

Technical Advisory Committee Meeting #2 – Official Plan Review - Notes

Date of Report: October 8, 2013 (revised: December 19, 2013) **File No:** 0993B

Date of Meeting: October 3, 2013

Location: Town of Georgina – Municipal Offices

| 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 |
| | Sara Brockman | LSRCA | S.Brockman@lsrca.on.ca |
| | John Kazilis | Region of York (Planning) | John.Kazilis@york.ca |
| | Mark Hanlon | Region of York (Transportation) | Mark.Hanlon@york.ca |
| | Robin McDougall | Town of Georgina | rmcdougall@georgina.ca |
| | Jim Dymont | MHBC Planning | jdymont@mhbcplan.com |

Purpose: Review Draft Planning Policy Review Report

| Item | Note | Action |
|------|---|--------|
| 1. | The team reviewed the minutes from the TAC Meeting #1 and a number of revisions to those meetings notes were noted. Revised meeting notes are attached to this report. | |
| 2. | <p>Maple Lake Estates</p> <p>Harold Lenters brought the group up to date with respect to the discussions between the transfer of development rights from the Maple Lake Estates Development. Harold indicated that the Province will only consider the revision to the Greenbelt Plan required to implement the exchange when the Greenbelt Plan is updated in 2015. In the interim it will be necessary to keep the current policies in the OP in order to provide a basis for the “right to develop” on other lands.</p> <p>Jim Dymont indicated that it may be appropriate to include transitional policies in the new Official Plan in</p> | |

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| | <p>an effort to facilitate the transfer.</p> | |
| <p>3.</p> | <p>First Nations Consultation The group discussed the need for First Nations Consultation – John Kazilis provided a list to the Town on October 2, 1013. There are 16 groups on the list.</p> | <p>Jim to draft a form letter to send to the First Nations.</p> |
| | <p>The Regional contact would be Megan Grant. Metis First Nations should also be included in the First Nation Consultation List.</p> | <p>Harold to set up a meeting with the Chippewas of Georgina First Nations</p> |
| <p>4.</p> | <p>Sustainability Jim noted that, on the advice of the Town the sustainability section had been moved forward in the Policy Review Report as the Town wishes to have sustainability as a focus for the Official Plan. Based on this direction Jim undertook to increase the level of detail in the section dealing with sustainability and to identify specific actions and policies that should be included in the Official Plan.</p> <p>Harold suggested that we review the Sutton/Jackson’s Point Secondary Plan to see some of the sustainability policies in that Plan.</p> <p>Sara Brockman also made reference to the Downtown Newmarket Secondary Plan which may provide some ideas with respect to urban sustainability.</p> <p>Jim noted that the structure of the Official Plan is such that the parent Plan, subject to the current review will form the foundation for Secondary Plans to follow and more detailed sustainability policies may be contained in those Plans.</p> <p>Sara indicted that the sustainability policies should include policies for low-impact development, sustainable stormwater management plans, phosphorus reduction through design and water conservation.</p> <p>It was also noted that the sustainability policies should include consideration for Active</p> | |

5.

Transportation.

Environmental Policies

Jim reviewed the overlay mapping showing areas within the Regional Plan Greenland system which are not designated in Georgina and lands which are designated in Georgina but not in the Regional Plan or Greenbelt Plan. The “red area” shown on the map are areas which are currently designated environmental protection only in the Georgina Plan.

Velvet requested that the Environmental mapping be taken out of the Secondary Plan areas to avoid duplication.

It was noted that the Region has just provided 2013 air photography to the Town of Georgina. This would be of great assistance in fine-tuning the Environmental mapping.

During the meeting we discussed a three Schedule approach to the Natural Heritage System as follows:
Schedule A – Generalised Natural Heritage System as part of land use designations.

Schedule B – Natural Heritage Features mapping.

Schedule C – Significant Hydrological Features mapping.

The Hydrological features mapping will incorporate new mapping forthcoming from the Lake Simcoe Region Conservation Authority.

Sara asked how we intended identifying the Hazard lands such as floodplain. Harold indicated that the appropriate approach is to address floodplains by policy, but not to include maps in the Official Plan as the limit of the floodplain can change. The Lake Simcoe Region Conservation Authority keeps up-to-date floodplain mapping and the Town’s Plan should refer to the Authority’s mapping and jurisdiction over floodplains.

The Conservation Authority will provide MHBC with update Shape files showing significant recharge areas and area of high aquifer vulnerability. It is noted that this mapping is to be contained in the Regional OPA

Jim and Lisa to review air photography and designations to determine the need to continue with the Georgina EP designation on those lands.

MHBC to acquire 2013 Georgina mapping from the Region.

Sara will check the status of providing the digital data to MHBC.

6.

5

Growth

Jim described the Regional Official Plan and Growth Plan identifying a 2031 total population for Georgina as 70,300. There is a need for the parent Plan to identify how that growth will be allocated throughout the Town. The Growth numbers will be reviewed and the Table shown in the Draft Report updated to reflect the current populations and identify future populations.

Later in the meeting we discussed future employment targets in the growth table. The Plan should be modified to do that.

Jim to include growth of employment in the growth table.

Considerable discussion took place on how to deal with the shoreline areas. It was noted that the Greenbelt Plan is somewhat confusing with respect to rounding out of the shoreline areas and whether or not shoreline areas are in fact a settlement area.

Harold and Velvet noted that the current policies in the Official Plan are intended to preserve and protect the character of the shoreline area and that the current policies allow for growth of only 50 more new lots only by way of severance within the lands designated Serviced Lakeshore Residential Area. It was suggested that similar policies be carried forward or left as they are in the Official Plan. Jim noted that one mechanism of ensuring that there is no further growth pressure to expand the Shoreline Areas would be to define them as a settlement area in the Official Plan. This would ensure that only Council could change the extent of the designation.

It was noted that a few properties abutting the Serviced Lakeshore Residential Area that continue to be designated in a manner that would allow residential development on private services needs to be more thoroughly discussed as we progress through the Official Plan update.

7. **Housing**
It was noted that provisions for housing should be very broad providing for a foundation of more detailed policies to be contained in the Secondary Plans.

One of the matters to be dealt with will be the use of accessory buildings for accessory dwelling units. It is noted that the Town has already completed an Official Plan Amendment to deal with accessory units within a house.

8. **Hamlets**
We reviewed the current mapping of Hamlets to determine to which hamlets may or may not expand. In most cases, it was felt that the current boundaries of the hamlets are sufficient. There are small areas in Udora which may also be included in the Udora Hamlet area.

Considerable discussion was had with respect to the Hamlet of Virginia where there is 40 to 50 hectares of land that is designated within the hamlet. Harold and Velvet noted that there are significant problems finding potable water for development in Virginia and, as a result a number of development proposals have failed. Jim expressed concern that the designation of those vacant lands as part of a hamlet settlement area could give people false expectations of development capability and recommended that these large areas should be reviewed in terms of appropriateness of keeping them designated for development.

There was a discussion about the historic Regional policies that say that Hamlets could not grow beyond 500 people.

Jim to review Regional Plan with respect to 500 person and settlement capability policies.

9. **Rural and Agricultural Areas**
We reviewed the mapping with the Regional rural overlay on the agricultural lands. It was noted that the mapping may not be accurate in the south-east corner of Georgina.

Jim to check mapping and confirm.

There was a discussion regarding the flexibility of the designations in local Plan. It was noted that the Regional Plan is a very broad brush and with that broad brush has caught some uses in the Agricultural designation which are clearly industrial in nature and create a problem for the property owners, including the Region. It was suggested that there be a degree of flexibility put into the Official Plan where there would be criteria under which minor modifications to the line or recognition of existing uses could be provided.

Jim also noted to be clear with respect to the farm consolidation policies in order to avoid the need for future Official Plan Amendments. He indicated that in the final report he would include a chart that would identify uses permitted in the rural areas and in the agricultural areas in order that the readers can see the differences between the two designations.

We also discussed the existing rural employment uses in Georgina. There have been a number of site specific Official Plan Amendments that have designated lands for industrial and commercial purposes in the rural area. The policies need to consider those uses in light of the Regional Plan. Jim suggested a Rural Employment designation may be considered to recognize existing development but not to provide further rural employment areas on private services.

Harold noted that there is a large industrial designation in Pefferlaw that has not developed and consideration for removing this designation should be given.

NOTE: That the lands that are identified as the Holland Marsh Specialty Crop Area need to be identified in that manner in the Official Plan.

10.

Transportation

We reviewed the transportation mapping and acknowledged that there is a need for the mapping

to match the Regional transportation plans. There was lengthy discussion on how best to deal with Highway 404 corridor. It was noted that the extension of Highway 404 through Georgina is not included in the Growth Plan and hence there is no Provincial commitment to building the Highway. However, the Highway is registered as a controlled access corridor and recognition of this status should be included in the Official Plan.

Jim also raised issues regarding the road system in the Municipality and in particular policies to deal with development on Private Roads.

11. **Next Steps**

We have tentatively scheduled the first public workshop as part of the Official Plan Update process on either November 14, 2013 or November 19, 2013.

Patrice to confirm date and provide confirmation

We have set a target Council meeting date to hold the Council update and the Section 26 required public meeting on December 11, 2013.

Next Technical Advisory Committee is likely to be January 2014.

Meeting concluded at 4:10

Minutes prepared by

Jim Dymont, MHBC

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

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