



**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK**

OFFICIAL PLAN REVIEW STEERING COMMITTEE

MINUTES

September 29, 2015
2:00 p.m.
Council Chambers

1. CALL TO ORDER

Art Field, Chair called the meeting to order.

2. ROLL CALL AND INTRODUCTIONS

The following Committee members were in attendance:

Art Field, Chair	Ted Brown, Vice Chair (arrive 2:10)
Mike Fenton, Vice Chair	Margaret Quirk, Mayor
Danny Wheeler, Regional Councillor	

The following Committee members send regrets:

Naomi Davison, Councillor

The following staff members were in attendance:

Adrian Cammaert, Senior Planner-Policy
Harold Lenters, Director of Planning and Building
Patrice Asaph, Administrative Assistant to Director of Planning and Building

The following consultant member was in attendance:

Jim Dymont of MHBC Planning

3. INTRODUCTION Of Public / Agency Attendees

Harold Lenters welcomes Christina Addorisio, of MMM Group who is attending on behalf of their client, Nizza Enterprises.

4. ADDENDUM ITEMS *None.*

5. APPROVAL OF AGENDA

Moved by Mike Fenton, Seconded by Margaret Quirk

RESOLUTION NO. OPRSC-2015-0004

That the agenda be approved.

Carried.

6. DECLARATION OF PECUNIARY INTEREST *None.*

7. ADOPTION OF THE MINUTES

7.1 Minutes of the meeting held on March 10th, 2015

Moved By Danny Wheeler, Seconded by Mike Fenton

RESOLUTION NO. OPRSC-2015-0005

That the minutes of the meeting held on March 10, 2015 be approved as presented.

Carried.

8. PROJECT STATUS UPDATE

8.1 Review of major comments received and associated action items.

Harold Lenters briefly discussed that Open Houses were held to collect comments from the public. Direction was received from Council to collect and compile all comments before presenting them. There have been 30 written submissions received to date. The comments received are found to be favorable and positive.

Adrian Cammaert states that in total 231 names are on the interested party list and 30 have provided comments as written submissions.

Jim Dymont suggests reviewing the highlighted items on the comments sheet.

Jim wants 'policy' versus 'descriptive' definitions put into sections referenced by Community & Health Services/York Region. Adrian refers to #11 highlight that acknowledges flexibility in wording "where appropriate..."

Jim refers to #14 - individual rights could require a zoning amendment and steer away from this requirement. Harold Lenters states that letting the policy remain will allow for opportunity to ensure further studies.

At this time, Harold Lenters suggests moving ahead to address #203 for the benefit of Agency attendee, Christina Addorisio, of MMM Group. Harold recaps that a background study took place for the KBPSP. The Greenbelt Plan allows for refinement to the natural heritage system boundary but can be a difficult process.

Christina Addorisio states that a flood plain report for 2354 Ravenshoe Rd. has been sent to the Conservation Authority and a 1.47 acre parcel was determined to be viable land (along Ravenshoe Rd.) 1.28 acres remain when all setbacks / road

widening is accounted for, leaving a 3 story building proposal to fit into the developable area.

She inquires if the Town has thoughts on employment / population numbers. Harold says the Region is in the process of changing numbers.

Christina asks what amendments would be required? Would a Greenbelt Plan amendment be required? Harold Lenters replied that if amendment considered minor, then no, but most likely would not be considered minor.

Christina asks if section 7.6 is being taken out of the O.P. Jim Dymont says at this point in time we are leaving it in and are waiting for C.A. comments.

Christina thanks the committee and leaves the meeting at this time, 2:55 pm.

Comment #33: Sec. 6.5 to be left in document. Structure of Greenbelt Plan allows for certain non-agricultural uses. Thoughts are that the Region could have misread this section. A one line explanation can be included.

Comment #40: Add a new "sustainability" section.

Comment #41: Makes more sense to have in a Secondary Plan.

Comment #43: Section 7.6 pending LSRCA confirmation.

Comment #66: Revised wording to allow for some flexibility.

Comment #97: Agree to mapping revisions.

Comments #116 & 117: Wording to be revised.

Comment #125: Agree to mapping revisions.

Comment #131: Include hatching overlay to Schedule B3.

Comments #132, 133, 134 & 137: Agree with LSRCA recommendations.

Comment# 138: More detailed wording recommended.

Comment #141: Appropriate revision.

Comment #144: New employment forecasts are pending from Region. Notes will be made in Table 2.

Comment #150: Strike-out "policy requiring ZBA".

Comment #185: a) revise map to match Secondary Plan; d) agree.

Comments #186 & 187: Do not agree.

Comments #193 – 198: Recognized by other policies. Will remain as is at this time.

Comment #201: Policy guided development appropriate.

Comment #202 & 203: Site contains numerous natural features.

Comment #201: Mapping corrections to be done.

8.2 Project Timeline

Discussions with Engineering. Roads need to be named. Report to Council in October. Will go to Council in New Year. (2016)

8.3 Questions & Answers

Danny Wheeler asks about next meeting. Possibly the first week of December?

8.4 Next Steps

Already covered in discussion.

9. MOTIONS

Proceed with directions discussed in meeting.

10. OTHER BUSINESS *None.*

11. MOTION TO ADJOURN

Moved by Danny Wheeler, Seconded by Mike Fenton

RESOLUTION NO. OPRSC-2015-0006

That the meeting adjourn at 4:30 p.m.

Carried.

Art Field, Chair

Patrice Asaph, OPRSC Coordinator