

May 21, 2015

PUBLIC OPEN HOUSE

Draft Official Plan, April 2015



GEORGINA

Purpose of Official Plan Review

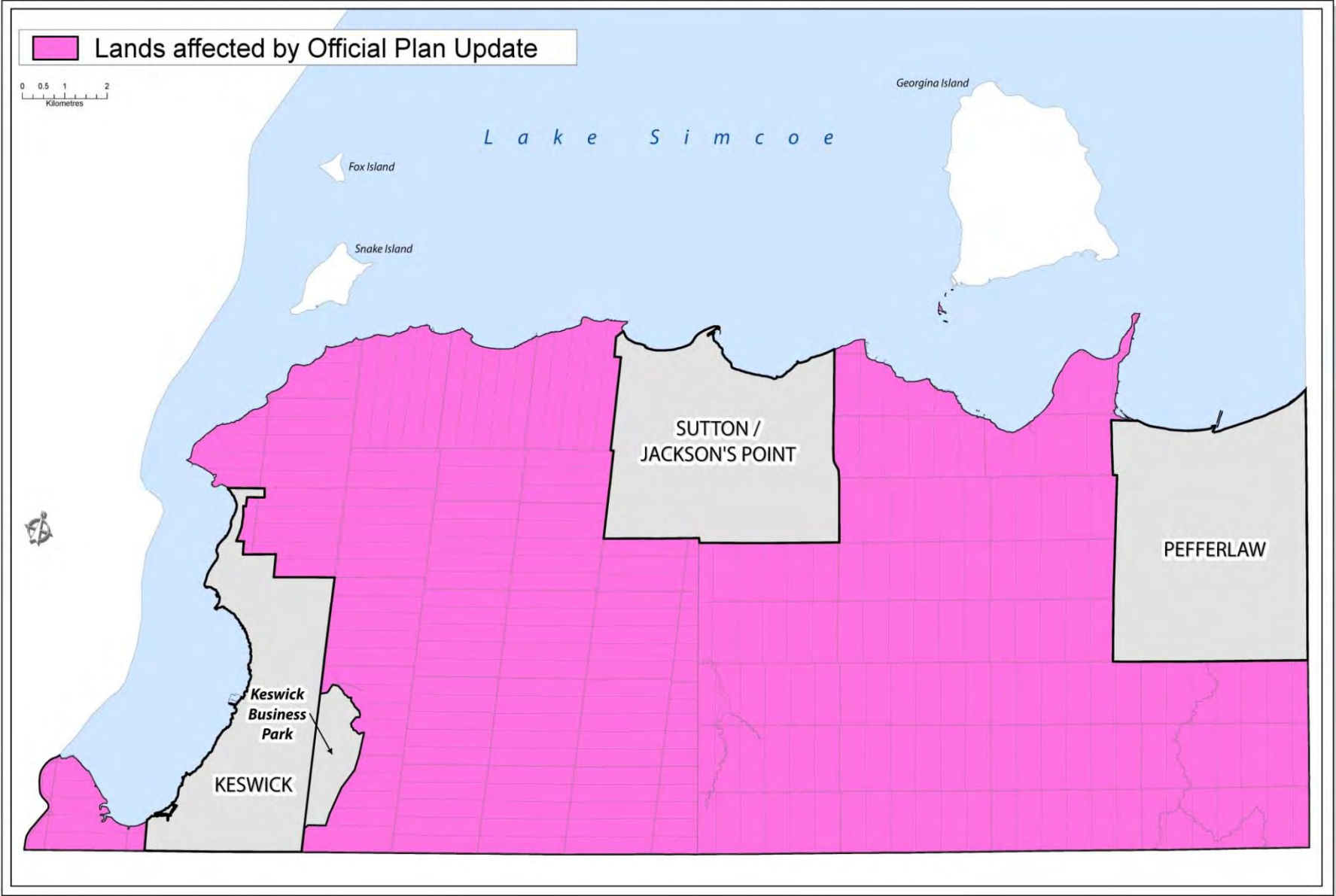
- Planning Act requires an assessment of the OP at least every 5 years to determine if a review is necessary to ensure the OP:
 - Conforms with / not conflict with Provincial Plans
 - Has regard to matters of Provincial interest
 - Is consistent with Provincial Policy Statements
- Planning Act also requires the OP to conform with the York Region Official Plan
- Review period is also an opportunity to consider local priorities and changing community needs



Background

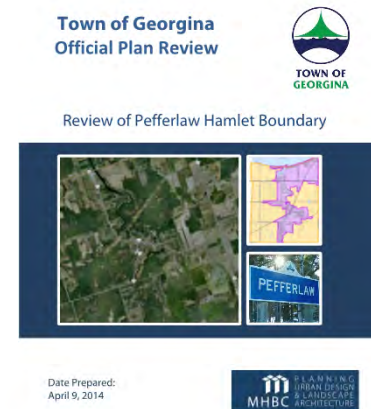
- Official Plan Review authorized in October 2012
- MHBC Planning, retained in September 2013
- Study Area → All lands outside of the 4 existing Secondary Plan Areas





Background

- Steering Committee and Technical Advisory Committee formed
- Series of Public workshops and Background reports



Public Consultation

- Chippewas of Georgina Island Meeting - Sept 2013
- Public Workshop #1 – November 14, 2013
- Statutory Special Public Meeting of Council – December 11, 2013
- Hamlet Open Houses – January 22, 2014 and January 27, 2014
- Public Workshop #2 – March 24, 2014



Written Submissions

- 33 written submissions received to date
- Recommendations prepared on each request
- Response packages were sent to each individual who made a submission



Site-Specific Land Use Designation Review

- 82 properties reviewed based on protocol established by the Steering Committee and supported by Council
- 8 property designation limits were recommended by the Conservation Authority to be removed or refined
- Response packages were sent to the owner of each property proposed to be amended



Lakeshore Residential Area Designation Review

- 6 properties not previously included in Service Lakeshore Residential Area designation were reviewed
- Recommending removal of Lakeshore Residential Area and place into more appropriate designations
- Response packages were sent to the owner of each property proposed to be amended
- Council's adoption of Report No. PB-2015-0025 authorized release of the Draft Official Plan, April 2015, available at: <http://www.georgina.ca/opr-index.aspx>



Draft Official Plan, April 2015

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

- Natural Environment

- Implement the Greenbelt Plan & Lake Simcoe Protection Plan



Growth Management

TABLE 1 – POPULATION GROWTH FORECAST

Year	2006	2016	2021	2026	2031
Total Population Forecast for Town	44,600	52,800	57,900	63,900	70,300
Population Forecast Distribution					
Keswick	25,400	29,100	32,200	36,500	40,700
Sutton Jackson's Pt.	7,100	11,450	13,000	14,400	15,150
Pefferlaw/Port Bolster	2,800	2,900	2,945	2,980	3,000
Serviced Lakeshore Residential Area	5,300	5,350	5,370	5,390	5,420
Lakeshore Residential Area	850	860	865	870	875
Hamlets	2,200	2,270	2,290	2,320	2,355
Rural Area	850	870	880	890	900
Urban Residential Area (Maple Lake Estates)	0	0	350	550	1,900

Growth Management

TABLE 2 – EMPLOYMENT GROWTH FORECAST

Year	2006	2016	2021	2026	2031
Total Employment Forecast for Town	8,000	11,000	13,900	17,400	21,200
Employment Forecast Distribution					
Keswick	3,900	5,250	6,100	6,700	7,300
Keswick Business Park	0	900	2,600	5,200	8,000
Sutton/Jackson's Pt.	1,800	2,400	2,600	2,800	3,100
Pefferlaw/Port Bolster	400	500	600	700	800
Rural Area, Hamlets, Shoreline Built-Up Areas	1,900	1,950	2,000	2,000	2,000

General Development Policies

- Telecommunication Towers
- Renewable Energy Projects
- Site Alteration
- Hazard Lands
- Contaminated Lands
- Home-based Businesses
- Minimum Distance Separation
- Source Water Protection



Greenlands System

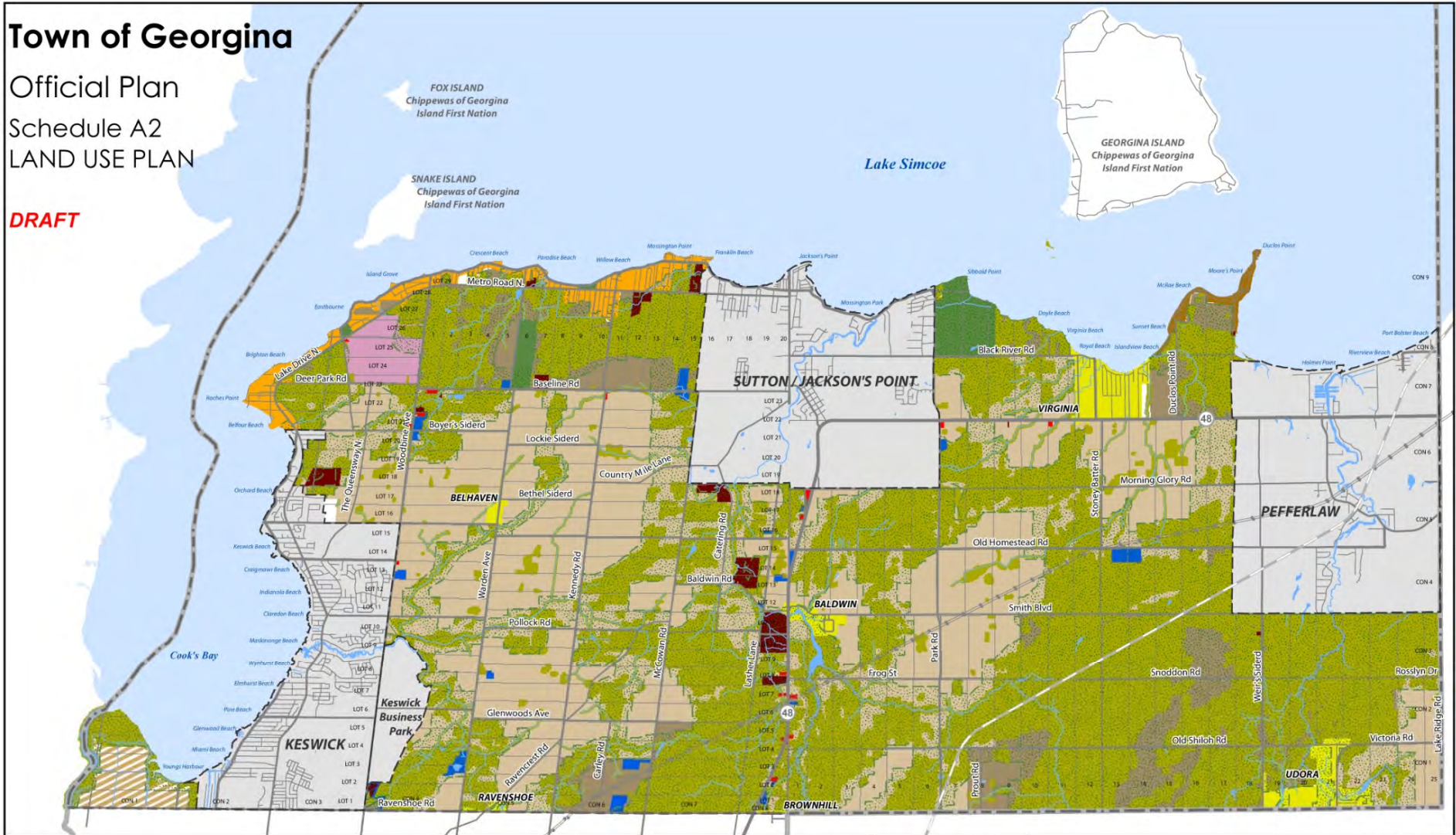
- Greenlands System overlay mapping implements Provincial and Regional mapping as required by the Greenbelt Plan
- Greenlands System overlay reflects the Natural Heritage System (NHS) of the Greenbelt Plan and includes lands not designated EPA but considered 'adjacent lands'
 - underlying designations/uses apply subject to certain environmental policies
- Environmental Protection Area designation (EPA) includes Key Natural Heritage Features (KNHFs) and Key Hydraulic Features (KHF) plus a 30m buffer



Town of Georgina

Official Plan Schedule A2 LAND USE PLAN

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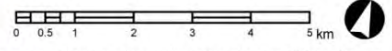


LAND USE DESIGNATIONS

- | | | |
|-------------------------------------|----------------------------------|-------------------------------|
| Lakeshore Residential Area | Commercial Recreation Area | Agricultural Protection Area |
| Serviced Lakeshore Residential Area | Rural Industrial Area | Specialty Crop Area |
| Urban Residential Area | Keswick Business Park Study Area | Environmental Protection Area |
| Hamlet Area | Parkland Area | Greenlands System |
| Rural Commercial Area | Rural Area | |

BASE MAP INFORMATION

- Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Secondary Plan Area
- Watercourse
- Waterbody



Sources: Town of Georgina, Regional Municipality of York, ArcGIS Online Basemaps, Lake Simcoe Region Conservation Authority. Produced by York Region and MHBC Planning under licence from Ontario Ministry of Natural Resources, Copyright © Queens Printer 2015

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Town of Georgina

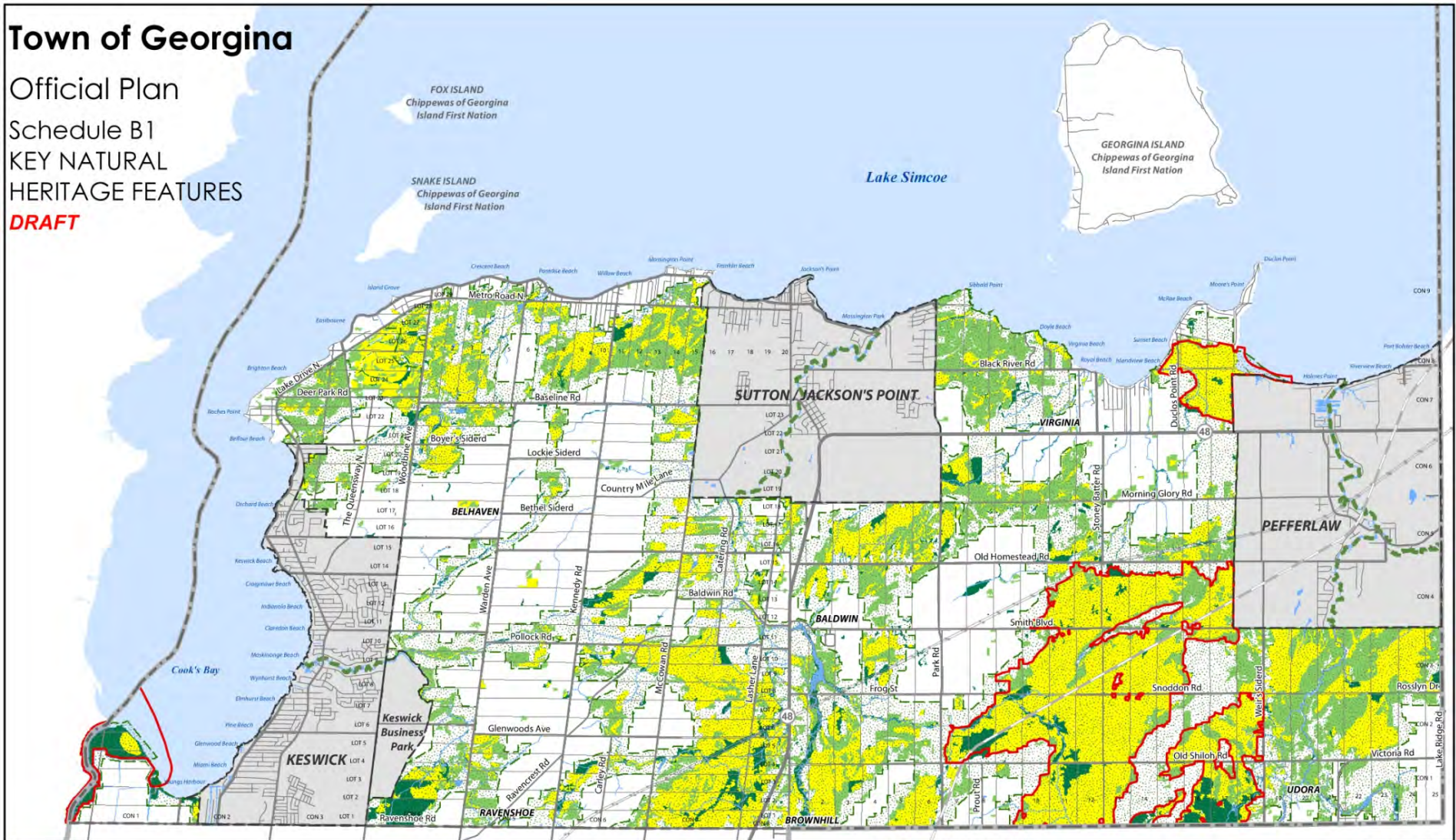
Official Plan

Schedule B1

KEY NATURAL

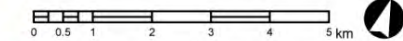
HERITAGE FEATURES

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- Woodland
- Wetland
- Woodland & Wetland
- Life Science Area of Natural & Scientific Interest
- Greenland System
- River Valley Connections

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



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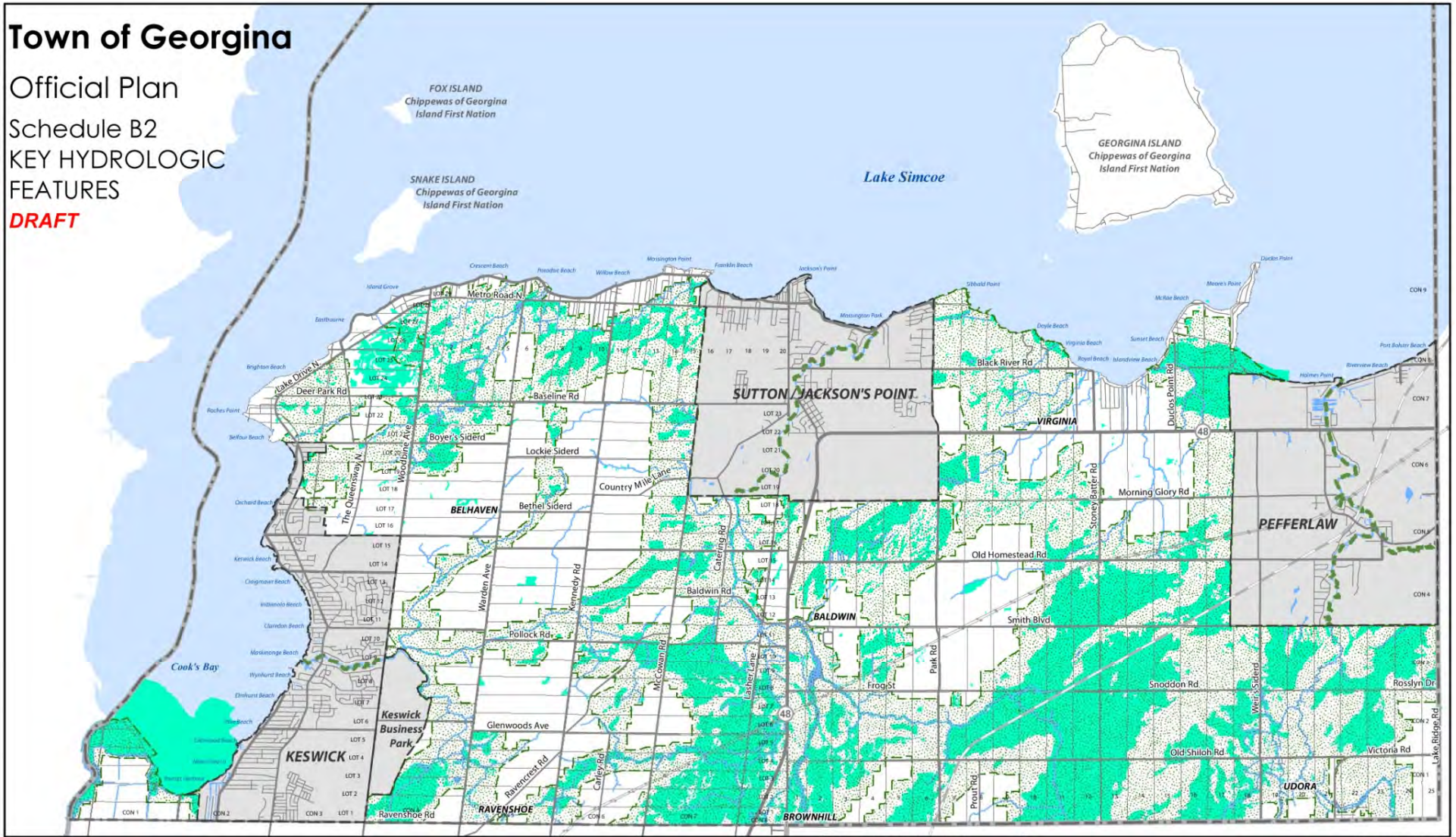
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Schedule B2

KEY HYDROLOGIC
FEATURES

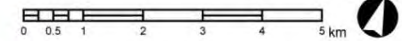
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- Wetland
- Greenland System
- River Valley Connections

BASE MAP INFORMATION

- Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Secondary Plan Area
- Permanent and Intermittent Stream
- Waterbody



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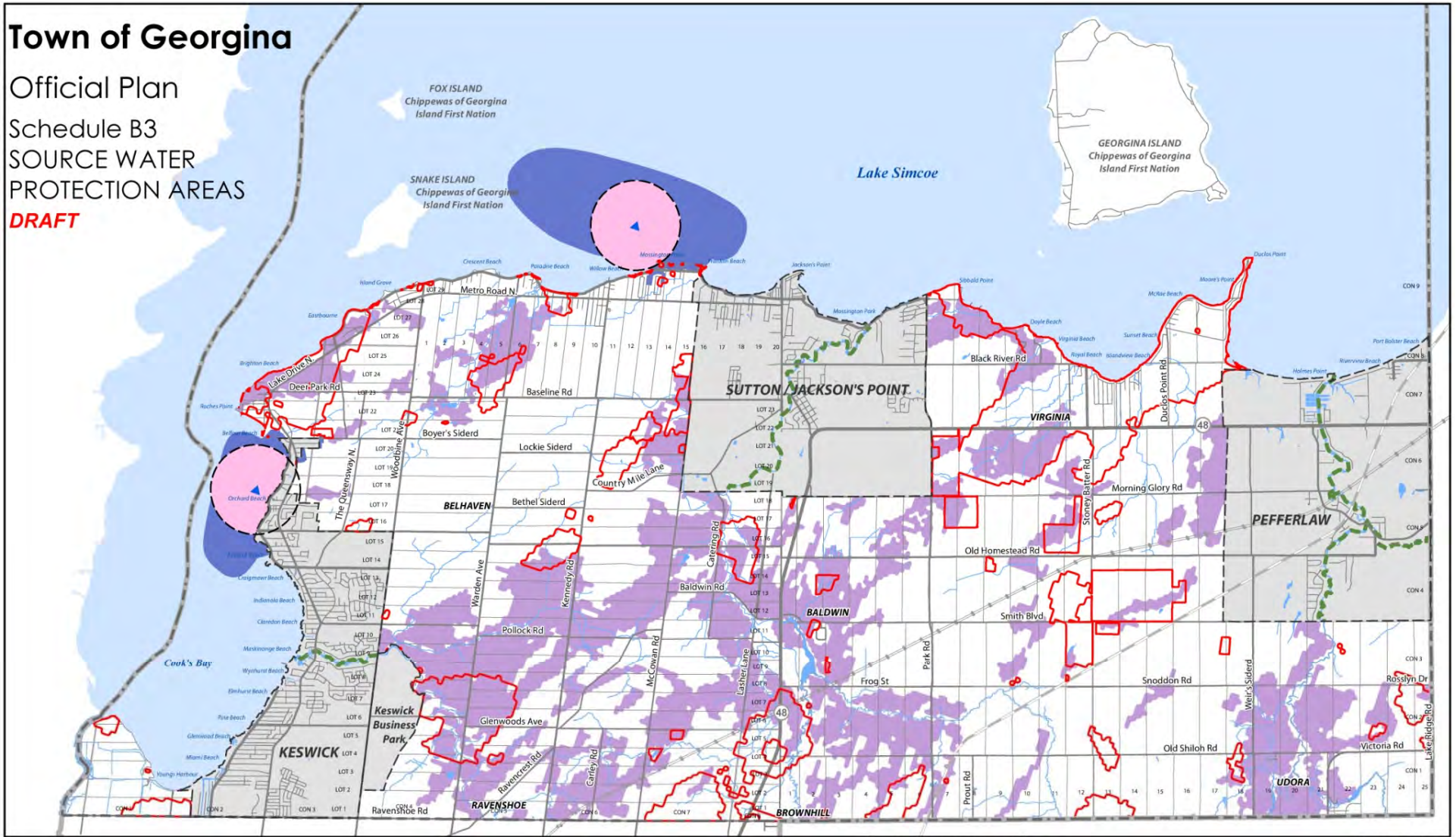
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Schedule B3

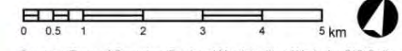
SOURCE WATER PROTECTION AREAS

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- Municipal Water Intake
- Intake Protection Zone 1
- Intake Protection Zone 2
- Significant Groundwater Recharge Area
- Highly Vulnerable Aquifer
- River Valley Connections

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



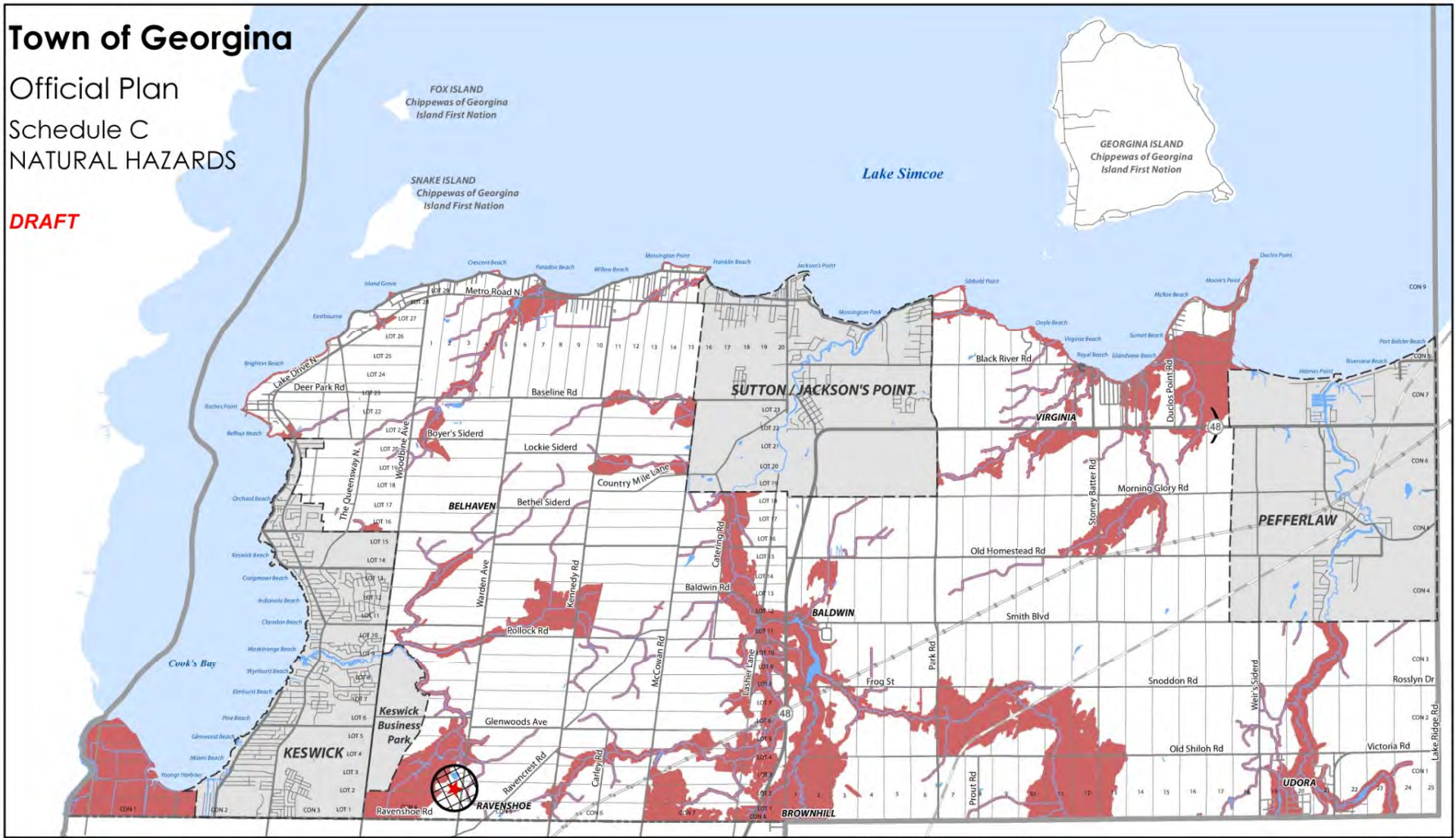
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Official Plan Schedule C NATURAL HAZARDS

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- Hazard Land*
(Floodplain, Meanderbelt, Steep Slopes, Wave Uprush)
- Waste Disposal Site Assessment Area
- Waste Disposal Site (Closed)

BASE MAP INFORMATION

- Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
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- Waterbody



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*Not all natural hazards are shown on this schedule. Detailed mapping is available from the Lake Simcoe Region Conservation Authority

Countryside Area

- Includes the following designations: Agricultural Protection Area, Specialty Crop Area, Rural Area, Environmental Protection Area, Rural Industrial Area, Rural Commercial Area, Commercial Recreation Area, Parkland Area
- Removed Estate Residential Area designation and Resort Recreation Area policies

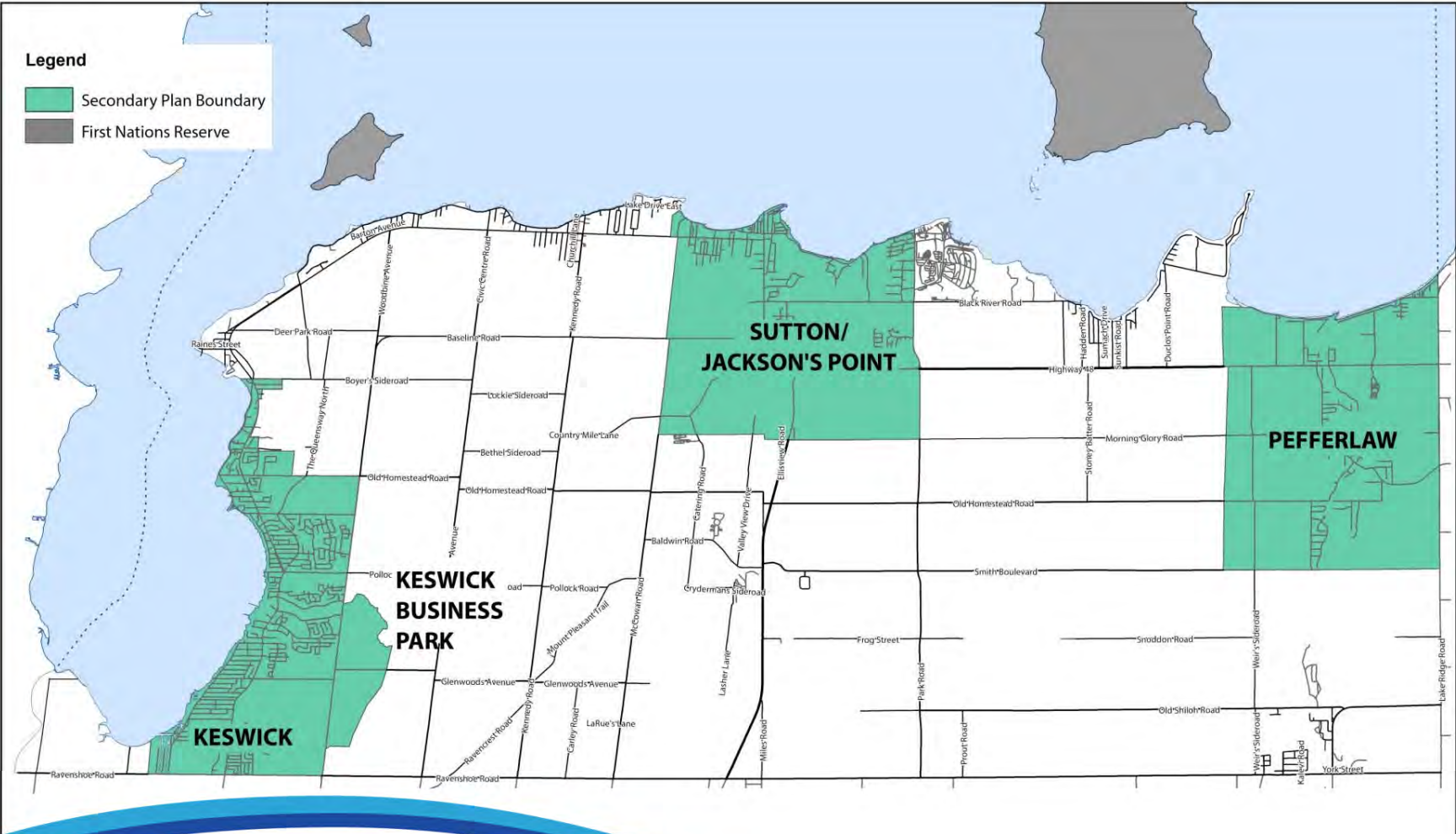


Countryside Area

- Agricultural Area and Rural Area:
 - permit on-farm diversified uses, home occupations, home industries, accessory dwellings
 - Recognize specialty crop agricultural area through a new designation
- Rural Industrial Area and Rural Commercial Area:
 - Review of site-specific exceptions



Secondary Plan Areas



Secondary Plan Areas

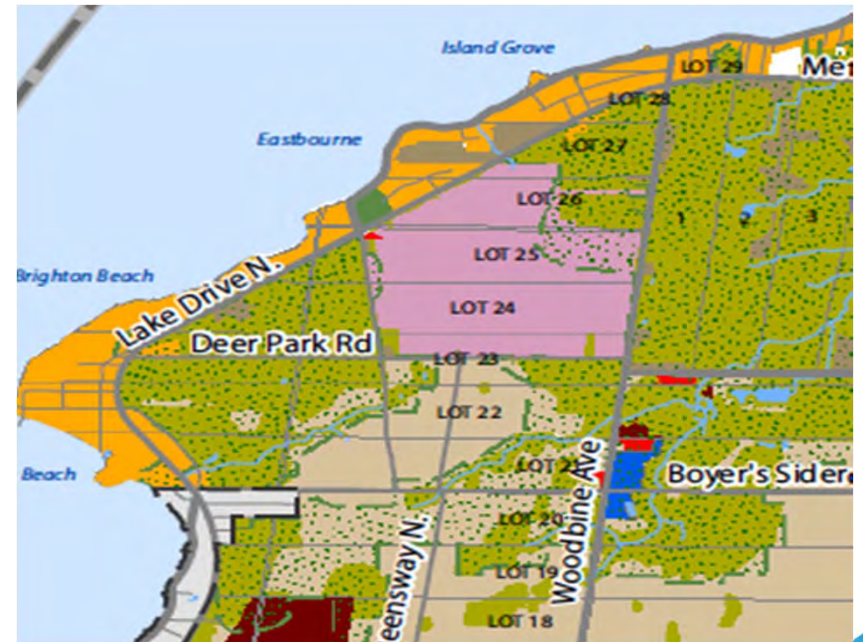
Keswick, Keswick Business Park, Sutton/Jackson's Point and Pefferlaw

- Parent Official Plan provides a basis and guiding structure for all Secondary Plans
- Provides a review schedule
- Requires municipal comprehensive review prior to conversion of Employment Lands



Urban Residential

- Applies only to Maple Lake Estates
- No change in current policies except Section 7.2.22 which includes updated references to new policy documents/legislation



Hamlets

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



Lakeshore Residential

- Distinguishes between Serviced and Unserviced areas
- Minor mapping changes (refer to section 3.4.3 of Report No. PB-2015-0025 for details)
- Accessory residential units permitted only within a dwelling
- Inclusion of Lake Simcoe Protection Plan policies



Lakeshore Residential

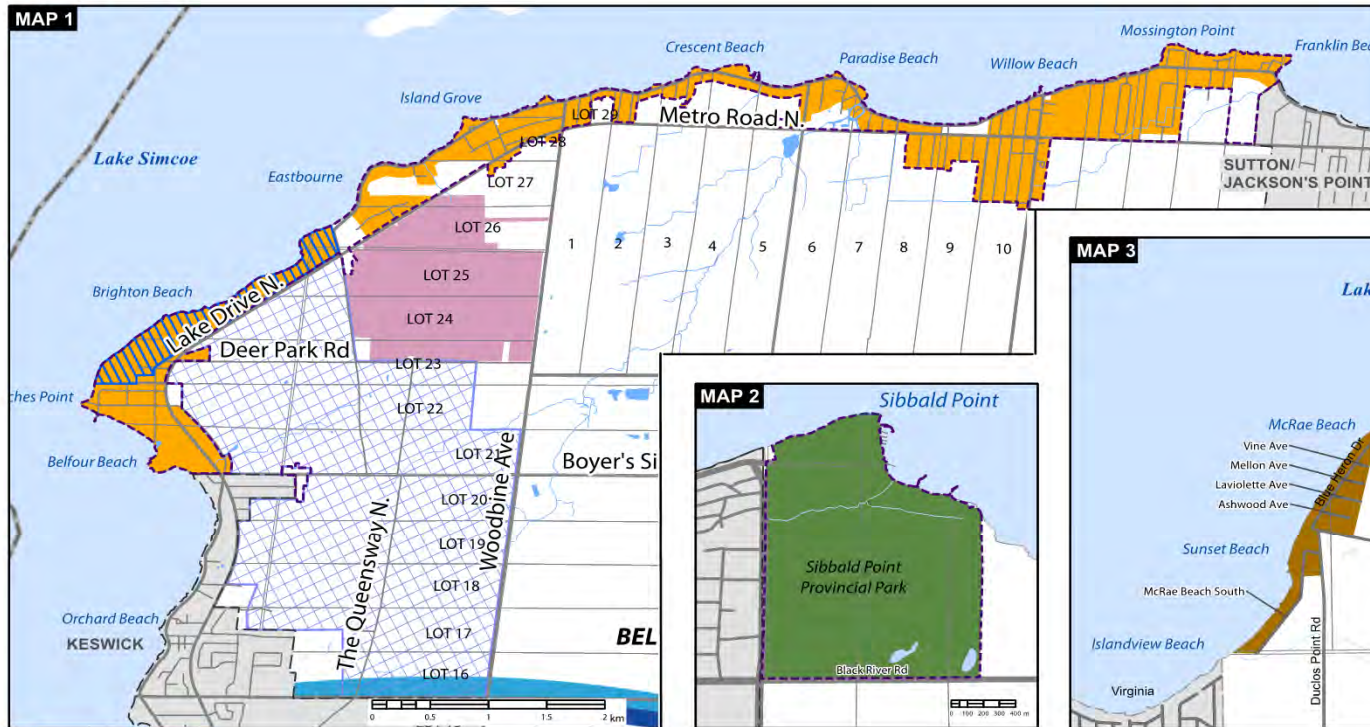
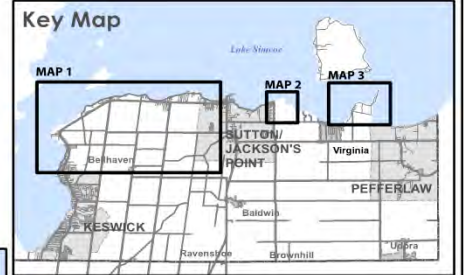
Town of Georgina

Official Plan

Schedule D

SERVICED & UNSERVICED LAKESHORE RESIDENTIAL AREAS
AND SPECIAL SERVICING POLICY AREAS

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



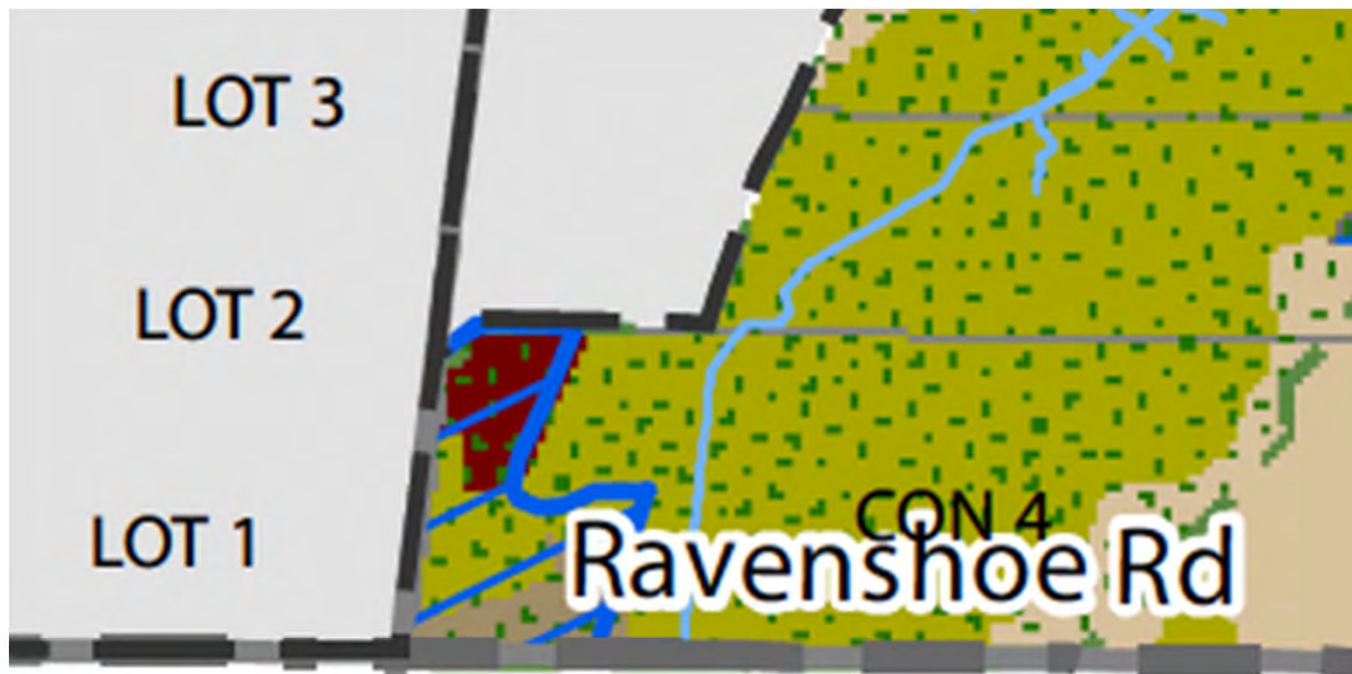
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Business Park Study Area

- No change to current policies or mapping



Creating Healthy and Complete Communities

- Housing
 - Affordable housing target at 25%
 - Accessory apartments permitted in the Countryside Area
- Recreation and Open Space
- Education / Community / EMS Facilities



Creating Healthy and Complete Communities

- Community Improvement Areas
- Community Design
- Heritage Conservation and Archaeological Resources
 - First Nations consultation



Servicing and Infrastructure

- Update stormwater policies to reflect Lake Simcoe Protection Plan and the South Georgian Bay Lake Simcoe Source Protection Plan
- Require consideration of the Greenlands System
- Recognize cycling and trails – Active Transportation

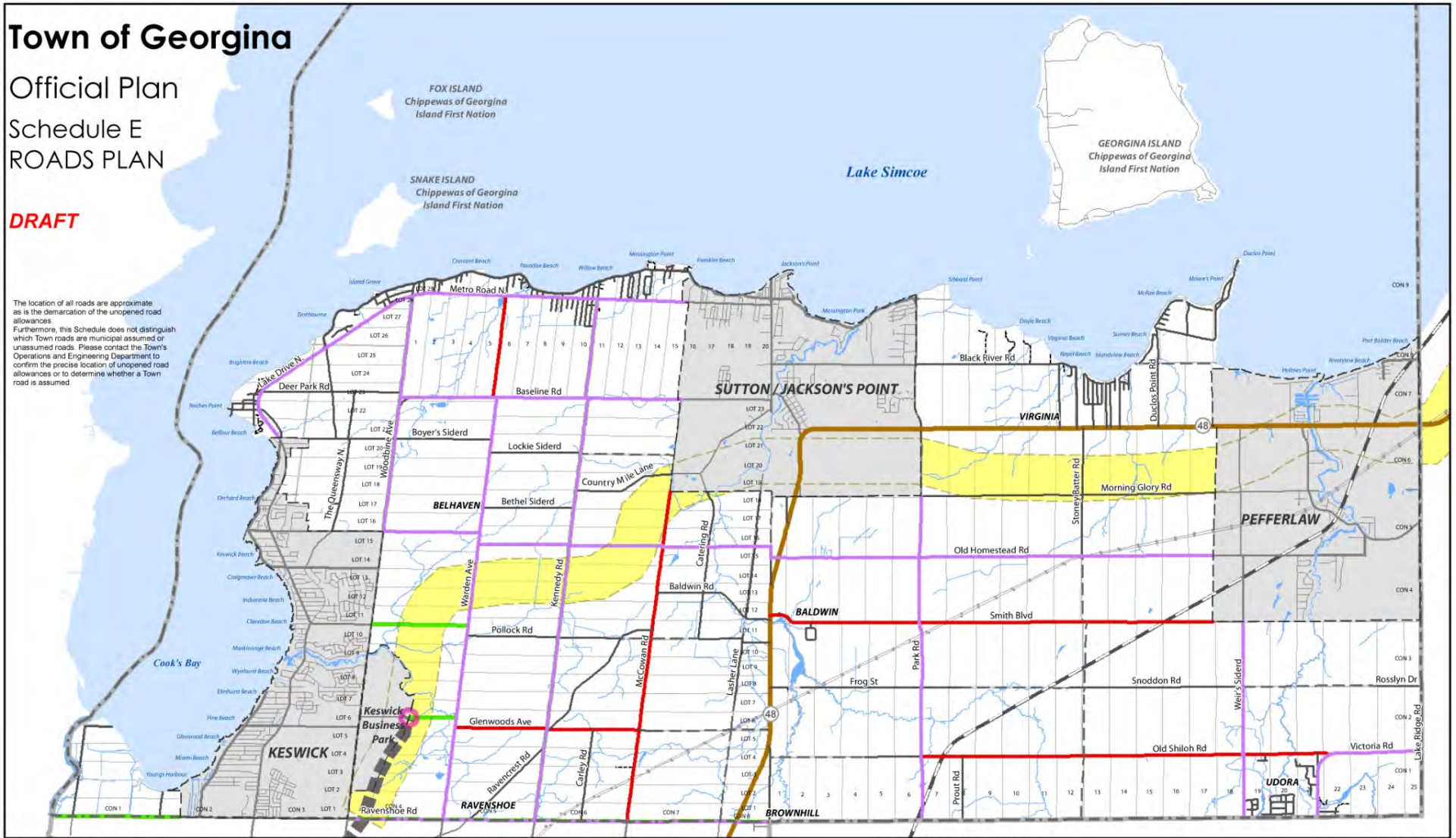


Town of Georgina

Official Plan Schedule E ROADS PLAN

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The location of all roads are approximate as is the demarcation of the unopened road allowances. Furthermore, this Schedule does not distinguish which Town roads are municipal assumed or unassumed roads. Please contact the Town's Operations and Engineering Department to confirm the precise location of unopened road allowances or to determine whether a Town road is assumed.



- TOWN ROADS***
- Major Arterial
 - Collector
 - Local Road
 - - - Unopened Road Allowance

- OTHER TRANSPORTATION**
- Provincial Road
 - Regional Road**
 - - - Private Road
 - Key 404 Extension
 - Proposed Interchange

- Planned Transportation Corridor*** (proposed - EA approved)
 - Railway
 - Hydro Corridor
- *Planned Right-Of-Way widths are set out in Section 9 of this plan
 **Planned Right-Of-Way widths are set out in the York Region Official Plan
 ***Planned Corridor for future expansion of Highway 404

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



0 0.5 1 2 3 4 5 km

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Town of Georgina

Official Plan
 Schedule F
 ACTIVE
 TRANSPORTATION
 PLAN
DRAFT



- Existing Cycling Network
- Proposed Cycling Network
- - - Proposed Lake to Lake Route
- Cycling Gateway

BASE MAP INFORMATION

- Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
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- Watercourse
- Waterbody



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Implementation

- Planning Act requires the Zoning By-law to implement the Official Plan within 3 years of approval
- Provide transition policies for current applications



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Next Steps

- Review / comment by Town Committees – May/June 2015
- Technical Advisory Committee Meeting – June/July 2015
- Deadline for public/agency comments – July 31, 2015
- Statutory Public Meeting with further public notification – September 23, 2015 (tentative)
- Steering Committee Meeting – October 2015
- Prepare proposed Official Plan based on comments received to-date – October/November 2015
- Council meeting to consider final proposed Official Plan – November 25, 2015 (tentative)



GEORGINA



Public Comment

Public feedback is a key part of the process. Please provide comments by **July 31, 2015** through mail, email or fax to Adrian Cammaert, Senior Planner – Policy at:

Mail

Georgina Civic Centre
26557 Civic Centre Road
R.R. #2 Keswick, Ontario
L4P 3G1

Email

acammaert@georgina.ca

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(905) 476-4394

