



**GEORGINA**

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

**OFFICIAL PLAN REVIEW STEERING COMMITTEE**

**MINUTES**

March 8, 2016

9:00 a.m.

Joe Dales Committee Room

**1. CALL TO ORDER**

Art Field, Chair calls the meeting to order.

**2. ROLL CALL AND INTRODUCTIONS**

The following Committee members were in attendance:

Art Field, Chair

Mike Fenton, Vice Chair

Naomi Davison, Councillor

Ted Brown, Vice Chair

Margaret Quirk, Mayor

The following Committee members send regrets:

Danny Wheeler, Regional Councillor

The following staff members were in attendance:

Andrea Furniss, Senior Policy Planner

Harold Lenters, Director of Development Services

Patrice Asaph, Administrative Assistant to Director of Development Services

**3. INTRODUCTION OF ADDENDUM ITEMS**

1. MMM Group submission. The submission was sent by e-mail to Committee members as it was too large to copy and distribute. Andrea Furniss brought a couple hard copies for Committee members to review. Harold Lenters gives the committee a brief background on proposal on Woodbine. Harold's suggestion is to recommend to Council the proposal should not proceed at this time as studies show only a small piece of potential developable land along Ravenshoe. The Keswick Business Park Study Area is in the NHS of the Greenbelt Plan and in the floodplain. It would not be appropriate to include the lands into the settlement area boundary.

Art Field suggested that since the proponent requested the Steering Committee to review the submissions, a reply should be provided indicating that the Committee considered their letter but that it is outside the scope and mandate for this Committee to deal with.

2. DKGK Holdings Inc. written submission. Copies are distributed to committee. Harold Lenters suggests that the Keswick Business Park Study Area be removed from the O.P.
3. Joel Brenner, lawyer representing 23078 Warden Avenue, e-mail submissions received. Harold briefly outlines their request and relays that it is not appropriate to permit uses that involve the recycling and/or the storage of contaminated materials. Appropriate applications should be made to consider the use.

**4. APPROVAL OF AGENDA**

Moved by Mike Fenton, Seconded by Ted Brown

**RESOLUTION NO. OPRSC-2016-0001**

That the agenda be approved.

**Carried.**

**5. DECLARATION OF PECUNIARY INTEREST** *None.*

**6. ADOPTION OF THE MINUTES**

6.1 Minutes of the meeting held on September 29<sup>th</sup>, 2015

Moved by Mike Fenton, Seconded by Ted Brown

**RESOLUTION NO. OPRSC-2016-0002**

That the minutes of the meeting held on September 29<sup>th</sup>, 2015 be approved as presented.

**Carried.**

**7. DELEGATIONS/SPEAKERS** *None.*

**8. PRESENTATIONS** *None*

**9. PROJECT STATUS UPDATE**

**9.1 Update – Andrea Furniss**

Andrea relays that comments from the LSRCA are still forth coming.

Andrea is working with the Communications department on format changes and additional details to make the final draft of the O.P. visually attractive.

Andrea is working with the Region of York to update maps which are part of the O.P. document.

The chart of public submissions has been updated with submissions received after the July 31, 2015 deadline and copies are distributed.

Councillor Davison directs a question to staff at this time, regarding the protection of water sources that are drawn out for commercial uses and if policy can be included in the O.P. to regulate and/or protect these water sources. Harold indicated that the Official Plan contains policies on source water protection (Section 5.5).

## **9.2 Final Proposed Official Plan**

### **9.2.1 Overview of major text revisions – Andrea Furniss and Harold Lenters**

The addition of the Provincial Policy on hazardous forest types for wildland fires has been included.

Policies added regarding submission requirements for renewable energy projects requesting a Municipal Council Support Resolution.

The Aggregate section has been restructured to be clearer.

Councillor Davison inquires about additional accessory dwellings being permitted. Harold Lenters states that policies must be in place in the Official Plan before being considered.

Special provisions created for three properties in the lakeshore area, to allow submission of an OP Amendment to consider inclusion into the serviced boundary.

Additional Environmental policies have been added.

Outdoor storage facilities for recreation facilities permitted in Rural designation subject to Zoning By-law Amendment.

Parkland policies added.

Sustainability section has been added.

### **9.2.2 Mapping revision – Andrea Furniss**

Minor revisions are needed. Engineering requesting future road interchanges to be shown on maps. The Keswick Business Park Study Area is removed from maps. Lines defining Orchard Beach Golf course to be included in Commercial Recreation Area designation. Additional maps to be added to indicate lakeshore areas with road names. Road maps to highlight concentrated areas. Private roads now displayed.

“Special Provisions” need to be shown on a new schedule.

A new municipal structure map showing the municipal and regional boundary line into Lake Simcoe.

### **9.2.3 Recent public submissions – Andrea Furniss and Harold Lenters**

Submission #92 on chart, from Sylviette Brown. Andrea is requesting LSRCA to double check mapping on the area of the Brown's property. Suggestion to show solar farms is now included.

### **9.3 Questions and Answers – All**

Art Field questions the employment numbers on the chart in Page 22 (Section 2.2.8.1). Harold Lenters replies that there is a detailed analysis to reach the numbers. Harold directs Andrea to ask the Region what the 2016 forecast should be and if inaccurate in the chart, can we change it. Add a footnote on page 22 to state the numbers in this chart are provided by the Region of York.

Art mentions if the Economic Development Strategy has been updated (Page 26).

Art suggests that on Page 247 (Section 11.12) that the Chippewas of Georgina Island First Nation be included. Also identify where in the draft Official Plan we made the change to reference the Chippewas of Georgina Island First Nation and send a letter to notify the Chippewas of Georgina Island First Nation Band office.

Mayor Quirk mentioned the policies on Home-Based Business. There was discussion about Town's ability to enforce compliance within the Town.

### **9.4 Next Steps**

Andrea Furniss is working on text, side-bar additions and mapping/schedules.

When ready the final draft will be circulated to Mayor, Council, CAO, and department directors.

All versions will be posted on the Town's web page.

Letters will be sent to external agencies advising of the report going to Council.

Andrea is writing the report to go to Council on April 20<sup>th</sup>. Must be completed on March 30 for CAO to review.

Any additional comments that are received before the report is done will be included.

This will be the last OPRSC meeting.

**10. COMMUNICATIONS *NONE***

**11. MOTIONS / NOTICE OF MOTION**

A motion to pass a resolution to acknowledge the OPRSC support and approval of the proposed Official Plan be submitted to Council for approval is presented.

**Resolution:**

Be it resolved that the Official Plan Review Steering Committee hereby support and approve the proposed Official Plan as presented this day as well as any minor inclusions, and the Committee recommends the proposed plan be submitted to Council for approval.

Moved by Mike Fenton, Seconded by Ted Brown

**RESOLUTION NO. OPRSC-2016-0003**

That the resolution to acknowledge the OPRSC support and approval of the proposed Official Plan be submitted to Council be approved.

**Carried.**

**12. MOTION TO ADJOURN**

Moved by Mike Fenton, Seconded by Ted Brown

**RESOLUTION NO. OPRSC-2016-0004**

That the meeting adjourn at 12:00 p.m.

**Carried.**

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Art Field, Chair

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Patrice Asaph, OPRSC Coordinator