



April 19, 2017

Report from the Chief Administrative Officer:

(B) Maple Lake Estates Development – Submission to Province

Report No. CAO-2017-0002

Moved by Regional Councillor Davison, Seconded by Councillor Harding

RESOLUTION NO. C-2017-0211

1. That Council receive Report No. CAO-2017-0002 prepared by the Office of the CAO dated April 19, 2017 respecting the Maple Lake Estates (MLE) development.

2. That Council adopt the resolution included as Attachment 1 to Report No. CAO-2017-0002, namely;

WHEREAS Maple Lake Estates (MLE) is an OMB approved development that is subject to a registered plan of subdivision and associated development agreements;

AND WHEREAS, the MLE lands are designated “Towns and Villages” in the Greenbelt Plan, 2005 and, as such, the MLE development is recognized and permitted under Provincial planning policy;

AND WHEREAS, portions of the MLE lands have been subsequently identified as containing significant woodlands and wetlands as identified within the York Region Official Plan and the Towns new Official Plan (OPA 129);

AND WHEREAS given the environmental significance of the MLE lands, the Town of Georgina, Province, York Region, Lake Simcoe Region Conservation Authority, North Gwillimbury Forest Alliance, and the MLE owners have held many meetings exploring how to protect the environmentally sensitive lands, given the existing development permission;

AND WHEREAS the Council for the Town of Georgina, has requested that the Province amend the Greenbelt Plan by removing the “Towns and Villages” designation from the MLE lands, and designating other lands owned by the MLE landowners located south of Deer Park Road that do not contain significant environmental features as “Towns and Villages”, in order to facilitate a MLE development rights transfer that would result in the MLE lands not being developed;

AND WHEREAS the Council for the Regional Municipality of York and the Board of the Lake Simcoe Region Conservation Authority are in full support of the Town’s proposed transfer of the MLE development rights to the Deer Park Road lands;

AND WHEREAS the Regional Municipality of York in a letter to the Honourable Bill Mauro, Minister of Municipal Affairs dated November 15, 2016, re-iterated its support of the Town’s request, stating that “this transfer would result in the protection of environmentally sensitive lands on the current Maple Lake Estates parcel with a net gain of environmentally protected land, as the total developable land area would be reduced.”



AND WHEREAS, in a response letter from the Honorable Bill Mauro, Minister of Municipal Affairs, to York Region, the Minister has advised that “no changes to the Greenbelt Plan designations related to the Maple Lake Estates lands are proposed.”

AND WHEREAS by refusing the development rights transfer proposal and maintaining the “Towns and Villages” designation on the MLE lands in the greenbelt, the province has rejected the only known opportunity at this time that will ensure the permanent protection of the woodlands and wetlands through the transfer of the MLE lands into public ownership;

NOW THEREFORE the Council of the Corporation of the Town of Georgina request the Province take a leadership role by becoming directly involved in finding a way to protect the MLE lands from the approved development.

And to this end we formally request that the Minister of Municipal Affairs meet with the Mayor and Town Officials to fully understand their refusal of the MLE development rights transfer proposal and to discuss what other opportunities there may be that will ensure the protection of the MLE lands.

3. That the Town Clerk forward a copy of the resolution to the Ministry of Municipal Affairs and Housing, Lake Simcoe Region Conservation Authority and the Regional Municipality of York.

Carried.