

# Meeting Report

**Date of Report:** July 19, 2013

**File No:** 0993B

**Date of Meeting:** July 17, 2013

**Location:** Town of Georgina

Attendees	Name	Company	Email
	Harold Lenters	Town of Georgina	hlenters@georgina.ca
	Dan Pisani	Town of Georgina	dpisani@georgina.ca
	Velvet Ross	Town of Georgina	vross@georgina.ca
	Sarah Brockman	LSRCA	S.Brockman@lsrca.on.ca
	Rob Baldwin	LSRCA	R.Baldwin@lsrca.on.ca
	Lynn Gionette	Region of York (Geomatics)	Lynn.Gionette@york.ca
	John Kazilis	Region of York (Planning)	John.Kazilis@york.ca
	Richard Hui	Region of York (Planning)	Richard.Hui@york.ca
	Jennifer Best	Region of York (Planning)	Jennifer.Best@york.ca
	Robin McDougall	Town of Georgina	rmcdougall@georgina.ca
	Jim Dymment	MHBC Planning	jdymment@mhbcplan.com

**Purpose:** Start Up meeting Town of Georgina Official Plan Update

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Item	Note	Action
1.	<p>Harold Lenters introduced the participants as the Technical Advisory Committee for the project.</p> <p>The principle contacts for the project are Jim Dymment (MHBC) <a href="mailto:jdymment@mhbcplan.com">jdymment@mhbcplan.com</a> Harold Lenters <a href="mailto:hlenters@georgina.ca">hlenters@georgina.ca</a> Velvet Ross – <a href="mailto:vross@georgina.ca">vross@georgina.ca</a></p> <p>Jim asked that any correspondence be copied to Alex Lusty at MHBC – <a href="mailto:alusty@mhbcplan.com">alusty@mhbcplan.com</a></p>	
2.	<p><b>Study Area</b></p> <p>The Official Plan for the Town of Georgina is comprised of a parent plan and a number of Secondary Plans. The update is to be done to the parent Plan which covers primarily the rural and shoreline areas of the Municipality.</p>	

One exception may be the Pefferlaw Secondary Plan which covers a very large area surrounding the small community of Pefferlaw. Harold indicated that there is not much development pressure in the area and little development has occurred. As part of the project we will need to look at reducing the size of Pefferlaw, reducing the boundary of the community. This boundary adjustment would then be reflected in the updated Growth Plan and Greenbelt Plan.

The Municipality's objective is to consider the Secondary Plans following the Parent Plan. However, Harold noted that the Sutton/Jacksons Point Secondary Plan is fairly recent and there is no immediate need to update the Plan.

Harold noted issues related to the update include:

- Dealing with the serviced lakeshore residential area and,
- Maple Lakes Estate designation.

This designation was cabinet approved following a lengthy OMB Hearing. Recently the North Gwillimbury Forest Alliance has indicated a desire to change the designation to prevent the development within the forest. Metrus has purchased the land and is in the process of discussing a "land swap" with the Province that would protect the forested areas in return for development of agricultural lands to the Maple Lakes Estate designation also owned by Metrus. The lands are designated as a Town or Village in the Greenbelt Plan.

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### **Project Team**

Jim introduced his project team:

Pierre Chauvin with specialized expertise in agriculture and source water protection.

Alex Lusty who will work on policy and governance issues.

Lisa Herrington – the MHBC GIS expert.

Lisa will work closely with Lynne to prepare the mapping for the project.

Harold to provide Jim with reports on Maple Lakes Estates issues

Lynn and Lisa to coordinate the transfer of digital data for mapping purposes.

Lisa to contact Darren Kindle at LSRCA to transfer digital data between the Conservation Authority, Town, Region and MHBC.

4. **Mapping**  
Coordination of mapping should go through Sara Brockman.

5. **Environmental Policies**  
Harold indicated that the current Official Plan has three layers of Environmental policies each having different progressions of environmental protection. He indicated that this was a difficult process to follow through and would prefer to simplify the environmental policies, perhaps just having one layer. There were no appeals on the current designations.

Harold also indicated that he would like the Plan easy to read.

Velvet noted that there is a Trails Master Plan Study and Recreational Facility Study which should be considered as part of the Background Information that is available.

Robin McDougall noted that there is a Cultural Heritage and Master Plan Study that will be brought to the public in September of 2013 which should be incorporated in the Official Plan.

6. **Technical Advisory Committee (TAC)**  
We discussed the role of the TAC as reviewing the Background Information and reports prepared by MHBC prior to those reports being forwarded to the Steering Committee.

The process that will be followed will be:

- MHBC draft Report to TAC 10 days before meeting;
- Following meeting MHBC to revise Draft Reports and forward to Municipality for Steering Committee Review;

- Following Steering Committee review, revisions made to Reports then the Reports will be made available to the public.

It is anticipated that there will be 5 or 6 meetings of bot the TAC and Steering Committee throughout the process.

7. We discussed the requirements for a meeting under Section 26 of the Planning Act. This meeting will be held in conjunction with the first Workshop of the Official Plan Update in order that MHBC staff may present their initial findings of needs and opportunities to update the Official Plan prior to the public providing Council with their comments on the Update.

8. Tentative dates for future meetings are as follows:

TAC –Review Planning Issues - September 25 1:00  
 Workshop #1 Vision/Objectives - October 2, 2013  
 Steering Committee Meeting #1 – October 16, 2013

9. **Policy Checklist Review**

MHBC is putting together a matrix of policies that will include:

- PPS
- Growth Plan
- Greenbelt Plan
- Regional Official Plan
- Lake Simcoe Protection Plan
- Current Georgina Official Plan policies

Velvet to provide Jim with digital copies of current Official Plan and Official Plan Amendments

The purpose for the checklist is to determine the need to update existing policies in the Georgina Plan to reflect the current Provincial and Regional policies.

Velvet noted that there are numerous OPAs that have not been consolidated into the OP. Jim indicated that there should be a standard protocol used to determine how the OPAs would or would not be incorporated into the Official Plan Update.

Velvet and Jim to set meeting date to review OPAs – likely early September.

Jim, Harold and Velvet subsequently discussed the need to have a separate meeting to review the OPAs and the protocol and make some decisions regarding

Set meeting date in mid September

carrying forward older OPAs that may not have been built out or acted upon in many years.

10. **Mapping**

The mapping for the Official Plan was originally done in 2002. Since that time considerable improvements have been made to the mapping. Rob McDougall indicated that LSRCA has all new wetland mapping and can provide copies to MHBC and the Town.

Harold asked that we use the NHS digital files from the Greenbelt Plan in order to reduce the chances of objections or appeals based on mapping.

Jim discussed the use of air-photography in order to fine-tune the mapping to avoid designating and eventually zoning peoples houses as Environmental Protection.

Rob advised against using the LSRCA regulation line as an EP boundary.

There was further discussion about the use of one EP designation. Jim indicated that he would follow the lead of the Region with respect to these policies.

There was a discussion about the Agricultural Rural designations. Harold indicated some concern about the Regional LEAR Study and requested that Jim look at the policies related to that in the Regional Plan to determine if there was some flexibility with respect to the boundaries.

11. **GROWTH MANAGEMENT**

Growth targets for the Official Plan will be based on the Regional Official Plan implementation of the Growth Plan. Part of this process is to determine what the appropriate allocation with Georgina will be.

Harold indicated that the Sutton/Jacksons Point Secondary Plan provides growth provisions for that area as does the Keswick Plan.

Jim indicated that one of the important parts of the Study will be to look at the Hamlets and determine

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how the minor rounding out will occur in accordance with the provisions of the Greenbelt Plan.

Velvet noted that three of the hamlets bordered other Municipalities including East Gwillimbury and Uxbridge and we will need to consult with those Municipalities as we are proceeding with the Study.

**Consultation**

Harold asked that Jim prepare a Community Consultation Strategy brief.

Harold suggested that the first workshop emphasize the Vision, Goals and Objectives for the Municipality.

Harold noted that Georgina should set up a website link on the Municipalities website and provide information on how people can feed into the Official Plan Update process.

Jim indicated that he would set up a master circulation list for email contacts. MHBC to share circulation list with Town of Georgina

A discussion regarding First Nations consultation ensued. Jim indicated that likely all First Nations within the Lake Simcoe watershed would need to be consulted.

Jim indicated that he would prepare an initial letter to be sent to the First Nations contacts

Harold indicated that we do a press release to the Georgina Advocate to advise people of the start of this process.

Harold asked that Jim review the project timing Gantt chart and provide updates as to follow the discussions held during the Start up meeting

Jim to review East Gwillimbury and Uxbridge Official Plans with respect to Hamlets.

Jim to prepare Community Consultation Strategy brief by mid August. Brief to include consideration of use of Facebook and Twitter

Velvet to contact the Town's IT Department to set up the link

Jim/Jacqueline to set up list

John indicated that the Region could provide a circulation list.

Jim to prepare letter

Jim will prepare a draft press release and provide a copy to Harold.

Jim to revise project timing sheet. (attached)

Meeting concluded at 3:10  
Minutes prepared by  
***Jim Dyment, MHBC***

*Any errors or omissions in the following notes should be reported to the Author immediately*

Copy to: TAC members  
Alex Lusty MHBC  
Lisa Herrington MHBC  
Pierre Chauvin MHBC

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