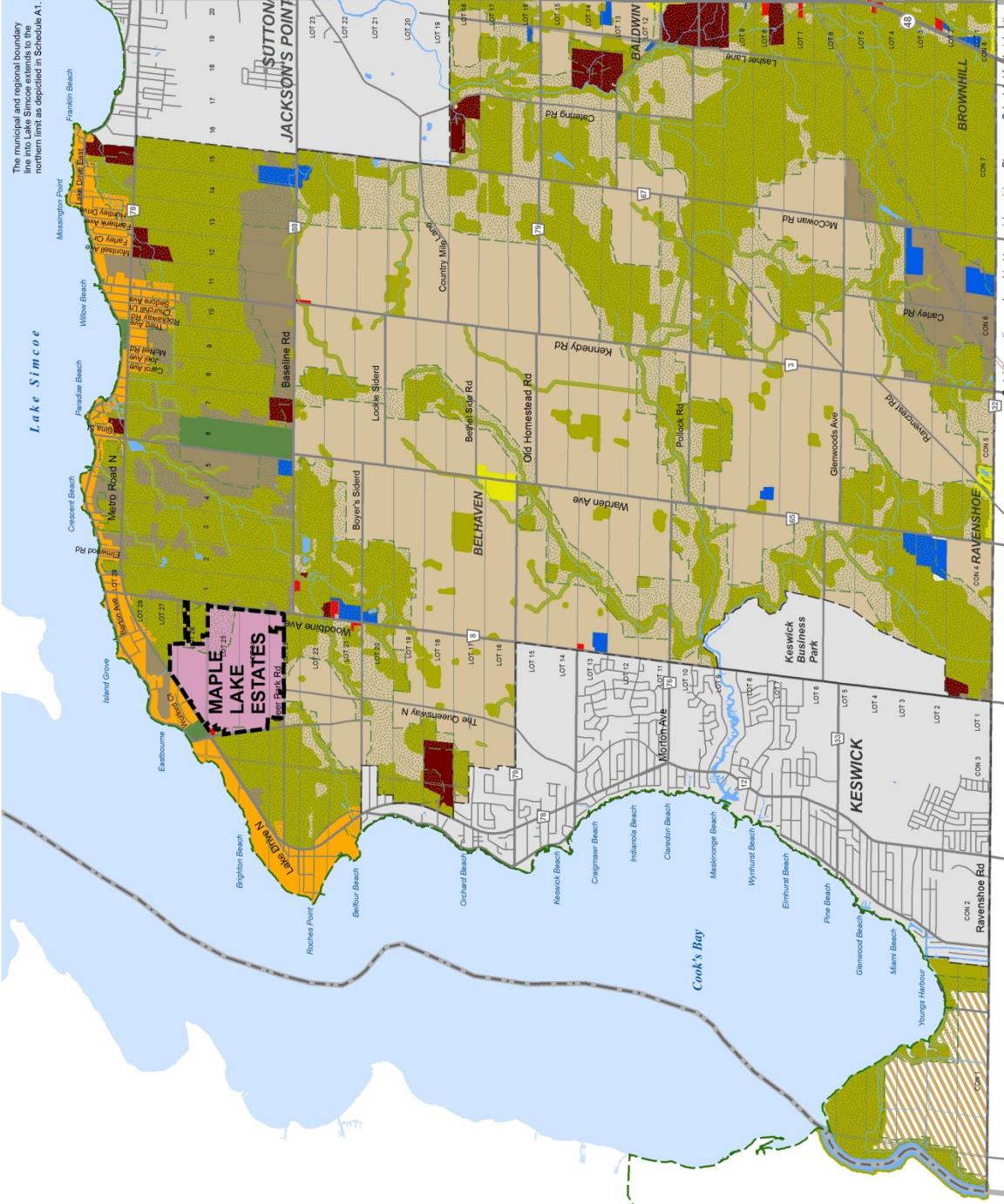


April 2016



GEORGINA

Source: Town of Georgina, Regional Municipality of York, and Ontario Ministry of Natural Resources and Forestry. Produced by York Region and HEC Planning under licence from Ontario Ministry of Natural Resources, copyright © Gensar Primavera 2015



Certain properties may be subject to special provisions. Please see Schedule 1 for their locations.

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, April 20, 2016
7:01 PM

Staff:

Winanne Grant, Chief Administrative Officer
Rebecca Mathewson, Director of Administrative Services & Treasurer, Acting Clerk
Harold Lenters, Director of Development Services
Robin McDougall, Director of Recreation and Culture
Ron Jenkins, Director of Emergency Services and Fire Chief
Dan Pisani, Director of Operations and Infrastructure
Velvet Ross, Manager of Planning
Ken Turiff, Interim Communications Manager
Carolyn Lance, Council Services Coordinator

Others:

Rogers TV
Karen Wolfe, The Georgina Post
Heidi Reidner, The Advocate
Lorne Prince, Item No. 13(1)(B)
Gord Mahoney of Michael Smith Planning Consultants
Art Field, Chair, Official Plan Steering Committee
Joanne Henderson
Jim Dymont, HMBC Planning, Planning Consultant, Item No. 11(1)(A)
Joe Nanos, Item No. 11(1)(A)
Christina Addorisio, Item No. 11(1)(A)
Matthew Cory, Glenwood Gateway Investments Inc, Item No. 11(1)(A)
Jack Gibbons, North Gwillimburty Forest Alliance, Item No. 11(1)(A)
Sylviette Brown, Item No. 11(1)(A)
Harry Behrend, Item No. 11(1)(A)
Helmut Kik, Item No. 11(1)(A)

1. CALL TO ORDER - MOMENT OF MEDITATION

A moment of meditation was observed.

Mayor and Council recognized the passing of Clare Morrison, former Georgina Councillor.

2. ROLL CALL

The following Council Members were present:

- | | |
|--------------------|-----------------------------|
| Mayor Quirk | Regional Councillor Wheeler |
| Councillor Davison | Councillor Fellini |
| Councillor Harding | Councillor Neeson |
| Councillor Sebo | |

3. COMMUNITY ANNOUNCEMENTS

- Saturday, April 16th, Earth Week Pitch-In Kick-off, promoting on Social Media
- Saturday, May 14th, Swap and Sell event, Georgina Ice Palace
- Saturday, May 14th, E-Waste day
- Saturday, May 28th, Curbside Giveaway
- Regional Program, 500 small trees available, white pine, white spruce and white cedar; free of charge, located throughout the Town at the Ice Palace, Leisure Pool, Civic Centre and Pepperlaw Library.
- Saturday, April 30th, Tree Planting Day at Thornlodge Park, 9:30am to 12:30pm
- Saturday, May 28th, Guide Dog Walk, organized by the Pepperlaw Lions
- Saturday, May 7th, Udora Lions' Annual Canoe/Kayak Paddle down the Pepperlaw River, 8:00am on Zephyr Sideroad
- Saturday, April 23rd, Run for the Pantry, Sutton
- Successful Grate Groan Up Spelling Bee event held

4. INTRODUCTION OF ADDENDUM ITEM(S)

- | | |
|-------------------|--|
| Item No. 11(1)(A) | Addendum containing several pieces of correspondence concerning the proposed Official Plan |
| Item No. 11(1)(A) | Correspondence from Joseph Debono |
| Item No. 11(1)(A) | Correspondence from Matthew Cory, Malone Given Parsons |
| Item No. 11(1)(A) | Correspondence from Paul Harpley, President, South Lake Simcoe Naturalists |

5. APPROVAL OF AGENDA

Moved by Regional Councillor Wheeler, Seconded by Councillor Harding

RESOLUTION NO. C-2016-0184

That the agenda, with the following addendum items, be approved:

- | | |
|-------------------|--|
| Item No. 11(1)(A) | Addendum containing several pieces of correspondence concerning the proposed Official Plan |
|-------------------|--|

- Item No. 11(1)(A) Correspondence from Joseph Debono
Item No. 11(1)(A) Correspondence from Matthew Cory, Malone Given
Parsons
Item No. 11(1)(A) Correspondence from Paul Harpley, President, South Lake
Simcoe Naturalists

Carried.

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

7. ADOPTION OF MINUTES

Moved by Councillor Neeson, Seconded by Councillor Fellini

RESOLUTION NO. C-2016-0185

That the following minutes be adopted as presented:

- (1) Minutes of the Council Meeting held on April 6, 2016

Carried.

8. SPEAKERS

Mayor Quirk inquired if anyone was in attendance to speak to an item listed on the agenda other than the Proposed Official Plan report.

Lorne Prince, Chair of the Georgina Heritage Committee, advised of the Committee's opposition to Rev. Bailey's request to the Town to rescind the Heritage Designation on 35 River Street, Sutton, as it meets the six triggers for archeological potential.

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS *None.*

(2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*

- (3) OTHER PUBLIC MEETINGS *None.*

11. REPORTS

(1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

Moved by Regional Councillor Wheeler, Seconded by Councillor Neeson

(A) Award of Request for Proposal - Master Fire Plan

Report No. DES-2016-0005

RESOLUTION NO. C-2016-0186

Ron J.

1. That Council receive Report No. DES-2016-0005 prepared by the Department of Emergency Services dated April 20, 2016, respecting the awarding of the Request for Proposal FES2015-050 – Master Fire Plan.
2. That Council approve entering into a contract with Emergency Management and Training Inc. (EMT) in the amount of \$37,506 excluding applicable taxes, for the purposes of preparing the Georgina Fire Department Master Fire Plan and the N4 Collaborative Initiatives Analysis, subject to similar engagement by the municipalities of Whitchurch-Stouffville, East Gwillimbury and King.

Carried.

(2) REPORTS REQUIRING SEPARATE DISCUSSION

None.

12. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT

(1) Dispositions/Proclamations

- (A) Memorandum – Collaborative Municipal Initiatives of the Six Northern Municipalities of York Region.

Moved by Regional Councillor Wheeler, Seconded by Councillor Davison

RESOLUTION NO. C-2016-0187

That correspondence from the Chief Administrative Officers respecting the Collaborative Municipal Initiatives of the Six Northern Municipalities of York Region, be received.

Carried.

- (B) Anglican Parish of Georgina requesting Council to rescind the Heritage Designation of St. James Parish Hall, 35 River Street, Sutton.

Moved by Councillor Davison, Seconded by Councillor Sebo

RESOLUTION NO. C-2016-0188

John E.
Sarah B.

That correspondence from the Anglican Parish of Georgina expressing its objection to the proposed heritage designation of the building and property at 35 River Street, Sutton, St. James Parish Hall, be received and referred to staff for more information and that staff notify all interested parties of any future meeting dates at which this matter may arise.

Carried.

- (C) Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock, requesting Council support the Bill 158, Saving The Girl Next Door Act, 2016 and support the establishment of a multi-jurisdictional and coordinated task force for law enforcement agencies, Crown prosecutors, judges, victim's services and frontline agencies.

Moved by Councillor Fellini, Seconded by Councillor Neeson

RESOLUTION NO. C-2016-0189

Winanne G.
Sarah B.

That correspondence from Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock, requesting Council support the Bill 158, Saving The Girl Next Door Act, 2016 and support the establishment of a multi-jurisdictional and coordinated task force for law enforcement agencies, Crown prosecutors, judges, victim's services and frontline agencies be received, that the correspondence be referred to the Georgina Equity and Diversity Advisory Committee for information and to the Chief Administrative Officer to ensure York Regional Police and Regional Social Services are aware of this issue and to gather further information for Council's consideration prior to a decision being made by the provincial government.

Carried.

- (2) General Information Items *None*.
- (3) Committee of Adjustment Planning Matters
- (a) Under Review
 - (b) Recommendations
 - (c) Decisions

Moved by Regional Councillor Wheeler, Seconded by Councillor Harding

RESOLUTION NO. C-2016-0190

That the Committee of Adjustment Planning Matters for April 20, 2016, be received.

Carried.

14. MOTIONS/NOTICES OF MOTION None.

15. REGIONAL BUSINESS

(1) Verbal Update from the Mayor and the Regional Councillor

The Retail Business Holidays Act Exemption

•The Retail Business Holidays Act exemption were discussed for King and Vaughan, noting that Georgina already has a blanket exemption for all statutory holidays for all but Christmas Day and New Year's Day.

Zigzag Pavement Markings

•The Region will implement zigzag pavement markings on Victoria Road for a one year period, on both approaches leading into the core of the community of Udora to reduce vehicle speed by providing motorists with visual queue of their speed in relation to stationary objects; effectiveness will be measured.

Load Restriction Signage

•to promote commercial vehicle operators to use Highway 48 and avoid driving easterly towards load restricted roads in Udora, load restriction signs are currently installed on Ravenshoe Road and Lake Ridge Road. Load restrictions in Udora will remain in place until such time that Victoria Road and Ravenshoe Road east of Victoria Road are reconstructed. There are no current plans for road reconstruction.

Speed Boards

•speed boards will be active throughout the year in Udora, to be relocated between Ravenshoe Road and Victoria Road at various locations on a quarterly basis to maximize coverage.

11. PUBLIC MEETINGS

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS, Section 11(1);

(7:30 p.m.)

(A) Town of Georgina Proposed Official Plan, April 2016

Report No. DS-2016-0029

Mayor Quirk explained the procedure for a public meeting at this time.

Harold Lenters set out the process for the Town's presentation; Art Field, Chair of the Steering Committee, will make comments, he will comment on the Official Plan process and the staff report and recommendations, following the staff presentation, Jim Dymont, the Town's Consultant retained to carry out the project in consultation with staff and the Steering Committee, will provide comments and his professional opinion.

Art Field, Chair of the Steering Committee, advised that in August of 2013, the Steering Committee consisting of three members of the public and a few Council Members, was formed to oversee the review of the new Official Plan, designed to serve the community of Georgina. The Committee is united in recommending the staff report and asks Council to receive and adopt its recommendations.

Harold Lenters recommended the proposed Official Plan document be approved by Council to serve as the primary policy document in guiding and directing land use decision making and related activities to 2031.

- the document is a culmination of a lot of hard work and dedication and he expressed his gratitude to the members of the Steering Committee and the consultant, as well as the technical advisory committee from York Region, Lake Simcoe Region Conservation Authority, various departmental staff, residents, landowners, business owners, groups, organizations, Council members, outside agencies, the Province, planners and agents for their input and their invaluable efforts to assist staff in preparing a very detailed and comprehensive report and document.

- Registered Professional Planners in Ontario must adhere to a Professional Code of Practice. Under this Code, there is a responsibility to clients/employers, the public, and tribunals to "impart independent professional opinion".

- dealing with hundreds of properties, landowners and groups, many of which have an interest in current and future use of the land and water in Georgina.

- three key matters;

(i) Removal of Lakeshore Residential Area designation in the lakeshore area. OPA 103 introduced the Serviced Lakeshore Residential Area designation in Willow Beach and surrounding communities between Keswick and Sutton, captured existing properties and some parcels that were logical infill, while some larger vacant properties were left out and remained as Lakeshore Residential Area. Removing properties from the use of private services needed to be addressed. In two larger areas, the Lakeshore Residential Area designation was reduced and allowed for the potential for minor infill along Trivett's Road and Pugsley Avenue. Staff felt they did not have all the information necessary to designate those areas as Serviced Lakeshore Residential Area. The areas were recognized as a special

provision to allow landowners to move forward with applications and studies to determine if one or more lots should be created in the areas.

(ii) Removal of the Keswick Business Park Study Area overlay designation. When the Keswick Business Plan Study Area designation was established in 2002 Official Plan, it included the area from Ravenshoe Road northward. The Conservation Authority advised that the southern portion was completely in flood plain and as a result, the Town decided it was not appropriate to continue to study the area for employment or urban development. When the Draft Greenbelt Plan was released for comment, it would have restricted the Town from continuing with the Keswick Business Park Secondary Plan study. However, the Greenbelt Plan that was enacted continued a policy to allow communities that were in the middle of studies to continue. The Greenbelt Plan also designated this southern area that was within the flood plain, as Natural Heritage System. So in order to be developed, the land has to come out of the Natural Heritage System designation. There are no analyses or studies that have been done that would justify the removal of the Natural Heritage System boundary or changing it in any way, so it is not appropriate for Council to expand the urban area of Keswick into that area because it is within the flood plain and also contains other significant features.

- requested by landowners to leave the Keswick Business Park Study Area on the lands for the time-being. Staff believed the area should not be included given the flood plain, Natural Heritage System designation and the Greenbelt Plan; to do so would be misleading in terms of the future for those areas.

(iii) a large component was the review of every site specific amendment that was in the Official Plan against a steering committee endorsed protocol; 82 properties in total were reviewed against the protocol. Twelve properties contained key heritage or hydrological features that could be affected by development. Staff met with the Lake Simcoe Region Conservation Authority staff and the existing designations of six properties were scaled back and two properties with Estate Residential Area designations had these designations removed. The municipality's ability to remove designations and prevent development stems from the fact that not all of the planning approvals required to create lots have been obtained.

- reviewed the Urban Residential Area land use designation and policies related to the Maple Lake Estates project lands.

- proposed Official Plan does not propose any substantial changes; in the existing Official Plan, the Urban Residential Area designation and development policies were approved by the Ontario Municipal Board and reaffirmed by an order-in-Council and zoned to permit development, with a registered plan of subdivision agreement registered on title. The previous owner and current owner have spent approximately \$3.5 million in bringing municipal water and sanitary sewers to the property, as well as a trunk water main and a water storage tank on the north side of Deer Park Road. This water servicing infrastructure is an integral part of the system that supplies drinking water to many residents in Georgina.

- In 2004, the Ministry of Natural Resources states in a letter dated October 18th that the Ministry recognizes that the existing registered plan of subdivision predates the Ministry's wetland work and recognizes the legal status of the plan to be implemented as proposed, without due regard to the wetland complex. The Region has provided written correspondence stating it is in conformity with the Region's Official Plan and the Greenbelt Plan provisions recognize current Official Plan and zoning approvals and provide for development of this site in accordance with these approvals.
- Council may re-designate any property.
- the opportunity for Council to amend the Plan because the Greenbelt Plan does not apply to the Maple Lake Estate lands has no relevance in terms of the tests in the Planning Act. Section 26(1) , Updating the Official Plan, states 'if the Official Plan is in effect in a municipality...states that the Official Plan may be revised as required to ensure that "(i) conforms with provincial plans or does not conflict with them, as the case may be". Maple Lake Estates does not conflict with the Official Plan, and it in fact conforms to the Official Plan and meets the Section 26 tests under the Planning Act.
- in consideration of the existing development approvals granted to the Maple Lake Estates lands under the Planning Act, the public interest is best served through Council's resolution of May 13, 2015 requesting the Province to amend the Greenbelt Plan to facilitate an exchange of development rights to other lands owned by the Maple Lake Estates landowner located south of Deer Park Road. This may not be acceptable to some, but Council's request has the effect of putting in place a reasonable balance between the interests of the landowner as provided through existing planning approvals and development rights, with that of the public interest – which is to protect the woodlands and wetlands in perpetuity. Mr. Lenters stated that he hopes that verbal and written support of Council's request of the Province to amend the Greenbelt Plan in order to facilitate an exchange of development rights has been conveyed to the Province.
- the Draft Official Plan has been revised based on the agency and public comments received since its release on April 8, 2015. The resulting Proposed Official Plan, April 2016, is consistent with the Provincial Policy Statement and conforms to the York Region Official Plan and relevant Provincial Plans, and staff are of the opinion that the document represents good planning.
- staff request Council to adopt the Proposed Official Plan, and repeal the existing 2002 Official Plan, save and except the Secondary Plans, as amended, and submit it to York Region for its review and approval.

Jim Dymont, MHBC Planning, Town's Consultant, addressed Council as follows:

- he has prepared over 50 Official Plans in Ontario but never one with five overlapping layers of plans, a Regional Official Plan, Lake Simcoe Protection Plan, Greenbelt Plan, Growth Plan for the Greater Golden Horseshoe and the local Town Plan, and a high level of detail looking at properties.
- received 48 written submissions and 328 individual comments on the Draft Official Plan

- staff have responded to every single request and comment received by the municipality and have done everything they can to satisfy the concerns.
- this document deals with the part of Georgina that is not covered by the Secondary Plans for Sutton/Jackson's Point, Keswick, Keswick Business Park, and Pefferlaw, which are freestanding separate documents within the Official Plan document.
- comments from the North Gwillimbury Forest Alliance warrant special attention. He read the most recent email of April 12, stating "...nothing in the Greenbelt Plan exempts the Town ... " and "...Mr. Lenter's assertion is simply not true...". The Planning Act states Council's decision must conform and not conflict with provincial plans. Provincial plans are a higher level of policy. The 'Towns and Villages' designation in the plan indicates that the plan of subdivision allows for development of more than 1,000 units on that property.
- The term 'development' has specific meaning in the Provincial Policy Statement. It is true that development of the Maple Lake Estates lands does not require further approval under the Planning Act. As the Province defines it, it is not development.
- In the case where Council decided something else should be done, the Region is the approval authority for the Official Plan and would have to decide if Council's decision was consistent. Since the Region supported this document before Council tonight, the Region would not follow a different direction. The Ontario Municipal Board is bound by the Planning Act and Provincial Plans. In his experience of participating in over 100 OMB hearings, in his view, if this matter were ever to get to the Board, the Board would look at it and see if they could change it, and he doubts it would get very far in the process. Council cannot make any other decision than what is presented tonight.

It was noted that in 1983 an Order was obtained from the Cabinet and the Lieutenant Governor of the Province, which is the highest approval you can obtain.

Harold Lenters stated that he reviewed the last-minute comments submitted by the Salvation Army and responds as follows;

1. 'Conference centre' use was not eliminated as such a use is a permitted use within the Serviced Lakeshore Residential Area in the existing Official Plan, so there is no change.
2. The lands fronting on the south side of Metro Road North are not designated 'Rural' in the existing Official Plan, but primarily Environmental Protection Area 1. The lands are zoned 'Rural' and it may be that 'Rural' zoning has been confused with the existing and proposed Official Plan Land use designations. The proposed 'Environmental Protection Area' is justified in the new Official Plan.
3. Clarity was requested concerning the boundary of the Sutton/Jackson's Point Secondary Plan and Commercial Recreation Area designation on Schedule A2 as it exists on the ground and how it impacts the Salvation Army. Salvation Army Road is the boundary, but not shown correctly on Schedule B – Land Use Plan of the Sutton/Jackson's Point Secondary Plan and this is the cause of the confusion.

4. There has not been time to check the church as a recognized permitted use within the 'Commercial Recreation Area' designation. The third or fourth permitted use says that any use within the Commercial Recreation Area designation that is zoned for any particular use is also permitted. If Town Council approves the Draft Official Plan, the Region can review this matter.
5. The proposed Group Home definition reflects the same wording for the Group Home definition within the Keswick Secondary Plan, and the new Sutton/Jackson's Point Secondary Plan.
6. The Region can be requested to include a definition for places of worship.
7. General statement made by lawyers

Joe Nanos, 22937 Woodbine Avenue, on behalf of his father, owner of the property addressed Council as follows:

- remainder of the western portion of the lands is designated 'Commercial Recreation Area', and is also subject to Section 3.21 of the Official Plan, Business Park Study overlay designation, recognizing long term potential.
- supports the Official Plan.
- does not support the major substantial change made since October of 2015 that would detrimentally effect his father's property and was made following the statutory public meeting and recommends the removal of the business overlay designation. •the Draft Official Plan recommended this designation remain. The current policies of the business overlay designation states that '...development will be considered and will be delineated within the area that's protected environmentally so that can be developed once detailed studies are submitted by the landowners.'
- represents landowner who owns the largest landholding in the gateway land and they have not submitted studies according to that policy, so no detailed studies have been conducted to delineate the lands along Woodbine having development potential.
- reports have been submitted dealing with other parcels, identifying approximately 1.5 hectares of land along Ravenshoe Road that could be developed. They did not deal with his land and therefore cannot apply those studies to this property in order to remove the overlay designation.
- policies recommended to be carried over to the new Official Plan under Section 7.6 of the draft Official Plan of October, 2015, have been refined by planning staff and he supports those refinements; stating that overlay designation was to be carried over to the new Official Plan.
- he has followed the process over three years and the public was not advised at any meetings that the overlay would be removed from the lands. At the last meeting, slide 25 clearly stated "Business Park Study Overlay...the current draft plan does not propose any changes to mapping...". He believes this to be premature and inappropriate and raises questions of transparency of the planning process.
- requested that Council carry over the policies as shown in the Draft Official Plan of October 2015, Section 7.6.

- Detailed studies to delineate the extent of developable lands on the subject lands has not been undertaken.
- no planning analysis to justify removal of Section 3.21 of the Official Plan as it pertains to the subject lands
- planning analysis seems solely based on studies submitted for lands at 2354 Ravenshoe Road. Should not subject these studies to the subject lands

- during review, indicated that Business Park Study overlay would be retained in the Official Plan
- retaining Section 7.6 will not detract from the new Official Plan and will provide opportunity to landowners to revisit the matter and look at balanced development
- Town to retain the current vision and foresight which provides the opportunity for the subject land and collective gateway lands to develop in a balanced and sustainable manner resulting in new employment and tax assessment for the Town.

Harold Lenters responded as follows:

- at the time the Keswick Business Plan Secondary Plan appeal was before the Ontario Municipal Board, there was a settlement to approve the Secondary Plan and it was also proposed that this remnant piece of Keswick Business Park Study Area would be removed because it was within a flood plain
- landowners involved in the OMB hearing requested that the Study Area not be removed in order to allow the landowners the opportunity to conduct analyses and studies to see if any of the lands within the Study Area was developable. The Town supported this request and the OMB approval allowed this portion of Study Area to remain.
- it is clear in the Secondary Plan policies that the onus is on the landowner(s) to undertake various studies to justify that it makes sense to see the land being re-designated as Business Park Area. The test was for the landowner to conduct environmental studies in order to justify the removal of lands from the flood plain, determine if there is enough of a setback from wetland, and deal with all the other environmental features. One landowner undertook this process, but that was not the basis to take away the entire Business Park Study Area.
- the decision to remove the Keswick Business Park overlay designation was based on the fact that almost the entire area is in flood plain and completely within the Natural Heritage System of the Greenbelt Plan and Urban Settlement extension and development is not allowed in these areas
- no work has been undertaken over the last eight years to give any indication that the overlay should remain, and staff believes it is time for the overlay designation to be removed
- concerning servicing options for this property the report raised more questions than answers in terms of feasibility. It would be inappropriate to hold onto the overlay designation
- an individual could apply for an amendment to the Official Plan to bring lands back in, with the necessary studies

- purpose of the Plan is to provide clarity and certainty in terms of land use. The overlay designation was left in place for eight years to enable owners to establish clarity and certainty but this has not been done
- anyone seeing this designation may rely on it, but the designation itself does not give development rights; amendments to the Official Plan, to the Regional Official Plan and to the Greenbelt Plan would be required

Christina Addorisio, Senior Planner, WSP, MMM Group Ltd., addressed Council as follows:

- representing the owner of 2354 Ravenshoe Road at the north-east corner of Ravenshoe Road and Woodbine Avenue, which is within the Keswick Business Park Study Area
- MMM made a submission for these lands in July of 2015 as part of the Official Plan Review process. The request was for the lands and lands north of the subject lands to be included in the Keswick Urban Boundary based on a minor rounding out of the Keswick Business Plan
- in line with requirements of the existing Official Plan, MMM committed the necessary studies including a Flood Plain Analysis, demonstrating that the subject lands contain approximately 1.32 hectares of developable land outside of the flood plain area
- MMM received comments on the flood plain analysis report from LSRCA that are being addressed
- staff report recommends removal of the Keswick Business Park Study Area Overlay designation and associated policies from the Official Plan, as well as recommending the lands be designated 'Rural' and 'Environmental Protection Area'
- removal of these lands from the Study Area would prevent any future development potential at the gateway to the Town
- requested expansion is consistent with the 2014 Provincial Policy Statement.
- supports the intent of the Growth Plan, Greenbelt Plan, Regional Official Plan and Georgina Official Plan
- requests the Keswick Business Park Study Area Overlay remain in the Official Plan, allowing for future development of the lands

Harold Lenters advised that the flood plain analysis was submitted to the Conservation Authority resulting in a two-page reply back from the Conservation Authority requiring a number of matters to be addressed to the Authority's satisfaction. We have not heard if these concerns have been addressed

- it is not the intent of the Business Park Study Area policies to support retail development
- could pursue small development in that area, could apply but would have the same issue as Mr. Nanos. The property is within the Natural Heritage System and one cannot expand into the Natural Heritage System of the Greenbelt Plan, 2005..

- servicing options proposed; as per the policies for the Keswick Business Study Area, the lands must be municipally serviced and there is a test in the Provincial Policy Statement to provide a cost efficient and logical extension of services.

Matthew Cory of Malone, Given Parsons, addressed Council as follows;

- on behalf of Glenwood Gateway Investments Inc., concerning 23675 and 23965 Woodbine Avenue and 2596 Glenwoods Avenue located in the northern portion of the Keswick Business Park Secondary Plan

- looking forward to the Business Park moving forward

- requesting Council to consider permitting a retail permission in the Business Park designation on Woodbine Avenue; business parks are evolving

- has expressed concern with the Region's outlook that they have very little employment lands to 2041 horizon, made decision to reflect current trends only respecting future office and retail growth

- requesting retail permissions along Woodbine Avenue because integration of livelihood and other uses in a business park is desired by employees and employers value it to provide opportunities for shopping, eating and activities for employees while at work

- only response in the report is that it is not permitted by the York Region Official Plan and the Keswick Business Park Secondary Plan will be reviewed in future. The only time to consider introducing such uses in employment area is during a municipal comprehensive review which is currently occurring

- respectfully disagrees that the Keswick Business Park Secondary Plan is a standalone document. Council cannot consider his request at a later date due to nature of the policy regime

- under Section 27 of the Planning Act, subsection 26.1(b) requires that Council shall review the relevant employment policies in the Official Plan as part of the review process and consider whether any revisions to those policies are necessary' and he does not believe that has occurred.

- respectfully requesting Council to consider two minor amendments to the Official Plan; 1, add a new policy to Section 9.4.3.2.1 'Permitted Uses Under the Keswick Business Park Secondary Plan' relating to Business Park 2 Designation, to add a new subsection (vi) noting retail, major retail and restaurants are a permitted use, and 2, modify Policy 9.4.3.2.1 (b) which speaks to ancillary retail uses

- part of the reason he is requesting this now is that this is their only opportunity to do so; the Official Plan review is required to look at all policies and to confirm those policies

Harold Lenters;

- neither Town staff, nor Regional staff, would support more retail within the Business Park

- there are sufficient lands for stand-alone retail throughout Georgina

- current policies in the Secondary Plan reflect regional policies allowing up to 15% ancillary retail over the area of the Business Park

Moved by Regional Councillor Wheeler, Seconded by Councillor Sebo

That the Council Meeting recess at 9:12 p.m.

Carried.

The meeting reconvened at 9:28 p.m.

Jack Gibbons of the North Gwillimbury Forest Alliance, 430 Raines St, Roches Point, addressed Council as follows;

- the new Official Plan prohibits development on all major wetlands and woodlands with one exception, the Maple Lake Estates property in the North Gwillimbury Forest
- the Town's proposed special treatment is inconsistent with Sections 26 and 27 of the Planning Act
- Section 26 legally obliges the Town to bring the Official Plan into conformity with the Provincial Policy Statement and Section 27 legally obliges the Town to bring the Official Plan into conformity with the Regional Official Plan
- most of the Maple Lake Estates property is off-limits according to the Provincial Policy Statement
- Section 2.2.35 of the York Region Official Plan prohibits development on Georgina's wetlands and Section 2.2.44 prohibits development on Georgina's significant woodlands
- approximately 90% of the Maple Lake Estates property is located on wetlands or significant woodlands. Therefore 90% is off-limits for development according to the York Region Official Plan
- there is nothing in the transition section of the Official Plan that exempts the Maple Lake Estates property from the rules for wetlands and significant woodlands
- Maple Lake Estates property is designated Towns and Villages in the Greenbelt Plan. Unfortunately, on basis of fact, jumps to conclusion that the Town is exempted from the Planning Act obligations to prohibit development on the Maple Lake Estates wetlands and woodlands. There is no legal or factual basis to back this up
- Greenbelt Plan rules do not apply to Towns and Village such as Maple Lake Estates •page 7 of the Greenbelt Plan states 'further, this plan does not apply to lands within boundaries of Towns, Villages, Hamlets, as they existed on the day this plan came into effect. Municipal Official Plans will continue to govern land use within these settlements'
- there is nothing in the Greenbelt Plan that requires the new Official Plan to continue to designate the Maple Lake Estates as Urban Residential and nothing that exempts the Town of Georgina from its planning act obligations to prohibit development on approximately 90% on the Maple Lake Estates property
- 2013 letter from Region of York does not say that the Town of Georgina is exempt from its planning act obligations to prohibit development on Maple Lake Estate wetlands and woodlands. It states that the Greenbelt Plan and York Region Transition policies do not prohibit development on the Maple Lake Estate property. It is the Planning Act that obliges the Town to prohibit development on the Maple

Lake Estate property, to repeal the 30 year old Maple Lake Estate development approvals because they are no longer consistent with the York Region Plan or the Provincial policy.

- When the development was approved by previous Council, it was not in conflict with the York Region Official Plan or Provincial Policy, but changes have occurred in the last 30 years.
- In 2004, these lands were designated Provincially Significant Wetlands and the Provincial Policy Statement says development is not permitted in wetlands. And the Regional Plan did not prohibit development, but it does now.
- requested Council to obey the law, to amend the proposed Official Plan to prohibit development on the Maple Lake Estates wetlands and woodlands. Council has the opportunity to save the North Gwillimbury Forest forever

Harold Lenters stated that he understands and respects the passion to save wetlands and woodlands that we all share. The Province of Ontario received the draft Official Plan document in April, 2015. Six ministries looked at the draft document. The Province wrote the Planning Act, the Greenbelt Plan and the Lake Simcoe Protection Plan. Nowhere in the 25 pages of detailed comments in terms of conformity with all plans and with the Provincial Policy Statement does it state that the Town is obliged and must amend Maple Lake Estates in order to conform to the Provincial Policy Statement or the Greenbelt Plan. If they thought the Town should or must make changes, we would have heard from them by now.

Jim Dyment stated that it is important for the public and for Council to recognize that while we have implemented the Greenbelt Plan and the Regional Official Plan in the overall land use designation of Maple Lake Estates, he urged Council to look at Schedule B1 to the Official Plan where we have designated the significant woodland and wetland on Maple Lake Estates and Schedule B2 where we have designated the wetland as a key hydrologic feature on the Official Plan. With those areas shown, should any development occur requiring Planning Act approval, the issues related to the wetland and woodland would need to be addressed. Town staff have done everything possible to protect those features should a changed or revised development be proposed. Development is something that requires Planning Act approval. There is a subdivision agreement registered on title and the construction of approximately 1,000 houses can occur without meeting the definition of the term 'development'. If another planning application comes forward for approval on this property, the applicant would start from square one.

Harold Lenters advised that correspondence from York Region states that they believe the Regional Plan permits and recognizes the Towns and Villages designation in the Regional Plan. That area is exempt from the Regional Greenlands System in the Regional Official Plan. The Regional Greenlands System is shown in the Keswick Secondary Plan area, the Sutton/Jackson's Point Secondary Plan Area and the Pefferlaw Secondary Plan Area, but it is not shown through the majority of the Towns and Villages designation applicable to the Maple Lake Estates lands.

Sylviette Brown, 23621 Park Road, Regional Road 18, addressed Council as follows:

- her property sits in Zephyr Creek/Egypt Wetland Complex
 - the proposed Official Plan changes the soil type and soil classification of her land.
 - has been evaluated by a lot of different agencies and is one of the few areas with sandy loam but is now considered hydric soils, which makes a major difference when farming the land and permits are required
 - not possible for soil type to change through an Official Plan process
 - flood area on property been expanded well beyond Regional or 100 year storm. No flooding occurred during Hurricane Hazel in the 1950's
 - been in all the schedules, even the house is part of a ground water charging area.
- 'hydric soil' means the property is under water for most of any given year but she has been farming the land since 1979 and it is not under water
- staff should reconsider what has been done to her property

Harold Lenters stated that he is unfamiliar with this soil issue. The Official Plan does not designate soil types but it does reflect the Regional Plan respecting Prime Agricultural Area and Rural Area, which the Town's Official Plan must mirror. The staff report did review Mrs. Brown's submissions respecting alleged errors in mapping which came from either the Lake Simcoe Region Conservation Authority or from the Region through the Ministry of Environment or Ministry of Natural Resources. The Conservation Authority was requested to take a look at the mapping with regard to accuracy and if changes or adjustments are necessary, the Region can accommodate that during their review. In the policies of the Plan with respect to environmental area and any land use designations or feature designations, these boundaries are flexible and if information arises in future, minor adjustments can be made.

Mrs. Brown submitted her submission to staff. She noted that her property forms part of the solar project and was evaluated due to that fact. Soil sample tests indicate the soil is stable and capable of sustaining solar panels without disturbance from ground water or frost.

Harry Behrend, 835 Lake Drive North, Eastbourne, addressed Council as follows:

- was before previous Council numerous times respecting a development proposal by a previous owner of Maple Lake Estates
- a previous development application on the Maple Lake Estate lands was dealt with in the early 1980's and referred by the Town to the Ontario Municipal Board
- he supports maintaining the Maple Lake Estate lands as wetland and would be doing the larger community a great favour by maintaining that
- there may be a deal to be made with developer
- one issue dealt with earlier before the OMB was the term 'leapfrog lands', drawing on services passed through agricultural lands and how to withstand development

pressure when this is done. The planning opinion at that time was that it can be handled.

- Earlier proposal on the Maple Lake Estate lands was a mobile home park, and current proposal is two bedroom buildings on concrete slabs

- Also told that this community would be operating with substandard roads, concerns voiced re garbage collection, snow removal, children moving in and stress on existing school facilities but all resident's concerns were pushed aside. The issue was delegated to the Lieutenant Governor and the decision was disappointing

- believes the if the Town swaps that land and give development rights to Metrus/DG Group, you will see development move from northern end of Keswick to the forest line

- will take away good agricultural land

- expressed support for not developing that site and maintaining it as wetlands and protecting it, and cautioned Council about pressure put on agricultural land

- inquired if the Town has conducted studies to identify lands zoned Agricultural and at risk of being developed

Harold Lenters explained that the Greenbelt Plan has strict policies with respect to the expansion/extension of urban settlements. You have to utilize all the developable lands in Keswick and within the Town's other existing communities and demonstrate that intensification targets have been met before new or expanded settlement areas may be considered. The lands between Maple Lake Estates and Keswick proper are either Agricultural, Rural or Environmental Protection land, none of which permit growth.

Harold Lenters stated that anyone can purchase property as part of the free market system. Developers will buy land in advance for speculative reasons but still need to comply with the policies in place and make a case that development is needed.

Harold Lenters advised that in conjunction with the approval of the Maple Lake Estates development of the previous Official Plans, the Town, back in the 1980's, incorporated a special policy area called 'areas not to be serviced with municipal water and sanitary sewer', on Schedule D of the Official Plan, covering land from the north limit of Keswick up to the current Maple Lake Estate designation. This was put in place to help prevent leapfrog development. The Regional Official Plan has a designation of the Agricultural Protection Area, which is also in the Town of Georgina Official Plan, and is very difficult to convert this to something else.

Harold Lenters advised that the Greenbelt Plan Review report presented to and supported by Council, did not recommend to change or expand the boundaries of any of the existing settlement areas, as there are enough lands in the communities to serve the needs for the next 20 years and it is premature to consider/request an expansion the boundaries at this time.

Helmut Kik, Mum's Avenue, Sutton West, addressed Council as follows;

- Germany has strict environment restrictions but wetlands have been developed and the country is proud of the fact that humans, animals and the environment can live together
- Germany has a population of 60 Million and growing
- if Council wants to develop and put something for the future into this town, it needs to designate at least 200-300 acres for higher education, universities and research institutes to bring this Town into the 21st century

Harold Lenters advised that when staff brought the Draft Official Plan to Council, it spoke to leaving the overlay in place because it was known that the landowner of one of the largest parcels was in the midst of conducting studies and it would be unfair to remove it at that time. The majority of the land has environmental features, and most cannot be removed from the flood plain. Staff believe it would not make sense to leave a small piece of a Business Park Study Area that will ultimately not be of adequate size for Business Park uses. If there is planning merit from the owner's perspective, the owners have the opportunity to take that position in front of Regional Council and/or appeal the Plan. The Planner's case to remove it is strong, but it is Council's policy decision to leave the designation in place and, a reasonable two-year timeframe could be discussed with the Region.

Harold Lenters advised that the Serviced Lakeshore Residential Area designation includes a policy stating that the designation cannot be expanded without a municipal comprehensive review, so that site specific amendments would not be constantly submitted. The special policies overlay would provide the owners the ability to consider the merits of creating some lots in specific locations. It would be the owner's responsibility to initiate the process and justify creating lots through the appropriate studies and analyses as required under the Plan.

Harold Lenters advised that the Maple Lake Estates portion of the proposed Official Plan cannot be separated from the Plan. It is either in the Plan as it is, or it's in the Plan as amended. Council could vote on the recommendations that do not deal with the Maple Lake Estates land, then vote on the Maple Lake Estate portion.

Jim Dymant advised that if the Maple Lake Estates lands are not included in the Plan, the current Official Plan policies will continue to apply. From a policy perspective, the current Official Plan policies are virtually the same as in this Plan, but this Plan also contains two schedules that identify both the significant woodlands and wetlands and therefore add a higher level of protection than what is in the current Official Plan from 2002. The Maple Lake Estates land would not be as protected under the 2002 Plan as it would be under the new Plan.

Regional Councillor Wheeler suggested a motion to divide the question.

Rebecca Mathewson advised that the motion can be separated if it deals with more than one matter, but she does not believe the Official Plan is more than one matter.

Moved by Councillor Davison, Seconded by Councillor Harding

The Council Meeting recessed at 10:36 p.m.

Carried.

The meeting resumed at 10:55 p.m.

Moved by Councillor Fellini, Seconded by Councillor Sebo

That the meeting continue past the four hour maximum time frame.

Carried.

Moved by Regional Councillor Wheeler, Seconded by Councillor Fellini

1. That Council receive Report No. DS-2016-0029 prepared by the Planning Division, dated April 20, 2016, respecting the Town of Georgina Proposed Official Plan, April 2016.
2. That Council pass a by By-law, which adopts the Town of Georgina Proposed Official Plan, April 2016, and which repeals the existing 2002 Town of Georgina Official Plan, as amended, save and except the following Secondary Plans, as amended: Sutton/Jackson's Point Secondary Plan; Keswick Business Park Secondary Plan; Keswick Secondary Plan, and Pefferlaw Secondary Plan.
3. That the Clerk provide notice of Official Plan adoption as prescribed under the Planning Act and to all interested parties, and submit the adopted Official Plan and accompanying supporting materials to the Regional Municipality of York for review and approval.
4. That the Clerk forward a copy of Report No. DS-2016-0029 to Valerie Shuttleworth, Chief Planner for the Regional Municipality of York and Mike Walters, Chief Administrative Officer for the Lake Simcoe Region Conservation Authority.

Motion not voted on in this form.

Moved by Councillor Neeson

That the official Draft Official Plan be modified as follows;

1. On Schedule A1 show Maple Lake Estates as 'Countryside Area'

2. On Schedule A2 designate Maple Lake Estates as 'Environmental Protection Area' as appropriate, and any remainder as 'Rural Area'
3. On Schedule 2A, include all of the Maple Lake Estate and the Greenland System based on the criteria in the preamble to Section 5.1 and modify the Greenland System accordingly on other schedules
4. On Table 1, remove references to Maple Lake Estates and add population density to Keswick
5. Remove sections 7.2 and 9.3.9.1 and all other references to Maple Lake Estates

Lost... no seconder

Moved by Councillor Davison, Seconded by Councillor Fellini

RESOLUTION NO. C-2016-0191

Harold L.

That the original motion be amended by adding the reinstatement of the Keswick Business Park Study Area overlay on the Land Use Plan Schedule A2 and Section 7.6 from the April 2015 Draft Official Plan document, with applications to be submitted by January 1, 2020, and that the policies and overlay designation cease to apply after that date.

Carried.

Discussion requested to be reflected in the minutes;

Councillor Sebo did not vote in favour of the amendment but now must vote on the recommendations as amended.

Winanne Grant explained that because a recorded vote was not requested, the minutes would not reflect who did not vote in favour. Requesting a recorded vote would set out who voted in favour and who voted in opposition. It was requested that the minutes reflect this discussion because there was no request for a recorded vote on the amendment.

Moved by Regional Councillor Wheeler, Seconded by Councillor Fellini

RESOLUTION NO. C-2016-0192

Harold L.

1. That Council receive Report No. DS-2016-0029 prepared by the Planning Division, dated April 20, 2016, respecting the Town of Georgina Proposed Official Plan, April 2016.

- 2. That Council pass a by By-law, which adopts the Town of Georgina Proposed Official Plan, April 2016, and which repeals the existing 2002 Town of Georgina Official Plan, as amended, save and except the following Secondary Plans, as amended: Sutton/Jackson’s Point Secondary Plan; Keswick Business Park Secondary Plan; Keswick Secondary Plan, and; Pefferlaw Secondary Plan.
- 3. That the Town of Georgina Proposed Official Plan, April 2016 referred to in 2. above be modified to include Section 7.6 Keswick Business Park Study Area from the April 2015 Draft Official Plan document, and that Section 7.6 be revised to incorporate wording to reflect a January 1, 2020 deadline for the landowners within the Keswick Business Park Study Area to submit a complete Official Plan Amendment Application and should that application submission deadline not be met, that the Keswick Business Park Study Area designation and Section 7.6, in its entirety, expire and be deleted without amendment to the Plan.

John E.

- 4. That the Clerk provide notice of Official Plan adoption as prescribed under the Planning Act and to all interested parties, and submit the adopted Official Plan and accompanying supporting materials to the Regional Municipality of York for review and approval.

John E.

- 5. That the Clerk forward a copy of Report No. DS-2016-0029 to Valerie Shuttleworth, Chief Planner for the Regional Municipality of York and Mike Walters, Chief Administrative Officer for the Lake Simcoe Region Conservation Authority.

A Recorded Vote was requested; the Acting Deputy Clerk recorded the vote as follows:

	<u>YEA</u>	<u>NAY</u>
Regional Councillor Wheeler	x	
Councillor Davison	x	
Councillor Fellini	x	
Councillor Harding	x	
Councillor Neeson		x
Councillor Sebo	x	
Mayor Quirk	x	

YEA - 6

NAY - 1

Carried.

Harold L. Direction was provided to staff to discuss with Joseph Debono of Dentons Canada, solicitors for The Salvation Army Canada East to clarify their concerns with a number of the proposed policies in the draft Official Plan document.

Harold L. Direction was provided to staff to speak to the Region of York with respect to concerns expressed by Sylviette Brown with regard to her property at 23621 Park Road.

16. OTHER BUSINESS

Chippewas of Georgina Island First Nation

•Mayor Quirk, Councillors Sebo and Neeson attended a Chippewas of Georgina Island meeting arranged with Ministry of Environment staff, York Region staff, and the Sewage Solution Project team. They have many outstanding questions respecting the Upper York Sewage Solution project including such issues as monitoring, environmental assessment process, dealing nation to nation, fish habitat, pharmaceuticals and monitoring of pharmaceuticals.

It was noted for the benefit of the public that if more than three members of Council attend in one location, it could be considered a Council meeting at which the advancement of the business of the Corporation could occur. Therefore four members of Council did not attend.

17. BY-LAWS

Moved by Regional Councillor Wheeler, Seconded by Councillor Neeson

RESOLUTION NO. C-2016-0193

That the following by-laws be approved:

Ron J.

(1) By-law Number 2016-0024 (FI-4), being a by-law to establish fire and emergency services fees in the Town of Georgina, effective July 1, 2016.

Dan P.

(2) By-law Number 2016-0025 (CON-2) being a by-law to authorize the Mayor and Clerk to enter into a unit price contract with Robert B. Somerville Co. Limited for the construction of Sanitary Sewer – Lowndes Avenue.

Carried.

18. CLOSED SESSION *None.*

(1) Motion to move into closed session of Council *None.*

- (2) Motion to reconvene into open session of Council and report on matters discussed in closed session. *None.*

19. CONFIRMING BY-LAW

Moved by Councillor Davison, Seconded by Councillor Harding

RESOLUTION NO. C-2016-0194

That the following by-law be approved:

- (1) By-law No. 2016-0026 (COU-2), a by-law to confirm the proceedings of Council on April 20, 2016.

Carried.

20. MOTION TO ADJOURN

Moved by Councillor Fellini, Seconded by Councillor Sebo

That the meeting adjourn at 11:27 p.m.

Carried.

Margaret Quirk, Mayor

Rebecca Mathewson, Acting Deputy Clerk

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period**

197	FIRE AND EMERGENCY SERVICES	8.5.1	Revise wording as follows: "The Town shall ensure the efficient and effective allocation of fire station sites and emergency services through the Town in a planned effort to keep pace with growth in consultation with the York Regional Police, the York Region Emergency Medical Services, the Town Fire Department and adjacent municipalities."	Agree with this revision. Revision made.
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PUBLIC:				
	Contact	Property or Section	Comments	
198	Howard Friedman, HBR Planning Centre 66 Prospect Street, Unit A, Newmarket, ON L3Y 3S9	25 High Gwillim Drive	<p>a) Revise KSP Boundary on all of the OP Schedules to match the boundaries of the Secondary Plan.</p> <p>b) Maintain the current Rural designation on site as opposed to the proposed Agricultural Protection Area designation. The Plan indicates that the boundaries of the Agricultural Protection Area are approximate and that refinements to these boundaries may occur through an Agricultural Assessment Study. Requesting confirmation that their clients lands that are Agricultural Protection Area can be refined if a favourable Agricultural Assessment is submitted.</p> <p>c) Remove "Area Not to be Serviced with Municipal Water and Sewer" identification from the area of the subject site.</p> <p>d) Maintain the "Community Improvement Area" designation as per the existing OP, over the area of the subject site.</p>	<p>a) The property requested to be shown in the KSP will not be included in the boundary as per the KSP schedule land use schedule.</p> <p>b) Do not agree with this revision. The Agricultural designation is based on the Region's OP. The policy regarding the boundaries being approximate has been removed as a result of comments made by the Province.</p> <p>c) Do not agree.</p> <p>d) "CIP Area" removed due to new policy permitting future designation of a CIP project area by by-law within any area of the Town</p>
199	315197 Ontario Limited 842 Trivetts Road	842 Trivetts Road	Re-designate the entire property to Serviced Lakeshore Residential Area (or maintain the current Lakeshore Residential Area designation), rather than a portion to Serviced Lakeshore Residential Area and the remainder to Environmental Protection Area.	Portion of lands being placed in a special provision to allow landowner to proceed with an Official Plan Amendment for the creation of one or more lots (and subject to associated policies).
200	William Joannou (agent for 315197 Ontario Limited) 30 Furnival Road Toronto, ON M4B 1W3 wjoannouaci@gmail.com	842 Trivetts Road	Re-designate the entire property to Serviced Lakeshore Residential Area (or maintain the current Lakeshore Residential Area designation), rather than a portion to Serviced Lakeshore Residential Area and the remainder to Environmental Protection Area.	
201	Marion Witz 1 Isleview Road marion@elizabethgrant.com	1 Isleview Road	Re-designate site to Serviced Lakeshore Residential Area as opposed to the proposed Rural designation, because the site is on municipal services	Agree with this revision and have confirmed that water and wastewater services were extended to the property, so this property should be designated Serviced Lakeshore Residential Area. Revision made.
202	The Alderville First Nation	Entire Plan	The Alderville First Nation appreciates "the fact that the Town of Georgina recognizes the importance of First Nations Consultation and that your office is conforming to the requirements within the Duty to Consult process."	No action required.

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period**

203	Southlake Regional Health Centre	Entire Plan	"Southlake will require Council's continuing support with respect to supporting local share fundraising and to supporting our efforts to secure necessary funding approvals from the provincial government to help meet the needs of our growing population."	No action required.
204	Michael Smith, Michael Smith Planning Consultants	Entire Plan	Binder identifying typos and other suggested editorial revisions.	Staff will review and incorporate these editorial revisions as needed. Appropriate revisions made.
205	Keith MacKinnon, KLM Planning agent for Maple Lake Estates Inc.	MLE Lands	Wish to emphasize that MLE lands are designated Towns & Villages in GBP and YROP, and should continue to be recognized accordingly as part of the OP review.	No action required. MLE lands continue to be recognizes as Urban Residential Area.
206	Anthony Usher, Anthony Usher Planning Consultant	7.2 and 9.3.6.1	Remove these Sections and all other references to MLE.	Do not agree with this revision, see Attachment 9 to Report PB-2015-0073.
207		Table 1	Remove reference to MLE, and add MLE's population to Keswick.	Do not agree with this revision. No action required.
208		Mapping - A2, B1 and B2	These schedules show the northeast corner of MLE as within the Greenland System, consistent with the Regional Greenlands System mapping in the Regional Plan. Except in that northeast corner, the wetland and woodland on the MLE property are not included in the Greenland System.	Greenlands System is being displayed as identified in the York Region Official Plan.
209		Mapping - A1	Show MLE as Countryside Area.	Do not agree with this revision. No action required.
210		Mapping - A2	Designate MLE as Environmental Protection Area as appropriate, and any remainder as Rural Area.	Do not agree with this revision, see Attachment 9 to Report PB-2015-0073.
211		Mapping - A2	Include all of MLE in Greenland System based on the criteria in the preamble to section 5.1, and modify the Greenland System accordingly on other schedules.	Do not agree with this revision, see Attachment 9 to Report PB-2015-0073.
212	L. Michon, 26862 Woodbine Ave. and A. Bevand & M. Bevand	MLE Lands	Wish to support the development for various reasons as outlined in letter.	No action required.
213	Stefano Giannini, Janet Rosenberg & Studio Inc.	Baldwin Hamlet; all mapping.	Review potential for greater expansion of the Baldwin hamlet . Prospect of signalized intersection at Highway 48 and Smith Blvd.	Do not agree with this revision. The area was previously analyzed and the determination was made not to include a greater expansion; just the minor 'rounding out' as proposed by the Draft OP. Any new traffic signals would have to be approved by MTO.

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period**

214	Rob Grossi	"The property that fronts on Lake Drive to the north, Trivetts Rd to the west, Metro Road to the south and has an irregular eastern boundary behind some existing residential properties and vacant lots." (municipal address not provided).	Opposes any new designations "that would allow any changes that would allow any additional growth or lot creation in the area that was originally designated as the Willow Beach and Surrounding Lakeshore communities."	The Official Plan contains appropriate policies to guide development in this area as appropriate. Special provisions have been put in place for three properties to allow landowner to proceed with an Official Plan Amendment for the creation of one or more lots (and subject to associated policies).
215	Lauren Capilongo, MGP Planning, agent for Great World Properties Limited and 1170898 Ontario Ltd.	26061 Woodbine Avenue and Part of Lot 23, Concession 4.	Maintain the current land use designations on the two properties, being Commercial Recreational Area and Rural Commercial Recreation.	Do not agree with this revision. Based on all available information, including LSRCA mapping, the sites are identified to contain numerous natural features including PSW, watercourses, floodplain, significant woodlands, and are within the regulated limited of LSRCA.
216	Chad John-Baptiste, MMM, agent for Nizza Enterprises	2354 Ravenshoe Road	Recommend that the Town include all lands within the KBPSA into the settlement area boundary on the basis of a "minor rounding out" of the KBP and expands the settlement area boundary as part of the Official Plan Review. YROPA would follow.	Do not agree with this request. The KBSPA and associated policies have been removed due to flood plain and natural features. Greenbelt Plan also does not permit expansion into NHS.
217	Ducks Unlimited Canada	5.1.1 and 5.2	There is no policy guiding development within and around natural heritage and hydrologic features in Settlement Areas (Urban Areas, Towns and Villages). DUC recommends including policy in the OP that protects Provincially Significant Wetlands (PSWs) within Urban Areas, Towns and Villages from all forms of development (as prescribed by the 2014 PPS). The OP should also include policy to guide development that may impact unevaluated or locally significant wetlands within these areas - for example through a mitigation sequence that would first avoid wetland features, then minimize impacts to the feature, and compensate for loss as a last resort. Secondary plans may include more detail in terms of the designation of natural heritage features, but it is important that the OP provide this overarching guidance. Maintaining a robust urban natural heritage system can contribute to the health and well-being of communities by providing green space, areas for recreation, water and air quality improvement, and flood control.	No action required. The Secondary Plans address Settlement areas and will be reviewed accordingly.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period

218

<p>6.3</p>	<p>a) Include Environmental Protection Area policies in Section 5, 'Sustainable Natural Environment'. It is unclear why EPA is included within the Countryside Area, but it may lead to confusion when policies outlined in the Greenlands system also apply to Environmental Protection Areas.</p> <p>b) Consider including a statement detailing the values that natural heritage features like wetlands provide and the reason why it is important to protect them (see page 2 of this submission for an example).</p> <p>c) Consider including a statement detailing the values that natural heritage features like wetlands provide and the reason why it is important to protect them (see page 2 of this submission for an example).</p> <p>d) Ensure terminology is consistent throughout the Official Plan. Specifically; o Section 6.3.1 uses the term 'Vegetative Buffer Zone' around NH features; however in most other areas, the OP refers to 'vegetation protection zone'. DUC recommends consistently applying this latter phrase, which is used in the Greenbelt Plan. Other instances where this inconsistency occurs include sections 5.3.5 and 5.3.7(c). o Every reference to the width of the vegetation protection zone should start with, minimum 30 metres, according to the Greenbelt Plan. The word minimum is missing from the first paragraph of section 6.3.1, and sections 6.3.1.5 and 6.3.1.12.</p> <p>e) Clarify policies indicating when an Environmental Impact Study would be triggered for development applications adjacent to features designated as Environmental Protection Area (EPA). Because the EPA section is not in the Natural Environment section, it is not immediately clear whether policy 5.1.1.4 (that a development application within 120m of a NHS or hydrologic feature would trigger an EIS) also applies in section 6.3. This would be clearer if the EPA section was included under Natural Environment, but if the EPA section remains as is within the Countryside Area section, consider simply repeating policy 5.1.1.4 in the EPA section so it's clear these policies still apply.</p> <p>f) Consider adding a statement to section 6.3.1.6 that if and when new natural heritage or hydrologic features are identified in future through a development application or other subsequent study, those features will immediately be subject to the policies of the OP and designated without the need for an Official Plan Amendment (in addition to providing the minimum 30 metre vegetation protection zone).</p> <p>g) Clarify policies for 'Wetland and Woodland' features identified in land use schedule B1. In some instances, the policies for wetlands and woodlands differ in the OP (particularly if the woodland is not deemed significant) – for example section 6.3.1.13, which informs building a new structure on an existing vacant lot of record. Ensure that where 'Wetland and Woodland' features are identified (i.e. a forested swamp), it is the wetlands policies that apply.</p> <p>h) 6.3.1.13 - add "within a minimum 30 metre vegetation protection zone"</p> <p>i) Under section 6.3.1.14, referring to development or site alteration of a 'minor' nature, consider providing a definition of 'minor', or at least including a few examples of what is considered a 'minor' development, to ensure objective and consistent assessments of these types of applications.</p>	<p>a) Agree with this comment. Structure has been revised to include EPA in the Sustainable Natural Environment section.</p> <p>b) This would be more appropriate as an information sidebar. Information added.</p> <p>c) This would be more appropriate as an information sidebar. Information added.</p> <p>d) Do not agree with using minimum 30 metres. 30 metres was used when mapping the EPA designation. The use of the word "minimum" implies that it could be more than 30 metres.</p> <p>e) The EPA applies to the natural features and generally doesn't permit development. Therefore a policy regarding associated studies would not be appropriate. Structure has been revised to include EPA in the Sustainable Natural Environment section.</p> <p>f) Agree with this comment. Section 6.3.1.6 will be revised accordingly and moved to the end of 5.1.1.</p> <p>g) Both wetland and woodland policies would apply. No action required.</p> <p>h) See above response (d)</p> <p>i) Determining whether the refinements would be minor would be done in consultation with the</p>
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**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period**

219		9.1 and 9.5	Specific to Stormwater Management (SWM) policies, DUC urges the Town of Georgina to include consideration for green infrastructure approaches to SWM, in particular by 1) encouraging retention and restoration of existing natural wetlands and, 2) encouraging the installation of naturalized stormwater management ponds wherever feasible and appropriate. Naturalized SWM ponds offer increased flood control and water filtration capabilities, and for a fraction of the long-term maintenance costs of conventional SWM ponds.	No action required. This comment has been addressed by the inclusion of a LID section.
220	Gord Mahoney, Michael Smith Planning Consultants	Orchard Beach Golf and CC	<p>Mapping - Schedule A2 - The area of the subject land in question and currently designated Agricultural Protection Area on Schedule A2 - Land Use Plan (West) be re-designated to Commercial Recreation Area to match the remaining land use designation of the golf course.</p> <p>Mapping - It would appear that the Natural Heritage System boundary in the Greenbelt Plan differs from what is shown in the Region's Official Plan and the Town's draft Official Plan. Request that the boundary of the Greenlands System be revisited as it appears to include holes number 3 and 9 of the golf course.</p>	<p>Agree with this revision. The limits of the Commercial Recreation Area have been revised to match the golf course.</p> <p>Do not agree with this request. An analysis of the Greenlands System has not been conducted. The system was obtained from the Region's Plan.</p>
221	Paul Harpley, South Lake Simcoe Naturalists	Entire Plan	Numerous large-scale suggestions as documented in July 31, 2015 submission, including: strengthening wording around alternative energy initiatives, lack of detailed information and process on developing further the original Greenlands Strategy, reducing size of Pefferlaw and Sutton's Jackson Point	Environmental policies and mapping have been improved. OP implements Source Water Protection and LSPP. Policies and designations within the Secondary Plan areas are not included in this review. Policies on monitoring and implementation have been included. Renewable energy projects are under Provincial jurisdiction, however, a new renewable energy section has been included in the Plan that speaks to submission requirements and preferred site locations.

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period**

				Sutton/Jackson's Point Secondary Plan was approved by the OMB in 2013. Pefferlaw boundary can only be minimized as part of the Greenbelt Review.
222	Jeff Bolichowski, Armstrong Strategy Group	2.2.2.5	Extend climate resiliency building practices to small residential through the use of Site Plan Control and Urban Design Guidelines.	New policy added in Section 11.5.5 stating that the Town may require plans and drawings for residential buildings containing less than 25 units.
223		7.1.1	<p>Include Urban Design Guidelines with each Secondary Plan, including lists of preferred exterior materials that are sustainable, resilient and will build an enduring community character.</p> <p>Delineate a list of preferred exterior building materials. Use brick, stone and engineered stone as the primary building materials, with others, such as stucco, wood, vinyl siding, decorative concrete or glass considered as accents or when used in combination with the primary building materials.</p> <p>Draft a series of Residential Urban Design Guidelines to cover new home builds not included within the existing Secondary Plan areas.</p>	Matter for Secondary Plans. No action required.
224		7.3.3	<p>Wording change – "compatible with existing land usage within the community, and demonstrating an extremely high standard of sustainable architectural design consistent with Urban Design Guidelines, may be permitted as....".</p> <p>Delineate robust Urban Design Guidelines with favoured exterior cladding materials carried all around the building to ensure an appearance and character consistent with the character of Georgina's hamlets.</p>	This section is referencing lot size and frontage, not design. No action required.
225		7.3.9	The list of required studies include an Urban Design Review to ensure resilient, high-quality exterior cladding materials on all four elevations, and architectural detail on the rear as well as the front façade. Materials used for the front facade should be carried around the building where any facades are exposed to the neighbouring/public view at the side or rear.	This section is referencing lot size and frontage, not design. No action required.
226		7.3.10	Add "as well as considering a consistent community look and feel."	Agree with this revision but wording revise to "long term character of the community." Revision made.

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period**

227	7.4.4	Wording additions – "...and with any relevant Secondary Plans and Urban Design Guidelines.	Do not agree with this revision in this section. No action required.
228	7.5.5	Wording additions – "...and with any relevant Secondary Plans and Urban Design Guidelines.	Do not agree with this revision in this section. No action required.
229	8.1.2	<p>Include in the list of action items: "enforcing Urban Design Guidelines delineating a high standard of exterior character and design, including high-quality cladding and resiliency against extreme weather events and climate change."</p> <p>Draft Urban Design Guidelines ensuring a high standard of home construction, including building materials chosen for their functional and aesthetic quality, sustainability, ease of maintenance, long-term durability and fit with the community's cultural heritage. Also encourage site designs that conserve energy, addressed at the development application stage and during the preparation of designs, with design, orientation, construction and landscaping intended to minimize interior heat loss and retain solar energy in the winter and minimize solar penetration in the summer.</p>	Not appropriate in this section. No action required.
230	8.7.1.1	<p>Include the following action items: private and public developments which are designed to high standards of exterior design, utilizing high-quality materials and architectural styles which contribute a sense of place and are resilient against extreme weather events, also being consistent with applicable Urban Design Guidelines.</p>	Some revisions made. See section 8.7.1, 8.7.3, 2.2.12.9 (g)
231	8.7.1.1	Include "exterior cladding materials that will build an enduring, climate resilient character" as one of the considerations.	Some revisions made. See Sec. 8.7.1(g) and 8.7.3
232	8.7.1.2	<p>Include the following action item: - built form shall utilize high-quality building materials and a high standard of architectural design consistent with all applicable Urban Design Guidelines. "...shall minimize the impacts of noise, wind, extreme weather events and shadows..."</p>	Some revisions made. See Sec. 8.7.1(g) and 8.7.3
233	8.7.1.3	Utilize Urban Design Guidelines to delineate appropriate building materials suitable for withstanding extreme weather events.	Section 8.7.3(g) states that the Town encourages and supports private and public developments that are resilient to climate change.
234	11.5.1.3	In order to promote proper planning, all urban dwelling units should be subject to site plan control. As such, we recommend eliminating bullet point a and related language.	11.5.1.3 will all be deleted (all exemptions to site plan control). New site plan by-law will capture specific development through staff delegated authority.

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period**

235	Gary Foch (submitted after the end of the commenting period)	22869 Woodbine Ave	The landowner has submitted material (conceptual site plan) for commercial uses on the property, with a request to ensure the draft Official Plan would permit such a use on the property.	Do not agree with this request. KBPSA and associated policies to be removed due to flood plain and features. Greenbelt Plan also does not permit expansion into NHS. The property is being placed in the Rural designation. The landowner may submit the appropriate studies to support an application for a rural commercial use.
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OVERVIEW OF COMMENTS Received ON DRAFT OFFICIAL PLAN, APRIL 2015

Received after July 31, 2015 deadline for commenting

Comment No.	Date Received	Commenter	Comments	Preliminary Staff / Consultant Response
1	28-Aug-15	Gord Mahoney, Planning Consultant	On behalf of his client, A & T Homes, they are seeking to have three amendment provisions specific to lands on s/s Lake Dr. E. and E/S Trivetts Rd, noted in the Town's Draft Official Plan: a) To permit lot creation by way of Plan of Subdivision; b) To permit a Plan of Subdivision application to be submitted along with an Official Plan Amendment and Zoning By-law Amendment and, c) To change the current land use designation adjacent to trivetts road from 'Lakeshore Residential Area' to 'Serviced Lakeshore Residential Area'.	Lands fronting on east side of Trivetts Road have been placed in a special provision to allow landowner to proceed with an Official Plan Amendment for the creation of one or more lots (and subject to associated policies)
2	30-Sep-15	MMAH and partner Ministries	Residential intensification target and designated greenfield area density target needs to be incorporated, as identified by the York Region Official Plan	Agree with this revision. Targets would be for Keswick and Sutton/IP. Revision made.
3			Add policy that an intensification strategy be developed in cooperation with the Region to achieve the Town's intensification target in accordance with Growth Plan 2.2.3.6. Additional policies should be added to reflect the intensification strategy policies of the Growth Plan Policy 2.2.3.6	Agree with this revision. York Region has provided suggested wording. Revision made.
4			Add the following new policy in Section 8.8 to address the protection of marine archaeological resources: "The Town may require a marine archaeological assessment to be conducted by a licensed marine archaeologist, pursuant to the <i>Ontario Heritage Act</i>, to determine if there is a high potential for partially or fully submerged archaeological resources that are of cultural heritage value and if such resources will be impacted by shoreline or waterfront developments."	Agree with this revision. Also included Marine Archaeological Assessment to the list of complete application studies. Revisions made.
5			Recommend that the term 'preserve' if used in the context of cultural heritage be replaced with 'conserve' to be consistent with the PPS (Section 2.2.2.6, 7.3, 7.4, 8.8.3, 8.8.7, 8.8.11, 8.8.26 and 11.2.6.1)	Agree with this revision. Revision made.
6			Use "cultural heritage value or interest" wording as opposed to "buildings and features of historical significance", "buildings or structures of historical cultural or architectural merit", "documentation that is of architectural and historical significance to the Town of Georgina" etc. (sections 8.8.16, 11.2.6.1, 11.8.2)	Agree with this revision. Revisions made.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
 Received after July 31, 2015 deadline for comments

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7			To add the reference to Ontario Regulation 359/09 in the opening paragraph of OP policy 4.8 such that it reads: "Renewable energy projects, such as wind turbines, solar panels, geothermal and other similar sources are exempted from municipal approval under the <i>Planning Act</i> and are subject to Ontario Regulation 359/09 - Renewable Energy Approvals under Part V.0.1 of the Environmental Protection Act and the Province's Green Energy and Green Economy Act, 2009 and any amendments made thereto."	Agree with this revision. Revisions made.
8			Modify policy 5.3.2 to include: "The minimum vegetation protection zone in a shoreline built-up area is 30 metres from the Lake Simcoe shoreline, or larger if determined appropriate by an evaluation required by Section 5.3.3. For areas of Lake Simcoe Shoreline outside of existing settlement areas and outside of shoreline built-up areas, the vegetation protection zone shall be 100 metres from the Lake Simcoe shoreline. "	Agree with this revision. Policy found in Lake Simcoe Source Protection Plan 6.2.6 and York Region Official Plan 2.2.15.17. Revisions made.
9			Recommend revising or removing the term "shoreline built-up areas" such that it conforms with the LSPP definition and to reflect the EPA designated areas (Section 12.5.92)	Agree with this revision. Revision made.
10			Recommend expanding draft policy 5.3.7 a)(iv) such that it aligns with the protection level of features those Lake Simcoe Protection Plan sub-policies 6.26 d, e and f provides.	Agree with this revision. Policy found in Lake Simcoe Protection Plan 6.26 (d,e,f). Revision made.
11			Expand Section 5.4.3 and include additional policies to address the expansion of settlement area boundaries and the requirement for an EIS for major developments that are in proximity to or within significant groundwater recharge areas. In addition, the term "major source water development" should be replaced with the term "major development" which is a defined term in the OP and conforms with the terminology in the Lake Simcoe Protection Plan.	Agree with this revision. Policy found in Section 2.2. of PPS and LSPP 6.36, 6.38, 6.39 and 6.40.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
 Received after July 31, 2015 deadline for comments

Comment No.	Date Received	Commenter	Comments	Preliminary Staff / Consultant Response
12			Revise draft OP Policy 9.3.1.2 such that it reads: "All proposals for sewer and water infrastructure proposals shall be subject to the water and sewer infrastructure policies of the Greenbelt Plan and the Lake Simcoe Protection Plan. "	Agree with this revision. Revision made.
13			Add a new policy to Section 11, or other appropriate sections of the OP, to include the conditions set out in LSPP 4.20 as part of all subdivision and site plan agreements.	Agree with this revision (LSPP 4.20). Revision made.
14			Recommend adding to the introduction paragraph in Policy 5.4 to clarify that only certain designated areas as described in Ontario Regulation 284/07 are required to have source water protection plans.	Agree with this revision. York Region provided suggested wording: "The Source Protection Plan policies in this section pertain to vulnerable areas only and may include prohibited future land uses." Revisions made.
15			OP Policy 5.4.1.1.1 should be modified to add the following prohibited uses as per LUP-1 of the South Georgian Bay - Lake Simcoe Source Protection Plan: large (more than 10,000 L) on-site sewage systems, agricultural and non-agricultural material storage facilities, road salt storage facilities, snow storage facilities, fuel storage, outdoor confinement or farm animal yard	York Region disagrees with this revision. No action required.
16			Recommend removing draft OP policy 5.4.2.4 - risk management plans authority is assigned to Risk Management Official, therefore not appropriate in OP.	Agree with this revision. Revision made.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
Received after July 31, 2015 deadline for comments

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17			Replace the term "major source water development" with "major development" in policies 5.4.2.5 and 5.4.3.2.	Agree with this revision. York Region has requested revised wording in the definition of Major Development: "d) in Section 5.4, the following definition applies for Major Development: Consists of: 1) the construction of a building or buildings and any other impervious surface (e.g. road, parking areas, sidewalks) with a cumulative ground floor area of 500 square metres or more; or ii) the establishment of a major recreational use. Revision made.
18			Revise draft OP policy 5.4.4.1 to include 'Intake Protection Zones', as follows: "An application for major development within Highly Vulnerable Aquifers and Intake Protection Zones , as displayed on Schedule B3 - Source Water Protection, involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act), shall be accompanied by a Contaminant Management Plan, as deemed necessary by the Town, in consultation with York Region's Risk Management Office."	York Region does not agree with this revision. There is already sufficient policy to deal with intent and if this is occurring, SWIAMP would capture this. No action required.
19			Recommend adding to the 'complete application' requirements in the draft OP to provide a compliance letter issued by the Risk Management Official, or another requirement that would trigger the submission of information on proposed activities.	Agree with this revision. Suggestion from Planning Act and Section 2.8 of PPS. Revision made.
20			Delete the word "assisted" and replace with "affordable" in policy 8.6.1.7(a) such that it reads: "Participation in Provincial and Federal government Community Improvement programs and application for respective grants for the construction of community improvements and assisted affordable housing, and for the restoration of heritage buildings..."	Agree with this revision. Revision made.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
 Received after July 31, 2015 deadline for comments

Comment No.	Date Received	Commenter	Comments	Preliminary Staff / Consultant Response
21			Revise wording in draft policies 8.1.12(a) and 8.1.13 is recommended such that an accessory apartment is authorized in a single detached, semi-detached, and/or townhouse dwelling as per the Planning Act.	Agree with this revision. Revision made.
22			In Section 8.1.12(b), further clarification is recommended to clearly explain under what circumstance would require a minor variance and/or rezoning.	Agree with this revision. Revisions have been made to clarify.
23			Add a new sub-policy (f) to draft OP policy 8.1.12 such that it reads: " {f) accessory apartments shall not be permitted within existing homes located on hazardous land or within a hazardous site. "	Agree with this revision. Policy from PPS Section 3.1. Revision made.
24			The OP should include mapping and policies to address "hazardous forest types for wildland fire."	New subsection has been added. Town will be utilizing MNR's mapping as a screening tool.
25			To add the following new term and definition for "Hazardous forest types for wildland fire" in Section 12.5 of the draft OP: " Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time. "	Agree with this revision. Revision made.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
Received after July 31, 2015 deadline for comments

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26			Remove the word "generally" and add the term "site alteration" in the first sentence of policy 4.4.2, such that it reads "New development and site alteration will be generally prohibited in areas that are subject to flooding." Additional policy modification is also required in Section 4.4.2 to be consistent with policies 3.1.2 and 3.1.4(b) of the PPS (need to address inland river flooding and to ensure that development in the floodplain is only permitted in accordance with the PPS)	Agree with this revision. Revision made.
27			Recommend adding a policy to Section 11.4.1 to reiterate that no new lot creation is permitted in hazardous areas as per referenced sections of the PPS.	Agree with this revision. Policy from PPS 3.1.2 (a, b,c). Revision made.
28			Remove draft policy 4.10.3(d) to conform with the Greenbelt Plan and be consistent with the PPS (Aggregate extraction is permitted as an interim use in Specialty Crop Areas)	Agree with this revision. Policy obtained from PPS 2.5.4 and GBP 5.3. Revision made.
29			Revise policy 4.10.8 e) to permit the depth of extraction for pit operations from 2.5 metres to 1.5 metres above the water table (from Aggregate Resources of Ontario Provincial Standards)	Agree with this revision. Revision made.
30			In policy 4.10.9 (a)(i) of the OP, replace the term "wetlands" with "significant wetlands" and provide the associated definition within Section 12 of the OP.	Agree with this revision. Policy obtained from PPS 2.5.4.1 and GBP 4.3.2.8 c). Revision made.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
Received after July 31, 2015 deadline for comments

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31			Add a sub-policy to draft OP policy 4.10.10 to include rehabilitation of Specialty Crop Areas similar to Greenbelt Plan Policy 4.3.2.8 c.	Agree with this revision. Revision made.
32			Modify sub-policy 4.10.10(b) such that it reads: "The other alternatives have been satisfactorily considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources on <i>prime agricultural</i> lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: <i>specialty crop areas</i>, Canada Land Inventory Class 1, 2 and 3 lands; and,"	Agree with this revision. Policy from PPS 2.5.4. Revision made.
33			Add a new policy to OP Section 4.10, to address comprehensive rehabilitation, as well as, a new definition for "comprehensive rehabilitation."	Agree with this revision. Policy obtained from PPS 2.5.3.2. Revision made.
34			Recommend adding a policy to Section 5.1.1 such as: " The full range of existing and new agriculture, agriculture-related and secondary uses and normal farm practices are permitted on lands within the Greenlands System. New buildings or structures for agriculture, agriculture-related and secondary uses are not subject to Section 5.1.1 but are subject to Section 6.3 "	Agree with this revision. Policy obtained from GBP 3.2.2, 3.2.4 and 4.5. Revision made but with further clarification that only when permitted by the underlying land use designation.
35			In Section 5.1.1 (a) replace the word "adverse" with "negative" and add the words "or their functions" at the end so it reads: " There will be no negative effects on <i>key natural heritage features</i> or <i>key hydrologic features</i> or their functions. "	Agree with this revision. Policy obtained from GBP 3.2.2.3 a) Revision made.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
 Received after July 31, 2015 deadline for comments

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36			Add a sub-policy(b) to draft OP policy 5.1.1.4 such that it reads" "(b) is a minimum of 30 metres from the key natural heritage features and key hydrologic features identified in Section 6.3.1; and, c) is established to achieve, and be maintained as natural self-sustaining vegetation."	Agree with this revision. Policy from GBP 3.2.4.4. Revision made.
37			Section 6.3.1 needs to include the following key natural heritage features: sand barrens, savannahs and tallgrass prairies and alvars.	Agree with this revision. Policy obtained from GBP 3.2.4. Included remaining features to the list of key natural heritage features.
38			Section 6.3.1 needs to include "lakes (and their littoral zones)" to the list of key hydrologic features.	Agree with this revision. Policy from GBP 3.2.4. Included remaining feature to the list of key hydrologic features.
39			Add "fish habitat", "seepage areas and springs" and the qualifier "significant" to the woodlands to the 30 metre vegetative buffer zone components in the third bullet of Section 6.3.1	Agree with this revision. Policy from GBP 3.2.4.4. Revision made.
40			To clarify draft OP policy 6.3.1.4 such that the Town will need to be satisfied with the change in designation as a result of the refinement cannot include an Urban Area designation.	Agree with this revision. Policy from Growth Plan 2.2.8. Revision made to indicate that the refinement cannot include designations in a settlement area and will default to the Region's rural or agricultural designations.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
 Received after July 31, 2015 deadline for comments

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41			Add the word "significant" before the word "woodlands" in Section 6.3.1.5	Agree with this revision. Policy from GBP 3.2.4.4. Revision made.
42			Delete policy 6.3.1.14 (notwithstanding clause related to the requirement for an Environmental Impact Statement). It is recognized that Section 10.1.2.3 provides for scoping of an EIS.	Agree with this revision. Recommendation from GBP. Revision made.
43			Revise draft OP policy 6.3.1.17 by adding the following sentence: "The removal, modification or destruction of the natural features, functions or linkages shall not provide the rationale for removal of these lands from the Environmental Protection Area designation. The impacted area shall be restored. "	Agree with this revision. Policy from YROP 2.2.4.7. Revision made.
44			Policies to be added to Sections 6.4, 6.5 and 6.6 that designation of new sites for "Rural Industrial Area", "Rural Commercial Area" and "Commercial Recreation Area" is prohibited in specialty crop areas and prime agricultural areas (Agricultural Protection Area). Policies also need to be added to Section 6.4, 6.5 and 6.6 to indicate that any new sites for industrial and commercial uses will need to meet the test of being resource-based, serving the rural resource or agricultural sectors.	Staff do not agree with this comment since the GBP allows certain non-agricultural uses in rural (non prime agricultural) areas and accordingly, the Draft OP permits such uses in these areas. Further discussions with York Region have resulted in revising policy to state in initial paragraph that expansions or new sites must be in conformity with YROP, Provincial Plans etc. and if conforms then must submit the following studies..." Also added policy to clarify that designation of new sites is prohibited in Agricultural Protection Area and Specialty Crop Area designations

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
 Received after July 31, 2015 deadline for comments

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45			Revise the preamble of sub-section 6.6.3 and preambles of subsections 6.4.3 and 6.5.3 such that it reads: "Expansions of a Commercial Recreation Area designation or the designation of new sites shall require an amendment to this Plan and the Zoning By-law, and shall conform with Provincial policies and plans and the York Region Official Plan. The following studies..."	Agree with this revision. Revision made.
46			Add policies which require that applications to establish or expand 'major recreational uses', such as golf courses, marinas and outdoor playing fields, are subject to Section 4.1.2 of the Greenbelt Plan.	Agree with this revision. Policies have been added to the Commercial Recreation designation.
47			Delete 'conference centre' from the list of "as of right" permitted uses in Subsection 6.6.1 a).	Agree with this revision. "Conference Centre" has been deleted.
48			Further clarification is recommended to determine what is considered as a "minor or straight forward" development application. It is suggested that the final two sentences of policy 10.1.2.3 be replaced with the following: " Scoping shall be done by the Town, the relevant conservation authority, and other relevant agencies in consultation with the applicant at the preconsultation meeting in accordance with the policies of this Plan. Such scoping will reflect the type of development being proposed and the sensitivity and characteristics of the area within and surrounding it. "	Agree with this revision. Revision made.
49			In Section 12.5.74, revise the definition for the term 'negative impacts' such that it reads: " Means: a. In regard to water, degradation to the quality or quantity of surface or ground water, key hydrologic features or vulnerable areas, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities; b. In regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and c. In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities. "	Agree with this revision. Definition from Greenbelt Plan. Revision made.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
Received after July 31, 2015 deadline for comments

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50			Revise the definition for the term 'development' or include a policy to Section 6.3 Environmental Protection Areas such that it excludes the three uses as described in the definition for the term 'development' of the Greenbelt Plan (facilities for transportation, infrastructure and utilities by public body, activities or works under the Drainage Act or existing agricultural practices)	Agree with this revision. Definition in Greenbelt Plan and PPS. Definition revised.
51			Add the following sentence to the end of the definition for the term "significant woodlands" in Section 12.5.98 of the OP: "These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry."	Agree with this revision. Definition in Greenbelt Plan. Revision made.
52			A definition for significant wetlands is required to ensure conformity with the Greenbelt Plan. "Significant Wetlands: means an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time."	Agree with this revision. Definition in Greenbelt Plan. Revision made.
53			Provide clear direction as to whether or not MDS will be applied in the following circumstances/options: 1) Where a new lot is proposed with an existing dwelling, and that dwelling is located on a lot separate from the subject livestock facility (MDS Guideline 8) 2) Application of MDS to cemeteries (Type A or B, MDS Guideline 38) 3) Application of MDS after a catastrophe (MDS Guideline 11) The OP may also be expanded to clarify whether MDS will be applied differently in Agricultural designations vs. Rural designations	Agree with this revision. Direction has been included in all 3 circumstances. Do not need to address catastrophe that destroys a dwelling because policy 4.7.2 exempts the Town from applying MDS 1 to buildings or structures on an existing lot.
54			Replace the term "Agricultural Code of Practice" with "MDS Formulae and Guidelines" , wherever the term is used in the OP.	Agree with this revision. Revision made.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
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Comment No.	Date Received	Commenter	Comments	Preliminary Staff / Consultant Response
55			Recommend deleting definition 12.5.41 Farm Related Commercial/Industrial Use and replacing all instances in the OP of the term 'farm-related commercial/industrial use' with the term 'agricultural-related use.'	Agree with this revision. Revision made.
56			In policy 6.1.5, remove the phrase "agriculture and farm related" and replace with the term "agricultural" such that it reads: "The fragmentation of agricultural parcels of land and the creation of non-viable farm operations shall not be permitted. The creation of parcels of land for agriculture and farm related agricultural uses of less than 40 hectares in agricultural areas, and less than 16 hectares in the Specialty Crop Area, shall not be permitted."	Agree with this revision. Policy from GBP 4.6. Revision made.
57			Remove and replace the terms "Farm-related" and "Non-farm" with "Agriculture-related" and "Non-agriculture" such that it reads: " Farm Agriculture-related severances are permitted under certain conditions, in accordance with the provisions of Section 11.4.2.4. Non-farm Non-agriculture related severances of the agricultural land base will not be permitted, unless in accordance with Section 11.4.2.5."	Agree with this revision. Policy from PPS 2.3.4.1 and GBP 4.6. Revision made.
58			Recommend modifying sub-policy 6.1.10 c) as follows: "Applications for the development of farm-related commercial/industrial agricultural-related uses shall: c) Incorporate appropriate separation distances from farm operations in accordance with the Minimum Distance Separation Formulae, where merited by a higher density of human occupancy or activity or significant visitation by the broader public to an agricultural area. in the Agricultural Code of Practice as required by the Ministry of Agriculture, Food and Rural Affairs..."	Agree with this revision. Policy from PPS 2.3.3.3, 3.1.2, 3.1.2, MDS Guidelines. Revision made.
59			Policy 6.1.17 is to be removed since the refinement of prime agricultural areas is only permitted as a one-time opportunity at the time of the Greenbelt conformity.	Agree with this revision. Policy from GBP 3.1.3.1. Revision made.

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Comment No.	Date Received	Commenter	Comments	Preliminary Staff / Consultant Response
60			Add a new policy in Section 6.7 clarifying that parkland uses are not permitted within the Agricultural Protection Area, aside from existing areas designated for such uses.	Agree with this revision. Policy from PPS 2.3.6 and GBP 3.1. Revision made.
61			Recommend revising Draft OP Policy 11.4.1.1. f) as follows: " Decisions of the Committee of Adjustment should carefully consider shall comply with the Minimum Distance Separation Formulae in the Agricultural Code of Practice as required by the Ministry of Agriculture and Food when considering a consent application which would affect agricultural lands."	Agree with this revision. Policy from PPS 2.3.3.3 and 1.1.5.9 and GBP 3.1.3. Revision made.
62			Recommend modifying 11.4.2.4 and 11.4.2.5 as follows: 11.4.2.4 "Severances for agriculture, forestry or conservation uses, which support the respective goals, objectives and policies of this Plan will be permitted. Land consolidations for these uses will be encouraged. Therefore, when a consolidation occurs, and as a result of the consolidation an existing dwelling becomes superfluous, a lot containing the existing dwelling may be severed from the consolidated parcel, in accordance with the general requirements for severances... Where severance of a farm parcel is required to permit consolidation, the Council and the Committee will give consideration to the agricultural viability of the resultant parcel. 11.4.2.5 " Within the Specialty Crop Area and Agricultural Protection Area , severance of a residence surplus to a farming operation s a result of a farm consolidation may be permitted in instances where a farmer owns and operates the agricultural operation on a number of land holdings in the Town which may or may are not be contiguous. A condition of severing such surplus dwelling shall be the prohibition of the construction of a new dwelling on the retained lot of farmland in perpetuity through a rezoning or other municipal approaches. Council and the Committee will give consideration to the agricultural viability of the resultant farm parcel. The new residential lot will be limited to a minimum size needed to accommodate the use and appropriate services.	Agree with this revision. Policy from PPS 2.3.4.1 and GBP 4.6.3. Revision made.
63			If the Town wishes to permit severances for agricultural-related uses, it has not clarified this in the OP.	Policies have been clarified to not permit severances for agricultural-related uses.
64			Recommended that the term 'biomass' be added to the definition of 'Agricultural Uses', as follows: "Agricultural Uses: means the growing of crops, including nursery, biomass and horticulture crops; raising of livestock; raising of other animals for food..."	Agree with this revision. Policy from PPS 6.0. Revision made.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
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Comment No.	Date Received	Commenter	Comments	Preliminary Staff / Consultant Response
65			Recommend modifying draft OP policy 7.6.4 and indicate on Schedule E, that the proposed interchange is subject to an EA amendment process and MTO's approval. We suggest revising Policy 7.6.4 such that it reads: "Schedule E - Roads Plan identifies a proposed additional interchange at Highway 404 and Glenwoods Avenue. It is the intent of the Town, in conjunction with York Region to promote early development of this identified interchange pending York/Municipal EA Amendment and Ministry of Transportation's approval. "	Agree with this revision. Policy from YROP 7.2.5.4. Revision made.
66			To modify draft OP policy 9.5.10 to include the Ministry of Transportation's Drainage Guidelines as follows: "In the consideration of development adjacent or in proximity to a Provincial Highway, the stormwater management report and plan prepared in accordance to Ministry of Transportation Drainage Guidelines , shall be reviewed and approved by the Ministry of Transportation."	Agree with this revision. Revision made.
67			Identify rural/agricultural areas located within the secondary plan areas of the "Towns and Villages" within Schedule A-2. Revise the draft OP schedules to conform with the York ROP in terms of displaying the full extent of the Regional Greenlands System in rural areas and settlement areas.	Staff do not agree with this comment since the designations in the "Towns and Villages" have no status in the Parent Official Plan. The Secondary Plans will have to comply with the York Region's OP in terms of displaying the Regional Greenlands System and the agricultural and rural designations.
68			Provide GIS shapefiles for the proposed EPA and Greenlands System designations for MNRF's review.	York Region has provided shapefiles for MNRF's review.
69			Integrate climate change adaption and mitigation strategies, and work with the Region to develop action plans that supports the York Region Sustainability Strategy: Towards a Sustainable Region.	Agree with this revision. New 8.9 sustainability section and climate change subsection added.

OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN
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Comment No.	Date Received	Commenter	Comments	Preliminary Staff / Consultant Response
70			Policies in Section 11.14 of the draft OP should be expanded to address public service facilities being coordinated and integrated with land use planning so that they are financially viable over their life cycle, which may be demonstrated through asset management planning.	Agree with this revision. Policy from PPS 1.6.1. Revision made.
71			Section 4.1.1 b) of the draft OP dealing with electricity transmission and distribution system should be expanded to include protection of corridors and rights of way for electricity generation facilities and transmission facilities.	Agree with this revision. Policy added.
72			Policies should be developed which identify how and when Aboriginal communities will be engaged in planning matters and the OP should specifically direct that Aboriginal communities will be engaged in matters related to cultural heritage resources and archaeology.	Consultation with Aboriginal communities is already discussed in Section 8.8. Additional policy added in public consultation section.
73			Recommended that a policy be included supporting co-location of public service facilities in Section 8.4 of the draft OP dealing with Community Facilities.	Agree with this revision. Policy from PPS 1.6.5. Revision made.
74			Recommend including a policy within the implementation section of the plan that recognizes inter-departmental relationships as well as external relations within the decision making process.	Agree with this revision. Policy from PPS. New Decision Making sub-section added.
75			Consideration of implementing a Development Permit System. At a minimum, a policy in support of the use of this Planning Act tool is recommended.	New policy included that speaks to how the Town may establish a DPS.
76			Few typographical errors to be corrected.	Agree with these revisions. Revisions made.

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77	09-Oct-15	ACI Architects Inc. for 315197 Ontario Limited	On behalf of the owner of 824 Trivetts Road. Maintain the current Lakeshore Residential Area designation or change to Services Lakeshore Residential, rather than the proposed Environmental Protection Area	Portion of property to be in special policy area in the EPA designation that permits application for OPA (and subject to associated policies). Remainder of property also to be in EPA designation.
78	14-Oct-15	Michael Baskerville, Manager of Engineering, Georgina	<p>a) Section 4.10.13 - Where portable asphalt plants are a possibility, consider simplified site plan approval requirement.</p> <p>b) Section 5.3.1 - First line, " development or site alteration outside of Settlement Areas is not permitted in Lake Simcoe", is a word missing?</p> <p>c) Section 5.3.7 - Is this intended to include everything? Seems excessive.</p> <p>d) Section 5.3.7 (e) - The taking of water in excess of 50,00 litres per day requires a permit from MOECC. Should it be mentioned as a requirement?</p> <p>e) Section 5.6.1 - Was a subwatershed plan done for the Pefferlaw Brook? Not listed here.</p> <p>f) Section 8.7.1.4 - Should this clause be incorporated into secondary plans? And expand to include salt management plans for private roads and commercial/industrial development and the use of only qualified contractors?</p>	<p>a) This can be addressed in the Site Plan Control By-law,</p> <p>b) Direct wording from the LSPP</p> <p>c) This policy is from the LSPP</p> <p>d) Policy included that must meet regulations and obtain any required permit</p> <p>e) Now referenced.</p> <p>f) Obtained from Lake Simcoe Source Protection Plan. Keswick Secondary Plan will have to comply</p>
			<p>g) Section 8.7.2.1 - Should this clause be incorporated into secondary plans? eliminate reference to "an area that has minimal ambient levels of light at night" and simply be imposed everywhere in public and private developments including road streetlights?</p> <p>h) Section 9.2.1.3 (c)(i) - A minor arterial road with a 30 metre ROW is identified in the KSP, Should it be mentioned here or will the KSP remove the minor road?</p> <p>i) Section 9.2.1.3 (iii) - Is there a need to recognize 18 metre ROW's. State conditions for the use or approval of the lesser ROW.</p> <p>j) Section 9.2.1.6 - Encourage the extension of the 404 to Pollock Rd.</p> <p>k) Section 11.5.1.3 - Suggest all exemptions to site plan control be removed. New site plan by-law will capture specific development through staff delegated authority.</p>	<p>g) Studies only applied when an area has minimal light levels. Added: "to determine potential impacts in relation to abutting properties"</p> <p>h) Will remain as 36-45 m to be consistent with Region</p> <p>i) Do not require conditions in OP. Guidelines can be created.</p> <p>j) Encourages to Glenwoods to help facilitate the development of the business park.</p> <p>k) Exemptions removed.</p>

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Comment No.	Date Received	Commenter	Comments	Preliminary Staff / Consultant Response
			I) Schedule E - Break down into sub plans to show street names/designations (ie public & private). Show future 404 extension and future interchange. Upgrade Pollock as Collector between Warden and Kennedy.	I) Private roads, interchanges and collector road displayed.
80	14-Oct-15	Bell	<p>Section 12.5 - Consider adding definitions (Infrastructure, Utility(is)) to clarify intent of Official Plan and to align with PPS explicitly with respect to communications/telecommunications:</p> <p>Section 4.1.1 (a) - Use of terms "infrastructure" and "utility(is)" to provide greater clarity that telecommunication services can be provided and are permitted in all land use designations.</p> <p>(i) - Replace " gas, telephone and cable television transmission utility services", <i>"communication/telecommunication facilities and utilities"</i></p> <p>(ii) - Replace "public utility facilities" with <i>"infrastructure and utilities"</i></p> <p>Section 9.1 - The term "infrastructure" is not defined by Official Plan, as such when coupled with the additions of definitions to section 12.5, will provide greater clarity.</p>	Agree with these revisions. Definitions have been added and revisions made.
81	14-Oct-15	MMM Group Limited, on behalf of Nizza Enterprises	Settlement Area Boundary expansion request for consideration of the lands located at 2354 Ravenshoe Road. Inclusion of all lands in the KPBSA into the settlement boundary is requested.	Staff do not support this request. KBPSA and associated policies to be removed due to flood plain and natural features. Greenbelt Plan also does not permit expansion into NHS.
82	14-Oct-15	Sylviette Brown	Request to be kept apprised of all or any changes applicable to 23621 Park Road and adjoining properties.	Included on interested parties list to review all correspondence related to OPR. No action required.
83	14-Oct-15	Aird & Berlis	Expand the range and mix of uses, including retail uses, permitted in the KBPSP.	YROP does not permit this. Also a matter for the KBPSP. No action required.
84	19-Oct-15	Sylviette Brown	Ascertain how OP will secure health, safety and welfare of the inhabitants of Zephyr Creek Bridge on Park Road and the Fill Site on Smith Blvd.	OP does not directly deal with health and safety issues (deals with general land use). The Town's by-law on fill would address fill sites.

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85	18-Nov-15	Michael Smith (agent for Gloria and David Mott) 326 Deer Park Drive.	Include a special provision permitting the existing accessory apartment in the detached garage.	Agree with this revision. Will include special provision as the apartment has been existing for several years, and no complaints have been made to the Municipal Law Enforcement Division. Revision made.
86	13-Jan-16	York Region - Water Resources	Add new policy in Section 5.4 Source Water Protection (add in Section 59 requirements as per Draft ROPA policy): "That any planning or building application proposed for a land use other than low density residential in Intake Protection Zone 1 will require a Section 59 notice issued by the Risk Management Official as appointed by York Region Council as part of the complete application requirements under the Planning Act, Condominium Act and Ontario Building Code Act.	Agree with this revision but suggest being more specific by stating that residential buildings that are 4 storeys or less are exempted unless fuel is located underground. York Region agrees with comment. Revision made.
87	22-Jan-16	Lake Simcoe Region Conservation Authority	Not supportive of a Settlement Area Expansion to the Keswick Business Park by including the Keswick Business Park Study Area lands and to re-designate the lands on 2354 Ravenshoe from Agricultural Protection Area to Employment. Conformity with the Growth Plan and GBP and consistency with the Provincial Policy Statement has not been demonstrated.	Agree with these comments. KBPSA overlay designation and associated policies have been removed.
88	29-Jan-16	DKGK (22869 Woodbine Ave.)	Incorporate the KBPSA into the urban boundary and re-designate the lands to allow for various commercial/employment uses.	Do not agree with this request. The KBPSA and associated policies will be removed due to floodplain and natural features. Greenbelt Plan also does not permit expansion into NHS.
89	08-Feb-16	Rockford Consulting Group (East side Pugsley Ave.)	Permit development on the east side of Pugsley Ave.	Lands fronting on the east side of Pugsley have been placed in a special provision to allow landowner to proceed with an Official Plan Amendment for the creation of one or more lots (and subject to associated policies)

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90	10-Feb-16	Sylviette Brown, 23621 Park Road	<p>a) Draft Official Plan requires serious amendments prior to being adopted as final</p> <p>b) Concerns with wording and mapping as it pertains to Lot 7W, Con.2 and neighbouring properties south to north, Ravenshoe Rd to Old Homestead Road and west to west, Zephyr-Egypt Wetlands to Black River</p> <p>c) Written objections will be formalized. Advise of next Council meeting where written and oral submissions can be made.</p>	<p>a) Concerns outlined in Comment 91 were reviewed.</p> <p>b) LSRCA reviewing schedules</p> <p>c) Letter advising of April 20th public meeting sent on March 31, 2016</p>
91	16-Feb-16	Sylviette Brown, 23621 Park Road	<p>a) Object to mapping due to glaring errors in mapping of land and water depictions.</p> <p>b) MNRF has not completed its mapping and accompanying text on wetlands on Pt. Lt. 7W (and Pt.Lot 7S) Con.2.</p> <p>c) The textual content as to agriculture is too vague and broad for meaningful interpretation (see Farming and Food Protection Act)</p> <p>d) B1 - ANSI farm forest erroneously denoted woodland wetland on pt. lot 7W, Con.2</p> <p>e) B2 - Wetland south of Zephyr Creek Streamway is erroneous</p> <p>f) B2 - Potential for flooding in Brown Hill, immediately east and west of Black River North & south of Ravenshoe)</p> <p>g) B2 - Smith Blvd. east of Park Road Fill Site which represents a major development is in Greenlands System with major wetland depicted immediately to the east</p>	<p>a) Mapping being reviewed by Town staff, York Region, MNRF and Conservation Authority</p> <p>b) MNRF reviewing Greenlands and EPA designation. Updated MNRF mapping obtained in last few years was provided to York Region to update on OP Schedules.</p> <p>c) Context is provided in definitions (i.e. agricultural uses).</p> <p>d) LSRCA reviewing mapping.</p> <p>e) LSRCA reviewing mapping.</p> <p>f) LSRCA reviewing mapping.</p> <p>G) LSRCA reviewing mapping.</p>

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			<p>h) B2 - Exaggeration of wetland on south side of Zephyr Creek streamway, exaggeration of greenlands system, contaminated fill on Gokkurt property (wetland and greenland system should not be present)</p> <p>i) All maps - Frog Street should be depicted as unimproved road allowance in certain portions and major bridges should be displayed</p> <p>j) Misuse of terminology "wet land" vs. "wetland", no soil or vegetation analysis done on EPA, internal farm drains marked EPA, attention to EPA in south-east corner of farm</p> <p>k) A2 - Beamlight LP mostly in EPA but not denoted on map as a major development</p> <p>l) C - errors in areas south of Old Homestead Road to Ravenshoe Road and east of Park Road to Wier Sideroad and west of Park Road to Black River</p>	<p>h) LSRCA reviewing mapping.</p> <p>i) Road details are only displayed on Road maps to avoid crowding on other schedules.</p> <p>j) Terminology from PPS, MNRF reviewing EPA designation</p> <p>k) Large renewable energy projects now displayed on A2 - Land Use Plan</p>
			<p>m) No portions of Lots 5 and 6 Con 3 are denoted hazardous lands despite significant groundwater charging areas as per aerial mappings, where did these groundwater charging areas go?</p> <p>n) Pt. Lot 7S Con 2 is fully denoted "hazardous land" but is not inundated with any drainage water except small seasonal tributary and has never been flooded</p> <p>o) Sustainability of land not addressed by Draft OP or draft mappings</p> <p>p) Need to ensure proper terminology ("wetland", "wet land", "hazardous lands") as they all have different meanings</p> <p>q) Fill site on Smith Blvd. as been ignored in the mapping (site is hazardous). A2 - Beamlight LP mostly in EPA but not denoted on map as a major development. Earthlight LP is at risk of harm to the facility and community.</p> <p>r) Drain from Frog Street is denoted hazardous lands but is no longer functional</p>	<p>l) LSRCA reviewing mapping.</p> <p>m) York Region reviewed updated groundwater recharge mapping. LSRCA reviewing mapping.</p> <p>n) LSRCA reviewing mapping.</p> <p>o) New sustainability section, enhanced environmental mapping</p>
			<p>s) The east drain of Park Road in Con. 2 and 3 has not been denoted "hazardous lands" and should be due to the corrosive road toxins the drain picks up</p> <p>t) There is no flood plain in Lots 7, 8 and 9 et al in concession 2</p> <p>u) The area around the Baldwin Dam and the Black River do not engulf the whole of the area as "flood plain"</p>	<p>p) Terminology from PPS and Provincial Plans</p> <p>q) Renewable energy projects displayed on Schedule A2. LSRCA reviewing mapping.</p> <p>r) LSRCA reviewing mapping.</p>

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				s) LSRCA reviewing mapping t) LSRCA reviewing mapping u) LSRCA reviewing mapping Note that Policy 5.3.1.3 indicates that the boundaries of the EPA designation and features mapping is approximate and minor refinements can be made through an Environmental Impact Study.
92	22-Feb-16	Sylviette Brown, 23621 Park Road	Requesting to speak before Council in regards to comments submitted (advise of date and time)	Notice sent on March 31st advising of date/time. Opportunity to speak at the public meeting will be available.
93	04-Mar-16	Joel Brenner, 23078 Warden Avenue	Best option for Thane Smelter site is a soils remediation and revitalization operation, but is unable to move forward due to an existing by-law that prohibits the operation of a soil remediation or revitalization business. Requesting to delete one of the current permitted uses on the site (dry cleaning plant use) due to large amounts of chemicals used in its operation. Requesting to replace the dry cleaning plant use with a soil remediation operation as a special provision to the site uses, whereby the By-law can remain in full force and effect, save and except on the subject site.	Comments are related to provisions in the Zoning By-law. Prohibited uses in proposed Official Plan continue to include uses that involve the recycling and/or the storage of contaminated materials. A request of this nature should be subject to a more thorough review through an Official Plan Amendment and Zoning By-law Amendment.

Attachment 4

SYLVETTE RITA BROWN, Trustee
23621 PARK ROAD
PEPPERLAW, ON L0E 1N0

MAY 2, 2016

THE CORPORATION OF THE REGIONAL MUNICIPALITY OF YORK
ADMINISTRATION OFFICES
17250 YONGE STREET
NEWMARKET, ON (f) 905.954.4607 and Regular Mail

Attn: Regional Clerk
Ms. Valerie Shuttleworth, Senior Planner

**NOTICE RE REGION OF YORK'S PENDING APPROVAL OF TOWN OF
GEORGINA'S 2016 OFFICIAL PLAN**

I am now informed Town of Georgina passed a By-Law and approved its "Red Line Version" of Draft Official Plan and Draft Schedule Maps and has forwarded same to Region of York for approval within the prescribed 180 day timeframe. During the drafting process I raised serious Objections in written format and orally again on April 20, 2016 before Council-of-the-Whole. These Objections made in writing were also copied to Region of York. I am now informed Jennifer Best, Region of York planning employee was present on April 20th Meeting.

Since Georgina has not advised me of any changes it undertook relating to its 2016 Draft *Official Plan* and Schedule Maps relating to my Objections prior to having the Region of York approve same, I can reasonably assume none were made which is most prejudicial as it relates to public and personal safety of person and detrimental to my Farming endeavours and interests.

I should like to attend Region of York Administration Offices and be provided by way USB format with a copy of all materials the Region of York will be relying on during its approval process. This request is being made in order that I may attend and make presentation to Region of York's Council-of-the-Whole. So advise in writing to the above noted address when I can attend to obtain requested information forwarded by Georgina to Region of York.


SYLVETTE RITA BROWN, Trustee

AIRD & BERLIS LLP

Barristers and Solicitors

Andrea Skinner
Direct: 416.865.3423
E-mail: askinner@airdberlis.com

May 13, 2016

BY EMAIL

Our File No.: 125632

The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Denis Kelly, Town Clerk (regionalclerk@york.ca)

Dear Mr. Kelly:

**Re: Request for Notice of Decision
Town of Georgina Official Plan Amendment No. 129**

Please provide us with the approval authority's Notice of Decision with respect to the Town of Georgina's Official Plan Amendment No. 129.

Thank you very much.

Yours truly,

AIRD & BERLIS LLP



Andrea Skinner

AS/np

cc. **Harold Lenters**, Director of Planning and Building (hlinters@georgina.ca)
John Espinosa, Town Clerk (jespinosa@georgina.ca)

25947502.1



GEORGINA

THE TOWN OF GEORGINA'S OFFICIAL PLAN REVIEW

To be included in our email or mailing list, fill in the form below, save and send to one of the contacts below or print and mail to:

Town of Georgina, 26557 Civic Centre Rd. Keswick, ON L4P 3G1:

Jim Dyment, Project Manager, MHBC Planning

jdymment@mhbcplan.com

Adrian Cammaert, Senior Planner-Policy, Town of Georgina

acammaert@georgina.ca

905.476.4301 ex. 2253

REQUEST TO BE NOTIFIED

I, Kristen Wozniak (PLEASE PRINT NAME IN FULL)
HEREBY SUBMIT NOTICE IN WRITING TO BE INCLUDED ON AN INTERESTED PARTIES LIST CONCERNING THE TOWN OF GEORGINA'S OFFICIAL PLAN REVIEW.

Please check box(s):

- REQUEST TO BE NOTIFIED OF ANY FUTURE PUBLIC MEETING(S),
- REQUEST TO BE NOTIFIED OF COUNCIL'S DECISION REGARDING THE APPROVAL OR REFUSAL OF AN AMENDMENT TO THE OFFICIAL PLAN.

Please fill in your complete mailing address:

Name:	Kristen Wozniak
Address:	740 Huronia St., Unit #1
Town, Province:	Barrie, Ontario
Postal Code:	L4N 6C6
Email:	K_wozniak@ducks.ca
Phone:	705-721-4444 ex. 236

Comments:

Interested in being notified when the official plan is approved by York Region and officially taken into effect.

Anthony Usher Planning Consultant

146 Laird Drive, Suite 105, Toronto, Ontario M4G 3V7

(416) 425-5964

auplan@bellnet.ca

July 7, 2016

Ms. Valerie Shuttleworth
Chief Planner
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Ms. Shuttleworth:

Re: Georgina Official Plan

First, may I thank you and Sandra Malcic for the time you spent with my client, Jack Gibbons of the North Gwillimbury Forest Alliance, and me on June 28, to discuss the Town of Georgina's new Official Plan. Our discussion was most helpful and we really appreciated it.

As you know, we made extensive submissions to Georgina regarding the new Plan, specifically with respect to the prospective designation of and policies for the Maple Lake Estates property. As you also know, we still have outstanding issues with the Plan as adopted on April 27, 2016.

I have already sent you, for staff and Council's consideration, my April 18, 2016 letter to the Town commenting on the April 2016 proposed Plan prior to adoption, and my earlier July 30, 2015 submission appended to that letter. No change addressing our concerns was made to the proposed Plan prior to adoption. I ask that the Region take these comments into consideration in its review, modification, and approval of the Plan. Specifically, I am asking the Region to modify the Plan as requested in my April 18, 2016 letter.

By copy of this letter to the Regional Clerk, I am also advising that my client will be requesting a deputation to Committee of the Whole, when this matter is considered. I understand that your report is tentatively scheduled for October 13.

Please provide me with notice of Council's decision in accordance with section 17(35) of the *Planning Act*.

Yours sincerely,

[original signed by]

Anthony Usher, RPP

cc. Carrie Martin

North Gwillimbury Forest Alliance
160 John Street, Suite 300
Toronto M5V 2E5
www.SaveNGForest.org

July 13, 2016

VIA Email

Chairman Wayne Emmerson and Members of Council
Region of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Chairman Emmerson and Members of Council

Re: Amending the Town of Georgina's Official Plan to protect the Paradise Beach-Island Grove Provincially Significant Wetland

I am writing to ask the Region of York to amend the Town of Georgina's April 2016 Official Plan to prohibit development on the Maple Lake Estates (MLE) lands that are located on the Paradise Beach-Island Grove Provincially Significant Wetland (PSW) in the heart of the North Gwillimbury Forest.

The North Gwillimbury Forest is one of the ten largest forests in the Lake Simcoe watershed. It is more than three times larger than Vancouver's Stanley Park and stretches all the way from the north end of Keswick to Jackson's Point.

Approximately 90% of the 500 acre MLE lands are located on the Paradise Beach-Island Grove PSW and/or on woodland protected by the Regional Official Plan.

According to Section 26 of the *Planning Act*, Georgina's Official Plan must be consistent with the Provincial Policy Statement (PPS), which prohibits development on all PSWs in southern Ontario. Unfortunately, the Town has failed to comply with its legal obligation to protect MLE's PSW. And under Section 27, the Georgina Plan must conform with the Regional Plan, which the Town has also failed to do.

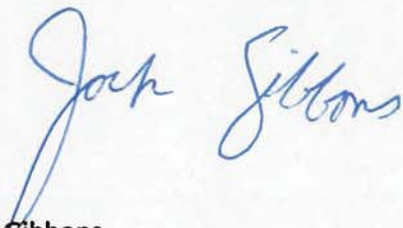
In 1988, approval was given for a 1,073-unit mobile home park on the MLE lands. In the 28 years since these approvals were granted, no development has taken place on these lands. If this development were to proceed today, it would destroy a PSW and split the North Gwillimbury Forest in two.

We believe the Town of Georgina has made a fundamental error in drafting an Official Plan that gives more weight to three-decade old planning approvals than to current provincial policy and the Regional Plan. We believe the Town's actions were informed by a mistaken belief that a "land swap" could be arranged for a parcel of prime farmlands within the Greenbelt Protected Countryside. The Province has now made it clear that this swap is not going to happen, meaning that it is the responsibility of the Region of York to amend the Town's Plan to bring it into compliance with the PPS and other provincial policies as well as its own Official Plan.

The North Gwillimbury Forest is an important regional asset, from both an economic and environmental perspective. There is no way that the current outdated development approvals for the MLE lands would ever be issued today. And there is no way that this site could be developed without harming important natural functions, including recharge, control and filtration of waters flowing into Lake Simcoe.

It is simple common sense to protect Provincially Significant Wetlands and Regionally protected woodlands, such as those found on the MLE lands. It is also the law.

Yours truly,



Jack Gibbons
Chair

September 14, 2016

File No.: 237611-244

Sent via E-mail (regional.clerk@york.ca)

Region of York
c/o Regional Corporate Services
York Region Administration Centre
17250 Yonge Street, 4th Floor
Newmarket ON L3Y 6Z1

Attention: Mr. Denis Kelly

Dear Mr. Kelly:

RE: Town of Georgina Proposed Official Plan

Please be advised we are the solicitors for The Governing Council of The Salvation Army Canada East (the "**Salvation Army**"). Our client has an interest in two properties located within the boundaries of the proposed Town Official Plan, as well as an interest in the proposed Group Home and Place of Worship policies. To assist you in determining the location of the Salvation Army properties, we have attached a plan labelled "Jackson's Point Property".

As you may know, The Salvation Army has owned land within the boundaries of the Town since the early 1940s. It has been operating a camp ground, place of worship, trailer park, nature trails and a conference centre, amongst other uses within the Town on lands centred around Metro Road North and Salvation Army Road.

The Salvation Army has reviewed the proposed Town of Georgina Official Plan and are concerned about a number of the proposed policies. These concerns were outlined in our letter to the Town dated April 19, 2016 (copy attached).

Since the adoption of the Proposed Official Plan we have several brief discussions with Town staff and Regional staff regarding possible resolution of our client's concerns. We look forward to moving forward with resolving our client's concerns.

Kindly provide the writer with an update with respect to the Region's processing of the Town's Official Plan. Also, please provide us with notice of all further actions with respect to this matter, including Notice of Decision with respect to the proposed Official Plan.

Yours truly,
Dentons Canada LLP

A handwritten signature in black ink, appearing to read 'R. Blunt', written over a horizontal line.

Robert Blunt MCIP RPP
Land Use Planner

Attachment

c.c. Jennifer Best, Senior Planner, Region of York
Clerk, Town of Georgina

April 19, 2016

File No.: 237611-244

BY ELECTRONIC MAIL (jespinosa@georgina.ca)

Town of Georgina
c/o Town Clerk's Department
Town of Georgina Civic Centre
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

Attention: Mr. John Espinosa

Dear Mayor and Members of Town Council:

RE: Town of Georgina Proposed Official Plan

Please be advised we are the solicitors for The Governing Council of The Salvation Army Canada East ("**The Salvation Army**"). Our client has an interest in two properties located within the boundaries of the proposed Town Official Plan, as well as an interest in the proposed Group Home and Place of Worship policies. To assist you in determining the location of The Salvation Army properties, we have attached a plan labelled "Jackson's Point Property".

As you may know, The Salvation Army has owned land within the boundaries of the Town since the early 1940s. It has been operating a camp ground, place of worship, trailer park, nature trails and a conference centre, amongst other uses within the Town on lands centred around Metro Road North and Salvation Army Road.

The Salvation Army has reviewed the proposed Official Plan and are concerned about a number of the proposed policies. Those concerns include the following:

- 1) The proposed Official Plan eliminates the "conference centre" permission from the lands designated "Serviced Lakeshore Residential Area" without discussion or justification;
- 2) The proposed Official Plan removes the existing "Rural" designation and replaces it with the more restrictive "Environmental Protection Area" designation on lands fronting on the south side of Metro Road North (Lot 15, Concession 9);

- 3) It is not clear where the boundary of the Sutton/Jackson's Point Secondary Plan and the "Commercial Recreation Area" designation on Schedule A2 Lakeshore Areas East exists on the ground". Therefore, we are not able to confirm how the "Commercial Recreation Area" designation impacts The Salvation Army lands;
- 4) It appears that the Georgina Community Church located at 1816 Metro Road North is not recognized as a permitted use within the "Commercial Recreation Area" designation. The Salvation Army objects to the proposed Official Plan not recognizing that use;
- 5) The proposed Official Plan places a cap on the number of individuals in a Group Home to a maximum of "8" individuals. The Salvation Army questions the justification for the limit being "8" and not being "10" individuals as it is in other municipalities;
- 6) The proposed Official Plan does not provide a definition for places of worship. We note that the existing and in effect Official Plan does provide such definition. Our client is concerned that eliminating the definition may create issues with interpretation in the future; and
- 7) We reserve the right to raise such further issues with the proposed Official Plan as we may advise from time to time.

Kindly provide the undersigned with notice of all further actions with respect to this matter, including Notice of Passing of the proposed Official Plan. In addition, kindly ensure that this written submission is forwarded to Town Council for its consideration prior to the adoption of the proposed Official Plan.

We appreciate your consideration of The Salvation Army's concerns as outlined in this letter.

Yours truly,

Dentons Canada LLP

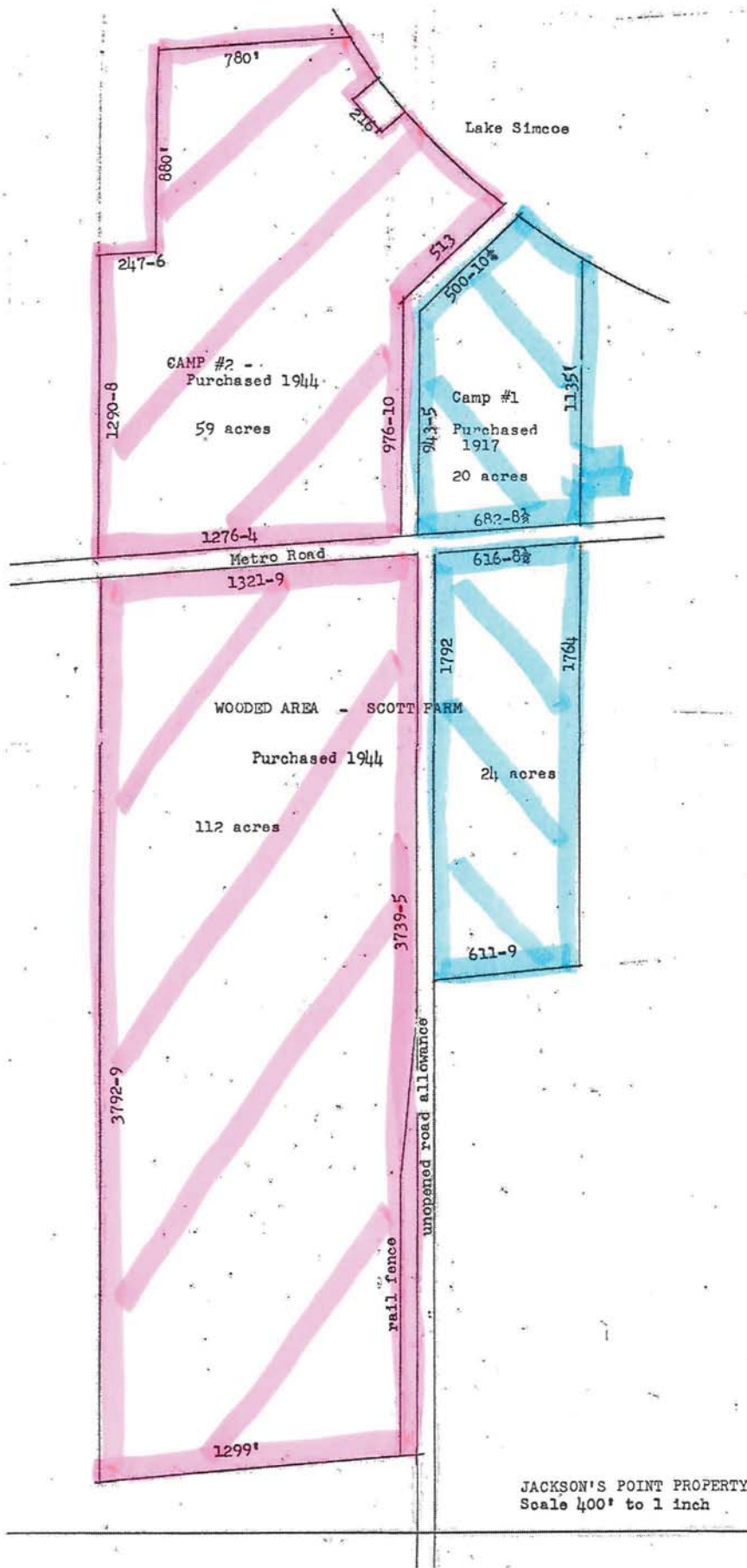



Joseph Debono


/rb

Enclosure

c.c.: The Governing Council of The Salvation Army in Canada



 Salvation Army -
Property subject
to Proposed
Official Plan

 Salvation Army -
Property not
subject to
Proposed Official
Plan

**Ministry of
Municipal Affairs**

**Ministère des
Affaires municipales**

Ministry of Housing

Ministère du Logement



Municipal Services Office
Central Ontario
777 Bay Street, 13th Floor
Toronto ON M5G 2E5
Phone: 416 585-6226
Facsimile: 416 585-6882
Toll-Free: 1 800 668-0230

Bureau des services aux municipalités
du Centre de l'Ontario
777, rue Bay, 13^e étage
Toronto ON M5G 2E5
Téléphone : 416 585-6226
Télécopieur : 416 585-6882
Sans frais : 1 800-668-0230

September 23, 2016

Ms. Karen Whitney
Director of Community Planning and Development Services
Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Dear Ms. Whitney:

RE: Town of Georgina Official Plan Amendment No. 129, (As adopted April, 2016)
MMA File No.: 19-EOP-155976

Thank you for providing the Ministry of Municipal Affairs (MMA) with the opportunity to review and provide input into the adopted Town of Georgina Official Plan (OP). Enclosed are the MMA's One-Window comments, per the request from the Region of York by letter, dated June 2, 2016, that MMA and its partner ministries provide a scoped review of the adopted OP. As you know, the Ministry previously provided comments to the Region on the draft OP in Sept, 2015.

Through the One Window Provincial Planning Service, the adopted OP was circulated to the Ontario Growth Secretariat (OGS) of MMA and to the following Ministries: Agriculture, Food and Rural Affairs (OMAFRA), Natural Resources and Forestry (MNRF), Environment and Climate Change (MOECC), Tourism, Culture and Sport (MTCS), and Transportation (MTO) for further comments.

Based on our review of the adopted OP, it appears that the majority of our concerns, including technical and policy-specific matters, have been addressed.

The ensuing One-Window comments are intended to offer the Town further assistance in its review of the adopted policies, and the Region with its decision-making process as the approval authority of the proposed Official Plan.

Please note, the majority of comments provided are technical in nature and recommend revisions to the policies to clarify language and improve conformity to provincial plans and policy. The enclosed table, identified as **Appendix A**, outlines the balance of MMA's One-Window policy-specific comments as they relate to the OP.

Thank you once again for providing us with the opportunity to review and comment on the Town of Georgina adopted Official Plan.

By copy of this letter, we request to receive notice on approval of this Official Plan (OPA 129). We are available to review and/or discuss our comments to ensure that provincial interests are appropriately addressed. Should you have any questions, please contact Suzan Krepostman, Planner at 416-585-6862, or the undersigned at 416-585-6053.

Yours truly,



Mark Christie, MCIP, RPP
Manager, Community Planning and Development

cc. Harold Lenters, Director of Planning, Town of Georgina
Jennifer Best, Senior Planner, York Region
OMAFRA
MNRF
MOECC
MTCS
MTO

APPENDIX A: SPECIFIC POLICY AND TECHNICAL COMMENTS

Bold = recommended addition ~~Strikethrough~~ = recommended deletion

Adopted OP Policy	Comments	Provincial Policy Justification	Recommended Action/ Proposed Modification
Growth Management			
Sections 2 and 3	The Town stated in their report to the Region that adopted OP had been revised to include the residential intensification target and designated greenfield area target, as identified by the York Region Official Plan. We were unable to find this revision. These items should be added.	Growth Plan Policy 5.4.2.2 (b) and (c)	These targets for intensification and designated greenfield areas should be incorporated in the OP, particularly in Section 2.2.8 (Growth Management Objectives) or Section 3 (Growth Management)
Environmental Protection Area			
5.3.1.7	This policy does not make allowances for obtaining permits under the <i>Endangered Species Act</i> . Habitats of endangered and threatened species can cover very large areas making this policy excessively prohibitive.	PPS 2.1.4, 2.1.5, 2.1.7	Propose adding the following wording to the policy: <i>“except in accordance with provincial and federal requirements.”</i> This may require splitting the policy into 2 separate policies.
Source Water Protection			
5.5.1.1	It appears the intention of Policy 5.5.1.1 is to conform to SGBLS SPP policy LUP-1; however, as previously noted at the draft stage, the policy does not address all of the land uses that the LUP-1 identifies and only partially addresses the storage of agricultural and non-agricultural source material. If these prohibitions are addressed elsewhere this should be explicitly stated. (e.g. in section 9.3.11 of the OP private on-site sewage systems and Water Supply addresses restrictions for on-site sewage systems based on the LSPP). If meeting the intent of the LSPP policies also conforms with the policies of the SGBLS SPP, this should be	PPS 2.2, SGBLS SPP– Policy LUP-1 and Policy LUP-6	We encourage the modification of OP Policy 5.4.1.1.1 to add the following prohibited uses as per LUP-1 of the SGBLS SPP: <ul style="list-style-type: none"> • large (more than 10,000 L) on-site sewage systems • agricultural and non-agricultural source material storage facilities • road salt storage facilities • snow storage facilities • fuel storage • outdoor confinement or farm animal yard

Adopted OP Policy	Comments	Provincial Policy Justification	Recommended Action/ Proposed Modification
	<p>stated.</p> <p>We also note that SGBLS SPP LUP-6 has not been addressed.</p> <p>Furthermore, Intake Protection Zones 2 in the Town of Georgina have a vulnerability score of 6.4, meaning that no significant water threats are possible. The source protection plan policies are minimum requirements, and municipalities can choose to be more stringent, however they cannot rely upon the <i>Clean Water Act</i> to provide the legal authority to prohibit future land uses that are not significant drinking water threats.</p>		<p>The addition of language under section 9.3.1.1 to address SGBLS SPP Policy LUP-6 is also recommended.</p> <p>It is recommended that Intake Protection Zones 2 be removed from this policy. We also recommend that reference be made to the fact that the SGBLS SPP defines “existing” land uses in policy TRANS-1:</p> <p>Notwithstanding the permitted uses and policies in the Plan to the contrary, the following specific land uses and/or activities are prohibited from being established within Intake Protection Zones 1 and 2 where they do not already exist according to the South Georgian Bay Lake Simcoe Protection Plan that took effect July 1, 2015.</p>
5.5.1.2	This policy provides an exemption for personal/ domestic use of DNAPLs however there is no previous policy in the OP referring to land uses where these substances would be stored, from which to exempt these substances.	SGBLS SPP, List A	It is recommended that the Region/Town review the policies on List A of the South Georgian Bay – Lake Simcoe Source Protection Plan to ensure that all applicable policies have been addressed.
5.5.5.1	As was previously stated, it is recommended that instead of prohibiting new land uses in IPZ-2, the requirement for Contaminant Management Plans be extended to include major development within intake protection zones, in addition to major development in Highly Vulnerable Aquifers. For example, a new policy applying to new land uses within Intake Protection Zones 1 and 2 requiring a Contaminant Management Plan for major development would complement this requirement in Highly Vulnerable Aquifers (Policy 5.5.5.1).	PPS Policy 2.2.1	<p>To revise draft OP Policy 5.5.5.1 to include ‘Intake Protection Zones,’ as follows:</p> <p>“An application for major development within Highly Vulnerable Aquifers and Intake Protection Zones, as displayed on Schedule B3 – Source Water Protection, involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act), shall be accompanied by a Contaminant Management Plan, as deemed necessary by the Town, in consultation with York Region’s Risk Management Office.”</p>

Adopted OP Policy	Comments	Provincial Policy Justification	Recommended Action/ Proposed Modification
Natural Hazards			
4.4.3 (c)	This is a new policy that has been added. This policy is not appropriately located in this section of the Plan as it is not relevant to existing lots of record.		Policy should be a separate stand-alone policy, or could be moved to Section 4.4.2 as an exception or notwithstanding clause.
8.1.12 and 8.1.15	Accessory apartments are not permitted in a floodplain. While a policy has been added to this effect in 8.1.11 (f), this is not reflected in explicitly in 8.1.12. Additionally, the same policy should apply to garden suites in Policy 8.1.15		Recommended that a policy be added in both 8.1.12 and 8.1.15 to explicitly prohibit accessory apartments in a detached accessory building or structure or garden suites located on hazardous land or within a hazardous site.
Minimum Distance Separation Formulae			
4.7.3	For purpose of added clarity is suggested that this Policy add an additional sentence.		It is suggested that Policy 4.7.3 be modified to read as follows: "MDS Formulae I shall not be applied from a neighbouring livestock facility to a proposed lot that contains an existing dwelling. <i>MDS I is applied to a proposed lot with an existing dwelling when the dwelling is presently located on the same lot as the subject livestock facility.</i> "
4.7.4	For purpose of clarity, it is suggested that additional language be added to this Policy.		It is suggested that Policy 4.7.4 of the adopted OP be modified to read as follows: " <i>For the purpose of MDS Formula II, Cemeteries</i> shall be treated as..."
Mineral Aggregate			
6.1.1 and 6.2.1	Mineral aggregate operations are permitted in Agricultural Protection Areas and Specialty Crop Areas, as well as Rural Areas.	PPS	It is suggested that the following be added to Policy 6.1.1: <i>"(m) Mineral aggregate operations subject to policies in Section 4.10"</i> It is similarly suggested that the following be added to Policy 6.2.1: <i>"(l) mineral aggregate operations subject to policies in</i>

Adopted OP Policy	Comments	Provincial Policy Justification	Recommended Action/ Proposed Modification
			<i>Section 4.10"</i>
Greenbelt			
4.10.10 (b)	Currently, this clause is not in conformity with the language in the Greenbelt Plan. Please note that the difference between "and" and "or" in this instance is substantive.	Greenbelt Plan 4.3.2.8 (c)	Policy should be modified to read as follows: "If the physical characteristics... the applicant shall consider alternative locations; or and "
6.4, 6.5 and 6.6	Please refer to Ministry comments on the draft (attached) re: Countryside Area (Rural Areas); Commercial Recreation Area Major Recreational Areas (Commercial Recreation Area)		We understand that the Region will be working to refine some of the language in this policy with regards to "new sites" for industrial and commercial uses. We are in agreement with the proposal to modify this language to refer to "previously approved uses".
Transportation			
7.6.2	Policy 7.6.2 of the OP continues to indicate the extension of Highway 404 with a proposed interchange at Glenwoods Avenue, north of Ravenshoe Road. As was previously noted, this interchange has no status pending York/Municipal EA Amendment and MTO's approval. The approved Route Planning and Environmental Assessment for the extension of Highway 404 extension does not include this interchange. An EA Amendment and justification for the need of the Glenwoods Avenue interchange must be completed by the Town or the Region for MTO's consideration. We note that Schedules E and E3 have been corrected, however Policy 7.6.2 was not modified.	YROP 7.2.54	It is recommended that Policy 7.6.2 indicate that the proposed interchange is subject to an EA amendment process and MTO's approval. We suggest revising Policy 7.6.2 such that it reads: "Schedule E – Roads Plan identifies a proposed additional interchange at Highway 404 and Glenwoods Avenue. It is the intent of the Town, in conjunction with York Region to promote the early development of this identified interchange pending York/Municipal EA Amendment and Ministry of Transportation's approval. "
9.2.1.8	As was related at the draft stage, no commuter parking facility at the future interchange of		It is recommended that Policy 9.2.1.8 be removed.

Adopted OP Policy	Comments	Provincial Policy Justification	Recommended Action/ Proposed Modification
	<p>Highway 404 and Highway 48 is identified in the EA or Preliminary Design of the Highway 404 extension from Ravenshoe Road to Highway 12/48. As noted, there is a commuter parking lot on the east side of Highway 404 and Woodbine Avenue.</p> <p>While this inconsistency has now been corrected in Schedules E and E3 of the adopted OP, Policy 9.2.1.8 was retained.</p>		
Technical and Typographical Comments			
4.8	Transcription error. In order to remain consistent with the language used in Ontario Regulation 359/09, "systems" should be changed to "projects".	Ontario Regulation 359/09	<p>The opening paragraph of OP Policy 4.8 the policy should read as follows:</p> <p>"Renewable energy systems projects, such as wind turbines, solar panels, geothermal and other similar sources..."</p>
4.10.10 (b)	Currently, this clause is not in conformity with the language in the Greenbelt Plan. Please note that the difference between "and" and "or" in this instance is substantive.	Greenbelt Plan 4.3.2.8 (c)	<p>Policy should be modified to read as follows:</p> <p>"If the physical characteristics... the applicant shall consider alternative locations; or and"</p>
5.1.1.1 (a)	The wording of this policy does not fully reflect the wording of the Greenbelt Plan where the other sub-policies in this section do.	Greenbelt Plan 3.2.2.3 (a)	<p>In order to conform with the Greenbelt Plan policy it is recommended that 5.1.1.1 (a) be modified to read as follows:</p> <p>"There will be no negative impacts effects on <i>key natural heritage features</i> or <i>key hydrologic features</i> or their functions."</p>
5.4.7 (a) (iii)	To remain consistent with the language used in the Lake Simcoe Protection Plan, the word "determine" should be changed to "demonstrate"	6.26-DP (a)	<p>Policy should read as follows:</p> <p>"determine demonstrate how connectivity within and between key natural heritage features..."</p>
6.1.6	Transcription error. We note that the adopted OP has corrected the majority of the instances	PPS 2.3.4.1, Greenbelt Plan	Remove and replace occurrences of "Farm-related" and "Non-farm" with "Agriculture-related" and "Non-agriculture"

Adopted OP Policy	Comments	Provincial Policy Justification	Recommended Action/ Proposed Modification
	where the terms “farm-related” and “non-farm” occur within the plan. Several instances remain that have not yet been corrected. Additionally, there are instances where “agricultural-related” has been erroneously used instead of “agriculture-related”	4.6	respectively, in the following policies: 5.3.1.10, 4.7.1, 12.5.10, 12.5.11 It is also recommended that instances where the term “agricultural-related” be corrected to read as: “agriculture-related”.
12.5	Intake Protection Zone definition is not consistent with South Georgian Bay-Lake Simcoe Source Protection Plan, 2015	SGBLS SPP	Recommend aligning definition of IPZ in Policy 12.5 with the definition of IPZ in the SGBLS SPP

Attachment 6 to Item 2

“Town of Georgina Official Plan 2016”

This attachment is a large document that has not been printed with the agenda. It is available via the “Attachment 6” hyperlink on Pg 2 of this report or by visiting:

Town of Georgina’s website

www.georgina.ca

Step-by-step navigation:

Living Here / Planning and Development / Official and Secondary Plans / Official Plan Review / Proposed Town of Georgina Official Plan, April 2016