

OFFICIAL PLAN REVIEW

Public Meeting

under Section 17 of the Planning Act

Draft Official Plan, April 2015



GEORGINA

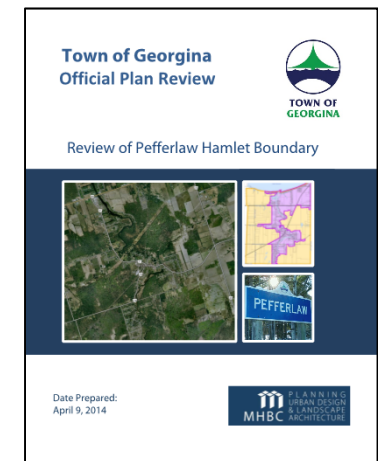
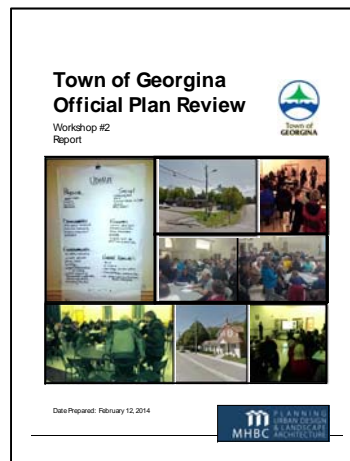
Purpose of Official Plan Review

- *Planning Act* requires a review every five years
- To conform with York Region Official Plan
- To conform with or not conflict with Provincial Plans
- To have regard to matters of Provincial interest
- To be consistent with Provincial Policy Statements
- To consider local priorities and changing community needs



Background

- Official Plan Review authorized in October 2012
- MHBC Planning, retained in September 2013
- Steering Committee and Technical Advisory Committee formed
- Series of Public Workshops and Background Reports



Public & Agency Consultation

Undertaken to date



Phase 1: Background Research and Policy Review

- Official Plan Review Steering Committee Meeting 1 (October 3, 2013)
- Technical Advisory Committee Meeting 1 (October 3, 2013)
- Public Workshop 1 (November 14, 2013)
- Special Meeting of Council* (December 11, 2013)
- Open House in Udora (January 22, 2014)
- Open House in Egypt (January 27, 2014)
- Technical Advisory Committee Meeting 2 (January 27, 2014)
- Technical Advisory Committee Meeting 3 (February 18, 2014)
- Official Plan Review Steering Committee Meeting 2 (February 21, 2014)



Phase 2: Policy Development

- Public Workshop 2 (March 24, 2014)
- Official Plan Review Steering Committee Meeting 3 (April 24, 2014)

Phase 3: Official Plan Preparation

- Official Plan Review Steering Committee Meeting 4 (March 10, 2015)
- Open House* (May 21, 2015)
- Town Agricultural, Environmental, Accessibility, Heritage and Economic Development Advisory Committees (June & July, 2015)
- Technical Advisory Committee Meeting 4 (August 12, 2015)
- Official Plan Review Steering Committee Meeting 5 (September 29, 2015)
- Public Meeting* (October 14, 2015)

* Denotes a required statutory meeting under the *Planning Act*

Written Submissions on Draft Official Plan

- 30 written submissions received to date – included 234 comments on Draft Official Plan
- Recommendations prepared on each request

1	Changes to goals, objectives or policies	148
2	Mapping changes	29
3	Minor editorial changes, typos and small-scale mapping corrections	48
4	Other (general comments not resulting in an action)	9
	TOTAL	234

Site-Specific Land Use Designation Review

- 82 properties reviewed based on established protocol
- 8 property designations recommended by Conservation Authority to remove or refine designation limit
- Letters were sent to the owner of each property proposed to be amended



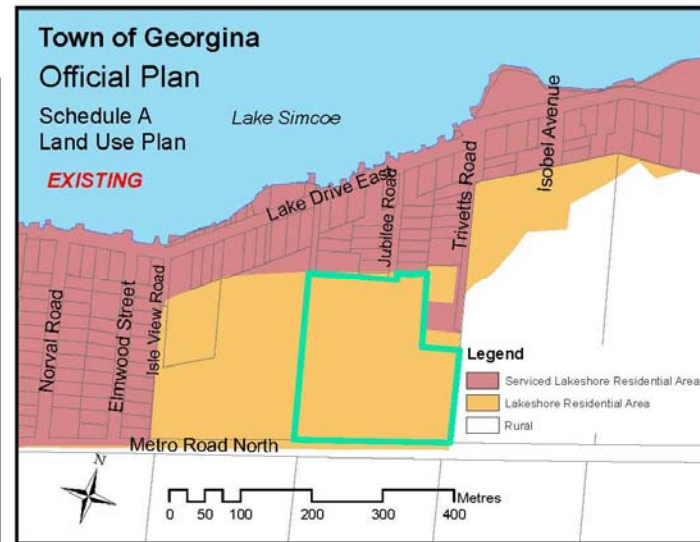
Lakeshore Area Designation Review

- 6 properties not previously included in service area were reviewed
- Recommending removal of Lakeshore Residential Area and place into more appropriate designations
- Letters were sent to the owner of each property proposed to be amended



Site Specific Modifications

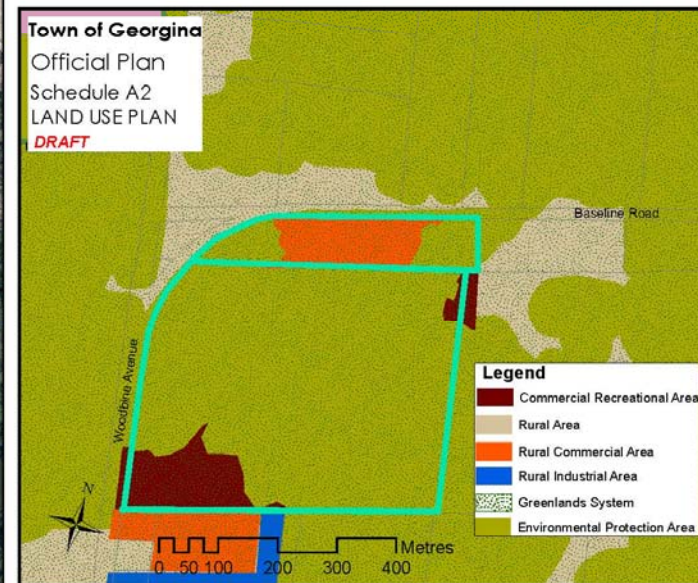
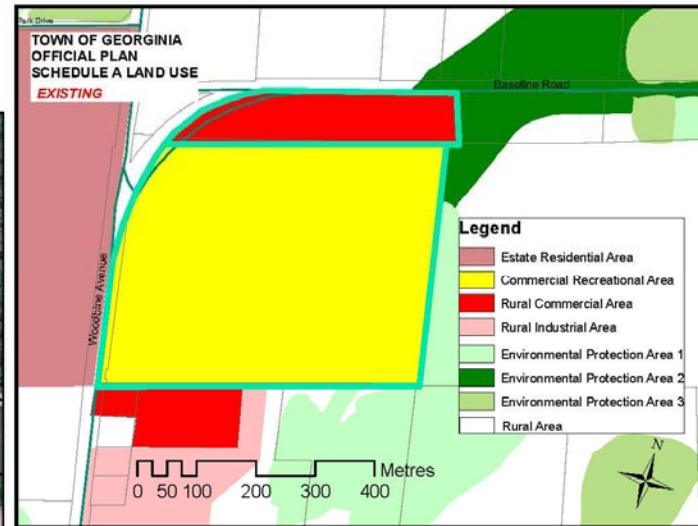
824 Trivetts Road



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Site Specific Modifications

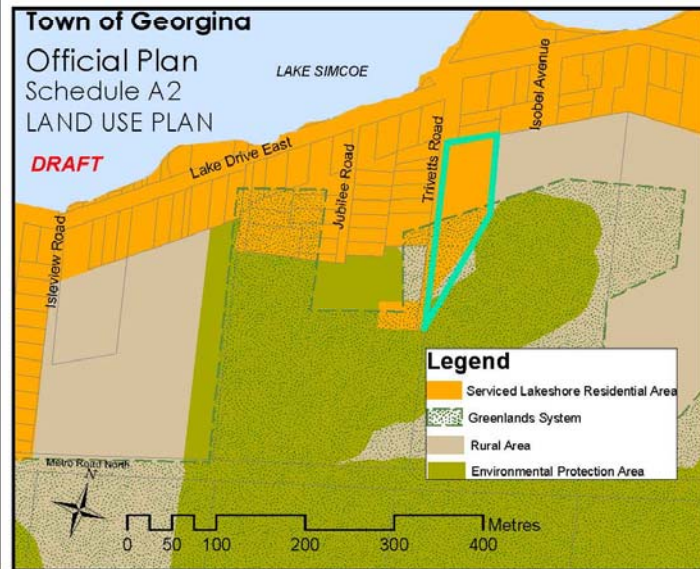
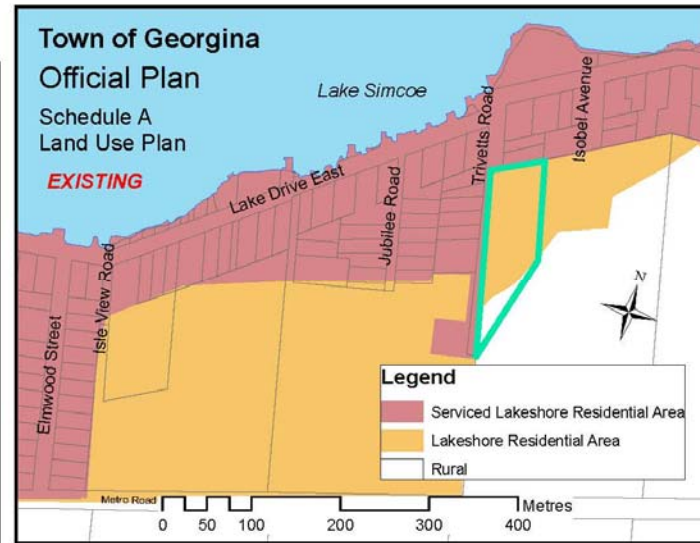
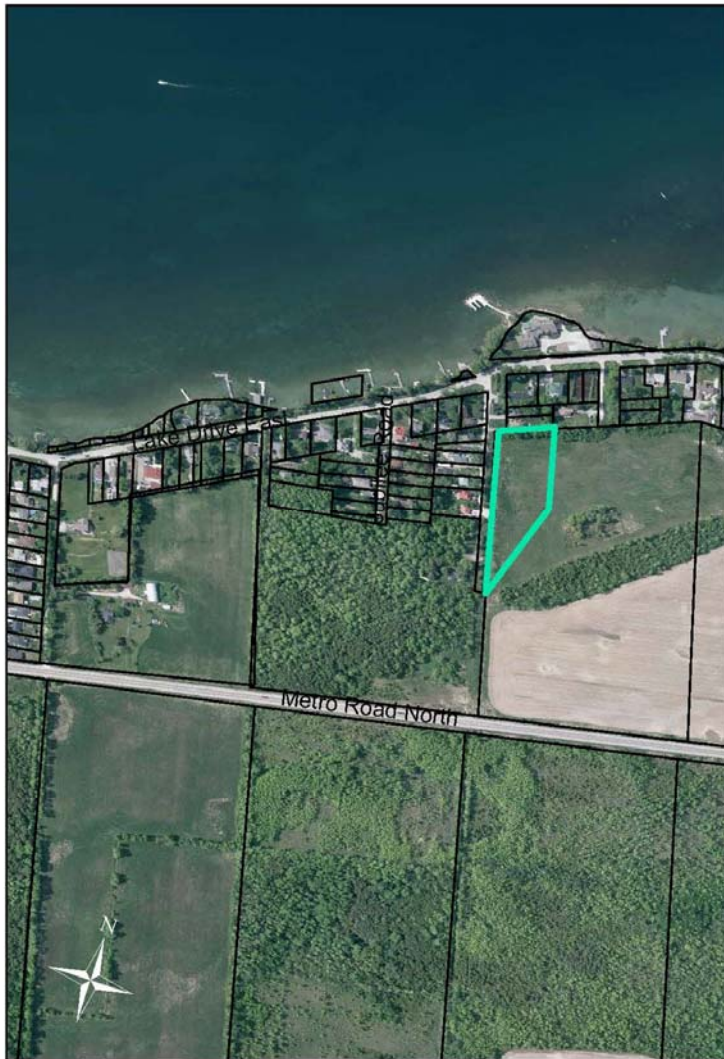
26061 Woodbine Avenue &
Part of Lot 23, Concession 4(NG)



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Site Specific Modifications

Trivetts Road



Draft Official Plan

- Technical Advisory Committee (TAC) review included York Region, the Lake Simcoe Region Conservation Authority and all Georgina departments.
- Meeting to review comments with TAC August 12, 2015
- Steering Committee review of comments and final recommendations September 29, 2015
- Steering Committee has recommended the preparation of a final Draft Official Plan for possible adoption by Council in 1st quarter 2016.



Overview of Major Policy Changes

Vision:

“To be a well balanced and vibrant community that preserves and protects Georgina’s natural environment and rural character, while providing for a high quality of life, growth and economic development in a sustainable manner”

Sustainability

- Guiding Principles and Objectives
- Theme throughout the Plan
 - also adding a separate Section

Natural Environment

- Implement the Greenbelt Plan and Lake Simcoe Protection Plan



GEORGINA

Growth Management

TABLE 1 – POPULATION GROWTH FORECAST

Year	2016	2021	2026	2031
Total Population Forecast for Town	52,800	57,900	63,900	70,300
Population Forecast Distribution				
Keswick [1]	29,100	32,200	36,500	40,700
Sutton Jackson's Pt. [1]	11,450	13,000	14,400	15,150
Pefferlaw/Port Bolster	2,900	2,945	2,980	3,000
Serviced Lakeshore Residential Area	5,350	5,370	5,390	5,420
Unserviced Lakeshore Residential Area	860	865	870	875
Hamlet Areas	2,270	2,290	2,320	2,355
Countryside Area	870	880	890	900
Urban Residential Area (Maple Lake Estates)	0	350	550	1,900



Growth Management

TABLE 2 – EMPLOYMENT GROWTH FORECAST

Year	2016	2021	2026	2031
Total Employment Forecast for Town	11,000	13,900	17,400	21,200
Employment Forecast Distribution				
Keswick	5,250	6,100	6,700	7,300
Keswick Business Park	900	2,600	5,200	8,000
Sutton/Jackson's Pt.	2,400	2,600	2,800	3,100
Pefferlaw/Port Bolster	500	600	700	800
Countryside Area, Hamlet Areas, Unserviced Lakeshore Residential Area, Serviced Lakeshore Residential Area	1,950	2,000	2,000	2,000



General Development Policies

- Telecommunication Towers/Renewable Energy Projects
- Site Alteration
- Hazard Lands
- Contaminated Lands
- Home-based Business
- Minimum Distance Separation



Greenlands System

- Match Regional and Provincial mapping as required by the Greenbelt Plan
- Environmental Protection Area (EPA) includes KNHF's and KHF's plus 30 m vegetative buffer
- Greenlands Overlay includes lands not designated EPA but considered 'adjacent lands'
 - underlying designations/uses apply subject to environmental screening



Countryside Area

- Comprised of the Agricultural Area, Rural Area, Specialty Crop Area, Rural Commercial Area, Rural Industrial Area, Commercial Recreation Area and Parkland Area designations.
- Agricultural and Rural Areas:
 - permit on-farm diversified uses, home occupations, home industries, accessory dwellings
 - Recognize special agricultural area
 - Protect prime agricultural areas



Countryside Area

- Review of all site-specific designations with LSRCA
- Reduce or remove areas where further development approvals have not been obtained and significant environmental features are present
- Remove Estate Residential Area and Resort Recreation Area designations.



Secondary Plan Areas

- Keswick, Keswick Business Park, Sutton/Jackson's Point and Pefferlaw
 - Provide a basis and context for all Secondary Plans
 - Include general sustainability and design policies to apply to urban areas
 - Provide a Secondary Plan review schedule
 - Require Municipal Comprehensive Review prior to conversion of Employment Lands



Maple Lake Estates

Provincial Legislation and Policy Conformity

In making land use planning decisions, Council must adhere to provincial planning legislation. Section 2.3(5) of the *Planning Act* states:

"A decision of the Council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter,

- (a) Shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) Shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be."

In the Provincial Policy Statement 2014 (adopted under the *Planning Act*), within Part III How to Read the Provincial Policy Statement- Relationship with Provincial Plans it says:

"Provincial plans, such as the Greenbelt Plan...build upon the policy foundation provided by the Provincial Policy Statement. They provide land use policies to address issues facing geographic areas in Ontario. Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provided otherwise." (underline added by writer)



Maple Lake Estates

Provincial Greenbelt Plan:

- Greenbelt Plan designates the Maple Lake Estates (MLE) lands as “Towns and Villages”.
- MLE lands are excluded from the Greenbelt Plan’s Natural Heritage System, so the associated policies do not apply.
- Under the Greenbelt Plan, the approved MLE development is permitted.
- Therefore, in order to amend the Town’s Official Plan, the Greenbelt Plan must first be amended.



Maple Lake Estates

York Region Official Plan:

- York Region Official Plan designated the MLE lands as “Towns and Villages”.
- MLE lands are not included within the Regional Greenlands System in the York Region Official Plan .
- York Region Official Plan recognizes and permits the approved MLE development is permitted, as stated in a letter from the Region, signed by two Planning Directors, dated February 14, 2013.
- Therefore, in order to amend the Town’s Official Plan, the Region’s Official Plan must first be amended.



In conclusion, the Province must first amend the Greenbelt Plan to prohibit the MLE development which could in turn allow the Region and Town to amend their Official Plans to do likewise.

Hamlets

- Minor rounding out of designated areas in Baldwin and Udora
- Permit small scale commercial and industrial uses
- Require an OPA for more than 4 new lots



Lakeshore Residential

- Serviced and Unserviced areas
- Mapping changes to reflect significant environmental features
- Accessory residential units only within a dwelling
- Include Lake Simcoe Protection Plan policies



Lakeshore Residential

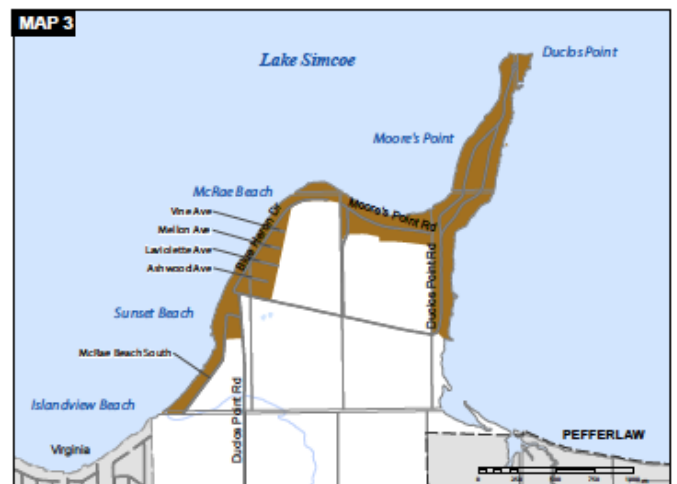
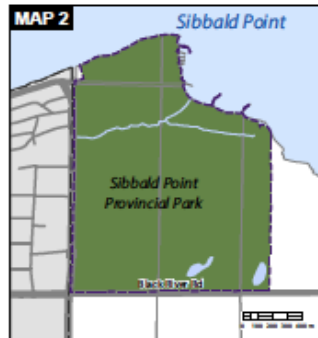
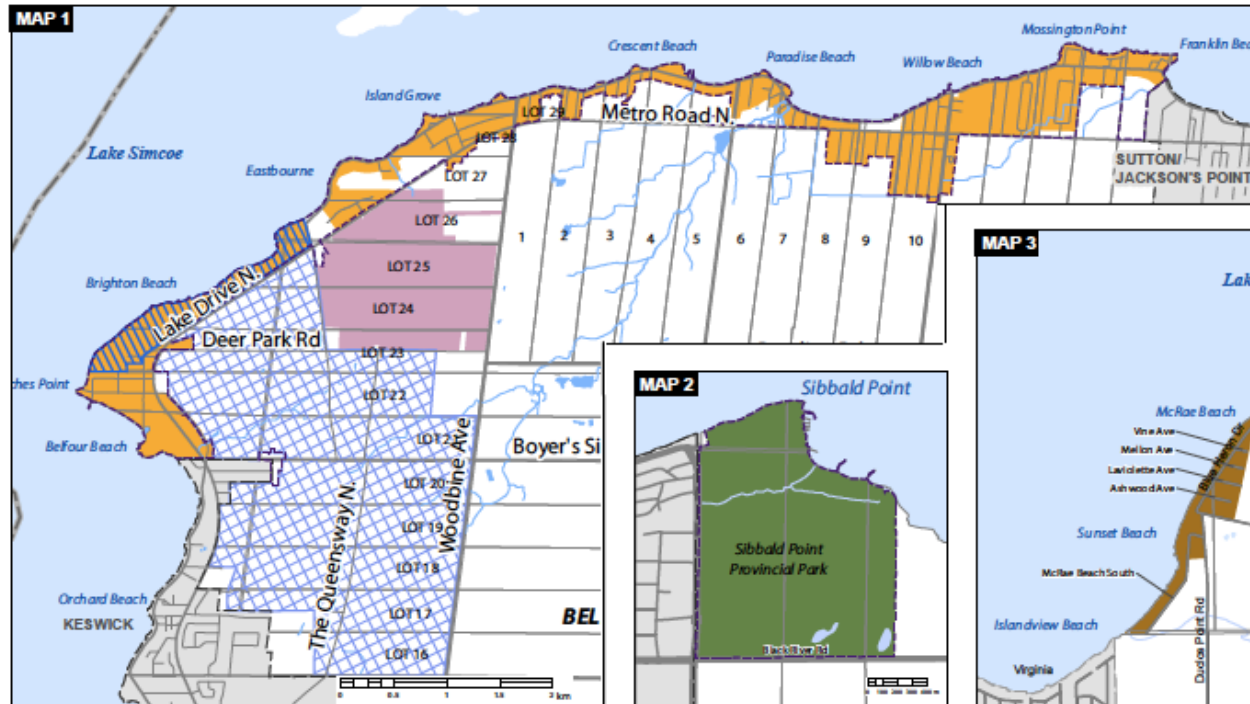
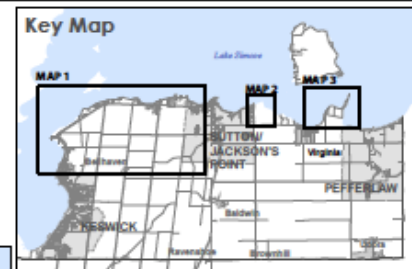
Town of Georgina

Official Plan

Schedule D

SERVICED & UNSERVICED LAKESHORE RESIDENTIAL AREAS
AND SPECIAL SERVICING POLICY AREAS

DRAFT



- Serviced Lakeshore Residential Area
- Unserved Lakeshore Residential Area
- Serviced Area Boundary
- Partially Served with Municipal Water Only
- Area that may be Served with Municipal Water & Sewer
- Area Not to be Served with Municipal Water & Sewer
- Urban Residential Area

- BASE MAP INFORMATION**
- Provincial Highway
 - Road
 - Railway
 - Municipal Boundary
 - Regional Boundary
 - Hydro Corridor
 - Secondary Plan Area
 - Watercourse
 - Waterbody

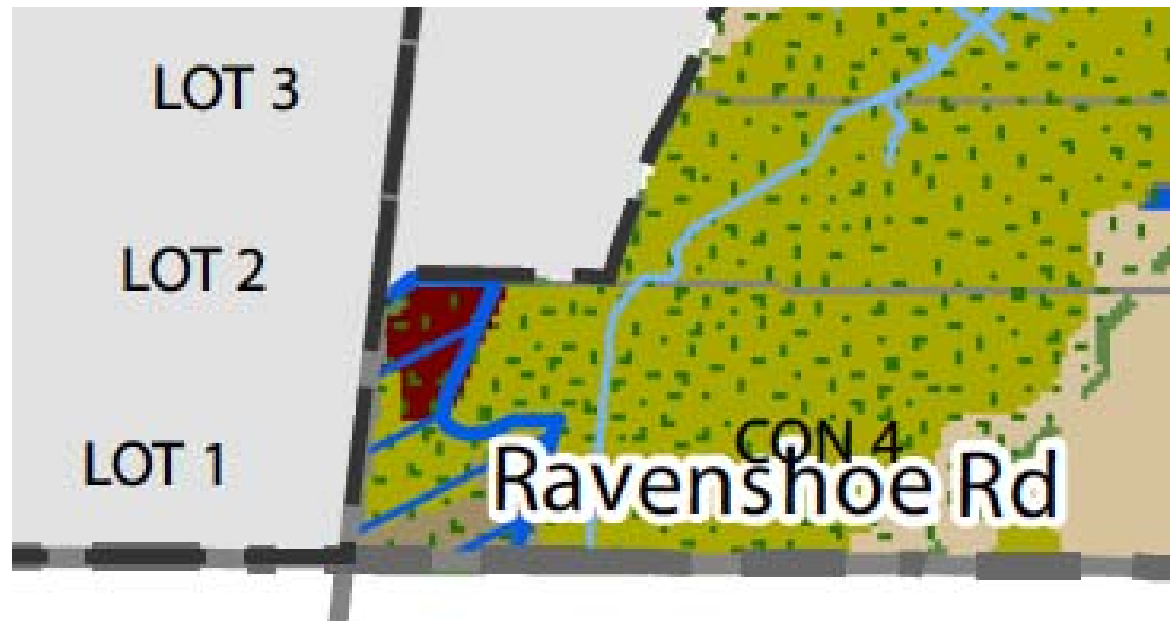


Date: March 5, 2015

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Business Park Study Area

- The current draft OP does not propose any changes to the current policies or mapping
- Development requires Regional and local Official Plan Amendments supported by technical studies



Creating Healthy and Complete Communities

- Housing
 - Affordable housing target at 25%
 - Accessory apartments in Countryside Areas
- Recreation and Open Space
- Education/Community/EMS Facilities
- Community Improvement Areas
- Community Design
- Heritage Conservation and Archaeological Resources
 - First Nations consultation



Servicing and Infrastructure

- Recognizes current recreation trails and identifies new routes – Active Transportation
- Require consideration of Greenlands System
- Update stormwater policies to reflect Lake Simcoe Protection Plan and Source Water Protection
- Reduce size of Future Provincial Highway designation



Implementation

- Implement Plan through Zoning By-law within 3 years
- Provide transition policies for current applications
- Add definitions as required by Greenbelt Pan



Next Steps

1. Finalize assessment of public, agency and province's comments/submissions.
2. Hold Steering Committee Meeting.
3. Prepare proposed new Official Plan, the amendment document and the implementing by-law for Council Adoption.
4. Hold a Council Meeting to adopt proposed new Official Plan (anticipated in 1st quarter 2016).
5. Submit Documents to Approval Authority (York Region).

