

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".

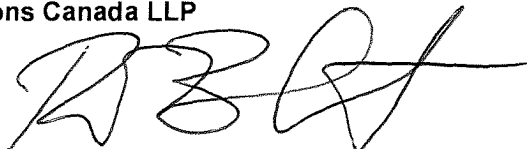
As you may know, The Salvation Army has owned land within the boundaries of the Town since the early 1940s. It has been operating a camp ground, place of worship, trailer park, nature trails and a conference centre, amongst other uses within the Town on lands centred around Metro Road North and Salvation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

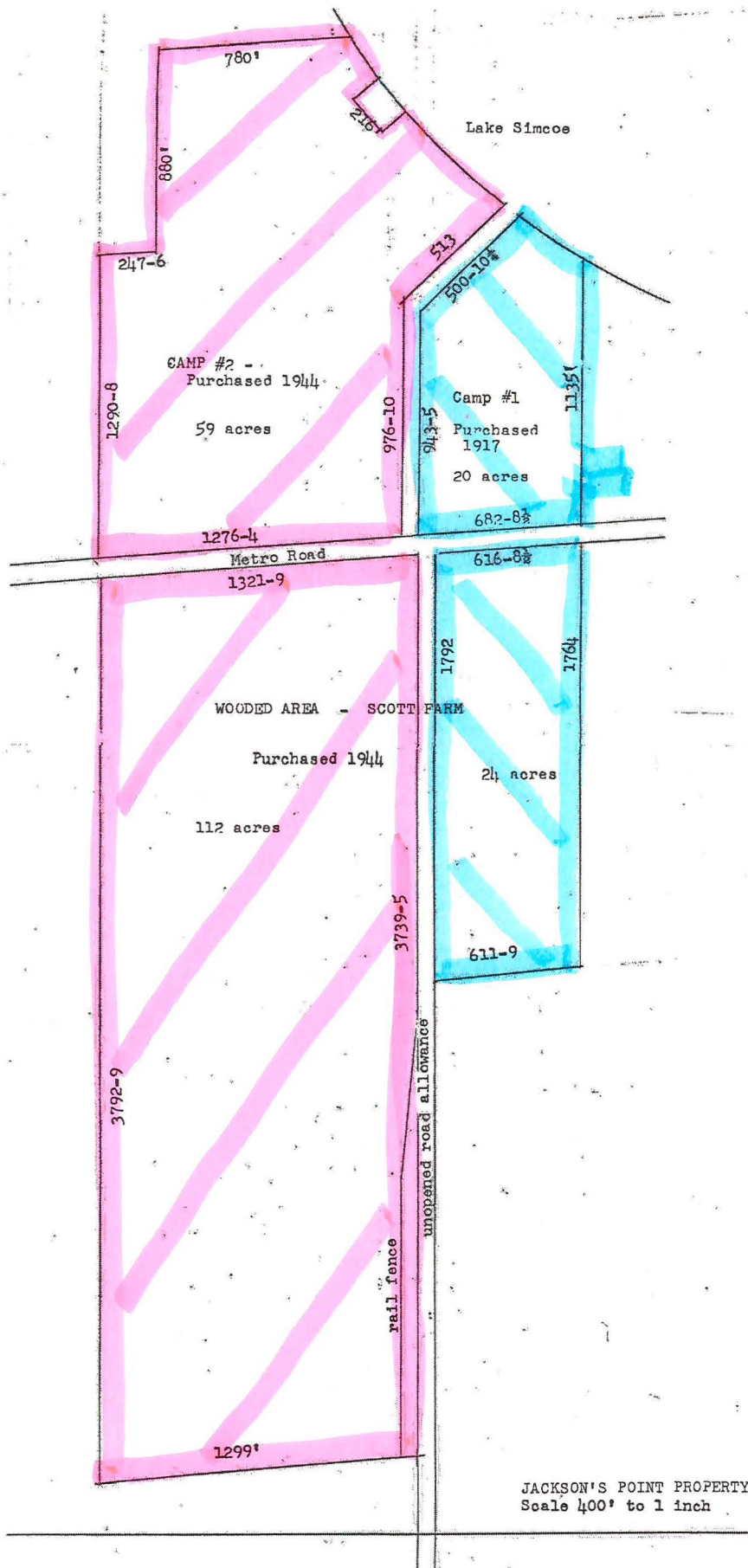



Joseph Debono


/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