

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2013-0118

FOR THE CONSIDERATION OF COUNCIL
DECEMBER 11, 2013

**SUBJECT: TOWN OF GEORGINA OFFICIAL PLAN REVIEW
STATUTORY SPECIAL MEETING OF COUNCIL UNDER SECTION
26(3)(b) OF THE PLANNING ACT
FILE NO.: 02.180**

1. RECOMMENDATIONS:

- A. THAT REPORT PB-2013-0118 PREPARED BY THE PLANNING DIVISION DATED DECEMBER 11, 2013 RESPECTING THE TOWN OF GEORGINA OFFICIAL PLAN REVIEW: STATUTORY SPECIAL MEETING OF COUNCIL UNDER SECTION 26(3)(b) OF THE PLANNING ACT BE RECEIVED.
- B. THAT STAFF AND MHBC PLANNING BE DIRECTED TO CONSIDER ALL PUBLIC COMMENTS RECEIVED DURING THE OFFICIAL PLAN REVIEW PROCESS.

2. PURPOSE:

At the November 6, 2013 Council meeting, staff provided Council with a status update on the Official Plan Review. Two significant public consultation opportunities were also outlined, with the first being a public workshop to provide information on the Official Plan Review process and to obtain input on the vision, guiding principles and objectives of the Official Plan. This workshop was held on Thursday, November 14, 2013 and the outcome is detailed in this report.

Pursuant to Section 26(3)(b) of the *Planning Act*, before making revisions to our Official Plan as a result of our review, we are required to hold a Special Meeting of Council, open to the public, to discuss the revisions that may be required.

In this regard, the purpose of this report is to provide an outline of the potential revisions that may be required to the Town's Official Plan, as well as to provide a summary of the tasks that have been completed and the next steps to be undertaken during the Official Plan Review process.

3. PROJECT UPDATE

Since MHBC was retained to conduct the Official Plan Review, a number of work plan tasks have been completed.

MHBC Planning have conducted a large portion of the background work required to undertake this project. This includes the preparation of base maps to be used in displaying background information and for preparing the Official Plan Schedules. MHBC have also begun to collect the most up to date natural features digital mapping from the Ministry of Natural Resources, the Lake Simcoe Region Conservation Authority and York Region in order to compare with the Town's current mapping.

A draft Planning Policy Review Report was also prepared, which generally outlines how the Provincial Policy Statement, Greenbelt Plan, Growth Plan and Region of York Official Plan policies will direct land use and development in the rural and shoreline areas of the Town. The report also provides a summary of Source Water Protection and Lake Simcoe Protection Plan policies that will need to be reflected in the Official Plan. A series of maps are also displayed in the report, as well as an identification of the major policy priority areas that should be considered as part of the Official Plan Review. This document is currently being reviewed by staff and will be made available to Council and the public, once a revised and final version is prepared and presented to the Steering Committee.

3.1 Public Workshop #1

The first Public Workshop was held on November 14, 2013 at the ROC Chalet. The purpose of the Workshop was to enable participants to obtain information on the Official Plan Review process and to provide input regarding the overall vision, guiding principles and objectives of the Official Plan, as well as planning issues that should be considered.

The Public Workshop was advertised by means of a notice in the Advocate, which appeared in the October 31, 2013 edition. This notice is attached as Schedule '1' to this report. The workshop notice was also placed on the Town of Georgina's website and displayed on the Town's two electronic signs. Information regarding the Public Workshop was also included in the bi-weekly newsletter that is sent to local business members. Notice was also provided to all members of Town Committees as well as public members who requested to receive notification related to the Official Plan review. In addition, notice was sent to York Region, Lake Simcoe Region Conservation Authority, Chippewas of Georgina Island and various other groups and organizations that staff believed would have an interest in the Official Plan Review. In addition to this, on November 4, 2013 Karyn Stone, Economic Development Officer relayed information during an economic and tourism development presentation to the Town of Georgina's Economic Development Committee. On November 6, 2013, the same presentation occurred during the Chamber of Commerce breakfast meeting.

The Workshop began with a presentation that provided an overview of the Official Plan update process and also outlined the purpose of a vision, guiding principles and objectives in the Official Plan. Participants also took part in a group exercise to assist in developing a vision and guiding principles for the Official Plan. The workshop was very well attended and staff were able to obtain valuable insight from participants. A media notice was released on November 18, 2013 regarding the Workshop and is attached as Schedule '2' to this report.

4. CONSULTATION AND SPECIAL MEETING OF COUNCIL

Before revising the Official Plan under Section 26 and 27 of the *Planning Act*, Municipalities are required to *"(a) consult with the approval authority (York Region) and with the prescribed public bodies with respect to the revisions that may be required and (b) hold a Special Meeting of Council, open to the public, to discuss the revisions that may be required."*

Planning staff have been in contact with York Region Planning staff with respect to commencing an Official Plan Review. York Region staff are also members of the Technical Advisory Committee and planning staff will continue to work closely with Regional staff throughout the Official Plan Review process.

Pursuant to the *Planning Act* Regulations, additional public bodies have been/will also be engaged throughout the Official Plan Review process. Notice of the Statutory Special Meeting of Council was also sent to all prescribed bodies.

Planning staff are also attending meetings of the Georgina Environmental Advisory Committee, Georgina Heritage Committee and Georgina Agricultural Advisory Committee to inform Committee members of the Official Plan Review.

The purpose of the "Special Meeting of Council" is to discuss potential revisions that may be required in the Official Plan and provide an opportunity for the public to offer comments to Council regarding any issues or matters that should be considered in the Official Plan Review. Comments received from the public at this meeting will be valuable information to obtain before formulating a land use strategy and associated policy directions. Staff will review all submissions received and will consider them during the review process. Staff will also report to Council and advise public members of the particular response to each submission.

In accordance with the *Planning Act*, notice of today's Special Meeting of Council appeared in the Advocate on Thursday, October 31st and Thursday, November 7th. Notice was also sent to all public members who requested to receive notification of the Official Plan Review process. Furthermore, all of the participants at the November 14, 2013 Workshop were verbally informed of tonight's public meeting.

4.1 Areas of Potential Revision

The Town of Georgina's Official Plan came into effect in 2002, and since this time there have been several planning framework changes at the Provincial and Regional level. The *Planning Act* now requires Municipalities to ensure that their Official Plan conforms to Provincial Plans or does not conflict with them and has regard to matters of provincial interest and is consistent with the Provincial Policy Statement (PPS). The PPS, which provides direction on matters of provincial interest related to land use planning and development, was revised in 2005 and as a result, existing policies will need to be examined to ensure conformity with the PPS. A number of Provincial Plans have also been introduced to which the Official Plan must conform to, such as the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Lake Simcoe Protection Plan.

In addition, Section 27 of the *Planning Act* requires lower-tier Municipalities to amend their Official Plans to conform to the upper-tier Official Plan. Therefore, the Town of Georgina will be required to conform to York Region's 2012 Official Plan that was recently approved by the Ontario Municipal Board.

There is also further legislation that has been created or amended, which will impact policies in the Town of Georgina's Official Plan. Examples of these applicable Acts include the *Accessibility for Ontarians with Disabilities Act* and the *Clean Water Act*. Recent studies and supporting documents have also been prepared and include an Archaeological Management Plan, Trails Master Plan Study, Recreational Facility Study and Cultural Master Plan Study.

The Town's current Official Plan will need to be updated to implement the above mentioned studies, Provincial Plans and Policies, upper-tier policies or recent legislation. The major components that will need to be addressed in the Official Plan Review that have been identified to date are outlined in more detail below:

Vision, Guiding Principles, Objectives:

A review of the existing guiding principles and objectives will be required and potential revisions being made in order to update this section to reflect current Provincial and Regional planning framework changes and any identified local priorities. Furthermore, the Town's consultant recommends that the Plan include a vision statement, which will serve along with the guiding principles and objectives, as the basis for the policies.

Sustainability:

Sustainable development is a provincial interest under the *Planning Act*. York Region has also incorporated environmental, economic and community

sustainability in their Official Plan. As a result, staff are of the opinion that sustainability should be a core theme of the Town of Georgina Official Plan. The proposed approach in addressing sustainability includes:

- Emphasize environmental, economic, social and community sustainability in the associated Official Plan sections
- Include policies promoting efficient development and land use patterns that are in keeping with the capacity of available infrastructure and public service facilities in order to support the Town's long term financial sustainability
- Provide a section on renewable energy
- Establish policy on active transportation
- Provide policies enabling the preparation of design guidelines and sustainability criteria
- Include policy on climate change

Environment:

Environmental policies in the Greenbelt Plan, Lake Simcoe Protection Plan and the Regional Official Plan will need to be considered and incorporated as necessary in the Town of Georgina Official Plan. The following is proposed to be completed:

- Synchronizing the components of the Regional Greenlands System and the Town's Greenland System
- Revising the permitted uses in the Environmental Protection Areas and Rural Areas to more closely reflect the uses permitted in the Greenbelt Plan and Regional Official Plan
- Adapting and including the environmental definitions of the Greenbelt Plan, Lake Simcoe Protection Plan and Regional Official Plan
- Implementing the minimum vegetation protection zone policies of the Lake Simcoe Protection Plan, and similar policies in the Greenbelt Plan
- Incorporating source water protection mapping and policies
- Providing updated mapping of key natural and hydrological features

Growth:

The Official Plan will need to incorporate the population and employment forecasts or targets as contained in the new York Region Official Plan, and as required by the Growth Plan and Provincial Policy Statement. In accordance with the upper-tier policies, the majority of growth should continue to be directed to the existing urban serviced areas of Keswick and Sutton/Jackson's Point.

Settlement Areas:

The Official Plan will need to review settlement areas outside of the Secondary Plan areas (Keswick, Keswick Business Park, Sutton/Jackson's Point, and Pefferlaw). The settlement areas to be reviewed include the Hamlets and the municipally serviced and unserviced Lakeshore Residential Area. As per provincial policy, boundary adjustments for these types of settlement areas are only permitted once through a Comprehensive Official Plan Review that implements the Greenbelt Plan and Growth Plan. As a result, opportunities for rounding out the Hamlets and the serviced Lakeshore Residential Areas will need to be considered.

Agricultural and Rural Areas:

Implementation of the Greenbelt Plan in the Rural and Agricultural areas requires a number of potential changes to the current mapping and policies. Required revisions will include:

- Mapping for Rural and Agricultural Areas should be updated to reflect the more recent mapping in the Regional Official Plan
- Removing the retirement lot consent or severance policy, while allowing for minor lot boundary adjustments
- Synchronizing surplus farm dwelling policies with the Regional Official Plan
- Implementing Provincial and Regional policy direction that requires residential subdivisions to occur within settlement areas

Basis for Secondary Plans:

The Official Plan needs to provide the policy foundation on which the existing Secondary Plans are reviewed or when new Secondary Plans are developed. The Official Plan should include adequate guidance and direction on the matters to be addressed and the content to be contained within the Secondary Plans, and the relationship between the "parent" Plan and the Secondary Plans in terms of implementing the Town's vision, guiding principles and objectives.

Accessibility:

Accessibility is a significant theme within the new York Region Official Plan and must be addressed in the Town of Georgina Official Plan as follows:

- Incorporate accessibility policies into the transportation, trails, parks, housing and land use designation sections of the Official Plan
- Provide policies enabling the preparation of design guidelines that would include details on barrier free design and inclusion by design
- Provide Town-wide active transportation policies

Employment:

The majority of the Employment Areas are found in the Secondary Plans but there are rural employment uses throughout the Rural and Agricultural Areas. Required revisions will include:

- Policies that protect employment lands
- Conforming to the York Region Official Plan, including appropriate policies dealing with industries on private services
- Including policies that provide direction on how and where the Town's 2031 employment target should be accommodated

Housing:

The current Official Plan is generally supportive of a full range and types of housing, however, more detailed policies should be incorporated and include:

- Establishing affordable housing policies, including setting minimum targets for affordable housing (as required by the York Region Official Plan and the PPS)
- Considering policies that would permit accessory dwelling units in separate buildings
- Providing a Town-wide allocation for housing within and outside of the Secondary Plan Areas

Transportation:

The Transportation section needs to be updated to revise mapping that will clearly display the hierarchy of roads within the Town, and to show the extent of the 404 corridor as it is shown on the York Region Official Plan. In addition, the policies with respect to land use and development on private roads and unopened road allowances will need to be reviewed.

It is important to note that the full extent and nature of the above noted revisions have not been completely determined, but will become more clear following input from the public and Council, as well as with the establishment of Policy Direction reports.

5. NEXT STEPS

The next phase of the Official Plan Review process will consist of a number of policy directions being established in order to determine a land use strategy for the Town. Policy Direction reports will be prepared for each of the primary policy areas to be addressed. This includes providing policy direction for environmental and natural heritage features, shoreline development, agricultural and rural areas

and rural settlements. Meetings will then be held with the Technical Advisory Committee and Steering Committee to review and obtain input on the reports. Once revisions are made on the reports, they will be made available to the public and brought to Council.

A second Public Workshop would occur once the reports are released, to allow the public to ask questions and provide input into the policy directions outlined in the reports. The workshop will consist of a presentation outlining the reports, followed by group discussion in order to obtain feedback on policy directions for the above outlined topics. The second Steering Committee meeting will also be scheduled over the next few months.

Staff are also planning to organize two additional public open houses in the hamlets of Udora and Virginia. Due to the fact that these are two of the Town's largest hamlets, they will require a detailed review of their current boundaries. As a result, holding open houses in the hamlets will allow for the residents to become informed of the potential boundary adjustments in their community and be able to provide input to that effect. These open houses will occur early in the new year.

Once this is completed, the next phase of the project will commence, and involves the actual preparation of a Draft Official Plan Amendment. A Draft Official Plan Amendment will be reviewed internally first through the Technical Advisory Committee followed by the Steering Committee to produce a second draft, which will be provided to the public and all relevant agencies after Council approves its release. It will be at this time that the required Open House under Section 17(16) of the *Planning Act* will occur. The intent of the Open House is to provide the public an opportunity to review and ask questions about the information and material made available.

Revisions will then be made to the Draft Official Plan Amendment based upon the comments received from agencies and from the Open House. Further meetings will be held with the Technical Advisory Committee and Steering Committee and any final modifications will be prepared. The Statutory Public Meeting under Section 17(15) of the *Planning Act* will then occur to present the proposed Official Plan Amendment. Issues raised by the public and Council will also be discussed at this time. A final Official Plan Amendment will then be produced once final revisions have been made from both the public meeting and Steering Committee comments. Council may then consider the Official Plan Amendment for final approval and final documents will be submitted for review to the approval authority. A complete project timetable is attached to this report as Schedule '3'.

6. **CONCLUSION**

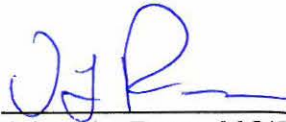
In summary, a large portion of the "Background and Issues" tasks, as identified on Schedule '3', are well underway and/or have been completed. The public consultation process has also begun, and includes the Special Meeting of Council being held December 11, 2013. At this meeting, members of Council and the public will have the opportunity to identify any revisions that they feel may be required in this Official Plan review. The next phase of the work plan consists of the establishment of a number of policy directions for the Town of Georgina and additional public workshops.

Prepared by:



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Reviewed by:



Velvet L. Ross, MCIP, RPP
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Recommended by:



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Approved by:



Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

2 December 2013



NOTICE OF

Upcoming Public Workshop

HELP US UPDATE GEORGINA'S OFFICIAL PLAN

OFFICIAL PLAN REVIEW PUBLIC WORKSHOP #1

The Town of Georgina is in the process of preparing an update to its Official Plan. An Official Plan is a long range planning policy document that manages land use, growth and development. The Official Plan Review will focus on guiding principles and objectives, growth management and sustainability strategies, and the overall policy framework for land use within the area subject to this review, which is shown on the Key Map below.

You are invited to participate by attending the initial Public Workshop to be held:

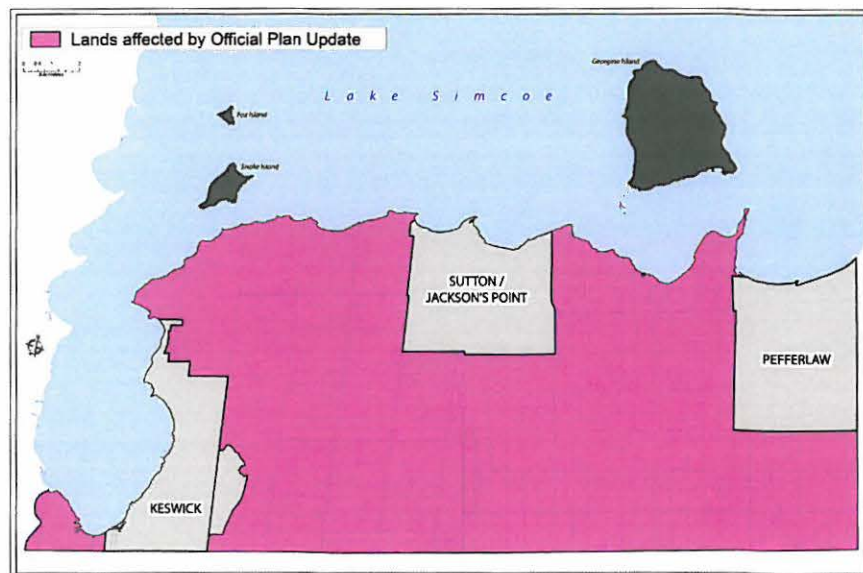
Thursday, November 14, 2013
7:00 - 9:00 PM
The ROC Chalet
26479 Civic Centre Rd, Georgina

This first workshop will enable participants to obtain information on the Official Plan Review process and to provide input. The workshop will start with a brief presentation followed by a question and answer period. Participants will then be invited to discuss issues with staff and the consultants.

For further information or to be on our email or mailing list, please contact

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SCHEDULE '1'



TOWN OF GEORGINA

26557 Civic Centre Rd., Keswick, Ontario L4P 3G1

Media Release

FOR IMMEDIATE RELEASE

Nov. 18, 2013

Media Contact: Jordan Redshaw e-mail: jredshaw@georgina.ca phone: 905.476.4305x2303

PACKED HOUSE FOR THE FIRST PUBLIC WORKSHOP OF THE OFFICIAL PLAN REVIEW

Georgina, ON— The first public workshop of the [Official Plan](#) Review was held on Thursday night at the ROC Chalet. Staff, steering committee representatives, project consultants and 46 Georgina residents began the process of establishing the direction that the updated Official Plan should take.

Director of Planning and Building [Harold Lenters](#) introduced the project and the project consultant, [Jim Dymont](#) (representing MHBC Planning), who led attendees through group exercises to identify long-term priorities for the municipality. The group's collaborative efforts began the process of developing a vision for the Plan to capture the identified guiding principles which focused on sustainability, the environment, economic development and growth management.

"Public participation is imperative in establishing an Official Plan that reflects the values of the community," said Mr. Lenters. "We were able to obtain insightful suggestions from the participants and hope that residents continue to be involved throughout the Official Plan review process."

Every voice of Georgina is encouraged to contribute to all public engagement conversations as the future of the municipality should be directed by those who are living, working and growing in Georgina.

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For more information, contact:

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Town of Georgina - Official Plan Review Project Timing

SCHEDULE '3'

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