

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2015-0073

**FOR THE CONSIDERATION OF
COUNCIL
OCTOBER 14, 2015**

**SUBJECT: OFFICIAL PLAN REVIEW
TOWN OF GEORGINA DRAFT OFFICIAL PLAN, APRIL 2015
FILE NO. 02.180**

1. RECOMMENDATION:

- 1. That Council receive Report No. PB-2015-0073 prepared by the Planning Division, dated October 14, 2015 respecting the Official Plan Review and the Town of Georgina Draft Official Plan, April 2015.**
- 2. That staff proceed with the remaining tasks of the Official Plan Review as set out in Section 6 of Report No. PB-2015-0073.**
- 3. That the Clerk forward a copy of Report No. PB-2015-0073 and Council's resolution thereon, to Valerie Shuttleworth, Chief Planner, for the Regional Municipality of York.**

2. PURPOSE:

The purpose of this report is to present the comments received on the Draft Official Plan, April 2015, during the formal public and agency review period. Furthermore, as this report is being considered as part of a Public Meeting pursuant to Section 17(15)(d) of the Planning Act, the public is afforded another opportunity to provide comments with respect to the proposed Draft Official Plan.

3. BACKGROUND:

The Official Plan Review (OPR) was originally authorized by Council under Section 26 of the Planning Act as an update to the existing Official Plan. The prescribed process under Section 26 was subsequently followed and included a Special Council Meeting, as required by Section 26(3) of the Planning Act, on December 11, 2013.

However, the required update grew in scale to a point where it would be more efficient to prepare a new Official Plan under Section 17 of the Planning Act. As such, the process as prescribed under Section 17 of the Planning Act is also being followed, including holding another Public Meeting as per Section 17(15)(d) of the Planning Act (tonight's meeting). Therefore, two statutory Public Meetings in front

of Council are being held as part of this OPR, one more than usually held as part of an official plan review process.

4. ANALYSIS

4.1 Public Notice Requirements

Notice of this Statutory Public Meeting was provided as per the requirements of Section 17(17) of the *Planning Act* and included newspaper notice in the September 24th, October 1st and October 8th, 2015 editions of the Georgina Advocate, the mailing of the Notice to all interested parties on record to date, and the posting of the Notice on the Town's website.

4.2 Consultation on Draft Official Plan

On April 8, 2015, Council adopted the recommendations of Report PB-2015-0025 and authorized the release of the Town of Georgina Draft Official Plan, dated April, 2015 (DOP) for formal agency and public review and comment. The formal public and agency review and commenting period lasted approximately 3.5 months and ended on July 31, 2015.

On April 15, 2015, the DOP was circulated to all of the agencies listed on Attachment '1'. At this time, the DOP was also circulated to Council, the Official Plan Technical Advisory Committee (TAC), the Official Plan Steering Committee, and the Directors of Town Departments for review.

Copies of the DOP were also made available at the Town's three libraries and the Civic Centre for public review. In addition, the DOP, as well as a red-lined version showing the major proposed revisions between the current Official Plan and the DOP, was posted on the Town's website.

As per Council's direction, written notification of the DOP's availability was also provided to:

- The owners of certain lands that contain site-specific land use designations or existing Lakeshore Residential Area designated properties, that are proposed to be revised by the DOP;
- Each person who submitted a written submission under the Official Plan Review process, to advise of staff's recommendation on their submission; and
- All persons who requested to be registered as an interested party, advising of the DOP's release, revised project timing, future upcoming public consultation events and how to submit comments.

On April 23, 2015, notice of the release of the DOP was published in the Georgina Advocate, which provided information to the public, how to access the DOP for review, how to provide comments to the Town, and the deadline for submitting such comments (July 31, 2015).

As required under Section 17(16) of the Planning Act, an Open House was held at the ROC on May 21, 2015, which included a formal presentation of the DOP, the display of the DOP's schedules and the availability of staff and the consultant to answer questions and receive input from the public. Approximately 40 people attended the Open House.

Following the Open House, staff attended various Town Advisory Committee meetings, including the Agricultural, Cultural Heritage Committee, Economic Development, Environmental, and Accessibility Advisory Committees. Sections of specific importance were presented to each Committee and questions were answered by staff. The deadline to provide written comments was also provided, however no such comments were received.

4.3 Analysis of Comments Received

A total of 30 written submissions were received on the DOP. These submissions are included in their entirety in Attachment '2'.

An Official Plan TAC meeting (Meeting #4) was also held on August 12, 2015 to receive input on the DOP and to help Town Staff/Consultant determine preliminary responses and/or actions on the submission received through the commenting period.

An Official Plan Steering Committee (Meeting #5) was held on September 29, 2015, where the more significant and/or complex comments and associated preliminary responses and/or actions were discussed.

The 30 written submissions have been analyzed and broken down into 234 specific comments, which are summarized in the table provided in Attachment '3'. The last column in the table summarizes the preliminary responses proposed by staff in consultation with the Town's consultant and the TAC and Steering Committee.

The 234 specific comments can be categorized into the following general themes:

| | | |
|--------------|--|------------|
| 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 |

Overall, the comments received are positive and are in support of the Town's DOP. York Region stated that the Plan *"contains many new and progressive policies, which places emphases on sustainable growth with an "environment first" approach"*.

The Lake Simcoe Region Conservation Authority (LSRCA) notes that the Plan *"provides a comprehensive policy framework related to the environment and LSRCA interests"*.

The Alderville First Nation further notes that they *"appreciate the fact that the Town of Georgina recognizes the importance of First Nations Consultation and that your office is conforming to the requirements within the Duty to Consult process"*.

The Town's Department of Administrative Services *"found the document to be well laid out and easy to read"*.

The following provides a summary of the 234 specific comments received, as listed in Attachment '3'.

York Region Comments

Comments 1-110, or almost half of the comments received, were provided by York Region. York Region staff is to be commended on completing such a comprehensive review of the DOP and providing valuable comments that will ensure that the Plan conforms to the York Region Official Plan and is consistent with applicable provincial legislation and policies.

Comments were provided by the following York Region departments: Community & Health Services, Transportation Services, Long Range Planning, Community Planning, Community Planning & Economic Development, Community Planning – Development Engineering, Community Planning & Water Resources, Forestry, Transit, Transportation Planning and GIS. The Region's comments are provided chronologically with the DOP Sections.

Comments 1-8 address Section 2, Vision, Guiding Principles and Objectives, and generally provide additional language regarding sustainability and pedestrian-oriented urban design.

Comments 9-10 address Section 3, Growth Management, and provide language regarding intensification within the Town's built-up areas in accordance with Regional and Provincial policies.

Comments 11-17 address Section 4, General Land Use and Development policies. These policies request the inclusion of wording regarding advanced communication technology, Minimum Distance Separation (MDS), mineral aggregate applications and other current general development themes.

Comments 18-30 address Section 5, Sustainable Natural Environment. These comments provide more specific language requiring natural heritage studies, shoreline development, source water protection and language required in order to better align the Plan with Federal and Provincial requirements.

Comments 31-35 address Section 6, Countryside Area, and largely discuss policies regarding permitting non-agricultural (i.e. new commercial) uses in "Prime Agricultural areas".

Comments 36-43 address Section 7, Settlement Areas. Comments related to forest management, ancillary uses in employment lands and the encouragement of mixed use retail formats are provided. In addition, a specific comment related to Maple Lake Estates is provided and includes editorial text changes.

Comments 44-54 address Section 8, Healthy and Complete Communities. The Region suggests that having a stand-alone "Sustainability" section may be beneficial. Additional suggestions were provided regarding sustainable site design, sustainable transportation policies and pedestrian oriented design.

Comments 55-79 address Section 9, Servicing and Infrastructure. Generally, these comments address provincial plan conformity and the integration of advanced communications within rights-of-way, as well as numerous transportation-related comments regarding active transportation, the placement of sidewalks, transit and the use traffic calming techniques. Comments are also provided regarding waste management and the provision of 3-stream waste collection.

Comments 80-83 deal with Section 10, Development Review, and include clarification revisions to ensure consistent wording throughout the Plan regarding policy documentation and technical report names.

Comments 84-86 address Section 11, Implementation and propose revisions to ensure Greenbelt Plan conformity, the encouragement of green building techniques and language to include the Region as a partner in the All-Pipes Program.

Comments 87-88 address Section 12, Interpretation. These comments propose adding a definition for "Planned Corridors" and revising the definition for "Significant Groundwater Recharge Areas" as per the regional template.

Comments 89-106 outline numerous proposed revisions to the Plan's Schedules and Tables. Comments range from minor editorial changes such as revising the colours used in mapping and the use of consistent mapping labels, to more significant revisions such as identifying the future Highway 404 interchange at Pollock Road, and re-categorizing Pollock Road between Warden Avenue and McCowan Road as a Collector Road.

Comments 107-110 deal with terminology and typographical errors.

Other Agency Comments

Comments 111 and 112 refer to letters received from Simcoe County and Enbridge Gas, respectively. Each letter indicates that these agencies have no comments or objections to the proposed Plan.

Comments 113-117 outline comments from the York Region District School Board (YRDSB) and York Catholic District School Board (YRDSB). Comments are provided regarding facility partnerships and agreements, the requirement for school board buildings to be LEED certified, and the design of school sites.

Comments 118-123 are provided by Infrastructure Ontario, who provided comments on behalf of Hydro One regarding hydro corridors. Interpretation comments were provided regarding the various transmission infrastructure and associated definitions are suggested.

Comments 124-129 are provided by Durham Region and request changes to certain road/highway names and labels, the width of the Highway 404 corridor as shown in mapping, a request to revise wording to ensure more cohesive inter-regional transit, as well as mapping changes including the re-categorizing certain roads and the placement of cycling gateways.

Comments 130-137 are provided by the Lake Simcoe Region Conservation Authority (LSRCA). Comments were received on the identification of certain natural features and the creation of associated policies, subwatershed planning, the incorporation of Low Impact Development (LID) policies and ecological

offsetting policies, a revision to an environmental monitoring policy, as well as changes to certain wording and definitions.

Town Departments/Divisions

Comments 138-154 were provided by the Economic Development Division, and generally deal with advanced communication technology policies, enhanced policy language regarding shoreline tourism, policies regarding increased public access to Lake Simcoe, revisions to employment forecasts and the prominence of agriculture-related employment and other rural forms of employment.

Comments 155-182 were provided by various staff from the Planning Division who were not directly involved on the OPR (i.e. development Planners). These comments include numerous small-scale revisions such as minor text and mapping changes for ease of use, correcting typos, the inclusion of information boxes, as well as more significant changes such as the addition of LID policies.

Comments 183-195 were provided by the Recreation and Culture Department. Various edits were provided which will add clarity to the Recreation and Open Space Section of the DOP. Additional language regarding "open space" and details regarding parkland dedication were also provided.

Comment 196 is provided by Library Services. Revised wording was provided to specifically include 'public libraries', as well as an objective of libraries, in the Community Facilities Section.

Comment 197 is provided by Fire and Emergency Services. Revised wording was provided to acknowledge the goal of the department to keep pace with growth when allocating new fire station sites.

Public Comments

Comments 198-234 were provided by members of the general public and/or their respective agents. These included submissions regarding specific properties, as well as more general submissions regarding policy matters and mapping revisions. A summary of each comment is provided in Attachment '3'.

Council may recall that the DOP proposed changing the existing Lakeshore Residential Area designation on 6 properties, in whole or in part, to other more appropriate designation(s) (i.e. Rural Area, Environmental Protection Area, or Serviced Lakeshore Residential Area). The following 3 submissions were received relative to these properties:

1. Comments 199 and 200 in Attachment '3' and pages 54-75 in Attachment '2', regarding 824 Trivetts Road. Submitted by 315197 Ontario Limited (owner) and William Joannou, ACI Architects Inc. (agent) through two separate submissions. (refer to Attachment '4' for mapping). These submissions were followed by a third submission received after the commenting deadline, dated September 25, 2015, which is included as Attachment '5'.
2. Comment 201 in Attachment '3' and page 76 in Attachment '2', regarding 1 Isleview Road. Submitted by Marion Witz (owner). (refer to Attachment '6' for mapping).
3. Comment 214 in Attachment '3' and pages 92-93 in Attachment '2', regarding "The property that fronts on Lake Drive to the north, Trivetts Rd to the west, Metro Road to the south and has an irregular eastern boundary behind some existing residential properties and vacant lots." (no municipal addresses provided). Submitted by Rob Grossi (local resident). (refer to Attachment '7' for mapping).

Council may also recall that the DOP proposed changing the existing land use designation(s) on 8 properties that contained a site-specific land use designation, based on the protocol established in the Planning Directions Report as well as input provided by the Lake Simcoe Conservation Authority. The following one submission was received relative to these properties:

1. Comment 215 in Attachment '3' and pages 94-95 in Attachment '2', regarding 26061 Woodbine Avenue and Part of Lot 23, Concession 4. Submitted by Lauren Capilongo, MGP Planning (agent), on behalf of Great World Properties Limited and 1170898 Ontario Ltd (owners). (refer to Attachment '8' for mapping).

Maple Lake Estates

Two written submission were received regarding the Maple Lake Estates (MLE) lands, resulting in the following comments:

1. Comment 205, in Attachment '3' and pages 79-80 in Attachment '2', submitted by Keith MacKinnon, KLM Planning, on behalf of the landowner. This submission emphasized that the MLE lands are currently designated Towns & Villages in the Provincial Greenbelt Plan and the York Region Official Plan, and should continue to be recognized as such.

2. Comments 206-211, in Attachment '3' and pages 81-85 in Attachment '2', submitted by Anthony Usher Planning Consultant, on behalf of the North Gwillimbury Forest Alliance. These comments request the re-designation of MLE lands to the Environmental Protection Area and Rural Area designations and the inclusion of policies to prohibit the approved development.

Staff and the Town's consultant do not agree with the request submitted by Mr. Usher on behalf of the North Gwillimbury Forest Alliance. In accordance with Provincial planning legislation and policies, it is staff's opinion that the Greenbelt Plan and York Region Official Plan currently recognize and permit the approved MLE development, and that these Plans must first be amended to prohibit the approved development in order for the Town's Official Plan to be amended. A detailed explanation of this opinion is provided in Report No. PB-2013-0032, included as Attachment '9'.

Provincial Comments

It should be noted that comments are expected from the Ministry of Municipal Affairs and Housing (MMAH). MMAH has advised that they are currently preparing comments and will provide them to the Region imminently.

5. NEXT STEPS / TIMELINE FOR COMPLETION

Since the release of the DOP for public and agency review and comment on April 15, 2015, the following tasks have been completed:

| | |
|----|--|
| 31 | Agency Circulation and Public Posting |
| 32 | Sec.17(16) Open House (May 21, 2015) |
| 33 | Agr., Env., Access., Heritage, Econ. Dev. Committee Review |
| 34 | Receipt of public and agency comments |
| 35 | TAC Mtg #4 (August 12, 2015) |
| 36 | Steering Committee Meeting #6 (September 29, 2015) |
| 37 | Sec. 17(15) Statutory Public Meeting (October 14, 2015) |

In order to complete the OPR, the following tasks remain to be completed:

| | |
|----|--|
| 38 | Prepare Proposed OP, amendment document and implementing by-law for Council Adoption |
| 39 | Council Meeting to Adopt Proposed OP (1 st qtr. 2016) |
| 40 | Submit Documents to Approval Authority (York Region) |

Prior to the preparation of this report, staff were proposing to bring the final proposed Official Plan to Council for adoption at their December 9, 2015 meeting. However, at the time of the writing of this report, Adrian Cammaert, the Senior

Planner – Policy (contract position filling in for Andrea Furniss while on maternity leave) has accepted a permanent employment offer from another municipality. Mr. Cammaert's last day will be October 9, 2015. As Mr. Cammaert is the Town's lead staff person on this project, the loss of his services will result in a delay in getting the final Official Plan to Council. In order to undertake the further analysis of certain submissions, and to incorporate all of the appropriate revisions of the DOP, a more realistic timing for Council's adoption of the new Official Plan is the first quarter of 2016.

6. FINANCIAL AND BUDGETARY IMPACT:

There is no financial or budgetary impact resulting from this report.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

As required by Sections 17 and 26 of the Planning Act, as explained in Section 3, this OPR includes two statutory Public Meetings. Notice for these meetings was provided in accordance with the requirements of the Planning Act.

The public consultation process as part of this OPR included a public and agency review and commenting period on the DOP which lasted approximately 3.5 months. A total of 30 written submissions were received.

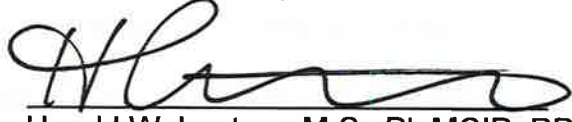
8. CONCLUSION:

The majority of the tasks in the OPR have been completed. As noted above, the next task, and it is a critical one, is to undertake some further analysis and then incorporate all of the appropriate revisions to the DOP, along with preparing the accompanying amending document and implementing by-law for Council's for adoption. In consideration of the above, it is respectfully requested that Council adopt the recommendations set out in Section 1.

Prepared by:


Adrian Cammaert, MCIP, RPP, CNU-A
Senior Planner – Policy

Recommended by:


Harold W. Lenters, M.Sc.PI, MCIP, RPP
Director of Planning and Building

Approved by:



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

5 October 2015

- Attachment 1 – Agency Circulation List
- Attachment 2 – Written Submissions
- Attachment 3 – Summary Table of Written Submissions
- Attachment 4 – Mapping for 842 Trivetts Road (Comments 199 and 200)
- Attachment 5 – September 25, 2015 letter from Agent (Comment 201)
- Attachment 6 – Mapping for 1 Isleview Road (Comment 201)
- Attachment 7 – Mapping for the Properties East of Trivetts Road (Comment 214)
- Attachment 8 – Mapping for 26061 Woodbine Avenue and Part of Lot 23, Concession 4
(Comment 215)
- Attachment 9 – Report No. PB-2013-0032

Official Plan Review - Agency Circulation List

Mr. Denis Kelly, Regional Clerk

Regional Municipality of York
Clerk's Department
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Jessica Peake, Planner
The York Region District School Board
The Education Centre
60 Wellington St. W. Box 40
Aurora, Ontario L4G 3H2

Charles Burgess
Lake Simcoe Region Conservation Authority

PO Box 282
120 Bayview Parkway
Newmarket, Ontario L3Y 4Z1

Nikki DeGroot, Municipal Advisor
Enbridge Gas Distribution Inc.
Distribution Planning & Records
500 Consumers road
North York, ON M2J 1P8

Sheri Taylor
Chippewas of Georgina
Band Office
R.R.#2, Box N13
Sutton West, ON L0E 1R0

Jennifer Best
Regional Municipality of York
Community Planning
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Mr. Tom Petrovski, Manager of Planning
Services
The York Catholic District School Board
320 Bloomington Rd. W.
Aurora, Ontario L4C 3G8

Hydro One Networks Inc.
Real Estate Services
Land Use Planning
PO Box 4300
Markham, Ontario L3R 5Z5

Ontario Power Generation Inc.
Executive Law and Development
700 University Ave. H18
Toronto, ON M5G 1X6

Mr. Alex Georgieff
Regional Municipality of Durham
Planning Department
Box 623, Lang Tower, West Building
1615 Dundas St. E.
Whitby, ON L1N 6A3

Mr. Thomas Gettinby
Planning Department
Township of Brock
P.O. Box 10
Cannington, ON L0E 1E0

Ms. Debbie Leroux
Town of Uxbridge
P.O. Box 190
51 Toronto Street S.
Uxbridge, ON L9P 1T1

Town of East Gwillimbury
Planning Department
1900 Leslie St
Sharon, ON L0G 1V0

Mr. Bryan MacKell
Planning Department
County of Simcoe
1110 Highway 26
Midhurst, ON L0L 1X0

Town of Bradford West Gwillimbury
Planning Department
P.O. Box 160, Administration Centre
3541 Line 11
Bradford, ON L3Z 2A8

Lina Raffoul, Manager
Bell Canada
Right of Way Control Centre
Floor 5 – Blue, 100 Borough Dr.
Scarborough, ON M1P 4W2

Nick Coleman
C.N. Business Development & Real Estate
1 Administrative Road
Concord, ON L4K 1B9

Ministry of Health
Ms. Lorraine Sobaszek
1001 Queen St. W.
Toronto, ON M6J 1H4

Rogers Cable
Planning Department
244 Newkirk Rd
Richmond Hill, ON L4C 3S5

Mr. Patrick Brown
Canada Post Corporation
Delivery Planning
1860 Midland Ave., 2nd Floor
Scarborough, ON M1P 5A1

Mr. Paul Clarry
Southlake Regional Health Centre
Facilities & Paramedical Services
596 Davis Dr.
Newmarket, ON L3Y 2P9

Heather Doyle
Ministry of Transportation
Corridor Policy Office
2nd Floor S. 301 St. Paul St.
St. Catherines, ON L2R 7R4

Ministry of Municipal Affairs & Housing
Central Municipal Services Office
13th Floor, 777 Bay St
Toronto, Ontario M5G 2E5

Attn: General Engineering – Provincial
Planning

Metis Nation of Ontario
500 Old St. Patrick St.
Unit D
Ottawa, ON K1N 9G4

Municipal Property Assessment
Corporation
Regional Municipality of York – Region # 14
100 Via Renzo Dr.
Suite 302
Richmond Hill, Ontario L4S 0B8

Agency Comments:

York Region 1 - 18

Simcoe County 19

Enbridge Gas 20

York Region District School Board & York Catholic District School Board
(YRDSB & YCDSB) 21 - 23

Infrastructure Ontario 24 - 27

Durham Region 28 - 30

Lake Simcoe Region Conservation Authority (LSRCA) 31 - 36

Town Departments / Divisions:

Economic Development Division 37 - 39

Planning Division (included in Attachment '3' – the Summary Table of Written
Submissions) 40

Recreation and Culture Department 41 - 42

Library Services 43 - 44

Fire and Emergency Services 43 - 44

Public Comments:

Howard Friedman, HBR Planning Centre 45 - 53

315197 Ontario Limited 54 - 71

William Joannou (agent for 315197 Ontario Limited) 72 - 75

Marion Witz 76

The Alderville First Nation 77

Southlake Regional Health Centre 78

Keith MacKinnon, KLM Planning (agent for Maple Lake Estates Inc.) 79 - 80

Anthony Usher, Anthony Usher Planning Consultant 81 - 85

L. Michon, 26862 Woodbine Ave. and A. Bevand & M. Bevand 86 - 88

| | |
|--|-----------|
| Stefano Giannini, Janet Rosenberg & Studio Inc..... | 89 - 91 |
| Rob Grossi..... | 92 - 93 |
| Lauren Capilongo, MGP Planning (agent for Great World Properties Limited and 1170898 Ontario Ltd.)..... | 94 - 95 |
| Chad John-Baptiste, MMM (agent for Nizza Enterprises)..... | 96 - 99 |
| Ducks Unlimited Canada | 100 - 104 |
| Gord Mahoney, Michael Smith Planning Consultants..... | 105 - 106 |
| Paul Harpley, South Lake Simcoe Naturalists | 108 - 132 |
| Jeff Bolichowski, Armstrong Strategy Group..... | 133 - 140 |
| Gary Foch (submitted prior to release of DOP)..... | 141 - 144 |

July 24, 2015

Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Planning and Building
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

Attention: Adrian Cammaert, Senior Planner - Policy

Dear Mr. Lenters:

Re: Regional Comments on Draft Official Plan for the Town of Georgina
File #: OPA.05.243

Thank you for the opportunity to review and provide comments on the Town of Georgina Draft Official Plan. Regional staff has been actively working with Georgina staff on the development of the Official Plan as a member of the Technical Advisory Committee since this process began in the summer of 2013. Town staff and their consultants are commended on the very thorough planning process that was undertaken in addition to taking a predominantly rural official plan and adapting it to serve as the principal and guiding document for all areas of the Town including the secondary plan areas.

The proposed draft Official Plan contains many new and progressive policies, which places emphases on sustainable growth with an "environment first" approach. It comprehensively addresses many Provincial and Regional interests by providing key policies on economic vitality, healthy communities, the natural environment, transportation and agricultural & rural areas.

We reviewed the Draft Georgina Official plan to ensure conformity with the York Region Official Plan, as well as consistency with applicable provincial legislation and policies. The draft Official Plan was circulated internally to key Regional departments/branches. In a letter dated May 29, 2015, the Region circulated the Ministry of Municipal Affairs and Housing under the Province's "one-window" circulation process for their review on the draft Official Plan. Once comments are provided, we will distribute them to Town staff.

July 24, 2015

Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Planning and Building
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

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File #: OPA.05.243**

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The proposed draft Official Plan contains many new and progressive policies, which places emphases on sustainable growth with an "environment first" approach. It comprehensively addresses many Provincial and Regional interests by providing key policies on economic vitality, healthy communities, the natural environment, transportation and agricultural & rural areas.

We reviewed the Draft Georgina Official plan to ensure conformity with the York Region Official Plan, as well as consistency with applicable provincial legislation and policies. The draft Official Plan was circulated internally to key Regional departments/branches. In a letter dated May 29, 2015, the Region circulated the Ministry of Municipal Affairs and Housing under the Province's "one-window" circulation process for their review on the draft Official Plan. Once comments are provided, we will distribute them to Town staff.

Detailed comments provided by Regional Departments are summarized in the table attached. The focus is on matters of Regional interest as well as seeking clarification for certain policy wording. There are also new policy considerations and suggestions to enhance and support the direction in the Official Plan. For example, additional policies on sustainability, communication technology and to strengthen the transportation policies are recommended.

We trust that our comments are of assistance to you in working towards finalizing the Georgina Official Plan for adoption. We would be pleased to discuss our comments or provide any clarification as required.

Please contact Jennifer Best, Senior Planner, at 905-830-4444 extension 76118 or by email at jennifer.best@york.ca, should you have any questions.

Sincerely,



Karen Whitney, MCIP, RPP
Director, Community Planning and Development Services

Attachment – Detailed Regional Comments – Draft Georgina Official Plan

York-#6175538

Detailed Regional Comments
Draft Georgina Official Plan - April, 2015

YROP - York Region Official Plan

BOLD - denotes proposed wording

| Section | Commenter | Regional Comments |
|--|--|--|
| 2.0 - Vision, Guiding Principles and Objectives | | |
| | Community & Health Services | 2.2.2.4 - To ensure that all land use decisions consider the impact of future development on air, water, soil and climate including the availability of clean drinking water, agricultural lands and products, and natural resources. |
| | Community & Health Services & Transportation Services - Transit Branch | 2.2.2.8 - To provide for safe and accessible active transportation linkages between, workplaces, homes, shopping, services, schools, public facilities, points of interest and areas of scenic agriculture or environmental significance, by incorporating good urban design measures such as the provision of walkways, sidewalks, more direct street patterns and adequate illumination of such facilities in communities to be served by transit. |
| | Community & Health Services | 2.2.3 Recommend adding a new section - " 2.2.3.2: The health of our natural environment is inextricably linked to the health of our communities. Forests and tree canopy cover contribute to shade, energy conservation, improve air quality, help to mitigate and adapt to climate change, encourage physical activity and improve mental health. " |
| | Community & Health Services | 2.2.10 - Recommend adding a new subsection - " Local agriculture reduces food travel miles, addresses climate change and promotes nutrition, food security and economic prosperity. " |
| | Community & Health Services | 2.2.10.5 - To support the availability of local foods and community gardens for the residents and visitors of Georgina. |
| | Community & Health Services | 2.2.11.1 - To improve the health and well-being of the people who live, work and play in Georgina, through the development of strong, livable, safe and resilient urban and rural communities and the provision of a variety of opportunities for housing, employment, learning, social activity, culture and recreation, and active transportation while protecting the natural environment. |
| | Community & Health Services | 2.2.12.9 - To support healthy lifestyles and sustainable communities by encouraging low-carbon, zero-waste neighbourhoods , local food and local goods production and consumption, active transportation , and the ability to live, work and play in one community. |

| | | |
|--|---|--|
| | Community & Health Services & Transportation Services | 2.2.14.7 - Recommend adding the words "multi-modal" in order to better align with YROP and PPS - "To support improved multi-modal transportation linkages between Georgina and the rest of the Greater Toronto Area and to better realign with the YROP and PPS." |
| 3.0 - Growth Management | | |
| | Long Range Planning | Section 3.1 - Include a section which exemplifies how the Town will achieve 5.3.3 of the YROP regarding establishing intensification strategies . Recommend adding a policy section to 3.1 as follows: "The Town, in consultation with York Region, will complete and adopt an intensification strategy based on the York Region 2031 Intensification Strategy." and "The Town will work in cooperation with the Region to ensure a minimum of 40 percent of all residential development in York Region will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe. Generally, the Town will direct intensification efforts to the urban area." |
| | Long Range Planning | Section 3.1.4 - In May 2015, the Town recommended a reduction in the current boundary of the Pefferlaw Secondary Plan Area during the Province's review of the Greenbelt Plan. Phase 2 of the Province's review will respond to submissions received on or before May 28, 2015, including the Town's request. The Town may wish to continue with advocacy efforts related to reducing the size of the Pefferlaw settlement area. |
| 4.0 - General Land Use and Development Policies | | |
| | Community Planning & Economic Development | Section 4.1 - Land Uses Permitted in all Designations - add a new section or add to section 4.1.1 entitled "Communication Technology" (derived from Newmarket Urban Centres Secondary Plan section 7.3.8) to reflect advanced telecommunication and infrastructure requirements: "All commercial, office, institutional, mixed use, and multiple unit residential buildings will be designed to: a) facilitate advanced telecommunication, such as, building automation systems, a broad range of applications from health services to heating and lighting, leading edge national and international connectivity capability, etc.; and b) provide the infrastructure for the delivery of leading edge communication technologies, including broadband fiber optics to and throughout the building(s) in order to facilitate future advanced telecommunication capabilities." |

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| Community Planning - Development Engineering | Section 4.4.2 a) & b) - Recommend defining "Regulatory Storm Event" and "Regulatory Flood Elevation" |
| Community Planning - Development Engineering | Section 4.4.9 - Suggest adding; This report shall be prepared..."by a Professional (Geotechnical) Engineer " ... |
| Long Range Planning | Section 4.7.2 Ontario Ministry of Agriculture and Food is currently completing a 5-Year review of the Minimum Distance Separation calculation (MDS), as set out in the current MDS documentation. As part of the proposed updated MDS guide, Guideline 7 suggests it is possible for a municipality to exempt existing lots of record from being required to comply with MDS, however, the Province strongly advises against this practice. Furthermore, the Province puts forth some specifications regarding when and how these exemptions can take place. The Town is advised to ensure that MDS is applied to existing lots of record. The proposed updated MDS guide can be found at: http://www.omafra.gov.on.ca/english/landuse/MDS_2015.pdf |
| Community Planning | Section 4.10 - Recommend that an additional policy section be added to 4.10 in order for the Town's Plan to align with the YROP (section 6.5.17) to ensure that rehabilitation measures are carried out to address and mitigate known or suspected hazards for development affected by oil, gas and salt hazards or petroleum operations. |
| Long Range Planning | Section 4.10 - An additional policy section is recommended to 4.10 which is similar in nature to YROP (section 6.5.1.5), reflecting the need to comply with the Lake Simcoe Protection Plan: " That outside of the Oak Ridges Moraine and Greenbelt, but within the Lake Simcoe watershed, applications for new mineral aggregate operations and wayside pits and quarries shall comply with the Lake Simcoe Protection Plan. " |

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| | Long Range Planning | Section 4.10.10 (b). Proposed wording to reflect YROP objectives: "The other alternatives have been satisfactorily considered and found unsuitable in accordance with the Provincial Policy Statement; and .." |
| 5.0 - Sustainable Natural Environment | | |
| | Long Range Planning | Section 5.1.1.1 (a) - To be consistent with YROP policy 2.2.4, add the following wording: "(a) There will be no adverse effects on key natural heritage features or key hydrologic features as demonstrated through a natural heritage evaluation, hydrological evaluation, or environmental impact study; " |
| | Long Range Planning | Section 5.1.1.1 - To meet the requirements of YROP 2.2.8 recommend adding a policy to section 5.1.1.1 as follows: " e) That notwithstanding policy 5.1.1.1 (a) of this Plan, development and site alteration is not permitted within fish habitat, except in accordance with federal and provincial requirements. " |
| | Long Range Planning | Section 5.1.1.4 - To meet the requirements of the Greenbelt Plan it is recommended the following wording be added: " c) : is consistent with the requirements of the Greenbelt Plan and Lake Simcoe Watershed. " |
| | Long Range Planning | Section 5.3.5 To meet the requirements of LSPP policy 6.1 Designated Policies (DP) where only expansions are permitted to existing buildings and structures, it is recommended the following wording be deleted: " New buildings and structures and Expansions to existing buildings and structures shall only be permitted in a vegetation protection zone along the Lake Simcoe shoreline if: ..." |
| | Community Planning & Water Resources | 5.4 - Source Water Protection - Please note that "groundwater recharge areas" should be replaced with their proper name of " significant groundwater recharge areas ". |
| | Community Planning & Water Resources | 5.4.1.1.a - A thorough examination of the source water policies was carried out and it is recommended that section 5.4.1.1a be removed. This is based upon the fact that DNAPL's are not a significant drinking water threat in IPZ-1 with a Vulnerability Score (VS) of 8 in the case of the Town. The circumstance where it would be a significant drinking water threat in an IPZ-1 with a VS of 10. However, section 5.4.1.1. b) should remain as disposal waste sites are a significant drinking water threat in IPZ-1 with a VS of 8. |

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| Community Planning & Water Resources | 5.4.1.1. - Recommend the following policy be added to ensure that all significant drinking water threats are included: "5.4.1.1.c) Agricultural Storage Building used for agricultural source material (ASM) which includes but is not limited to the following materials (i) animal manure including bedding materials, (ii) milk house wash water, (iii) mushroom compost, (iv) regulated compost, (v) animal yard run-off and manure. " |
| Community Planning & Water Resources | 5.4.1.1. - Recommend the following policy be added to ensure that all significant drinking water threats are included: "5.4.1.1.d) Meat Plant that generates non-source agricultural source material (NASM). " |
| Community Planning & Water Resources | 5.4.1.1.2 - Recommend the acronym DNAPL be spelled out as the word DNAPL was removed in section 5.4.1.1.1.a - dense non-aqueous phase liquid. |
| Community Planning & Water Resources | 5.4.2.1 - Recommend the following wording be added in order to be consistent with a recent modification to the South Georgian Bay Lake Simcoe Source Protection Plan. Need to add the words "where possible" to the policy: "The Town will reduce the risk of contaminating drinking water when designing new stormwater management facilities by directing, where possible the discharge of storm water outside of vulnerable areas" |
| Community Planning & Water Resources | 5.4.2.4 - Due to the fact that the Town is within a IPZ-1 with a VS of 8, the discharge rate is different compared to a IPZ-1 with VS of 10 based upon the circumstances. The discharge rate should be where the treatment plant exceeds 50,000 m³/day . Policy reference is SEWG(b)-1 of South Georgian Bay Lake Simcoe Source Protection Plan under the circumstances of where the VS is needed for a significant threat. |
| Community Planning & Water Resources | 5.4.2.5 - Recommend removing the word " major " as the definition of major development is a building size of 500 m ² or more. It is not always the size of the development, but the type of activity proposed that could make a proposed development a significant drinking water threat. There is discretion in the policy which may or may not require the submission of a SWIAMP (source water impact assessment and mitigation plan) or hydrogeological study. |

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| | Community Planning & Water Resources | 5.4.3.2 - There is a reference to major source water development within this section, however it is not defined in the Plan. Are you going to rely upon the definition of major development or do you want to define it? For your reference in the draft templates for official plan amendments, "Major Source Water Development" was defined as : Consists of (a). The construction of a building or buildings and any other impervious surface (e.g. road and/or parking area) with a cumulative ground floor area of 500 square meters or more; or, (b). The establishment of a major recreational use; Excludes: on-site sewage systems, low density residential, barns and other non-commercial structures that are an accessory to an agricultural operation. |
| 6.0 - Countryside Area | | |
| -6- | Long Range Planning | Section 6.2.4 - There may be an incorrect policy reference. Within section 6.2.4 it cites 6.1.11 (farm-gate sales) and we believe it should be referencing section 6.1.12 (sustainable agriculture). |
| | Long Range Planning | Section 6.2.15 (h) - It is unclear which applicable policies of the Georgina OP are being referred to in this section. |
| | Long Range Planning | Section 6.5 - The Greenbelt Plan (Section 4.1.1) does not permit non-agricultural (i.e. 'commercial') uses in Prime Agricultural areas in the Countryside designation, unless the use is agriculture-related (PPS 2014). Outside of settlement areas, existing uses are permitted to expand under certain conditions (Greenbelt Plan - Section 4.5.3). References to 'new' rural commercial areas should be removed from Section 6.5 of the draft OP or clarification should be provided to ensure that proposed commercial uses be agriculture-related (PPS 2014). |
| | Long Range Planning | Section 6.6 - The Greenbelt Plan (Section 4.1.1) does not permit non-agricultural (i.e. 'commercial') uses in Prime Agricultural areas in the Countryside designation, unless the use is agriculture-related (PPS 2014). Outside of settlement areas, existing uses are permitted to expand under certain conditions (Greenbelt Plan - Section 4.5.3). References to 'new' commercial recreational development should be removed from Section 6.6 of the draft OP. |
| | Long Range Planning | Section 6.6.3 - Remove the words " or the designation of new sites " as the designation of new 'commercial' recreational areas is not permitted within the Greenbelt Plan area. |

| 7.0 - Settlement Areas | | |
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| | Forestry | Section 7.1 - As part of the secondary plan areas where the Town's urban areas are identified, there is a YROP requirement of an urban forest management plan (YROP reference 2.2.50). Wording for your consideration is as follows: "The Town shall develop an urban forest management plan together with York Region that will include canopy cover targets for Settlement Areas, and may include locally significant woodlands." |
| | Long Range Planning | Section 7.1 - Recommend adding the following policy "Secondary Plans shall incorporate and reflect new community area policies of the York Region Official Plan to ensure that all new development focuses on an integrated and sustainable approach to planning." |
| | Long Range Planning | Section 7.1 - In order to meet the requirements of YROP policies 4.3.11, the following additional policy is recommended: "Secondary Plans shall include policies that ensure that ancillary uses on employment lands do not exceed 15% of an employment area." |
| | Transportation Planning | Section 7.1.1.e) - Recommend revising this policy as follows: "(e) identification of development phasing, triggers staging and financing of development;" . |
| | Community Planning | Section 7.1 - In urban areas it is encouraged that new buildings establish energy and conservation targets. Consider adding a policy to section 7.1 of your Plan to address this policy area (reference is YROP policy 5.2.21). |
| | Community & Health Services | Section 7.1.10 - Recommend adding a new subsection - "Major retail uses are encouraged to be in a mixed use format." |
| | Community Planning | Section 7.2 - Maple Lake Estates - It appears that section 7.2 is copied in its entirety from the 2002 Georgina OP. As per section 1.2 of the draft OP, references to other OPAs will not be in effect until after the new OP is approved. For example in section 7.2, OPA 11 is referenced and will be repealed as part of the approval of the new OP. It is recommended to update ministry names throughout this section as some have changed. |
| | Transportation Planning | Section 7.6 - With the adoption of the urban expansion area for the Keswick Business Park and subsequent Secondary Plan, please clarify the intent of section 7.6 and its specific requirements as other secondary plan areas are only referenced in section 7.1 and 7.2 of the draft Official Plan. |

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| 8.0 - Healthy and Complete Communities | | |
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| | Community Planning | Section 8 - Within this section, we note that there was not a comprehensive section on sustainability compared to other parent OP documents. It is suggested a section on sustainability be included to reflect policy 2.2.2. in the Town's draft OP. For your consideration, a small section on sustainability would provide the Town with policy direction to undertake future sustainability initiatives. Based upon a cursory review of other municipal official plans, we found some examples you could draw from such as the official plans of East Gwillimbury (section 2.4), Caledon (section 3.1) and Uxbridge (section 1.6). |
| | Community & Health Services | Section 8 - Recommend a section on sustainability could also include climate change adaptation, mitigation, vulnerability and resiliency measures and considered as a guiding principle. |
| | Long Range Planning | Section 8.1.3 - To reduce confusion on housing forms, it is recommended to simplify the policy by deleting the words "be in forms that would" from the policy so it would read as follows: "The Town will target a minimum of 25% of all new housing to be in forms that would be affordable to households of low and moderate income and also be appropriately distributed throughout the Town." |
| | Transportation Planning | Section 8.1.16 - Recommend policy to ensure that sufficient parking is provided for garden suites. Suggested wording is: "(g) - Sufficient parking is available to accommodate the Garden Suite. " |
| | Community Planning | Section 8.2 - In order to align with the proposed policy addition in 7.1, it is suggested that a policy be added to section 8.2 of the Plan to encourage the establishment of energy and conservation targets for grade-related and mid-rise developments. |
| | Community & Health Services | Section 8.3.2 - Recommend an additional statement be included that denotes consideration for safe connectivity between the school site and adjacent community, and community infrastructure that supports active transportation within the school catchment area. |
| | Community & Health Services | Section 8.4.3 - Recommend an additional sentence be added to the end of this section: " New community facilities supports energy efficient measures such as preferred parking, idle-free zones and alternative fuel recharging stations. " |

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| Long Range Planning | Section 8.7.1 - Policies in section 8.7.1 align with the YROP policies for New Communities and Sustainable Buildings, however for the Town's consideration a section could be added to 8.7.1 or possibly a sidebar on the New Communities Guidelines. Wording for your consideration is: " Proposed new public and private developments shall put forth best efforts to incorporate York Region's New Communities Guidelines to help ensure that all new development focuses on an integrated and sustainable approach to planning. " |
| Transportation Planning | Section 8.7.1.2 - It is suggested that an additional policy be added: " (I) An internal network of pedestrian walkways and sidewalks linking the street network and adjacent active trails networks. " |
| Community & Health Services | 8.7.1.3 - Recommend the following policy be reworded as follows : " Building and site design should be conducted in such a manner as to increase resiliency and promote adaptation in order to reduce climate change minimize impacts. from and be resistant to climate change. " |
| Community Planning | Section 8.7.3. Recommend referencing the Association of Ontarians with Disabilities Act within this section. |
| 9.0 - Servicing and Infrastructure | |
| Community Planning | Section 9.1.3 -Recommend referencing the Greenbelt Plan as there are implications for expanding or adding new infrastructure within the Greenbelt. |
| Transportation Planning | Section 9.2 - Add to section 9.2 in order for the Official Plan transportation policies to be consistent with YROP policies 7.1.1 through 7.1.10, which speak to trip reduction, transit-oriented development guidelines and transportation demand management. |
| Community Planning | Section 9.2.1 - Recommend that a section be added to section 9.2.1 for utilities. Wording for your consideration is a follows: " Construction of hydro, telephone, and other cable communication services shall be encouraged to locate in the road right-of-way. All development will be designed to provide for the implementation of leading edge communication technologies, including but not limited to broadband fibre optics. " |
| Transportation Planning | Section 9.2.1.3 - Recommend the following be clarified. Schedule E identifies the Road Class, while the policies of 9.2.1.3 provide a variable right of way for Collector roads between 23 and 26 metres. What document defines the limits of right-of-way for each section of road? This document shall be referenced within the Official Plan. |
| Transportation Planning | Section 9.2.1.3.b) - Schedule E identifies both local and Regional arterial roads, however; policy 9.2.1.3 (b) refers specifically to Regional arterial roads and should be revised. |

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| Transportation Planning | Section 9.2.1.3 (b)- Recommend adding an additional sentence to section 9.2.1.3 (b) regarding Arterial Roads: "Regional arterial roads are designated in Map 12 – Street Network of the Regional Official Plan." |
| Transportation Planning | Section 9.2.1.4 - Recommend additional works be added to the list within this policy such as: sidewalks, bicycle lanes, high-occupancy-vehicle lanes, public transit lanes and transit facilities, boulevards, landscaping and public streetscape enhancements. |
| Transportation Planning | Section 9.2.1.14 - Recommend deleting the reference to "major roads" which is not used elsewhere in the Official Plan and replacing it with "Arterial Roads and Provincial Highways" to be consistent with policy 9.2.1.3. |
| Transportation Planning | Section 9.2.1.11 - Recommend referencing unopened road allowances as follows: "Development shall not be permitted within the planned transportation corridors, or unopened Road Allowances , shown on Schedule E – Roads Plan, if such development could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified." |
| Transit | Section 9.2.1.28 - Recommend this section be revised as follows: "The Town shall work with York Region and the Ministry of Transportation to provide multi-use-paths, sidewalks and street lighting along Regional streets and, where warranted , Provincial highways serviced by transit." |
| Community Planning | Section 9.2.3 - Recommend referencing Schedule E for Transit Routes. |
| Transportation Planning | Section 9.2.3. - The following additional policy is recommended: "The Town will prohibit traffic calming on any road with an existing transit route, or on any road that may function as a transit route in the future." |
| Transportation Planning | Section 9.2.3 - Recommend including the following policy: "The Town of Georgina shall work with York Region Transit (YRT), GO Transit and Metrolinx to maintain and enhance transit services and provide interconnections within the community and between the community and other urban areas of the Town and York Region." |
| Transportation Planning | Section 9.2.3 - Recommend further consideration be given to define, maintain and enhance existing GO Bus Transit as follows: "The Town shall work with GO Transit and Metrolinx to maintain and enhance existing GO Bus Transit Services within the Town to provide express service to the Central Business District of Toronto, connections to the TTC Subway Network and York Region Viva Network." |

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| Transportation Planning | Section 9.2.3 - Recommend the following additional policy be added: "Requiring that within the urban areas, towns and villages, sidewalks be constructed on both sides of all collector and arterial roads and on one side of all roads with a designated transit route." |
| Transit | Section 9.2.3.2 - Recommend adding the following: "The Town shall work with York Region to enhance the regional transit system in accordance with the needs of the Town and the policies of the Regional Official Plan. In particular, consistent with service standards and guidelines as adopted by the regional transit system , the Town shall encourage and support the regional transit system to link the communities in the Town with other communities in the Region, and which will provide internal service within each community." |
| Transit | 9.2.3.3 -Recommend adding the following: "The Town shall support transit supportive and pedestrian oriented community design measures, and in particular shall ensure that: (a) arterial and collector roads are designed to accommodate transit facilities; (b) subdivisions are designed to permit effective pedestrian access to transit routes. (c) walking distances to existing or planned transit stops are minimized to the greatest reasonable extent through the provisions of sidewalks, walkways and more direct (e.g. grid-oriented) street patterns in communities to be served by transit." |
| Transportation Planning | Section 9.2.4 - Recommend that an additional policy be added: "The Town shall support an active and multi-modal transportation network and will work towards urbanizing arterial roads within the urban areas, towns and villages." |
| Transportation Planning | Section 9.2.4 -Recommend that an additional policy be added: "The Town shall support the objective of completing missing sidewalk links on arterial streets within urban areas, towns and villages." |
| Community Planning - Development Engineering | Sections 9.3.1.1, 9.3.1.2, 9.3.6.1, 9.3.7.1, 9.3.8.1 and 9.3.9.1 - Development Engineering recommends that the word "sanitary" be added throughout the OP for consistency. For example, York Region shall be notified of any allocation of Water or "Sanitary" Sewer ... |
| Community Planning | Section 9.4 - In order to reflect YROP policy 7.4.22 to track decommissioned landfill sites, it is suggested that a policy be added as follows: "The Town will work with the Province to track decommissioned landfill sites and sites contaminated by industrial and commercial activity, and that such sites be rehabilitated to an appropriate use." |

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| | Community Planning | Section 9.4.5 - The Town's Plan does support programs for 3-stream waste collection in new buildings, however it recommended that a policy be included to encourage retrofits in existing multi-unit residential buildings as follows: "The Town will work with York Region to support the participation of 3-stream waste collection in existing multi-unit residential buildings." |
| | Community Planning | Section 9.4.3. In order to ensure waste disposal facilities will be rehabilitated, we recommend that a policy be added to reflect YROP policy 7.4.23. |
| | Community Planning Development Engineering | Section 9.5.5 - Consider adding the word "enhanced" to the sentence: Best Management practices shall be applied to meet or exceed "enhanced (Level 1)"... |
| | Community Planning Development Engineering | Section 9.5.6 d) and e) - Consider adding the word "conditions" to the paragraphs that contain: between pre development and post development "conditions". |
| 10.0 - Development Review | | |
| | Community Planning | Section 10.1.2.1 - Submission Requirements - Under Environmental Considerations there is an incorrect name of a study. Please replace " Source Water Protection Plan " with " Source Water Impact Assessment and Mitigation Plan " in order to be aligned with section 5.4.2.5. |
| | Community Planning | Section 10.1.2.1 - Submission Requirements - Within sections 6.7.7(a) there is a reference to the requirement of a Servicing Study and (c) Traffic Report and in section 7.3.9.d) a Traffic Analysis and in (f) a Functional Servicing Analysis. These studies are not currently listed in the submission requirements - section 10.1.2.1. We recommend these studies either need to be added or the studies as listed in section 10.1.2.1 be amended to match the studies listed. |
| | Community Planning Development Engineering | Section 10.1.2.1 - Submission Requirements - Under Engineering Considerations, recommend using the words " Detailed Servicing Plan " instead of " Detailed Service Plan ", and that the word "report" be added to the "Stormwater Management Plan" so it is " Stormwater Management Plan/Report ". |
| | Community Planning | Section 10.1.2.1 - Submission Requirements - Recommend adding the " Needs and Fiscal Impact Study " as it is cited in section 11.4.2.8 and " Contaminant Management Plan " as it is cited in sections 5.4.4.1 and 12.5.23 in the draft OP to be consistent with the list of studies. |

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| 11.0 - Implementation | | |
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| | Long Range Planning | Section 11.1 - Recommend an additional policy which speaks to compliance with Existing Use policies of the Greenbelt Plan (section 4.5). For your consideration is suggested wording to be for potential policy: " 11.1.1.(e) Comply with Existing Use policies of the Greenbelt Plan. " |
| | Community Planning | Section 11.2.6.1 - As noted above, it is recommended that a new sustainability section be included and that the following be added to the list in order to align with this new section: " Encouraging green building techniques. " |
| | Community Planning | Section 11.14. - Under the Asset Management and Capital Works Program, it is recommended citing the Region as a partner as part of the All-Pipes program. |
| 12.0 - Interpretation | | |
| | Transportation Planning | Section 12.5.81 - "Planned Corridors" - Recommend that the Regional Transportation Master Plan and Pedestrian Cycling Master Plan, and subsequent amendments be included within the definition. |
| | Community Planning & Water Resources | Section 12.5.94 - "Significant Groundwater Recharge Area" - Water Resources recommends using the definition found in the OPA templates provided to municipalities in order to be consistent with the source protection plan definitions and the YROP. The following is the template definition: " Significant Groundwater Recharge Area (SGRA) - The area where an aquifer is replenished from (a) natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands, (b) from human interventions, such as the use of storm water management systems, and (c) whose recharge rate exceeds a threshold specified in the Clean Water Act. " |
| Schedules and Tables | | |
| | GIS | GENERAL COMMENTS TO SCHEDULES: 1. Consider dashed lines around hamlet areas in order to give them more context 2. Add Regional road numbers on the map 3. When printing the maps ensure the colour in the legend matches with the colour on the schedule (examples A-2 and B2) 4. Street name font size is too small in some cases (i.e.. A2, B1 & B2 both East and West) |
| | Community Planning | Schedule A2 - Recommend Regional Forest Tracts be added to the schedule. |

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| GIS | Schedule A2 - Please note that on Metro Road North by Crescent Beach there is a "white" area. What land use is associated with this area? Another white area appears outside of the Keswick Secondary Plan area, north of Old Homestead Road and east of the Queensway. |
| GIS | Schedule B1 East/West - It is recommended that "Wetland" should be the same colour as on Schedule B2 to reduce confusion. In order to differentiate between all of the shades of greens, it is recommended that the "Wetland" be a bright teal/turquoise, "Woodlands" a forest green and the combination "Woodland/Wetland" be an olive green. Typically yellow is used to represent low density residential. |
| GIS | Schedule B3 - Please note that the colours in the legend do not match up with the colours on the map for IPZ-2. |
| Community Planning | Schedule B3 - Please revise the legend for Significant Groundwater Recharge Area - there should be an "s" added to "Areas" and for Highly Vulnerable Aquifer an "s" should be added to "Aquifers". |
| GIS | Schedule D - Suggest making the lines thinner on this schedule. Also remove words on the map that are cut off such as "BEL" for Belhaven and "Boyer's Si" for Sideroad OR put the entire name on the map. |
| Community Planning Development Engineering | Schedule D - Recommend adding " Sanitary " to "Area not to be serviced with Municipal Water and Sanitary Sewer " in order to be in alignment with the recommendation in section 9.3.1.1. |
| Community Planning | Schedule E - Recommend adding the future interchange at Highway 404 and Pollock Road to the map. |
| Transportation Planning | Schedule E - Recommend that Pollock Road between Warden Avenue and McCowan Road be identified as a Collector Road. This is consistent with Glenwoods Avenue to the south. |
| Transportation Planning | Schedule E - To be consistent with the approved Environmental Assessment for the extension of Highway 404 to Highway 48/12, an interchange shall be identified at Pollock Road. This will further assist the Town in supporting the recommendation for interchanges at both Glenwoods Avenue and Pollock Road. |
| Transportation Planning | Schedule E2 - The top figure depicts the ferry corridor to Georgina Island, however it is not included in the legend and should be adjusted accordingly. |

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| | Transportation Planning | Schedule E2 - Although it is recognized that the intention of the map was to label "Lake Drive N" that runs parallel to Metro Road between Deer Park Road and Varney Road, the label for "Lake Drive N" appears to be related to the "pink" Regional Road. Consideration should be given to removing the label or adjusting the priority of the Local road so that it is visible on top of the Regional Road. |
| | GIS | Schedule F - There are some missing sections identified in York Region's Cycling Network - west of Hadden Road along Highway 48. |
| | Transportation Planning | Schedule F - Remove proposed Lake to Lake corridor south of Ravenshoe Road along Leslie Street as it is not identified in the Lake to Lake Feasibility and Design (2013). |
| | Transportation Planning | Schedule F - Recommend that the Lake to Lake Feasibility and Design Study network extend along the unopened road allowance for 2nd Concession. The map currently depicts the network (blue dashed line) extended to west of the unopened road allowance for Yonge Street and easterly to Leslie Street. The correct alignment should extend from Lake Drive south to the unopened road allowance of 2nd Concession and should be adjusted. The Region does not have any objections to the green "Proposed Cycling Network" extending from 2nd Concession to the western limits of Ravenshoe Road and from Leslie Street / Queensway South to Lake Drive South. |
| | Transportation Planning | Schedule F - Recommend the Additional Gateway connections be shown where cycling corridors connect to East Gwillimbury via the Lake to Lake, and potential connections to Simcoe County via Ravenshoe Road. |
| | Long Range Planning | Schedule G - Aggregate Resource Priority Area - Please confirm that the Schedule G mapping is consistent with the most current provincial data. It appears that Schedule G may be inconsistent with or does not reflect Map 9 - Mineral Aggregate Resources of the YROP-2010. |
| Terminology & Typographical Errors | | |
| | | Ensure correct ministry name(s) is cited throughout document. Example: Section 11.1.1. should be OMAFRA and not OMAF and Section 10.1.4.5. Ministry of Natural Resources and Forestry. |
| | | Section 12.2 - There should be a reference to recognize the multiple schedules in the Plan - example A2 broken into east and west; also applies to E2. |
| | | Section 4.4.1 (b) spelling error - floodproofing. |
| | | Section 9.5.11 - Capitalize the MESP. |

Adrian Cammaert

From: Patrice Asaph
Sent: July-23-15 3:54 PM
To: Adrian Cammaert
Subject: FW: Town of Georgina's Draft Official Plan

From: Parks, David [<mailto:David.Parks@simcoe.ca>]
Sent: July-23-15 12:02 PM
To: Patrice Asaph
Subject: RE: Town of Georgina's Draft Official Plan

The County of Simcoe has no comment.

David Parks , MCIP RPP
Director Planning, Development and Tourism
County of Simcoe, Planning Department
1110 Highway 26, Midhurst, Ontario L0L 1X0
Phone: 705-726-9300 Ext. 1004 Fax: 705-727-4276
Email: david.parks@simcoe.ca
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From: Patrice Asaph [<mailto:pasaph@georgina.ca>]
Sent: Thursday, July 23, 2015 11:36 AM
To: Alex Georgieff; Parks, David; Debbie Leroux; Denis Kelly; Healthier Doyle; Jessica Peake; Lina Raffoul; Melanie Paradis; Nick Coleman; Nick Pileggi; Nikki Degroot; Ontario Power Generation Inc.; Patrick Brown; Paul Clarry; Rogers Cable; Ryan Windle; Thomas Gettinby; Tina Newsham; Tom Pechkovsky
Cc: Adrian Cammaert
Subject: Town of Georgina's Draft Official Plan

Good afternoon – This is a friendly reminder that the deadline for comments on the Town of Georgina's Draft Official Plan is July 31, 2015. Please refer to a previously circulated letter sent on April 20, 2015, requesting comments or concerns if any. If you/your organizations have any comments, please provide them to Adrian Cammaert, Senior Planner – Policy, at acammaert@georgina.ca at your earliest convenience.

Regards,

Patrice Asaph
Administrative Assistant to Director
Planning & Building | Town of Georgina
T: 905-476-4301 ext 2242
905-722-6516
705-437-2210
E: pasaph@georgina.ca
www.georgina.ca

May 15, 2015

Adrian Cammaert, MCIP, RPP, CNU-A
Senior Planner - Policy
Town of Georgina
Planning Department
26557 Civic Centre Rd RR 2
Keswick, ON L4P 3G1

Dear Adrian Cammaert,

Re: Release of Draft Official Plan
Town of Georgina

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



Nikki DeGroot
Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION
TEL: 416-758-4754
500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com
Integrity. Safety. Respect.

ND/se



By Mail and Email

July 17, 2015

Adrian Cammaert
Senior Planner - Policy
Town of Georgina
26557 Civic Centre Road
RR2 Keswick, Ontario L4P 3G1

Dear Mr. Cammaert,

**RE: Draft Official Plan
Town of Georgina**

Thank you for the opportunity to comment on the Draft Official Plan, dated April 20, 2015. Planning staff from both Boards have reviewed the document, and have the following comments to offer.

8.3 EDUCATIONAL FACILITIES

- 1) Under this section it should be indicated that both School Boards exercise prudent avoidance with respect to uses such as:
 - a. commercial, industrial and agricultural uses;
 - b. woodlots and storm water management ponds;
 - c. railway lines, arterial roads and airports; and
 - d. utility transmission corridors, including gas pipelines and hydro corridors.

2) Policy 8.3.2

The Town shall encourage the location of school sites to be adjacent to parks or other recreation facilities to allow for shared use of facilities and shall work with the Boards of Education to allow public use of school facilities. The Town shall also encourage the development of shared school buildings where feasible to maximize the use of land and financial resources.

The School Boards encourage facility partnerships with eligible partners that meet the respective Board's partnership criteria and policies in both new and existing schools.

For new schools, eligible partners are responsible for design and construction costs, and the partnership must not compromise the scheduled opening date of the school. The School Boards also supports partnerships in existing schools that are underutilized or

have pupil spaces available. Eligible partners are responsible for costs to lease space, as well as any applicable capital costs

3) **Policy 8.3.3**

The Town may consider the acquisition of all or a portion of any reserved school site that is not required by the School Boards, so that the land can be used to maintain an identified open space network or provide some of the recreational facilities that would otherwise be provided at a school site.

The Schools Boards support this policy, and would like to advise that under current Board Purchase and Sale Agreements, we can assign the Purchase and Sale Agreement to the coterminous school board. It would be possible to amend future Purchase and Sale Agreements to also include the Town of Georgina.

If land is owned by the Board and is declared surplus by the Board, under provincial legislation, the coterminous school board would be given the first opportunity to acquire the land.

8.4 COMMUNITY FACILITIES

1) **Section 8.4.3**

New community facilities shall be designed to implement, at a minimum, LEED Silver Certification or similar standards to reduce energy consumption and incorporate renewable energy sources.

The School Boards supports sustainable design and operation of our schools. The Boards have incorporated the Green Initiatives in our schools such as: making schools more sustainable, providing better efficiency in the use of water, improved energy systems, selection of materials and resources, improved indoor environmental quality, innovation and design, and pilot programs which the Board has applied to provide.

However, the Board's funding for new schools is allocated by the Province. The allocation for each project is fixed. LEED Certification will exceed the Provincial benchmark. The Board will not be able to build schools which exceed this benchmark.

8.7 Community Design

1) **Policy 8.7.1.2 (b)**

Parking areas shall be sited to the side, rear or underground.

This policy is problematic for the School Boards. The School Boards have considerable experience in the development and layout of school sites to optimize both pedestrian and vehicular traffic in and around the school sites. Key elements to this layout are as follows:

- We locate our barrier free (handicapped parking) spaces close to the front door of the building. (for security and student safety reasons we have all visitors enter through the front doors)
- Some "Front" parking minimizes the penetration of cars into school property and provides an opportunity for a pickup and drop off loop, generally reserved for busses.

- Schools that contain child care centres may have special requirements for parking and pick-up and drop-off of students at the front of schools.
- We try to preserve as much space at the rear of schools for student play areas, as well as maximizing green space, particularly where a school site is campused with a neighbourhood park.
- Provincial benchmark funding does not provide for underground parking construction.

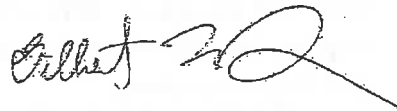
We look forward to working with Town Staff in the development of a final document and are available for any questions or clarification you may require.

If you require further information, please contact us directly.

Sincerely,



Christine Hyde
YCDSB, Planner
905-713-1211 ext. 12360



Gilbert Luk
YRDSB, Planner
905-727-0022 ext. 2439

June 5, 2015

Adrian Cammaert
Planner
Department of Planning & Building
Town of Georgina
26557 Civic Centre Road
R.R. #2 Keswick, ON, L4P 3G1

sent via email

Dear Mr. Cammaert:

**RE: Towns of Georgina - Official Plan Review
Implications for electricity generation facilities and transmission and
distribution systems**

FOTENN Consultants Inc., on behalf of Infrastructure Ontario (IO) and Hydro One Networks Inc. (HONI), has reviewed the first draft of the Town of Georgina's Official Plan (OP) dated April 2015. Infrastructure Ontario is the strategic manager of the provincial government's real property, which includes hydro corridor lands, and has a mandate of maintaining and optimizing value of the portfolio. This letter identifies issues and recommendations related to the Draft Zoning By-law in order to ensure the protection of hydro corridor lands for their primary intended use, the transmission and distribution of electricity, while facilitating appropriate secondary land uses.

This review of the Draft OP and ZBL stems from the Province's direction taken within the Provincial Policy Statement (PPS) (effective April 30, 2014) as it relates to electricity transmission and distribution facilities. In particular, PPS Section 1.6 provides specific direction for municipalities to maintain the primacy of hydro corridor lands for the transmission and distribution of electricity throughout the province. The relevant PPS Sections include:

1.6.1 Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.

Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and*
- b) available to meet current and projected needs.*

1.6.8.3 *Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.*

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

1.6.11.1 *Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.*

Draft Official Plan Issues

1. Section 4.1 – Land Uses Permitted in all Designations

Policy 4.1.1(b)(iii) says that:

The following land uses shall be permitted in all land use designations on Schedule A2 - Land Use Plan, unless otherwise prohibited or restricted in specific policies.

(b) Electricity Transmission and Distribution Systems

- (iii) buffering or screening of electricity transmission and distribution systems may be required, and is to be at the expense of the proponent;

Requested Change:

We request that the reference to transmission systems be removed, due to the fact that it is difficult to buffer or screen large transmission corridors which generally run through rural areas. Instead we recommend the following wording for Policy 4.11(b)(iii):

“buffering or screening of electricity distribution systems may be required, and is to be at the expense of the proponent”

Requested Change:

We also request that all references to “electricity transmission and distribution systems” be changed to “electricity generation facilities and transmission and distribution systems”.

2. Section 12.5 – Definitions

Requested Change:

We request that ‘Infrastructure’, ‘Utility’ and ‘Hydro Corridor’ be defined, since it is unclear in the proposed draft Official Plan whether the terms refer to electricity generation facilities and transmission and distribution systems. Hydro Corridors are also shown on Maps, but are not defined.

Requested Change

We further request that ‘electricity generation facilities and transmission and distribution systems’ be included in the definition of utility.

General Comments

As the Town moves forward with the Official Plan review process, we offer the following general comments for your consideration related to our interests:

We are requesting a consistent approach to defining and zoning hydro corridors throughout the province. Accordingly, it is requested that the following language be considered for use throughout the Official Plan:

- All reference to corridors used for the transmission and distribution of electricity should be referred to as “hydro corridors”;
- All reference to electricity infrastructure and facilities should be referred to as “electricity generation facilities and transmission and distribution systems”.

We would request that this letter be included as part of the record of submission on the Official Plan Review and that we be notified of any decisions regarding these matters.

Contact information is as follows:

Jordan Erasmus, MCIP, RPP
Senior Planner

Infrastructure Ontario
1 Dundas St. W., Suite 2000
Toronto, ON M5G 2L5

Tel: 416.327.8018 | Fax: 416.212.1131

Jordan.Erasmus@infrastructureontario.ca

Mike Dror, MPL
Planner

FOTENN Consultants Inc.
223 McLeod Street
Ottawa, ON K2P 0Z8

Tel: 613.730.5709 x288

dror@fotenn.com

We thank Staff for considering our comments and recommendations. Please contact us if you have any questions.

Yours truly,

A handwritten signature in black ink that reads "Jordan Erasmus". The signature is written in a cursive style with a large initial "J".

Jordan Erasmus, Sr. Planner

- c. Patrick Grace, IO
- Enza Cancilla, HONI
- Dennis DeRango, HONI
- Mike Dror, FOTENN



July 24, 2015

Mr. Adrian Cammaert, MCIP, RPP
 Senior Planner - Policy
 Town of Georgina
 26557 Civic Centre Road
 Keswick, ON L4P 3G1

The Regional
 Municipality
 of Durham

Planning and Economic
 Development Department

Planning Division

605 ROSSLAND RD. E.
 4TH FLOOR
 PO BOX 623
 WHITBY ON L1N 6A3
 CANADA

905-668-7711
 1-800-372-1102
 Fax: 905-666-6208
 Email: planning@durham.ca

www.durham.ca

A.L. Georgieff, MCIP, RPP
 Commissioner of Planning
 and Economic Development

| | |
|---|-------|
| TOWN OF GEORGINA | |
| JUL 27 2015 | |
| PLANNING & BUILDING DEPARTMENT PLANNING DIVISION | |
| REFER | NOTED |
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| FILE # | |

Dear Mr. Cammaert

Re: **Town of Georgina Draft Official Plan**
 Regional File No. D00-24

Regional staff have reviewed the draft Official Plan for the Town of Georgina, and we provide the following comments for your consideration.

Section 9.2 – Transportation

Policy 9.2.1.9 – The Region supports this policy, which includes working with the Ministry of Transportation (MTO) and York Region for a potential commuter parking facility/transit interface at the future Highway 404/Lake Ridge Road interchange. However, the policy as written states “Highway 404 and York Durham Line,” which should be corrected.

Policy 9.2.1.13 – This policy is constructive in terms of corridor protection for the Highway 404 extension, but with the Planned Transportation Corridor designation so wide, it may provide some unnecessary frustration for screening development applications.

Policy 9.2.3.1 identifies working “with GO Transit and Metrolinx to maintain and enhance existing GO Bus Transit services.” Through consultation on Durham Region’s ongoing update to its Transportation Master Plan, the Region has heard several comments from residents in the Township of Brock in favour of reinstating GO Bus service (or some type of inter-regional connection) to/from Beaverton through Georgina and Newmarket. Perhaps a similar desire for this service exists for Georgina residents, and consideration should be given to strengthening this policy to address inter-regional connections.

Schedule E – Roads Plan

Ravenshoe Road from east of Highway 48 to Lake Ridge Road should be identified in the map as a “Regional Road**” (in purple). It is on the

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, extension 2551.

York/Durham boundary but under boundary agreement(s), is under York's jurisdiction for operations/maintenance.

Lake Ridge Road should also be identified as a Regional Road (perhaps in a different shade of purple) but with a notation such as "Planned Right-of-Way widths are set out in the Durham Region Official Plan." Although also on the York/Durham boundary, it is under Durham's jurisdiction for operations/maintenance.

As a suggestion, the Regional Road numbers and "flowerpot" shields should be illustrated on this schedule.

The width of the yellow band designating the "Planned Transportation Corridor****" for the Highway 404 extension is very wide (over 1 km, based on the scale bar). With the Highway 404 Extension Environmental Assessment (EA) study having already set a technically preferred alignment and future interchange locations, which was approved in August 2002 by the Minister of the Environment and presently constructed up to Woodbine Avenue south of Ravenshoe Road, does this band need to be so wide and conceptual? Although we understand that detailed design for this corridor north of its existing terminus has yet to be completed, typically a Design and Construction Report (DCR) proposes only minor changes or refinements to the alignment established through an EA study. This is also quite a departure from the Proposed Highway 404 Alignment line shown in the current Georgina OP (Schedule I), and may be misconstrued as the actual highway corridor land needs by local landowners and developers alike when the corresponding policies are not understood. Accordingly, it is recommended that the symbol for Planned Transportation Corridor should be narrower (although the concept of a band still makes sense), and that future interchange locations also be designated as symbols in the schedule as identified in the EA.

Schedule F – Active Transportation Plan

Although the Region does not object to the Cycling Gateways designated along the York-Durham boundary at Ravenshoe Road/Regional Road 1, Ravenshoe Road/Lake Ridge Road and Pefferlaw Road/Lake Ridge Road, please note that these gateways do not connect to any cycling facilities planned in Durham as part of the Regional Cycling Plan or by the area municipalities.

Schedule H4 – Hamlet of Udora

It is noted that an expansion to the boundaries of the Hamlet of Udora have been proposed. The Region questions why the hamlet's

boundaries are being moved north of Old Shiloh Road/Victoria Road. It is suggested that the boundary be maintained south of the road right-of-way, as it is an easily identifiable and definitive boundary line.

Thank you for the opportunity to provide comments on the draft Official Plan for the Town of Georgina. Please contact me at extension 2572 should you have any questions or require clarification on the Region's comments.

Yours truly,

A handwritten signature in cursive script that reads "Lori Riviere-Doersam".

Lori Riviere-Doersam, MES, MCIP, RPP
Principal Planner (Acting)
Plan Implementation

cc: Chris Leitch, Transportation Planning



Friday, July 31, 2015

Adrian Cammaert, MCIP, RPP
Senior Planner - Policy
Town of Georgina
26557 Civic Centre Road
Keswick, ON
L4P 3G1

Dear Mr. Cammaert:

**Re: Draft Official Plan
Town of Georgina, Region of York**

Thank you for circulating this draft Official Plan (dated April 2015) to the Lake Simcoe Region Conservation Authority (LSRCA) for our review. The LSRCA appreciates the opportunity to provide input into this important Official Plan (OP) process.

Context

Subsection 3(6) of the *Planning Act* states that comments provided by an agency of the government must be consistent with policy statements and conform with plans issued by the Province. As such, the LSRCA has reviewed the Town's Official Plan in the following context:

- ✓ Provincial Policy Statement (PPS)
- ✓ Lake Simcoe Protection Plan (LSPP)
- ✓ Greenbelt Plan
- ✓ Growth Plan for the Greater Golden Horseshoe

In addition, we have reviewed this Official Plan in accordance with Ontario Regulation 179/06 under the *Conservation Authorities Act*.

General Comments

In general, we believe that the draft Official Plan provides a comprehensive policy framework related to the environment and LSRCA interests. For example, we have provided below a list of conservation authority interests in relation to specific sections of the draft OP.

.../2

Mr. Adrian Cammaert, MCIP, RPP

July 31, 2015

Page 2 of 6

LSRCA Area of Interest

| LSRCA Interest | Provincial Basis | OP Designation | OP Policy | OP Schedule |
|----------------------------|------------------|----------------|-----------|-------------|
| Flood Plain Management | PPS | Overlay | 4.4.1 | "C" |
| Steep Slopes & Erosion | PPS | Overlay | 4.4.8 | "C" |
| Unstable Soils | PPS | Overlay | 4.4.9 | "C" |
| Lake Simcoe Hazards | PPS | Overlay | 4.4.4 | "C" |
| Stormwater Management | PPS/LSPP | N/A | 9.5 | N/A |
| Green Infrastructure (LID) | PPS | N/A | 9.5.11 | N/A |
| Subwatershed Planning | CA Act/LSPP | N/A | 5.6 | N/A |
| Wetland Protection | PPS/GP | EPA | 6.3.1 | "B2" |
| Peat Protection | PPS/GP/LSPP | EPA | 4.2.1 | "B2" |
| Watercourse Protection | PPS/GP | EPA | 6.3.1 | "B2" |
| Natural Heritage Planning | PPS/GP | EPA/Overlay | 6.3.1 | "A2" |
| Significant Valley Lands | PPS/GP | EPA | 6.3.1 | "A2" |
| O. Regulation 179/06 | CA Act | Overlay | 4.3.2 | "C" |
| Source Water Protection | Clean Water Act | Overlay | 5.4 | "B3" |
| Sustainability | PPS | N/A | 2.2.2 | N/A |
| REA Projects | Green Energy Act | N/A | 4.8 | N/A |

Based on this Table, it is evident that our interests have been generally addressed through the draft Official Plan. As a result, we commend the Town in its effort to prepare a thorough and comprehensive OP that reflects the importance of the natural environment.

Proposed Changes to the draft Official Plan

4.4.2

Given that the standards for flood plain development have changed (and may evolve due to climate change), we suggest that Subsection (a) be deleted and replaced as follows:

- (a) It has been determined by the Town and LSRCA that there is an acceptable risk to public health or safety and property.

5.4.3

The draft OP recognizes the importance of Significant Groundwater Recharge Areas (SGRA) within the Source Water Protection section legislated under the *Clean Water Act*. However, SGRA and Ecologically Significant Groundwater Recharge Areas (ESGRA) have also been identified through Designated Policy (6.36-DP) of the Lake Simcoe Protection Plan. On this basis, we recommend that Section 5.3 (Lake Simcoe Protection) of the Official Plan be amended to include a policy framework on SGRA and ESGRA. In doing so, this policy addition would help implement 6.38-DP of the LSPP. Accordingly, we have attached a reference guideline (*Guidance for the protection and restoration of significant groundwater recharge areas in the Lake Simcoe watershed*, LSRCA, 2014) to assist the Town with these additional policies.

Mr. Adrian Cammaert, MCIP, RPP

July 31, 2015

Page 3 of 6

5.6.1

While the LSRCA supports the inclusion of this policy related to Subwatershed Planning, we recommend the following modifications in **Bold** or ~~strikethrough~~:

The East Holland River, ~~West Holland River~~, Maskinonge River, and Black River Subwatershed Plans (2010) **and the Pefferlaw River Subwatershed Plan (2012)** were undertaken by the...

In addition, Designated Policy 8.4 of the Lake Simcoe Protection Plan states that municipal Official Plans shall be amended to ensure that they are consistent with the recommendations of the subwatershed evaluations prepared under 8.3-SA. On this basis, we recommend that a comprehensive policy framework on Subwatershed Plan conformity be included within Section 5.6. The LSRCA would be pleased to assist the Town in the creation of this Section in this regard.

5.8 Low Impact Development (proposed section)

As you are aware, the LSRCA in association with its member municipalities is advocating the use of Low Impact Development (LID) strategies through the planning and development process. We believe the use of LID measures helps fulfill provincial (eg. 1.6.6.7 - PPS) and local policy requirements including the goal of achieving environmental sustainability. As a result, we recommend that the Town's Official Plan contain a comprehensive section (5.8) within Section 5 – Sustainable Natural Environment related to LID. Accordingly, we have provided below a LID policy framework in order to assist the Town. Alternatively, the LID section could form part of Section 4 – General Land Use and Development Policies.

5.8.1 Goals

- *To protect and/or enhance the quality of ground water and surface water through stormwater management best practices*
- *To protect and/or enhance the quantity of groundwater through surface water recharge via stormwater management best practices*
- *To promote sustainability by employing Low Impact Development (LID) strategies and techniques through Ontario's land use planning system*

5.8.2 Objectives

- *To reduce stormwater runoff to pre-development conditions as close to the source as possible*
- *To ensure that development within the municipality contributes to the protection or enhancement of water quality and quantity through the implementation of LID techniques such as enhanced swales, rain-gardens, and permeable surfaces*
- *To minimize changes in water balance through the infiltration of clean water by utilizing infiltration galleries, soak-away-pits, and perforated pipes*

Mr. Adrian Cammaert, MCIP, RPP

July 31, 2015

Page 4 of 6

- *To ensure that development within the municipality promotes a culture of water conservation including water re-use and rainwater harvesting*
- *To prevent increases in contaminant loads, including phosphorus, chlorides and suspended sediments, to Lake Simcoe and its tributaries by utilizing LID principles*
- *To promote aesthetic enhancements within the watershed through the use of green-roofs and other landscape architectural practices that are integrated with LID*

5.8.3 Definition

LID is defined as a stormwater management strategy that is intended to mitigate the impacts of increased runoff and pollution by managing runoff as close to its source as possible. LID comprises a set of site design strategies that promote infiltration, filtration, evapotranspiration, rainwater harvestation, and stormwater detention. In doing so, the volume and intensity of stormwater flows are reduced while nutrients, pathogens, and metals are removed from runoff.

5.8.4 Policies

5.8.4.1 An application for major development within the municipality shall be accompanied by a LID Evaluation as part of an overall Stormwater Management Report. This Evaluation shall be prepared by a qualified professional to the satisfaction of the municipality and local conservation authority prior to any planning approvals or the issuance of permits under the Regulations passed through the Conservation Authorities Act. For the purposes of this policy, major development is defined as a proposal with a proposed impervious area of greater than 500m².

5.8.4.2 The LID Evaluation must demonstrate that the quality and quantity of surface and groundwater in the area will be maintained and/or enhanced using LID techniques. The Evaluation must also demonstrate that there will be no negative impacts on the associated aquatic features and their ecological function that depend on the contributing surface or groundwater including wetlands, watercourses, and fish habitat. The LID Evaluation shall be prepared in accordance with the following:

- I. Municipality's Comprehensive Stormwater Management Master Plan prepared in accordance with 4.5-SA of the Lake Simcoe Protection Plan (2009)*
- II. Subwatershed Evaluations under 8.3-SA of the Lake Simcoe Protection Plan*
- III. Designated Policies 4.8 to 4.11, and 6.40 of the Lake Simcoe Protection Plan*
- IV. Policy 1.6.6.7 of the Provincial Policy Statement (2014)*
- V. LSRCA's Technical Guidelines for SWM Submissions*

5.8.4.3 In particular, the LID Evaluation shall assess the suitability of the following techniques as part of the development proposal:

- i. rainwater harvesting to promote water re-use;*
- ii. infiltration galleries to maintain water balance and reduce runoff;*
- iii. enhanced swales to help improve water quality;*

- iv. *green roofs to provide evapotranspiration and aesthetic benefits; and,*
- v. *natural landscapes to minimize water use and consumption.*

5.8.4.4 *Proper agreements shall be established in order to ensure that the LID strategy or technique will be employed and maintained in perpetuity. The following agreements or legal instruments where appropriate shall be required as a condition of approval for any draft plan of subdivision or condominium, site plan under Section 41 of the Planning Act, or consent and minor variance applications,:*

- i. *subdivision or consent agreement;*
- ii. *condominium agreement;*
- iii. *site plan agreement;*
- iv. *purchase and sale agreements; and,*
- v. *covenants under the Conservation Land Act.*

Further, Council may enact by-laws under the Municipal Act to help implement the approved LID strategy. Existing fill or site alteration by-laws may be amended or updated to include the LID requirements.

5.8.4.5 *The municipality may pass a by-law under the Municipal Act that would establish a stormwater utility fee based on the percentage (%) of impervious surface of a property. The by-law may also allow for a reduction or elimination of the fee for landowners where sufficient LID strategies have been employed and maintained to the satisfaction of the municipality in consultation with the conservation authority.*

5.9 Ecological Offsetting (proposed section)

Currently, the LSRCA is in the process of preparing guidelines that would help implement the "no net loss" principle espoused in the document "*Natural Heritage System for the Lake Simcoe Watershed*". This document was approved by the LSRCA Board of Directors in 2007. In general, development is directed away from natural heritage features within the watershed. However, in those situations where development can occur within features (after a satisfactory EIS or NHE), we are seeking "ecological offsetting" to help prevent the overall loss of natural heritage features in the watershed and to help achieve "no net loss" or an overall ecological net gain. We also believe that this ecological offsetting is necessary to achieve environmental sustainability. On this basis, we recommend that the Town's Official Plan contain policies that support the requirement for ecological offsetting through the development process. We would be pleased to assist the Town with appropriate wording, in this regard.

6.3.1

The definition of key hydrologic features should be amended by deleting the word "known" in front of permanent and intermittent watercourses in order to better reflect the Greenbelt Plan.

6.3.1.17

We strongly support the Town with the inclusion and implementation of this policy.

Mr. Adrian Cammaert, MCIP, RPP
July 31, 2015
Page 6 of 6

9.5.5

The phrase "Level 1" should be replaced with the term "enhanced" in this policy in order to reflect current terminology.

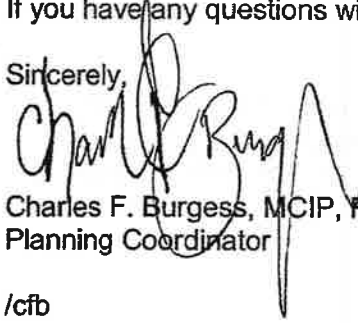
11.16

We recommend that the following environmental monitoring policy be added to this section as follows:

11.16.3 *The Town in consultation with the conservation authority, Region, and other interested groups and organizations will encourage the establishment of environmental monitoring programs in order to measure the effectiveness of the environmental policies within this Plan.*

If you have any questions with regard to these comments, please contact the undersigned.

Sincerely,



Charles F. Burgess, MCIP, RPP
Planning Coordinator

/cfb

Email copy: Town of Georgina, Harold Lenters and Velvet Ross
 Region of York, Jennifer Best
 LSRCA, Rob Baldwin and Kevin Jarus

Enclosure: *Guidance for the protection and restoration of significant groundwater recharge areas in the Lake Simcoe watershed, LSRCA, 2014*



26557 Civic Centre Rd.
Keswick, Ontario L4P 3G1

GEORGINA

To: Adrian Cammeart, Senior Policy Planner
Cc: Harold Lenters, Director of Planning and Building
From: Karyn Stone, Economic Development Officer
Subject: Comments/Questions/Suggestions – DRAFT OFFICIAL PLAN
Date: July 31, 2015

With respect to the Draft Official Plan Review I have undertaken an initial review of the policies that are of particular interest to the goals and objectives of the Economic Development and Tourism Division and have provided comments below. I have also included a couple of questions based on inquiries received in the Economic Development Office.

| Section | Comment/Question/Suggestion |
|----------|--|
| 2.2.2.8 | In order to draw increased attention to the importance of linkages I recommend the inclusion of the following: "Linkages along the shoreline of Lake Simcoe that support Tourism, and in particular promote active transportation between the major beachfront areas and the business community should be encouraged". |
| 2.2.6.3 | Insert the following at the end of the existing policy " and in the case of new development attempts should be made to incorporate public access to Lake Simcoe and active transportation linkages along the Lake Simcoe Shoreline". |
| 2.2.8.1 | The employment forecasts for 2016 and beyond are unrealistic given that the 2016 forecast includes 900 jobs within the Keswick Business Park. See Table 2, Page 22 |
| 2.2.8.4 | While employment growth relative to population growth provides an opportunity to work and live in the community, it is important that additional efforts to attract value added employment be undertaken. Suggest that wording be revised to incorporate the word "value added" before employment growth. |
| 2.2.10.5 | Insert the words "create jobs" after agricultural lands, |
| 2.2.10.6 | Insert an additional sentence as follows: To support the development of Agri-Tourism and the establishment of Rural event venues. |
| 2.2.14.6 | Insert an additional sentence as follows: And, to support these uses particularly |



26557 Civic Centre Rd.
Keswick, Ontario L4P 3G1

GEORGINA

| | |
|-----------------------|--|
| | where they have the ability to provide an economic impact in the community. |
| 4.6.2.1 | In the case of a "Home Industry" it may be appropriate to have a Home Industry located within the attached garage depending on the nature of the business. Has consideration been given to amending (a) to include "attached garage". |
| 6.2.1 | Has consideration been given to permitting outdoor storage facilities for recreational vehicles (ie. Boats) within the Rural Designation. It would appear that these uses would currently require an amendment to the OP. |
| 8.6.1.1 | This policy provides that the Municipality may pass a by-law to designate additional areas within Georgina as a CIP area without further amendment to the Official Plan The CIP has been well received and expect that the use of a CIP will be a tool to encourage investment to the Keswick Business Park. |
| 11.2.6.1 | (d) add a reference to also encourage the provision of active transportation linkages |
| 12.5.8 | Based on two inquiries received, has consideration been given to allowing "glamping (glorified camping) and tenting" as a limited form of accommodation, and accessory to an agri-tourism use. |
| Schedule "H1" | Has consideration been given to including the remaining lots on the south side of Bethel Sideroad, just east of Warden Avenue and the land parcel on the south west corner of Warden Avenue and Old Homestead Road being within the Hamlet area. |
| Communications | <p>Leading edge communication technologies is a means of enhancing the Town's capacity to attract and maintain a vibrant economy and attract new investment particularly in the Keswick Business Park. These policies below have been provided by the Region and should be incorporated in the appropriate sections of the Town's Official Plan.</p> <p>a) All development will be designed to provide for the implementation of leading edge communication technologies, including but not limited to broadband fibre optics.</p> <p>b) Ensure that new development provides for the capability to implement leading edge communication technologies, including broadband services, in order to attract and maintain investment, facilitate research and development and knowledge based initiatives, and support health services.</p> <p>c) All commercial, office, institutional, mixed use, and multiple unit residential buildings will be designed to:</p> |



26557 Civic Centre Rd.
Keswick, Ontario L4P 3G1

GEORGINA

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| | <p>d) facilitate advanced telecommunication, such as building automation systems, for a broad range of applications from health services to heating and lighting, leading edge national and international connectivity capability, etc.; and</p> <p>e) provide the infrastructure for the delivery of leading edge communication technologies, including broadband fiber optics to and throughout the building(s) in order to facilitate future advanced telecommunication capabilities.</p> <p>f) A dedicated broadband fibre optic conduit, including appropriately sized wiring, shall be installed from the municipal right of way to each development block or building(s) as well as distributed internally to each unit within the building(s) in order to ensure access to advanced communication technology, when it becomes available.</p> <p>g) Applications for development will be required to provide a Communication Implementation Plan that demonstrates how communication technology will be designed and implemented and demonstrate that the conduit and wiring meets or exceeds the minimum industry standard.</p> |
|--|---|

Please let me know if you require clarification on any of the comments above.

DRAFT OFFICIAL PLAN

Comments from Ken McAlpine, Landscape Architectural Planner
 Recreation and Culture
 Sept. 23/15

| ITEM | SECTION | COMMENT |
|-------------|----------------------------|---|
| 8.2 | Recreation and Open Space | "Open Space" under this heading generally refers to public open space, whereas "Open Space" under Zoning By-law (item 8.2.4) specifically speaks to privately-owned lands. This term may need qualifiers (private vs public). |
| 8.2.2 (b) | | Add "...and York Region's "Lake to Lake Cycling Route and Walking Trail". |
| 8.2.3 | | Add "...to enhance and complement the natural environment..." |
| 8.2.4 | | See Item 8.2, above re: "Open Space" designation. |
| 8.2.4 | | wood, brush or fallen trees so as to preserve the integrity of natural area". |
| 8.2.5/.6/.7 | | Omit the word "park(s)" from "Village Green", for consistency with tertiary documents. |
| 8.2.7(c) | | Reference to "special open space areas" needs to be clarified in context of "Open Space". |
| 8.6.2 | Community Improvement | Add item (h) Derelict or neglected waterfront locations. |
| 8.7.3.4 | Accessibility | Add "...where signage exists, shall be in accordance with Accessibility Act (AODA) |
| 10.1.2.1 | Submission Requirements | Add to <u>Financial Considerations</u> : Property appraisal for confirming park levy in lieu of parkland dedication, to calculate 1 day before building permit issuance |
| 11.6.3.1 | Developers Group Agreement | Add: "Agreements must be prepared jointly with developers, without Town mediation on their behalf." |
| 11.7.6 | | Include "...and/or 2 percent parkland dedication..." |
| 12.5 | Definitions | Add definition for "Open Space" per 8.2 above. |

Adrian Cammaert

From: Mary Baxter
Sent: May-21-15 12:50 PM
To: Harold Lenters
Cc: Adrian Cammaert
Subject: RE: draft official plan

Thanks, Harold.

I think the only thing needed is to add "public libraries" to the list of community facilities in section 8.4.1, and possibly add "self-directed learning" to the list of needs to be met (same section).

"Community facilities....designed to meet the recreational, social, self-directed learning, and cultural needs of residents, including public libraries, places of worship..."

How does that sound?

Mary

Mary Baxter BA, MLS
Director of Library Services/CEO
Georgina Public Libraries
90 Wexford Dr.
Keswick ON L4P 3P7
T: 905.476.7233 ext. 101
E: mbaxter@georgina.ca
www.georginalibrary.ca
"Opening Doors & Minds"

From: Harold Lenters
Sent: May-19-15 4:31 PM
To: Mary Baxter
Cc: Adrian Cammaert
Subject: RE: draft official plan

Hi Mary, still lots of time to comment-deadline for comments in July 31- I have copied this to Adrian who is filling in for Andrea while she is on maternity leave. I would ask that Adrian review the section you speak of to include reference to libraries- is there any specific wording you suggest or would like to see?- give it some thought and let us know. Thanks, Harold.

Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Planning and Building
Planning and Building Department | Town of Georgina
T: 905-476-4301 Ext. 2246
905-722-6516
705-437-2210
F: 905-476-4394

E: hlenters@georgina.ca

From: Mary Baxter
Sent: May 12, 2015 5:12 PM
To: Harold Lenters
Subject: draft official plan

Hi Harold – I know I had my chance earlier, but...
In the final document, is it possible to add libraries into the mix of 8.4.1 Community Facilities?

Thanks

Mary

Mary Baxter BA, MLS
Director of Library Services/CEO
Georgina Public Libraries
90 Wexford Dr.
Keswick ON L4P 3P7
T: 905.476.7233 ext. 101
E: mbaxter@georgina.ca
www.georginalibrary.ca
"Opening Doors & Minds"

Adrian Cammaert

From: Harold Lenters
Sent: July-27-15 10:33 AM
To: Adrian Cammaert
Subject: FW: RE Draft official plan

Fyi

Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Planning and Building
Planning and Building Department | Town of Georgina
T: 905-476-4301 Ext. 2246
905-722-6516
705-437-2210
F: 905-476-4394
E: hlenters@georgina.ca

From: Harold Lenters
Sent: July 27, 2015 10:33 AM
To: Ron Jenkins
Cc: Winanne Grant
Subject: RE: RE Draft official plan

That's looks fine to me.

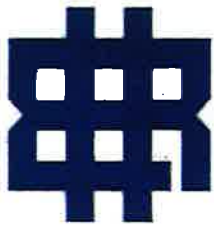
Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Planning and Building
Planning and Building Department | Town of Georgina
T: 905-476-4301 Ext. 2246
905-722-6516
705-437-2210
F: 905-476-4394
E: hlenters@georgina.ca

From: Ron Jenkins
Sent: July 24, 2015 4:52 PM
To: Harold Lenters
Cc: Winanne Grant
Subject: RE Draft official plan

Harold what are your thoughts on strengthening 8.5.1. with the words bolded.

The Town shall ensure the efficient and effective allocation of fire station sites and emergency services through the Town **in a planned effort to keep pace with growth** in

consultation with the York Regional Police, the York Region
Emergency Medical Services, the Town Fire Department and
adjacent municipalities.



HBR PLANNING CENTRE

CONSULTANTS IN URBAN PLANNING AND DEVELOPMENT

66 Prospect Street, Unit A
Newmarket, Ontario L3Y 3S9

Telephone (905) 853-1841
Fax (905) 830-1451

July 14, 2015

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

Attn: Adrian Cammaert,
Senior Planner - Policy

| | |
|---|-------|
| TOWN OF GEORGINA | |
| JUL 15 2015 | |
| PLANNING & BUILDING DEPARTMENT PLANNING DIVISION | |
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| FILE # | |

VIA COURIER

**RE: OFFICIAL PLAN REVIEW AS IT AFFECTS
PART OF LOTS 16 AND 17, CONCESSION 3
25 HIGH GWILLIM DRIVE
TOWN OF GEORGINA**

We are the planning consultants for 2204301 Ontario Inc. Corp. the owner of the above captioned lands. Our client owns approximately 118 acres, with frontage on Old Homestead Road, lying partially within the Community of Keswick, and partially within the rural area (See attached Map 1- Air Photo showing location of subject lands).

We have reviewed the Draft Town of Georgina Official Plan dated April 2015, and wish to offer the following comments on our client's behalf.

1. BOUNDARIES

In reviewing all the Schedules to the Draft Official Plan, it appears that the boundary of the Keswick Secondary Plan Area has been altered from the current boundary that is shown in the existing Town Official Plan (see Map 2, attached), and in the Region of York Official Plan (see Map 3 attached). It appears that the Keswick Servicing Boundary has been used as the Secondary Plan boundary rather than the approved Secondary Boundary (see Area circled in red on attached Map 4). The effect of this is to remove a portion of our client's lands from the Keswick Secondary Plan Area as currently designated in the existing Town Official plan (see Map 2 attached) and to replace it with a "white area" as shown on the proposed Schedule "A2", (see Map 4 attached). We would respectfully request that the boundary of the Keswick Secondary Plan be corrected, on all of the proposed Schedules to the Official Plan, to

accurately reflect and maintain the boundaries of the Secondary Plan, as currently shown in in the both the Town's Official Plan, and Region of York's Official Plan, as approved.

2. RURAL AND AGRICULTURAL PROTECTION AREA DESIGNATIONS

In reviewing Schedule "A2", of the proposed Official Plan (see Map 4 attached), we note that the area adjacent to the Keswick Secondary Plan which was previously designated as "Rural" is now shown as "Agricultural Protection Area". Please advise as to the reason for the change. The previous "Rural" designation allowed for transitional land uses to occur in this urban fringe area, and thereby acted as a buffer to the more restrictive land use policies of the Agricultural Protection Area. To have an Agricultural designation actually abutting the Keswick Secondary Plan boundary and it's urban uses seems incompatible. This is particularly so when the policies of the Agricultural Protection Area prohibit activities that conflict with agriculture and associated uses (Policy 6.1.2), such as the urban uses that would be permitted in the abutting Keswick Secondary Plan Area. We would therefore respectfully request that the "Rural" designation that current exists on our client's lands be maintained.

We note Section 6.1.16 of the Plan indicates that the boundaries of the Agricultural Protection Area are approximate, and that refinements to these boundaries may occur through an Agricultural Assessment Study. We trust that for that portion of our client's lands that are designated "Agricultural Protection Area", that subject to a favorable Agricultural Assessment, that the boundaries of that designation could be amended and refined. Please confirm.

3. AREA NOT TO BE MUNICIPALLY SERVICED

Schedule "D" of the proposed Official Plan (see Map 5 attached) contains a large area that has been identified as "Area Not to be serviced with Municipal Water & Sewer". In the vicinity of Lots 16 and 17, to the west of The Queensway North, it appears that the boundaries of this designation do not follow any particular feature such as a roadway. It would be our suggestion that this designation be removed from those lands located in the area identified as Part of Lots 16 and 17, between the Secondary Plan area of Keswick, and The Queensway North, and shown in yellow highlighting on Schedule "D" (see Map 5 attached).

Our rationale for this is that as Keswick grows it would be appropriate to provide servicing for lands to the east of the existing servicing boundary. By allowing for services to be extended to The Queensway North, it would not only allow for the eventual looping of the municipal infrastructure to service the balance of development which will occur within the existing Secondary Plan boundary, but would also provide the potential for existing residents, along The Queensway North, to also connect to municipal servicing. This would be consistent with proposed Policy 9.3.4.1 of the Official Plan which indicates that Council may at its discretion permit the connection of municipal services to existing development on lands in proximity to, but outside the Service Area boundary, subject to servicing allocation. In addition, by allowing for the possibility of municipal servicing of the lands, in Part of Lots 16 and 17, it would also allow for the future connection of Ferncroft Drive with Draper Street, which would represent

good land use and infrastructure planning. This would allow for the eventual and logical rounding out of the Keswick community, at the appropriate time. Such would be in keeping with the sustainability objective outlined in Policy 2.2.2.1, which is to ensure that Georgina's growth is carried out in a compact and efficient manner in order to make efficient use of land and existing and future infrastructure. As well, the Greenbelt policies allow for the extension of municipal infrastructure.

4. COMMUNITY IMPROVEMENT

Finally, our client's lands are designated on Schedule "K" in the existing Official Plan, as a "Community Improvement Area" (see Map 6, attached). The current Policies indicate that it is the intention that the Town will ensure the efficient use of existing municipal services and will maintain and upgrade public services and utilities. We note that this "Community Improvement Area" designation is not shown in the proposed Official Plan. The proposed Policies indicate that it is the intention to allow for the future designation of a Community Improvement Project Area by By-law. We would appreciate an explanation as to your intentions regarding the existing Community Improvement designation. The current Community Improvement designation would seem to merge well with the servicing rationale, described in Item 3 above.

We thank you for your consideration of our request and look forward to your response. We would be pleased to meet with the appropriate Staff and Town Consultant to further discuss the contents of this letter.

Yours very truly,

HBR PLANNING CENTRE



Howard Friedman, M.C.I.P., R.P.P.
Director of Planning

cc Harold Lenters
cc Velvet Ross
cc 2204301 Ontario Inc.
cc Frank Gabourie

Encl.

and the que
'old
north'

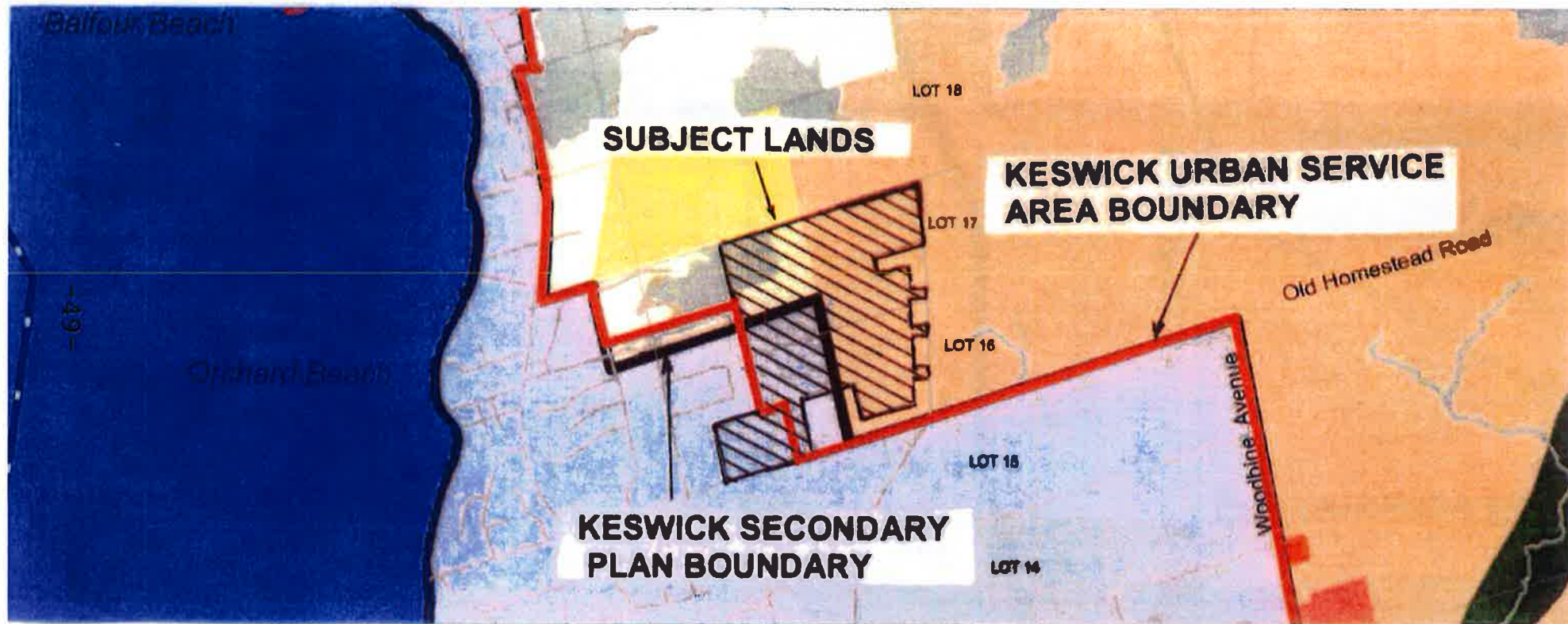
-48-

Address Tool



Notes:

MAP 2 – EXCERPT FROM CURRENT TOWN OF GEORGINA OFFICIAL PLAN



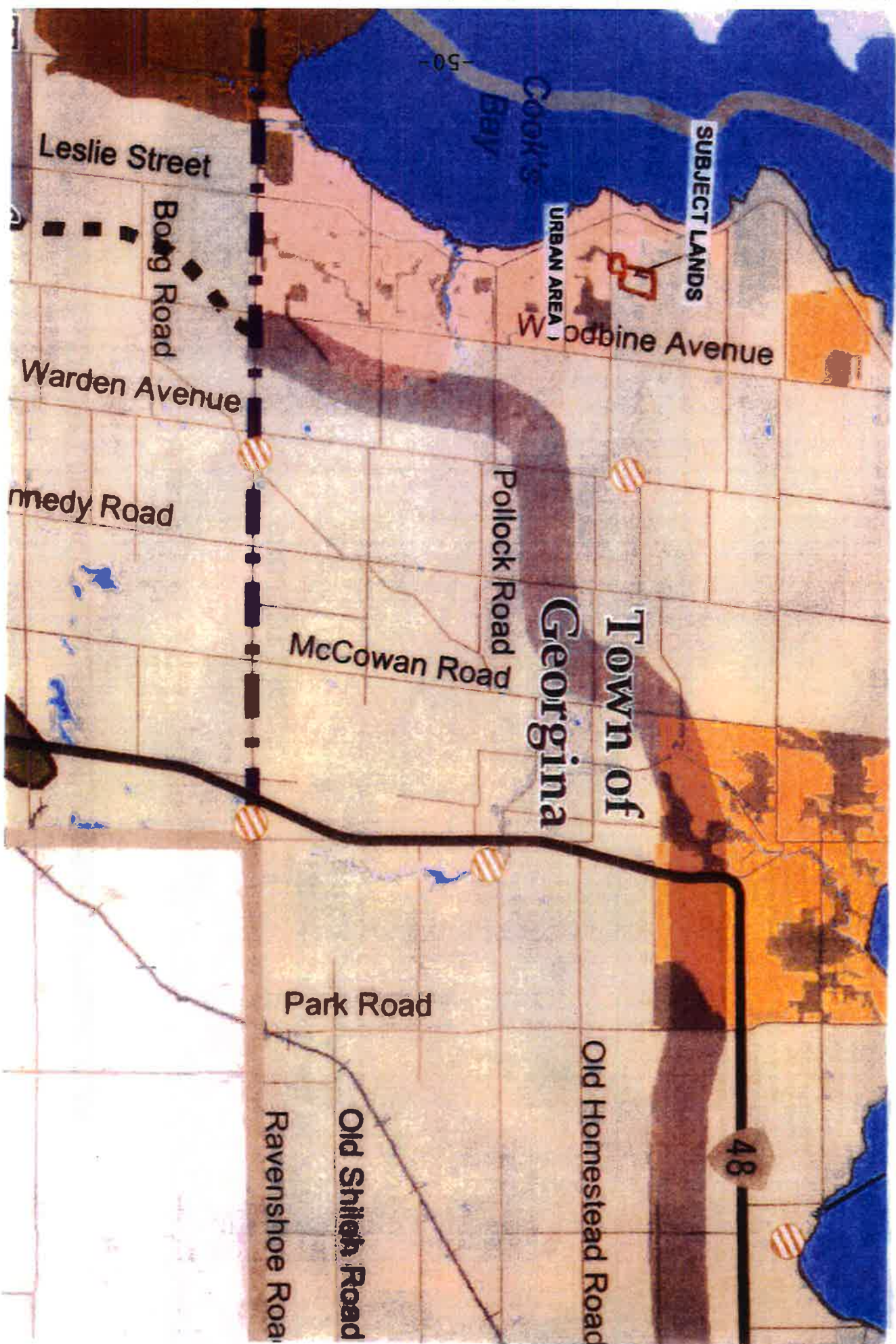
Legend

- | | |
|---|-------------------------------------|
| — Regional and Municipal Boundary | Environmental Protection Area 1 |
| — Municipal Boundary | Environmental Protection Area 2 |
| — Shoreline | Environmental Protection Area 3 |
| — Provincial Highway | Parkland Area |
| — Municipal Road | Estela Residential Area |
| — Hydro Corridor | Agricultural Protection Area |
| — Railway | Commercial Recreation Area |
| — Proposed Highway 404 Alignment | Rural Commercial Area |
| ⊙ Proposed Additional Highway 404 Interchange | Rural Industrial Area |
| ○ Provincially Approved Highway 404 Interchange | Serviced Lakeshore Residential Area |
| ▭ Secondary Plan Area | Lakeshore Residential Area |
| ▭ Hamlet Area | Rural Area |
| ▭ Keswick Business Park Study Area | Urban Residential Area |
| | ● Waste Disposal Site (closed) |



TOWN OF GEORGINA

MAP 3 - EXCERPT FROM CURRENT REGION OF YORK OFFICIAL PLAN

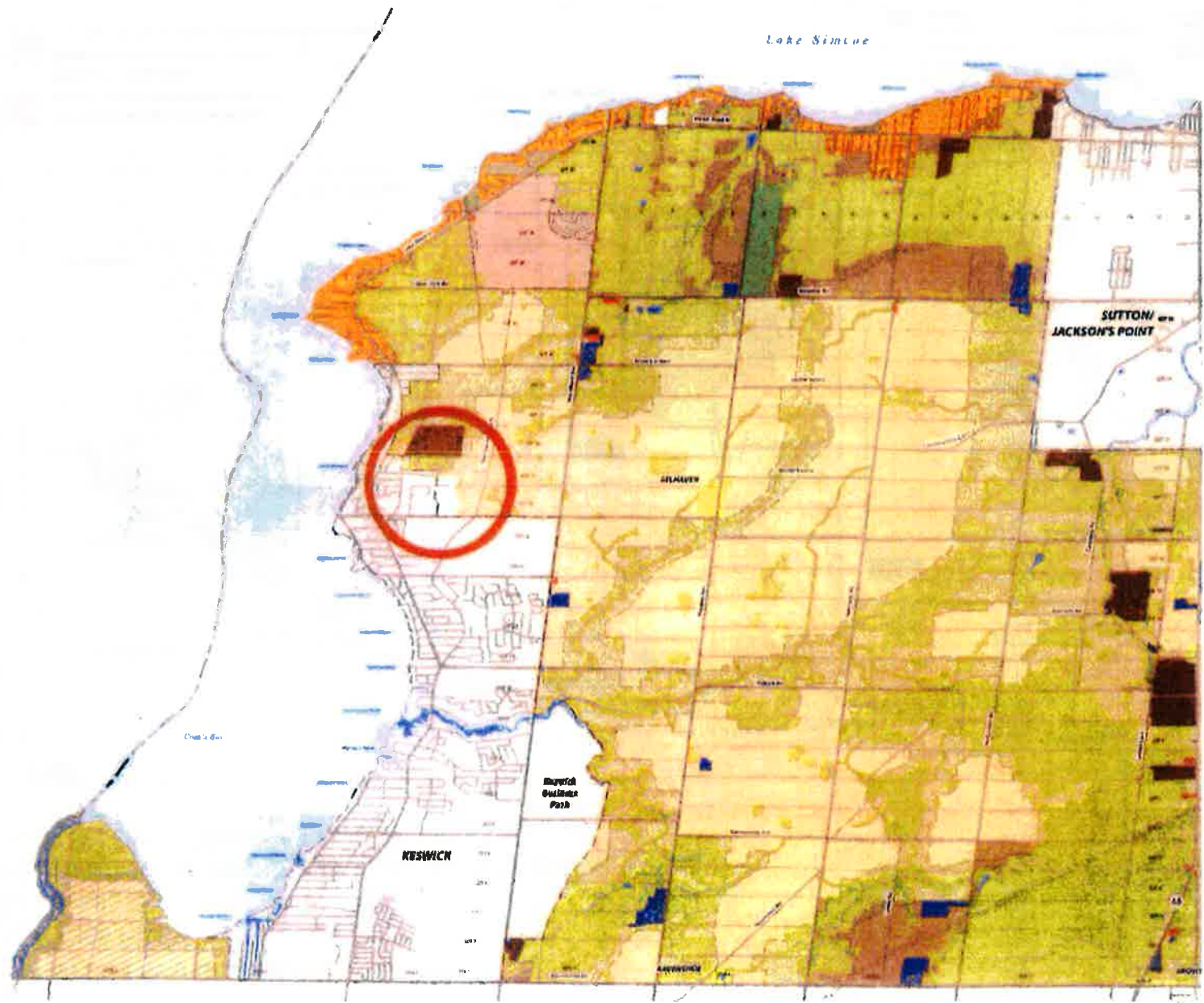


MAP 4 – PROPOSED SCHEDULE "A2" OF OFFICIAL PLAN

Town of Georgina
Official Plan
Schedule A2
LAND USE PLAN (WEST)

DRAFT

-51-



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

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



Revised: 5 March 2015



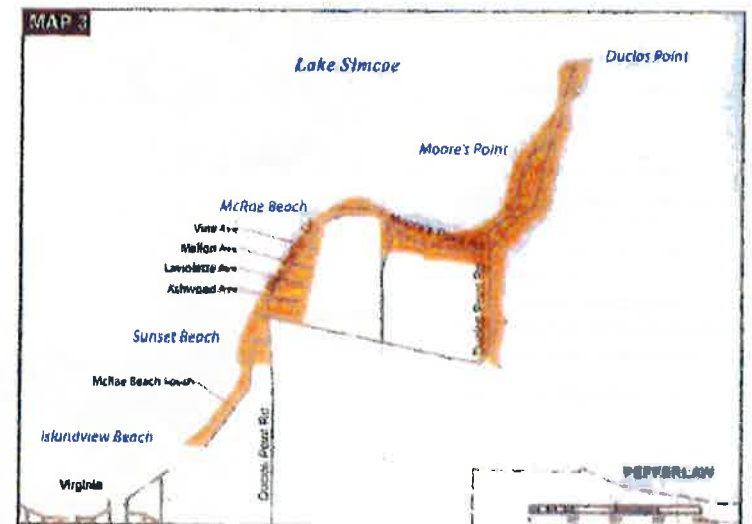
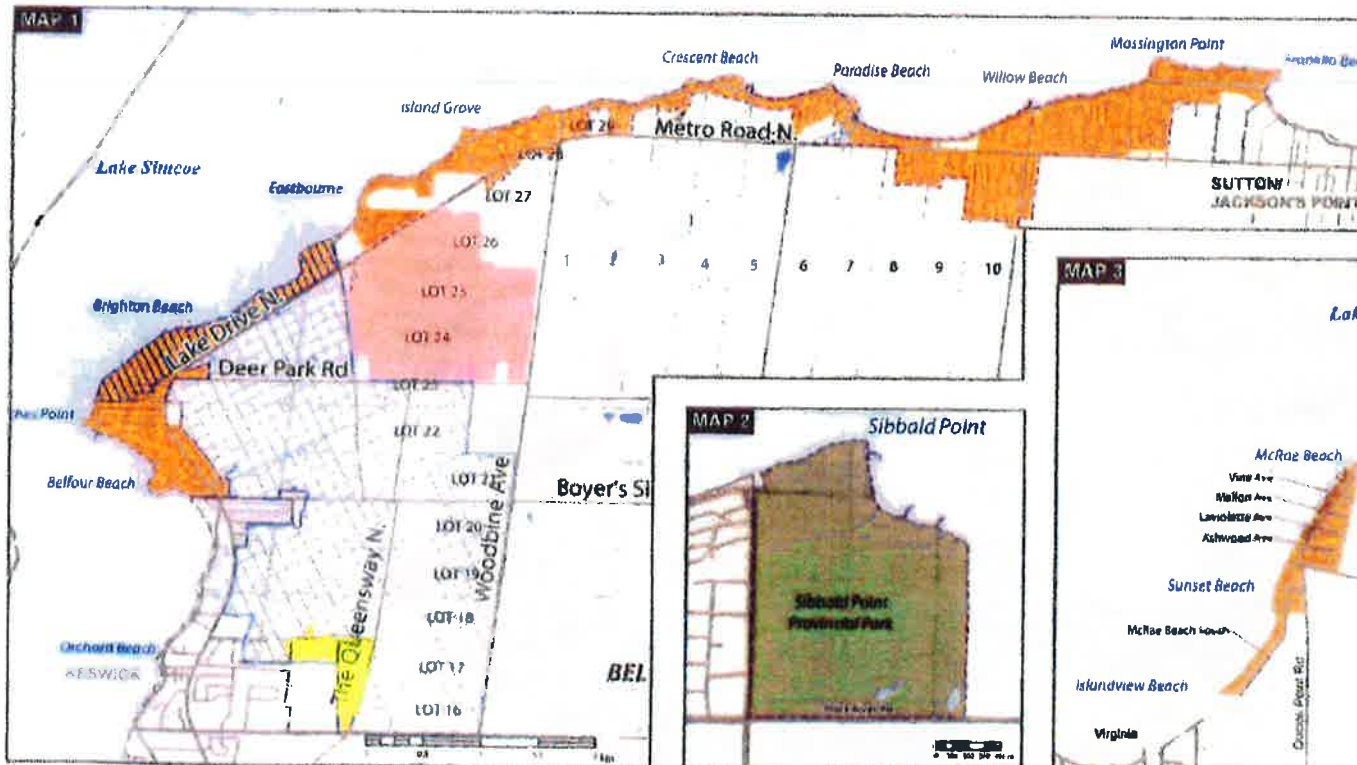
GEORGINA

Sources: Town of Georgina, Regional Municipality of York, ArcGIS Online Systems, Lake Simcoe Region Conservation Authority, Produced by York Region and MHDC Planning under license from Ontario Ministry of Natural Resources, Copyright © Quanao Printer 2015


MAP 5 – PROPOSED SCHEDULE "D" OF OFFICIAL PLAN

Town of Georgina Official Plan Schedule D SERVICED & UNSERVICED LAKESHORE RESIDENTIAL AREAS AND SPECIAL SERVICING POLICY AREAS

DRAFT

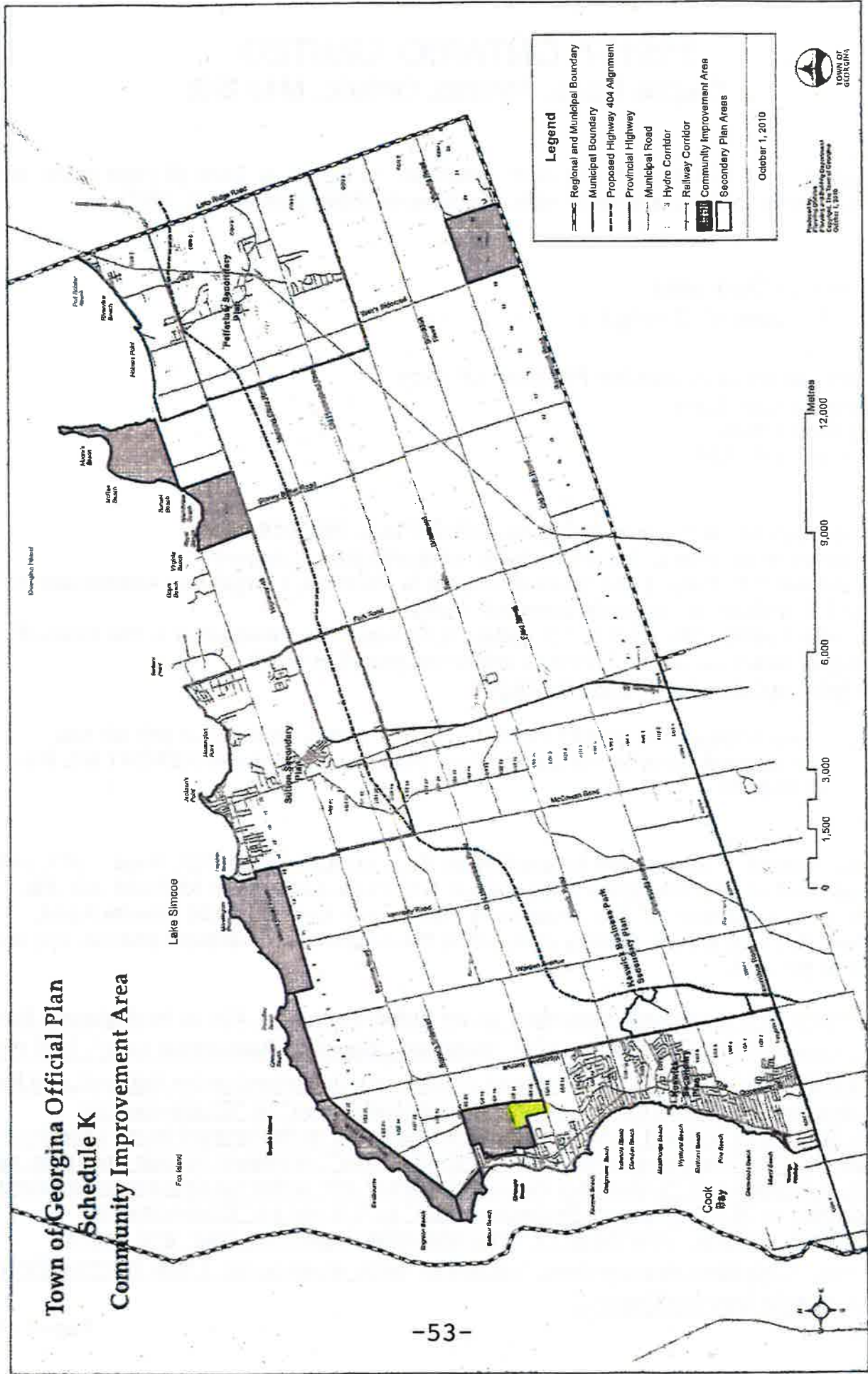


-52-

| | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> Serviced Lakeshore Residential Area Unserviced Lakeshore Residential Area Serviced Area Boundary Partly Serviced with Municipal Water Only Area that may be Serviced with Municipal Water & Sewer | <ul style="list-style-type: none"> Area Not to be Serviced with Municipal Water & Sewer Urban Residential Area | <p>BASE MAP INFORMATION</p> <ul style="list-style-type: none"> Provincial Highway Road Railway Municipal Boundary Regional Boundary Hydro Corridor Secondary Plan Area Watercourse Waterbody | <div style="text-align: center;">  <p>GEORGINA</p> </div> <p style="font-size: small;">Sources: Town of Georgina, Regional Municipality of York, ArcGIS Online Basemap, Lake Simcoe Region Conservation Authority, Produced by York Region and MHC Planning under licence from Ontario Ministry of Natural Resources. Copyright © Queens Printer 2015</p> |
|--|--|--|---|

MAP 6- EXCERPT FROM CURRENT TOWN OF GEORGINA OFFICIAL PLAN

**Town of Georgina Official Plan
Schedule K
Community Improvement Area**



Legend

- Regional and Municipal Boundary
- Municipal Boundary
- Proposed Highway 404 Alignment
- Provincial Highway
- Municipal Road
- Hydro Corridor
- Railway Corridor
- Community Improvement Area
- Secondary Plan Areas

October 1, 2010



Prepared by:
Planning and Building Department
October 1, 2010

315197 ONTARIO LIMITED
3 Dieppe Road, Toronto, Ontario, M4J 2K8

June 15, 2015

VIA FACSIMILE to (905) 476-8100 and (905) 476-4394, 18 Pages in Total (5 page cover letter plus 5 attachments, plus 8 page letter with attachments dated January 12, 2011)

To:

Mayor, Town of Georgina
and Council, Town of Georgina

and Adrian Cammaert, Senior Planner - Policy

Town of Georgina Civic Centre
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1

RE: Corporation of the Town of Georgina- REPORT NO. PB-2015-0025
(the cover letter sent to the property owner is attached, 2 pages)

RE: Attachment '12', Page 1 of 1 (from the report is attached, 1 page) and Attachment '13',
Page 3 of 4 (from the report is attached, 1 page).

Also attached is a Sketch No. 1 (1 page), and a previous submission to the Town of
Georgina dated January 12, 2011 (8 additional pages in total).

The total package is 18 Pages in Total.

SUBJECT: Town of Georgina DRAFT OFFICIAL PLAN, APRIL 2015 - FILE NO. 02.180,
and Amendments to the Draft Official Plan proposed under REPORT NO. PB-
2015-0025

We are the landowner of the property identified as No. 4 on Attachment '12', Page 1 of 1, and
identified as No. 4(a) and No. 4(b) on Attachment '13', Page 3 of 4 (from REPORT NO. PB-
2015-0025), both are attached. The property is municipally known as 824 Trivetts Road,
Town of Georgina and we are directly affected by the proposal for Subject Land No. 4(a) and
Subject Land No. 4(b).

We are in favour of the proposal described under Subject Land No. 4(a) to re-designate this
land from "Lakeshore Residential Area" to "Serviced Lakeshore Residential Area", but we
are strongly opposed to the proposed amendment described under Subject Land No.
4(b) to re-designate this land from "Lakeshore Residential Area" to "Environmental
Protection Area". The Subject Land No. 4(b) should also be re-designated from "Lakeshore
Residential Area" to "Serviced Lakeshore Residential Area", or should remain the same, as it
is currently designated as "Lakeshore Residential Area" and under no circumstances should
it be designated as "Environmental Protection Area" as it is not an "Environmental
Protection Area" and has never been an "Environmental Protection Area" and has no
Environmental Protection designations, features or items whatsoever. This correction
must be made immediately.

(continued)

(continued)

NOTE: This is a written submission and strong objection to the Town of Georgina Planning Department and Council with regard to the proposal described under Subject Land No. 4(b) to amend the existing designation of this property from "Lakeshore Residential Area" to "Environmental Protection Area". Subject Land No. 4(b) should also be designated as "Serviced Lakeshore Residential Area" or should remain as existing and with the existing designation of "Lakeshore Residential Area". This correction must be made immediately.

This written submission and strong objection and request for correction must be made part of the official record and taken into consideration before any official plan amendments are adopted. Further, we request that the Town of Georgina Planning Department and Council provide a written response to this submission and that we have a further opportunity to respond to any reply from the Town of Georgina, we also formally request an opportunity to meet with and appear before the Planning Department and Council before there is any final decision made on the proposed amendments in the Draft Official Plan. Accordingly, also consider this as an official PRESENTATION REQUEST FORM being submitted to the Town of Georgina Planning Department and Council requesting an opportunity to present these facts before the Town of Georgina Planning Department and Council.

ADDITIONAL FACTS and BACKGROUND INFORMATION

1) Also, attached is a previous submission by us to the Planning Department and Council on this exact matter dated January 12, 2011 (additional 8 pages attached), this submission is already on that record. There has also been many other submissions by us on this matter that are also on the record with the Town of Georgina, and there have been several meetings with the Planning Department and Council on this matter in the past. **Our understanding from the last round of proposed Draft Official Plan amendments was that this entire Subject Land both part No. 4(a) and part No. 4(b) would be included in the "Serviced Lakeshore Residential Area", as the entire Subject Land both part No. 4(a) and part No. 4(b) are currently designated as "Lakeshore Residential Area".**

2) Significant cost, time and effort was undertaken by the landowner through the planning process to ensure that this entire land parcel both Subject Land No. 4(a) and Subject Land No. 4(b) was originally designated as "Lakeshore Residential Area" and that services be extended directly to all parts of this land and to encircle this entire land area and for the services to follow along all the roads that lead to and surround this entire land area to ensure that this entire land area was within the Servicing Area and as a result to always remain designated "Lakeshore Residential Area". See Sketch No. 1 also attached, it was attached to the January 12, 2011 submission to the Planning Department and Council.

3) Further, significant cost, time and effort was undertaken by the landowner through the planning process to ensure that this entire land parcel both Subject Land No. 4(a) and Subject Land No. 4(b) would receive severances once the Town of Georgina was prepared to allocate additional service allocation beyond the original lots of record when service allocation was first granted. The Planning Department and Engineering Department as well as Mayor Robert Grossi are all well aware of this as there has been correspondence and meetings with all of them that have taken place for many years to ensure that this land is designated "Lakeshore Residential Area" as is the current situation and to be within the Servicing Area.

(continued)

(continued)

4) Accordingly, this entire land parcel both Subject Land No. 4(a) and Subject Land No. 4(b) is currently designated "Lakeshore Residential Area" and within the infrastructure of the "Servicing Area" and these designations cannot be removed as the landowner has achieved these designations and entitlements and is now entitled to these designations As a Right. The Ontario Municipal Board (OMB) will clearly agree that these property rights have already been granted and now run with the land (are part of the land).

The landowner has gone through significant cost, effort, and time, and has followed all the proper procedures to achieve these designations that have been granted and now is entitled to them As a Right of being the landowner, to now take these designations (property rights) away is tantamount to theft, and extremely high handed on the part of the Town of Georgina.

5) Further, significant cost, time and effort have been incurred by both the Landowner and the Town of Georgina itself, and the Province of Ontario, and Utility Companies to install and encircle this entire land area Subject Land No. 4(a) and Subject Land No. 4(b) with water and sewer services, fire hydrant, and road infrastructure, and other services and utilities such as hydro, gas, telephone, cable, etc. This was done to ensure that this area was within the "Servicing Area" as it is currently designated as "Lakeshore Residential Area", further this was undertaken by the Town of Georgina and it's Planning and Engineering Departments as this is exactly the area and land that is suitable for severances, infill, and future expansion. It was clear that this was the original position of the Town of Georgina. Why would the Town of Georgina now not provide Servicing to the land area where the Town of Georgina and Province of Ontario went through significant cost and expense to bring both water and sewer services to and to encircle this entire Land area with these services? This does not make any financial or economic sense for the Town of Georgina and Province of Ontario, and the Utility Companies to go through this significant cost and expense, and such a significant exhaustive process just for the Town of Georgina to remove the designations later, it is clear that this is simply an error or oversight on the part of the Town of Georgina that can easily be corrected and must be corrected immediately. The Ontario Municipal Board (OMB) will clearly agree that significant water, sewer, fire hydrant, and road infrastructure, and other services and utilities runs through and all around (360 degrees) of Subject Land No. 4(a) and Subject Land No. 4(b) and that significant cost and expense has been spent and invested in the water, sewer, fire hydrant, and road infrastructure, and other services and utilities by the Landowner, Town of Georgina, Province of Ontario, and the Utility Companies and accordingly this should be the Land area where any future severances or infill should take place, and accordingly is designated "Lakeshore Residential Area" and should be amended to "Serviced Lakeshore Residential Area" as this is essentially what the Subject Land already is. Further, these Utility Companies will also have a claim for damages against the Town of Georgina for the cost of it's installed infrastructure if the Town of Georgina amends the designation from "Lakeshore Residential Area" to "Environmental Protection Area", which will make that installed infrastructure worthless and useless. **See Sketch No. 1 also attached, it was attached to the January 12, 2011 submission to the Planning Department and Council.**

6) Also, it is clear from the roads and services (water and sewer and fire hydrants, etc.) surrounding this land that this entire land area is the ideal location for severances, infill, and future expansion that will follow the lot fabric that already exists leading up to and surrounding this entire Subject Land area. This was discussed through correspondence and meetings with the Planning Department and Engineering Department and as well with Mayor Robert Grossi and it was made clear by the Town of Georgina that as the services now already existed to this entire Subject Land area severances would be granted to this Subject Land area once the freeze on severances was removed by the Town of Georgina. **See Sketch No. 1 also attached, it was attached to the January 12, 2011 submission to the Planning Department and Council.**

(continued)

(continued)

The Town of Georgina is aware that as the landowner of Subject Land No. 4 we wish to create additional lots on both Subject Land No. 4(a) and Subject Land No. 4(b) by way of severances and not by plan of subdivision, and we have been waiting for the Town of Georgina to remove the Interim Control By-law so we may proceed with severance applications to both Subject Land No. 4(a) and Subject Land No. 4(b). It does not make any sense for the Town of Georgina to bring forward an Official Plan Amendment to allow severances but then to remove the designations that have already been granted to the land that is best suited for severances, so as to no longer allow severances on the best suited land.

In addition, as evidence that this is the best suited land for severances and infill there is no need for the extension of any municipal roads, as there are three roads extending directly onto all sections of Subject Land No. 4(a) and Subject Land No. 4(b), the roads are Trivetts Road, Jubilee Road and another currently un-named Road, the severances can take place directly at the end of any of these roads or at the end of all three of these roads. This does not even take into consideration the fact that the entire land area of Subject Land No. 4(a) and Subject Land No. 4(b) also fronts onto and all along Metro Road where these severances can also take place as many other lots currently designated as "Serviced Lakeshore Residential Area" also front onto or along Metro Road.

Also, services and utilities were extended directly to all parts of this land, and services and utilities front along this entire land area, and services, utilities, roads, and service infrastructure encircle this entire land area, accordingly this is the best land area suited for severances and infill. It now does not make any financial or economic sense for the Town of Georgina, Province of Ontario, and the Property Owner to go through this significant cost and expense, and such a significant exhaustive process just to have the Town of Georgina remove the designations later when it is clear that this is the most ideally located property and Subject Land for severances, infill and additional service allocation.

It is clear from the roads and services and service infrastructure (water and sewer and fire hydrants, etc.), and other utilities (hydro, gas, telephone, cable, etc.) leading to, running through, fronting along and surrounding this entire land area Subject Land No. 4(a) and Subject Land No. 4(b) that it would be the ideal location for severances and infill that will follow the lot fabric that already exists around this land area. Accordingly the land described under the proposal for Subject Land No. 4(b) should not and must not be removed from the "Lakeshore Residential Area" or the "Servicing Area" and must also be included and considered as "Serviced Lakeshore Residential Area" as is being proposed for Subject Land No. 4(a). **See Sketch No. 1 also attached, it was attached to the January 12, 2011 submission to the Planning Department and Council.**

7) Further, by removing properties from the "Lakeshore Residential Area" you are effectively making them **worthless**, and removing your property tax base that already exists. The taking away of the "Lakeshore Residential Area" zoning will significantly devalue these properties causing significant financial hardship to the property owners both now and in the future. The Town of Georgina does not have the right to cause such property devaluation and financial hardship to the property owners and such actions are clear grounds for appeal and success and damages against the Town of Georgina at the Ontario Municipal Board. As a result the Town of Georgian cannot remove the "Lakeshore Residential Area" zoning from properties that already have this zoning as such conduct by the Town of Georgina will cause significant property devaluation, making some properties literally worthless and will cause significant financial hardship and loss to these property owners both now and in the future and accordingly such conduct will be considered tantamount to bad faith and high handed conduct by the Town of Georgina and subject to a claim for damages by effected Landowners.

(continued)

(continued)

8) In addition, removing properties from the "Lakeshore Residential Area" is being shortsighted by the Town of Georgina as these properties are strategically located within the lot fabric of the Service Area Boundary or within the infrastructure of existing services and as a result are the best areas to create additional lots both now, and if not now, they will be the next most ideal locations to create additional lots in the future and collect additional property tax revenues, municipal fees, and utility charges in the future.

9) Lastly for the reasons described above and in this letter and for other obvious reasons unless a specific landowner gives you the right to take away a designation no properties within the "Service Area Boundary or Infrastructure" or within the "Lakeshore Residential Area" should have any designations removed and all should be designated as "SERVICED LAKESHORE RESIDENTIAL AREA" as removing such designations is of no benefit to the Town of Georgina or the Landowner. No properties should have any designation already granted removed unless a specific landowner gives you the right to take it away, and all properties either within the "Service Area Boundary or Infrastructure" or within the "Lakeshore Residential Area" should be included into the "SERVICED LAKESHORE RESIDENTIAL AREA". The only issue that council should be considering is what additional parcels of land will be included in the "SERVICED LAKESHORE RESIDENTIAL AREA", there should **Not** be the taking away of any designations that already exist on land areas unless a specific landowner gives you the right to take away designations already granted. The Ontario Municipal Board (OMB) will clearly agree with these property rights granted to Landowners.

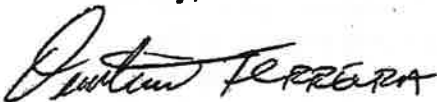
10) Accordingly, for all of the reasons described above and in this letter in addition to other obvious reasons:

a) The land described within Subject Land No. 4(b) should also be included as part of the proposal for Subject Land No. 4(a) and should also be re-designated from "Lakeshore Residential Area" to "Serviced Lakeshore Residential Area" by the Town of Georgina Planning Department and Council.

b) If this is not possible then the proposal for Subject Land No. 4(b) should be removed from this Official Plan Amendment by the Town of Georgina Planning Department and Council and this land described under Subject Land No. 4(b) should remain designated as "Lakeshore Residential Area" and at a minimum should be designated as "Rural Area" for future consideration if the other subject properties that directly neighbour this property are designated as "Rural Area".

Accordingly, we are sure that the error described above can be corrected by the Town of Georgina Planning Department and Council without the need to escalate this matter. We look forward to your co-operation and assistance with correcting this matter.

Yours truly,



315197 Ontario Limited



26557 Civic Centre Rd.
Keswick, Ontario L4P 3G1

GEORGINA

April 20, 2015

315197 ONTARIO LTD
2 DIEPPE RD
TORONTO, ON M4J 2K9

Dear Landowner,

RE: Release of Draft Official Plan for Review and Comment

On Wednesday, April 8, 2015, Council adopted the recommendations of Staff Report # PB-2015-0025 which included authorization to release the Town of Georgina Draft Official Plan to government agencies and the public for review and comment. The Town's Official Plan is a land use planning document that manages land use, growth and development over a 20 year period. Under the *Ontario Planning Act*, municipalities are required to periodically review and update their Official Plans.

As part of this Official Plan Review process, Town staff reviewed several properties that are designated Lakeshore Residential Area and not included within the Town's water and sewer services boundary. These properties were reviewed in terms of changing the existing Lakeshore Residential Area designation to another more appropriate designation (i.e. Rural or Environmental Protection), in whole or in part, or placed in the serviced area boundary, in whole or in part. As a result of this review, staff are proposing that an amendment be made to the existing Lakeshore Residential Area designation that appears on your property. These proposed changes can be viewed in Attachment 12 of Staff Report #PB-2015-0025, which has been included with this letter.

The Draft Official Plan can be viewed on the Town of Georgina's website at the following link: <http://www.georgina.ca/opr-index.aspx#officialplan>, and for reference, a red-lined version of the Draft Official Plan which identifies the main changes between the existing and proposed Draft Official Plan, is available here: <http://www.georgina.ca/opr-index.aspx#officialplan>. Background information, including Staff Report # PB-2015-0025, can be found here: <http://www.georgina.ca/opr-index.aspx>. It should be noted that the mapping associated with the Draft Official Plan accidentally omits the proposed changes to the Lakeshore Designation Area as outlined in this letter. Please refer to the staff report attachment noted above to obtain details on



26557 Civic Centre Rd.
Keswick, Ontario L4P 3G1

GEORGINA

the proposed changes. These proposed changes will be reflected in the next Draft of the Official Plan.

You will be receiving correspondence regarding future public consultation events, which include an Open House and Statutory Public Meeting. Written comments can also be sent through mail, email or fax:

Mail

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

Attn. Adrian Cammaert,
Senior Planner – Policy

Email

Adrian Cammaert, Senior
Planner – Policy at
acammaert@georgina.ca

Fax

(905) 476-4394
Attn. Adrian Cammaert,
Senior Planner – Policy

In addition, if you have any questions regarding the Draft Official Plan or the Draft Official Plan review process, please contact Adrian Cammaert, Senior Planner – Policy, at acammaert@georgina.ca or by telephone at 905-476-4301 ext. 2253

Please note that the deadline for submitting comments is **July 31, 2015**.

We thank you in advance for your comments.

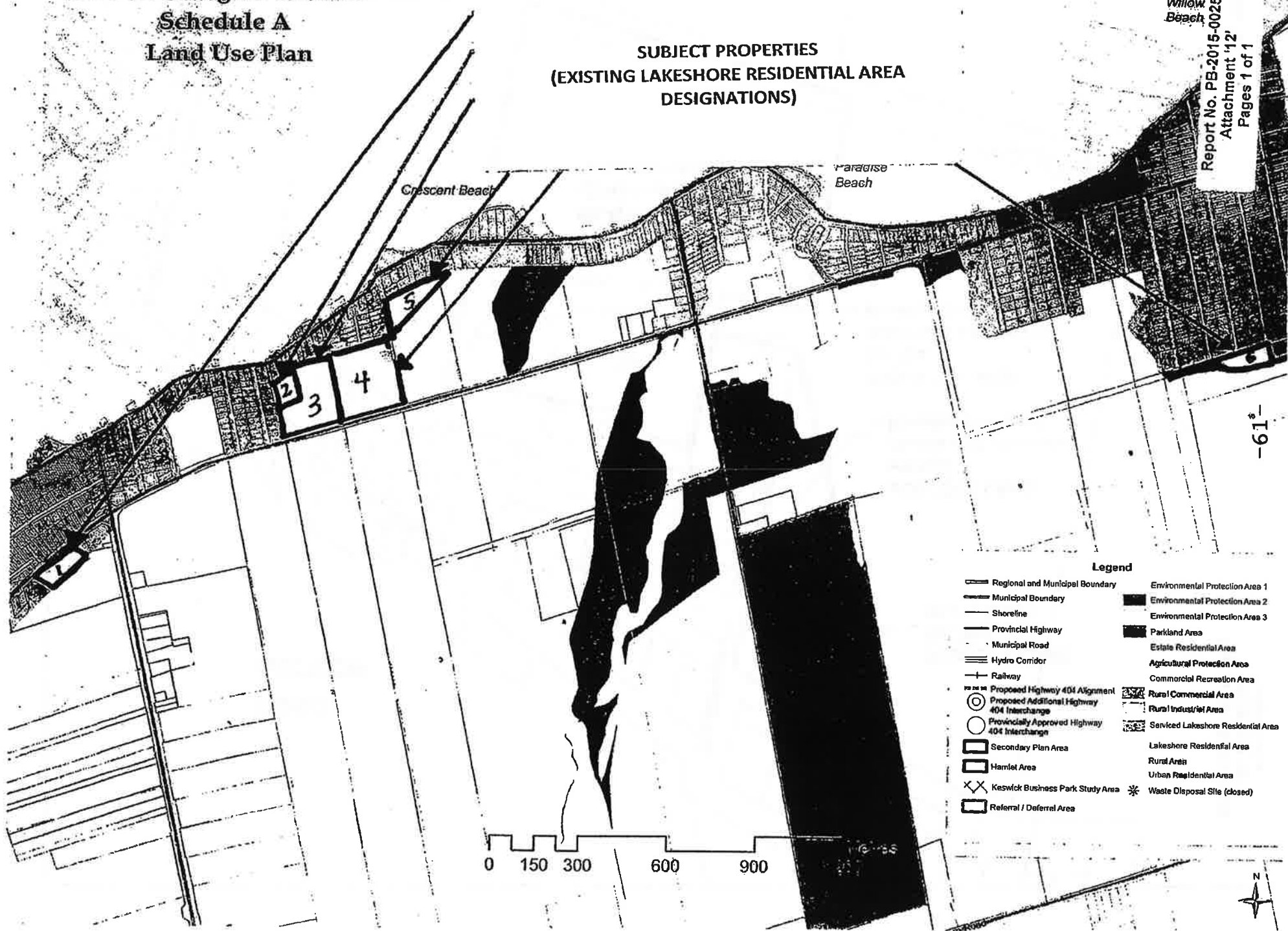
Sincerely,

Adrian Cammaert, CNU-A, MCIP, RPP
Senior Planner - Policy

**Town of Georgina Official Plan
Schedule A
Land Use Plan**

**SUBJECT PROPERTIES
(EXISTING LAKESHORE RESIDENTIAL AREA
DESIGNATIONS)**

*Willow
Beach*
Report No. PB-2015-0025
Attachment '12'
Pages 1 of 1

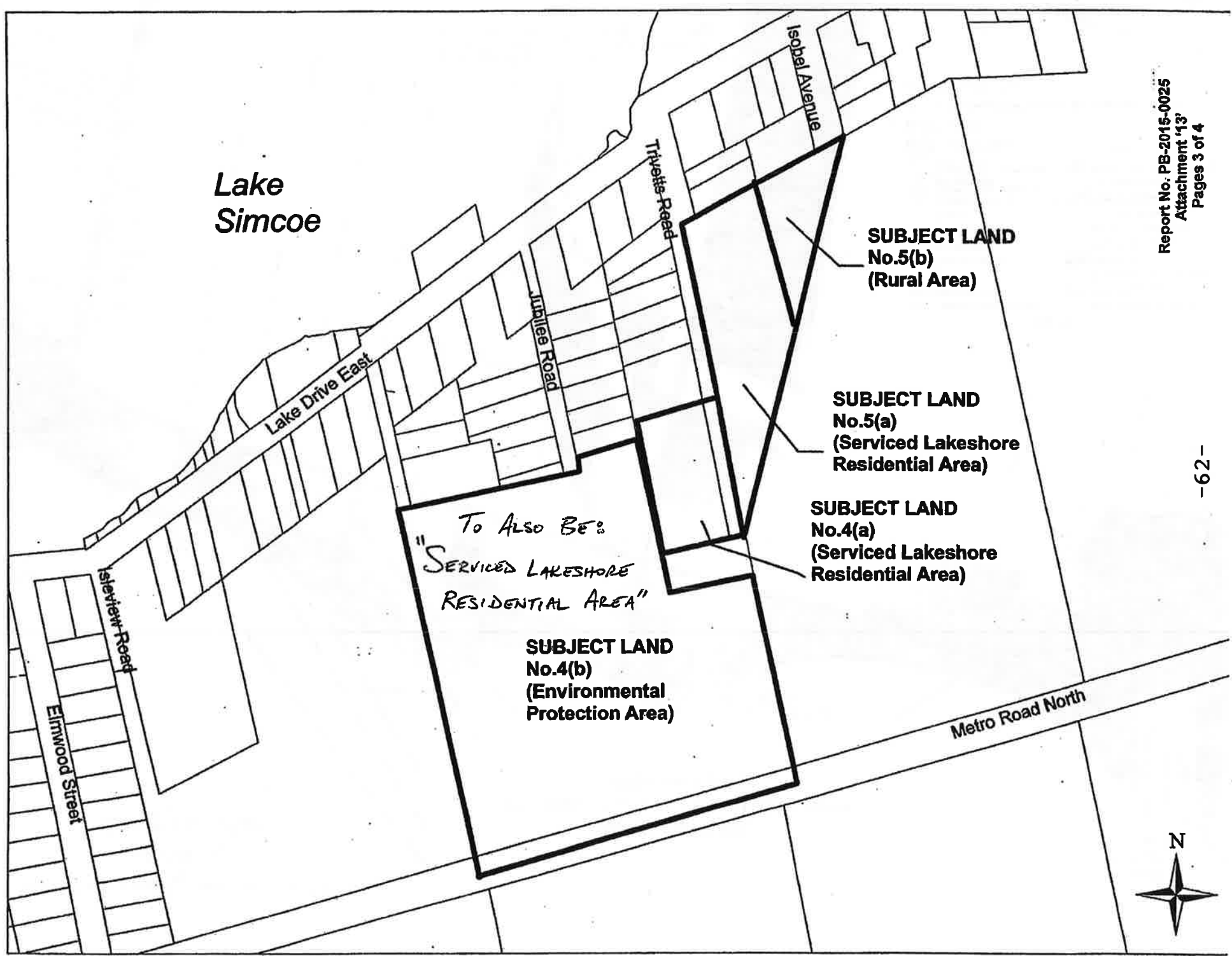


Legend

- | | | | |
|--|---|--|-------------------------------------|
| | Regional and Municipal Boundary | | Environmental Protection Area 1 |
| | Municipal Boundary | | Environmental Protection Area 2 |
| | Shoreline | | Environmental Protection Area 3 |
| | Provincial Highway | | Parkland Area |
| | Municipal Road | | Estate Residential Area |
| | Hydro Corridor | | Agricultural Protection Area |
| | Railway | | Commercial Recreation Area |
| | Proposed Highway 404 Alignment | | Rural Commercial Area |
| | Proposed Additional Highway 404 Interchange | | Rural Industrial Area |
| | Provincially Approved Highway 404 Interchange | | Serviced Lakeshore Residential Area |
| | Secondary Plan Area | | Lakeshore Residential Area |
| | Hamlet Area | | Rural Area |
| | Keswick Business Park Study Area | | Urban Residential Area |
| | Referral / Deferral Area | | Waste Disposal Site (closed) |

-61-

Lake
Simcoe



SUBJECT LAND
No.5(b)
(Rural Area)

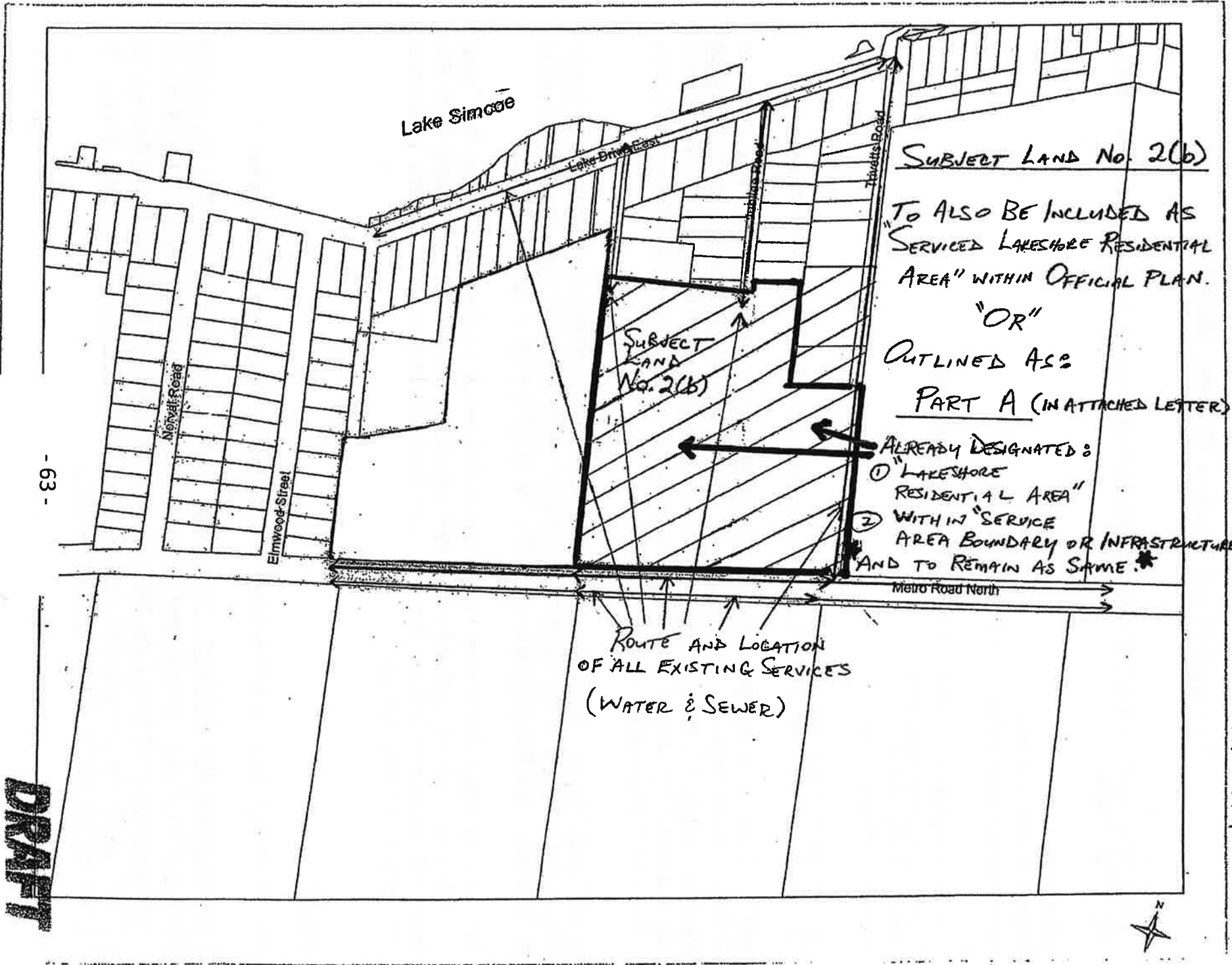
SUBJECT LAND
No.5(a)
(Serviced Lakeshore
Residential Area)

SUBJECT LAND
No.4(a)
(Serviced Lakeshore
Residential Area)

*To Also Be:
"SERVICED LAKESHORE
RESIDENTIAL AREA"*

SUBJECT LAND
No.4(b)
(Environmental
Protection Area)





SUBJECT LAND No. 2(b)

TO ALSO BE INCLUDED AS
"SERVICED LAKESHORE RESIDENTIAL
AREA" WITHIN OFFICIAL PLAN.

"OR"

OUTLINED AS

PART A (IN ATTACHED LETTER)

ALREADY DESIGNATED:

- ① "LAKESHORE RESIDENTIAL AREA"
 - ② WITHIN "SERVICE AREA BOUNDARY OR INFRASTRUCTURE"
- AND TO REMAIN AS SAME *

ROUTE AND LOCATION
OF ALL EXISTING SERVICES
(WATER & SEWER)

- 63 -

DRAFT

SKETCH NO. 1

315197 ONTARIO LIMITED
3 Dieppe Road, Toronto, Ontario, M4J 2K8

January 12, 2011

VIA FACSIMILE to (905) 476-8100 and (905) 476-4394, 8 Pages in Total (5 pages plus 1 sketch plus 2 attachments)

Attention:

Mayor, Robert Grossi
And Council of the Town of Georgina

And Laura Diotte, Senior Planner Town of Georgina

Town of Georgina Civic Centre
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1

RE: Town of Georgina File No.: 02.170

RE: Notice of Town Initiated Official Plan Amendment and Public Meeting (Attached)

NOTE: This is a written submission and strong objection to the Town of Georgina with regard to the proposal described under Subject Land #2(b) for Subject Land #2 (municipally known as 824 Trivetts Road). This written submission and strong objection must be taken into consideration before any official plan amendments are adopted.

In addition, this is a written submission and strong objection that must be taken into consideration at the public meeting to be held on Monday January 24, 2011 at 7:30 pm in Council Chambers at the Town of Georgina Civic Centre.

Further, we request a formal response to this written submission from the Town of Georgina Council with a further opportunity to respond to any reply from the Town of Georgina before there is any final decision made on the proposed official plan amendments.

PART A

The following must be corrected immediately by the Town of Georgina:

The proposal for Subject Land #2(b) is to be deleted from the Proposed Official Plan Amendment and the land described within Subject Land #2(b) should also be included as part of the proposal for Subject Land #2(a) and should also be re-designated from "Lakeshore Residential Area" to "Serviced Lakeshore Residential Area".)

(continued)

(continued)

***We are in favour of the proposed amendment for Subject Land #2(a) but are strongly opposed to the proposed amendment described under Subject Land #2(b). The land described within Subject Land #2(b) should also be included as part of the proposal for Subject Land #2(a) and should also be re-designated from "Lakeshore Residential Area" to "Serviced Lakeshore Residential Area".)**

Further, if this is not possible then this proposal for Subject Land #2(b) should be removed from this Official Plan Amendment and this land described under Subject Land #2(b) should remain designated as "Lakeshore Residential Area".

We are the landowner described under Subject Land #2 municipally known as 824 Trivetts Road and are directly affected by the proposal for Subject Land #2(a) and the proposal for Subject Land #2(b). **We are in favour of the proposal described under Subject Land #2(a) to re-designate this land from "Lakeshore Residential Area" to "Serviced Lakeshore Residential Area", but we are strongly opposed to the proposed amendment described under Subject Land #2(b). The land described within Subject Land #2(b) should also be included as part of the proposal for Subject Land #2(a) and should also be re-designated from "Lakeshore Residential Area" to "Serviced Lakeshore Residential Area", and further, if this is not possible then this proposal for Subject Land #2(b) should be removed from this Official Plan Amendment and this land described under Subject Land #2(b) should remain designated as "Lakeshore Residential Area".**

1) To begin with significant cost, time and effort was undertaken by the landowner through the planning process to ensure that this entire land parcel both Subject Land #2(a) and Subject Land #2(b) was originally designated as "Lakeshore Residential Area" and that services be extended directly to all parts of this land and to encircle this entire land area and for the services to follow along all the roads that lead to and surround this entire land area to ensure that this entire land area was within the Servicing Area and as a result to always remain designated "Lakeshore Residential Area". See Sketch #1 attached.

2) Further, significant cost, time and effort was undertaken by the landowner through the planning process to ensure that this entire land parcel both Subject Land #2(a) and Subject Land #2(b) would receive severances once the Town of Georgina was prepared to allocate additional service allocation beyond the original lots of record (when service allocation was first granted). The Planning Department and Engineering Department as well as Mayor Robert Grossi are all well aware of this as there has been correspondence and meetings with all of them that have taken place for many years to ensure that this land is designated "Lakeshore Residential Area" as is the current situation and to be within the Servicing Area.

3) Accordingly, this entire land parcel both Subject Land #2(a) and Subject Land #2(b) is currently designated "Lakeshore Residential Area" and within the infrastructure of the "Servicing Area" and these designations cannot be removed as the landowner has achieved these designations and entitlements and is now entitled to these designations As a Right.

(continued)

(continued)

The landowner has gone through significant cost, effort, and time, and has followed all the proper procedures to achieve these designations that have been granted and now is entitled to them As a Right of being the landowner, to now take these designations (property rights) away is tantamount to theft, and extremely high handed on the part of the Town of Georgina.

4) Further, significant cost, time and effort have been incurred by both the landowner and the Town of Georgina itself to install and encircle this entire land area with water and sewer services. This was done to ensure that this area was within the "Servicing Area" as it is currently designated as "Lakeshore Residential Area", further this was undertaken by the Town of Georgina as this is exactly the area and land that is suitable for severances and future expansion. It was clear that this was the position of the Town of Georgina. Why would the Town of Georgina now not provide Servicing to the land area where the Town of Georgina went through significant cost and expense to bring both water and sewer services to and encircle the entire area? This does not make any financial or economic sense for the Town of Georgina to go through this significant cost and expense, and such a significant exhaustive process just to remove the designations later, it is clear that this is simply an error or oversight on the part of the Town of Georgina that can easily be corrected and must be corrected immediately. **See Sketch #1 attached.**

5) Also, it is clear from the roads and services (water and sewer and water hydrants, etc.) surrounding this land that this entire land area is the ideal location for severances and further future expansion that will follow the lot fabric that already exists leading up to and surrounding this entire land area. This was discussed through correspondence and meetings with the Planning Department and Engineering Department and as well with Mayor Robert Grossi and it was made clear by the Town of Georgina that as the services now already existed to this entire land area severances would be granted to this land area once the freeze on severances was removed by the Town of Georgina. **See Sketch #1 attached.**

The Town of Georgina is aware that as the landowner of Subject Land #2 we wish to create additional lots on both Subject Land #2(a) and Subject Land #2(b) by way of severances and not by plan of subdivision, and we have been waiting for the Town of Georgina to remove the Interim Control By-law so we may proceed with severance applications to both Subject Land #2(a) and Subject Land #2(b). It does not make any sense for the Town of Georgina to bring forward an Official Plan Amendment to allow severances but then to remove the designations that have already been granted to the land that is best suited for severances, so as to no longer allow severances on the best suited land.

In addition, as evidence that this is the best suited land for severances there is no need for the extension of any municipal roads, as there are three roads extending directly onto all sections of Subject Land # 2, the roads are Trivetts Road, Jubilee Road and another currently un-named Road, the severances can take place directly at the end of any of these roads or at the end of all three of these roads. This does not even take into consideration the fact that the entire land area of Subject Land # 2 also fronts onto and all along Metro Road where these severances can also take place as many other lots currently designated as "Serviced Lakeshore Residential Area" also front onto or along Metro Road.

Also, services were extended directly to all parts of this land, and services front along this entire land area, and services or service infrastructure encircle this entire land area, accordingly this is the best land area suited for severances. It now does not make any financial or economic sense for the Town of Georgina and the Property Owner to go through this significant cost and expense, and such
(continued)

(continued)

a significant exhaustive process just to remove the designations later when it is clear that this is the most ideally located property for severances and additional service allocation.

It is clear from the roads and services (water and sewer and water hydrants, etc.) leading to, fronting along and surrounding this entire land area (Subject Land # 2) that it would be the ideal location for severances that will follow the lot fabric that already exists around this land area. Accordingly the land described under the proposal for Subject Land #2(b) should not and must not be removed from the "Lakeshore Residential Area" or the "Servicing Area" and must also be included and considered as "Serviced Lakeshore Residential Area" as is being proposed for Subject Land #2(a). (See Sketch # 1 attached).

6) Further, by removing properties from the "Lakeshore Residential Area" you are effectively making them **worthless**. The taking away of the "Lakeshore Residential Area" zoning will significantly devalue these properties causing significant financial hardship to the property owners both now and in the future. The Town of Georgina does not have the right to cause such property devaluation and financial hardship to the property owners and such actions are clear grounds for appeal and success and damages against the Town of Georgina at the Ontario Municipal Board. As a result the Town of Georgian cannot remove the "Lakeshore Residential Area" zoning from properties that already have this zoning as such conduct by the Town of Georgina will cause significant property devaluation, making some properties literally worthless and will cause significant financial hardship to these property owners both now and in the future and accordingly such conduct will be considered tantamount to bad faith and high handed conduct by the Town of Georgina.

7) In addition, removing properties from the "Lakeshore Residential Area" is being shortsighted by the Town of Georgina as these properties are strategically located within the lot fabric of the Service Area Boundary or within the infrastructure of existing services and as a result are the best areas to create additional lots both now, and if not now, they will be the next most ideal locations to create additional lots in the future and collect additional property tax dollars, municipal fees, and utility charges in the future after the currents lots are created or exhausted.

8) Lastly for the reasons described above and in this letter and for other reasons unless a specific landowner gives you the right to take away a designation no properties within the "Service Area Boundary or Infrastructure" or within the "Lakeshore Residential Area" should have any designations removed and all should be designated as "SERVICED LAKESHORE RESIDENTIAL AREA". No properties should have any designation already granted removed unless a specific landowner gives you the right to take it away, and all properties either within the "Service Area Boundary or Infrastructure" or within the "Lakeshore Residential Area" should be grandfathered into the "SERVICED LAKESHORE RESIDENTIAL AREA". The only issue that council should be considering is what additional parcels of land will be included in the "SERVICED LAKESHORE RESIDENTIAL AREA", there should **Not** be the taking away of any designations that already exist on land areas unless a specific landowner gives you the right to take away designations already granted.

9) Accordingly, for all of the reasons described above and in this letter in addition to other reasons:

a) The land described within Subject Land #2(b) should also be included as part of the proposal for Subject Land #2(a) and should also be re-designated from "Lakeshore Residential Area" to "Serviced Lakeshore Residential Area" by the Town of Georgina Council.

(continued)

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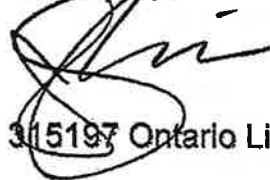
b) If this is not possible then the proposal for Subject Land #2(b) should be removed from this Official Plan Amendment by the Town of Georgina Council and this land described under Subject Land #2(b) should remain designated as "Lakeshore Residential Area".

PART B

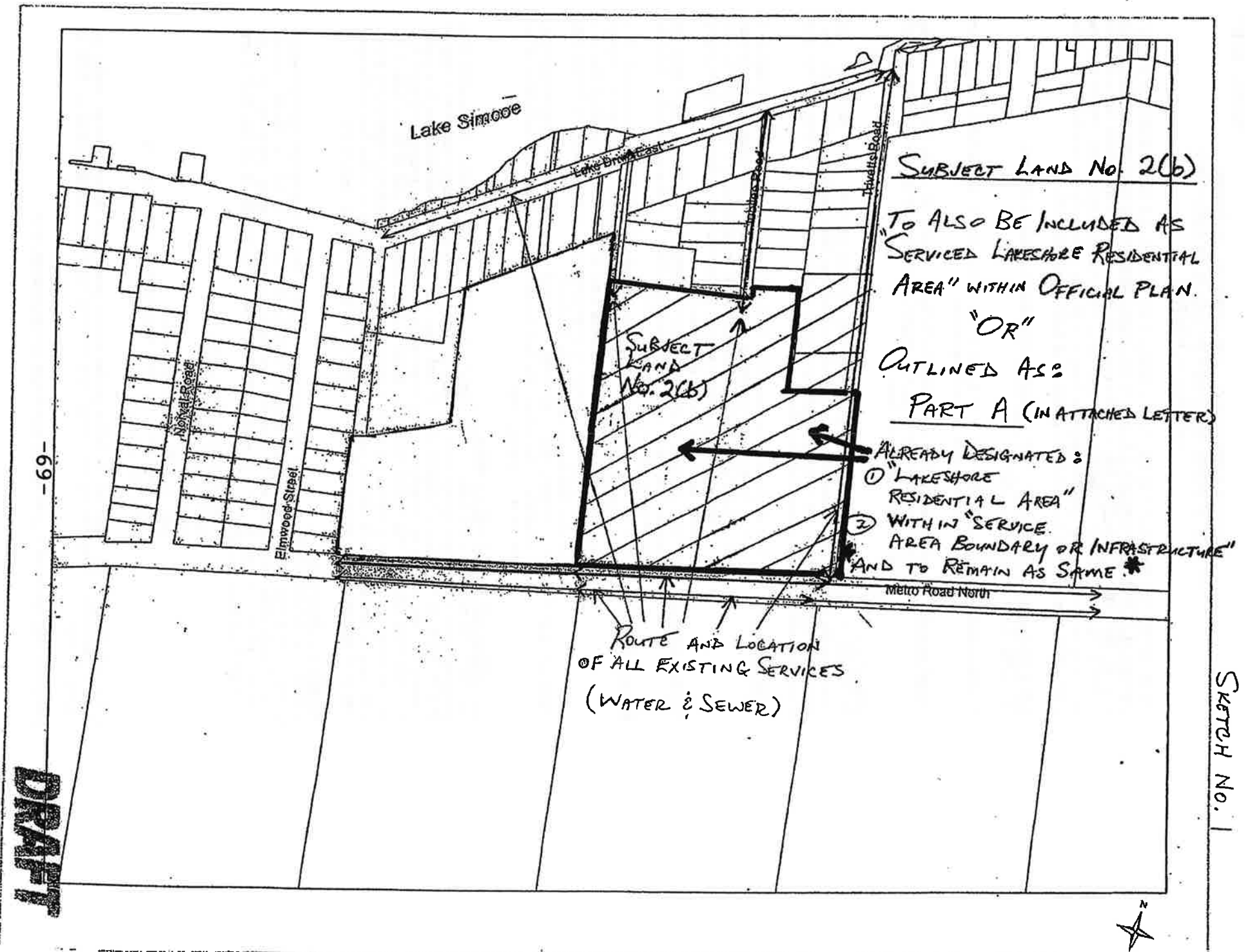
We are in favour of the proposal for Subject Land #2(a) to re-designate this land from "Lakeshore Residential Area" to "Serviced Lakeshore Residential Area", and the proposed amendment for Subject Land #2(a) should be passed by the Town of Georgina Council.

Accordingly, we are sure that the error described under **PART A** above can be corrected by the Town of Georgina without the need to escalate this matter. We look forward to your co-operation and assistance with correcting this matter.

Yours truly,

A handwritten signature in black ink, appearing to be 'S. J. ...', written over a circular stamp.

315197 Ontario Limited



-69-

DRAFT

SUBJECT LAND No. 2(b)

TO ALSO BE INCLUDED AS "SERVICED LAKESHORE RESIDENTIAL AREA" WITHIN OFFICIAL PLAN.

"OR"

OUTLINED AS:

PART A (IN ATTACHED LETTER)

ALREADY DESIGNATED:

- ① "LAKESHORE RESIDENTIAL AREA"
 - ② WITHIN "SERVICE AREA BOUNDARY OR INFRASTRUCTURE"
- AND TO REMAIN AS SAME *

ROUTE AND LOCATION OF ALL EXISTING SERVICES (WATER & SEWER)

SKETCH NO. 1



**THE CORPORATION OF THE TOWN OF GEORGINA
NOTICE OF TOWN INITIATED OFFICIAL PLAN AMENDMENT
AND PUBLIC MEETING**

TAKE NOTICE that the Council of the Town of Georgina will be holding a public meeting on Monday, January 24, 2011 at approximately 7:30 p.m. in the Council Chambers of the Georgina Civic Centre at 26557 Civic Centre Road, Keswick, to consider proposed amendments to the Official Plan and Zoning By-law Number 500, pursuant to Sections 17 and 21 of the Planning Act, R.S.O., 1990. *Please note that there may be more than one public meeting scheduled for 7:30 p.m. on this date and that this matter will be dealt with in the order that it appears on the agenda or as Council may determine.*

LOCATION AND DESCRIPTION OF THE SUBJECT LAND (See Key Map on Reverse):

The subject lands are legally described as:

- Subject Land #1:** Concession 9, Part Lots 3, 4, and 5. The subject land is located south of Lake Drive East, and on the east side of Trivetts Road.
- Subject Land #2:** Concession 9, Part Lot 3, RS652173 Part 1, RS652192, Parts 1 to 5, municipally known as 824 Trivetts Road. The property is located south of Lake Drive East, and on the west side of Trivetts Road.

PROPOSAL:

On August 6, 2009 York Region approved Official Plan Amendment #103 which reconciled most inconsistencies between the boundaries of the Lakeshore Residential Area designation and Serving Area so that they were consistent. The following subject lands were not included in OPA #103 and the Town now proposes to address these subject lands as follows:

- Subject Land #1(a):** The Town proposes to amend the Town of Georgina Official Plan to re-designate a portion of the subject land fronting along Trivetts Road from 'Lakeshore Residential Area' to 'Serviced Lakeshore Residential Area' on Schedule 'A' – Land Use Plan and include same within the Service Area on Schedule 'J' Willow Beach and Surrounding Lakeshore Residential Service Area Boundary.
- Subject Land #1(b):** The Town proposes to amend the Town of Georgian Official Plan to re-designate the remainder (back portion) of the subject land from 'Lakeshore Residential Area' to 'Rural Area' on Schedule 'A' – Land Use Plan.
- Subject Land #2(a):** The Town proposes to amend the Town of Georgina Official Plan to re-designate a portion of the subject land fronting along Trivetts Road from 'Lakeshore Residential Area' to 'Serviced Lakeshore Residential Area' on Schedule 'A' – Lake Use Plan and include same within the Service Area on Schedule 'J' Willow Beach and Surrounding Lakeshore Residential Service Area Boundary.
- Subject Land #2(b):** The Town also proposes to amend the Town of Georgina Official Plan to re-designate the remainder of the subject land from 'Lakeshore Residential Area' to 'Rural Area' on Schedule 'A' – Land Use Plan.

OPPORTUNITIES TO PROVIDE COMMENT:

ANY PERSON may attend the public meeting and/or make written submissions either in support of or in opposition to the matter to be considered at the meeting. **If a person or public body that files an appeal of a decision of the Regional Municipality of York does not make oral submissions at a public meeting or make written submissions to the Town of Georgina before the proposed Official Plan Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.** If you wish to appeal the decision of the Council of the Town of Georgina to the Ontario Municipal Board, a copy of the appeal form is available from the OMB website at www.omb.gov.on.ca, from the Town of Georgina website at www.georgina.ca or from the Town of Georgina Planning and Building Department.

ADDITIONAL INFORMATION:

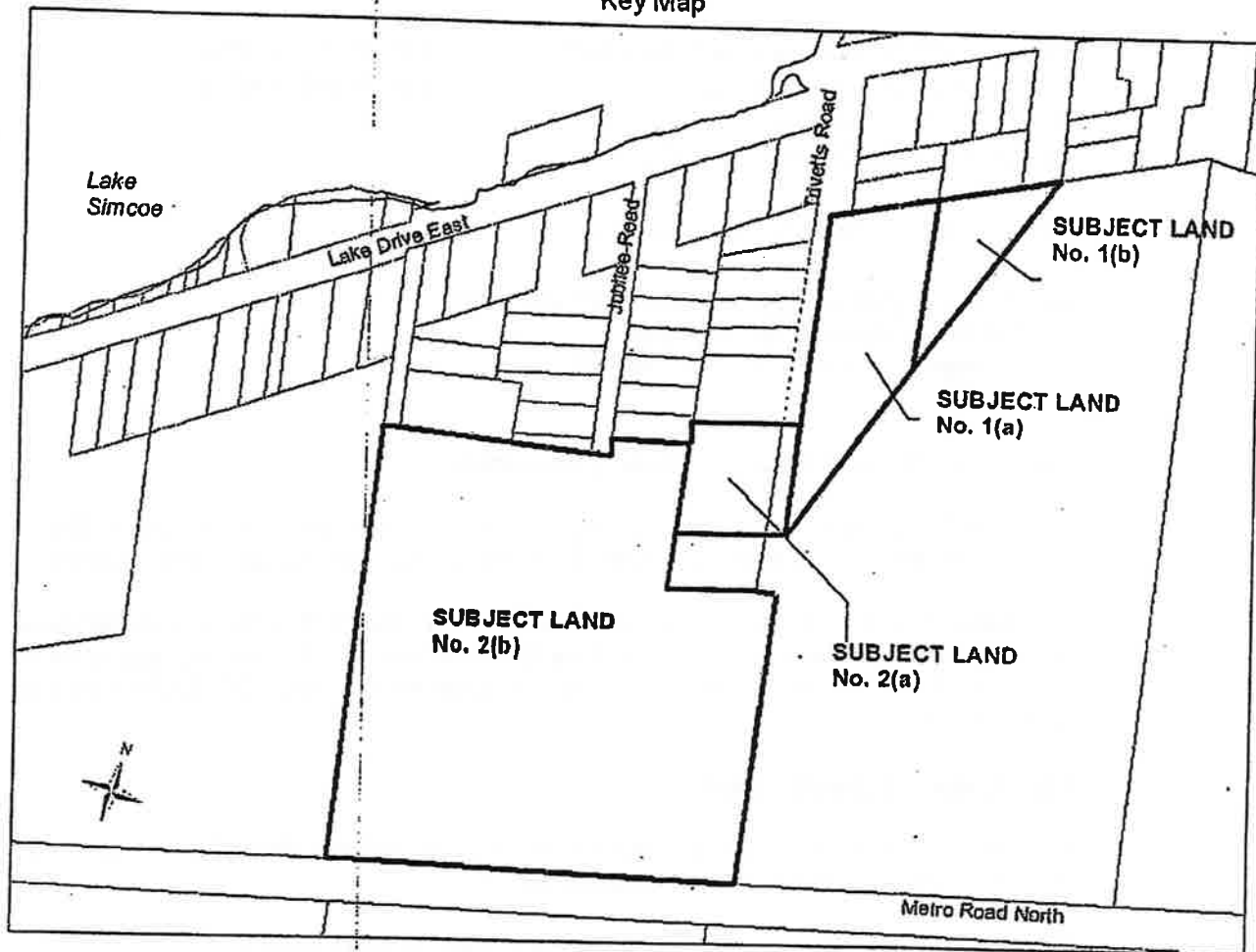
ADDITIONAL INFORMATION relating to the proposal and a copy of the draft amendment may be available for inspection at the Planning and Building Department from 8:30 a.m. to 4:30 p.m. on regular business days. A copy of the staff report will be available from the Planning and Building Department as of the afternoon of Friday, January 21, 2011. **If you wish to be notified of the passing of a zoning by-law, you must make a written request to:**

Town of Georgina Civic Centre
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1
Attn: Town Clerk, Roland Chenier
Telephone: (905) 476-4301, (905) 722-6516, (705) 437-2210
Facsimile: (905) 476-8100

If you have any questions regarding this matter, please contact Laura Diotte, Senior Planner - Policy, by phone at (905) 476-4301 ext. 253, by fax at (905) 476-4394, or by e-mail at lbdiotte@georgina.ca. Refer to File No.: 02.170.

DATED AT THE TOWN OF GEORGINA THIS 24th DAY OF DECEMBER, 2010.

Key Map





July 9, 2015

Mayor, Council and Planning Department
Town of Georgina Civic Centre
26557 Civic Centre Road
RR# 2, Keswick, Ontario, L4P 3G1

Tel: 905-476-4301
Fax: 905-476-4394

Attn: Adrian Cammaert, Senior Planner - Policy

Re: Release of Draft Official Plan April 20, 2015
315197 Ontario LTD. (Owner)
3 Dieppe Road, Toronto, Ontario, M4J 2K9
Mr. Tony Ferreira

Dear Adrian, Mayor, Council and Planning Department,

We are ACI Architects Inc. of Toronto, Ontario. We have been engaged by our Client (The Property Owner) to assist them through the Draft Official Plan process that is well underway.

This Summary letter is a follow-up and clarification to our Client's (The Property Owner) faxed response package as transmitted to you and the Mayor on June 15, 2015 and responding to your Release of Draft Official Plan for Review and Comments dated April 20, 2015, which are due prior to July 31, 2015.

Background of Property (Land)

1. This Summary Letter pertains to lands known on your Draft Official Plan as Subject land 4 on your attachment '12', 4a and 4b on your attachment '13'.
2. **All** the Land is Municipally known as 824 Trivetts Road, Town of Georgina.
3. The Land is legally known on Mpac Assessment Notices, Sewer and Water Billings and Property Tax Bills as 824 Trivetts Road, Con 9, Lot 3 RP 65R2192 Parts 1 to 5 as a **contiguous single entity** of +/- 14 Acres north of and accessed from the entire length of Metro Road North and south of Lake Drive East and accessed from Municipal assumed Trivetts Road, Jubilee Road and unnamed road to the west of Jubilee Road.
4. The entire property as designated in the past and as is presently designated is **Lakeshore Residential Area, which the Owner confirms deals with the entire property, not just portions of.**

5. The Land is not a protection zones, was never previously designated Environmental Protection Areas, it was never intimated through years of past discussions that it could possibly become same and the lands do not have any real Environmental Protection features.

The Owner can prove that this land has no Environmental Designation through past and current correspondence received from the Ministry of Natural Resources and Forestry where this land was not identified as having any Environmental features.

In fact the Owner owns another +/- 80 Acres of land south of Metro Road North and in line with this land, which is also affected negatively by your proposed re-designations, that a small portion of which was identified by the Ministry of Natural Resources and Forestry, but is not part of this discussion.

Issues of Concern with Draft Official Plan as Proposed

6. Past Draft Official Plans and discussions had with past Planning Staff and Mayor assured the Owner that the land would be designated Serviced Lakeshore Residential which is not the case presented now.
7. Past discussions also assured the Owner that services would be available to the entire perimeter of this property from all roads leading to the site from Lake Drive East, ie: Trivetts Road, Jubilee Road and the unnamed road west of Jubilee Road and from the entire length fronting onto Metro Road North. The Infrastructure is in place but the new designation limits development by virtue of the proposed Environmental Protection designation.

The Owner has been paying into water and sewer capital and non-physical Fees for over 10 years on **the entire property** with the assumption that their payments were directed to Services that in the future would be available to the entire lands based on the previous Lakeshore Residential Designation and once the designation was to be changed to Serviced Lakeshore Residential.

8. The Owner has invested considerable time, effort and costs to follow, monitor, attend hearings and to Consult with Planning Consultants and meet with the Planning Staff, the Mayor and other Property Owners over many years to both assure that the right designation of Serviced Lakeshore Residential is realized as promised and that severances of the same lands would be granted once the Municipality was in a position to grant additional services allocations. This is well known to the Planning Department, the past Mayor Mr. Robert Grossi over many meetings and correspondence over the years.
9. The Property Owner, the Town of Georgina, the Province and Utility Companies have spent considerable costs and effort to supply all manner of services encircling this Property and specifically along the entire length of the Metro Road North frontage with the mind set as assured by the Town in the past that the property could be further developed, be severed and in filled. All past infrastructure and services brought in and around the property have now been wasted in part and the past Lakeshore Residential designation is lost if the Environmental Protection Area designation takes effect.

The huge cost for the above infrastructure put into place and ready for use would be totally wasted if the new designation of Serviced lakeshore Residential is not realized.

10. The Owner finds the proposed re-designations and splitting of the entire property into different designations as proposed on this draft Amendment to be high handed, unfair, unacceptable and damages the Owner by preventing or limiting any future development of the property and this splitting and splitting of designations is contrary to the original legal description of the lands as one entity and as previously designated Lakeshore Residential.

The offer and delineation of a small portion of the land to Serviced Lakeshore Residential and the max. of 3 Severances does little to placate the Owner when the Town has negatively impacted such a huge portion of his land with the Environmental Protection label.

11. The Town of Georgina was well aware that this Property Owner wished to develop the Property by way of Severances and not Plan of Subdivisions and that the Owner was waiting for the Town to remove Interim Control By-Laws, but this has now been ignored, reversed through the re-designation to Environmental Protection thus causing a loss of opportunity. By removing the majority of the Property from Serviced Lakeshore Residential to Environmental Protection you are effectively punishing the Owner by making the Property worthless compared to the previous designations.

The Designation in place when the land was purchased and through many years to the present was always Lakeshore Residential and the only sensible re-designation is to Serviced Lakeshore Residential.

Owner's Response

12. The Owner is in favour of re-designation from Lakeshore Residential Area to Serviced Lakeshore Residential Area for the entire Land,. Not just a small portion as the Draft Plan proposes.
13. The Owner is Strongly opposed to the re-designation from Lakeshore Residential Area to Environmental Protection Area or any combination thereof as per your Draft Plan for any and all portions of the Land.
14. The Owner is strongly opposed to your cover letter dated April 20, 2015 second paragraph which states that " planning after review are proposing a more appropriate designation to Environmental Protection". In fact this review amounts to a total reversal of the previous existing designation and the intent of the Infrastructure Improvements put in place. The re-designation proposed is definitely not more appropriate at all.
15. The Owner contends that any new severances and development on this property should follow in the natural pattern of roads and patchwork already existing along the new assumed roads south from Lake Drive East and along the full length of the frontage along Metro Road north.

To also maintain and allow for the extension of the assumed roads from Lakeshore Drive East through this land and to Metro Road north in any future development or severance the Owner may propose.

16. The Owner also maintains that **No Property should ever be re-designated to a lower designation** then what was previously existing.

17. The Owner further contends that the loss of development potential of the land if the municipality lowers the designation to Environmental Protection will trigger a reaction that the owner or possibly other property owner's affected will take legal actions and seek compensation for the loss of potential assumed since these lands were purchased years ago, plus compensation for the fees paid over the years to fund the services infrastructure put in place plus damages that may come out of this forced action.

Conclusion

18. The only re-designation acceptable for the entire subject Land is Serviced Lakeshore Residential with full access to the service infrastructure that the Owner has been paying for many years and full potential to sever the Property into individual lots and not just a small portion as per the last Draft Plan proposal.
19. The Owner requests that the Town of Georgina review the Legal description of the land as one contiguous entity, the past and existing designation of the land as Lakeshore Residential, past fees paid towards the infrastructure improvements, re-designate the land a Serviced Lakeshore Residential only and allow for future developments with full access from all sides of the land to the established road and access points.
20. The Owner also contends that once the Municipality charged and accepted fees towards the payment of infrastructure against the legal description of the land, then they have acknowledged that the entire lands are to be considered Serviced Lakeshore Residential and that dividing it into smaller parcels to benefit a perceived more appropriate designation of Environmental Protection is not right.
21. The proposed re-designation to Environmental Protection Area effectively devalues the Lands, makes any future severances and development of the land to the best and most effective uses of the existing residential patchwork evident all around this Land impossible, causes irreparable damage to the Owner's long term investment into this property and into this Community and soils the image of past and present Town staff and Planners who made promises only to back-peddle and put land Owners into a combative stance. We are certain that other property Owners would feel the same if they faced what you are trying to propose for this land.
22. Please accept this letter as the Owner's Presentation Request Form, the owner expects a written response and the right to appear and officially present their case to the Planning Department and Counsel should this be required, before any further release of any Amended Draft Official Plans, any adoption or any re-designations of the land.

Yours Sincerely,
on behalf of the Property Owner

ACI Architects Inc.



William Joannou

Adrian Cammaert

From: Marion Witz <marion@elizabethgrant.com>
Sent: May-04-15 2:14 PM
To: Adrian Cammaert
Subject: 1 Isleview Road - Subject Land 2 REPORT # PB2015-0025 aATTACHMENT '13' PAGES 2OF 4

Hi Adrian

Thanks for your help with the report last week.

RE- my property – 1 Isleview Road - (Subject Land 2) it should be classified as Urban as we don't have a Septic Tank – we are on the municipal sewage system

Will you send me an email back confirming this?

Many thanks

MARION WITZ

President, *Elizabeth Grant International Inc.*

375 Kennedy Road, Toronto, Ontario Canada M1K 2A1
[T] 1.416.510.0299 x.222 | 1.877.751.1999 |
[F] 1.416.510.0949 | [LinkedIn] marion-witz
marion@elizabethgrant.com | <http://www.elizabethgrant.com>

GET INTO YOUR SKIN



ALDERVILLE FIRST NATION
P.O. Box 46
11696 Second Line
Roseneath, Ontario K0K 2X0

Chief: James R. Marsden
Councillor: Dave Mowat
Councillor: Julie Bothwell
Councillor: Angela Smoke
Councillor: Jody Holmes

May 8, 2015

Georgina
26557 Civic Centre Rd.
Keswick, ON
L4P 3G1

Attn: Adrian Cammaert

Re: Release of Draft Official Plan for Review and Comment

Dear Adrian,

Thank you for the information to Alderville First Nation regarding the Official Plan for the Town of Georgina which is being proposed within our Traditional and Treaty Territory. We appreciate the fact that the Town of Georgina recognizes the importance of First Nations Consultation and that your office is conforming to the requirements within the Duty to Consult process.

Please keep us apprised of any further developments should any occur. I can be contacted at the mailing address above or electronically via email, at the email address below.

In good faith and respect,

Dave Simpson
Lands and Resources

dsimpson@aldervillefirstnation.ca

Communications Officer
Alderville First Nation

Tele: (905) 352-2662
Fax: (905) 352-3242



May 19, 2015

VIA Email

Adrian Cammaert, MCIP, RPP, CNU-A
Senior Planner - Policy
Town of Georgina
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Mr. Cammaert,

Re: April 2015 Draft Official Plan for Review and Comment

We are in receipt of your correspondence concerning the above matter.

Southlake Regional Health Centre understands the impact of provincial and regional planning requirements on local communities, in particular, the provincial Places to Grow strategy. In this context, continued residential development is not unexpected.

It is important for Council to recognize however, that provincial growth policies do not provide for the necessary capital investment to expand hospital infrastructure to meet the health care needs of new residents. At Southlake we are doing our best to find new and innovative ways to better serve our growing communities and we will continue to do so. Southlake will require Council's continuing support with respect to supporting local share fundraising and to supporting our efforts to secure necessary funding approvals from the provincial government to help meet the needs of our growing population.

If you require any additional information please do not hesitate to contact me.

Sincerely,
SOUTHLAKE REGIONAL HEALTH CENTRE

A handwritten signature in black ink, appearing to read "Peter M. Green".

Peter M. Green, P. Eng.
Director, Capital Development

Cc: H. Hutton Southlake



PLANNING PARTNERS INC.

File: P-2108

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
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klmplanning.com

July 24, 2015

Town of Georgina
26557 Civic Centre Road
RR #2, Keswick, Ontario
L4P 3G1

**Attention: Mr. Harold Lenters, MCIP, RPP
Director of Planning**

**Re: Maple Lake Estates Inc.
c/o DG Group
Official Plan Review Comments
Town of Georgina**

Dear Mr. Lenters:

KLM Planning Partners Inc. acts on behalf of Maple Lake Estates Inc. c/o DG Group related to their parcels of land, as outlined on the attached location maps as parcel 1, 2 & 3. Generally, these are located south side of Metro Road, west of Woodbine Avenue, north of Boyers Road and east of The Queensway.

Further to our submission of December 11, 2013, we wish to further emphasize that parcel 1, being a registered plan of subdivision and which is designated as Towns and Villages in the Greenbelt Plan and likewise in the Region of York Official Plan will continue to be recognized as part of this Official Plan review.

Lastly, we continue to request notification of any decision made by Town of Georgina Council and York Region Council related the approval of the proposed Town of Georgina Official Plan.

Yours very truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'Keith MacKinnon', is written over the printed name.


Keith MacKinnon, BA, MCIP, RPP
Partner


cc. Mr. Warren Melbourne – DG Group

MAPLE LAKE ESTATES

TOWN OF GEORGINA - LOCATION MAP



 **AREA 1** = 200 Ha. (494 Acs.) (Registered Plan Area 65M-2903)

 **AREAS 2 & 3** = 97 Ha. (240 Acs.)

JULY 24, 2015




KLM
PLANNING PARTNERS INC.
Planning * Design * Development
10 JARVIS DRIVE - SUITE 101 - SCARBOROUGH, ONT. M1R 1P5
TEL: 416-291-1111 FAX: 416-291-1112

Anthony Usher Planning Consultant
146 Laird Drive, Suite 105, Toronto, Ontario M4G 3V7

(416) 425-5964
auplan@bellnet.ca

July 30, 2015

Mr. Adrian Cammaert
Town of Georgina
Keswick, Ontario
L4P 3G1

Dear Mr. Cammaert:

Re: Official Plan Review - Maple Lake Estates

I have reviewed the April 2015 Draft Official Plan, and on behalf of my client, the North Gwillimbury Forest Alliance (NGFA), would like to express some concerns, all of which relate to the prospective designation of the Maple Lake Estates (MLE) property.

Aside from my client's and my major concerns about MLE, staff and consultants have done a thorough and comprehensive job of revising and updating the Official Plan. We are particularly pleased to see the removal of all designations and policies supporting estate residential development on the Maple Lake Estates Inc. property south of Deer Park Drive, and the proposed redesignation of this area as Environmental Protection Area and Agricultural Protection Area.

In this letter, I use "rural Georgina" to mean the area of the Town that is covered by the present stage of the Official Plan Review and is outside the secondary plan areas.

Schedules

Schedules B1 and B2 show the wetland, and Schedule B1 the woodland, that together cover over 90% of MLE. This mapping is consistent with Maps 4 and 5 of the York Region Official Plan, as well as the additional areas mapped as wetland by the Ministry of Natural Resources in 2013.

These schedules also show the northeast corner of MLE as within the Greenland System, consistent with the Regional Greenlands System mapping in the Regional Plan.

Except in that northeast corner, the wetland and woodland on the MLE property are not included in the Greenland System. These are the only major wetland and woodland areas in rural Georgina that are not included in the Greenland System.

Schedule A1 shows MLE as Towns and Villages, with the Greenland System overlay in the northeast corner.

Schedule A2, the map of base designations that is proposed to replace the present Schedule A, shows MLE as Urban Residential Area - that is, no change from Schedule A - plus the Greenland System overlay.

The wetland and woodland on the MLE property are the only major such areas in rural Georgina that are not included in the Environmental Protection Area designation on Schedule A2.

These inconsistencies only underline how incompatible MLE's 1980s-legacy Urban Residential Area designation is with the natural heritage features on the property. The attempt to reconcile these in the schedules sticks out like a sore thumb, especially given that it is completely inconsistent with the approach taken everywhere else in rural Georgina.

Policies

The proposed continuation of MLE's Urban Residential Area designation, and the inclusion of MLE in the Population Growth Forecast (table 1), are in my opinion:

- ▶ Inconsistent with the Plan's Vision (section 2.1), and Sustainability and Natural Environment Guiding Principles and Objectives (sections 2.2.1 through 2.2.4).
- ▶ Inconsistent with section 3.1, which says that "the remainder of the Town [including MLE] will continue to be rural in character and is not proposed to accommodate significant growth".

According to table 2, MLE will generate zero employment. This would seem to be inconsistent with the vision and guiding principles of the Greater Golden Horseshoe Growth Plan and similar statements in the Regional Plan, not to mention the Draft Plan's own Growth Management Objective 2.2.8.4.

The Draft Plan makes clear that all woodlands are key natural heritage features and all wetlands are both key natural heritage and key hydrologic features. As already noted, MLE is unique in that its woodlands and wetlands are not proposed to be included in the Environmental Protection Area, and most of them are not proposed to be included in the Greenlands System. Those key features instead fall within an urban designation. As a result, based on the preamble to section 5.1, the key features on the MLE property do not fall under the natural heritage protection requirements of either sections 5.1.1 (northeast corner excepted) or 5.2.

The failure to include MLE's woodlands and wetlands in the Environmental Protection Area is inconsistent with section 6.3.1, which appears to indicate that all key features are included in that designation, and certainly does not suggest that any are not. Because the MLE key features are not included in the Environmental Protection Area, they would appear not to be subject to any of the Environmental Protection Area requirements of section 6.3.

Therefore, it appears that the MLE woodlands and wetlands and their adjacent lands are not subject to any of the study requirements, development prohibitions, or no-negative-impact tests that normally apply to key natural heritage and key hydrologic features. This is in my opinion inconsistent with the Provincial Policy Statement (PPS), and further highlights the Plan's failure to square the un-squareable circle in trying to maintain MLE's urban designation.

The conformity obligation

I am well aware of staff's view that, as noted in Attachment 7 to the April 8, 2015 staff report on

the Official Plan, "the existing Urban Residential Area designation [of MLE] conforms with York Region Official Plan and Greenbelt Plan", and therefore that the existing designation should be maintained.

I can only repeat the material previously submitted in my August 22, 2014 letter to the Town and MHBC:

"NGFA's counsel, Leo Longo, and I have clearly outlined in past submissions, that the Town Official Plan and zoning bylaw are obliged to conform to the 2010 Regional Plan and that MLE is not in any way exempted from this obligation:

- "▶ In accordance with sections 26 and 27 of the *Planning Act*, the Town is obliged to bring its Official Plan and zoning bylaw into conformity with the applicable wetlands and significant woodlands policies of the Regional Plan, so as to prohibit development on most of the MLE property, despite the Regional Plan's designation of MLE as Towns and Villages (Longo-Usher response to Town information update, August 10, 2012, pp. 2-4; Usher report, December 19, 2012, pp. 1-3; Usher to Gibbons, February 1, 2013, p. 2; Longo to Council, February 19, 2013, p. 2; Longo to Council, March 25, 2013, pp. 2-5; Usher to Dymont and Furniss, November 8, 2013, pp. 1-2). In doing so, the Town must, of course, also be consistent with the PPS and conform with applicable provincial plans as per section 3(5) of the *Act*.
- "▶ There is nothing in the Transition policies (8.4.14 to 8.4.22) of the Regional Plan that indicates that the MLE property is in any way exempt from this conformity obligation (Longo-Usher response, August 10, 2012, pp. 2-4; Longo to Council, February 19, 2013, p. 5; Longo to Council, March 25, 2013, p. 6; Usher to Dymont and Furniss, November 8, 2013, p. 2).
- "▶ Section 5.2.1 of the Greenbelt Plan provides a transition policy for official plan and zoning bylaw approvals that predate the Plan, but does not require any municipality to continue to recognize those approvals (Longo-Usher response, August 10, 2012, p. 3). I would add that a careful reading of the Plan suggests that this section does not even apply to MLE because it is designated Towns and Villages.
- "▶ Policies 8.4.24 and 8.4.25 of the Regional Plan carry forward the intent of Section 5.2.1 of the Greenbelt Plan (and it appears these policies do apply to MLE and other Towns and Villages). However, these policies are otherwise similar to Section 5.2.1. They do not require any municipality to continue to recognize pre-Greenbelt Plan official plan and zoning approvals. The only obligatory exemption is for subsequent implementing applications (for example, a site plan application). These policies do not appear to interfere with the conformity obligation in any way (Longo to Council, March 25, 2013, p. 6). I recognize that Regional staff interpret these sections and their implication for MLE differently (Shuttleworth and Konefat to Lenters, February 14, 2013), but for the above reasons, I do not agree with their interpretation."

Designations are not forever

I would also like to reiterate the most relevant portions of material provided under this heading in my August 22, 2014 letter:

"The planner preparing or reviewing an Official Plan or zoning bylaw is required, first and foremost, to meet the applicable conformity obligation. However, there may be some individual situations where it is not entirely clear how to proceed consistent with that obligation, or there may be more than one possible approach that meets the conformity test. To that extent, it may be useful as part of a review process to develop guidelines to assist in recommending the most appropriate designation or zoning.

"As part of such guidelines, where lands have been designated and/or zoned for development but development has not yet taken place, those approvals should not be removed lightly or without due consideration. However, the conformity obligation must first be met. Such guidelines cannot assume that approvals are inherently unchangeable. I offer the following points in support of that position, both generally, and specifically with respect to MLE.

"▶ Section 10 of the [June 4, 2014] Planning Directions Report, the protocol for the review of site-specific designations . . . , exists because as the introductory paragraph says, 'it is necessary to review these site-specific land use designations to determine if the permissions attached to them continue to be appropriate.'

"▶ Policy 1.1.2 of the PPS, plus complementary references elsewhere in the PPS and Greater Golden Horseshoe Growth Plan, indicate that 20 years is the generally accepted long-term planning horizon unless specifically indicated otherwise. The MLE Official Plan approvals have been in place for [27] years. An unused approval that exceeds the long-term planning horizon may no longer be relevant, and certainly should not be considered unchangeable.

.....

"▶ As well, the subdivision agreement between the Town and Maple Lake Estates Inc. provides that, at any time, it may be replaced with a new one if the Town so wishes. This provision was added in 1996 to the original 1990 agreement, presumably as a result of the Town's own doubts at that time about whether development would ever take place and whether the approvals would indeed be permanent.

"▶ Leo Longo's February 19, 2013 letter to Council, at pp. 5-6, summarizes the many key changes in planning law and policy since the MLE approvals (to which can be added a fourth PPS [in 2014]). He concludes:

'Surely the time is now to study whether any or all of these developments, especially the [coming into force of the applicable Regional Plan provisions in 2012], might warrant a change in the designation and zoning of the MLE lands that were initiated three

decades ago and have remained unexamined and unaltered since then."

Conclusions and recommendations

Georgina Council itself has largely accepted the logic of this present letter, when it resolved on May 13, 2015 that in the Greenbelt Plan, MLE should be redesignated from Towns and Villages to Greenbelt Protected Countryside and included in the Natural Heritage System. While of course the Greenbelt Plan has not been amended as requested and we don't know whether it will be, maintaining the MLE Urban Residential Area designation would appear to be inconsistent with Council's own recent decision.

I recommend that the Draft Official Plan be modified as follows:

- ▶ ***On Schedule A1, show MLE as Countryside Area.***
- ▶ ***On Schedule A2, designate MLE as Environmental Protection Area as appropriate, and any remainder as Rural Area.***
- ▶ ***On Schedule A2, include all of MLE in Greenland System based on the criteria in the preamble to section 5.1, and modify the Greenland System accordingly on other schedules.***
- ▶ ***In Table 1, remove reference to MLE, and add MLE's population to Keswick.***
- ▶ ***Remove sections 7.2 and 9.3.6.1, and all other references to MLE.***

Please let me know if you need any further information or clarification.

In accordance with Section 17(23) of the *Planning Act*, please provide me with notice of Council's decision.

Yours sincerely,

[original signed by]

Anthony Usher, MCIP, RPP

My family have been property owners and residents of Island Grove since 1959 and our property backs on to Maple Lake Estates. This letter is supported by both my neighbours directly south of our property.

We have watched and experienced the area as a financially marginalized and depressed community with few resources and precious few services. My neighbors and my family emphatically support the Maple Lake Estates development because of the much needed resources that the developer will bring to the community and tax base.

In Georgina the 404 extension is now open up to Ravenshoe Rd. with additional extensions planned, bringing growth into our community. Planned growth has brought Keswick from approx. 5000 residents to what it is today in a short space of time and infrastructure within Keswick proper has significantly improved. Not so for the residents of Island Grove who continue to lag behind the rest of Georgina. We do not have town services, we have well and septic, hydro that we paid to run, no cable or internet, gas lines nor street lights on Woodbine at night.

LSRCA and Town of Georgina have validated the grandfathered approval and invited MLE/DG Group to re-apply for the development prior to the June first deadline. This implies that all levels of government wish this development to move forward.

Maple Lake Estates has expressed a desire to work with the LSRCA to make a minimal environmental impact on the 500 acres that encompasses this development. The number of units planned being 1,073 over 500 acres of property seems minimal. The type of units proposed by DG Group could easily accommodate environmental protection requirements.

This development is cited in the Georgina Official Plan as "Maple Lake Estates is an approved retirement community having a full build-out projected population of 2146 (1073 units x 2 persons per unit). The subject property is located on the south side of Metro Road, west of Woodbine Avenue, north of Deer Park Drive and east of Varney Road" (footnote 2 pg. 11).

With water and sewer in place, according to the official plan there would be no significant impact on ground water and the aquifer and there is already a pumping station at Metro and Woodbine with sewer conduits from the entire area (except for Woodbine Ave. residents) terminating there. Woodbine Ave is not serviced by this same system; we are all on well and septic.

Five options are proposed in this report – the simplest and most cost effective for our community is to move forward with option one and approve MLE as it stands (including accommodations for environmental sensitivity) and take advantage of the revenues and services that the development will bring to the tax base.

If the proposed alternative options are approved then there may be lengthy and costly changes to zoning and the Official Plan including concessions as well as retribution to the developer for the swap having a negative impact on resources for Island Grove.

I would like to address the information being disseminated by NGFA. This is an independent group who has hired a lawyer to make an impact on land use in Georgina. They are spreading a great deal of questionable information publicly in our town to make it appear that they have authority and represent government and public opinion at large. Would council please clarify what authority NGFA has over these upcoming decisions? Maple Lake Estates has proceeded with their application for this development through the usual channels, whereas NGFA has proceeded to publicly misrepresent facts according to their own agenda and based on these misrepresentations has solicited funding from the public to further that agenda. NGFA does not represent property owners, this community or government on land use, revenue, services and resources. I would not wish the sensitive details of my permit applications publicly disclosed and subjected to negative re-interpretation in a public forum by a self-interested organization. That does not promote impartial community-serving decisions.

If this development does not move forward, what happens to the land value of the abutting and nearby property owners, how will we be compensated for the drop in property value once the environmental designations are fully in place and there is reduced ability to maintain our properties. What position will we be in

with respect to town services? Are we to continue to represent the marginalized members of the community?

Some provision must be made to ensure that our homes can effectively be upgraded, rebuilt and maintained. Property owners without existing dwellings now own unusable land if designated environmentally sensitive.

Additionally, we have experienced with growing concern the increase in trespass on our property and those adjoining. There is sense of perceived entitlement on the part of some neighbouring individuals who increasingly trespass and use our property for hunting, snowmobiling, dirt bikes, ATV's etc. We have had our historical snake fencing stolen, dwelling broken into, the fencing at the front of the property has been knocked down to accommodate the aforementioned vehicles and tools, etc. removed from the garage and taken or broken and scattered over the property. Our expectation is that homeowners in a retirement community might be more respectful and significantly less entitled to the use of other people's property for their own recreation. We used to walk our entire property (10 acres) but now do not feel safe in our own wooded area. Neither DG Groups' property nor anyone else's in that section is public property and I have been told directly by members of the community that they trespass regularly on all of our properties for recreation. For this reason also we support this small development and maintenance of this land as private property.

I ask the council to take into consideration the best interests of the community who reside here, pay taxes and perform the actual stewardship on the land in question.

We support the Greenbelt initiatives and preservation of our green spaces but we are struggling with the apparent disintegration of our rights and safety as property owners and ability to reside effectively in our home.

Sincerely,

L. Michon, 26862 Woodbine Ave.: A. Bevand, M, Bevand (neighbours from the 2 abutting properties on Woodbine Ave. have asked to be included on this letter).

Adrian Cammaert

From: Stefano Giannini <sgiannini@jrstudio.ca>
Sent: July-30-15 3:53 PM
To: Adrian Cammaert
Cc: laurie@parkviewonline.ca
Subject: RE: Town of Georgina Official Plan - Release
Attachments: 48+Smith blvd proposed hamlet rounding diagram_R_150730.pdf

Hello Adrian,

Re: 5692 Smith Blvd. Baldwin Hamlet rounding and intersection

In response to the proposed Hamlet rounding request issued on February 11 2014 to your office, and have reviewed the released Draft official Plan response for this area.

We are responding with comments as public feedback in two main area as per the attached revised document submission;

1. Review of potential of greater expansion of the Baldwin hamlet
2. Prospect of signalized intersection of 48 +smith with addition of a sensor activated stop light on this very busy road to facilitate safer turning conditions for the west bound Smith Blvd traffic to turn south.

Thank you for the opportunity to respond, we look forward to the next steps in this OP process.

Regards,

Stefano Giannini OALA,CSLA
Senior Landscape Architect, Project Manager

Janet Rosenberg & Studio Inc.
Landscape Architecture and Urban Design
148 Kenwood Avenue Toronto ON M6C2S3
416 656 6665 x 262 www.jrstudio.ca
sgiannini@jrstudio.ca

From: Adrian Cammaert [<mailto:acammaert@georgina.ca>]
Sent: Wednesday, April 22, 2015 4:26 PM
To: Adrian Cammaert <acammaert@georgina.ca>
Subject: Town of Georgina Official Plan - Release

Dear Resident/Landowner/Agent,

On Wednesday, April 8, 2015, Council adopted the recommendations of Staff Report # PB-2015-0025 which included authorization to release the Town of Georgina Draft Official Plan to government agencies and the public for review and comment. The Draft Official Plan can be viewed on the Town of Georgina's website at the following link: <http://www.georgina.ca/opr-index.aspx#officialplan> and for reference, a red-lined version of the Draft Official Plan which identifies the main changes between the existing and proposed Draft Official Plan, is available

here: <http://www.georgina.ca/opr-index.aspx#officialplan>. Background information, including Staff Report # PB-2015-0025, can be found here: <http://www.georgina.ca/opr-index.aspx>.

You will be receiving correspondence regarding future public consultation events, which include an Open House and Statutory Public Meeting. Written comments regarding the Draft Official Plan can be also sent through mail, email or fax:

Mail

Georgina Civic Centre
26557 Civic Centre Road
R.R. #2 Keswick, Ontario
L4P 3G1
Attn. Adrian Cammaert, Senior
Planner – Policy

Email

Adrian Cammaert, Senior Planner –
Policy at acammaert@georgina.ca

Fax

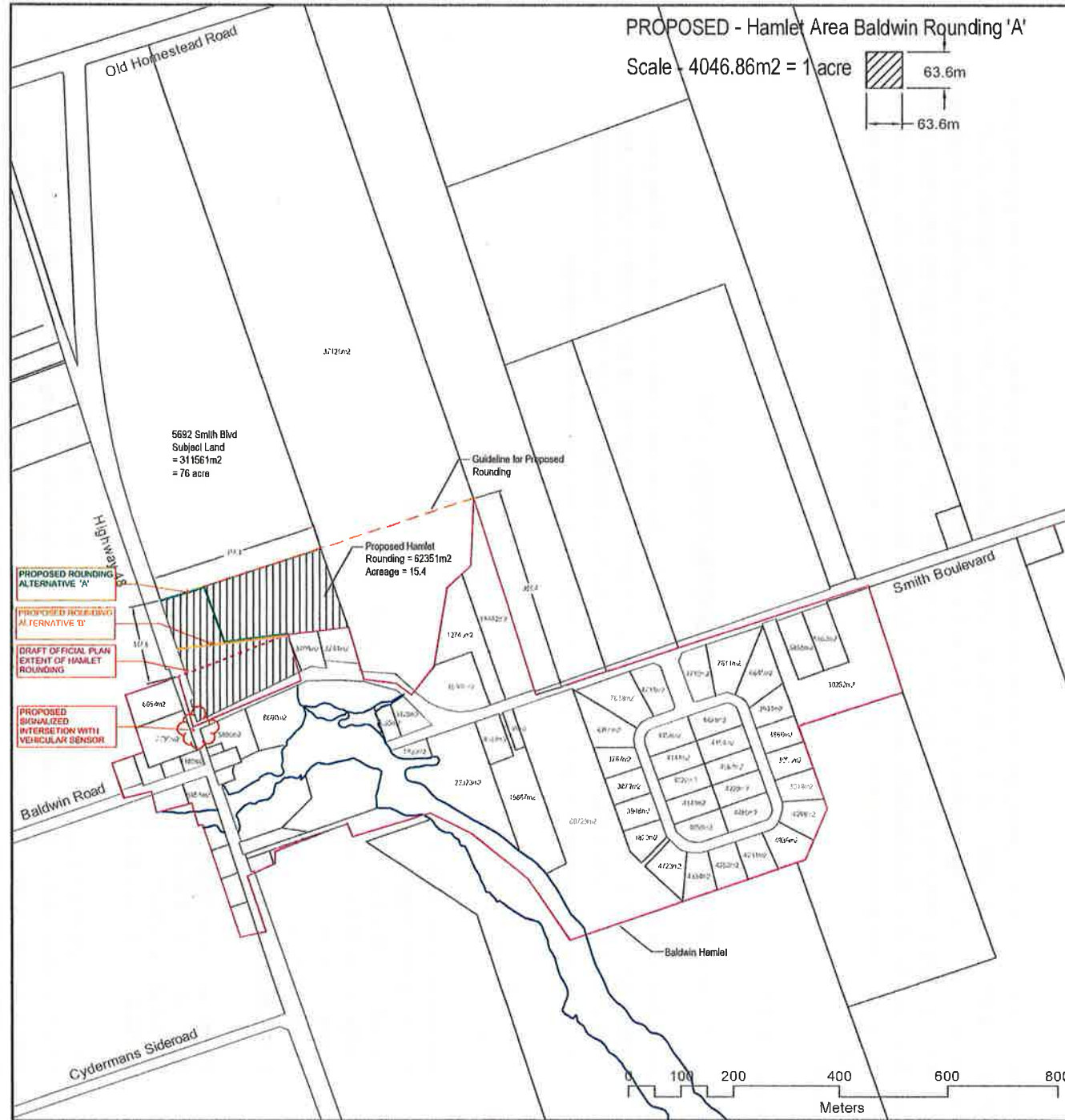
(905) 476-4394
Attn. Adrian Cammaert, Senior
Planner – Policy

Please note that the deadline for submitting comments is **July 31, 2015**.

In addition, if you have any questions regarding the Draft Official Plan or the Draft Official Plan review process, please contact the undersigned.

Thank you,

Adrian Cammaert, CNU-A, MCIP, RPP
Senior Planner - Policy
Planning and Building Department | Town of Georgina
T: 905-476-4301 Ext. 2253
905-722-6516
705-437-2210
E: acammaert@georgina.ca



Adrian Cammaert

From: Rob Grossi <thegrossi@rogers.com>
Sent: July-30-15 11:00 AM
To: Adrian Cammaert
Subject: Re: Trivetts Road / Lake Drive

Please let this email act as my submission. As far as the exact properties. It is anything to do with the property that fronts on Lake Drive to the north, Trivetts Rd to the west, Metro Road to the south and has an irregular eastern boundary behind some existing residential properties and vacant lots. The designations are anything that would allow any changes that would allow any additional growth or lot creation in the area that was originally designated as the Willow Beach and Surrounding Lakeshore communities. For info please ask two of the employees who were involved in those discussions at the time Harold Lenters or Michael Basketville. I would be happy to meet and have that discussion at any time.

Rob Grossi

Sent from my iPad

On Jul 30, 2015, at 10:40 AM, Adrian Cammaert <acammaert@georgina.ca> wrote:

Hello Rob – Can you please confirm if you will be making a formal submission, or if you would like your email below to act as your submission? If you would prefer the latter, would you be able to identify the exact property(ies) and the proposed designations that you are objecting to? This may seem obvious, but I do need it documented as part of a formal objection so there is no misinterpretation.

Thank you,

Adrian Cammaert, CNU-A, MCIP, RPP
Senior Planner - Policy
Planning and Building Department | Town of Georgina
T: 905-476-4301 Ext. 2253
905-722-6516
705-437-2210
E: acammaert@georgina.ca

From: Rob grossi [<mailto:thegrossi@rogers.com>]
Sent: July-30-15 9:46 AM
To: Adrian Cammaert
Subject: Re: Trivetts Road / Lake Drive

Yes I would like to have my objection noted with respect to any changes on the property that fronts on Trivetts Road as well as Lake Drive. This property like many others including one on Pugsley Rd were rural and undeveloped when water and sewers were brought to this area. There are other properties as well and if necessary I am prepared to go through them one by one. The Council at the time wanted to make sure that growth was directed to the Secondary Plan areas like Keswick and Sutton and that if anything only minor infill would be considered on any other large rural tracts of land in the Willow Beach area. This property was granted some infill and at the time it was made very clear that because of what it was it could only accommodate one additional lot on private services. I would like to know who asked for the changes on the draft official plan and why especially Trivetts Road ended up with this

special status. There is much more that I could say but I will leave it as this for now. If you require additional info please let me know. If I am required to do anything else before the 31st please let me know as well.

Thanks
Rob Grossi

Sent from my iPhone

On Jul 28, 2015, at 12:35 PM, Adrian Cammaert <acammaert@georgina.ca> wrote:

Hello Rob,

Further to our phone call this morning, I have researched the proposed designation change and offer this following:

The north side of the property, along Lake Drive, is designated Serviced Lakeshore Residential Area in the current Official Plan. The Draft Official Plan maintains this designation along this northern strip (no designation change is proposed).

The western side of the property, along Trivetts Road, is designated Lakeshore Residential Area in the current Official Plan. The Draft Official Plan proposes to re-designate the strip along Trivetts Road to Serviced Lakeshore Residential Area to reflect the Trivetts Road servicing infrastructure that now exists.

The policies of the Serviced Lakeshore Residential Area designation in the Draft Official Plan are very similar to the Serviced Lakeshore Residential Area designation policies in the current Official Plan, including the lot creation policies of Section 7.5.3. However one key policy change is the addition of Section 7.5.11 which ties development to the Lake Simcoe Protection Policies of Section 5.3 of the Plan.

The Draft Official Plan, including a red-lined version, is available for review here: <http://www.georgina.ca/opr-index.aspx> As mentioned, the commenting period for the Draft Official Plan ends on July 31 (this Friday). If you would like to submit comments, please address them to me by this time.

As I'm sure you are aware, a development application has been made on the property. I am copying Tolek Makarewicz should you require specific information on this application.

Thank you,

Adrian Cammaert, CNU-A, MCIP, RPP
Senior Planner - Policy
Planning and Building Department | Town of Georgina
T: 905-476-4301 Ext. 2253
905-722-6516
705-437-2210
E: acammaert@georgina.ca

July 30, 2015

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

MGP File: 15-2015

VIA EMAIL: acammaert@georgina.ca

Attention: Mr. Adrian Cammaert, Senior Planner- Policy

Dear Mr. Cammaert:

**Re: Town of Georgina Draft Official Plan, April 2015 (File No. 02.180)
26061 Woodbine Avenue and Part of Lot 23, Concession 4.**

We are the planning consultants for Great World Properties Limited and 1170898 Ontario Ltd., the owners of the above noted properties located at the south east corner of Woodbine Avenue and Baseline Road in the Town of Georgina (the **Subject Lands**). A portion of the Subject Lands, which comprise approximately 58 acres, is occupied by the Georgian Military Museum.

On behalf of our clients, we have reviewed the Town of Georgina Draft Official Plan dated April 2015 and would like to submit the following preliminary comments for consideration by Town staff.

The proposed Official Plan proposes to re-designate the majority of Subject Lands from *Commercial Recreation Area* and *Rural Commercial Area* to *Environmental Protection Area*. Two small portions of Rural Commercial and Commercial Recreation are proposed to remain on the portion of the lands that front onto Baseline Road and the portion on which the museum is located.

In our opinion the museum is consistent with the Commercial Recreation Area designation and that the designation should be maintained. However, in the absence of any detailed environmental work we question the appropriateness of placing the balance of the Subject Lands under the Environmental Protection designation. We recognize that environmental features may be present on the Subject Lands as indicated by the corresponding environmental schedules (Schedules B1-B7) provided in the Official Plan. In our opinion, these schedules, combined with the corresponding polices afford the appropriate level of protection to any environmental features which may be present on the Subject Lands, and re-designation of the balance of the Land to Environmental Protection Area is unnecessary.

Given this, we respectfully request that staff maintain the current land use designations for the Subject Lands, being Commercial Recreational Area and Rural Commercial Recreation.

I would also ask that you accept this letter as an official request to include Malone Given Parsons on an interested parties list concerning the Towns Official Plan review. Accordingly, I would request to be notified about any future and/or Council meetings and or would like to receive notification of Council's decisions on the Official Plan.

Please feel free to contact me at 905.513.0170 ext. 112 if you would like to discuss any aspect of this letter or if you have any further questions regarding my submission.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Lauren Capilongo, MCIP, RPP
Associate
lcapilongo@mgp.ca

cc: Great World Properties Limited and 1170898 Ontario Ltd

MMM Group Limited
100 Commerce Valley Drive West
Thornhill, ON Canada L3T 0A1
t: 905.882.1100 | f: 905.882.0055

www.mmm.ca

May 29, 2015

Denis Kelly
Regional Clerk
Clerk's Office, Corporate Services Department
York Region Administrative Centre
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Mr. Kelly:

**RE: 2014 Regional Official Plan 5-year Review
2354 Ravenshoe Road, Part Lot 1, Concession 4
Keswick, Town of Georgina
Submission on behalf of Nizza Enterprises**

On behalf of our client, Nizza Enterprises, MMM Group Limited (MMM) is submitting the following comments in relation to the above noted subject lands to be considered as part of the 2014 Region of York Official Plan 5-year Review. A Special Meeting of Regional Council was held March 5, 2015 to allow for input and consideration into the Region's Official Plan update.

The subject lands, municipally known as 2354 Ravenshoe Road have frontage along both Woodbine Avenue and Ravenshoe Road and are legally described as Part of Lot, 1 Concession 4 (refer to Figure 1). The lands have an overall area of approximately 10.4 ha (25.7 ac) and are located just north of Ravenshoe Road, east of Woodbine Avenue in the Town of Georgina. Through recent studies prepared as part of a submission that will be made to the Town (detailed further below), it has been determined that the developable area of the subject lands situated outside of the floodplain area is approximately 1.47 ha (3.63 ac).

The subject lands are located south of the Keswick Business Park Secondary Plan (KBPSP) and are one of four properties within the Keswick Business Park Study Area (KBPSA) within the Town of Georgina Official Plan. One of the properties within the KBPSA (north east corner of Woodbine Avenue and Ravenshoe Road) has been re-zoned to permit a gas bar.

The subject lands are situated outside of the Urban Area as per Schedule A of the Town's Official Plan, as well as Map 1 of the Region of York Official Plan.

Figure 1 – Location of Subject Lands



Keswick Business Park Secondary Plan Area

The Keswick Business Park Secondary Plan (KBPSP) area is bounded to the south by Ravenshoe Road, the west by Woodbine Avenue, the Maskinonge River to the north and the proposed Highway 404 Extension to the east. Schedule L1 – Land Use + Transportation of the KBPSP illustrates four main land use designations for the Keswick Business Park, including Business Park I, Business Park II, Business Park III and the Greenlands System.

As way of background, it is our intention to make a submission in the coming weeks to the Town of Georgina on behalf of Nizza Enterprises. The submission will request the inclusion of the subject lands, and lands to the north, into the Urban Area, as well as re-designate the lands from Agricultural Protection Area to Employment as part of the Town's Official Plan Review.

This request for an urban boundary expansion takes into consideration applicable provincial policy, as well as local policy which supports and speaks to the intent of the KBPSA designation and the Keswick Business Park (KBP) as a whole. The intent of this land use overlay designation affords landowners with property located in the KBPSA to conduct further review and analysis of their lands in order to best understand the development potential of such lands. In doing so, should these studies conclude and support lands for

COMMUNITIES
TRANSPORTATION
BUILDINGS
INFRASTRUCTURE

development within the KBPSA, such consideration for inclusion into the KBP and Urban Area shall be made by the Town.

A large portion of the subject lands are located within the floodplain area, and as such a Floodplain Analysis Study was prepared for the lands. The analysis utilized updated flood modeling provided by the Lake Simcoe Region Conservation Authority (LSRCA). The study determined that approximately 1.47 ha (3.63 ac) of land is situated outside of the floodplain area along the north side of Ravenshoe Road, and is considered suitable for development. This area includes the LSRCA regulatory setback to the floodplain of 15 metres.

Growth Plan for the Greater Golden Horseshoe

Amendment 2 to the *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* took effect on June 17, 2013, which provided updated population and employment forecasts to the year 2041 for relevant upper-tier municipalities, including York Region (As indicated in *Schedule 3* of Amendment 2). The updated forecasts for 2031 (2031B) indicate that employment within York Region is projected to be 790,000 by 2031; an increase of 10,000 jobs from the employment forecast of 780,000 by 2031 as outlined in *Schedule 3* of the original *Growth Plan (2005)*.

Assuming that the Town maintains the same proportion of Region-wide employment (2.7%), the employment projections for Georgina to 2031 would increase from 21,200, as per the York Region Official Plan, (2010) to approximately 21,330 - an increase of 130 jobs. Due the locational advantage of the KBP and the fact that it is the only business park in the Town, it is reasonable to expect that approximately two thirds (67%) of the approximate 130 additional jobs would be directed to the KBP (approximately 86 jobs).

The Provincial Policy Statement, 2014

The Provincial Policy Statement, 2014 (PPS, 2014) has recently been updated in April of 2014.

Specific policies have been added to the PPS, 2014 (1.3.2.3, 1.3.2.4, and 1.6.8) which speak to the need for the protection and preservation of employment areas for current and future land uses. More specifically, policies contained therein reinforce the protection of the long term land uses in close proximity to the necessary infrastructure to support such uses. The subject lands and the KBPSA are in close proximity to the future Highway 404 extension, and as stated, such employment areas should be protected for future employment area uses.

2015 Provincial Co-ordinated Review

The Province has recently launched a co-ordinated review of four (4) provincial documents including two which affect the subject lands (*Growth Plan for the Greater Golden Horseshoe* and the *Greenbelt Plan*). A letter has been submitted through York Region on behalf of our client as part of this review, requesting that specific employment and transitional policies remain in place in order to support the development of the lands and inclusion into both the KBPSP and the Town's urban boundary.

2014 Regional Official Plan 5-year Review

As mandated by The *Planning Act*, the Region of York is in the midst of undertaking their 5-year Official Plan review. The review will ensure that the Official Plan conforms to provincial plans, have regard to matters of provincial interest and are consistent with the Provincial Policy Statement, 2014 as well as the Growth Plan, among other provincial documents. This update will provide the Region the opportunity to ensure that the Official Plan continues to address the Region's priorities as well as the changing needs of the various communities throughout the Region.

It is our understanding that the Region of York anticipates conducting an evaluation of the Region's population and employment forecasts as part of this review, as well as a review of the policies contained therein. The forecast will include the Region's employment allocation for each local area municipality in addition to an overall land budget. Therefore, it is our request that as part of this review, the Region of York appropriately consider the amount of employment lands allocated for the Town, in particular the KBP and the KBPSA.

The KBP is identified as one of seven "Strategic Employment Lands – Conceptual" areas on Figure 2, York Region Strategic Employment Lands within the Regional Official Plan. Policy 4.3.6.7 of the Official Plan provides policy directives that require local municipalities to give priority to the "strategic employment lands" when considering additional employment land use designations. It is evident that the KBP and, accordingly, the KBPSA will be anticipated to be a key driver of future employment activity within the Region as indicated through policies in the York Region Official Plan.

As such, we respectfully request that the Nizza lands and lands to the immediate north of the subject lands be given appropriate consideration throughout the Region's Official Plan Review and population and employment forecast review.

We would appreciate being notified of any meetings relevant to the Official Plan Review process, in addition to those posted on the Region's website. Please contact the undersigned should you have any questions or comments in regards to the above-noted comments or related matters.

Yours truly,

MMM GROUP LIMITED



Christina L. Addorisio, MES (Pl.) MCIP, RPP
Senior Planner
Planning and Environmental Design

cc: Ms. Sheryl Kotzer, Nizza Enterprises
Mark Flowers, Davies Howe Partners
Town of Georgina



Ducks Unlimited Canada
Conserving Canada's Wetlands

July 31, 2015

Mr. Adrian Cammaert
Senior Planner – Policy
Town of Georgina
26557 Civic Centre Road
R.R. 2 Keswick, Ontario L4P 3G1

RE: Draft Town of Georgina Official Plan, April 2015

Dear Mr. Cammaert,

Ducks Unlimited Canada (DUC) commends the Town of Georgina on their Official Plan (OP) review exercise. We are pleased to support this initiative, and appreciate the opportunity to provide feedback on the OP and the natural heritage policies of the draft plan.

About Ducks Unlimited Canada

The mission of DUC is to conserve, restore, and manage wetlands and associated habitats for North American waterfowl, wildlife, and people. DUC has been working in Ontario since 1974, and has helped conserve almost one million acres of habitat across the province, in partnership with landowners, government and other organizations. DUC has also participated in the land use planning process across southern Ontario since 2005 through input on draft planning documents, participation on committees, and presentations to councils. DUC recognizes municipalities as an important partner in wetland conservation and restoration, and seeks to work with planners, policymakers, mayors and councillors at a local level to promote strong conservation policies.

In April 2014, DUC launched a program called the Lake Simcoe Georgian Bay Wetland Collaborative, with support from Environment Canada. We are working in partnership with local conservation authorities, municipalities and landowners to reduce phosphorus in the Lake Simcoe and Georgian Bay watersheds through wetland conservation. Over the next 2 years, we will be investing in your region to protect and restore critical wetland habitat.

The Town of Georgina's Wetland Assets

The Town of Georgina contains extensive and valuable wetland resources throughout its jurisdiction that require strong protection through the Town's Official Plan. Using the best available data, we estimate that 50% of the original large wetlands¹ in Georgina have been drained and converted between European settlement (circa 1800) and 2002.² Today, about 26% of the Town's land area remains as wetlands (approx. 7,546 hectares), which is significantly higher than many other southern Ontario municipalities.³ Of these remaining

¹ Large wetlands are defined as wetlands or wetland segments that are 10 hectares or larger.

² Ducks Unlimited Canada. Southern Ontario Wetland Conversion Analysis (March 2010)

³ MNR Wetland Database (2014)

740 Huronia Road Unit 1, Barrie ON, L4N 6C6

Toll Free: 1-888-402-4444, Fax: (705) 721-4999, E-mail: du_barrie@ducks.ca, Website: ducks.ca

-100-

wetlands in Georgina, 66% (5,019 hectares) are Provincially Significant Wetlands (PSW), 32.7% (2,469 hectares) are unevaluated wetlands, and less than one percent (58 hectares) are evaluated non-PSW, or locally/regionally significant wetlands.

The loss of wetlands is problematic because healthy, functioning wetlands provide perpetual services to your residents and communities. These services are often taken for granted because they are not easily quantifiable through standard economic measures, and the costs associated with wetland loss are often only fully understood after they are already gone. The benefits of wetlands include, but are not limited to:

- Flood and drought mitigation – wetlands help moderate the extremes of flooding and drought, which are likely to intensify in a changing climate.
- Water quality – wetlands act as natural filters that purify water and remove nutrients like phosphorus. In fact, recent research conducted by DUC found that in one southern Ontario sub-watershed alone, the phosphorus removal benefits currently provided by wetlands save municipal governments almost \$300,000 annually in water pollution control.⁴
- Shoreline protection – wetlands provide a natural buffer against storms and shoreline erosion.
- Climate change adaptation – wetlands function as the “capacitors” of watersheds and have a moderating effect on local hydrologic systems; they also sequester carbon and other greenhouse gases. Wetlands help improve the overall resilience of the landscape, and are an essential tool in climate change adaptation planning.
- Habitat and Biodiversity – wetlands are among the most diverse natural features on earth and provide habitat for numerous species.
- Health and Recreation – having access to nature can improve mental, social, and physical health, and wetlands provide incredible spaces to experience nature.
- Economy – all the above benefits are lost when wetlands are drained. Given the costs of building flood control structures, water purification systems, and shoreline protection, the economic value of leaving wetlands intact is often greater than that of converting them!

The Town of Georgina’s extensive wetland resources provide a valuable opportunity to protect what already exists so residents and wildlife can benefit from all these many wetland services.

⁴ Ducks Unlimited Canada. *A Business Case for Wetland Conservation: The Black River Subwatershed*. March 2011.

Specific Comments on the Draft Official Plan

Greenlands System (Section 5.1)

DUC commends the Town of Georgina for including a comprehensive Greenlands system that recognizes the importance of natural heritage and hydrologic features, as well as the linkages and buffers that connect them. DUC is pleased that the Official Plan includes natural features and corridors identified in the Greenbelt Plan, the Lake Simcoe Protection Plan, and the York Region Official Plan. This will provide greater consistency and clarity around development and site alteration within the Town.

Specific comments include:

- Sections 5.1.1 and 5.2 outline policies for lands inside and outside of the Greenlands System respectively. However, there is no policy guiding development within and around natural heritage and hydrologic features in Settlement Areas (Urban Areas, Towns and Villages). DUC recommends including policy in the OP that protects Provincially Significant Wetlands (PSWs) within Urban Areas, Towns and Villages from all forms of development (as prescribed by the 2014 PPS). The OP should also include policy to guide development that may impact unevaluated or locally significant wetlands within these areas - for example through a mitigation sequence that would first avoid wetland features, then minimize impacts to the feature, and compensate for loss as a last resort. Secondary plans may include more detail in terms of the designation of natural heritage features, but it is important that the OP provide this overarching guidance. Maintaining a robust urban natural heritage system can contribute to the health and well-being of communities by providing green space, areas for recreation, water and air quality improvement, and flood control.

Environmental Protection Area (Section 6.3)

DUC is very pleased that the Town has included all wetlands in the Environmental Protection Area (EPA) designation, which includes provincially significant, locally significant and unevaluated wetlands. Protecting all wetlands in your jurisdiction is critical to healthy, sustainable and climate resilient communities. We are also pleased to see wetlands recognized as key hydrologic features as they help store, filter, and replenish water supplies, and are an essential component in maintaining overall watershed health.

We respectfully make the following recommendations:

- Include Environmental Protection Area policies in Section 5, 'Sustainable Natural Environment'. It is unclear why EPA is included within the Countryside Area, but it may lead to confusion when policies outlined in the Greenlands system also apply to Environmental Protection Areas.

- Consider including a statement detailing the values that natural heritage features like wetlands provide and the reason why it is important to protect them (see page 2 of this submission for an example).
- Ensure terminology is consistent throughout the Official Plan. Specifically;
 - Section 6.3.1 uses the term 'Vegetative Buffer Zone' around NH features; however in most other areas, the OP refers to 'vegetation protection zone'. DUC recommends consistently applying this latter phrase, which is used in the Greenbelt Plan. Other instances where this inconsistency occurs include sections 5.3.5 and 5.3.7(c).
 - Every reference to the width of the vegetation protection zone should start with, **minimum** 30 metres, according to the Greenbelt Plan. The word minimum is missing from the first paragraph of section 6.3.1, and sections 6.3.1.5 and 6.3.1.12.
- Clarify policies indicating when an Environmental Impact Study would be triggered for development applications adjacent to features designated as Environmental Protection Area (EPA). Because the EPA section is not in the Natural Environment section, it is not immediately clear whether policy 5.1.1.4 (that a development application within 120m of a NH or hydrologic feature would trigger an EIS) also applies in section 6.3. This would be clearer if the EPA section was included under Natural Environment, but if the EPA section remains as is within the Countryside Area section, consider simply repeating policy 5.1.1.4 in the EPA section so it's clear these policies still apply.
- Consider adding a statement to section 6.3.1.6 that if and when new natural heritage or hydrologic features are identified in future through a development application or other subsequent study, those features will immediately be subject to the policies of the OP and designated without the need for an Official Plan Amendment (in addition to providing the minimum 30 metre vegetation protection zone).
- Clarify policies for 'Wetland and Woodland' features identified in land use schedule B1. In some instances, the policies for wetlands and woodlands differ in the OP (particularly if the woodland is not deemed significant) – for example section 6.3.1.13, which informs building a new structure on an existing vacant lot of record. Ensure that where 'Wetland and Woodland' features are identified (i.e. a forested swamp), it is the wetlands policies that apply.
- Under section 6.3.1.13, add wording to the policy prohibiting a new single detached dwelling within wetlands "**and within a minimum 30 metre vegetation protection zone**"...
- Under section 6.3.1.14, referring to development or site alteration of a 'minor' nature, consider providing a definition of 'minor', or at least including a few examples of what is considered a 'minor' development, to ensure objective and consistent assessments of these types of applications.

Infrastructure and Stormwater Management (Section 9.1 and 9.5)

The General Infrastructure Policies of the Town of Georgina OP provide good guidance with respect to the development of infrastructure in and around key natural heritage features. However, DUC would encourage the Town to include some language on the development and use of green infrastructure to complement standard infrastructure, as advised under section 1.6.2 of the 2014 Provincial Policy Statement. Green infrastructure (including natural green infrastructure like wetlands) can provide long-term, sustainable solutions to many key municipal challenges like flood control and water filtration, often more cost effectively than 'hard' or 'grey' infrastructure.

- Specific to Stormwater Management (SWM) policies, DUC urges the Town of Georgina to include consideration for green infrastructure approaches to SWM, in particular by 1) encouraging retention and restoration of existing natural wetlands and, 2) encouraging the installation of naturalized stormwater management ponds wherever feasible and appropriate. Naturalized SWM ponds offer increased flood control and water filtration capabilities, and for a fraction of the long-term maintenance costs of conventional SWM ponds.

Ducks Unlimited Canada appreciates the opportunity to contribute to the Town of Georgina's Official Plan review. We are very encouraged by the inclusion of strong policies to protect key natural heritage features like wetlands, but urge some clarification to ensure consistency throughout the document. Please don't hesitate to contact me (a_service@ducks.ca or (705) 721-4444 x236) at any time to clarify any aspect of this submission, to request additional information on wetland values and threats, or as part of any stakeholder consultation in the future.

Sincerely,



Alexandra Service, MPlA
Conservation Programs Specialist - Municipal Extension
Ducks Unlimited Canada
740 Huronia Road
Barrie, Ontario
L4N 6C6
Phone: (705) 721-4444 x236
Fax: (705) 721-4999

Michael Smith

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www.msplanning.ca

Friday, July 31st, 2015

Adrian Cammaret, MCIP, RPP.
Senior Policy Planner
Town of Georgina
26557 Civic Centre Rd. R.R. #2
Keswick, ON.
L4P 3G1

Dear Mr. Cammaret:

RE: Town Initiated Official Plan Review
273 Metro Road North
Part of Lot 18, Concession 2 and 3 (N.G.)
Orchard Beach Golf and Country Club
Town of Georgina, Region of York

On May 21st, 2015, the Town held a Public Open House to present the Town's draft Official Plan and obtain public input on the draft plan. At the open house I discussed the above noted property with yourself and the Town's consultant Jim Dymant. My concerns were twofold.

Firstly, Schedule A2 – Land Use Plan (West) indicates a portion of the golf course to be designated *Agricultural Protection Area*. I have enclosed an airphoto in which I have highlighted the *Agricultural Protection Area* designation (in red). As you can see the highlighted area is comprised of the golf course's parking lot, club house and portion of the first hole.

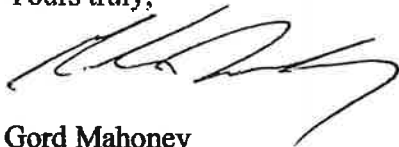
During our conversation Mr. Dymant did add a note to Schedule A2 that was on display to check the land use designation. It would be our opinion that the area of the subject land in question and currently designated *Agricultural Protection Area* on Schedule A2 – Land Use Plan (West) be re-designated to *Commercial Recreation Area* to match the remaining land use designation of the golf course.

1 | Page

Secondly, I had concerns with how the *Greenlands System* boundary within the draft Official Plan was determined as it pertains to the subject land. Mr. Dymont advised that it was taken from the Region of York's mapping files. In regards to the subject land, we would agree that the *Greenlands System* boundary within the draft Official Plan aligns with what is shown in the Region's Official Plan. That being said, Section 5.1 of the draft Official Plan states that the boundaries of the *Greenlands System* reflects the boundaries of the *Natural Heritage System* in the *Greenbelt Plan* and the *Greenlands System* in the York Region Official Plan. It would appear that the *Natural Heritage System* boundary in the *Greenbelt Plan* differs from what is shown in the Region's Official Plan and the Town's draft Official Plan. On the attached airphoto I have indicated the approximate boundary of the proposed *Greenlands System* boundary which does not appear to align with the *Greenbelt Plan*. We would ask that the boundary of the *Greenlands System* be revisited as it appears to include holes number 3 and 9 of the golf course.

If you have any questions please call me.

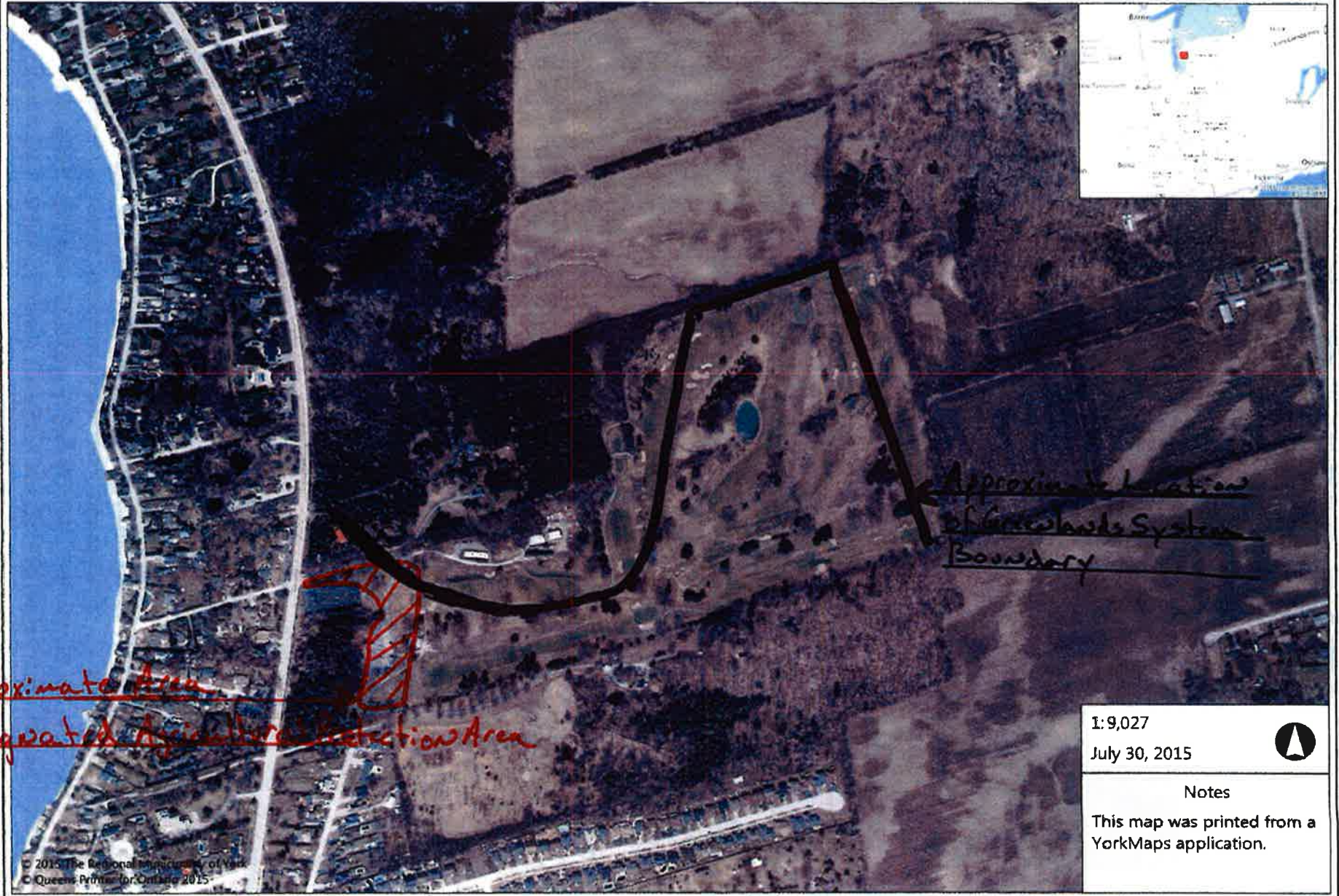
Yours truly,



Gord Mahoney
Planning Consultant

Copy Mike Sipple – President - Orchard Beach Golf and Country Club
Corey Helm – General Manager – Orchard Beach Golf and Country Club

-107-





SOUTH LAKE SIMCOE NATURALISTS

SLSN is an incorporated not-for-profit Member of Ontario Nature.

Post Office Box 1044 Sutton West, Ontario, L0E 1R0

Telephone 905-722-8021

www.slsnc.ca

Research Partner with The Zephyr Society of Lake Simcoe (www.zephyrsociety.ca)

Member: Rescue Lake Simcoe Coalition

Member: Greenbelt Alliance

South Lake Simcoe Naturalists (Ontario Nature Member Organization)

RE: Review Comments – DRAFT OFFICIAL PLAN, for the Town of Georgina, April, 2015 , 23 pages.

Date: 2015-07-31

Jim Dymont, Project Manager, MHBC Planning

Andrea Furniss, Senior Planner – Policy, Town of Georgina

Strengthening Natural and Cultural Heritage in the Town of Georgina Official Plan

The South Lake Simcoe Naturalists (SLSN) are a fully federated organization of Ontario Nature and an original community group which was involved previously to 2005 advocating, contributing to, and commenting on Ontario's innovative **Greenbelt, Growth Plan**, and later the **Lake Simcoe Protection Plan**. Our group brings together many naturalists, academics, environmentalists and local community representatives in the entire South Lake Simcoe Area to ensure the continued protection and expansion of the Greenbelt, and its relation to the **Oak Ridges Moraine** in our area, not within the land area of Georgina but in the water and natural heritage area shadow of this great physiographic feature. The quality of our forests, grassland meadows, natural core and corridor areas determine water quality, nature and human health, and our economy. The Greenbelt Plan is intimately related to the **Georgina Official Plan** consistent with the **York Region Official Plan**. Both these planning documents must work

together to ensure a natural heritage and cultural heritage legacy that we must strengthen and grow if we want to have a healthy environment, a robust rural economy and vibrant natural areas that connect and support Ontario's rich biodiversity in perpetuity in the Town of Georgina.

The common attributes of these four planning and conservation plans are critical for protecting the many natural and cultural values of South Lake Simcoe, and most significantly Georgina. The four plans affecting our area must integrate conservation plans with the Provincial Growth Plan. To do this through these Plans we must strive to protect and restore natural areas and to increase biodiversity in the future as much has been lost to date, including protecting endangered species habitat and creating a complete connected natural heritage system that does not leave important natural habitat and species isolated and vulnerable. This is particularly important in the future with a changing climate, and our experience with wildlife species sustainability in the future in the Greater Toronto Area (Bennett, Milne and Harpley, 2006; Harpley and Milne, 2014).

It is important that we work to increase the carbon-absorbing forest cover in the Greenbelt and increase the climate resiliency of communities through actions such as greater use of green infrastructure, enactment, monitoring and enforcement of forest bylaws, and natural areas restoration. Nowhere in the Greater Toronto Area and Golden Horseshoe can this be better achieved than in the Town of Georgina. Indeed, a tremendous and valuable asset the Town of Georgina can create with its new 2015 Official Plan in a natural heritage legacy potential that would be the envy of all other municipalities to the south. But, the Town of Georgina must act boldly for natural heritage conservation, now in their Official Plan.

Below we have set out our comments on the Draft Official Plan for the Town of Georgina. We have set out our comments from a geographic perspective stating at the large scale considering Protecting Wildlife Habitat, natural areas, water and Agricultural Land at the full Official Plan scale in relation to Regional Plans and the Provincial Greenbelt. This necessarily leads to a discussion of the three Secondary Plan areas in the Georgina Official Plan. This is followed by a detailed analysis of the Official Plan Organizing sections and areas of Concern with specific comments, recommendations for change. We have not been able to provide specific section review of this document due to lack of funding and manpower constraints, but expect municipal staff to strengthen policies based on our comments. We expect a planning process will follow for the public to review changes to the Draft Official Plan, based on public and agency comments received and proposed changes to the Final document. Many of our members, including myself faithfully attended Official Plan Review meetings and raised and documented our enthusiastic support, concerns and items of clarification and proposed changes in planning workshop groups and question periods hosted by the Town of Georgina.

We are particularly concerned about the real, on the ground measuring, documentation and habitat and wildlife core and corridor planning that is really necessary to ensure a robust fully functional Greenlands system in the Town of Georgina contributing essential natural resources value to the Greenbelt, today and in the future, but is yet not done. This is why in our comments to the Province of Ontario regarding the Greenbelt we stressed the urgent need for good science of landscape ecology to be undertaken at the municipal level in the future during Official Plan review. This concern has brought up the whole issue of natural heritage Greenbelt Performance and the role of Official Plans and Municipalities in the future in this regard, which we think is essential and should be part of a comprehensive Official Plan. The current Draft Official Plan for the Town of Georgina does not meet this test. This is a contention we have championed for more than a decade in Canada and beyond (Harpley and Milne, 2014, 2015).

Protecting Wildlife Habitat, natural areas, water and Agricultural Land

Our organization has three overriding considerations driving our comments consistent with fundamental comments of the Ontario Nature Organization, as summarized below (Wise, 2015). These fundamental considerations must cooperatively apply to the Ontario Greenbelt and area municipal plans like the Official Plan for the Town of Georgina.

Stronger Laws: Address the gaps and close the loopholes in any policies that hamper protection for the region's water, nature and communities (e.g. regulate commercial fill, reduce the impacts of aggregate extraction and infrastructure projects like 400-series highways)

Stronger Landscape: Enhance the protection of natural heritage and prime agricultural systems, and freeze sprawling urban expansion in the region.

Stronger Legacy: Support the stewardship, monitoring and restoration of the region's important ecological cores and corridors.

GROW THE GREENBELT in the Town of Georgina

Pefferlaw Secondary Plan Area

The Greenbelt must be expanded in Pefferlaw area of the Town of Georgina in the Region of York where the very large Secondary Plan area of the Georgina Official Plan includes significant parts of three public York Regional Forests (Pefferlaw Tract, Cronsberry and Godfrey Tracts) and on a Provincial Nature Reserve (Duclous Point P.N.R.). We (SLSN) opposed this back in 2005 when the Greenbelt was established (Harpley, 2004, 4). The current Pefferlaw Secondary Plan area **Figure 3** (a large square box) bears no relation to the proposed limited development

expected here at least to 2031, and also includes high quality farmland and significant woodlands, wetlands and other natural areas that should be in the Greenbelt. **Figure 1** shows the York Region Forest areas extent in the current Pefferlaw Secondary Plan area, and therefore the Georgina Secondary Plan. Our organization has led a 10 year campaign to right this inappropriate planning situation.

Knowing the planning folly, and the potential great loss of biodiversity in the future to Georgina and the Province to unprotected lands, not being in the Greenbelt, when the Toronto Star approached me about the Greenbelt conservation issues in October, 2014 they were stunned by this large Pefferlaw Secondary Plan Area. With very little growth possible there in the future, and the tremendous natural and farm areas not protected by the Greenbelt, everyone involved was dedicated to get this situation out to the people of Ontario. Consequently, the "Where will the wild things go" article ran in the Toronto Star on Saturday October the 11th, and although the reporter mixed up some growth numbers, the basic planning problem of the Pefferlaw Secondary Plan area was exposed. The positive response we received from professionals and lay people to this article locally and far away was strong and motivating. Word of this situation spread fast amongst conservationists and naturalists and much support was offered to continue our contention of "shrinking the Pefferlaw Secondary Plan" and thereby Growing the Greenbelt.

Recently, at the Town of Georgina Council Meeting (May 13, 2015) the meeting of the Town of Georgina Council regarding the proposed report "2015 PROVINCIAL CO-ORDINATED LAND USE PLANNING REVIEW- Report No. PB-2015-0026, the Town is recommending that the Pefferlaw Secondary Plan area be shrunk (Growing the Greenbelt). The Georgina Council Report concluded, "The contraction of this (Pefferlaw) Settlement Area boundary would more accurately reflect growth forecasts, more effectively implement the Town's Official Plan growth management policies, better protect natural heritage/hydrologic features and Prime Agricultural Lands, address the issue regarding the physical size of the Pefferlaw Settlement Area. We concur with this, being our recommendation since 2005. The Georgina Council unanimously supported the Report recommending, stating "The contraction of this (Pefferlaw) Settlement Area boundary would more accurately reflect growth forecasts, more effectively implement the Town's Official Plan growth management policies, better protect natural heritage/hydrologic features and Prime Agricultural Lands, address an "optics issue regarding the physical size of the Pefferlaw Settlement Area and assist the Province in their desire to grow the Greenbelt". We concur. We expect the Province to act quickly to "Grow the Greenbelt" in Pefferlaw. Indeed, the Region of York Official Plan 2009 Maps a Regional Greenlands System, the details for Pefferlaw and Sutton Secondary Plan areas can be seen clearly in **Figure 2** whereby it is obvious that the current Secondary Plan Areas for Sutton and Pefferlaw include Regional identified forest lands and systems that would be better protected and appropriate in

the Greenbelt and Official Plan areas. It is obvious that changes made in the recent Georgina recommendation for Growing the Greenbelt for natural heritage follow this system delineation is appropriate. The existing Secondary Plan Area map of the Pefferlaw Secondary Plan with a detailed map of the Regional Greenlands System is also included in this Figure 2.

At its meeting held on May 21, 2015, the Council of The Regional Municipality of York referred Report No. 1 of the Commissioner of Corporate Services and Chief Planner, as amended by the memorandum from the Chief Planner dated May 21, 2015 (to insert 8 maps to Attachment 3), to the Special Meeting of Regional Council scheduled on May 28, 2015. The Report was regarding the 2015 Coordinated Provincial Review of the Growth Plan for the Greater Golden Horseshoe. The Town of Georgina Report PB-2005-0026 is appended as a local municipality Coordinated Provincial Plans Review Report. Detail of this Report shows Pefferlaw Secondary Plan developable area reduction (**Figure 4**) shows the recently revised Pefferlaw Secondary Plan Map recommended. The similarity to the Regional Greenlands System is obvious. And we strongly believe the area of Prime Agricultural Areas with associated natural features should be expanded to the maximum in the second stage Greenbelt Review of final boundaries beyond what the current Georgina Official Plan Recommendation maps detail. We have calculated this to be almost a 60% size reduction, resulting in thousands of acres of agricultural fields, and important forests and meadowlands recommended to be in the Greenbelt. This is a great improvement to the biodiversity, and the long-term sustainability of Southern Ontario. Without financial and man-power resources we have not been able to review in detail consultant review of the Town of Georgina recommendation submission to the Region and the Province regarding the “shrinking”, and therefore have not had opportunity or resources to rigorously review it, and expect the Province to do this with regard to the new recommended new Greenbelt and Secondary Plan area boundaries, and the criteria used to delineate them. **Therefore the final Official Plan for the Town of Georgina must reflect this “Shrinking” exercise formally in the new Pefferlaw Secondary Plan Area now recommended by the Town of Georgina in Figure 4 and illustrated on page 18 and 19 of this Report (Town of Georgina Report PB-2005-0026).**

Sutton Secondary Plan

Consistent with the problems of the current Pefferlaw Secondary Plan is the case of the Sutton Secondary Plan. The large square block delineation of the Settlement Area boundary (developable area envelop) includes of Prime Agricultural Areas with associated natural features that should be expanded into the Greenbelt (Grow the Greenbelt) to the maximum in the second stage of the Provincial Greenbelt Review of final boundaries beyond what the current, as the Town of Georgina has not undertaken this important planning exercise. **Figure 5**

details the York Regional Greenlands System for the Sutton Area, which, like for Pefferlaw includes many natural area and agriculture land uses that should be part of the Greenbelt. In our experience the development population projection numbers for Georgina even to the 2031 time during the recent Official Plan Review process have varied and we expect with intensification direction the Sutton Secondary Plan can easily accommodate considerable “shrinking” of geographic area to accommodate the Provincial directive in 2015 of Growing the Greenbelt.

We strongly believe the area of Prime Agricultural Areas with associated natural features should be expanded to the maximum in the second stage Greenbelt Review of final boundaries beyond what the current Georgina and in the final Official Plan for the Town of Georgina. The current Draft Official Plan fails this test. In this regard the Town of Georgina must undertake a rigorous and open review of the Sutton Secondary Plan immediately in its current Official Plan Review process, the same as has been lately done for the Pefferlaw Secondary Plan Area. Clearly much work remains to be done. We raised this issue previously at the poorly attended 2015-05-13 O.P. Review meeting at the ROC Facility with consultants and Town of Georgina staff and received the response there was no money to do this.

Consequently we expect the contraction of the present Sutton Settlement Area boundary would more accurately reflect growth forecasts, more effectively implement the Town’s Official Plan growth management policies, better protect natural heritage/hydrologic features and Prime Agricultural Lands, address another “optics” issue regarding the physical size of the Sutton Settlement Area (a large square box) within the Greater Toronto Area and assist the Province in their desire to grow the Greenbelt. We will not detail the population numbers forecast and their evolution throughout the O.P. review process here and now but, we have concern with them.

This re-defining of the Sutton Secondary would be a great improvement to the biodiversity, and the long-term sustainability of Southern Ontario.

Urban River Valley’s in the Greenbelt – the Case of Georgina

We understand the Province of Ontario is committed to protecting, supporting and Growing the Greenbelt. It is our understanding that to help meet this commitment, the Minister of Municipal Affairs and Housing is proposing an amendment to the Greenbelt Plan under the Greenbelt Act, 2005 that would add provincially owned lands, to the Protected Countryside of

the Greenbelt Plan; for example the Glenorchy Conservation Area in the Town of Oakville (approximately 630 acres , 255 hectares).

and, the Province is proposing to,

“Add a new Urban River Valley designation to the Greenbelt Plan to facilitate adding publicly owned lands in urban river valleys currently outside the Greenbelt into the Greenbelt Plan”.

Reference: (Province of Ontario, 2012)

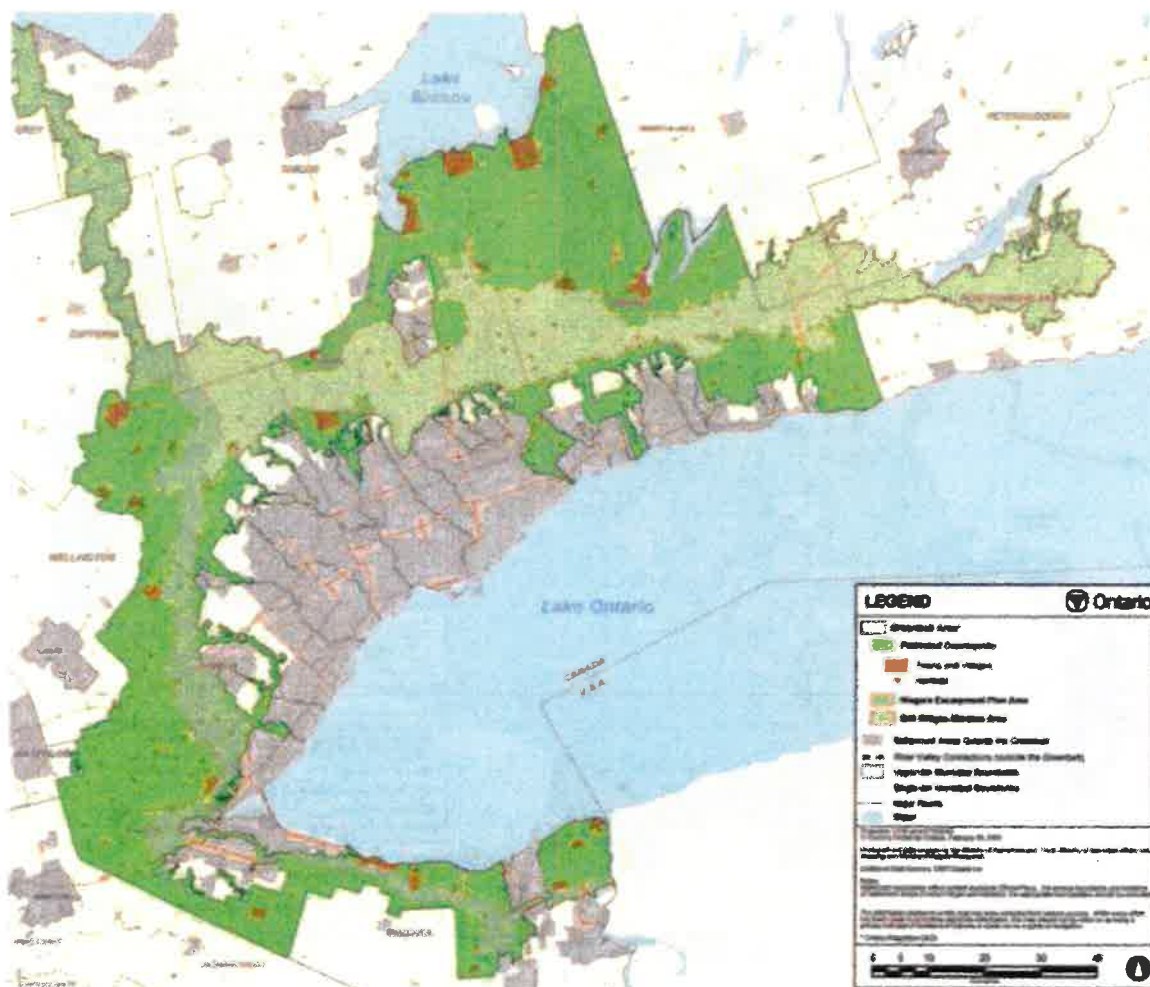
We understand the Province of Ontario is asking for input on the proposed amendment to the Greenbelt Plan.

The three river valleys of the Maskinonge, Black and Pefferlaw Rivers in Keswick, Sutton and Pefferlaw should be significantly naturalized and be formally incorporated as urban river valley focus areas of the Greenbelt. This SLSN recommendation is in support of the Province of Ontario focus of designation of as Greenbelt lands, the urban river valley lands where the Municipal Council has adopted a resolution to include lands in the Greenbelt including the City of Mississauga, the Town of Oakville, the City of Guelph, the City of Toronto. The Municipality of the Town of Georgina should immediately pass a resolution of the urban portions of the three rivers listed above. We ask the Region of York and the Province of Ontario for our support in having the Town of Georgina enact this course of action in the second stage of the Greenbelt Reviews.

In addition to important natural heritage values, river valleys in urban municipalities within, and adjacent to, the Greenbelt may contain tourist, recreational and cultural amenities that contribute to the diversity of benefits the Greenbelt offers in an urban setting.

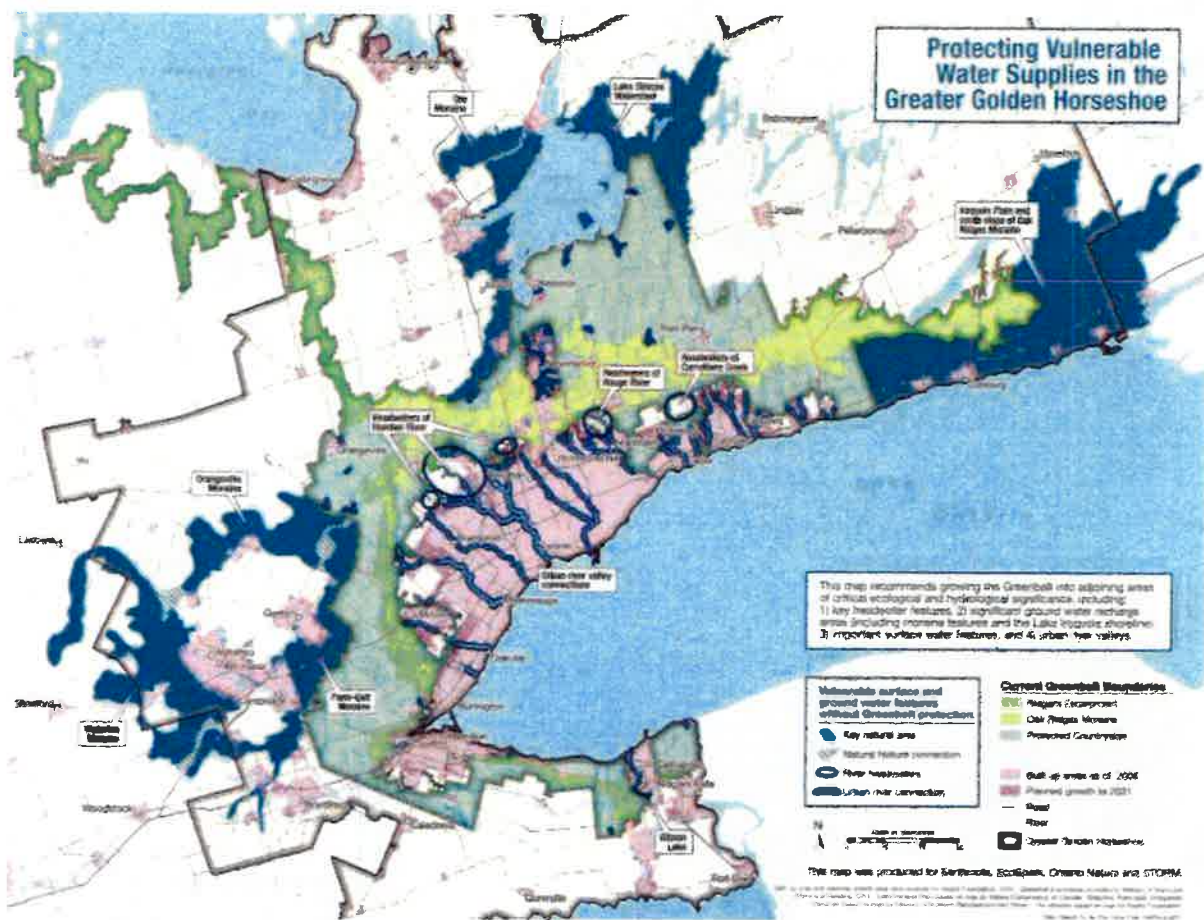
The proposed amendment would introduce a new Urban River Valley designation to the Greenbelt Plan. This new designation would help to facilitate adding publicly owned lands in urban river valleys currently outside the Greenbelt into the Greenbelt Plan. Should a municipality be interested in the future in having the Urban River Valley designation (if approved) apply to public lands within their jurisdiction, the municipality would submit a request to the Ministry based on Growing the Greenbelt criteria, developed in 2008. The potential inclusion of any of these lands would assist in connecting the Greenbelt to inland lakes and the Great Lakes through these river valley corridors.

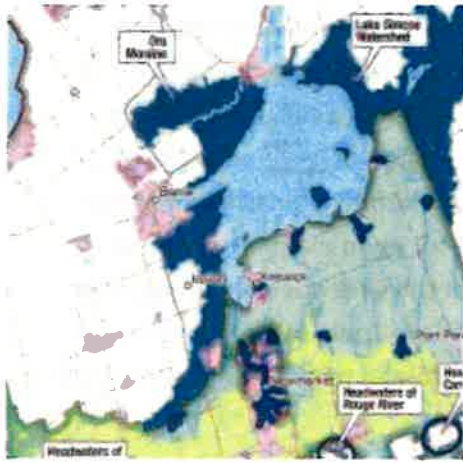
The proposed designation would rely on municipal official plan policies which have regard for Greenbelt Plan objectives and any other applicable criteria. The Protected Countryside policies of the Greenbelt Plan would not apply. Many of the key external river valley connections are shown on the Figure below. It is our organization's contention that an Urban River Valley designation for the Town of Georgina three river valleys of the Maskinonge, Black and Pefferlaw Rivers in Keswick, Sutton and Pefferlaw should have been a key pillar of the Town of Georgina's comments to the province regarding the Greenbelt Review. Consequently, we also recommend the Town of Georgina formally recognize and designate these lands as new "Urban River Valley Lands in the Greenbelt" and treat them as separate Land Use and Policy Areas in the Official Plan for the Town of Georgina, and formally apply to the Province of Ontario for their designation. Following this, new landuse and development policies enacted would start the long process of further natural area restoration and planning of conservation of these lands could proceed.



This urban river valley delineation would also support the goals, objectives and recommendations of the Lake Simcoe Act, and ensures water quality buffering and protection as drainage in these rivers passes urban areas to enter Lake Simcoe. Our organization (SLSN) originally advocated for the inclusion of these three rivers in South Lake Simcoe in the Greenbelt in 2005 (Harpley, 2004). This new urban river valley designation could be harnessed to support biodiversity and natural area restoration and important connectivity of forest and wildlife habitat from the terrestrial Regional Greenlands System from the Oak Ridges Moraine to Lake Simcoe.

The Provincial value of the three river valleys of the Maskinonge, Black and Pefferlaw Rivers in Keswick, Sutton and Pefferlaw has been recognized by important conservation organizations like Earthroots, EcoSpark, Ontario Nature and STORM and has been formally documented, mapped and presented to the Province of Ontario in the Greenbelt Review Process. The map below shows the areas.





Detail Map of South Lake Simcoe – Key Natural Areas

Maple Leaf Estates Issue related to the Georgina Official Plan, Greenbelt and the Importance of Clear and Defensible Secondary Plan Areas in Official Plans

It is recognized that DG Group bought the land on the shores of Lake Simcoe in the 1980s after it had already received planning approval for a 1,073-unit mobile-home park. The plan sat dormant for decades as the land around and under it was progressively protected. The area was designated a provincially significant wetland in 2004 and incorporated into the Greenbelt in 2005. Though there are many conflicting legal and planning issues related to this important Provincially Significant Wetland (PSW) area our executive and membership are of the opinion that this issue must be resolved with the highest order of good planning. Many of our members have been engaged and concerned about this local Keswick area issue.

Consequently, we believe that the best solution is to support a land swap with lands identified by the North Gwillimbury Forest Alliance (NGFA) and their consultants, not the land swap proposed that would use Greenbelt lands of prime agricultural value. As the NGFA has pointed out, both pieces of land involved in the current swap supported by the Town Council of Georgina, the Region of York and the Lake Simcoe Region Conservation Authority (LSRCA) should be part of the Greenbelt and shouldn't be developed at all. When the Greenbelt was established in 2005 the Provincially Significant wetlands and associated forest should have been incorporated into the Greenbelt. This fact is clear. The NGFA wants to see the conservation authority let the trailer park development lapse under new rules, recently passed instead of helping the private developer trade for another piece of protected land to build on. These proposed Greenbelt lands are prime farmland, much of the area is important groundwater

recharge area, and it is important grassland related habitat for prairie associated breeding birds, some of which are our most at risk avian species in Ontario. The area is rural and not a place to develop an essentially satellite, leapfrog- like development in twenty-first century Ontario. Although, no one can force the DG Group to consider a swap of lands within the Keswick Secondary Plan Area, we believe there is much more cooperative directed influence needed at the political and planning level in the public interest for good planning to trump private interests on this issue. The entire area should be part of the Greenbelt and integral to the Town of Georgina Greenlands system in the Official Plan for the Town of Georgina. In our view the politicians should make the hard decisions they were elected to make, and contribute to a stellar Official Plan for the Town of Georgina, now.

With similar potential future situations in the current Sutton and Pefferlaw Secondary Plan Areas new N.G. Forests will rise, and long and expensive Ontario Municipal Board Hearings like the past Sutton "Moatfied Development" of which we (SLSN were a participant in) to save natural habitat, will occur with the current planning situation.

Restoration and Headwater Protection

We advocate the Province take a broad perspective, establishing a stronger and more active natural areas planning framework to help ensure protection of the ecological integrity in the Town of Georgina to contribute more to the sustainability of Southern Ontario. The terrestrial and hydrologic base of the ecosystems of the Greater Toronto Area must be protected through legislation like the Greenbelt and the Oak Ridges Moraine Plan, to ensure healthy biodiverse environments for future nature and human generations for forests, air quality, soil, climate and water. This biodiversity and restoration can best be enacted by a large, connected core and corridor natural habitat areas with sustainable agricultural areas, at the municipal level through Official Plans. This is why we feel Growing the Greenbelt in Georgina (through shrinking Secondary Plan areas in the Georgina Official Plan) at Pefferlaw and Sutton now, makes so much sense. Also, unsustainable and risky land use activities must be stopped and phased out throughout the Greenbelt like fill operations, biosolid application in un-buffered river systems (1-3 order streams) documented (Harpley and Milne, 2015; Petersen, Szykoluk and Tam, 2015). Turf farms are a particular concern and was lamented at the 2015-07-13 Georgina Official Plan Review meeting by a senior planner for the Town of Georgina regarding the loss of traditional farming to these land uses. . We concur with this situation and it need to be addressed. Peat extraction operations are also a concern in this regard. Recent extensive Solar Development is also a concern of some members of our organization in the Town of Georgina. This is because of loss of potential agricultural lands and loss of grassland habitat and birds in-spite of

Provincial legislation, are legitimate Official Plan concerns even though we support appropriately sited alternative energy initiatives. Our review of the Draft Official Plan at the recent review workshop would suggest Town staff considerably tighten wording around this issue. The Official Plan for the Town of Georgina needs much stronger wording and controls on these activities in the Official Plan areas from what we can see in the Draft document at the last review meeting. Strengthening of wording is should be undertaken by municipal planning staff. In our view in the future more financial and other resources to municipalities, non-government organizations and naturalists is needed from the Provincial level to expedite knowledgeable collaboration and work in these areas in Official Plans like in Georgina, if high quality work is to result in these specific land use issues.

Landscape Ecology and Greenland System Design, Monitoring and Performance Measurement

Our organization stands for functional Greenlands system in the Town of Georgina contributing essential natural resources value to the Greenbelt, now and in the future. This is why in our comments to the Province of Ontario regarding the Greenbelt we stressed the urgent need for good science of landscape ecology to be undertaken at the municipal level in the future. This concern has brought up the whole issue of natural heritage Greenbelt Performance, which we think is essential and should also be a part of comprehensive Official Plans. Consequently we believe much more rigorous research and monitoring should be done by municipalities in this regard in Official Plan Reviews. I have made this very clear to Town of Georgina planning staff and consultants for many years. We are particularly concerned about the real, on the ground measuring, documentation and habitat and wildlife core and corridor planning that is really necessary to the delineation, successful establishment and monitoring of a real Greenlands system. An approach like the province did in the recent Greenbelt reviews regarding performance measures is a starting model (Wong, 2015). Other international jurisdictions in Europe, the United States and others are way ahead of Ontario in this regard and can be looked at for examples. Identified indicators of natural heritage and connectivity, prime agricultural land and fragmentation we believe are the most important and should be a concern and responsibility to coordinate with other levels of government and agencies in a formal manner with comprehensive documentation. In reality these formal processes would drive the success of the other values and successes of Official Plans in regard to natural and cultural heritage concerns which is our organizations interest. This approach has not been pursued in the planning of the review of the Official Plan for the Town of Georgina. In the future we recommend that it be done

Building on the outcomes of the visioning, objectives, and guiding principles discussion at Official Plan Review for the Town of Georgina Public Workshop #1, a workshop designed to help identify the planning policy directions that need to be considered for inclusion in the Official Plan we focused our membership's contribution's on natural heritage areas identification and expansion. We provided input on specific policy directions herein detailed.

Our organization members and myself had contributed to natural heritage and rural/agricultural in Official Plan Public Workshop #1 so I focused on Growth Management (which is directly related to the sustainability of natural heritage Greenland Systems) in Workshop #2. Many of us also attended and contributed to the various Official Plan Review Hamlet Area Workshops in the Town of Georgina. The predominately holding the development area boundaries in the Hamlets we support and commend the Town planning staff for their efforts in this important planning area.

Our primary concern as naturalists with Official Plan Review is identification and conservation of natural habitat and wildlife. This can only be achieved through good Growth Management and good natural heritage documentation and science. Our primary concern with the current Georgina Official Plan is our continuing problem with the lack of detailed information and process on developing further the original Greenlands Strategy and consequent Greenlands System (that is rigorous and defensible) for the Town of Georgina. We contributed data to such a process over 15 years ago for the start of a process (LGL Consultants Ltd.) reference LGL Ltd. and Keir Consultants Inc., 1996). Many of the key recommendations for detailed work (including original field work) have never been implemented. Simple aerial photo based forest mapping blocks are identified but this is very low resolution investigation and documentation is no longer acceptable or defensible in our view for Greenland System identification and mapping. Proposed policies on controls of tree cutting and core and corridor work at the detailed level in the Official Plan Greenland system areas need to be implemented and enforced. Our membership can point to examples of significant forest areas in the Greenland system of the Official Plan for the Town of Georgina lost (form and function) even in the last decade. Though we have great respect for municipal and agency staff in these technical issues today much more broadly based consultations are needed in these matters including Non-governmental Organization, University and other academics and independent experts intimately involved in contributing to technical process. Recent natural heritage conservation issues in the Town of Georgina have made this apparent (Harpley and Milne, 2014, 2015).

Clear natural heritage core and corridor areas must be established based on detailed assessment, actual inventory, and geographic and biological functional analysis. Specific conservation strategy, for all areas need to be developed and new updated core and corridor areas plans, implementation and management actions taken. An immediate suspension of

forest cutting in many areas of the Town is needed as some of our provisional estimates approach current forest loss at 2 % per year. Grassland meadow (most significant for declining prairie associated birds) in declining at an even faster rate in the Town through agricultural expansion, agricultural methods and planting changes and urban encroachment. We request the Region of York, with the Town of Georgina act on these conservation concerns. It is our opinion that policies and provisions of an Official Plan are the right place to introduce the details to ensure adequate conservation of Official Plan areas. This will have to happen within the provision of Growth Management in the new Official Plan, and is also one of many major reason we have recommended shrinking the Pefferlaw and Sutton Secondary Plan Area sizes.

Submitted by,

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Recipient: 2012 Lieutenant Governor's Ontario Heritage Award for Lifetime Achievement

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Fellow, McLaughlin College, York University

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c.c Ontario Nature
 The Zephyr Society of Lake Simcoe
 Greenbelt Alliance
 Greenbelt Foundation
 Rescue Lake Simcoe
 Lake Simcoe Region Conservation Authority
 Region of York
 Ecojustice
 Mayor and Council of Georgina
 Julia Munro, M.P.P.
 North Gwillimbury Forest Alliance

Figures

Figure 1

Town of Georgina Official Plan, Schedule A1, Municipal Structure, Draft, 2015-05

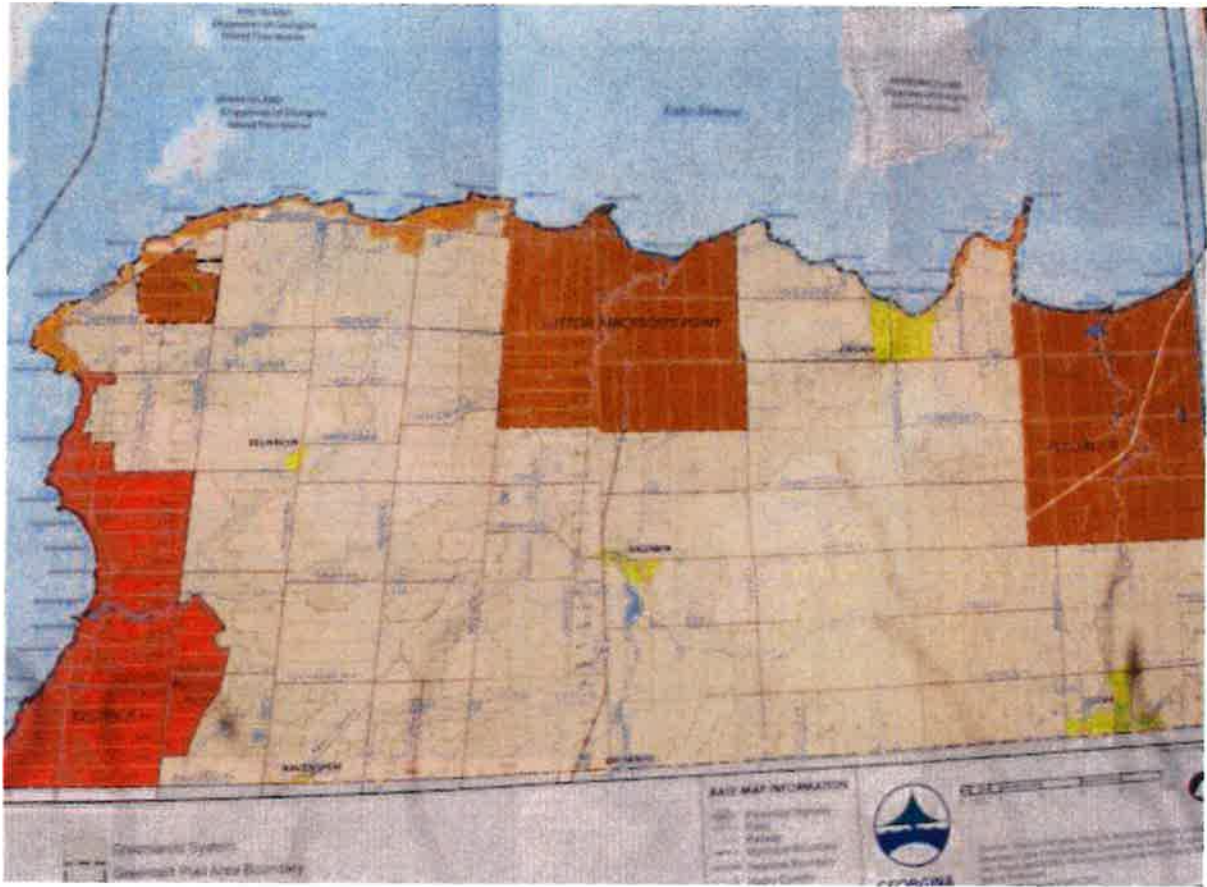
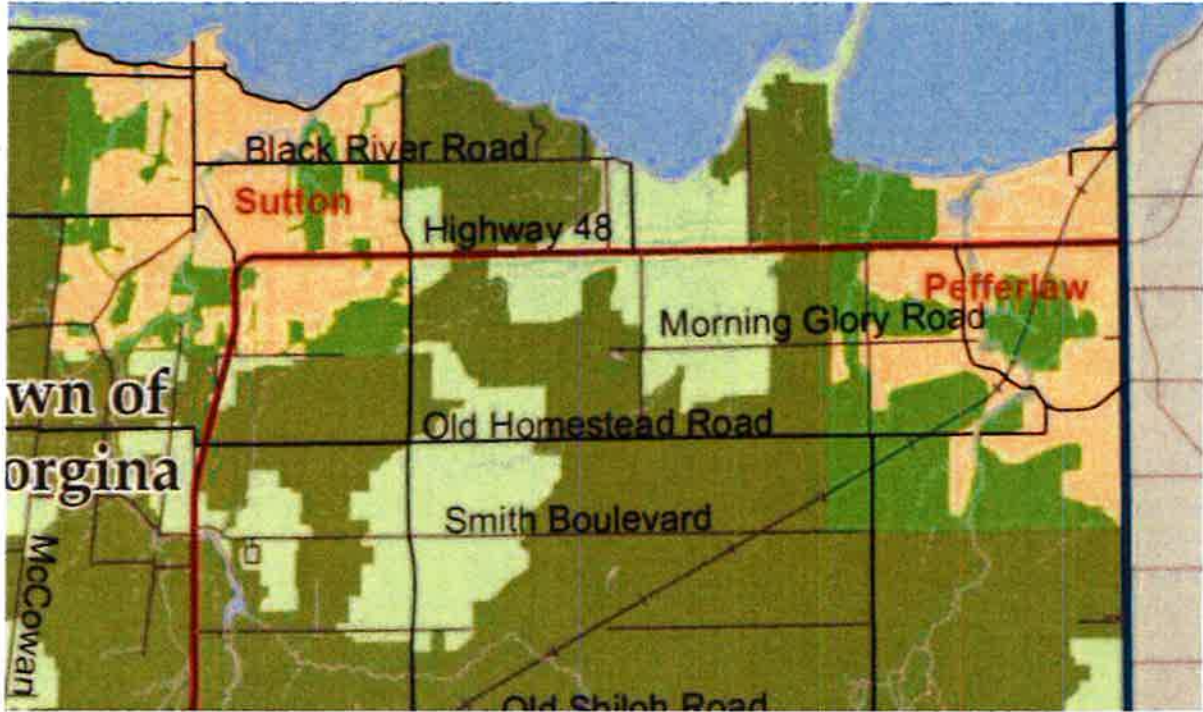


Figure 2

The Regional Official Plan of York, Map 2 Regional Greenlands System, including Map 5 Significant Woodland, 2009. Showing Pepperlaw and Sutton Secondary Plan areas in pink.



Pefferlaw Detail - The Regional Official Plan of York, Map 2 Regional Greenlands System, including Map 5 Significant Woodland, 2009. Showing Pefferlaw Secondary Plan areas in pink.

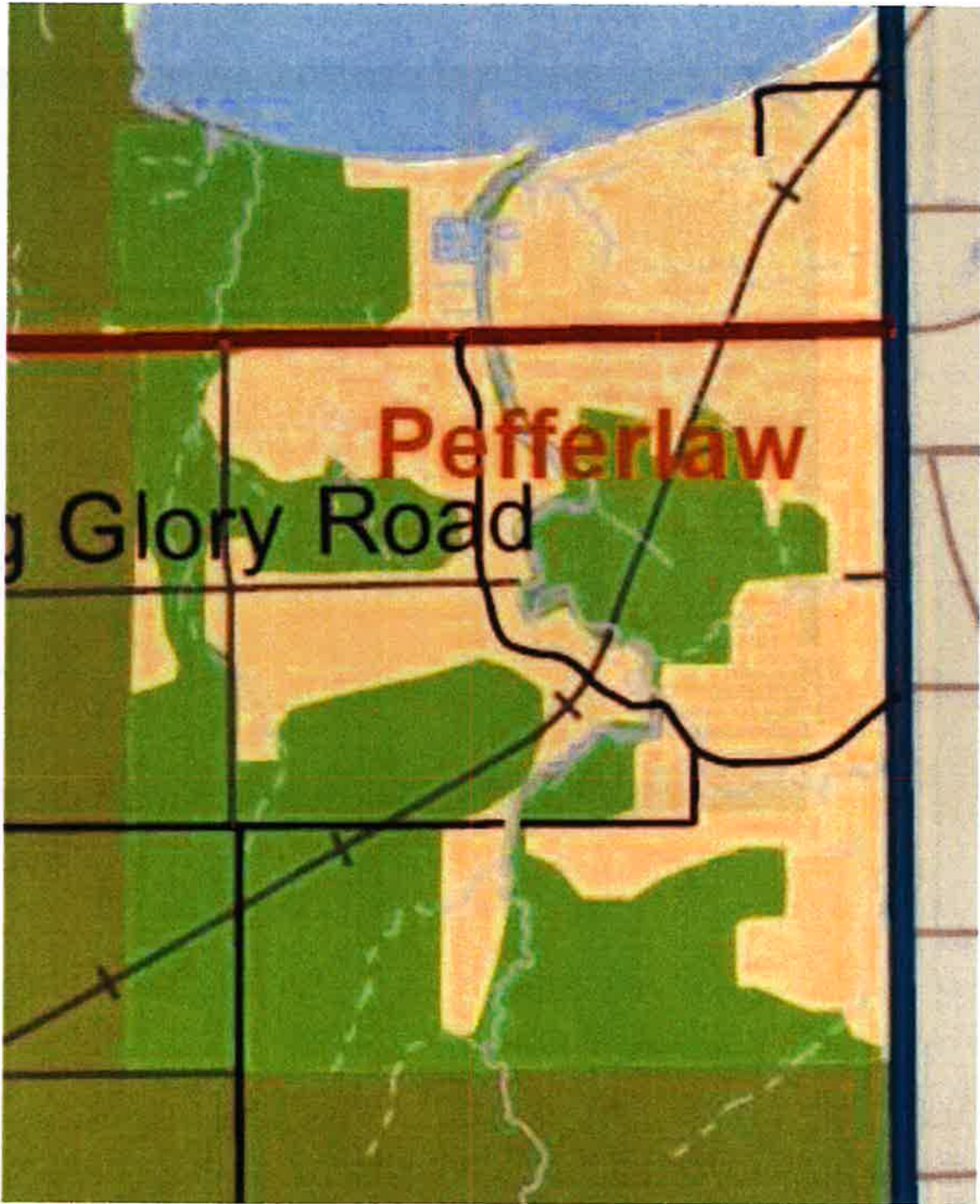
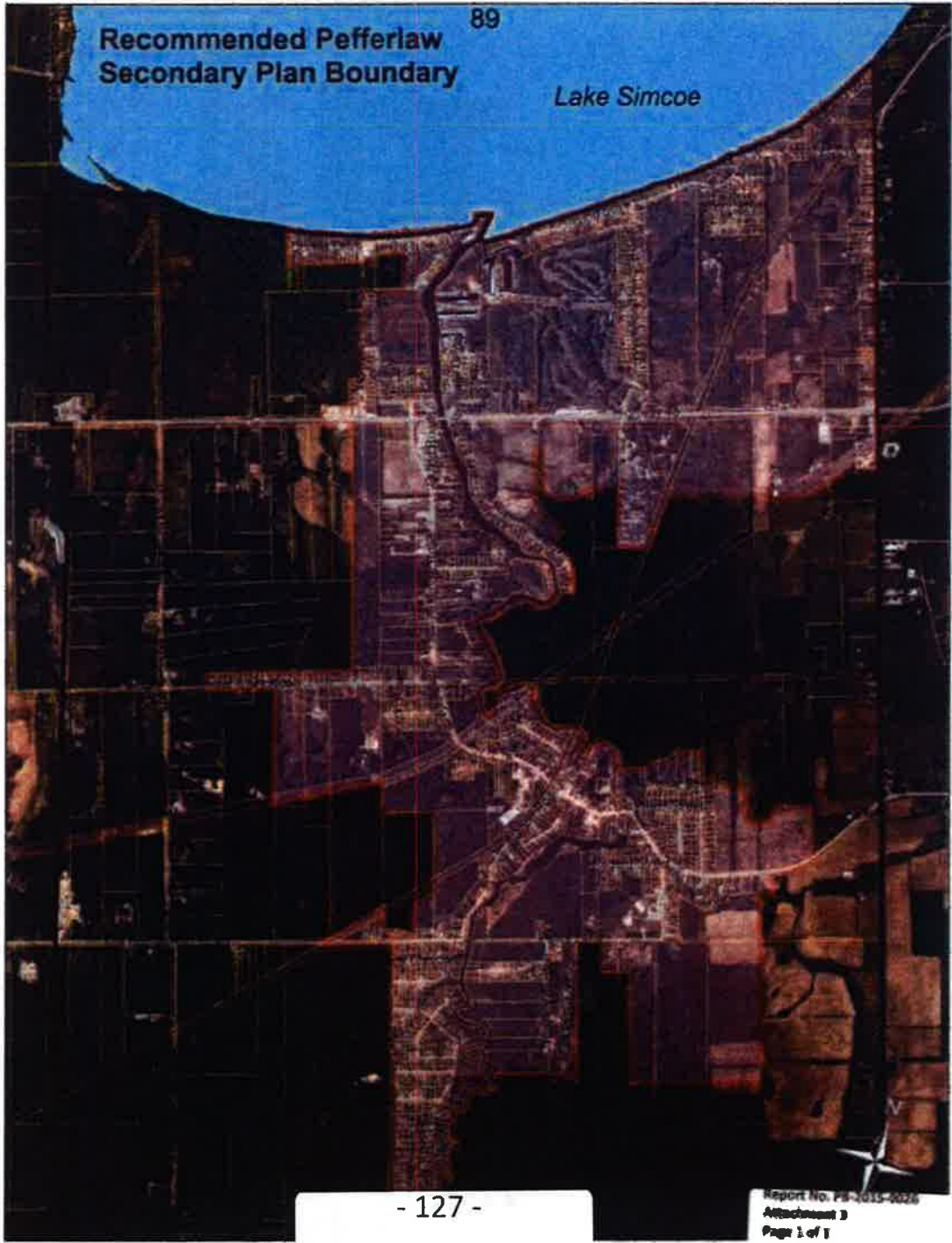


Figure 3
Original Pefferlaw Secondary Plan Area (2005)



Figure 4

Aerial View of Reduced (shrunk) Pefferlaw Secondary Plan Area (proposed 2015-05) and Town of Georgina shrunk Plan Map of Pefferlaw Secondary Plan Area.



Plan Map View of Reduced (shrunk) Pefferlaw Secondary Plan Area (proposed 2015-05)

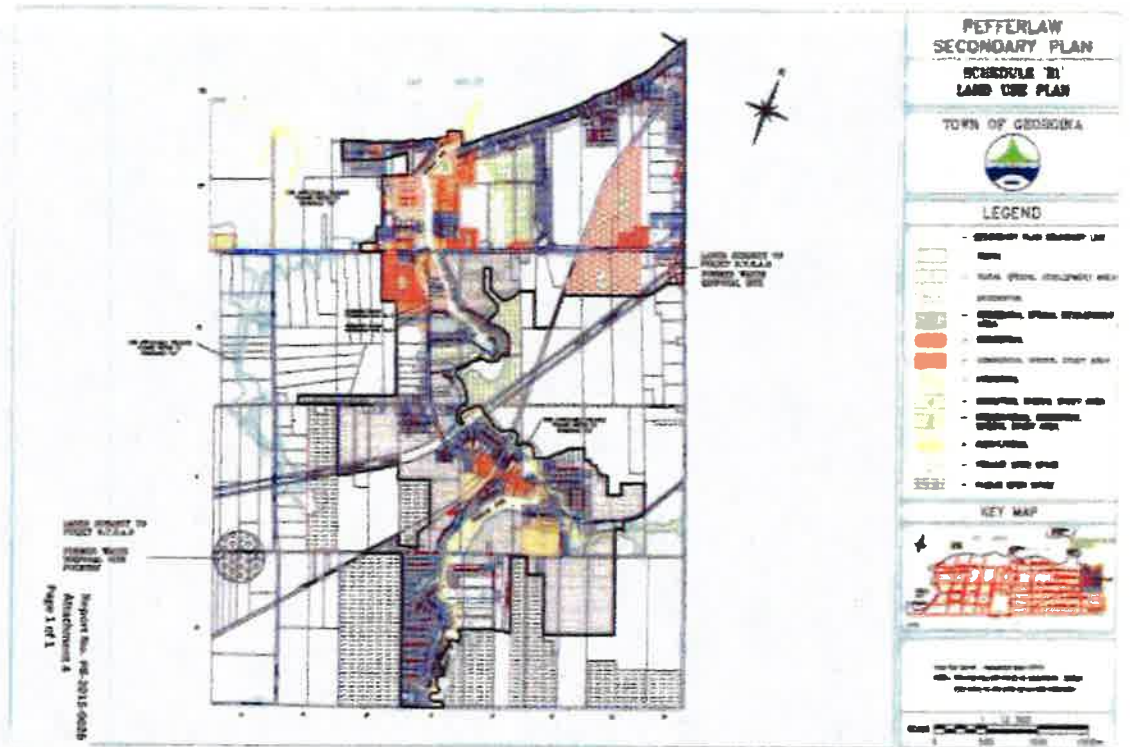
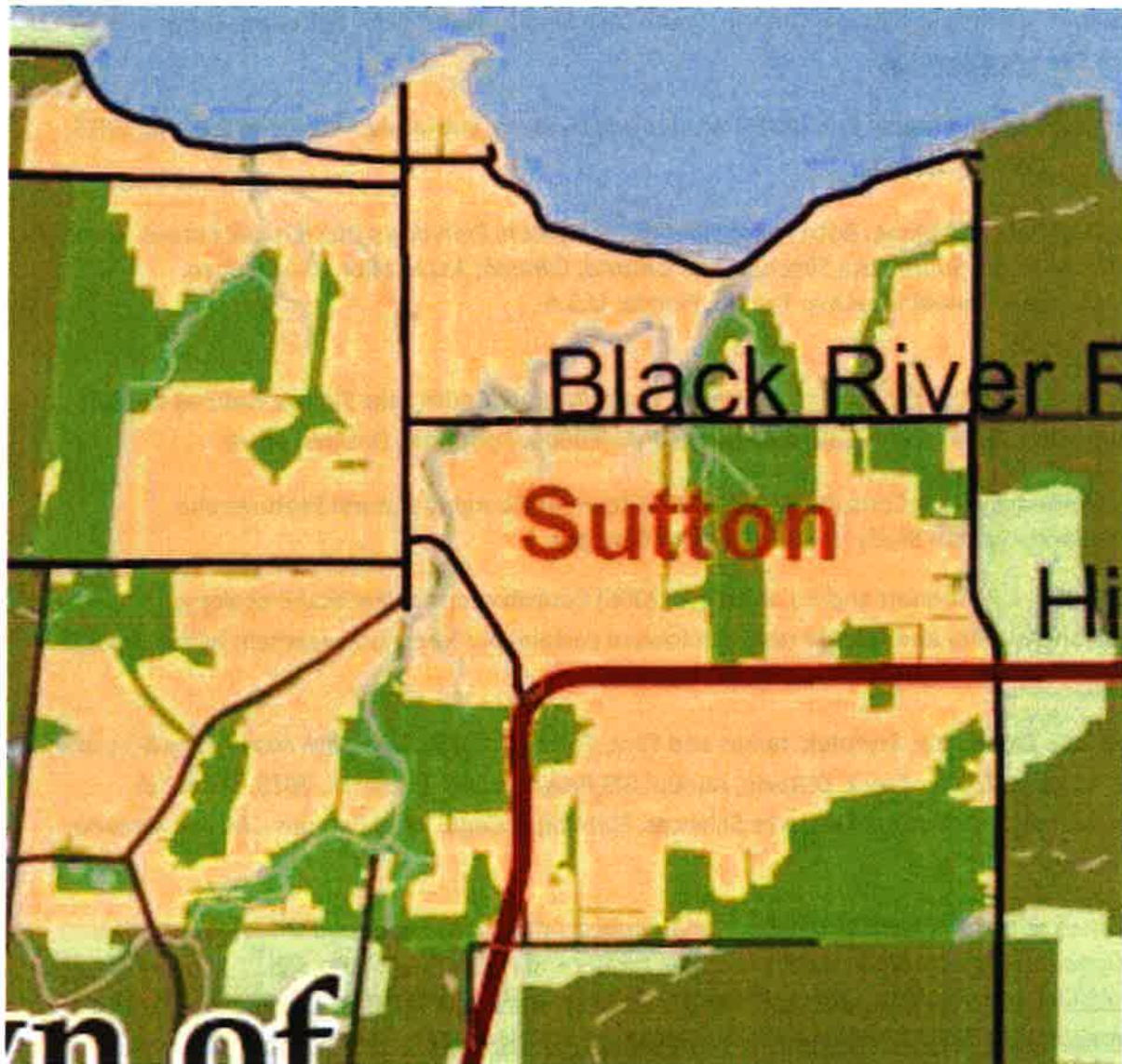


Figure 5
Sutton Detail - The Regional Official Plan of York, Map 2 Regional Greenlands System, including Map 5 Significant Woodland, 2009. **Showing Sutton Secondary Plan areas in pink.**



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Harpley, P.J. and R.J. Milne, (1996). *The Use of Avian Faunas in Delineating Wetlands in the Baldwin Wetland Complex, Southern Ontario*. In Wetlands: Environmental Gradients, Boundaries and Buffers, (eds.) G. Mulamootil, B.G. Warner and E.A. McBean, CRC/Lewis Publishers, New York. Chap. 11. pp. 163-176.

Harpley, P.J. and R.J. Milne, (1995). *Environmental Harmony and Human Perception of Nature: Ecosystem Management Tools for Land-use Planning*. In Environmental Sociology: Theory and Practice (eds.) M.D. Mehta and E. Ouellet, Captus Press Inc.

Harpley, P.J., (2000). Habitat Suitability modeling using GIS methods as applied to the River Otter study. The River Otter Project Public Contact Open House, South Lake Simcoe Naturalists, Egypt, Ontario, March .

Harpley, P.J. and R.J. Milne, (2000). *The Black River Complex, Southern Ontario: A Small-scale Biosphere Reserve*. Fourth International Conference on Science and the Management of Protected Areas: Learning from the Past, Looking to the Future, SAMPA and Parks Research Forum of Ontario, Waterloo, Ontario. May (paper).

Farwell, J., R.J. Milne and P. Harpley, (1998). *Habitat suitability analysis of wintering deer populations in the Rouge Valley, Toronto, Ontario*. Annual Meeting of the Canadian Association of Geographers, Ottawa, Ontario. June (paper).

Milne, R.J. and P. Harpley, (1998). *Avian monitoring in the South Lake Simcoe wildland/wetland complex*. Canadian Wildlife Service, "Wetlands for the Future: Integrating Information for Conservation", Guelph, Ontario, March (poster).

Milne, R.J. and P. Harpley, (1997). *Avian monitoring in a wildland/wetland complex, Greater Toronto Area*, Ministry of Natural Resources, "Leading Edge'97: the Edge and the Point", Burlington, Ontario, October (poster).

Milne, R.J. and P. Harpley, (1996). *Scale, landscape fragmentation and avian patterns in wildland complexes of the Greater Toronto Area, Ontario, Canada*. Association of American Geographers, "Joint Meeting of the West Lakes and East Lakes Regional Divisions of the Association of American Geographers", Valparaiso, Indiana, October (paper).

Harpley, P.J. and R.J. Milne, (1995). *Implications of proposed highway 404 transportation corridor on wildlife and habitat*. Uxbridge Conservation Group, "Forum on 404", Uxbridge, Ontario. October.

Milne, R.J. and P.J. Harpley, (1994). *Landscape ecology, avian information and the rehabilitation of wildland complexes in Greater Toronto*. In Landscape Change: Opportunities and New Approaches. Proceedings Canadian Land Reclamation Association 18th Annual Meeting, Lindsay, Ontario.

Milne, R.J. and P. Harpley, (1994) *Cannington Esker: Biological Refuge, landscape corridor and management conflicts*. Annual Meeting of the Canadian Association of Geographers, Waterloo, Ontario, May (paper).

Milne, R.J. and P. Harpley, (1994). *The importance of the avian faunal component in the delineation and management of the Black River Wetland, Ontario*. Wetlands Research Centre, "Wetlands: Environmental Gradients, Boundaries and Buffers" International Conference, Niagara Falls, Ontario, April (paper).

Harpley, P.J. and R.J. Milne, (1993). *Landscape Ecology, avian formation and the rehabilitation of wildland complexes in the Greater Toronto Area*. Canadian Land Reclamation association 18th Annual Meeting, Lindsay, Ontario, August (paper).

Harpley, P.J. and R.J. Milne, (1992). *An application of Landscape Ecology principles to wetland complexes in the Greater Toronto Area*. Canadian Association of Geographers, Ontario Division, "CAGONT 92" conference, University of Toronto, Ontario, October (paper).

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Design Policy Recommendations for Georgina's Draft Official Plan

July 30, 2015



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Design Policy Recommendations for Georgina's Official Plan

In 2006, the Province of Ontario amended the Planning Act. Section 41 of the Act contains the following:

(4) No person shall undertake any development in an area designated under subsection (2) unless the council of the municipality or, where a referral has been made under subsection (12), the Municipal Board has approved one or both, as the council may determine, of the following:

1. Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required under clause (7) (a), including facilities designed to have regard for accessibility for persons with disabilities.

2. Drawings showing plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing less than twenty-five dwelling units, which drawings are sufficient to display,

(a) the massing and conceptual design of the proposed building;

(b) the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;

(c) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;

(d) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design, if an official plan and a by-law passed under subsection (2) that both contain provisions relating to such matters are in effect in the municipality;

(e) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if an official plan and a by-law passed under subsection (2) that both contain provisions relating to such matters are in effect in the municipality; and

(f) facilities designed to have regard for accessibility for persons with disabilities. R.S.O. 1990, c. P.13, s. 41 (4); 2002, c. 9, s. 56 (1); 2006, c. 23, s. 16 (3, 4); 2009, c. 33, Sched. 21, s. 10 (9).

Exclusions from site plan control

(4.1) The following matters relating to buildings described in paragraph 2 of subsection (4) are not subject to site plan control:

1. Interior design.

2. The layout of interior areas, excluding interior walkways, stairs, elevators and escalators referred to in subparagraph 2 (c) of subsection (4).

3. The manner of construction and standards for construction. 2006, c. 23, s. 16 (5).

Drawings for residential buildings

(5) Despite the exception provided in paragraph 2 of subsection (4), the council of the municipality may require the drawings mentioned therein for a building to be used for residential purposes containing less than twenty-five dwelling units if the proposed building is to be located in an area specifically designated in the official plan mentioned in subsection (2) as an area wherein such drawings may be required. R.S.O. 1990, c. P.13, s. 41 (5).

The recommendations contained within this document are based on the authority granted by Section 41 Subsections 4 and 5 of the Planning Act. These changes, enacted in 2006, allow municipalities to approve or deny building applications based on a range of criteria, including approving or disallowing development based on “matters relating to exterior design.” This includes the “character, scale, appearance and design features” of structures, “without limitation.” The exterior cladding material is a design feature. Exterior cladding is a primary determinant of exterior design character and appearance and falls within the scope of the Act, giving the municipality a significant degree of new input over the exterior appearance of a structure.

Subsection 5 of the Act gives municipalities the authority to extend Site Plan Control to small residential dwellings provided a suitable by-law is in place.

Specific recommendations, identifying particular sections of the Town of Georgina Draft Official Plan, are as follows:

| Section | Text | Recommendation |
|---------|---|---|
| 2.2.2.5 | To encourage and actively promote the use of sustainable design principles or technologies and climate change resilient design in community development, site design and buildings. Such design principles may be further expressed in the Town's Development Design Criteria. | Extend climate resiliency building practices to small residential through the use of Site Plan Control and Urban Design Guidelines. |
| 7.1.1 | Schedule A2 – Land Use Plan identifies four distinct Secondary Plan Areas (Keswick, Keswick Business Park, Sutton/Jackson's Point and Pefferlaw) where more detailed land use plans and policies are in effect. It is intended that through these Secondary Plans, the communities of Keswick, Sutton/Jackson's Point and Pefferlaw will continue to evolve as healthy, vibrant communities and will maintain their individual identities as distinct settlement areas within the town. | <p>Include Urban Design Guidelines with each Secondary Plan, including lists of preferred exterior materials that are sustainable, resilient and will build an enduring community character.</p> <p>Delineate a list of preferred exterior building materials. Use brick, stone and engineered stone as the primary building materials, with others, such as stucco, wood, vinyl siding, decorative concrete or glass considered as accents or when used in combination with the primary building materials.</p> <p>Draft a series of Residential Urban Design Guidelines to cover new home builds not included within the existing Secondary Plan areas.</p> |
| 7.3.3 | Within the defined Hamlet Area boundaries, new residential development that is compatible with the existing character of the community may be permitted as infilling and minor rounding out to the existing development, in accordance with Section 11.4.2.6. | <p>Wording change – "compatible with existing land usage within the community, and demonstrating an extremely high standard of sustainable architectural design consistent with Urban Design Guidelines, may be permitted as....".</p> <p>Delineate robust Urban Design Guidelines with favoured exterior cladding materials carried all around the building to ensure an appearance and character consistent with the character of Georgina's hamlets.</p> |

| Section | Text | Recommendation |
|----------------|---|--|
| 7.3.9 | Notwithstanding Section 7.3.3, the Town may consider a development application that proposes 4 or more new lots or dwellings, subject to an Official Plan Amendment and the following studies and documentations may be necessary in support of the proposed amendment: | The list of required studies include an Urban Design Review to ensure resilient, high-quality exterior cladding materials on all four elevations, and architectural detail on the rear as well as the front façade. Materials used for the front facade should be carried around the building where any facades are exposed to the neighbouring/public view at the side or rear. |
| 7.3.10 | The Town will encourage residential development that would create 4 or more lots or dwellings to develop the lands in depth rather than along a municipal roadway, and that the resulting lot pattern considers the long-term lot and road patterns for the community. | Add "as well as considering a consistent community look and feel." |
| 7.4.4 7.5.5 | (Lakeshore Residential Area and Lakeshore Serviced Residential Area) Any new development shall comply with the policies of Section 4. | Wording additions – "...and with any relevant Secondary Plans and Urban Design Guidelines.. |

| Section | Text | Recommendation |
|---------|---|--|
| 8.1.2 | The Town will ensure an adequate housing supply by: (list of action items) | <p>Include in the list of action items: “enforcing Urban Design Guidelines delineating a high standard of exterior character and design, including high-quality cladding and resiliency against extreme weather events and climate change.”</p> <p>Draft Urban Design Guidelines ensuring a high standard of home construction, including building materials chosen for their functional and aesthetic quality, sustainability, ease of maintenance, long-term durability and fit with the community's cultural heritage. Also encourage site designs that conserve energy, addressed at the development application stage and during the preparation of designs, with design, orientation, construction and landscaping intended to minimize interior heat loss and retain solar energy in the winter and minimize solar penetration in the summer.</p> |
| 8.7.1.1 | ...To achieve excellent community design, the Town shall encourage and support... | <p>Include the following action items: private and public developments which are designed to high standards of exterior design, utilizing high-quality materials and architectural styles which contribute a sense of place and are resilient against extreme weather events, also being consistent with applicable Urban Design Guidelines.</p> |
| 8.7.1.1 | c) private and public developments which are designed to fit their contexts by considering the mix of uses, and the massing, height, scale, architectural style and details of existing, adjacent buildings and structures; | <p>Include “exterior cladding materials that will build an enduring, climate resilient character” as one of the considerations.</p> |
| 8.7.1.2 | In the review of development applications, the following site development criteria shall be implemented: (list of action items) | <p>Include the following action item:</p> <ul style="list-style-type: none"> - built form shall utilize high-quality building materials and a high standard of architectural design consistent with all applicable Urban Design Guidelines. |

| Section | Text | Recommendation |
|----------|---|--|
| 8.7.1.2 | e) building form and siting shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open space; | "...shall minimize the impacts of noise, wind, extreme weather events and shadows..." |
| 8.7.1.3 | Building and site design should be conducted in such a manner as to minimize impacts from and be resistant to climate change. | Utilize Urban Design Guidelines to delineate appropriate building materials suitable for withstanding extreme weather events. |
| 11.5.1.3 | The site plan control provisions of the Planning Act may be used with respect to all uses, or designations within the Plan, however, the following shall not be subjected to site plan control: a) single family detached dwellings; | In order to promote proper planning, all urban dwelling units should be subject to site plan control. As such, we recommend eliminating bullet point a and related language. |

Recommendations for Secondary Plans and Urban Design Guidelines

1. Extend Site Plan Control to all properties, including single detached dwellings and residential dwellings of under 25 units, with the exception of agricultural development, and
 - a. Issue Small Residential Urban Design Guidelines with a list of favoured and discouraged building materials applicable to small residential construction, utilizing Secondary Plans for area-specific Urban Design Guidelines where called for, or
 - b. Issue Urban Design Guidelines with a list of favoured and discouraged building materials for all current and future Secondary Plans.
2. Include in all Urban Design Guidelines a list of favoured exterior cladding materials chosen for their functional and aesthetic quality, sustainability, ease of maintenance, long-term durability, and match with the cultural heritage of the overall community.
3. Use masonry as the primary cladding materials. Other materials, such as stucco, wood, vinyl siding, decorative concrete or glass may be considered based on design merit, or in combination with the primary cladding materials.
4. Include language encouraging that street-facing facades be of the highest design quality, and encouraging that materials used for the front facade should be carried around the building where any facades are visible to neighbouring properties and the public at the sides and rear.
5. Encourage site designs that conserve energy, with this trait addressed at the development application stage and during the preparation of building and site designs. Buildings, including homes, should be designed, oriented, constructed and landscaped to minimize interior heat loss and to capture and retain solar heat energy in the winter and minimize solar heat penetration in the summer. The use of natural materials, particularly masonry with its thermal mass properties and environmental sustainability, is strongly encouraged both as structural elements and exterior facings.

From: Gary Foch [<mailto:garyfoch@rogers.com>]

Sent: March 21, 2014 1:02 PM

To: Harold Lenters; Andrea Furniss

Subject: Meeting

Hi Harold and Andrea,

I wanted to take a moment to thank you both for meeting.

I also wanted to share with you some extensive work that was done late 2011 and early 2012 at the "Gateway" and the subject property with a plan that could comfortably be supported by on site well and septic. The documents are attached. These were designed to provide a Bank with a Drive through, and a small 2 story professional office.

I would like to encourage and invite you to do whatever is possible to ensure that going forward, the policy to enhancing this Gateway Property is "wordsmithed" in the TOWN OPA, to compliment anything reasonable for the subject site. A concept such as that attached would, seemingly be better than welcoming folks to Keswick and Georgina vs the existing a single family residence. In addition it would accommodate jobs, commerce, tax base as an additional Gateway feature.

Please feel free to forward this over to Jim and the Regional with any comments from the Towns perspective, as it will be an important piece to the puzzle for him to consider as OPA policy wording and direction evolves.

I will also note same in my discussions with Sandra Malcic as our dialogue moves along

Thank you

Gary Foch

Royal LePage Your Community Realty & BCCL Property Mgmt

ICI Sales Representative, Property Management/Assembly/Development

Founder of GGEC and BCCL

www.GeorginaICI.CA

Toll free 1.877.356.7034 Ext 418

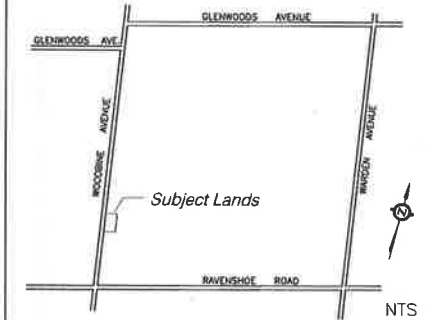
Direct Private Fax 1.905.476.5478

Cell 905.967.5478

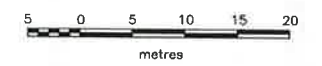
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KEY PLAN



SCALE:



**CONCEPTUAL SITE PLAN
PROPOSED DRIVE-THRU BANK
& COMMERCIAL BUILDING**
 DKGK HOLDINGS INC.
 (c/o GARY FOCH)
 22869 WOODBINE AVENUE, KESWICK
 PART 1, PLAN 65R-29608
 LOT 1, CONCESSION 4 (N.G.)
 TOWN OF GEORGINA

| | | |
|-----------------|--------------|-----------|
| Scale: 1/250 | Approved By: | Drawn by: |
| Aug 19, 2011 | | |
| Drawing Number: | | 928-00 |

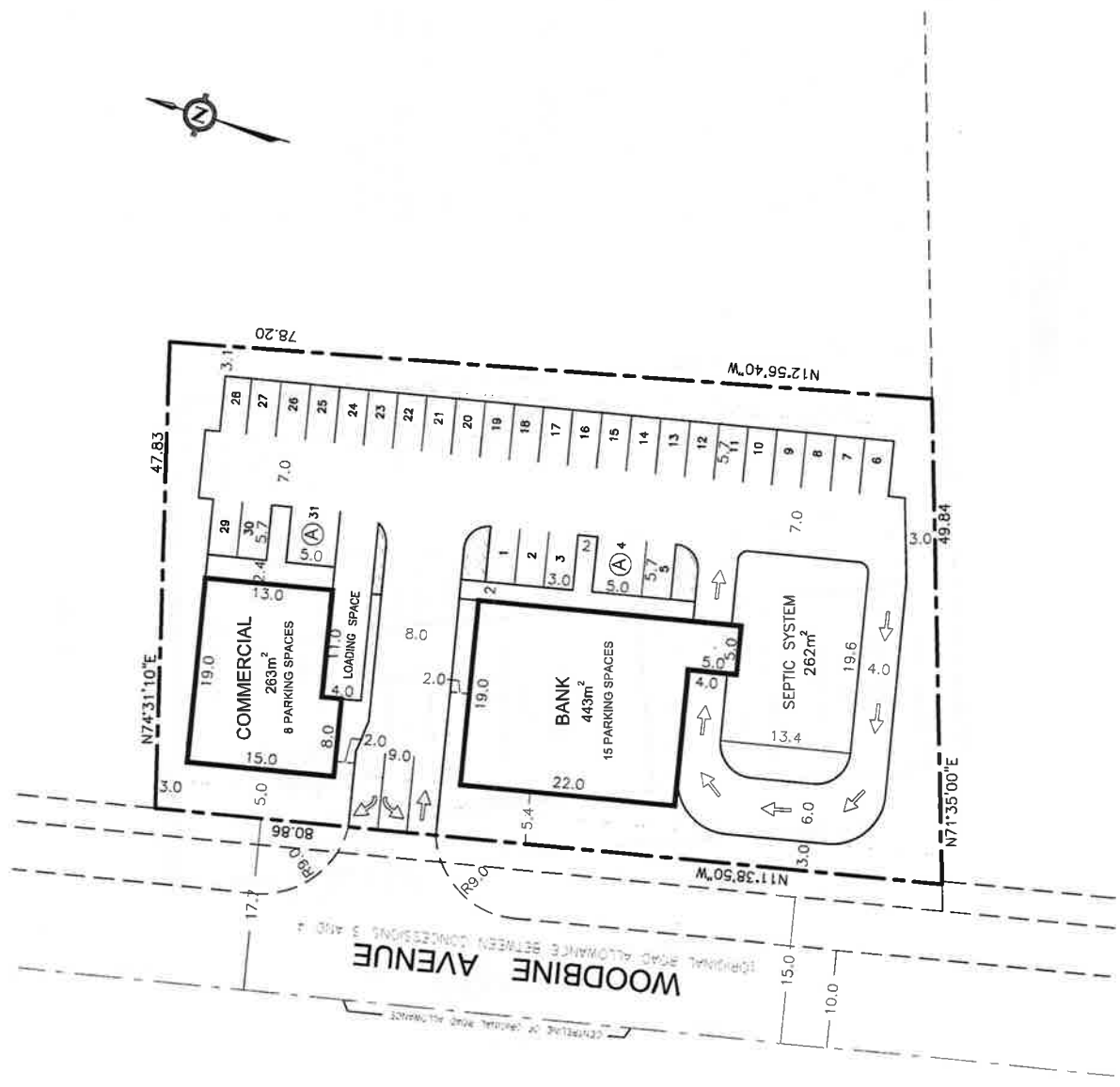
KEY PLAN



CONCEPTUAL SITE PLAN
PROPOSED DRIVE-THRU BANK
& COMMERCIAL BUILDING

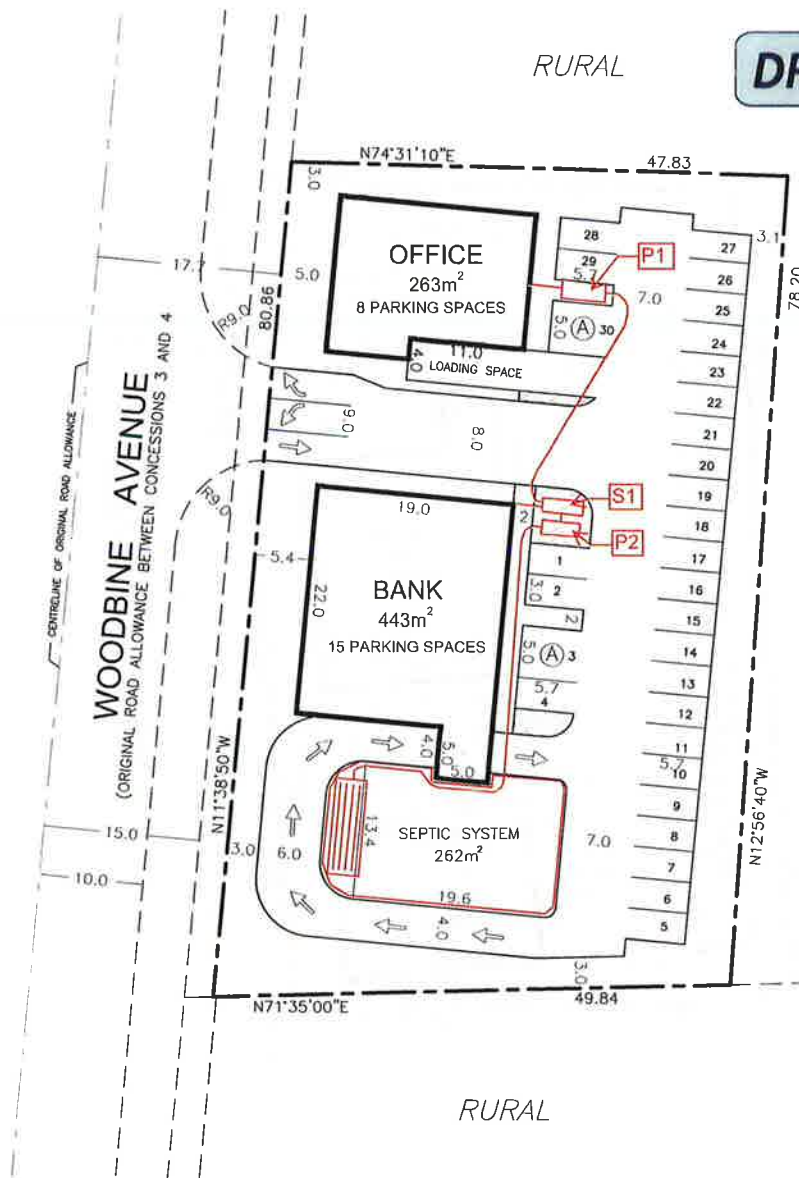
DK&K HOLDINGS INC.
(c/o GARY FOCH)
22869 WOODBINE AVENUE, KESWICK
PART 1, PLAN 65R-29608
LOT 1, CONCESSION 4 (N.G.)
TOWN OF GEORGINA

| | |
|-------------|--------------|
| Plan No. | 1230 |
| Date | Aug 19, 2011 |
| Project No. | 1230-01 |
| Client No. | 928-00 |



RURAL

DRAFT



SEWAGE SYSTEM ASSESSMENT

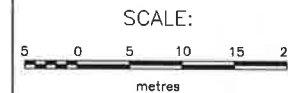
DAILY SEWAGE FLOW
10 EMPLOYEES/BUILDING
20X75L/D = 1500 L/D

SEPTIC AREA - FILTER BED
LOAD AREA = 1500 L/D = 250sm
6 L/sm/D

SEPTIC TANK
S1
3 X DAILY SEWAGE FLOW
3 X 1500 L/D = 4500 L
PROVIDE 4500 L - 2 COMPARTMENT
SEPTIC TANK

PUMP TANKS c/w DEMAND DOSING
P1 = 1350 L
P2 = 2700 L

NOTES:
1. SETBACK FOR SEPTIC TANK AND
PUMP TANKS - 3m MIN. FROM
PROPERTY LINE, 1.5m MIN. FROM
BUILDING.



CONCEPTUAL SITE PLAN
PROPOSED DRIVE-THRU BANK
DKGK HOLDINGS INC.
(c/o GARY FOCH)
22869 WOODBINE AVENUE, KESWICK
PART 1, PLAN 65R-29608
LOT 1, CONCESSION 4 (N.G.)
TOWN OF GEORGINA

| | | |
|-------------|--------|------|
| DATE | ISSUED | BY |
| 18 Aug 2011 | | |
| PROJECT | NO. | DATE |
| | 928-00 | |

928-00

OVERVIEW OF COMMENTS RECIEVED ON DRAFT OFFICIAL PLAN, APRIL, 2015
during public and agency commenting period

| YORK REGION: | | | | |
|--|---------|--|--|--|
| Comment No. | Section | Commenter | Comments | Preliminary Staff / Consultant Response |
| 2.0 - Vision, Guiding Principles and Objectives | | | | |
| 1 | | Community & Health Services | 2.2.2.4 - To ensure that all land use decisions consider the impact of future development on air, water, soil and climate including the availability of clean drinking water, agricultural lands and products, and natural resources. | Agree with this revision. |
| 2 | | Community & Health Services & Transportation Services - Transit Branch | 2.2.2.8 - To provide for safe and accessible active transportation linkages between, workplaces, homes, shopping, services, schools, public facilities, points of interest and areas of scenic agriculture or environmental significance, by incorporating good urban design measures such as the provision of walkways, sidewalks, more direct street patterns and adequate illumination of such facilities in communities to be served by transit. | Agree with this revision. |
| 3 | | Community & Health Services | 2.2.3 Recommend adding a new section - " 2.2.3.2: The health of our natural environment is inextricably linked to the health of our communities. Forests and tree canopy cover contribute to shade, energy conservation, improve air quality, help to mitigate and adapt to climate change, encourage physical activity and improve mental health. " | Do not agree. This is good general information that would be more appropriate as an information box. |
| 4 | | Community & Health Services | 2.2.10 - Recommend adding a new subsection - " Local agriculture reduces food travel miles, addresses climate change and promotes nutrition, food security and economic prosperity. " | Do not agree. This is good general information that would be more appropriate as an information box. |
| 5 | | Community & Health Services | 2.2.10.5 - To support the availability of local foods and community gardens for the residents and visitors of Georgina. | Agree with this revision. |
| 6 | | Community & Health Services | 2.2.11.1 - To improve the health and well-being of the people who live, work and play in Georgina, through the development of strong, livable, safe and resilient urban and rural communities and the provision of a variety of opportunities for housing, employment, learning, social activity, culture and recreation, and active transportation while protecting the natural environment. | Agree with this revision. |
| 7 | | Community & Health Services | 2.2.12.9 - To support healthy lifestyles and sustainable communities by encouraging low-carbon, zero-waste neighbourhoods , local food and local goods production and consumption, active transportation , and the ability to live, work and play in one community. | Agree with this revision. |
| 8 | | Community & Health Services & Transportation Services | 2.2.14.7 - Recommend adding the words "multi-modal" in order to better align with YROP and PPS - "To support improved multi-modal transportation linkages between Georgina and the rest of the Greater Toronto Area and to better realign with the YROP and PPS." | Agree with this revision. |
| 3.0 - Growth Management | | | | |

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period**

| | | | | |
|--|--|--|---|---|
| 9 | | Long Range Planning | Section 3.1 - Include a section which exemplifies how the Town will achieve 5.3.3 of the YROP regarding establishing intensification strategies . Recommend adding a policy section to 3.1 as follows: "The Town, in consultation with York Region, will complete and adopt an intensification strategy based on the York Region 2031 Intensification Strategy." and "The Town will work in cooperation with the Region to ensure a minimum of 40 percent of all residential development in York Region will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe. Generally, the Town will direct intensification efforts to the urban area." | Agree with this revision, but revise last sentence to: " Generally, the Town will direct intensification efforts to the urban area appropriate locations within the Keswick and Sutton / Jackson's Point Secondary Plan Areas". |
| 10 | | Long Range Planning | Section 3.1.4 - In May 2015, the Town recommended a reduction in the current boundary of the Pefferlaw Secondary Plan Area during the Province's review of the Greenbelt Plan. Phase 2 of the Province's review will respond to submissions received on or before May 28, 2015, including the Town's request. The Town may wish to continue with advocacy efforts related to reducing the size of the Pefferlaw settlement area. | Comment noted. |
| 4.0 - General Land Use and Development Policies | | | | |
| 11 | | Community Planning & Economic Development | Section 4.1 - Land Uses Permitted in all Designations - add a new section or add to section 4.1.1 entitled "Communication Technology" (derived from Newmarket Urban Centres Secondary Plan section 7.3.8) to reflect advanced telecommunication and infrastructure requirements: "All commercial, office, institutional, mixed use, and multiple unit residential buildings will be designed to: a) facilitate advanced telecommunication, such as, building automation systems, a broad range of applications from health services to heating and lighting, leading edge national and international connectivity capability, etc.; and b) provide the infrastructure for the delivery of leading edge communication technologies, including broadband fiber optics to and throughout the building(s) in order to facilitate future advanced telecommunication capabilities." | Agree with this revision. Add a new Section 9.6 "Communication Technology" and add these policies. Change first sentence to: "Where appropriate, the Town will require development All commercial, office, institutional, mixed use, and multiple unit residential buildings will to be designed to:..." |
| 12 | | Community Planning - Development Engineering | Section 4.4.2 a) & b) - Recommend defining "Regulatory Storm Event" and "Regulatory Flood Elevation" | Agree with this revision. |
| 13 | | Community Planning - Development Engineering | Section 4.4.9 - Suggest adding; This report shall be prepared..." by a Professional (Geotechnical) Engineer" ... | Agree with this revision. |

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
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| 14 | Long Range Planning | Section 4.7.2 Ontario Ministry of Agriculture and Food is currently completing a 5-Year review of the Minimum Distance Separation calculation (MDS), as set out in the current MDS documentation. As part of the proposed updated MDS guide, Guideline 7 suggests it is possible for a municipality to exempt existing lots of record from being required to comply with MDS, however, the Province strongly advises against this practice. Furthermore, the Province puts forth some specifications regarding when and how these exemptions can take place. The Town is advised to ensure that MDS is applied to existing lots of record. The proposed updated MDS guide can be found at: http://www.omafra.gov.on.ca/english/landuse/MDS_2015.pdf | Do not agree with this request. The development rights on individual existing lots of record should be maintained. |
| 15 | Community Planning | Section 4.10 - Recommend that an additional policy section be added to 4.10 in order for the Town's Plan to align with the YROP (section 6.5.17) to ensure that rehabilitation measures are carried out to address and mitigate known or suspected hazards for development affected by oil, gas and salt hazards or petroleum operations. | Agree with this revision. Region to provide draft wording. |
| 16 | Long Range Planning | Section 4.10 - An additional policy section is recommended to 4.10 which is similar in nature to YROP (section 6.5.1.5), reflecting the need to comply with the Lake Simcoe Protection Plan: "That outside of the Oak Ridges Moraine and Greenbelt, but within the Lake Simcoe watershed, applications for new mineral aggregate operations and wayside pits and quarries shall comply with the Lake Simcoe Protection Plan." | Do not agree with this request. All of Georgina is within the Greenbelt Plan area. |
| 17 | Long Range Planning | Section 4.10.10 (b). Proposed wording to reflect YROP objectives: "The other alternatives have been satisfactorily considered and found unsuitable in accordance with the Provincial Policy Statement ; and .." | Agree with this revision. |
| 5.0 - Sustainable Natural Environment | | | |
| 18 | Long Range Planning | Section 5.1.1.1 (a) - To be consistent with YROP policy 2.2.4, add the following wording: "(a) There will be no adverse effects on key natural heritage features or key hydrologic features as demonstrated through a natural heritage evaluation, hydrological evaluation, or environmental impact study; " | Agree with this revision. |
| 19 | Long Range Planning | Section 5.1.1.1 - To meet the requirements of YROP 2.2.8 recommend adding a policy to section 5.1.1.1 as follows: "e) That notwithstanding policy 5.1.1.1 (a) of this Plan, development and site alteration is not permitted within fish habitat, except in accordance with federal and provincial requirements." | Agree with this revision. |
| 20 | Long Range Planning | Section 5.1.1.4 - To meet the requirements of the Greenbelt Plan it is recommended the following wording be added: "c) : is consistent with the requirements of the Greenbelt Plan and Lake Simcoe Watershed." | Agree with this revision. |

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
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| 21 | Long Range Planning | Section 5.3.5 To meet the requirements of LSPP policy 6.1 Designated Policies (DP) where only expansions are permitted to existing buildings and structures, it is recommended the following wording be deleted: " New buildings and structures and Expansions to existing buildings and structures shall only be permitted in a vegetation protection zone along the Lake Simcoe shoreline if: ..." | Do not agree with this revision. Keep the word "structures" in order to align with LSPP wording. In reviewing this comment, staff believe a new Section should be added that largely mirrors the policies of Section 6.43 DP a, c, d and e of the LSPP, notwithstanding any other policy to the contrary. |
| 22 | Community Planning & Water Resources | 5.4 - Source Water Protection - Please note that "groundwater recharge areas" should be replaced with their proper name of " significant groundwater recharge areas ". | Agree with this revision. |
| 23 | Community Planning & Water Resources | 5.4.1.1.1.a - A thorough examination of the source water policies was carried out and it is recommended that section 5.4.1.1.1a be removed. This is based upon the fact that DNAPL's are not a significant drinking water threat in IPZ-1 with a Vulnerability Score (VS) of 8 in the case of the Town. The circumstance where it would be a significant drinking water threat in an IPZ-1 with a VS of 10. However, section 5.4.1.1. b) should remain as disposal waste sites are a significant drinking water threat in IPZ-1 with a VS of 8. | Agree with this revision. |
| 24 | Community Planning & Water Resources | 5.4.1.1. - Recommend the following policy be added to ensure that all significant drinking water threats are included: " 5.4.1.1.c) Agricultural Storage Building used for agricultural source material (ASM) which includes but is not limited to the following materials (i) animal manure including bedding materials, (ii) milk house wash water, (iii) mushroom compost, (iv) regulated compost, (v) animal yard run-off and manure. " | Agree with this revision. |
| 25 | Community Planning & Water Resources | 5.4.1.1. - Recommend the following policy be added to ensure that all significant drinking water threats are included: " 5.4.1.1.d) Meat Plant that generates non-source agricultural source material (NASM). " | Agree with this revision. |
| 26 | Community Planning & Water Resources | 5.4.1.1.2 - Recommend the acronym DNAPL be spelled out as the word DNAPL was removed in section 5.4.1.1.1.a - dense non-aqueous phase liquid. | Agree with this revision. |
| 27 | Community Planning & Water Resources | 5.4.2.1 - Recommend the following wording be added in order to be consistent with a recent modification to the South Georgian Bay Lake Simcoe Source Protection Plan. Need to add the words "where possible" to the policy: "The Town will reduce the risk of contaminating drinking water when designing new stormwater management facilities by directing, where possible the discharge of storm water outside of vulnerable areas" | Agree with this revision. |
| 28 | Community Planning & Water Resources | 5.4.2.4 - Due to the fact that the Town is within a IPZ-1 with a VS of 8, the discharge rate is different compared to a IPZ-1 with VS of 10 based upon the circumstances. The discharge rate should be where the treatment plant exceeds 50,000 m³/day . Policy reference is SEWG(b)-1 of South Georgian Bay Lake Simcoe Source Protection Plan under the circumstances of where the VS is needed for a significant threat. | Agree with this revision. |

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| 29 | Community Planning & Water Resources | 5.4.2.5 - Recommend removing the word " major " as the definition of major development is a building size of 500 m ² or more. It is not always the size of the development, but the type of activity proposed that could make a proposed development a significant drinking water threat. There is discretion in the policy which may or may not require the submission of a SWIAMP (source water impact assessment and mitigation plan) or hydrogeological study. | Agree with this revision. |
| 30 | Community Planning & Water Resources | 5.4.3.2 - There is a reference to major source water development within this section, however it is not defined in the Plan. Are you going to rely upon the definition of major development or do you want to define it? For your reference in the draft templates for official plan amendments, "Major Source Water Development" was defined as : Consists of (a). The construction of a building or buildings and any other impervious surface (e.g. road and/or parking area) with a cumulative ground floor area of 500 square meters or more; or, (b). The establishment of a major recreational use; Excludes: on-site sewage systems, low density residential, barns and other non-commercial structures that are an accessory to an agricultural operation. | Agree with this revision, use definition as provided in the draft templates. |
| 6.0 - Countryside Area | | | |
| 31 | Long Range Planning | Section 6.2.4 - There may be an incorrect policy reference. Within section 6.2.4 it cites 6.1.11 (farm-gate sales) and we believe it should be referencing section 6.1.12 (sustainable agriculture). | Agree with this revision, policy reference should be changed to 6.1.12. Additional discussion should be had about whether to include 6.1.13 as well. |
| 32 | Long Range Planning | Section 6.2.15 (h) - It is unclear which applicable policies of the Georgina OP are being referred to in this section. | Agreed that this section is unclear; Section h will be removed. |
| 33 | Long Range Planning | Section 6.5 - The Greenbelt Plan (Section 4.1.1) does not permit non-agricultural (i.e. 'commercial') uses in Prime Agricultural areas in the Countryside designation, unless the use is agriculture-related (PPS 2014). Outside of settlement areas, existing uses are permitted to expand under certain conditions (Greenbelt Plan - Section 4.5.3). References to 'new' rural commercial areas should be removed from Section 6.5 of the draft OP or clarification should be provided to ensure that proposed commercial uses be agricultural-related (PPS 2014). | Do not agree with this comment. The GBP allows certain non-agricultural uses in rural (non prime agricultural) areas and accordingly, the Draft OP permits such uses in the Rural Commercial Area. |

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| 34 | Long Range Planning | Section 6.6 - The Greenbelt Plan (Section 4.1.1) does not permit non-agricultural (i.e. 'commercial') uses in Prime Agricultural areas in the Countryside designation, unless the use is agriculture-related (PPS 2014). Outside of settlement areas, existing uses are permitted to expand under certain conditions (Greenbelt Plan - Section 4.5.3). References to 'new' commercial recreational development should be removed from Section 6.6 of the draft OP. | Do not agree with this comment. The GBP allows certain non-agricultural uses in rural (non prime agricultural) areas and accordingly, the Draft OP permits such uses in the Commercial Recreation Area. |
| 35 | Long Range Planning | Section 6.6.3 - Remove the words " or the designation of new sites " as the designation of new 'commercial' recreational areas is not permitted within the Greenbelt Plan area. | Do not agree with this comment. As stated above, the GBP allows certain non-agricultural uses in rural (non prime agricultural) areas and accordingly, the Draft OP permits such uses in the Commercial Recreation Area. |
| 7.0 - Settlement Areas | | | |
| 36 | Forestry | Section 7.1 - As part of the secondary plan areas where the Town's urban areas are identified, there is a YROP requirement of an urban forest management plan (YROP reference 2.2.50). Wording for your consideration is as follows: "The Town shall develop an urban forest management plan together with York Region that will include canopy cover targets for Settlement Areas, and may include locally significant woodlands." | Under staff review. (*Operations & Engineering Dept. providing comments.) |
| 37 | Long Range Planning | Section 7.1 - Recommend adding the following policy "Secondary Plans shall incorporate and reflect new community area policies of the York Region Official Plan to ensure that all new development focuses on an integrated and sustainable approach to planning." | Do not agree with this revision. No part of the Town is a "New Community (these are in the whitebelt lands). |
| 38 | Long Range Planning | Section 7.1 - In order to meet the requirements of YROP policies 4.3.11, the following additional policy is recommended: "Secondary Plans shall include policies that ensure that ancillary uses on employment lands do not exceed 15% of an employment area." | Agree with this revision. |
| 39 | Transportation Planning | Section 7.1.1.e) - Recommend revising this policy as follows: "(e) identification of development phasing, triggers staging and financing of development;" . | Agree with this revision. |
| 40 | Community Planning | Section 7.1 - In urban areas it is encouraged that new buildings establish energy and conservation targets. Consider adding a policy to section 7.1 of your Plan to address this policy area (reference is YROP policy 5.2.21). | Agree with this revision, new "Sustainability" section will be added as Section 8.9, which will include a "Sustainable Buildings" sub-section that re-states Section 5.2.21 (a, b and c) of YROP. |

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| 41 | Community & Health Services | Section 7.1.10 - Recommend adding a new subsection - " Major retail uses are encouraged to be in a mixed use format. " | Do not agree with this revision. There could be compatibility issues and may lead to the loss of employment lands. |
| 42 | Community Planning | Section 7.2 - Maple Lake Estates - It appears that section 7.2 is copied in its entirety from the 2002 Georgina OP. As per section 1.2 of the draft OP, references to other OPAs will not be in effect until after the new OP is approved. For example in section 7.2, OPA 11 is referenced and will be repealed as part of the approval of the new OP. It is recommended to update ministry names throughout this section as some have changed. | Agree with this revision. |
| 43 | Transportation Planning | Section 7.6 - With the adoption of the urban expansion area for the Keswick Business Park and subsequent Secondary Plan, please clarify the intent of section 7.6 and its specific requirements as other secondary plan areas are only referenced in section 7.1 and 7.2 of the draft Official Plan. | Under staff review. Section 7.6 may be removed from the Plan pending confirmation from LSRCA on floodplain limits in this area. |
| 8.0 - Healthy and Complete Communities | | | |
| 44 | Community Planning | Section 8 - Within this section, we note that there was not a comprehensive section on sustainability compared to other parent OP documents. It is suggested a section on sustainability be included to reflect policy 2.2.2. in the Town's draft OP. For your consideration, a small section on sustainability would provide the Town with policy direction to undertake future sustainability initiatives. Based upon a cursory review of other municipal official plans, we found some examples you could draw from such as the official plans of East Gwillimbury (section 2.4), Caledon (section 3.1) and Uxbridge (section 1.6). | Agree with this revision, and a new "Sustainability" section will be added as Section 8.9, which will include a "Sustainable Buildings" sub-section that re-states Section 5.2.21 (a, b and c) of YROP. |
| 45 | Community & Health Services | Section 8 - Recommend a section on sustainability could also include climate change adaptation, mitigation, vulnerability and resiliency measures and considered as a guiding principle. | Agree with this revision, will be addressed in new "Sustainability" section that will be Section 8.9. |
| 46 | Long Range Planning | Section 8.1.3 - To reduce confusion on housing forms, it is recommended to simplify the policy by deleting the words "be in forms that would" from the policy so it would read as follows: "The Town will target a minimum of 25% of all new housing to be in forms that would be affordable to households of low and moderate income and also be appropriately distributed throughout the Town." | Agree with this revision. |
| 47 | Transportation Planning | Section 8.1.16 - Recommend policy to ensure that sufficient parking is provided for garden suites. Suggested wording is: " (g) - Sufficient parking is available to accommodate the Garden Suite. " | Agree with this revision. |
| 48 | Community Planning | Section 8.2 - In order to align with the proposed policy addition in 7.1, it is suggested that a policy be added to section 8.2 of the Plan to encourage the establishment of energy and conservation targets for grade-related and mid-rise developments. | Clarification required on the intent of this comment. |

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| 49 | Community & Health Services | Section 8.3.2 - Recommend an additional statement be included that denotes consideration for safe connectivity between the school site and adjacent community, and community infrastructure that supports active transportation within the school catchment area. | Agree with this revision. |
| 50 | Community & Health Services | Section 8.4.3 - Recommend an additional sentence be added to the end of this section: " New community facilities supports energy efficient measures such as preferred parking, idle-free zones and alternative fuel recharging stations. " | Agree with this revision. |
| 51 | Long Range Planning | Section 8.7.1 - Policies in section 8.7.1 align with the YROP policies for New Communities and Sustainable Buildings, however for the Town's consideration a section could be added to 8.7.1 or possibly a sidebar on the New Communities Guidelines. Wording for your consideration is: " Proposed new public and private developments shall put forth best efforts to incorporate York Region's New Communities Guidelines to help ensure that all new development focuses on an integrated and sustainable approach to planning. " | Agree with this revision. |
| 52 | Transportation Planning | Section 8.7.1.2 - It is suggested that an additional policy be added: " (I) An internal network of pedestrian walkways and sidewalks linking the street network and adjacent active trails networks. " | Agree with this revision. |
| 53 | Community & Health Services | 8.7.1.3 - Recommend the following policy be reworded as follows : "Building and site design should be conducted in such a manner as to increase resiliency and promote adaptation in order to reduce climate change minimize impacts. from and be resistant to climate change. " | Agree with this revision. |
| 54 | Community Planning | Section 8.7.3. Recommend referencing the Association of Ontarians with Disabilities Act within this section. | Agree with this revision. |
| 9.0 - Servicing and Infrastructure | | | |
| 55 | Community Planning | Section 9.1.3 -Recommend referencing the Greenbelt Plan as there are implications for expanding or adding new infrastructure within the Greenbelt. | Agree with this revision. |
| 56 | Transportation Planning | Section 9.2 - Add to section 9.2 in order for the Official Plan transportation policies to be consistent with YROP policies 7.1.1 through 7.1.10, which speak to trip reduction, transit-oriented development guidelines and transportation demand management. | Generally agree with this revision, will add the transportation policies but the development guidelines are already addressed in other areas of the Plan. |
| 57 | Community Planning | Section 9.2.1 - Recommend that a section be added to section 9.2.1 for utilities. Wording for your consideration is a follows: " Construction of hydro, telephone, and other cable communication services shall be encouraged to locate in the road right-of-way. All development will be designed to provide for the implementation of leading edge communication technologies, including but not limited to broadband fibre optics. " | Agree with the revision noted in the first sentence. Second sentence is already addressed by the addition of a new Section 9.6 "Communication Technology". |

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| 58 | Transportation Planning | Section 9.2.1.3 - Recommend the following be clarified. Schedule E identifies the Road Class, while the policies of 9.2.1.3 provide a variable right of way for Collector roads between 23 and 26 metres. What document defines the limits of right-of-way for each section of road? This document shall be referenced within the Official Plan. | Agree with this revision, the Zoning By-law includes these right-of-way widths and will therefore be referenced in this section. |
| 59 | Transportation Planning | Section 9.2.1.3.b) - Schedule E identifies both local and Regional arterial roads, however; policy 9.2.1.3 (b) refers specifically to Regional arterial roads and should be revised. | Agree with this revision. |
| 60 | Transportation Planning | Section 9.2.1.3 (b)- Recommend adding an additional sentence to section 9.2.1.3 (b) regarding Arterial Roads: "Regional arterial roads are designated in Map 12 – Street Network of the Regional Official Plan." | Agree with this revision, in the text and schedule. Re-word to read: "Regional arterial roads are designated in Map 12 – Street Network of the Regional Official Plan." |
| 61 | Transportation Planning | Section 9.2.1.4 - Recommend additional works be added to the list within this policy such as: sidewalks, bicycle lanes, high-occupancy-vehicle lanes, public transit lanes and transit facilities, boulevards, landscaping and public streetscape enhancements. | Agree with this revision. |
| 62 | Transportation Planning | Section 9.2.1.14 - Recommend deleting the reference to "major roads" which is not used elsewhere in the Official Plan and replacing it with " Arterial Roads and Provincial Highways " to be consistent with policy 9.2.1.3. | Agree with this revision. |
| 63 | Transportation Planning | Section 9.2.1.11 - Recommend referencing unopened road allowances as follows: "Development shall not be permitted within the planned transportation corridors, or unopened Road Allowances , shown on Schedule E – Roads Plan, if such development could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified." | Agree with this revision, but also include a definition for "Unopened Road Allowance". |
| 64 | Transit | Section 9.2.1.28 - Recommend this section be revised as follows: "The Town shall work with York Region and the Ministry of Transportation to provide multi-use-paths, sidewalks and street lighting along Regional streets and, where warranted , Provincial highways serviced by transit." | Agree with this revision, but revise to read: " Where warranted , the Town shall work with York Region and the Ministry of Transportation to provide multi-use-paths, sidewalks and street lighting along Regional streets and where warranted Provincial highways serviced by transit." |
| 65 | Community Planning | Section 9.2.3 - Recommend referencing Schedule E for Transit Routes. | Do not agree with this revision. |

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| 66 | Transportation Planning | Section 9.2.3. - The following additional policy is recommended: "The Town will prohibit traffic calming on any road with an existing transit route, or on any road that may function as a transit route in the future." | Agree with this revision, but revise to read: "Where the Town is considering traffic calming strategies on any road with a transit route, or on any road that may function as a transit route in the future, the Town shall work with the Region to ensure that such strategies will not negatively impact transit operations." |
| 67 | Transportation Planning | Section 9.2.3 - Recommend including the following policy: "The Town of Georgina shall work with York Region Transit (YRT), GO Transit and Metrolinx to maintain and enhance transit services and provide interconnections within the community and between the community and other urban areas of the Town and York Region." | Agree with this revision. |
| 68 | Transportation Planning | Section 9.2.3 - Recommend further consideration be given to define, maintain and enhance existing GO Bus Transit as follows: "The Town shall work with GO Transit and Metrolinx to maintain and enhance existing GO Bus Transit Services within the Town to provide express service to the Central Business District of Toronto, connections to the TTC Subway Network and York Region Viva Network." | Agree with this revision. |
| 69 | Transportation Planning | Section 9.2.3 - Recommend the following additional policy be added: "Requiring that within the urban areas, towns and villages, sidewalks be constructed on both sides of all collector and arterial roads and on one side of all roads with a designated transit route." | Agree with this revision, but revise to read: "All new roads, sidewalks and multi-use trails shall be constructed in accordance with the Town's Development Design Guidelines". |
| 70 | Transit | Section 9.2.3.2 - Recommend adding the following: "The Town shall work with York Region to enhance the regional transit system in accordance with the needs of the Town and the policies of the Regional Official Plan. In particular, consistent with service standards and guidelines as adopted by the regional transit system, the Town shall encourage and support the regional transit system to link the communities in the Town with other communities in the Region, and which will provide internal service within each community." | Agree with this revision. |

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| 71 | Transit | 9.2.3.3 -Recommend adding the following: "The Town shall support transit supportive and pedestrian oriented community design measures, and in particular shall ensure that: (a) arterial and collector roads are designed to accommodate transit facilities; (b) subdivisions are designed to permit effective pedestrian access to transit routes. (c) walking distances to existing or planned transit stops are minimized to the greatest reasonable extent through the provisions of sidewalks, walkways and more direct (e.g. grid-oriented) street patterns in communities to be served by transit." | Agree with this revision, but these policies will be added to Section 7.1 "Secondary Plan Areas". |
| 72 | Transportation Planning | Section 9.2.4 - Recommend that an additional policy be added: " The Town shall support an active and multi-modal transportation network and will work towards urbanizing arterial roads within the urban areas, towns and villages. " | Agree with this revision, but this policy will be added to Section 7.1 "Secondary Plan Areas". Also revise to end the sentence after the word "network". |
| 73 | Transportation Planning | Section 9.2.4 -Recommend that an additional policy be added: " The Town shall support the objective of completing missing sidewalk links on arterial streets within urban areas, towns and villages. " | Agree with this revision, but this policy will be added to Section 7.1 "Secondary Plan Areas". Also revise to end the sentence after the word "streets". |
| 74 | Community Planning - Development Engineering | Sections 9.3.1.1, 9.3.1.2, 9.3.6.1, 9.3.7.1, 9.3.8.1 and 9.3.9.1 - Development Engineering recommends that the word " sanitary " be added throughout the OP for consistency. For example, York Region shall be notified of any allocation of Water or " Sanitary " Sewer ... | Agree with this revision. |
| 75 | Community Planning | Section 9.4 - In order to reflect YROP policy 7.4.22 to track decommissioned landfill sites, it is suggested that a policy be added as follows: " The Town will work with the Province to track decommissioned landfill sites and sites contaminated by industrial and commercial activity, and that such sites be rehabilitated to an appropriate use. " | Agree with this revision. |
| 76 | Community Planning | Section 9.4.5 - The Town's Plan does support programs for 3-stream waste collection in new buildings, however it recommended that a policy be included to encourage retrofits in existing multi-unit residential buildings as follows: " The Town will work with York Region to support the participation of 3-stream waste collection in existing multi-unit residential buildings. " | Agree with this revision. |
| 77 | Community Planning | Section 9.4.3. In order to ensure waste disposal facilities will be rehabilitated, we recommend that a policy be added to reflect YROP policy 7.4.23. | Do not agree with this revision. This issue is regulated by the Province. |
| 78 | Community Planning - Development Engineering | Section 9.5.5 - Consider adding the word " enhanced " to the sentence: Best Management practices shall be applied to meet or exceed " enhanced (Level 1) "... | Agree with this revision. |

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| 79 | | Community Planning - Development Engineering | Section 9.5.6 d) and e) - Consider adding the word " conditions " to the paragraphs that contain: between pre development and post development " conditions ". | Agree with this revision. |
| 10.0 - Development Review | | | | |
| 80 | | Community Planning | Section 10.1.2.1 - Submission Requirements - Under Environmental Considerations there is an incorrect name of a study. Please replace " Source Water Protection Plan " with " Source Water Impact Assessment and Mitigation Plan " in order to be aligned with section 5.4.2.5. | Agree with this revision. |
| 81 | | Community Planning | Section 10.1.2.1 - Submission Requirements - Within sections 6.7.7(a) there is a reference to the requirement of a Servicing Study and (c) Traffic Report and in section 7.3.9.d) a Traffic Analysis and in (f) a Functional Servicing Analysis. These studies are not currently listed in the submission requirements - section 10.1.2.1. We recommend these studies either need to be added or the studies as listed in section 10.1.2.1 be amended to match the studies listed. | Agree with this revision, the Plan will be revised to ensure consistent names of all studies. |
| 82 | | Community Planning - Development Engineering | Section 10.1.2.1 - Submission Requirements - Under Engineering Considerations, recommend using the words " Detailed Servicing Plan " instead of " Detailed Service Plan ", and that the word " report " be added to the "Stormwater Management Plan" so it is " Stormwater Management Plan/Report ". | Agree with this revision. |
| 83 | | Community Planning | Section 10.1.2.1 - Submission Requirements - Recommend adding the " Needs and Fiscal Impact Study " as it is cited in section 11.4.2.8 and " Contaminant Management Plan " as it is cited in sections 5.4.4.1 and 12.5.23 in the draft OP to be consistent with the list of studies. | Agree with this revision. |
| 11.0 - Implementation | | | | |
| 84 | | Long Range Planning | Section 11.1 - Recommend an additional policy which speaks to compliance with Existing Use policies of the Greenbelt Plan (section 4.5). For your consideration is suggested wording to be for potential policy: " 11.1.1.(e) Comply with Existing Use policies of the Greenbelt Plan. " | Do not agree with this revision. These policies are already included in other areas of the Plan (11.1 and 5.71). |
| 85 | | Community Planning | Section 11.2.6.1 - As noted above, it is recommended that a new sustainability section be included and that the following be added to the list in order to align with this new section: " Encouraging green building techniques. " | Agree with this revision. |
| 86 | | Community Planning | Section 11.14. - Under the Asset Management and Capital Works Program, it is recommended citing the Region as a partner as part of the All-Pipes program. | Agree with this revision. |
| 12.0 - Interpretation | | | | |
| 87 | | Transportation Planning | Section 12.5.81 - "Planned Corridors" - Recommend that the Regional Transportation Master Plan and Pedestrian Cycling Master Plan, and subsequent amendments be included within the definition. | Agree with this revision. |

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| 88 | Community Planning & Water Resources | Section 12.5.94 - "Significant Groundwater Recharge Area" - Water Resources recommends using the definition found in the OPA templates provided to municipalities in order to be consistent with the source protection plan definitions and the YROP. The following is the template definition: "Significant Groundwater Recharge Area (SGRA) - The area where an aquifer is replenished from (a) natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands, (b) from human interventions, such as the use of storm water management systems, and (c) whose recharge rate exceeds a threshold specified in the Clean Water Act." | Agree with this revision. |
| Schedules and Tables | | | |
| 89 | GIS | GENERAL COMMENTS TO SCHEDULES: 1. Consider dashed lines around hamlet areas in order to give them more context 2. Add Regional road numbers on the map 3. When printing the maps ensure the colour in the legend matches with the colour on the schedule (examples A-2 and B2) 4. Street name font size is too small in some cases (i.e.. A2, B1 & B2 both East and West) | 1 - Do not agree with this revision. Would be confusing with the other line types. 2 - Agree with this revision. 3 - Agree with this revision. 4 - Agree with this revision. |
| 90 | Community Planning | Schedule A2 - Recommend Regional Forest Tracts be added to the schedule. | Do not agree with this revision. This is a matter of ownership rather than land use. |
| 91 | GIS | Schedule A2 - Please note that on Metro Road North by Crescent Beach there is a "white" area. What land use is associated with this area? Another white area appears outside of the Keswick Secondary Plan area, north of Old Homestead Road and east of the Queensway. | Agree with this revision, this white area is supposed to be Rural. The Secondary Plan boundary will be relocated east. |
| 92 | GIS | Schedule B1 East/West - It is recommended that "Wetland" should be the same colour as on Schedule B2 to reduce confusion. In order to differentiate between all of the shades of greens, it is recommended that the "Wetland" be a bright teal/turquoise, "Woodlands" a forest green and the combination "Woodland/Wetland" be an olive green. Typically yellow is used to represent low density residential. | Agree with this revision, the colours will be adjusted for greater clarity. |
| 93 | GIS | Schedule B3 - Please note that the colours in the legend do not match up with the colours on the map for IPZ-2. | Agree with this revision, the colours will be adjusted for greater clarity. |
| 94 | Community Planning | Schedule B3 - Please revise the legend for Significant Groundwater Recharge Area - there should be an "s" added to "Areas" and for Highly Vulnerable Aquifer an "s" should be added to "Aquifers". | Agree with this revision. |
| 95 | GIS | Schedule D - Suggest making the lines thinner on this schedule. Also remove words on the map that are cut off such as "BEL" for Belhaven and "Boyer's Si" for Sideroad OR put the entire name on the map. | Agree with this revision, these changes will be made throughout all Plan schedules. Additional street names will also be added. |

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| 96 | Community Planning - Development Engineering | Schedule D - Recommend adding " Sanitary " to "Area not to be serviced with Municipal Water and Sanitary Sewer " in order to be in alignment with the recommendation in section 9.3.1.1. | Agree with this revision. |
| 97 | Community Planning | Schedule E - Recommend adding the future interchange at Highway 404 and Pollock Road to the map. | Agree with this revision, this, as well as all the other EA approved interchanges, will be added. |
| 98 | Transportation Planning | Schedule E - Recommend that Pollock Road between Warden Avenue and McCowan Road be identified as a Collector Road. This is consistent with Glenwoods Avenue to the south. | Under staff review. (*Operations & Engineering providing direction). |
| 99 | Transportation Planning | Schedule E - To be consistent with the approved Environmental Assessment for the extension of Highway 404 to Highway 48/12, an interchange shall be identified at Pollock Road. This will further assist the Town in supporting the recommendation for interchanges at both Glenwoods Avenue and Pollock Road. | Agree with this revision, this, as well as all the other EA approved interchanges, will be added. |
| 100 | Transportation Planning | Schedule E2 - The top figure depicts the ferry corridor to Georgina Island, however it is not included in the legend and should be adjusted accordingly. | Agree with this revision, the ferry route will be deleted. |
| 101 | Transportation Planning | Schedule E2 - Although it is recognized that the intention of the map was to label "Lake Drive N" that runs parallel to Metro Road between Deer Park Road and Varney Road, the label for "Lake Drive N" appears to be related to the "pink" Regional Road. Consideration should be given to removing the label or adjusting the priority of the Local road so that it is visible on top of the Regional Road. | Agree with this revision. |
| 102 | GIS | Schedule F - There are some missing sections identified in York Region's Cycling Network - west of Hadden Road along Highway 48. | Agree with this revision, the Region is providing mapping layer. |
| 103 | Transportation Planning | Schedule F - Remove proposed Lake to Lake corridor south of Ravenshoe Road along Leslie Street as it is not identified in the Lake to Lake Feasibility and Design (2013). | Agree with this revision, the route will be adjusted based on Regional direction. |
| 104 | Transportation Planning | Schedule F - Recommend that the Lake to Lake Feasibility and Design Study network extend along the unopened road allowance for 2nd Concession. The map currently depicts the network (blue dashed line) extended to west of the unopened road allowance for Yonge Street and easterly to Leslie Street. The correct alignment should extend from Lake Drive south to the unopened road allowance of 2nd Concession and should be adjusted. The Region does not have any objections to the green "Proposed Cycling Network" extending from 2nd Concession to the western limits of Ravenshoe Road and from Leslie Street / Queensway South to Lake Drive South. | Agree with this revision, the route will be adjusted based on Regional direction. |
| 105 | Transportation Planning | Schedule F - Recommend the Additional Gateway connections be shown where cycling corridors connect to East Gwillimbury via the Lake to Lake, and potential connections to Simcoe County via Ravenshoe Road. | Under staff review. (*Recreation & Culture providing direction) |

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| 106 | | Long Range Planning | Schedule G - Aggregate Resource Priority Area - Please confirm that the Schedule G mapping is consistent with the most current provincial data. It appears that Schedule G may be inconsistent with or does not reflect Map 9 - Mineral Aggregate Resources of the YROP-2010. | The Town has confirmed that the aggregate mapping used is the most up-to-date MNR aggregate mapping. |
| Terminology & Typographical Errors | | | | |
| 107 | | | Ensure correct ministry name(s) is cited throughout document. Example: Section 11.1.1. should be OMAFRA and not OMAF and Section 10.1.4.5. Ministry of Natural Resources and Forestry. | Agree with this revision. |
| 108 | | | Section 12.2 - There should be a reference to recognize the multiple schedules in the Plan - example A2 broken into east and west; also applies to E2. | Agree with this revision. |
| 109 | | | Section 4.4.1 (b) spelling error - floodproofing. | Agree with this revision. |
| 110 | | | Section 9.5.11 - Capitalize the MESP. | Agree with this revision. |
| OTHER AGENCIES: | | | | |
| | Agency | Section | Comments | |
| 111 | SIMCOE COUNTY | Entire Plan | No comment. | Agree with this revision. |
| 112 | ENBRIDGE GAS | Entire Plan | "Enbridge Gas Distribution does not object to the proposed application(s)." | Agree with this revision. |
| 113 | YRDSB & YCDSB | 8.3.2 | Under this section it should be indicated that both School Boards exercise prudent avoidance with respect to uses such as: a. commercial, industrial and agricultural uses; b. woodlots and storm water management ponds; c. railway lines, arterial roads and airports; and d. utility transmission corridors, including gas pipelines and hydro corridors. | Do not agree with this revision. These are school board policies. |
| 114 | | 8.3.2 | The School Boards encourage facility partnerships with eligible partners that meet the respective Board's partnership criteria and policies in both new and existing schools. For new schools, eligible partners are responsible for design and construction costs, and the partnership must not compromise the scheduled opening date of the school. The School Boards also supports partnerships in existing schools that are underutilized or have pupil spaces available. Eligible partners are responsible for costs to lease space, as well as any applicable capital costs. | Agree with this revision, but add "under appropriate agreements" after the word "facilities" at the end of the first sentence. (Recreation and Culture Dept. providing additional direction.) |

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| 115 | 8.3.3 | <p>The Schools Boards support this policy, and would like to advise that under current Board Purchase and Sale Agreements, we can assign the Purchase and Sale Agreement to the coterminous school board. It would be possible to amend future Purchase and Sale Agreements to also include the Town of Georgina.</p> <p>If land is owned by the Board and is declared surplus by the Board, under provincial legislation, the coterminous school board would be given the first opportunity to acquire the land.</p> | <p>No action required, move Section 8.33 to Section 11.7.</p> <p>No action required.</p> |
| 116 | 8.4.3 | <p>The School Boards supports sustainable design...However, the Board's funding for new schools is allocated by the Province. The allocation for each project is fixed. LEED Certification will exceed the Provincial benchmark. The Board will not be able to build schools which exceed this benchmark.</p> | <p>Noted. This policy was not intended to apply to school sites. Will be revised to add the words "excluding educational facilities," after "uses" at the end of the first sentence.</p> <p>Similarly, in Section 8.4.3 add the words "large-scale, municipal" after "New" in the first sentence.</p> |
| 117 | 8.7.1.2 (b) | <p>This policy is problematic for the School Boards. The School Boards have considerable experience in the development and layout of school sites to optimize both pedestrian and vehicular traffic in and around the school sites. Key elements to this layout are as follows:</p> <ul style="list-style-type: none"> - We locate our barrier free (handicapped parking) spaces close to the front door of the building. (for security and student safety reasons we have all visitors enter through the front doors) - Some "Front" parking minimizes the penetration of cars into school property and provides an opportunity for a pickup and drop off loop, generally reserved for busses. - Schools that contain child care centres may have special requirements for parking and pick-up and drop-off of students at the front of schools. - We try to preserve as much space at the rear of schools for student play areas, as well as maximizing green space, particularly where a school site is campused with a neighbourhood park. - Provincial benchmark funding does not provide for underground parking construction. | <p>Agree with this revision, add the words "and where appropriate, the Town may require" after the word "applications" in the first sentence.</p> <p>In subsection (b), add "of the building" after the word "underground".</p> |

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| 118 | INFASTRUCTURE ONTARIO | 4.1.1(b)(iii) | We request that the reference to transmission systems be removed, due to the fact that it is difficult to buffer or screen large transmission corridors which generally run through rural areas. Instead we recommend the following wording for Policy 4.11(b)(iii): "buffering or screening of electricity distribution systems may be required, and is to be at the expense of the proponent" | Agree with this revision. |
| 119 | | Entire Plan | We also request that all references to "electricity transmission and distribution systems" be changed to "electricity generation facilities and transmission and distribution systems". | Agree with this revision. |
| 120 | | Definitions | We request that 'Infrastructure', 'Utility' and 'Hydro Corridor' be defined, since it is unclear in the proposed draft Official Plan whether the terms refer to electricity generation facilities and transmission and distribution systems. Hydro Corridors are also shown on Maps, but are not defined. | Agree with this revision, use PPS definition for "infrastructure"; KBP definition for "utility"; and a definition provided by I.O. for "hydro corridor". |
| 121 | | Definitions | We further request that 'electricity generation facilities and transmission and distribution systems' be included in the definition of utility. | Do not agree with this revision, however will add a definition for "Electric Transmission and Distribution Systems". Also revise title of 4.1.1 (a) to "Public Uses and Utilities". |
| 122 | | Entire Plan | All references to corridors used for the transmission and distribution of electricity should be referred to as "hydro corridors"; | Agree with this revision. |
| 123 | | Entire Plan | All reference to electricity infrastructure and facilities should be referred to as "electricity generation facilities and transmission and distribution systems". | Do not agree with this revision. |
| 124 | | DURHAM REGION | 9.2.1.9 | Revise "Highway 404 and York Durham Line," with "Highway 404/Lakeridge Road interchange". |
| 125 | 9.2.1.13 | | This policy is constructive in terms of corridor protection for the Highway 404 extension, but with the Planned Transportation Corridor designation so wide, it may provide some unnecessary frustration for screening development applications. | Agree with this revision. Revise the width of the corridor to 200m on Schedule E. |
| 126 | 9.2.3.1 | | This policy identifies working "with GO Transit and Metrolinx to maintain and enhance existing GO Bus Transit services." Through consultation on Durham Region's ongoing update to its Transportation Master Plan, the Region has heard several comments from residents in the Township of Brock in favour of reinstating GO Bus service (or some type of inter-regional connection) to/from Beaverton through Georgina and Newmarket. Perhaps a similar desire for this service exists for Georgina residents, and consideration should be given to strengthening this policy to address inter-regional connections. | Agree with this revision, revise Section 9.2.3.1 to include "and connections with adjacent municipalities in York Region and Durham Region" at the end of the sentence. |

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| 127 | | Mapping - E | <p>Ravenshoe Road from east of Highway 48 to Lake Ridge Road should be identified in the map as a "Regional Road". (in purple).</p> <p>Lake Ridge Road should also be identified as a Regional Road (perhaps in a different shade of purple) but with a notation such as "Planned Right-of-Way widths are set out in the Durham Region Official Plan."</p> <p>The Regional Road numbers and "flowerpot" shields should be illustrated on this schedule.</p> <p>The width of the yellow band designating the "Planned Transportation Corridor for the Highway 404 extension is very wide. Alignment approved in 2002 as part of EA. Consider a thinner line.</p> | <p>Agree with this revision and will fix this draw order issue.</p> <p>Agree with this revision, add a 4th asterisk.</p> <p>Agree with this revision, a review of appropriate road symbols will be undertaken.</p> <p>Agree with this revision, revise width of the corridor to 200m on Schedule E.</p> |
| 128 | | Mapping - F | Please note that cycling gateways do not connect to any cycling facilities planned in Durham as part of the Regional Cycling Plan or by the area municipalities. | Do not agree with this revision. These policies are from the Region of York Official Plan. |
| 129 | | Schedule H4 | The Region questions why Udora's boundaries are being moved north of Old Shiloh Road/Victoria Road. It is suggested that the boundary be maintained south of the road right-of-way, as it is an easily identifiable and definitive boundary line. | Do not agree with this revision. Boundaries were previously determined through extensive consultation process. |
| 130 | LSRCA | 4.4.2 | We suggest that Subsection (a) be deleted and replaced as follows: (a) It has been determined by the Town and LSRCA that there is an acceptable risk to public health or safety and property. | Do not agree with this revision; not comfortable with the wording "acceptable risk". |
| 131 | | 5.4.3 | We recommend that Section 5.3 (Lake Simcoe Protection) of the Official Plan be amended to include a policy framework on SGRA and ESGRA. In doing so, this policy addition would help implement 6.38-DP of the LSPP. | <p>SGRA is addressed in Section 5.4.</p> <p>Will work with LSRCA to potentially map any "Ecologically significant groundwater recharge areas" as per 6.37-SA of the LSPP on Schedule B3 and create separate policies for these areas.</p> |

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| 132 | 5.6.1 | <p>The East Holland River, West Holland River, Maskinonge River, and Black River Subwatershed Plans (2010) and the Pefferlaw River Subwatershed Plan (2012) were undertaken by the ...</p> <p>In addition, Designated Policy 8.4 of the Lake Simcoe Protection Plan states that municipal Official Plans shall be amended to ensure that they are consistent with the recommendations of the subwatershed evaluations prepared under 8.3-SA. On this basis, we recommend that a comprehensive policy framework on Subwatershed Plan conformity be included within Section 5.6. The LSRCA would be pleased to assist the Town in the creation of this Section in this regard.</p> | <p>Agree with these revisions, the policy will be revised based on wording provided by the LSRCA.</p> |
| 133 | 5.8 | <p>We have provided below a LID policy framework in order to assist the Town. Alternatively, the LID section could form part of Section 4 - General Land Use and Development Policies.</p> <p>"5.8.1 Goals</p> <ul style="list-style-type: none"> • To protect and/or enhance the quality of ground water and surface water through stormwater management best practices • To protect and/or enhance the quantity of groundwater through surface water recharge via stormwater management best practices • To promote sustainability by employing Low Impact Development (LID) strategies and techniques through Ontario's land use planning system <p>5. 8. 2 Objectives</p> <ul style="list-style-type: none"> • To reduce stormwater runoff to pre-development conditions as close to the source as possible • To ensure that development within the municipality contributes to the protection or enhancement of water quality and quantity through the implementation of LID techniques such as enhanced swales, rain-gardens, and permeable surfaces • To minimize changes in water balance through the infiltration of clean water by utilizing infiltration galleries, | <p>Agree with the revisions in the first two bullets and will combine and incorporate into a new policy at the end of 5.1. This policy will seek to protect and/or enhance the quality of groundwater and surface water as well as enhance the quantity of groundwater through surface water recharge, through stormwater best practices.</p> <p>Agree with these revisions, will be added to 9.5 (SWM) as appropriate.</p> |

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soak-away-pits, and perforated pipes

- To ensure that development within the municipality promotes a culture of water conservation including water re-use and rainwater harvesting
- To prevent increases in contaminant loads, including phosphorus, chlorides and suspended sediments, to Lake Simcoe and its tributaries by utilizing LID principles
- To promote aesthetic enhancements within the watershed through the use of greenroofs and other landscape architectural practices that are integrated with LID

5. 8. 3 Definition

LID is defined as a stormwater management strategy that is intended to mitigate the impacts of increased runoff and pollution by managing runoff as close to its source as possible. LID comprises a set of site design strategies that promote infiltration, filtration, evapotranspiration, rainwater harvestation, and stormwater detention. In doing so, the volume and intensity of stormwater flows are reduced while nutrients, pathogens, and metals are removed from runoff.

5. 8. 4 Policies

5. 8. 4. 1 An application for major development within the municipality shall be accompanied by a LID Evaluation as part of an overall Stormwater Management Report. This Evaluation shall be prepared by a qualified professional to the satisfaction of the municipality and local conservation authority prior to any planning approvals or the issuance of permits under the Regulations passed through the Conservation Authorities Act. For the purposes of this policy, major development is defined as a proposal with a proposed impervious area of greater than 500m².

5.8.4.2 The LID Evaluation must demonstrate that the quality and quantity of surface and groundwater in the area will be maintained and/or enhanced using LID techniques. The Evaluation must a/so demonstrate that there will be no negative impacts on the associated aquatic features and their ecological function that depend on the contributing surface or groundwater including wetlands, watercourses, and fish habitat. The LID Evaluation shall be prepared in accordance with the following:

- I. Municipality's Comprehensive Stormwater Management Master Plan prepared in accordance with 4. 5-SA of the Lake Simcoe Protection Plan (2009)
- II. Subwatershed Evaluations under 8.3-SA of the Lake Simcoe Protection Plan
- III. Designated Policies 4. 8 to 4. 11, and 6.40 of the Lake Simcoe Protection Plan
- IV. Policy 1. 6. 6. 7 of the Provincial Policy Statement (20 14)
- V. LSRCA 's Technical Guidelines for SWM Submissions

Agree with these revisions, will be added as a new LID section.

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| | | <p>5. 8.4. 3 In particular, the LID Evaluation shall assess the suitability of the following techniques as part of the development proposal:</p> <ul style="list-style-type: none"> i. rainwater harvesting to promote water re-use; ii. infiltration galleries to maintain water balance and reduce runoff; iii. enhanced swa/as to help improve water quality; iv. green roofs to provide evapotranspiration and aesthetic benefits; and, v. natural/landscapes to minimize water use and consumption. <p>5. 8.4.4 Proper agreements shall be established in order to ensure that the LID strategy or technique will be employed and maintained in perpetuity. The following agreements or legal instruments where appropriate shall be required as a condition of approval for any draft plan of subdivision or condominium, site plan under Section 41 of the Planning Act, or consent and minor variance applications,:</p> <ul style="list-style-type: none"> i. subdivision or consent agreement; ii. condominium agreement; iii. site plan agreement; iv. purchase and sale agreements; and, v. covenants under the Conservation Land Act. <p>Further, Council may enact by-laws under the Municipal Act to help implement the approved LID strategy. Existing fill or site alteration by-laws may be amended or updated to include the LID requirements.</p> <p>5. 8.4. 5 The municipality may pass a by-law under the Municipal Act that would establish a stormwater utility fee based on the percentage (%) of impervious surface of a property. The by-law may also allow for a reduction or elimination of the fee for landowners where sufficient LID strategies have been employed and maintained to the satisfaction of the municipality in consultation with the conservation authority.</p> | |
| 134 | 5.9 | We recommend that the Town's Official Plan contain policies that support the requirement for ecological offsetting through the development process. We would be pleased to assist the Town with appropriate wording, in this regard. | Agree with this revision and will work with LSRCA to create such policies. Reference Town's Tree Compensation Policy. |

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| 135 | 6.3.1 | The definition of key hydrologic features should be amended by deleting the word "known" in front of permanent and intermittent watercourses in order to better reflect the Greenbelt Plan. | Agree with this revision, remove these definitions from this section as they are already correctly defined in the Definitions Section. |
| 136 | 9.5.5 | The phrase "Level 1" should be replaced with the term "enhanced" in this policy in order to reflect current terminology. | Agree with this revision, replace with "Enhanced protection level" and add definition as per LSPP: "means the level of protection for stormwater management works specified in Chapter 3 of the MOE's Stormwater Management Planning and Design Manual, 2003 that corresponds to the end-of-pipe storage volumes required for the long-term average removal of 80% of suspended solids." |
| 137 | 11.16 | We recommend that the following environmental monitoring policy be added to this section as follows: "11 .16.3 The Town in consultation with the conservation authority, Region, and other interested groups and organizations will encourage the establishment of environmental monitoring programs in order to measure the effectiveness of the environmental policies within this Plan." | Agree with this revision, and will revise the Section to read as follows: "In order to monitor and measure the performance of this Plan, the Town shall develop measuring and reporting tools to monitor progress towards objectives, targets and policies targets established in this Plan. Such tools shall be developed in consultation with York Region, Lake Simcoe Region Conservation Authority and appropriate Town Committees, |
| | | | along with the production of regular monitoring reports that measure the performance of this Plan." |

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| TOWN DEPARTMENTS / DIVISIONS: | | | | |
|--------------------------------------|-------------------------------|-----------------|--|---|
| | Department | Section | Comments | |
| 138 | ECONOMIC DEVELOPMENT DIVISION | 4.1.1 | Specify "broadband fibre optics" as a public use. | Agree with this revision, will add "broadband fibre optics" after "utility services" in first sentence. |
| 139 | | 4.1.1. (a)(i) | Revise the wording to include "and lands" after "municipal and regional uses". | Under staff review. |
| 140 | | 2.2.13 / 2.2.14 | Provide policy direction for the implementation of leading edge communication technology: - Construction of hydro, telephone, and other cable communication services shall be encouraged to locate in the road right-of-way. - All development will be designed to provide for the implementation of leading edge communication technologies, including but not limited to broadband fibre optics. Urban design within (a new development area) will: Ensure that new development provides for the capability to implement leading edge communication technologies, including broadband services, in order to attract and maintain investment, facilitate research and development and knowledge based initiatives, and support health services. | Agree with this revision, but revise wording to "Where appropriate, All development will shall be designed to provide for the implementation of..." Agree with this revision, will add under 2.2.14. |
| 141 | | 9.1 | Communication Technology i. All commercial, office, institutional, mixed use, and multiple unit residential buildings will be designed to: a) facilitate advanced telecommunication, such as building automation systems, for a broad range of applications from health services to heating and lighting, leading edge national and international connectivity capability, etc.; and b) provide the infrastructure for the delivery of leading edge communication technologies, including broadband fiber optics to and throughout the building(s) in order to facilitate future advanced telecommunication capabilities. ii. A dedicated broadband fibre optic conduit, including appropriately sized wiring, shall be installed from the | Agree with this revision, add a new Section 9.6 "Communication Technology" and add these policies. Change first sentence to: " Where appropriate, the Town will require development All commercial, office, institutional, mixed use, and multiple unit residential buildings will to be designed to:..." |
| 142 | | 2.2.2.8 | In order to draw increased attention to the importance of linkages I recommend the inclusion of the following: "Linkages along the shoreline of Lake Simcoe that support Tourism, and in particular promote active transportation between the major beachfront areas and the business community should be encouraged". | Agree with this revision, add as a new 9.2.4.7.8 Section, with the replacement of "should" with "shall". |
| 143 | | 2.2.6.3 | Insert the following at the end of the existing policy " and in the case of new development attempts should be made to incorporate public access to Lake Simcoe and active transportation linkages along the Lake Simcoe Shoreline". | Do not agree with this revision. This issue is addressed in other parts of the Plan. |

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| 144 | 2.2.8.1 | The employment forecasts for 2016 and beyond are unrealistic given that the 2016 forecast includes 900 jobs within the Keswick Business Park. See Table 2, Page 22 | Agree with this revision, this Table will be revised to include new numbers provided by the Region expected in the Fall. Will forecast from 2016 to 2036, as well as 2041. |
| 145 | 2.2.8.4 | While employment growth relative to population growth provides an opportunity to work and live in the community, it is important that additional efforts to attract value added employment be undertaken. Suggest that wording be revised to incorporate the word "value added" before employment growth. | Do not agree with this revision. This definition exists in its more conventional context as an agricultural term. |
| 146 | 2.2.10.4 | Insert the words "create jobs" after "agricultural lands" | Agree with this revision. |
| 147 | 2.2.10.5 | Insert an additional sentence as follows: To support the development of Agri-Tourism and the establishment of Rural event venues. | Agree with this revision, add to the end of 2.2.10.3, revised to read: " To and support the development of Agri-Tourism and the establishment of Rural event venues." |
| 148 | 2.2.14.6 | Insert an additional sentence as follows: And, to support these uses particularly where they have the ability to provide an economic impact in the community. | Agree with this revision. |
| 149 | 4.6.2.1 | In the case of a "Home Industry" it may be appropriate to have a Home Industry located within the attached garage depending on the nature of the business. Has consideration been given to amending (a) to include "attached garage". | Do not agree with this revision. There are separate home occupation policies. |
| 150 | 6.2.1 | Has consideration been given to permitting outdoor storage facilities for recreational vehicles (ie. Boats) within the Rural Designation. It would appear that these uses would currently require an amendment to the OP. | Agree with this revision, add "Outdoor storage facilities for recreational vehicles" as a permitted use in Section 6.2.1; also add associated policy requiring a ZBA and re-state the tests of 6.5.3 a-i. Additional discussion required regarding: PPS Policy 1.1.5.2; and the requirement for "outdoor". |
| 151 | 8.6.1.1 | This policy provides that the Municipality may pass a by-law to designate additional areas within Georgina as a CIP area without further amendment to the Official Plan The CIP has been well received and expect that the use of a CIP will be a tool to encourage investment to the Keswick Business Park. | Agree with this revision. |

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| 152 | | 11.2.6.1 | (d) add a reference to also encourage the provision of active transportation linkages | Do not agree with this revision. This has been addressed in subsection f. Additional discussion required re. creating a new subsection "g" which would state "To encourage the provision of any other community services...", thereby removing this text from subsection e. |
| 153 | | 12.5.8 | Based on two inquiries received, has consideration been given to allowing "glamping (glorified camping) and tenting" as a limited form of accommodation, and accessory to an agri-tourism use. | Do not agree with this revision. Tenting and camping are included in the "On-farm diversified uses" definition, which is permitted in both PA and Rural Areas. |
| 154 | | Schedule "H1" | Has consideration been given to including the remaining lots on the south side of Bethel Sideroad, just east of Warden Avenue and the land parcel on the south west corner of Warden Avenue and Old Homestead Road being within the Hamlet area. | Do not agree with this revision. The Hamlet Expansion analysis/process did not identify expansions to occur in the Belhaven Hamlet. |
| 155 | PLANNING DIVISION | 7.3.6 | Revise at the end should state: "6.4.3 and 6.5.3 respectively", not "6.4.3 and 6.5.5 respectively". | Agree with this revision. |
| 156 | | 4.8 | Add a new policy regarding the Municipal Council Support Resolution / IESO processes for FIT and LRP programs. Also add a policy regarding the processing fee for same. | Agree with this revision. |
| 157 | | 5.1.1 | Add box around heading. | Agree with this revision. |
| 158 | | 2.2.14 | Add Georgina Arts Centre & Gallery mission statement to sidebar: "Let's involve the community with the Arts through exhibitions, education, programming and partnerships". | Agree with this revision. |
| 159 | | 6.2.16 | Review and relocate appropriate Rural Special Provisions to the Agricultural Protection Area section. | Agree with this revision. |
| 160 | | Entire Plan | Add diagrams / info boxes where appropriate. | Agree with this revision. |
| 161 | | Throughout Plan as identified by LSRCA | Add remaining LID comments as provided by LSRCA | Agree with this revision, as indicated and provided by LSRCA above. |
| 162 | | 5.3.7 | Determine if the hamlet of Virginia should be included in this. (Virginia is subject to settlement policies in the LSPP, not the shoreline built up area policies). | Staff have determined that the Hamlet of Virginia will be kept in this policy, as per the LSPP. |

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| 163 | 4.7.2 | Ensure proper date is used (currently states "June 1 , 2015"). This date should be the date of the final 2015 MDS Guidelines. | Agree with this revision, update date when known. Must match the date of the finalized new MDS Guidelines. |
| 164 | 5.3.3 | Why is exception only for low-intensity recreational uses, as noted in 5.3.1 (g), as opposed to all of 5.3.1. | Agree with this revision, will remove the "g" in order to match LSPP. |
| 165 | 11.4.2.7 | Replace "...any abutting residential lot..." with " the average area of the abutting residential lot... " | Agree with this revision. |
| 166 | 11.4.2.7 c and e | Replace the "Section 11.1.1" references to "Section 12.3". | Agree with this revision. |
| 167 | 11.4.3.2 | Replace the "Section 11.1.1" reference to "Section 12.3". | Agree with this revision. |
| 168 | 4.10.3 | Add "Parkland Area" to list of designations that do not permit new or expanded mineral aggregate operations. | Do not agree with this revision. The PPS protects for aggregate extraction, requiring other land uses not to preclude or hinder extraction where the resource exists (2.5.2.5) In addition, the GBP permits extraction within the Protected Countryside (including Speciality Crop Areas/Holland Marsh), subject to specific criteria (4.3.2). As such, additional discussion is required regarding the inclusion of "Speciality Crop Area" in this list. |
| 169 | 6.3.1.8 | Replace "...or if the proposal..." with "...and if the proposal..." | Agree with this revision, revise the policy by deleting all words after the word "species". |
| 170 | Entire Plan | All references to CA's "watershed development policies" need to be changed to "Guidelines for the Implementation of Ontario Regulation 179/06" | Agree with this revision. |
| 171 | Table of Contents | Add "East" and "West" schedules to list of schedules. Add section numbers to Tables for greater clarity. | Agree with these revisions. |
| 172 | Definitions | Add definition for climate change. | Agree with this revision. |
| 173 | Mapping - E2 | Update to include "Private Roads" and make all noted editorial changes. | Agree with this revision. |

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| 174 | | Mapping - A2, B1, B2 | Ensure Provincially Significant Paradise Beach – Island Grove Wetland Complex is correctly identified as per February 19, 2015 letter/attachments from MNR. | Agree with this revision. |
| 175 | | Mapping | Create Special Policy Areas Schedule / Appendix | Agree with this revision. |
| 176 | | Mapping | Reassess Rural Commercial designation on Part Lot 1, Conc 4 (sliver at Baseline and Woodbine); the area appears to extend into Significant Woodland areas as identified on LSRCA mapping. | Agree with this revision, revise/reduce the limits of area proposed to be designated Rural Commercial Area. |
| 177 | | Mapping | The faint water lot shown above Wynhurst Beach should be removed. | Agree with this revision. |
| 178 | | Mapping | Confirm accuracy of names and locations of all beaches. | Agree with this revision. |
| 179 | | Mapping - A2 | Fix designations along Trivetts Road; shown as Rural but the proposed designations Serviced Lakeshore Residential Area. | Agree with this revision. |
| 180 | | Mapping - A2 | Add back missing designations (Rural) in Lakeshore area. Add back missing designation around northern KSP area; confirm accuracy of KSP boundary. Confirm accuracy of proposed designations around Orchard Golf course. Identify "Sibbald Point Provincial Park" | Agree with these revisions. |
| 181 | | Mapping - A2 West | Add "Old Homestead Road" label. | Agree with this revision. |
| 182 | | Mapping - A2 East and West; B1 East and West; B2 East and West. | Re-order scheduled to be west to east, rather than east to west. | Agree with this revision. |
| 183 | RECREATION & CULTURE DEPARTMENT | 8.2 | "Open Space" under this heading generally refers to public open space, whereas "Open Space" under Zoning By-law (item 8.2.4) specifically speaks to privately-owned lands. This term may need qualifiers (private vs public). | Under staff review. |
| 184 | | 8.2.2 (b) | Add "...and York Region's "Lake to Lake Cycling Route and Walking Trail". | Under staff review. |
| 185 | | 8.2.3 | Add "...to enhance <u>and complement</u> the natural environment..." | Under staff review. |
| 186 | | 8.2.4 | See Item 8.2, above re: "Open Space" designation. | Under staff review. |
| 187 | | 8.2.4 | Strengthen wording "...to preserve and enhance" with the following: "No clearing of understory permitted, no grass cutting or pruning or removal of dead wood, brush or fallen trees so as to preserve the integrity of natural area". | Under staff review. |
| 188 | | 8.2.5, 8.2.6, 8.2.7 | Omit the word "park(s)" from "Village Green", for consistency with tertiary documents. | Under staff review. |
| 189 | | 8.2.7 (c) | Reference to "special open space areas" needs to be clarified in context of "Open Space". | Under staff review. |
| 190 | | 8.6.2 | Add item (h)Derelict or neglected waterfront locations. | Under staff review. |
| 191 | | 8.7.3.4 | Add "...where signage exists, shall be in accordance with Accessibility Act (AODA) | Under staff review. |
| 192 | | 10.1.2.1 | Add to Financial Considerations: Property appraisal for confirming park levy in lieu of parkland dedication, to calculate 1 day before building permit issuance. | Under staff review. |
| 193 | | 11.6.3.1 | Add: "Agreements must be prepared jointly with developers, without Town mediation on their behalf." | Under staff review. |

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
during public and agency commenting period**

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| 194 | | 11.7.6 | Include "...and/or 2 percent parkland dedication..." | Agree with this revision, however include reference to "parkland dedication requirements as per the Planning Act" rather than the percentages. |
| 195 | | 12.5 | Add definition for "Open Space" per 8.2 above. | Under staff review. |
| 196 | LIBRARY SERVICES | 8.4.1 | Add "public libraries" to the list of community facilities, and add "self-directed learning to the list of need to be met. | Agree with this revision and will revise the wording to read "Community facilities include facilities designed to meet the recreational, social, self-directed learning , and cultural needs of residents, including public libraries , places of worship..." |
| 197 | FIRE AND EMERGENCY SERVICES | 8.5.1 | Revise wording as follows: "The Town shall ensure the efficient and effective allocation of fire station sites and emergency services through the Town in a planned effort to keep pace with growth in consultation with the York Regional Police, the York Region Emergency Medical Services, the Town Fire Department and adjacent municipalities." | Agree with this revision. |

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| | PUBLIC: | | | |
| | Contact | Property or Section | Comments | |

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| 198 | Howard Friedman, HBR Planning Centre 66 Prospect Street, Unit A, Newmarket, ON L3Y 3S9 | 25 High Gwillim Drive | <p>a) Revise KSP Boundary on all of the OP Schedules to match the boundaries of the Secondary Plan.</p> <p>b) Maintain the current Rural designation on site as opposed to the proposed Agricultural Protection Area designation.</p> <p>c) Remove "Area Not to be Serviced with Municipal Water and Sewer" identification from the area of the subject site.</p> <p>d) Maintain the "Community Improvement Area" designation as per the existing OP, over the area of the subject site.</p> | <p>Agree with this revision.</p> <p>Do not agree with this revision.</p> <p>Do not agree with this revision.</p> <p>Agree with this revision.</p> |
| 199 | 315197 Ontario Limited 842 Trivetts Road | 842 Trivetts Road | Re-designate the entire property to Serviced Lakeshore Residential Area (or maintain the current Lakeshore Residential Area designation), rather than a portion to Serviced Lakeshore Residential Area and the remainder to Environmental Protection Area. | Do not agree with this revision. Based on all available information, the site is identified to contain numerous natural features. In addition, this site is within the NHS of the GBP and is therefore subject to restrictive development policies. |
| 200 | William Joannou (agent for 315197 Ontario Limited) 30 Furnival Road Toronto, ON M4B 1W3 wjoannouaci@gmail.com | 842 Trivetts Road | Re-designate the entire property to Serviced Lakeshore Residential Area (or maintain the current Lakeshore Residential Area designation), rather than a portion to Serviced Lakeshore Residential Area and the remainder to Environmental Protection Area. | |
| 201 | Marion Witz 1 Isleview Road marion@elizabethgrant.com | 1 Isleview Road | Re-designate site to Serviced Lakeshore Residential Area as opposed to the proposed Rural designation, because the site is on the municipal sewage system (still on private well). | Agree with this revision and have confirmed that water and wastewater services were extended to the property, so this property should be designated Serviced Lakeshore Residential Area. |
| 202 | The Alderville First Nation | Entire Plan | The Alderville First Nation appreciates "the fact that the Town of Georgina recognizes the importance of First Nations Consultation and that your office is conforming to the requirements within the Duty to Consult | No action required. |
| 203 | Southlake Regional Health Centre | Entire Plan | "Southlake will require Council's continuing support with respect to supporting local share fundraising and to supporting our efforts to secure necessary funding approvals from the provincial government to help meet the needs of our growing population." | No action required. |
| 204 | Michael Smith, Michael Smith Planning Consultants | Entire Plan | Binder identifying typos and other suggested editorial revisions. | Staff will review and incorporate these editorial revisions as needed. |

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| 205 | Keith MacKinnon, KLM Planning agent for Maple Lake Estates Inc. | MLE Lands | Wish to emphasize that MLE lands are designated Towns & Villages in GBP and YROP, and should continue to be recognized accordingly as part of the OP review. | No action required. |
| 206 | Anthony Usher, Anthony Usher Planning Consultant | 7.2 and 9.3.6.1 | Remove these Sections and all other references to MLE. | Do not agree with this revision, see Attachment 9 to Report PB-2015-0073. |
| 207 | | Table 1 | Remove reference to MLE, and add MLE's population to Keswick. | Do not agree with this revision. |
| 208 | | Mapping - A2, B1 and B2 | These schedules show the northeast corner of MLE as within the Greenland System, consistent with the Regional Greenlands System mapping in the Regional Plan. Except in that northeast corner, the wetland and woodland on the MLE property are not included in the Greenland System. | Under staff review. |
| 209 | | Mapping - A1 | Show MLE as Countryside Area. | Do not agree with this revision. |
| 210 | | Mapping - A2 | Designate MLE as Environmental Protection Area as appropriate, and any remainder as Rural Area. | Do not agree with this revision, see Attachment 9 to Report PB-2015-0073. |
| 211 | | Mapping - A2 | Include all of MLE in Greenland System based on the criteria in the preamble to section 5.1, and modify the Greenland System accordingly on other schedules. | Do not agree with this revision, see Attachment 9 to Report PB-2015-0073. |
| 212 | L. Michon, 26862 Woodbine Ave. and A. Bevand & M. Bevand | MLE Lands | Wish to support the development for various reasons as outlined in letter. | No action required. |
| 213 | Stefano Giannini, Janet Rosenberg & Studio Inc. | Baldwin Hamlet; all mapping. | Review of potential of greater expansion of the Baldwin hamlet . Prospect of signalized intersection at Highway 48 and Smith Blvd. | Do not agree with this revision. The area was previously analyzed and the determination was made not to include a greater expansion; just the minor 'rounding out' as proposed by the Draft OP. Any new traffic signals would have to be approved by MTO. |

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| 214 | Rob Grossi | "The property that fronts on Lake Drive to the north, Trivetts Rd to the west, Metro Road to the south and has an irregular eastern boundary behind some existing residential properties and vacant lots." (municipal address not provided). | Opposes any new designations "that would allow any changes that would allow any additional growth or lot creation in the area that was originally designated as the Willow Beach and Surrounding Lakeshore communities." | Do not agree with this revision. The Official Plan contains appropriate policies to guide development in this area as appropriate. |
| 215 | Lauren Capilongo, MGP Planning, agent for Great World Properties Limited and 1170898 Ontario Ltd. | 26061 Woodbine Avenue and Part of Lot 23, Concession 4. | Maintain the current land use designations on the two properties, being Commercial Recreational Area and Rural Commercial Recreation. | Do not agree with this revision. Based on all available information, including LSRCA mapping, the sites are identified to contain numerous natural features including PSW, watercourses, floodplain, significant woodlands, and are within the regulated limited of LSRCA. |

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
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| 216 | Chad John-Baptiste, MMM, agent for Nizza Enterprises | 2354 Ravenshoe Road | Recommend that the Town include all lands within the KBPSA into the settlement area boundary on the basis of a "minor rounding out" of the KBP and expands the settlement area boundary as part of the Official Plan Review. YROPA would follow. | Do not agree with this revision. The process would be to revise the limits of the GBP's NHS, then amend the YROP, then submit an application to amend the Town's OP. Staff are awaiting comments from LSRCA regarding acceptability of the submitted floodplain analysis (delineation). |
| 217 | Ducks Unlimited Canada | 5.1.1 and 5.2 | There is no policy guiding development within and around natural heritage and hydrologic features in Settlement Areas (Urban Areas, Towns and Villages). DUC recommends including policy in the OP that protects Provincially Significant Wetlands (PSWs) within Urban Areas, Towns and Villages from all forms of development (as prescribed by the 2014 PPS). The OP should also include policy to guide development that may impact unevaluated or locally significant wetlands within these areas - for example through a mitigation sequence that would first avoid wetland features, then minimize impacts to the feature, and compensate for loss as a last resort. Secondary plans may include more detail in terms of the designation of natural heritage features, but it is important that the OP provide this overarching guidance. Maintaining a robust urban natural heritage system can contribute to the health and well-being of communities by providing green space, areas for recreation, water and air quality improvement, and flood control. | No action required. The Secondary Plans address Settlement areas and will be reviewed accordingly. |

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
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| 218 | 6.3 | <p>Include Environmental Protection Area policies in Section 5, 'Sustainable Natural Environment'. It is unclear why EPA is included within the Countryside Area, but it may lead to confusion when policies outlined in the Greenlands system also apply to Environmental Protection Areas.</p> <p>Consider including a statement detailing the values that natural heritage features like wetlands provide and the reason why it is important to protect them (see page 2 of this submission for an example).</p> <p>Consider including a statement detailing the values that natural heritage features like wetlands provide and the reason why it is important to protect them (see page 2 of this submission for an example).</p> <p>Ensure terminology is consistent throughout the Official Plan. Specifically;</p> <ul style="list-style-type: none"> o Section 6.3.1 uses the term 'Vegetative Buffer Zone' around NH features; however in most other areas, the OP refers to 'vegetation protection zone'. DUC recommends consistently applying this latter phrase, which is used in the Greenbelt Plan. Other instances where this inconsistency occurs include sections 5.3.5 and 5.3.7(c). o Every reference to the width of the vegetation protection zone should start with, minimum 30 metres, according to the Greenbelt Plan. The word minimum is missing from the first paragraph of section 6.3.1, and sections 6.3.1.5 and 6.3.1.12. <p>Clarify policies indicating when an Environmental Impact Study would be triggered for development applications adjacent to features designated as Environmental Protection Area (EPA). Because the EPA section is not in the Natural Environment section, it is not immediately clear whether policy 5.1.1.4 (that a development application within 120m of a NH or hydrologic feature would trigger an EIS) also applies in section 6.3. This would be clearer if the EPA section was included under Natural Environment, but if the EPA section remains as is within the Countryside Area section, consider simply repeating policy 5.1.1.4 in the EPA section so it's clear these policies still apply.</p> <p>Consider adding a statement to section 6.3.1.6 that if and when new natural heritage or hydrologic features are identified in future through a development application or other subsequent study, those features will immediately be subject to the policies of the OP and designated without the need for an Official Plan Amendment (in addition to providing the minimum 30 metre vegetation protection zone).</p> <p>Clarify policies for 'Wetland and Woodland' features identified in land use schedule B1. In some instances, the policies for wetlands and woodlands differ in the OP (particularly if the woodland is not deemed significant) – for example section 6.3.1.13, which informs building a new structure on an existing vacant lot of record. Ensure</p> | <p>No action required, this is a structural issue.</p> <p>This would be more appropriate as an information sidebar.</p> <p>This would be more appropriate as an information sidebar.</p> <p>Agree with this comment and the terminology will be reviewed and revised as necessary.</p> <p>No action required, the EPA applies to the natural features and generally doesn't permit development. Therefore a policy regarding associated studies would not be appropriate.</p> <p>Agree with this comment. Section 6.3.1.6 will be revised accordingly and moved to the end of 5.1.1.</p> <p>Further review required.</p> |
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**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
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| | | | <p>that where 'Wetland and Woodland' features are identified (i.e. a forested swamp), it is the wetlands policies that apply.</p> <p>Under section 6.3.1.13, add wording to the policy prohibiting a new single detached dwelling within wetlands "and within a minimum 30 metre vegetation protection zone"...</p> <p>Under section 6.3.1.14, referring to development or site alteration of a 'minor' nature, consider providing a definition of 'minor', or at least including a few examples of what is considered a 'minor' development, to ensure objective and consistent assessments of these types of applications.</p> | <p>No action required, this wording is already provided in 6.3.1.13.</p> <p>Agree with this comment. A definition for "minor" will be included.</p> |
| 219 | | 9.1 and 9.5 | <p>Specific to Stormwater Management (SWM) policies, DUC urges the Town of Georgina to include consideration for green infrastructure approaches to SWM, in particular by 1) encouraging retention and restoration of existing natural wetlands and, 2) encouraging the installation of naturalized stormwater management ponds wherever feasible and appropriate. Naturalized SWM ponds offer increased flood control and water filtration capabilities, and for a fraction of the long-term maintenance costs of conventional SWM ponds.</p> | <p>No action required. This comment has been addressed by the inclusion of a LID section.</p> |
| 220 | Gord Mahoney, Michael Smith Planning Consultants | Orchard Beach Golf and CC | <p>Mapping - Schedule A2 - The area of the subject land in question and currently designated Agricultural Protection Area on Schedule A2 - Land Use Plan (West) be re-designated to Commercial Recreation Area to match the remaining land use designation of the golf course.</p> <p>Mapping - It would appear that the Natural Heritage System boundary in the Greenbelt Plan differs from what is shown in the Region's Official Plan and the Town's draft Official Plan. Request that the boundary of the Greenlands System be revisited as it appears to include holes number 3 and 9 of the golf course.</p> | <p>Under staff review. The limits of the proposed Commercial Recreation Area matches with those of the current OP.</p> <p>Agree with this request and will undertake a review of the Greenlands System (NHS) boundary in the context of the site.</p> |
| 221 | Paul Harpley, South Lake Simcoe Naturalists | Entire Plan | <p>Numerous large-scale suggestions as documented in July 31, 2015 submission.</p> | <p>Under staff review.</p> |
| 222 | Jeff Bolichowski, Armstrong Strategy Group | 2.2.2.5 | <p>Extend climate resiliency building practices to small residential through the use of Site Plan Control and Urban Design Guidelines.</p> | <p>Under staff review.</p> |

**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
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| 223 | 7.1.1 | <p>Include Urban Design Guidelines with each Secondary Plan, including lists of preferred exterior materials that are sustainable, resilient and will build an enduring community character.</p> <p>Delineate a list of preferred exterior building materials. Use brick, stone and engineered stone as the primary building materials, with others, such as stucco, wood, vinyl siding, decorative concrete or glass considered as accents or when used in combination with the primary building materials.</p> <p>Draft a series of Residential Urban Design Guidelines to cover new home builds not included within the existing Secondary Plan areas.</p> | Under staff review. |
| 224 | 7.3.3 | <p>Wording change – “compatible with existing land usage within the community, and demonstrating an extremely high standard of sustainable architectural design consistent with Urban Design Guidelines, may be permitted as....”.</p> <p>Delineate robust Urban Design Guidelines with favoured exterior cladding materials carried all around the building to ensure an appearance and character consistent with the character of Georgina’s hamlets.</p> | Under staff review. |
| 225 | 7.3.9 | <p>The list of required studies include an Urban Design Review to ensure resilient, high-quality exterior cladding materials on all four elevations, and architectural detail on the rear as well as the front façade. Materials used for the front facade should be carried around the building where any facades are exposed to the neighbouring/public view at the side or rear.</p> | Under staff review. |
| 226 | 7.3.10 | <p>Add “as well as considering a consistent community look and feel.”</p> | Under staff review. |
| 227 | 7.4.4 | <p>Wording additions – “...and with any relevant Secondary Plans and Urban Design Guidelines.</p> | Under staff review. |
| 228 | 7.5.5 | <p>Wording additions – “...and with any relevant Secondary Plans and Urban Design Guidelines.</p> | Under staff review. |
| 229 | 8.1.2 | <p>Include in the list of action items: “enforcing Urban Design Guidelines delineating a high standard of exterior character and design, including high-quality cladding and resiliency against extreme weather events and climate change.”</p> <p>Draft Urban Design Guidelines ensuring a high standard of home construction, including building materials chosen for their functional and aesthetic quality, sustainability, ease of maintenance, long-term durability and fit with the community's cultural heritage. Also encourage site designs that conserve energy, addressed at the development application stage and during the preparation of designs, with design, orientation, construction and landscaping intended to minimize interior heat loss and retain solar energy in the winter and minimize solar penetration in the summer.</p> | Under staff review. |

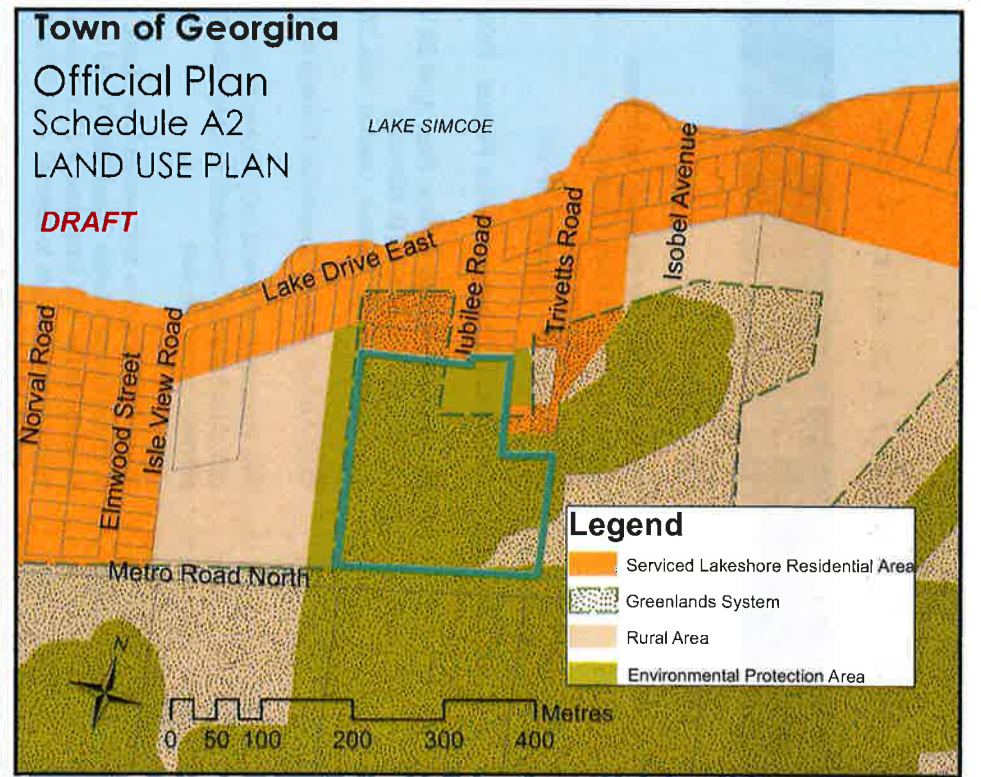
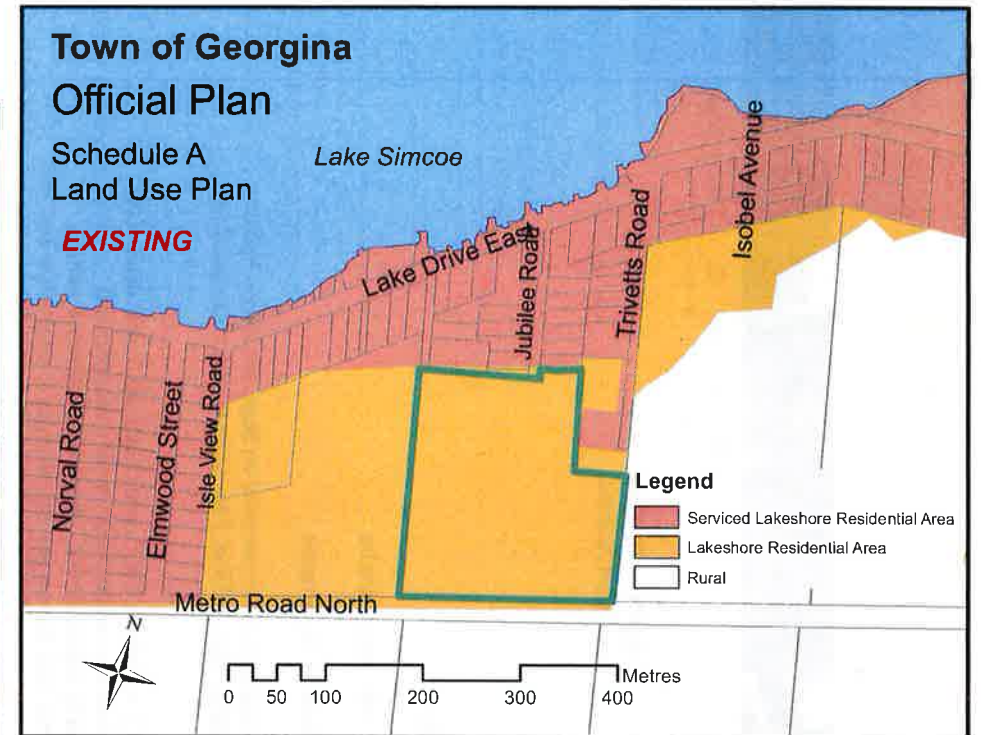
**OVERVIEW OF COMMENTS RECEIVED ON DRAFT OFFICIAL PLAN, APRIL 2015
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| 230 | | 8.7.1.1 | Include the following action items: private and public developments which are designed to high standards of exterior design, utilizing high-quality materials and architectural styles which contribute a sense of place and are resilient against extreme weather events, also being consistent with applicable Urban Design Guidelines. | Under staff review. |
| 231 | | 8.7.1.1 | Include "exterior cladding materials that will build an enduring, climate resilient character" as one of the considerations. | Under staff review. |
| 232 | | 8.7.1.2 | Include the following action item: - built form shall utilize high-quality building materials and a high standard of architectural design consistent with all applicable Urban Design Guidelines. "...shall minimize the impacts of noise, wind, extreme weather events and shadows..." | Under staff review. |
| 233 | | 8.7.1.3 | Utilize Urban Design Guidelines to delineate appropriate building materials suitable for withstanding extreme weather events. | Under staff review. |
| 234 | | 11.5.1.3 | In order to promote proper planning, all urban dwelling units should be subject to site plan control. As such, we recommend eliminating bullet point a and related language. | Under staff review. |
| 235 | Gary Foch (submitted after the end of the commenting period) | 22869 Woodbine Ave | The landowner has submitted material (conceptual site plan) for commercial uses on the property, with a request to ensure the draft Official Plan would permit such a use on the property. | Under staff review. The property will be re-assessed in consultation with the LSRCA and York Region as part of a greater review of the general area of the site. |

824 Trivetts Road



Report No. PR-2015-0073
 Attachment 4
 Page 1 of 1





Sept. 25, 2015

William B. Joannou
March 2011 B. Arch. OAA

Mayor, Council and Planning Department
Town of Georgina Civic Centre
26557 Civic Centre Road
RR# 2, Keswick, Ontario, L4P 3G1

Tel: 905-476-4301
Fax: 905-476-4394

Attn: Adrian Cammaert, Senior Planner - Policy

Re: Release of Draft Official Plan April 20, 2015
315197 Ontario LTD. (Owner)
3 Dieppe Road, Toronto, Ontario, M4J 2K9, Mr. Tony Ferreira

Dear Adrian, Mayor, Counsellor, Council and Planning Department,

The Property Owner and ACI Architects Inc. as Agent have just received on Sept. 24, 2015 a Notice of Public Meeting (not dated) to review the Proposed New Official Plan and any concerns voiced by property owner's to date.

We had submitted to both you and the Major, ACI Architects Inc. (agent) Summary Letter dated July 9, 15 and Owner's Letter Dated June 15, 15 in person that outlined the Owner's concerns and requests. In the ACI letter Item # 22, we specifically requested that " the Owner expects a written response and the right to appear". so that the Owner may pre-review any changes or no changes that you may have made.

At ACI's meeting with you on July 10, 15, you advised and assured ACI that after your Internal Technical Assessment Committee meeting to review all property Owner's concerns, that TAC would issue a Staff Report that would be transmitted to all affected property Owner's and Agents for pre-review before any public hearing was to be held.

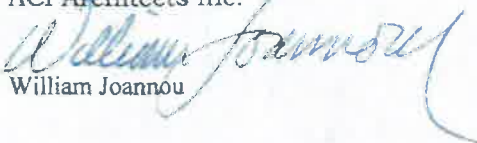
After receiving your notice of Public Meeting, we are disappointed that no such written report has been transmitted nor mentioned for our pre-review to enable us to prepare ourselves for this public meeting and we fear that we will once again be left disadvantaged to represent ourselves properly at a Public Meeting where time constraints, other agenda items and a rush push this Draft Plan forward will drown-out our concerns and ability to push back.

We are expecting a full and detailed Staff Report that outlines what you are doing in relation to this Property immediately so that we can prepare for the Public Meeting as you promised.

Please contact William Joannou of ACI Architects Inc. (Agent) as soon as possible to confirm the above. It will be unacceptable for you to simply call to state that no Staff Report will be issued as you personally promised it would.

Also, please ensure that this letter is copied to the Major, the Counsellor, Counsel and Planning Department.

Yours Sincerely,
ACI Architects Inc.


William Joannou

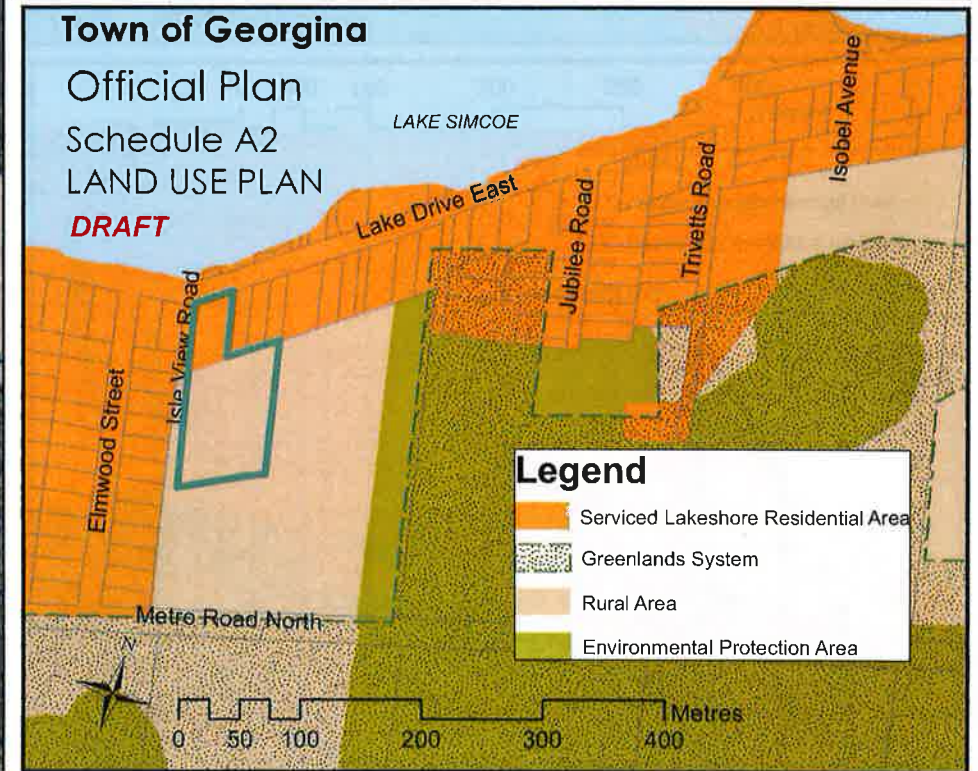
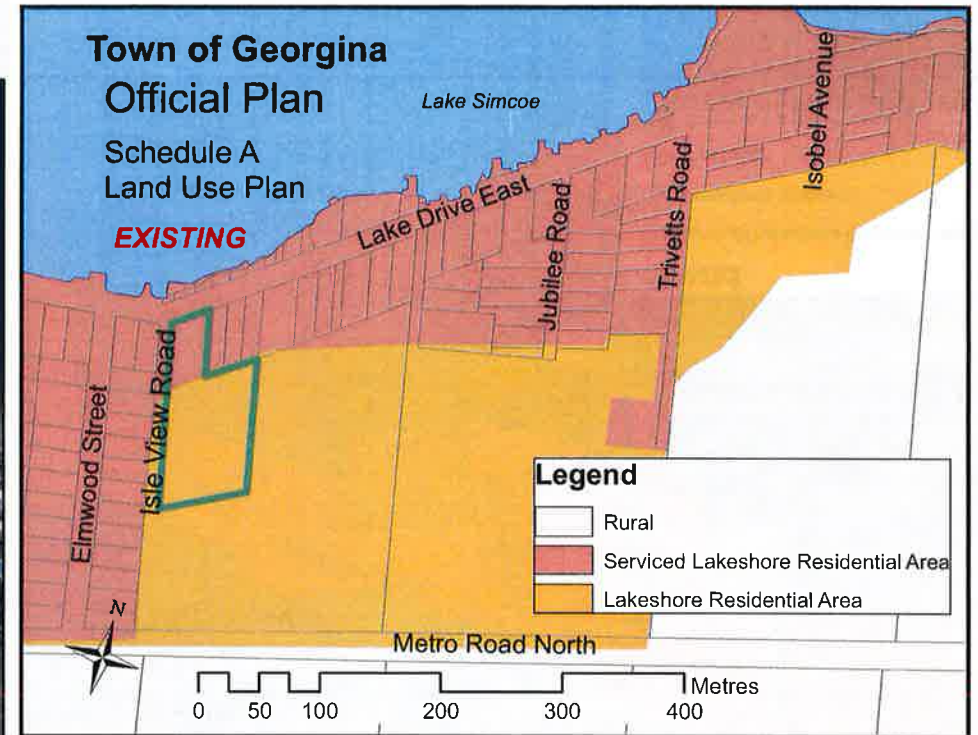
30 Furnival Road
Toronto, Ontario
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wjoannouaci@gmail.com
Tel: 647- Report No. PB-2015-0073
Cel: 416- Attachment 5
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1 Isleview Road



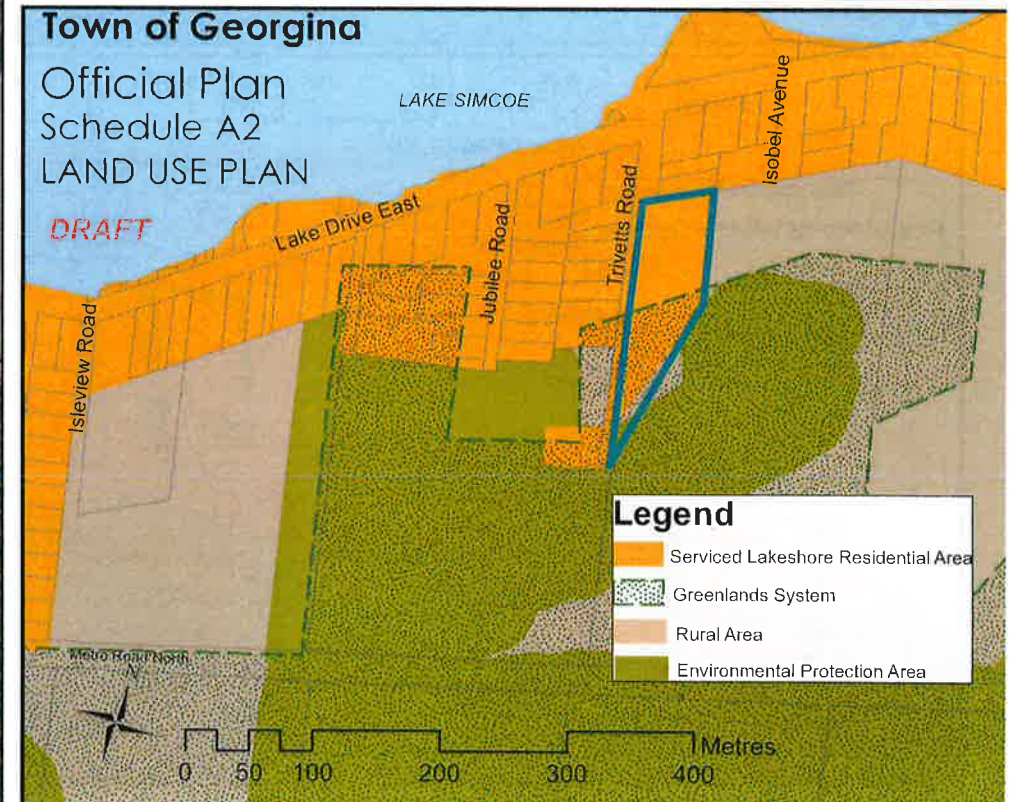
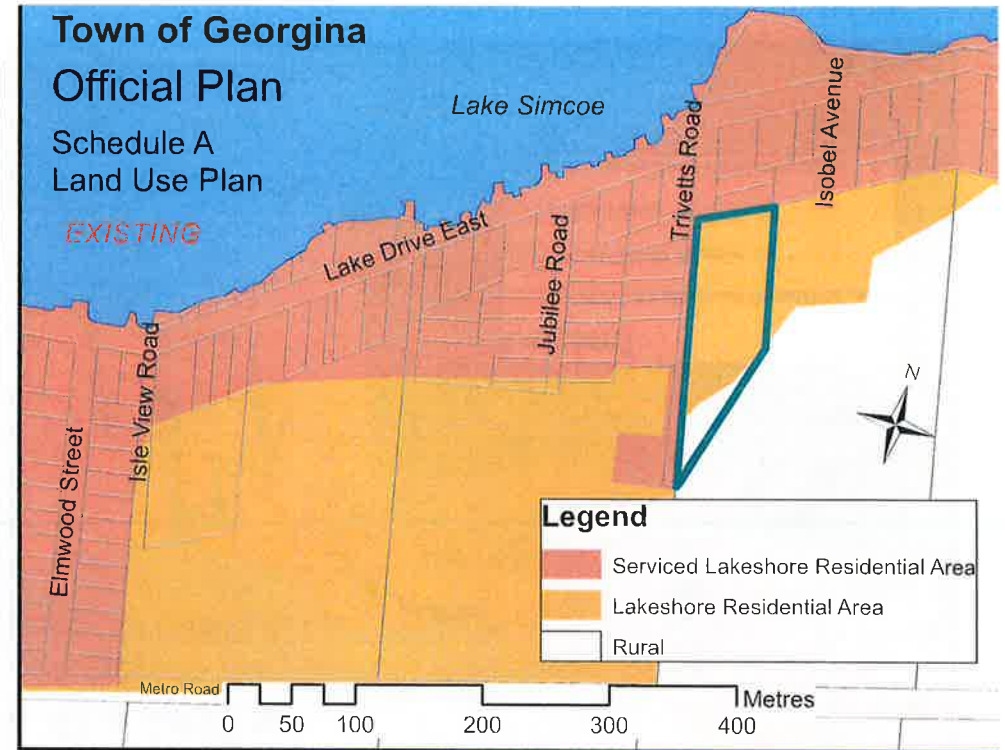
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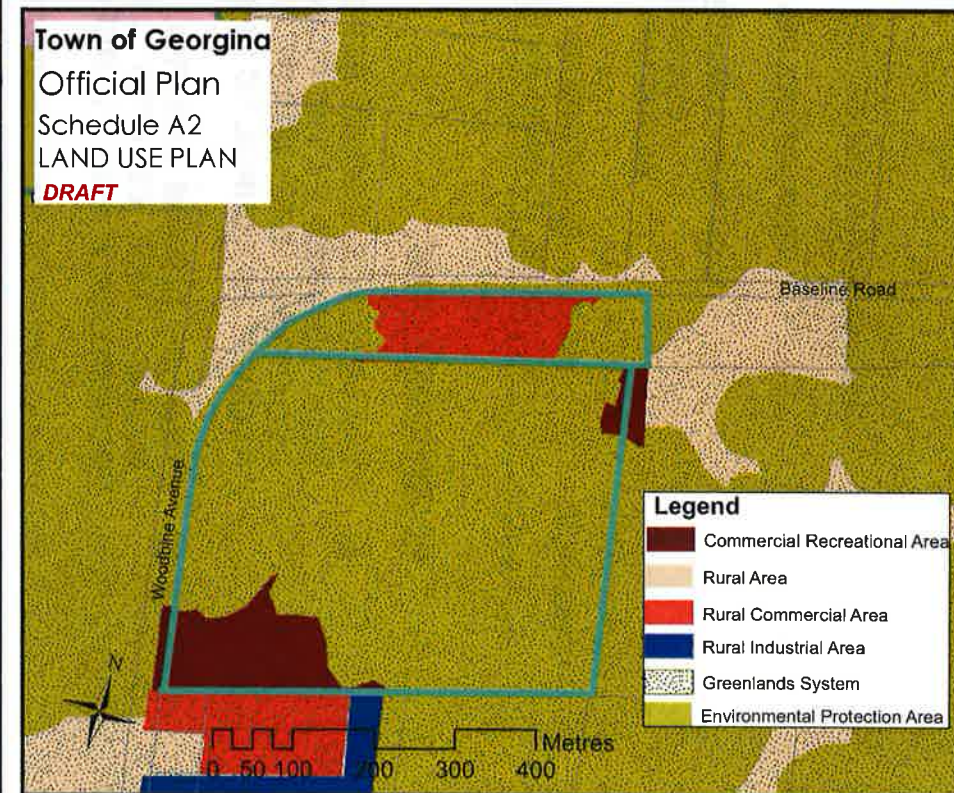
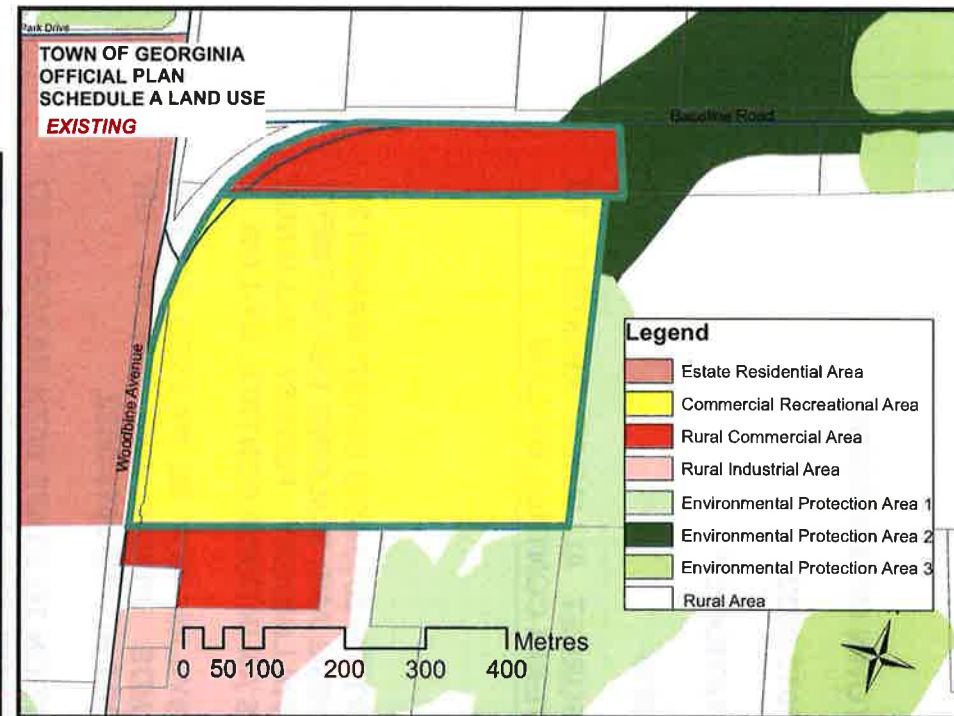
Trivetts Road



Report No. PB-2015-0073
 Attachment 7
 Page 1 of 1



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



THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2013-0032

FOR THE CONSIDERATION OF
COUNCIL
MARCH 25, 2013

SUBJECT: NORTH Gwillimbury Forest Alliance Request to Council to Pass an Interim Control By-Law

1. RECOMMENDATIONS:

- A. THAT COUNCIL RECEIVE REPORT PB-2013-0032 DATED MARCH 25, 2013 PREPARED BY THE PLANNING AND BUILDING DEPARTMENT REGARDING THE NORTH Gwillimbury Forest Alliance Request to Council to Pass an Interim Control By-Law.
- B. THAT AN INTERIM CONTROL BY-LAW NOT BE PASSED ON THE MAPLE LAKE ESTATES LANDS WHICH ARE SHOWN ON SCHEDULES '2' AND '3' IN REPORT NO. PB-2013-0032.
- C. THAT COUNCIL PROVIDE DIRECTION TO STAFF WITH RESPECT TO REPORTING BACK TO COUNCIL ON THE APPROPRIATENESS OF PASSING AN INTERIM CONTROL BY-LAW ON THE LANDS WITHIN POLYGONS 4, 6, 11, 13, 15B, 21 AND 23 AS REQUESTED BY THE NORTH Gwillimbury Forest Alliance IN CORRESPONDENCE TO COUNCIL DATED DECEMBER 31, 2012.
- D. THAT THE CLERK FORWARD A COPY OF REPORT PB-2013-0032 AND COUNCIL'S RESOLUTION THEREON TO THE REGIONAL MUNICIPALITY OF YORK AND TO THE LAKE SIMCOE REGION CONSERVATION AUTHORITY.

2. INTRODUCTION:

On January 28, 2013 Mr. Jack Gibbons, Chair of the North Gwillimbury Forest Alliance (NGFA) appeared before Council with respect to a request to pass an Interim Control By-law (ICBL) that would have the effect of placing a restrictive zoning on all or portions of certain properties they define within the "North Gwillimbury Forest". Also speaking to the ICBL request were Mr. William Shore, Mr. Hugh Sibbald and Mr. Gord Mahoney. At this meeting, Council also considered Staff Report No. PB-2013-0010.

As indicated in the minutes of the meeting, which are attached as Schedule '1', Mr. Gibbons requested that Council defer any decision on this matter, so that the NGFA's Solicitor could come to a future meeting and make a presentation to Council.

In response to Mr. Gibbons' request, Council received the public depositions and the staff report, and also directed that staff present an updated report to Council at their February 11, 2013 meeting for further discussion and decision. However, as it turned out, the February 11th meeting date was not possible, so the CAO, in consultation with Mr. Gibbons, scheduled the matter for this evening's meeting.

Based on discussion with Staff who attended the January 28th meeting, the writer understands that this staff report is to focus on the ICBL request as it pertains to only the Maple Lake Estates Adult Lifestyle Retirement Community lands (hereinafter referred to as Maple Lake Estates or MLE or Subject Lands). As such, the purpose of this report is to present Staff's comments and recommendations with respect to the passing of an ICBL on the MLE lands.

3. BACKGROUND:

Attached as Schedules '2' and '3', respectively, are a map and an air photo showing the location of the MLE lands.

Attached as Schedule '4' is Mr. Anthony Usher's (Planning Consultant for the NGFA) written response to Staff Report PB-2013-0010, dated February 1, 2013.

Attached as Schedule '5' is Mr. Leo Longo's (Solicitor for the NGFA) letter of February 19, 2013 which responds to the aforementioned staff report and the correspondence found therein from the Town Solicitor, Mr. Michael Bigioni.

Attached as Schedule '6' are the Town Solicitor's latest comments, dated March 15, 2013.

4.1 History of Maple Lake Estates:

Outlined below is a summary of the property history with respect to the past planning and engineering activity and the existing approvals for the MLE lands:

- In the early 1980's, an Official Plan Amendment (OPA 10) was processed regarding a proposed planned retirement community development, referred to at that time as Maple Leaf Estates. The OPA was approved by

the Ontario Municipal Board (OMB) on March 3, 1987, and reaffirmed by the Provincial Cabinet on January 28, 1988 through an Order-in-Council.

- Subject Lands are almost entirely designated "Urban Residential Area" in the Town's Official Plan and corresponding policies permit a retirement development consisting of a maximum of 1073 dwellings (refer to Schedules '7' and '8').
- Below is a summary of the existing Official Plan land use policies for the MLE lands:
 - *"Only site built or assembled single family detached dwellings are permitted. Assembled single family detached dwellings include manufactured dwelling units (mobile homes) with a minimum of double width – on permanent foundations."*
 - *"Dwelling units should be of an adequate size to ensure that the development is in character with other "2 bedroom style" residential developments. To ensure that the development is compatible with the existing nearby neighbourhoods, high quality and standards of dwelling units shall be displayed."*
 - *Development shall be in 5 phases, with phases 1 and 2 not exceeding 500 units.*
 - *Active recreational uses such as recreational complexes shall be provided for exclusive use of retirement community residents and their guests. First 9-holes of golf course and 1 recreation centre will be built as part of Phase 1.*
 - *Commercial uses restricted to small scale convenience stores.*
 - *Internal roads are private, but paved and to a standard that meets Municipal requirements.*
 - *Main road entrance will be off Woodbine Avenue, with a secondary entrance on Deer Park Road, and an emergency access off Metro Road.*
 - *Private garbage collection.*
 - *Municipal Water and Sanitary Sewage Disposal.*
- Also Policy 3.20.2.14 in the Official Plan states:
 - *"Any Official Plan amendment application to revise the above special provisions for the proposed Maple Leaf Estates planned retirement community will be required to consider the functions, attributes and linkages of the significant natural features as identified in the Town of Georgina Natural Features and Greenlands*

System (1996) and the application will be evaluated in accordance with the provisions of this Official Plan."

- Draft Plan of Subdivision Approval was issued on June 30, 1988 by York Region for the subdivision file 19T-87055. Conditions of draft plan approval were fulfilled, and the subdivision was cleared for registration.
- Registration of the 2 lot Plan of Subdivision and Subdivision Agreement occurred on August 18, 1992 (Plan 65M-2903, and Agreement No. LT-857638).
- Zoning By-law No. 911-87-431 was passed by Town Council on October 8, 1987 which permits a Recreational Residential Park (*further defined as: A parcel of lands under single ownership which has been divided into dwelling sites to be used for the erection of single family dwellings and other purposes permitted herein, all as parts of a self-contained recreational residential retirement community*).
- The permitted uses and other zoning provisions of site-specific amending By-law 911-87-431 are attached as Schedule '9'.
- Current zoning provisions under Zoning By-law 500 permit Residential uses as follows:
 - *A one storey single family dwelling which may include a manufactured dwelling.*
 - *Pre-registration dwellings, maximum 15.*
 - *Accessory buildings, structures or uses to a single family dwelling and erected on the same site, but not including open storage.*
 - *Prohibited Uses include facilities, uses and structures specifically designed toward the use for children, or communal garages.*
 - *A "Manufactured Dwelling" is defined in accordance with Sec. 2.65 of By-law 500 as: "means a single family dwelling that is designed to be made mobile for purposes of transportation from the place of manufacture to the site, and which is affixed to a permanent foundation and used as a permanent residence."*
 - *Zoning provisions establish site frontage, area, yard setbacks, coverage, building size (100 sq. m minimum, and 11 m x 7 m minimum), and height (5 m maximum).*

- In the early 1990's, the original owner, Bertan Investments Ltd., paid over \$2 million to bring municipal water services to the Subject Lands, as follows:
 - \$1,154,366.64 was paid to the Region for the construction of the Deer Park Rd. elevated water storage tank.
 - \$897,202.54 was paid to the Region for the construction of a trunk water-main between the Keswick Water Treatment Plant and the Subject Lands.
 - An additional \$20,857.16 was paid to the Region as final costs related to engineering and design for the tank and water-main.
 - Total amount paid by Bertan Investments Ltd. to bring municipal water services to Plan 65M-2903 is \$2,072,426.34.
 - Town's Engineering Manager suggests that there were substantial additional costs involving legal, legal survey and engineering services incurred by the owner together with land conveyances and other land related costs.

- 1996 Agreement between the Town and Bertan Investments Ltd. (original landowner) revoked the servicing allocation for the approved 1,073 unit development. The Town solicitor had reviewed the terms and conditions of the revocation agreement and advised that while the Town is not required to give priority allocation to MLE, it would be required to assign servicing allocation to MLE upon receipt of written notice that they are ready to proceed with the proposed development. Until then, the Town is not required to hold servicing allocation, nor guarantee that servicing allocation will be available when MLE is actually ready to proceed.

- Ministry of Natural Resources (MNR) letter of May 18, 2004 to the Town indicates that a wetland evaluation has been completed for the Paradise Beach – Island Grove Wetland Complex and the associated mapping identifies wetlands on the Subject Lands.

- Subsequent MNR letter of October 18, 2004 to Metrus Development Inc. and copied to Town and LSRCA which is attached as Schedule '10', indicates that in recognition of the Urban Residential Area designation in the Official Plan, and the registered status of plan of subdivision, "*the MNR recognizes that the existing Registered Plan of Subdivision predates the Ministry's recent wetland work and recognizes the legal status of the Plan to be implemented as proposed, without due regard to the wetland complex.*" As also indicated in this MNR letter, "*This Ministry would also take this opportunity to highlight Section 3.20.2.14 of the Town's Official*

Plan. This section indicates that any official plan amendment to revise the provisions specific to the Maple Leaf Estate community would be required to consider the significant natural features identified through Town studies. For such a situation, the Ministry would request the Town of Georgina to also include consideration of the provincially significant Paradise Beach – Island Grove Wetland Complex, by extension.”

- In the mid-2000's, the current owner, Metrus Developments Inc., paid over \$1.4 million to bring municipal sanitary sewer services to the Subject Lands, as follows:
 - \$1,307,080.48 was paid to the Town in 2004 for the construction of a sanitary sewer to service MLE. This work was part of the Town's Willow Beach and Surrounding Lakeshore Communities Water and Sewer Project.
 - \$119,745.00 in local improvement frontage charges being 2,661 ft. @ \$45/ft. was paid to the Town in 2006.
 - Total amount paid by Metrus Developments Inc. to bring municipal sanitary sewer services to Plan 65M-2903 is \$1,426,825.48.
- The total amount paid by the former and current owners of MLE to construct the municipal water and sewer infrastructure to service the Subject Lands is almost \$3.5 million.
- Subject Lands are designated as "Towns and Villages" in 2005 Provincial Greenbelt Plan. (refer to Schedule '11').
- Subject Lands are designated as "Towns and Villages" on Map 1: Regional Structure; Map 2: Regional Greenlands System, and, Map 3: Environmentally Significant Areas and Areas of Natural and Scientific Interest in the 2010 York Region Official Plan. (refer to Schedules 12, 13, and 14).
- Subject Lands are shown as containing "Provincially Significant and Provincial Plan Area Wetlands" on Map 4: Key Hydrologic Features, in the 2010 York Region Official Plan. (refer to Schedule '15').
- Subject Lands are shown as containing "Woodlands" on Map 5: Woodlands in the 2010 York Region Official Plan. (refer to Schedule '16').

- Subject Lands are shown as "Towns and Villages" on Figure 3: Greenlands Systems, in the 2010 York Region Official Plan. (refer to Schedule '17').

4. ANALYSIS:

5.1 Maple Lake Estates and the Greenbelt Plan:

In 2004, the MNR identified the MLE lands as containing Provincially Significant Wetlands. However, in a MNR letter of October 18, 2004 to Metrus Development Inc., and copied to the Town and the Lake Simcoe Region Conservation Authority (LSRCA), it states that "*the MNR recognizes that the existing Registered Plan of Subdivision predates the Ministry's recent wetland work and recognizes the legal status of the Plan to be implemented as proposed, without due regard to the Wetland complex*". (Underline by the writer).

Clearly, there is no doubt as to what the Province's position is with respect to the wetlands on the MLE lands. Simply put, the wetlands are not to be considered or applied against the implementation of the existing Registered Plan of Subdivision. Furthermore, Staff is not aware of any subsequent correspondence from the MNR retracting or changing their position with respect to the wetlands on the MLE lands.

At around the same time the Province had undertaken the above noted wetland evaluation work, it was in the process of formulating the Provincial Greenbelt Plan pursuant to Section 3 of the Greenbelt Act, 2005. Following an extensive process including significant public consultation, the Greenbelt Plan was approved by the Lieutenant Governor in Council on February 28, 2005, to take effect on December 16, 2004. In Section 1.0: Introduction of the Greenbelt Plan, it states:

*"The Greenbelt is a cornerstone of Ontario's proposed Greater Golden Horseshoe Growth Plan which is an overarching strategy **that will provide clarity and certainty about urban structure, where and how future growth should be accommodated, and what must be protected for current and future generations.**" (Bold and underline by the writer).*

Section 1.4.2: Structure of the Plan, which is attached as Schedule '18', states that "*lands in the Protected Countryside designation will be within one of the following policy areas: Specialty Crop Areas, Prime Agricultural Areas, Rural Areas, Towns/Villages, Hamlets or Shoreline Areas. In addition, lands may also*

be subject to the Natural Heritage System and key natural heritage features and key hydrologic features.”

The MLE lands are designated “Towns and Villages” within the Protected Countryside of the Greenbelt Plan. Within Section 3.4 SETTLEMENT AREAS, Policy 1 of Section 3.4.2 Towns/Villages states:

“Towns/Villages, as identified in municipal official plans and within the approved boundaries as they existed on the date this Plan came into effect, continue to be governed by municipal official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the external connections policies of section 3.2.5.”

Pursuant to the above noted policy, the MLE lands “Urban Residential Area” designation and site specific policies of Section 3.20 in the Town’s Official Plan are permitted and conform to the Greenbelt Plan. Furthermore, the MLE lands are not affected by the external connections policies and are excluded from the extensive Natural Heritage System overlay designation as set out in Schedule 4: Natural Heritage System.

A map showing the Greenbelt Natural Heritage System and a more detailed excerpt of the System in the north-west portion of Georgina are attached as Schedules ‘19’ and ‘20’ respectively. With the MLE lands being excluded from the Natural Heritage System, the associated Natural Heritage System policies do not apply to MLE lands.

Since the Subject Lands are designated ‘Towns and Villages’ and excluded from the Natural Heritage System, and considering that the Greenbelt Plan is to provide “*clarity and certainty about urban structure*” and “*what must be protected for current and future generations*”, it is staff’s opinion that should Council re-designate and re-zone the MLE lands to effectively prohibit the implementation of the existing approved development, such a decision would be in contravention of Section 2.3(5) of the Planning Act which 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."

It is also important to note that Provincial Plans (such as the Greenbelt Plan) take precedence over policies in the Provincial Policy Statement 2005 to the extent of any conflict.

5.2 Maple Lake Estates and the York Region Official Plan

As Council is aware, the new 2010 York Region Official Plan that was approved by the Province was appealed to the Ontario Municipal Board.

As of the writing of this report, much of the Region's Plan has been approved by the Board and is in force and effect. However, there are still some portions of the Plan that are subject to a Region wide appeal or an area/site specific appeal.

The most up-to-date consolidated version of the new York Region Official Plan is dated January 14, 2013 and will simply be referred to below as the York Region Official Plan or YROP. None of area/site specific appeals, or policies still under a Region-wide appeal, affect the MLE lands.

As noted earlier, the MLE lands are designated "Towns and Villages" and excluded from the "Regional Greenlands System" in the YROP (refer to Schedules '12', '13' and '17').

Under the Region's Plan, the "Towns and Villages" designation is one of two land use categories, the other being the "Urban Area" designation, which are intended to accommodate the majority of the Regional growth over the next 20 years. It is Staff's understanding that the projected population from the approved MLE development was factored into the Region's future growth projections and the land budgeting exercise that was used to help formulate the YROP.

On page 3 of Mr. Usher's February 1, 2013 letter attached as Schedule '4', the first line of the second full paragraph reads as follows:

"However, Mr. Bigioni's point is not very relevant".

The above sentence is made in reference to Mr. Bigioni pointing out that the MLE lands are excluded from the Regional Greenlands System in the YROP. Staff does not agree with Mr. Usher's opinion given the significant role of the Regional Greenlands System designation and its associated policies in the organization and structure of the Region's Plan. We believe the exclusion of the MLE lands

from the Regional Greenlands System is very relevant. If it is not, then it leaves one asking the following question:

Why did the Region include the "Regional Greenlands System" within portions of the Sutton and Pefferlaw "Towns and Villages" designations and within the Keswick Urban Area, and not do the same thing within the MLE "Towns and Villages" designation?

To the same point, it is also relevant that the limits of the Regional Greenlands System depicted within the Sutton and Pefferlaw "Towns and Villages" designations closely corresponds with the limits of the wetlands and woodlands mapping for these two areas, as shown on Map 4 – Key Hydrologic Features and Map 5 – Woodlands.

If it was the Region's intention that the MLE lands should be re-designated and re-zoned under the Town's conformity exercise to prohibit development on the wetlands and woodlands, then surely it would have placed the Regional Greenlands System designation on the MLE lands to correspond with the wetlands and woodlands mapping, as was done in the case of both Sutton and Pefferlaw.

In Staff's view, leaving the MLE lands out of the Regional Greenlands System is significant and relevant in terms of the YROP recognizing the approved MLE development. This recognition is further confirmed by the following statement in the bottom right-hand corner of Figure 3 –Greenlands Systems Within York Region: *"This Figure is provided to illustrate the completion of the Greenlands System within York Region in accordance with the policies of the Regional Official Plan,..."*.

As the Town Solicitor points out, the crux of the issue is that the NGFA position is inappropriately based on the application of the wetlands and woodlands mapping and policies, in isolation of the rest of the mapping and other policies in the Regional Plan. The YROP states that *"all the policies in this Plan must be considered together to determine conformity. Individual policies should not be read or interpreted in isolation. The Plan is intended to be read in its entirety and the relevant policies are to be applied to each situation."*

In light of the difference of opinion regarding the interpretation of the YROP, the Region was requested to provide its position regarding the Maple Lake Estates development and its conformity to the new YROP. The Region's reply letter, signed by the two Regional Planning Directors, is attached as Schedule '21', and the final paragraph therein states:

"In our opinion, Policy 8.4.24 and 8.4.25 along with pertinent Greenbelt transition provisions, recognize the current Georgina OP and zoning approvals, and provide for the development of the site in accordance with these approvals."

For Council's information, Policy 8.4.24 and 8.4.25 referred to above are provided in Schedule '22'.

5. CONCLUSION:

In 2004, the Ministry of Natural Resources stated in a letter to Metrus Developments Inc., the Town and the LSRCA, *"that the MNR recognizes that the existing Registered Plan of Subdivision predates the Ministry's recent wetland work and recognizes the legal status of the Plan to be implemented as proposed, without due regard to the wetland complex"*.

In 2005, the Provincial Greenbelt Plan designated the MLE lands as a "Towns and Villages" settlement area and the lands were not included within the Greenbelt Plan's Natural Heritage System. The existing Town Official Plan policies and zoning provisions for the MLE lands conform to the Greenbelt Plan 2005.

In 2010, the York Region Official Plan designated the MLE lands as "Towns and Villages" and the lands were not included within the Plan's Regional Greenlands System. Furthermore, the transitional provisions in Sections 8.4.24 and 8.4.25 of the YROP recognize and allow for the existing Town Official Plan policies and zoning provisions for the MLE lands to be maintained through the Town's Official Plan conformity exercise.

In 2013, the Town received a letter from the Regional Municipality of York, which provides the Region's position regarding the Maple Lake Estates development and its conformity to the Region's new Official Plan. This letter does not state that the MLE lands must be re-designated and re-zoned, or the existing planning approvals changed in any way, in order to achieve conformity with the Regional Official Plan. Rather, the Region indicates that policies in the Region's Plan and Greenbelt Plan *"recognize the current Georgina OP and zoning approvals, and provide for the development of the site in accordance with these approvals."*

In consideration of the above and the comments of the Town Solicitor, it is recommended that an ICBL not be passed affecting the MLE lands.

Finally, Staff respectfully requests Council's direction with regard to reporting back on the appropriateness of passing an ICBL on the other lands previously requested by the NGFA.

Prepared by:

Approved by:



Harold W. Lenters, M.Sc.PI, MCIP, RPP
Director of Planning and Building



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

HWL/pa
18/Mar 2013

10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd:~~17.3 Report from the Chief Administrative Officer.~~~~17.3.1 Engineering Division Services Review – Consultant Selection~~~~Report No. CAO-2013-0003~~**RESOLUTION NO. C-2013-0040**

Winanne G.

1. THAT REPORT NO. CAO-2013-0003 DATED JANUARY 28, 2013 RESPECTING THE ENGINEERING DIVISION SERVICES REVIEW – CONSULTANT SELECTION BE RECEIVED;
2. THAT THE CONSULTING FIRM OF MCCAULEY NICHOLS AND ASSOCIATES BE RETAINED TO CONDUCT AN ENGINEERING DIVISION SERVICES REVIEW IN ACCORDANCE WITH THE REQUEST FOR PROPOSAL AND WHICH MAY INCLUDE ANY ADJUSTMENTS /REFINEMENTS THAT ARE DEEMED NECESSARY BY STAFF IN CONSULTATION WITH THE CONSULTANT, WITH AN UPSET STUDY COST OF \$20,000.
3. THAT A BY-LAW BE PASSED TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO AN AGREEMENT WITH THE SELECTED CONSULTANT NOTED IN RECOMMENDATION 2 ABOVE TO CARRY OUT THE ENGINEERING DIVISION SERVICES REVIEW.

~~Carried.....~~10.2 Matters subject to individual conflicts

None.

11. DEPUTATIONS:

- 11.1 Jack Gibbons, Chair, North Gwillimbury Forest Alliance, concerning the need for an Interim Control By-law freezing all development in 8 forest areas in the North Gwillimbury Forest.

Mr. Gibbons requested that the North Gwillimbury Forest Alliance's lawyer be permitted to make a presentation to Council at its February 11th Council meeting with regard to the need for the imposition of an interim control by-law, that the Town's solicitor attend that meeting to respond if necessary, and that Council defer any decision on this issue until the February 11th date.

Schedule '1'

11. DEPUTATIONS cont'd:

- 11.2 William Shore requesting an Interim Control By-law to protect North Gwillimbury Forest.

Mr. Shore explained his concerns with Lime Disease and the fact that breaking up a large forest into smaller sections leads to some species leaving the area and leaving behind the disease that is carried by a tick through mice.

- 11.3 Hugh Sibbald, Director and General Manager of The Briars Resort, opposing the imposition of an interim control by-law with respect to a portion of their property known as Polygon #23.

Mr. Sibbald read his submission printed in the agenda on pages 39 and 40, concerning the impact the imposition of an interim control by-law would have on a portion of The Briars property.

- 11.4 Gord Mahoney of Michael Smith Planning Consultants representing Queen's Court Development Ltd. respecting the potential impact an interim control by-law would have on their property known as Polygon #21.

Mr. Mahoney advised Council that a portion of his client's property known as Sobeys/Tim Horton's on Dalton Road in Sutton would be adversely affected by the imposition of an interim control by-law with regard to his client's proposal to construct a 743 square metre addition to the existing Sobeys building which has been discussed with Town staff at a pre-consultation meeting held on December 5th 2012.

Mayor Grossi moved forward Item No. 17.2.1 at this time.

17.2 Report from the Planning and Building Department:

- 17.2.1 North Gwillimbury Forest Alliance Request to Council to Pass an Interim Control By-law

Report No. PB-2013-0010

Michael Bigioni, Town Solicitor, explained briefly two deficiencies in Mr. Gibbon's presentation; the necessity of the Town bringing its Official Plan into conformity with the Region's Official Plan and the Regional Official Plan prohibiting development on the Maple Lake Estates site.

11. DEPUTATIONS cont'd:

Moved by Councillor Szollosy

Seconded by Councillor Craig

RESOLUTION NO. C-2013-0041

Harold L.

THAT THE DEPUTATIONS MADE BY JACK GIBBONS, WILLIAM SHORE, HUGH SIBBALD AND GORD MAHONEY CONCERNING THE PROPOSED IMPOSITION OF AN INTERIM CONTROL BY-LAW BE RECEIVED, THAT REPORT NO. PB-2013-0010 ENTITLED 'NORTH GWILLIMBURY FOREST ALLIANCE REQUEST TO COUNCIL TO PASS AN INTERIM CONTROL BY-LAW' BE RECEIVED AND THAT STAFF PRESENT AN UPDATED REPORT TO TOWN COUNCIL AT THE FEBRUARY 11TH MEETING FOR FURTHER DISCUSSION AND DECISION.

Carried.....

~~12. PRESENTATIONS:~~

None.

Councillor Szollosy left the meeting at this time (7:57 p.m.).

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

14. PUBLIC MEETINGS:

14.1 Continuation of Planning Applications (interested parties notified) (7:57 p.m.)

14.1.1 Revised Applications for Approval of Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan Amendment and Zoning By-law Amendment
ANCIENT COASTAL SEASHORE REDEVELOPMENT CORP.
Lots 1-7 and Part Lots 8 and 9, Plan 82, Lots 4-9 and Lot 11, Plan 83, Lots 5-9, Part Lot 77 and gravel beach, Plan 73, Lot 73, Lots 84, 85 and Part Lot 86, Plan 92
Dalton Road/Nasello Avenue, Jackson's Point
AGENT: Michael Smith Planning Consultants

Report No. PB-2013-0011

Mayor explained the procedure for a public meeting at this time; the applicant/agent summarizes the proposal, a staff member presents the staff report, the public or Council may then ask questions or make comments, the applicant/staff respond to questions raised by the public, Council may ask questions of staff, the applicant

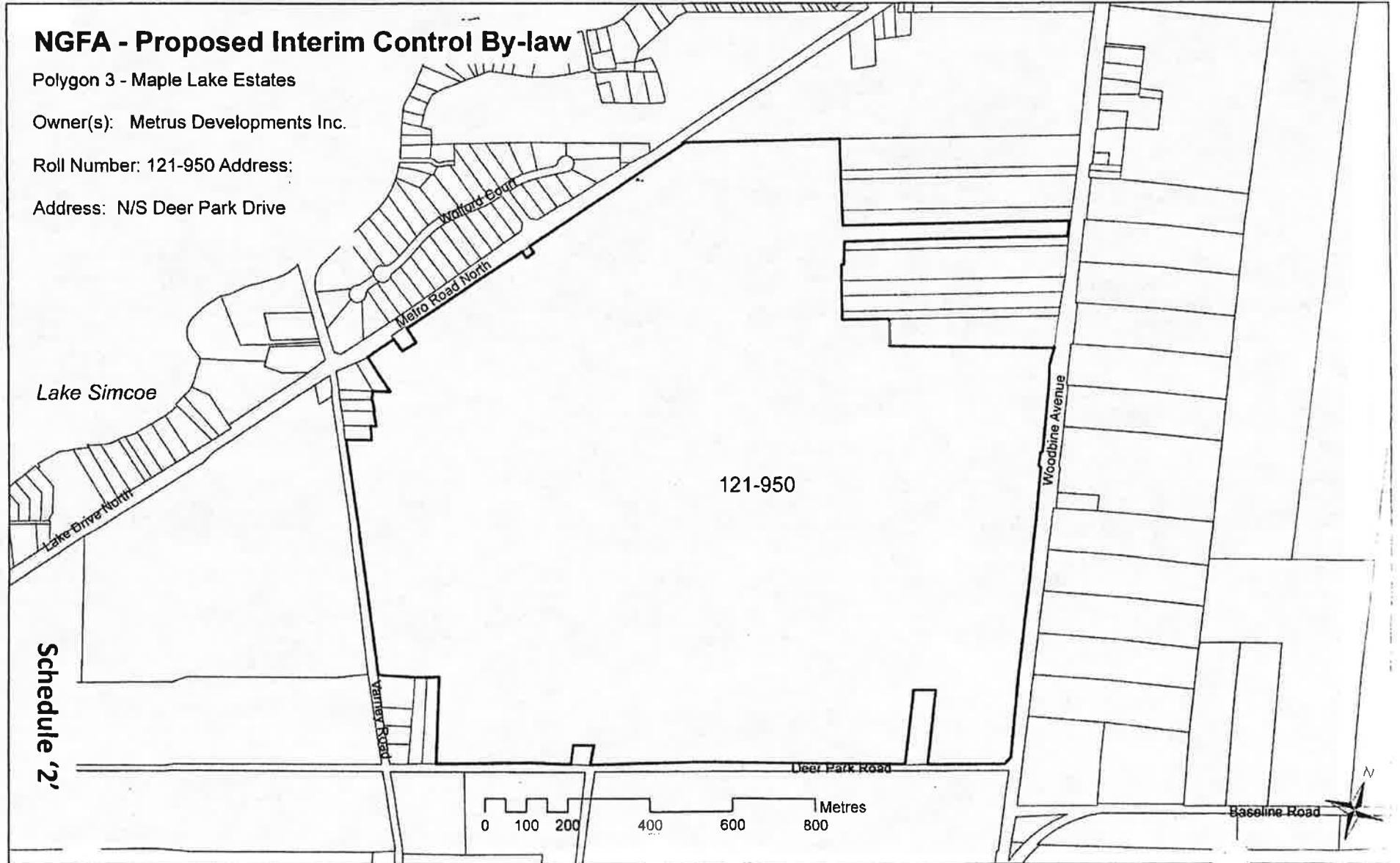
NGFA - Proposed Interim Control By-law

Polygon 3 - Maple Lake Estates

Owner(s): Metrus Developments Inc.

Roll Number: 121-950 Address:

Address: N/S Deer Park Drive



Schedule '2'

121-950

0 100 200 400 600 800 Metres





Schedule '3'

Lake Simcoe

Metro Road North

Deer Park Road

Wainey Road

Lake Drive North

Baron Avenue

Cottage Grove

Woodbine Avenue

Poplar Avenue

Pugsley Avenue

Norval Road

Elmwood Street

Lake Drive East

Baseline Road

aerial taken 2009

Anthony Usher Planning Consultant
146 Laird Drive, Suite 105, Toronto, Ontario M4G 3V7

(416) 425-5964
auplan@bellnet.ca

February 1, 2013

Mr. Jack Gibbons
North Gwillimbury Forest Alliance
160 John Street, suite 300
Toronto, Ontario
M5V 2E5

Dear Mr. Gibbons:

Re: North Gwillimbury Forest - Interim Control Bylaw request

I have reviewed the Town of Georgina's Report PB-2013-0010, submitted to Council in response to your December 31, 2012 request and my December 19, 2012 supporting report, Protecting the North Gwillimbury Forest. I also watched online Council's January 28, 2013 proceedings. My comments are as follows.

Quotes in *italics* are taken directly from Mr. Lenters's report of January 18 or Mr. Bigioni's letter of the same date.

Interim Control Bylaws - General Considerations

"The case law suggests that the mere fact that a review of the Town's Official Plan is being conducted in order to determine what changes might need to be made to bring it into compliance with the Region's 2010 Official Plan . . . is not in itself enough to justify the passage of an interim control by-law. Rather, a study of a specific planning issue must be initiated, and this, in my view, poses a problem in these circumstances."
(Bigioni, p. 2.)

This statement somewhat mischaracterizes my report. The lands subject to an Official Plan review under Section 27 of the *Planning Act* are, necessarily, the entire municipality. I did not recommend that all of Georgina be subject to an interim control bylaw (ICB), nor would such a recommendation have been appropriate. My recommendation was instead much more focused on priority properties, to secure interim protection for natural heritage deemed significant and worthy of protection by York Region and the Province through the 2010 Regional Plan.

NGFA's solicitor, Leo Longo, will also be providing you with his opinion and will address the legal aspects of ICBs.

Maple Lake Estates

"As explained in the Information Update that was posted on the Town's website in August 2012 . . . Maple Lake Estates . . . has obtained all of the . . . Planning Act approvals . . ."

Schedule '4'

needed The information presented in Schedule '3' is still relevant and applicable today." (Lenters, p. 5.)

The *Planning Act* approvals previously granted remain in place at this time. However, the story presented in the Town's information update of August 3, 2012 was less than complete. To remedy this, Mr. Longo and I provided a detailed response, on August 10. The staff report neither provided nor acknowledged our response. I'm attaching it to this letter.

". . . notwithstanding the submissions of the North Gwillimbury Forest Alliance, neither the Town nor the Region agree that the effect of the [Regional Plan] would be to prevent development of the Maple Lake Estates Retirement Community lands, as currently approved." (Bigioni, p. 2.)

"It therefore seems extremely unlikely that a planning study would result in the conclusion that either the current designation in the Town's Official Plan or the existing zoning provisions applicable to these lands should be changed to prohibit their development." (Bigioni, p. 2.)

Mr. Bigioni repeats a view that various representatives of the Town and Region have expressed at various times over the last few months, but that none of those representatives has ever substantiated.

Mr. Longo's and my August 10, 2012 response provided, in some detail, our understanding of why what Mr. Bigioni asserts, is not so. Neither the Town nor the Region has ever responded to that document.

On August 22, 2012, I wrote Town and Region staff proposing a discussion among planners that would seek to address this apparent difference of opinion. My proposal was declined.

Mr. Bigioni, in his remarks to Council, said that this difference of opinion is the core issue as regards Maple Lake Estates and the ICB request. On this we agree.

It remains my understanding that the obligation to conform to the Regional Plan applies equally throughout the North Gwillimbury Forest, and that no individual property is excluded from that obligation. My reasons are given in our August 10, 2012 response, and were reiterated in my recent report; I remain ready to discuss them further with staff at any time.

Mr. Longo will also be providing you with his opinion on these statements.

"Instead, the [Regional Plan] recognizes, through the 'Towns and Villages' designation, the existing development rights historically accruing to this parcel as a result of the existing registered plan of subdivision and the subdivision agreement entered into in 1993." (Bigioni, p. 2.)

The Regional Plan's designation of Maple Lake Estates as Towns and Villages recognizes that the property is a "settlement area" (using the Provincial Policy Statement term), along with the Sutton/Jackson's Point and Pepperlaw secondary plan areas. (The Town's other settlement area, Keswick, is designated Urban Area in the Regional Plan.)

The Towns and Villages designation does not, to my knowledge, recognize "development rights" on any specific property as a result of prior approvals, any more or less than would be the case if that property were in some other designation.

Two minor points:

- the existing plan of subdivision does nothing to the Maple Lake Estates property other than to sever one rural residential lot on Woodbine Avenue,
- the existing subdivision agreement was entered into in 1990, and amended in 1993 and 1996.

Also, the subdivision agreement provides that, at any time, it may be replaced with a new one if the Town so wishes.

"Furthermore, the lands are excluded from the Regional Greenlands System, as evidenced by Maps 1 and 2 of the [Regional Plan]." (Bigioni, p. 2.)

That is true for most of Maple Lake Estates, although a small area at the northeast corner is included.

However, Mr. Bigioni's point is not very relevant. As documented in my report, Maple Lake Estates is *not* excluded from the wetlands and woodlands mapping in Maps 4 and 5 respectively of the Regional Plan, nor from the associated policies in Section 2 of the Plan. Most of the property is wetland or significant woodland, and is therefore prohibited from development by the Regional Plan's policies, leading me to propose subjecting it to an ICB, using a consistent set of criteria that I applied throughout the North Gwillimbury Forest. I was surprised that Mr. Bigioni mentions that Maple Lake Estates is mostly not subject to the Regional Greenlands policies, but doesn't mention that the property is mostly subject to the equally or more restrictive wetlands and significant woodlands policies.

Other Properties - Staff Concerns

I recommended that seven other polygons be included in the ICB. Staff raised three concerns, all of which I believe can be satisfactorily addressed.

"First, any lands subject to an ICB must be subject to a municipal study that is directly related to the affected lands. . . . However, the Study Area for the [Official Plan Review and Update Study] does not include the lands contained within the new Sutton/Jackson's Point Secondary Plan Area. . . . This is a fundamental problem with the NGFA request that would have to be addressed, should it otherwise be considered appropriate to pass the ICB" (Lenters, pp. 3-4).

On October 22, 2012, Council authorized staff to "commence a review of the Town of Georgina Official Plan in accordance with Section 26 and Section 27 of the Ontario Planning Act". This review necessarily applies to the entire Town. Therefore, I understood Council's resolution as applying to all the lands subject to the proposed ICB, and as meeting the test in Section 38(1) of the *Planning Act* that Council has "directed that a review or study be undertaken in respect of land use planning policies in the municipality or in any defined area or areas thereof".

Certainly, the October 5, 2012 staff report that Council considered, made clear that the first phase

of the Official Plan review should deal with the area of the Town that's outside the Keswick, Sutton/Jackson's Point, and Pefferlaw secondary plan areas, and the staff report details this first phase only. As Mr. Lenters notes, three of the polygons I recommended be subject to the ICB are inside the Sutton/Jackson's Point secondary plan area.

I agree with staff that any ICB must be defensible. If Council is willing to pass the ICB, then staff's concern on this point could be easily addressed by a Council resolution that amends or clarifies the October 22, 2012 resolution.

"The elimination of parcels 'on the outer edge of the NGF' on the basis of imprecise mapping, may not stand up well under scrutiny." (Lenters, p. 4.)

I did my best to apply a fair and thorough screening process, using the information available to me. My report clearly indicated the information I relied on, and that I conducted a desktop exercise using that information and without site-specific study. The Town has much better information and technology (including its own geographical information system) than I do.

Mr. Lenters suggests my elimination of one polygon may not have been consistent with my inclusion of others. That was certainly not my intention, but it may be evident with the superior information available to the Town. I would be pleased to sit down with staff at any time and review these details in the interest of ensuring a defensible bylaw.

"Contrary to [a quote from Usher's report], there is good reason to consider treating small vacant lots that are designated and zoned either residential or rural differently, and to not include these lots in an ICB." (Lenters, pp. 4-5.)

First, the paragraph quoted from my report was a more general comment about both Official Plan and zoning conformity to the Regional Plan. When it came down to the ICB, I did not propose including any lot currently zoned Rural.

Second, Mr. Lenters implies (preceding the above quote) that certain lots should not be included in an ICB because they are within a registered plan of subdivision. How the lot was created should not, in my view, have any bearing on the obligation to conform with the Regional Plan.

Nonetheless, any ICB must conform to Section 4.5.2 of the Greenbelt Plan, quoted by Mr. Lenters. It appears that this constraint would apply to the five undeveloped residentially-zoned lots within two of the polygons recommended for the ICB, 6 and 13.

This does not necessarily mean that these lots should not be included in the ICB. The Greenbelt Plan maintains the right to a single detached dwelling, but it does not prevail over the obligation to conform with the Regional Plan with respect to the rest of the lot. My report already recommends that the ICB exempt from prohibition certain minimal-impact uses. This could be extended to exempt on these five lots the development of a dwelling and the normal accessory uses, subject to site plan control to ensure minimum impact on the rest of the property (the Official Plan states that the dwelling itself cannot be subject to site plan control).

Other Properties - Deputant Concerns

In addition to hearing the concerns of the Council deputants representing Briars Estates Limited (polygon 23) and Queen's Court Developments Limited (polygon 21), I spoke with Queen's Court's agent, Gord Mahoney, on January 29.

It is the Regional Plan that identifies wetland on the Queen's Court property. It is the Regional Plan that identifies woodland on both properties, and whose policies appear to result in these woodlands being considered significant woodlands. All that I have recommended is interim protection while the Region's policies are being implemented at the local level. I cannot recommend that that objective be compromised.

However, I now know that Queen's Court is undertaking a planning process that conforms with best-practice standards, that may lead to a planning application. Briars Estates's submission suggests they may wish to proceed down the same path in future.

Therefore, I recommend a further exemption from the ICB, along the lines of:

"Any use outside a wetland or significant woodland identified by the York Region Official Plan, where the application for that use is supported by a site-specific refinement of the wetland and/or woodland boundary, and, if applicable, a site-specific determination that the woodland is not significant woodland, as contemplated by Policy 2.2.1.3 of the Regional Plan, to the satisfaction of the Town and other appropriate agencies. For greater certainty, the site-specific refined wetland and woodland boundaries and significant woodland determination would prevail over any other interpretation of the Regional Plan."

The "other appropriate agencies" would be the Ministry of Natural Resources, for a provincially significant wetland; the Lake Simcoe Region Conservation Authority, for all wetlands; and York Region, for woodlands/significant woodlands.

I believe this exemption should satisfy the concerns of the deputants.

* * *

Do let me know if you require any further information. I would be pleased to discuss this with you, or Town staff, at any time.

Yours sincerely,

[original signed by]

Anthony Usher, MCIP, RPP

AIRD & BERLIS LLP

Barristers and Solicitors

Leo F. Longo
Direct: 416.865.7778
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February 19, 2013

File No. 112062

BY EMAIL AND REGULAR MAIL

Mayor Robert Grossi
and Members of Council
Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1

Attention: Patricia Nash, Acting Town Clerk

Dear Mayor Grossi and Council Members:

**Re: North Gwillimbury Forest Alliance
ICBL Request
Town Staff Report No. PB-2013-0010**

I have been retained by the North Gwillimbury Forest Alliance ["NGFA"] to act on its behalf in the above-captioned matter.

Thank you for deferring your consideration of the above-captioned staff report in order to allow me to provide a response to it, and in particular, the January 18, 2013 letter found therein from the Town's Solicitor, Mr. Biglioni, to the Town's Director of Planning and Building.

The Staff Report concluded "...for the reasons provided by the Town Solicitor in his correspondence, it is recommended that Council not pass an ICB affecting Polygon 3 (Maple Lake Estates...)".

This opinion letter will directly address the legality and appropriateness of the NGFA-requested Interim Control By-Law ["ICBL"] being passed and applying to Polygon 3, the lands known as Maple Lake Estates ["MLE"].

Director of Planning and Building's Comments

The Staff Report cautions that the use of an ICBL must be justified and defensible and then quotes an extract from a noted legal text that states:

"The review of the official plan every five years does not constitute such justification."

Schedule '5'

In response, I would first ask Council to note that the NGFA's ICBL request is not based initially upon or as a result of the municipality undertaking its five year review [which is undertaken by the Town pursuant to section 26 of the *Planning Act*].

The NGFA's request is that an ICBL is justified under the current circumstances due to the combination of other statutory provisions, new planning policy and judicial reasoning.

Of primary significance is the fact that relevant provisions of the new York Region Official Plan are now in full force and effect [as of July 11, 2012].

The new Official Plan's environmental policies [especially policies 2.2.35 – 2.2.52] and Maps 4 and 5 unequivocally protect significant wetlands and woodlands.

Subsection 27(1) of the *Planning Act* provides:

"The council of a lower-tier municipality shall amend every official plan and every by-law passed under section 34, or a predecessor of it, to conform with a plan that comes into effect as the official plan of the upper-tier municipality."
[emphasis added]

If the Town does not do so by June 11, 2013, the Region has the right to make such amendments; see subsection 27(2) of the *Planning Act*.

Hence the rationale and justification for the ICBL is initially founded upon:

1. the new York Region OP's enhanced environmental policies and Maps 4 & 5;
2. the statutory requirement that the Town must amend its OP and Zoning By-Law in conformity with the new Regional OP; and
3. the statutory power of the Region to intervene and amend the Town's OP and Zoning By-Law.

That the Town is engaged in a five year review is not the fundamental basis for NGFA's request.

We note that on October 22, 2012 Town Council resolved and authorized staff to "commence a review of the Town of Georgina Official Plan in accordance with Section 26 and Section 27 of the Ontario Planning Act" [emphasis added]. Our client's ICBL request builds upon that resolution and focusses on the Polygon Areas mentioned in Mr. Usher's report attached to Mr. Gibbons's December 31, 2012 letter to Council.

The NGFA ICBL request is also founded on court decisions which have concluded that a new, in effect, upper tier official plan, in and by itself, cannot operate so as to alter or affect existing zoning that permits uses not allowed by the new OP; see the Court of Appeal decision in *Said v. Maurice Duval Excavation Inc.* (2006), 53 O.M.B.R. 257 (Ont. C.A.).

Until the new OP is implemented, current zoning permissions prevail notwithstanding they are contrary to and do not conform with such OP. This is not in the public interest and is a situation that an ICBL can effectively address and prevent while the aforesaid review is being undertaken.

Town Solicitor's Comments

The Town Solicitor's letter commented upon one matter; the advisability of passing an ICBL affecting the MLE lands.

After some general introductory comments respecting the nature of and procedures related to ICBLs, the Town Solicitor opines that:

1. the requirements of Section 38 of the *Planning Act* must be carefully followed;
2. the Town must be able to substantiate the planning rationale behind the ICBL;
3. the Town's review of its OP "to bring it into compliance with" the new Regional OP is not, in itself, enough to justify the passing of an ICBL; and
4. the effect of the new Regional OP does not prevent the development of the MLE lands "as currently approved".

On the first two points, I have no disagreement with Mr. Bigioni, save and except that, for the reasons set out in this letter, I believe that an ICBL applying to the MLE lands fully satisfies both points raised.

I disagree with his third point for four reasons.

First, he either ignores or fails to appreciate that approximately 90% of the MLE lands are now designated wetland and/or significant woodlands in the new Regional OP which prohibits any development thereon.

Second, his opinion does not address the statutory distinction between a section 26 five year review and the necessity for the Town's OP to conform with the new Regional OP pursuant to section 27.



Third, he cites no judicial authority for his opinion.

Finally, judicial authority actually supports the opposite view and the position of our client.

In the Divisional Court decision of *Joia Investments Inc. v. Collingwood Town*, [2003] O.J. No. 5497, the unanimous court upheld an Ontario Municipal Board decision [(2002), 44 O.M.B.R. 473, 39 M.P.L.R. (3d) 78] which dismissed an appeal challenging the Town's enactment of an ICBL. The Court endorsed the findings of the OMB in approving of the use of an ICBL and stated the following:

"12 In considering the issue, the Board asked itself the following question at p. 3 of its decision:

Is it appropriate, on an interim basis, to interfere with property rights under an older zoning by-law and official plan when a newer upper tier plan has been approved and implements newer provincial policy?

In this case, the Board answers yes.

13 The Board found at p. 4 of its decision that the Town was actively endeavouring to bring its own planning documents into conformity with the official plan of the County of Simcoe, and therefore sought to "consider the suitability of the zoning and ensure that proposed projects are compatible with long-range planning objectives of the Town and County."

14 The Appellant [Joia] argues that however laudable that objective may be, it could not be accomplished with an interim control by-law without the commissioning of new studies or reviewing existing studies where, as here, the Town simply intended to bolster its already-arrived at conclusion.

15 Having heard the evidence, the Board concluded at p. 4 that it was in the "public interest to exercise the greatest of caution where an identified provincially significant wetland may be at risk of inappropriate development" and at p. 5 that it was "reasonable for the Municipality to carefully consider the appropriateness of land use boundaries impacted by provincially significant wetland areas covering the EP and RU areas."

16 We are satisfied that in the exercise of its discretion in this case, the Board did not err in upholding the interim control by-law. The Appellant submitted that the purpose of requiring a study or review of land use policies before enactment of an interim control by-law was to prevent abuse, namely the depriving of an owner of established land use rights.



17 We are satisfied that on the facts of this case, the Board was correct in concluding that the potential did not arise in this case. The Board concluded at p. 6 of its decision:

On all of the evidence presented, the Board finds that the Town has conducted itself in a responsible way in the circumstance. They are in the midst of an intensive, open public planning process endeavouring to bring their land use policies into conforming with the [County Official Plan] offering a different vision especially related to environmentally sensitive lands. The Board finds this to be an important time of planning transition within the community. Avoiding reckless or hasty development decision during this crucial period is paramount." [emphasis added]

The fact situation in the *Joia* case is strikingly similar to the present situation faced by Georgina in needing to implement the new Regional OP environmental policies. Initiating a study to determine how the Town's OP and Zoning By-Law can be amended to conform to these new Regional OP environmental policies would constitute a legitimate and appropriate "study of a specific planning issue".

Mr. Bigioni's final point is based upon a flawed interpretation of the new Regional OP policies and an *a priori* assumption that it is "extremely unlikely that a planning study would result in the conclusion that either the current designation in the Town's Official Plan or the existing zoning provisions applicable to these [MLE] lands should be changed to prohibit their development".

I disagree with his fourth and final point for three reasons.

First, this determines the outcome of the study before it has even been undertaken!

Second, the new Regional OP does not exempt nor transition the MLE lands from the application of its new environmental policies to such lands. OP Policy 8.4.16 provides:

That all official plans and zoning by-laws and amendments thereto shall be brought into conformity with this Plan, except as provided for in policies 8.4.17 through 8.4.20 of this Plan.

The MLE lands are not mentioned in policies 8.4.17 – 8.4.20; therefore the official plan policies and zoning permissions for these lands are subject to and must be brought into conformity with the new OP's environmental policies.

Third, what Mr. Bigioni does not raise or consider in reaching his conclusion quoted above is that the current MLE OP designation and Zoning By-law were approved 25 years ago. The planning policy framework back then was so different than it is today.

Since that time, amongst other matters, the following significant planning policy instruments have been created which specifically address the protection and preservation of significant environmental features:

1) the *Planning Act* has been revised several times, including the addition of the following provisions:

34. (1) Zoning by-laws may be passed by the councils of local municipalities:

Natural features and areas

3.2 For prohibiting any use of land and the erecting, locating or using of any class or classes of buildings or structures within any defined area or areas,

- i. that is a significant wildlife habitat, wetland, woodland, ravine, valley or area of natural and scientific interest,
- ii. that is a significant corridor or shoreline of a lake, river or stream, or
- iii. that is a significant natural corridor, feature or area.

2) a Wetlands Policy Statement under section 3 of the *Planning Act* came into effect in 1992, followed by the Comprehensive Set of Policy Statements in 1995 and three versions of the Provincial Policy Statement [1996, 1997 and 2005];

3) the Region's initial OP was approved in 1994; and

4) the pertinent provisions of the new Regional OP came into effect July 11, 2012.

Surely the time is now to study whether any or all of these developments, especially the last-mentioned one, might warrant a change in the designation and zoning of the MLE lands that were initiated three decades ago and have remained unexamined and unaltered since then.

It is my understanding that this matter will be considered by Council at its meeting of March 25th. I hope that my schedule will permit me to be in attendance that evening to discuss this opinion with Council and answer any questions that you might have.



Yours truly,

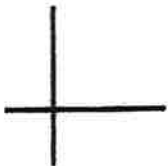
AIRD & BERLIS LLP



Leo F. Longo
LFL/ek

- c. Michael Biglioni, Town Solicitor (by email)
- Harold Lenters, Town Director of Planning (by email)
- North Gwillimbury Forest Alliance - Jack Gibbons
- Anthony Usher, Anthony Usher Planning Consultant

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AIRD & BERLIS LLP
Barristers and Solicitors



TOWN OF GEORGINA

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

March 15, 2013

Harold W. Lenters, MSc. Pl., MCIP, RPP
Director of Planning and Building
Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear Harold:

Re: North Gwillimbury Forest Alliance Request for Interim Control By-law

The purpose of this letter is to update Council and Staff with respect to my thoughts on the above-mentioned matter, particularly in the light of further correspondence which has been received from Mr. Leo F. Longo of Aird & Berlis LLP and Mr. Anthony Usher, Planning Consultant, since the matter last came before Council on January 28, 2013.

Essentially, the conclusion I reached in my previous letter has not changed; I remain of the view that it would be inappropriate for the Town to pass an interim control by-law affecting the Maple Lake Estates lands (the "MLE lands") in the present circumstances, as the North Gwillimbury Forest Alliance (the "NGFA") is urging Council to do.

The central issue in this matter remains the effect of the 2010 York Regional Official Plan (the "YROP"), and specifically whether it would require that the MLE lands be rezoned to prevent their development in accordance with the existing approvals already in place. If it does, then Messrs. Longo and Usher would be correct, and the Town would have to amend its own Official Plan to follow suit (in default of which the Region could itself do so). In those circumstances, it might make sense to pass an interim control by-law like the one requested by the NGFA. If the YROP does not require that development of the MLE lands be prohibited, however, then it would be a misuse of the authority conferred upon the Town by Section 38 of the *Planning Act* to pass an interim control by-law to prohibit the development of those lands.

Herein lies the essential difference of opinion between the NGFA and Town Staff: In the NGFA's view, the presence of wetlands and woodlands on the MLE lands, as shown on Maps 4 and 5 of the YROP, together with the wetlands and woodlands policies in the

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Fa

Schedule '6'



YROP, tell the entire story. The NGFA's argument is that these provisions mandate the rezoning of the MLE lands to prohibit their development, and that the Town has no choice but to amend its Official Plan and Zoning By-law accordingly, so that the passage of an interim control by-law while those amendments are being processed is an appropriate measure for Council to take. In the view of Town Staff, however, with which I agree, the story is very different; while Staff (and I) are aware of the mapping and provisions relied upon by the NGFA, we are also aware of several other relevant factors that must be borne in mind if a more complete analysis is to be undertaken. These include the following:

1. Greenbelt Plan – The development of the MLE lands as currently approved is in conformity with the Greenbelt Plan:
 - (i) The MLE lands are designated Towns and Villages, and form part of the Settlement Areas in the Urban Structure of the Plan.
 - (ii) The MLE lands are excluded from the Natural Heritage System provided for in the Plan.
 - (iii) The existing land use designation and zoning are permitted, and are not subject to the policies of the Plan.

2. YROP – The development of the MLE lands as currently approved is provided for in the YROP:
 - (i) The MLE lands are designated Towns and Villages in the YROP, a designation which permits their development in accordance with the existing approvals.
 - (ii) The MLE lands are excluded from the Regional Greenlands System provided for in the YROP.
 - (iii) The transitional provisions in Sections 8.4.24 and 8.4.25 of the YROP (which are derived directly from the transitional provisions in the Greenbelt Plan) recognize the existing approvals. Those sections provide that it is the policy of Regional Council,

8.4.24 That in the Greenbelt Plan Area, where a local municipal official plan was amended prior to December 16, 2004 to specifically designate land uses, the approval may continue to be recognized through the municipal Greenbelt conformity exercise and further applications required under the *Planning Act* or *Condominium Act* to implement the official

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plan approval are not required to conform to the Greenbelt Plan and are permitted in this Plan.

8.4.25 That where a local municipal zoning by-law was amended prior to December 16, 2004 to specifically permit land use(s), the approval may continue to be recognized through the municipal Greenbelt conformity exercise and any further applications required under the *Planning Act* or *Condominium Act, 1998* to implement the land use permitted by the zoning by-law are not required to conform to the Greenbelt Plan.

Applications to further amend the site-specific official plan or zoning by-law permissions referred to above for uses similar to or more in conformity with the provisions of the Greenbelt Plan are also permitted. All such applications should, where possible, seek to achieve or improve conformity with the Greenbelt Plan.

The above-cited YROP provisions are consistent with, and indeed have been developed from, the Greenbelt Plan provisions dealing with the same subject matter. Ontario's planning system, including the planning regime for the treatment of natural features, is a "top down" system in which the Province sets the policy to be implemented by municipalities, and the municipalities express that same policy in their Official Plans, as the Region has done in this case. This approach is confirmed by the Region in its letter to the Town of February 14, 2013, and to suggest that this regulatory system is "trumped" by the mapping and policies relied upon by the NGFA runs counter to the Region's view of the intention of its own document, as stated in the same letter.

Sections 1.4 and 8.4.2 of the YROP require that all policies in the YROP "must be considered together to determine conformity," and that "individual policies ... not be read or interpreted in isolation", but this, in my view, is exactly what the NGFA has done. This explains why, based solely on the wetlands and woodlands mapping, the NGFA has reached the conclusion that the YROP would require the Town to prohibit development of the MLE lands as currently approved. The more complete analysis conducted by Town Staff, however, has resulted in the opposite conclusion, a conclusion that, significantly, is supported in the clearest possible terms by the institutional author of the YROP, namely the Region itself, in its letter of February 14, 2013.

In his letter of February 19, 2013, Mr. Longo cites the Divisional Court decision in *Joia Investments Inc. v. Collingwood Town* [2003] O.J. No. 5497 as one in which the municipality's passage of an interim control by-law was approved by the Ontario Municipal Board and the Divisional Court in a fact situation that Mr. Longo suggests is very similar to the one with which we are concerned. I would suggest, however, that

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there is one very important distinction between the facts in *Joia Investments Inc.* and the present circumstances, and that is that in *Joia*, it was accepted that the County of Simcoe had adopted an Official Plan that would have prevented the subject lands from being developed for use as a golf course, a use permitted by the Town of Collingwood's then-current zoning by-law; the Board and the Court therefore agreed that the municipality was acting appropriately in passing an interim control by-law to prohibit the golf course development while it attempted to bring its land use policies into line with the County's Official Plan. In the present matter, however, neither Town nor Regional Staff agree that the effect of the YROP is to nullify the existing development approvals; to the contrary, the better view is that those approvals continue to be recognized by the YROP, so that changes to the Town's Official Plan and Zoning By-law are not required. If this position is accepted, as I would argue it should be, it would be difficult to characterize the passage of an interim control by-law as a legitimate exercise of the Town's authority to enact such by-laws.

Whether a municipality is embarking upon the five-year review of its Official Plan that is provided for in Section 26 of the *Planning Act*, or is carrying out the upper-tier Official Plan conformity exercise provided for in Section 27, Section 38 of the *Act* requires that a review or study in respect of land use planning policies be undertaken in connection with the passage of an interim control by-law. I would suggest that in the case of the conformity initiative in which the Town is now involved, where it appears that the upper-tier municipality's Official Plan will not negate the development rights that have already been granted in respect of the MLE lands, it is difficult to see how the necessary review or study could justify the prohibition of such development. In these circumstances, then, I repeat my view that to attempt to prevent the development of the MLE lands through the passage of an interim control by-law would not be an appropriate use of the Town's Section 38 powers, and I would not advise the Town to pass such a by-law.

I trust that this is satisfactory, but if you wish to discuss this matter further, please do not hesitate to contact me.

Yours very truly,

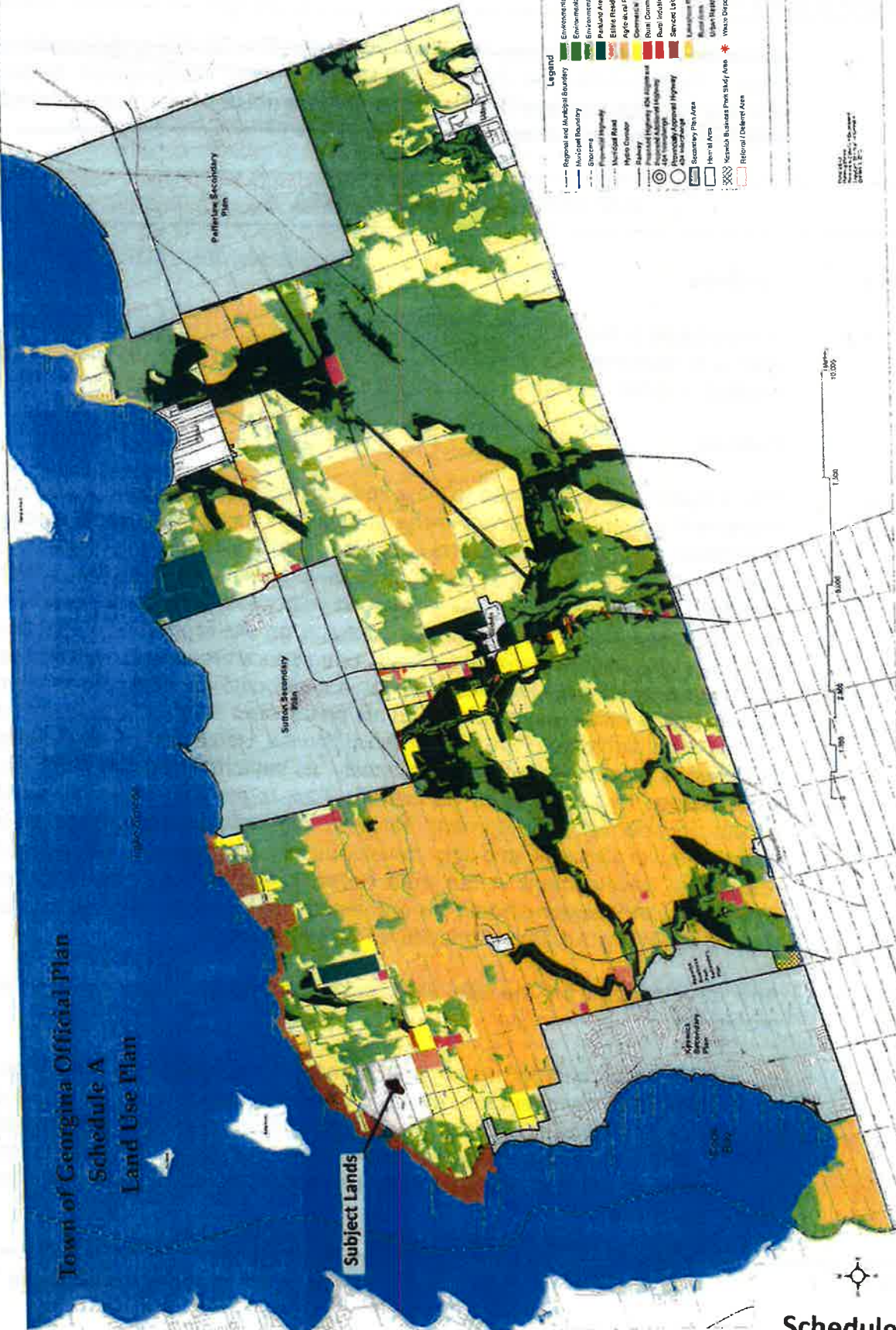


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Town of Georgina Official Plan Schedule A Land Use Plan



Subject Lands

- Legend**
- Regional and Municipal Boundary
 - Environmental Protection Area 1
 - Environmental Protection Area 2
 - Environmental Protection Area 3
 - Production Area
 - Elk Lake Production Area
 - Agriculture Production Area
 - Commercial Production Area
 - Rural Commercial Area
 - Rural Industrial Area
 - Service Location Production Area
 - Production Area - L.S.A.1/2
 - Production Area - L.S.A.3/4
 - Urban Neighbourhood Area
 - Urban Neighbourhood Area - 200m
 - Urban Neighbourhood Area - 400m
 - Urban Neighbourhood Area - 600m
 - Urban Neighbourhood Area - 800m
 - Urban Neighbourhood Area - 1000m
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 - Urban Neighbourhood Area - 9800m
 - Urban Neighbourhood Area - 10000m

Schedule '7'



Town of Georgina
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~~Secondary Plan in Section 9.3 and Schedules E1, E2, E3 and E4 of this Plan. Furthermore, the Pefferlaw Secondary Plan incorporated certain policies from the previous Official Plan and these policies have been retained and inserted within the text of Section 9.3.~~

3.20 URBAN RESIDENTIAL AREA

3.20.1 Purpose

- 3.20.1.1 The purpose of the Urban Residential designation on Schedule A - Land Use Plan is to recognize the planned retirement community known as Maple Leaf Estates, located on Part of Lots 23, 24, 25, 26 and 27, Concession 3 (NG).

3.20.2 Policies

- 3.20.2.1 The subject area is intended to be a self-contained recreational residential retirement community, servicing the special community needs of specific population groups in the area and providing an alternate form of year-round community living in Georgina. Such a development shall exhibit a high standard of construction and services, and without limiting the generality of the foregoing, the development shall provide on-site recreational facilities such as a golf course, parks, walkways, open space areas and recreational complexes containing facilities such as shuffleboard, meeting rooms and games rooms for the use of the residents on the site. But, the development will not have highly developed commercial service, industrial and institutional facilities. It is the intent of the Municipality, as set forth in the Official Plan, as amended by the Keswick Secondary Plan, to prohibit further serviced Urban Residential development between the defined community area boundaries of Keswick and this development. Furthermore, unserviced residential development in the area between this development and the community of Keswick should be prohibited from locating on Aggregate Resource Priority Areas or Agriculture Protection Areas.
- 3.20.2.2 Any development on the site shall be subject to the following special provisions:
- (a) Only site built or assembled single family detached dwellings, including manufactured dwelling units (mobile homes) - for which a building permit under the Ontario Building Code Act would be required - with a minimum of double width, transported to the site, placed on foundations and left on site as permanent dwelling units, shall be permitted.

- (b) Development shall be by one plan of subdivision of two lots wherein one lot will contain the entire retirement community and the other lot shall contain a single family detached dwelling. A draft reference plan for the one lot containing the entire retirement community shall be submitted with the application for plan of subdivision and, as a condition of subdivision approval, the reference plan will be deposited in the Land Titles Office. All home sites, roads, the golf course, easements, etc. will be described as parts on the deposited plan of reference.
- (c) Development on the sites, as shown on the reference plan deposited in the Land Titles Office, shall be in five phases, as set forth in the subdivision agreement. Phases 1 and 2 will not exceed 500 units.
- (d) Passive recreational facilities such as parks, walkways, golf courses and open space areas that are complementary to and compatible with the residential area shall be provided.
- (e) Active recreational uses such as recreational complexes containing facilities such as shuffleboard, meeting rooms, games rooms, a swimming pool and a golf club house (pro shop/office), and any maintenance or private utility yards and facilities shall also be provided for the exclusive use of the retirement community residents and their guests. The first nine holes of the golf course and one recreation centre will be built as part of Phase 1.
- (f) Notwithstanding subsections (d) and (e) above, and (g) below, there will be no active recreational facilities or commercial facilities such as communal marinas and dock areas, and hotels on lands that are adjacent to the Lake Simcoe shoreline and owned by the developer. All commercial facilities shall be contained within the two permitted recreational complexes to the south of Metro Road. Only recreational activities of a passive nature shall be permitted in the park and lakeshore lands in the development which are subject to Amendment No. 11 to the Official Plan of the Town of Georgina Planning Area 1982.
- (g) Commercial uses shall be restricted to small scale convenience stores necessary to serve the day-to-day needs of the residents of the development. These uses may include a tuck shop, instamatic bank teller outlet, barber shop/beauty parlour and a small cafeteria or restaurant within the aforesaid recreational complexes. These

commercial uses are not intended for use by non-residents of the development and the recreational complexes will therefore not have direct access to an external municipal road.

- (h) Each site will be serviced with municipal water supply and sanitary sewage disposal. Initially, servicing capacity will be allocated for 737 sites based on 2 persons per unit at the time of draft plan approval. Council, however, reserves the right to review this allocation at the end of the third phase of the development, up to the servicing allocation for the 737 sites, and may grant extensions of allocation for the subsequent phases (Phases 4 and 5 which consist of 336 units), in conjunction with the phasing scheme to be outlined in the Plan of Subdivision and Subdivision Agreement. When considering an extension of allocation, Council will have regard to the progress of the subject development and that of serviced development in Keswick and the availability of additional capacity for the other 336 units.
- (i) The ownership of the water and sewage systems will be determined at the time of draft plan approval. Notwithstanding the ownership of the systems, the developer shall be responsible for the maintenance of the internal systems servicing the development. The Town of Georgina shall be responsible for the operation of the sewage pumping station or stations servicing the site.
- (j) The development shall be assimilated into, rather than conflict with, the surrounding landscape by the proper placement of residential sites, site design, building design, location and landscaping. Dwelling units should be of an adequate size to ensure that the development is in character with other "2 bedroom style" residential developments. To ensure that the development is compatible with the existing nearby neighbourhoods, high quality and standards of dwelling units shall be displayed.
- (k) All internal roads shall be paved and of a standard that meets Municipal requirements in the event that the Municipality may have to take responsibility for the development at a future date. Internal roads on the site shall not be dedicated as municipal roads. Entrances to the site shall be designed to ensure an ease of access and safety and to ensure that traffic congestion on surrounding municipal access roads does not occur. In particular, the volume of traffic along Metro Road should not be increased to a significant degree. The main entrance to the site will be off Woodbine Avenue, with a secondary entrance on Deer Park Road, and an emergency access off Metro

Road. The Plan of Subdivision agreement shall contain a provision to limit the entrances to the site to these noted locations. All sites in the development should front on an internal road in the development which eventually outlets onto an assumed public road. Transportation and traffic capacity studies have been completed indicating that, subject to specific road improvements, the existing road network is sufficient to carry the anticipated increased volume in traffic from the development. However, to alleviate local ratepayer concerns, Council will require continued monitoring of the traffic impact of the subject development to ensure that the improved road network continues to be adequate.

- (l) Internal garbage collection on the site shall be private.
- (m) The community shall be marketed and develop as a retirement community without children living in the community on a permanent basis.
- (n) The developer shall provide a 0.3 metre reserve around part of the perimeter of the property to the Town as a condition of approval. The Municipality will, upon completion of the installation of services in the fifth phase of the development, convey part interest in title of the said reserve to the Roches Point Property Owners' Association and Eastbourne Community Association as tenants in common.
- (o) It shall be the policy of Council to establish an area around the perimeter of the entire property of the retirement community which will serve to buffer those uses from adjacent areas. The area to serve this buffer function will be established in the zoning by-law. This matter and other matters outlined in the Planning Act, dealing with non-residential buildings, shall be implemented through Site Plan Control.

3.20.2.3 The development will be regulated by one plan of subdivision comprising two lots and one zoning by-law utilizing the holding ('h') provisions of Section 35 of the Planning Act, as amended.

The developer will be required to enter into a subdivision agreement including, among other matters, the zoning of the property, financial considerations of the Municipality, storm water control and the construction (if required) and maintenance of the municipal sanitary sewage system and municipal water supply system on site and the proposed phasing of development for the site.

Although all outstanding planning issues respecting this development have been resolved so that this Official Plan amendment may be approved, Council recognizes the desirability to continue to evaluate the impact of this development on:

- 1) the environment, particularly the water quality of Lake Simcoe;
- 2) traffic on surrounding roads;
- 3) the financial resources of the Municipality, particularly with respect to the cost of social services.

Therefore, Council will enact a zoning by-law under s.34 of the Planning Act, as amended, consistent with the provisions of this Official Plan affecting the entirety of the lands. With the exception of those lands generally shown as Phase 1 and Phase 2 on Figure 1 (attached to O.P.A. 10), the by-law will also utilize the holding provisions of Section 35 of the Planning Act, as amended. The zoning by-law enacted pursuant to Section 34 of the Planning Act, as amended, shall define and incorporate a holding symbol which shall be the letter 'h' and which shall precede the use and density designations contained in any such by-law. This zoning by-law shall specify the use to which lands, buildings and structures may be put at such time in the future as the holding symbol is removed from any such by-law on an incremental basis in accordance with the provisions of this Official Plan amendment.

At such time as the development is approved, Council will begin to monitor the impact of the development on the environment, traffic, finance and social services of the Municipality. In assessing the impact of traffic, Council will have regard, for comparative purposes, to the Transportation Assessment, as updated and completed by Marshall, Macklin, Monaghan. With regard to the future impact of the development on finance and social services, Council recognizes that it is difficult and complex to qualify such matters and will therefore use its best judgment in assessing the impact. The Municipality will also monitor the age profile of the population within the development and consult with social agencies regarding the provision of social services to residents of the development.

Council shall not remove the holding zone provision from Phases 3, 4 and 5 unless it is satisfied that the development of Phases 1 and 2 and the subsequent phase(s) have not, or will not, based on the results of the monitoring programme, decrease the quality of the environment to unacceptable levels, based on Provincial criteria, or place undue financial hardships on the Municipality or increase the level of traffic on Deer Park and

Varney Roads to unacceptable levels as determined by the Municipality. Council will only remove the holding zone for Phase 3 after the results of the monitoring are completed for the first phase and such results are satisfactory to the Municipality, in consultation with the Ministries of the Environment and Natural Resources, the Lake Simcoe Region Conservation Authority, the Region and any other appropriate agency. Further, the holding zone shall not be removed from Phase 3 until at least 50% of the homes in Phases 1 and 2 have been completed and occupied for one year. Final approval for the removal of the holding zone on Phase 4 will be dependent on satisfactory results of the monitoring completed during Phase 2 of the development and will not occur until at least 50% of the houses in Phases 1, 2 and 3 have been completed and occupied and a minimum of one year has expired from the date of the removal of the 'h' from Phase 3. Final approval for the removal of the holding zone on Phase 5 will be dependent upon the satisfactory results of the monitoring completed during Phase 3 of the development and will not occur until at least 50% of the houses in Phases 1, 2, 3 and 4 have been completed and occupied and a minimum of one year has expired from the date of the removal of the 'h' zone on Phase 4.

Further, the holding zone shall not be removed and building permits shall not be issued for either of Phases 4 and 5 of the development if monitoring by the Town indicates that the servicing allocation for the prior three phases of the development has been reached prior to the maximum number of units being in place for these prior phases.

Prior to amending the by-law to remove the 'h' and allow Phases 3, 4 and/or 5, Council will hold public meetings and hear public submissions with respect to the above and any other relevant matters.

- 3.20.2.4 It is an objective of this Plan to protect Lake Simcoe as an important environmental and economic resource for the Town of Georgina. Therefore, as a condition of approval of the plan of subdivision, a storm water management programme shall be developed to the satisfaction of the Town, the Region, the Lake Simcoe Region Conservation Authority and the Ministries of the Environment and Natural Resources and approved under the Ontario Water Resources Act. In assessing the storm water management programme, which shall include the provision for the monitoring of water quality up until one year following 80% of the construction of homes in the most recently approved phase, it is understood that the Ministry of the Environment will have regard to its "Blue Book" entitled Water Management Goals, Policies, Objectives and Implementation Procedures of the Ministry of the Environment, Nov. 1978; Revised May 1984 (as may be amended from time to time) or any additional objectives or criteria it deems appropriate.

It is further understood that reasonable application of the "Blue Book" requires that the Ministry use its discretion in interpreting the document.

The storm water management programme will incorporate the conclusions reached in the existing Storm Water Management Study completed by Cumming Cockburn that states that the runoff from the development will not decrease the quality of water in the local near shore conditions of Lake Simcoe to unacceptable levels for swimming and other recreational activities as determined by the Ministries of the Environment and Natural Resources and the Lake Simcoe Region Conservation Authority. To measure the water quality of Lake Simcoe for consideration in the final design of the storm water management facility and for monitoring purposes, a baseline environmental data field programme shall be undertaken for the respective environmental agencies at the expense of the developer. The methodology for these baseline studies shall be satisfactory to the respective environmental agencies and may be modified by such agencies where they deem appropriate. Where such modifications are made, it will not be necessary to amend these policies herein. Further baseline studies may be required by the respective environmental agencies, if necessary to complete their assessment of the storm water management programme. The following baseline studies shall be undertaken:

1) **CURRENTS STUDY:**

A Drogue Study which shall identify the currents experienced in the immediate area of the lakefront. This study shall be undertaken by a professional consultant having physical limnological expertise. The study shall be carried out monthly during the annual ice free cycle of the year. The purpose of the study shall be to identify the varying water movement conditions exhibited by the lake in the area of this project.

2) **SURVEY OF EXISTING WATER QUALITY CONDITIONS:**

This study shall be undertaken with a view to determine the water quality parameters and their relationship to the Ministerial criteria and standards relevant to the aquatic and human environment in the area. Such a study shall be undertaken by an environmental consultant or consultants with recognized expertise in aquatic ecology and environmental planning. This study shall include, but shall not necessarily be limited to, a water quality analysis for the following parameters:

- (a) BOD;
- (b) suspended solids;
- (c) total phosphorus;
- (d) turbidity;
- (e) total Kjeldahl nitrogen;
- (f) coliform bacteria (total and faecal).

A study area shall be established which shall include a minimum of 300 metres of shoreline and a 200 metre perpendicular distance therefrom. The area involved shall be subject to minor reduction or expansion as a result of the Drogue Study.

Sampling stations shall occur in the nearshore and offshore areas of the study area in a 4 station diamond pattern. The configuration could be modified on the basis of the results of the Drogue Study. A composite sampling of the full water column shall be taken at frequencies by the Developer or the Developer's Consultant, to the satisfaction of the Ministry of the Environment.

The results of the baseline studies shall be made available to interested agencies and the public as soon as they have been completed. The requirements of the studies as set out in this amendment are minimum requirements and are not intended to preclude higher standards or criteria as may be considered appropriate.

3) **PHYSICAL CHARACTERISTICS:**

A Physical Characteristics Study shall be undertaken by a consultant having lake bottom geological and mapping expertise.

The existing conditions of the bottom substrate within the study area (an area approximately 200 metres out from the shoreline and 300 metres along the shoreline) will be identified and mapped by two methods. The first is a mapping technique designed by the Lake Simcoe Fisheries Assessment Unit which is as outlined by Fulford et al (1979) and Thorn et al (1978).

The second consists of transect investigations within the study area. Each will be discussed separately.

Contour mapping will be undertaken, including echo sounding to a 5 metre depth and covering the entire study area.

The substrate sampling will involve randomly placing a 1/4 sq m grid within the study area and study the substrate material in-situ with the aid of SCUBA. The following observations will be made:

- 1) Distance from shore
- 2) Water Depth
- 3) Deposition
- 4) Interstitial spaces
- 5) General description
- 6) Rubble strata
- 7) Plants, invertebrates, vertebrates

Approximately 20 to 30 grid observations will be made within the study area. The data collected by this method will then be compared to Fulford et al (1979), Thorn et al (1978) and Semple (1968).

Transect observations will be carried out to increase the total area actually observed and recorded by SCUBA and to locate any isolate shoals or potential fish habitat within the study area. A total of 12 transects will be laid out at 25 metre intervals perpendicular to the shoreline out to the 5 metre depth (approximately 200 m). Observations will be made every 20 metres along the transect. Information will be collected on:

- 1) Water depth
- 2) Deposition
- 3) General description
- 4) Interstitial species
- 5) Rubble, strata
- 6) Plants, invertebrates, vertebrates

Observations will be made on both sides of the transect as far as underwater visibility allows. Also, changes in substrate composition will be noted and measured along each transect.

The substrate sampling will provide exact information on the extent, depth, slope, rubble, size, type, nature of extent (continuous, patchy), the presence of algae and macrophytes and the extent of sedimentation. The portion of the study will be carried out in October or November, 1984 to observe and record conditions when coldwater species will most likely be utilizing the area.

The purpose of this physical characteristics study shall be to

determine the suitability of the lake bottom in this area for fish spawning habitat and an identification of fish abundance in the area, with a view to ultimately determining a location for the storm water outfall which will not adversely impact areas determined important to the Lake Simcoe fishery. The outfall shall however be a minimum length of 50 metres out from the shoreline.

3.20.2.5 To ensure that the public is given an opportunity to have input in the process of approval for the storm water management programme, particularly in terms of the monitoring programme, Council will, by resolution, request the Director charged with the responsibilities under the Ontario Water Resources Act to hold a public meeting prior to the issuance of a Certificate of Approval if such approval is required under the Act. At that time, such matters as parameters to be sampled, the frequency of sampling and the location of sampling stations will be determined.

3.20.2.6 In addition to the water quality objectives for this development, other objectives relate to traffic, finance and social services. It is an objective of this development to discourage the flow of traffic toward the existing Lakeshore community of Roches Point. In this regard, Council will take steps to control motorists from using Varney and Deer Park Roads west of The Queensway by such measures as signage, i.e., "Local Traffic Only", "No Heavy Trucks". Further, there shall be no levy, contribution or external work provided for in the subdivision agreement for improvements to Deer Park Road west of Varney Road.

It is also an objective to ensure that the development does not become a financial burden on the taxpayers of the Municipality, primarily through the provision of social services.

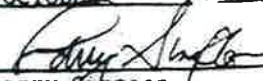

3.20.2.7 The subdivision agreement, among other things, shall outline the Developer's responsibilities for maintaining certain securities in the development such as the monitoring program, and effective storm water, sewage and water treatment facilities. In particular, the subdivision agreement shall contain security guaranteeing the introduction maintenance, alteration or substitution, including on-site treatment and extension of the lake outfall facility (if there is an unacceptable engineering problem with the system) of the storm water management of activities on site by the developer. Finally, if at any time the monitoring results for water quality indicate that, in the opinion of the Ministry of the Environment, the quality of water, as a result of runoff from the development into Lake Simcoe, does reach unacceptable levels, based on Provincial criteria, then remedial action will be taken immediately.

- 3.20.2.8 Further, the subdivision agreement shall contain a clause to the effect that where existing development is permitted to connect to the service extensions to the site from Keswick provided by the developer, that there shall be a pro rata fee charged for such connection and the Municipality shall ensure that the developer of this site receives that fee.
- 3.20.2.9 To minimize the impact which construction may have on the immediate area, the subdivision agreement shall also contain the following provisions:
- (a) Excavation materials will be handled in a manner which would prevent any direct contamination of Lake Simcoe or contamination of run-off from the site into Lake Simcoe;
 - (b) The storm water pond shall be maintained free from debris and inordinate sedimentation;
 - (c) With reference to on-site construction, construction equipment shall use the following designated roads for the purpose of accessing the site:
 - Woodbine Avenue
 - Deer Park Road east of the inter-section with The Queensway
- 3.20.2.10 The subject land shall be zoned Residential and Open Space (for the golf course and large common areas) in an implementing zoning by-law.
- The implementing zoning by-law shall provide that the minimum floor area per dwelling unit shall be 100 sq m and that garages must be located on the same site as the companion dwelling. There shall be no communal garages.
- 3.20.2.11 The maximum number of dwelling units permitted on the site shall be 1,073. This assumes a population of 2,200 on approximately 160 hectares.
- 3.20.2.12 The storm water management programme and monitoring reports required herein shall be made available by the Municipality to interested ratepayer groups within a reasonable time prior to the acceptance and approval by the Town, the Region, the Lake Simcoe Region Conservation Authority and the Ministries of the Environment and Natural Resources. For the purpose of sampling, access to the sewage pumping station overflow and storm sewer outfall systems will be given by the Town or other owner, within reason, to any professional qualified to take such samples at no risk or expense to the Town or other owner and in accordance with all relevant Provincial legislation. Complete information regarding the contents of these agreements and monitoring studies will be made available for viewing by the public, upon request, at the local Municipal offices in advance of any public meeting and prior to Council entering into such agreements.

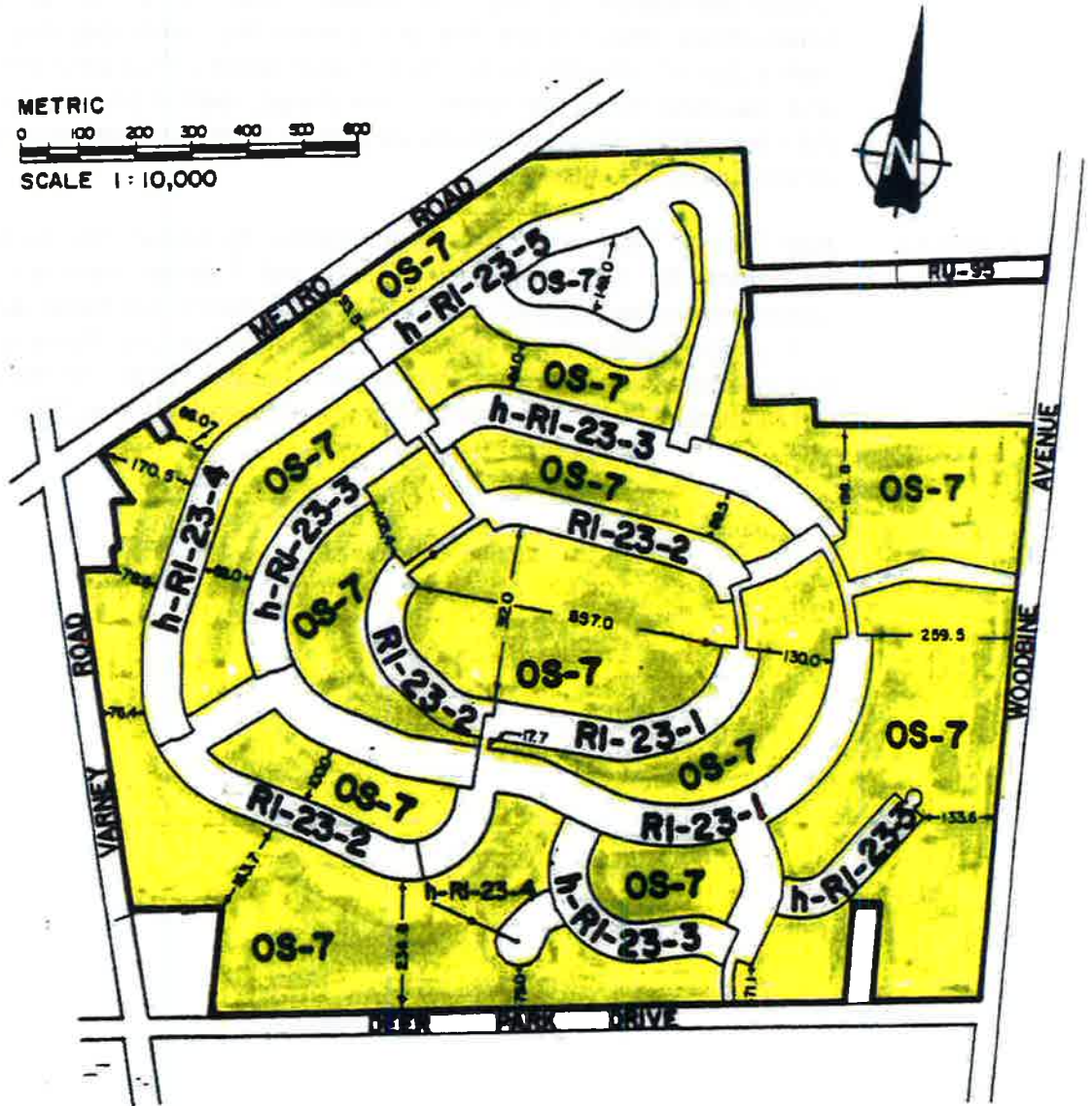
- 3.20.2.13 The subdivision agreement shall provide that in the event the owner fails to maintain the services at a level satisfactory to the Town, the Region or the Ministry of the Environment, or the developer decides at a future point to further subdivide the lands by a plan of subdivision, that the Municipality shall assume ownership and maintenance of the system if not already owned and/or maintained by the Municipality. Council, or the Ministry of the Environment, may require, that in the event the owner decides to proceed with a plan of condominium, that the Municipality shall assume ownership and maintenance of the system if not already owned and/or maintained by the Municipality. Council will ensure that the necessary easements form part of the subdivision agreement.
- 3.20.2.14 Any Official Plan amendment application to revise the above special provisions for the proposed Maple Leaf Estates planned retirement community will be required to consider the functions, attributes and linkages of the significant natural features as identified in the Town of Georgina Natural Features and Greenlands System Study (1996) and the application will be evaluated in accordance with the provisions of this Official Plan.

PART OF LOTS 23, 24, 25, 26 AND 27
CONCESSION 3 (NG)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK

TO BY-LAW No. 911-87-431
PASSED THIS 8th DAY OF
OCTOBER 1987

Larry Simpson
Town Clerk

Mayor John S. Rogers

METRIC
0 100 200 300 400 500 600
SCALE 1:10,000



Schedule '9'

SCHEDULE 'A' TO BY-LAW No. 911-87-431

Prepared by The Town of Georgina - Development Services Department 87.09.30

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

~~7.5.18 LOT 6, PLAN 160, 'R1-22'
(Map 6)~~

~~In that area designated 'R1-22' on Schedule 'A' hereto the erection of a boathouse with a dwelling unit located above said boathouse shall be permitted.~~

~~Further, the boathouse and dwelling unit shall be connected to full municipal sewage disposal and water supply systems.~~

7.5.19 PART OF LOTS 23, 24, 25, 26 AND 27, 'R1-23'
CONCESSION 3 (NG); (Maps 1 & 4)

Land designated 'R1-23-1', 'R1-23-2', 'h-R1-23-3', 'h-R1-23-4' and 'h-R1-23-5' and shown in heavy outline on schedule 'A' hereto, may not be used for any purpose except the following:

- Manufactured Dwelling Park, as further set forth in this subsection.

Notwithstanding the above, those lands designated with the holding (h) symbol shall not be used for any purpose, except the following uses, until the 'h' symbol is removed:

- agricultural, conservation or forestry use, excluding a mushroom farm, livestock operation other than a stable, and an adventure game.
- private park

PERMITTED RESIDENTIAL USES

- a one storey single family dwelling which may include a manufactured dwelling.
- pre-registration dwellings, maximum 15.

PERMITTED NON-RESIDENTIAL USES

- accessory buildings, structures or uses to a

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

single family dwelling and erected on the same site, but not including open storage.

PROHIBITED USES

- facilities, uses and structures specifically designed toward the use for children, or communal garages.

ZONE REQUIREMENTS

GENERAL

- (a) No single family dwelling shall be erected in a manufactured dwelling park except on a site on a private paved road built to the standards of the Ministry of Transportation and Communications, or as approved by the Regional Municipality of York where a lesser standard is required, and having a minimum road allowance width of 20 metres for main roads and 15 metres for minor roads as set forth in the subdivision agreement. The provisions of Section 5.13 (a) of this by-law shall not apply to the land designated as a Manufactured Dwelling Park.
- (b) No single family dwelling shall be constructed or used except on a site served by a municipal water supply and sewage disposal system, provided under an agreement between the owner of the manufactured dwelling park, the Regional Municipality of York and the Town of Georgina. The design for such systems shall be approved by the Ministry of the Environment.
- (c) No parcel of land within the manufactured dwelling park shall be used for the uses permitted herein unless it is shown as a part on a Deposited Plan, which is in accordance with an approved two lot plan of subdivision and an approved subdivision agreement.

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

For the purposes of this section, the following elements of a site will have a similar relation to the site as the elements of a lot have to a lot.

RESIDENTIAL USES

| | |
|--|---------------|
| SITE FRONTAGE (MINIMUM) | 15 metres |
| SITE AREA (MINIMUM) | 350 sq metres |
| FRONT YARD AND EXTERIOR SIDE YARD (MINIMUM) | 1.5 metres |
| REAR YARD (MINIMUM) | 3 metres |
| INTERIOR SIDE YARD (MINIMUM) | 1.5 metres |
| BUILDING SIZE | |
| (a) floor area (minimum) | 100 sq metres |
| (b) length (minimum) | 11 metres |
| (c) width (minimum) | 7 metres |
| SITE COVERAGE (MAXIMUM) | 60% |
| HEIGHT (MAXIMUM) | 5 metres |
| NUMBER OF SINGLE FAMILY DWELLINGS PER SITE | 1 only |

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,
PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER
GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof, with the exception that accessory structures may be erected to within 0.3 metres of a site line. However, no two accessory buildings on opposite sites may be erected within 1.5 metres of each other.

Notwithstanding Section 5.28 (b), (g) and (h), the required parking spaces per unit may be provided on the site or within the part occupied by the access

SECTION 7 - LOW DENSITY URBAN RESIDENTIAL (R1) ZONE (cont.)

street.

~~7.5.20 PART LOT 13, CONCESSION 3 (NG); 'R1-26'~~
~~(Map 3)~~

Notwithstanding Section 5.1 (d), in that area designated 'R1-26' a garage shall be permitted to extend into the front yard.

7.5.21 LOT 2, BLOCK 58, PLAN 69; 'R1-27'
(Map 7)

In that area designated 'R1-27' in Schedule 'A' hereto, a business or professional office shall be permitted in addition to those uses shown in Section 7.2. Further, parking shall be restricted to the rear yard.

7.5.22 PART LOT 15, CONCESSION 2 (NG) 'R1-34'
REGISTERED PLAN NUMBER 65M-2866; (Map 3)

Notwithstanding Section 6.1 (i), in that area designated 'R1-34' on Map 3 of Schedule 'A' hereto, the lot coverage maximum will be 35% with the exception of Lots 4, 41, 42, 88 to 94 inclusive, and 97 on Registered Plan 65M-2866 which said lots will remain at 30% lot coverage.

Further, notwithstanding Section 6.1 (c), a front yard (minimum) of 8 metres shall apply to Lots 1, 2 and 3 on Registered Plan 65M-2866.

7.5.23 LOT 9, PART LOT 10, BLOCK 69, PLAN 69; 'R1-36'
(Map 7)

In the area designated 'R1-36' in Schedule 'A' hereto, a business or professional office shall be a permitted use within the existing building in addition to those shown in Section 7.2.

In addition, notwithstanding Section 7.1, a dwelling unit in the second storey or rear of a ~~business or professional office building shall be~~

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

~~27.2, in that area designated 'OS 6' in Schedule 'A' hereto, snowmobile, hay ride, horseback ride and ski trails, toboggan runs, golf ball driving range, petting zoo and outdoor ice skating facilities shall be permitted.~~

27.5.7 PART OF LOTS 23, 24, 25, 26 AND 27, 'OS-7'
CONCESSION 3 (NG); (Map 1)

Notwithstanding Sections 27.1 and 27.2, only the following uses shall be permitted:

- administrative centre
- agricultural/aquacultural or forestry uses, excluding livestock, mushroom farms and an adventure game
- golf course
- home sales centre
- instamatic bank outlet
- laundromat
- recreation centres
- restaurant
- retail store, convenience not exceeding 250 sq metres
- riding trails
- service shop, personal
- tuck shop
- accessory buildings, structures and uses to any permitted use

Further, notwithstanding Sections 27.1 and 27.2, the following uses shall be prohibited:

- facilities, uses and structures specifically designed and oriented for children

ZONE REQUIREMENTS

For the purposes of this by-law, the following elements of a site will have a similar relation to the site as the elements of a lot have to a lot.

SETBACKS

Home Sales Centre and Maintenance Yard:

SECTION 27 - OPEN SPACE (OS) ZONE (cont.)

- from public street 11 metres
- from access street 3 metres
- from residential sites 6 metres
- from adjacent residential lots 50 metres

Administrative Centre, Convenience Retail Store, Instamatic Bank Outlet, Laundromat, Personal Service Shop, Recreation Centres, Restaurant, Tuck Shop:

- from public street 200 metres
- from access street 3 metres
- from residential sites 8 metres

Entry Gatehouse:

- from public street 8 metres
- from site boundaries 1 metre

HEIGHT (MAXIMUM) 11 metres

PARKING

Notwithstanding Section 5.28 (h), parking may be provided anywhere on a site.

~~27.5.8 PART OF LOT 26, CONCESSION 3 (NG); 'OS-8' (Map 4)~~

Notwithstanding Section 27.1 and 27.2, on those lands shown in heavy outline and designated 'OS-8' in Schedule 'A' hereto, only the following uses shall be permitted:

- a private park having a maximum area of 1.2 hectares
- accessory buildings, structures and uses to any permitted use

27.5.9 PART LOTS 12 AND 13, CONCESSION 9 (NG); 'OS-9' (Map 1)

Notwithstanding Section 27.2, in the area shown in heavy outline and designated 'OS-9' in Schedule 'A' hereto, a golf ball driving range and a maximum of ~~four (4) recreational baseball batting cages shall~~

50 Bloomington Road West
Aurora ON L4N 3G8

October 18, 2004

Mr. Fraser Nelson
Metrus Developments Inc.
1700 Langstaff Road Suite 2003
Concord ON L4K 3S3

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| TOWN OF GEORGINA | |
| NOV 0 3 2004 | |
| PLANNING & BUILDING DEPARTMENT PLANNING DIVISION | |
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| FILE # | |

Dear Mr. Nelson:

Re: Maple Leaf Estates – 65M-2903
Part of Lots 23, 24, 25, 26 and 27, Concession 3 (NG).
Paradise Beach – Island Grove Wetland Complex
Town of Georgina, Region of York

Paradise Beach-Island Grove Wetland Complex was updated in 2003 using the Ontario Wetland Evaluation System, 3rd Edition. Based on additional information and field work, this feature was determined to be provincially significant.

It is the understanding of the Ministry of Natural Resources (MNR) that the area is designated as Urban Residential in the Town of Georgina Official Plan and that these lands are the future site for a planned retirement community, known as Maple Leaf Estates. The Official Plan contains specific policies that provide detailed direction for the development of this retirement community. Further, it has been brought to the attention of the Ministry that the proposed retirement community has in place, a Registered Plan of Subdivision for the area bounded by Deer Park Drive, Woodbine Avenue, Metro Road and Varney Road.

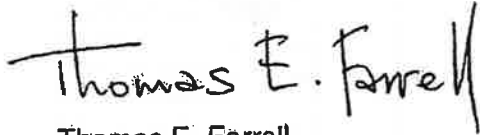
Therefore, please be advised that the MNR recognizes that the existing Registered Plan of Subdivision predates the Ministry's recent wetland work and recognizes the legal status of the Plan to be implemented as proposed, without due regard to the wetland complex.

This Ministry would also take this opportunity to highlight Section 3.20.2.14 of the Town's Official Plan. This section indicates that any official plan amendment to revise the provisions specific to the Maple Leaf Estates community would be required to consider the significant natural features identified through Town studies. For such a situation, the Ministry would request the Town of Georgina to also include consideration of the provincially significant Paradise Beach-Island Grove Wetland Complex, by extension.

Page 2
Mr. Fraser Nelson

I trust the foregoing clarifies the Ministry's position on this matter. Should you have any questions, I can be contacted at (905) 713-7367.

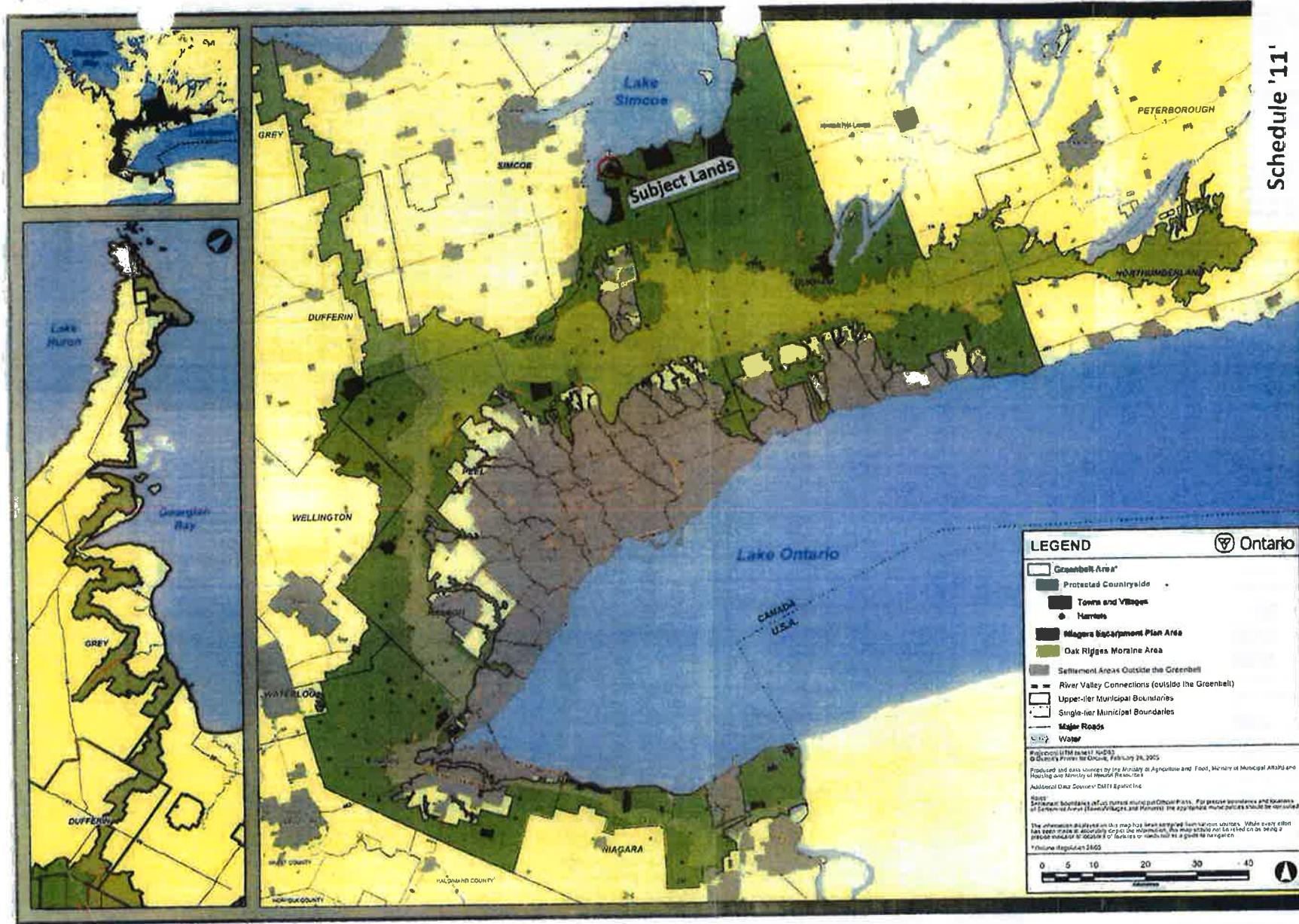
Sincerely,



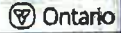
Thomas E. Farrell
Coordinator, Strategic Planning
Aurora District













Cc: ~~Velvet~~ Ross - Senior Planner - Town of Georgina

Kevin Kennedy - Manager, Planning & Watershed Management
Lake Simcoe Region Conservation Authority




Schedule '11'

LEGEND 

-  Greenbelt Area*
-  Protected Countryside
-  Towns and Villages
-  Harbors
-  Niagara Escarpment Plan Area
-  Oak Ridges Moraine Area
-  Settlement Areas Outside the Greenbelt
-  River Valley Connections (outside the Greenbelt)
-  Upper-tier Municipal Boundaries
-  Single-tier Municipal Boundaries
-  Major Roads
-  Water

*Incorporates the MNR Greenbelt Areas
 © Ontario's Province for Ontario, February 26, 2005
 Produced and data sources by the Ministry of Agriculture and Food, Ministry of Municipal Affairs and Housing and Ministry of Natural Resources
 Additional Data Sources: DMTR, Esri, etc.

Note:
 Settlement boundaries of all municipalities shown on this map. For precise boundaries and locations of Settlement Areas (Towns, Villages, and Hamlets) the appropriate municipal policies should be consulted.
 The information displayed on this map has been compiled from various sources. While every effort has been made to ensure the accuracy of the information, the map should not be relied on as being a precise measure of distance or bearing or used as a guide to navigation.
 *Phone: 905-882-2400

0 5 10 20 30 40
Kilometers 

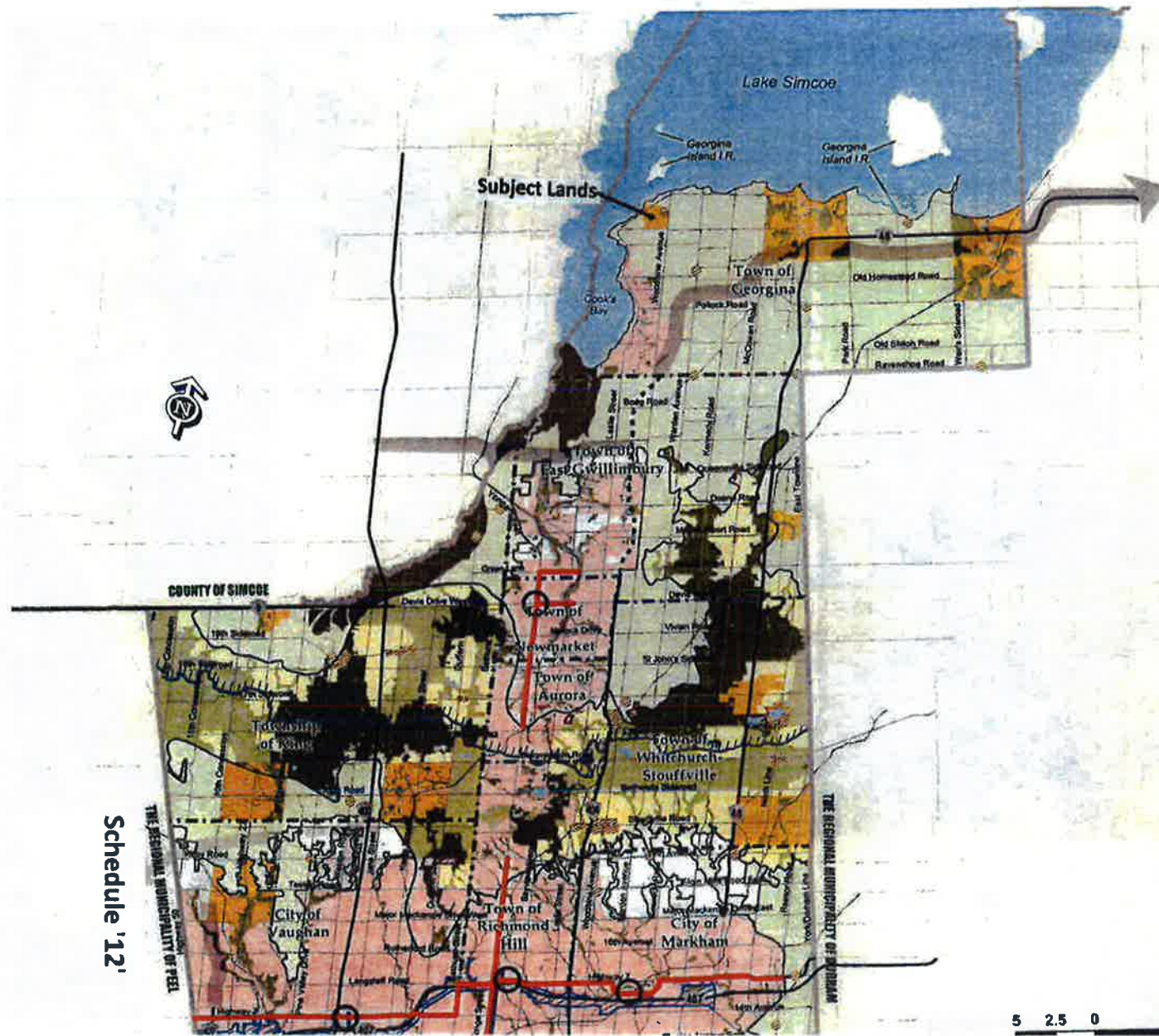
Map is subject to area/site specific appeal. See Appendices 2A & 2B.

MAP 1.

REGIONAL STRUCTURE

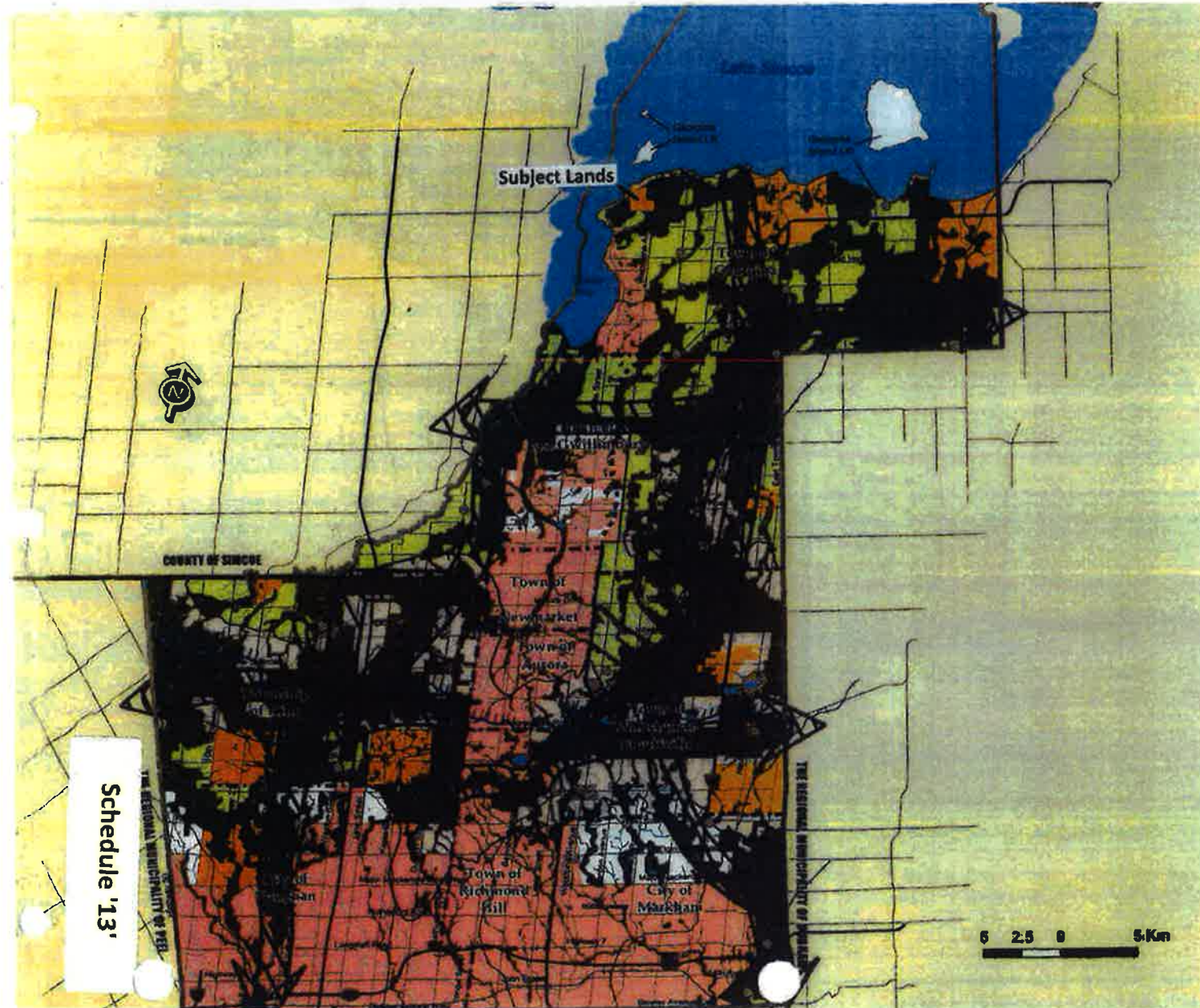
-  Regional Centre
-  Regional Corridor
-  Subway Extension
-  Urban Area
-  Towns and Villages
-  Regional Greenlands System (Schematic, See Map 2 for details)
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Natural Core Area Designation
-  Natural Linkage Area Designation
-  Countryside Area Designation / Hamlet
- Greenbelt Plan**
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Holland Marsh Specialty Crop Area
-  Area Subject to the Lake Simcoe Protection Plan
-  Parkway Belt West Plan
-  Ministers Decision on ORMCP Designation Deferred
- Provincial Highways**
-  Existing
- Controlled Access Highway**
-  Under Construction
- Planned Corridors - Transportation**
-  Proposed - EA Approved
-  Conceptual - Alignment Not Defined
-  Municipal Boundary
-  Regional Boundary

Note: For detailed land use designations outside of the Urban Area, Towns & Villages and Natural Core and Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan see Map 8 - Agricultural and Rural / and policy 5.1.12



Schedule '12'





Map is subject to
area/site specific appeal.
See Appendices 2A & 2B.

MAP 2

REGIONAL GREENLANDS SYSTEM

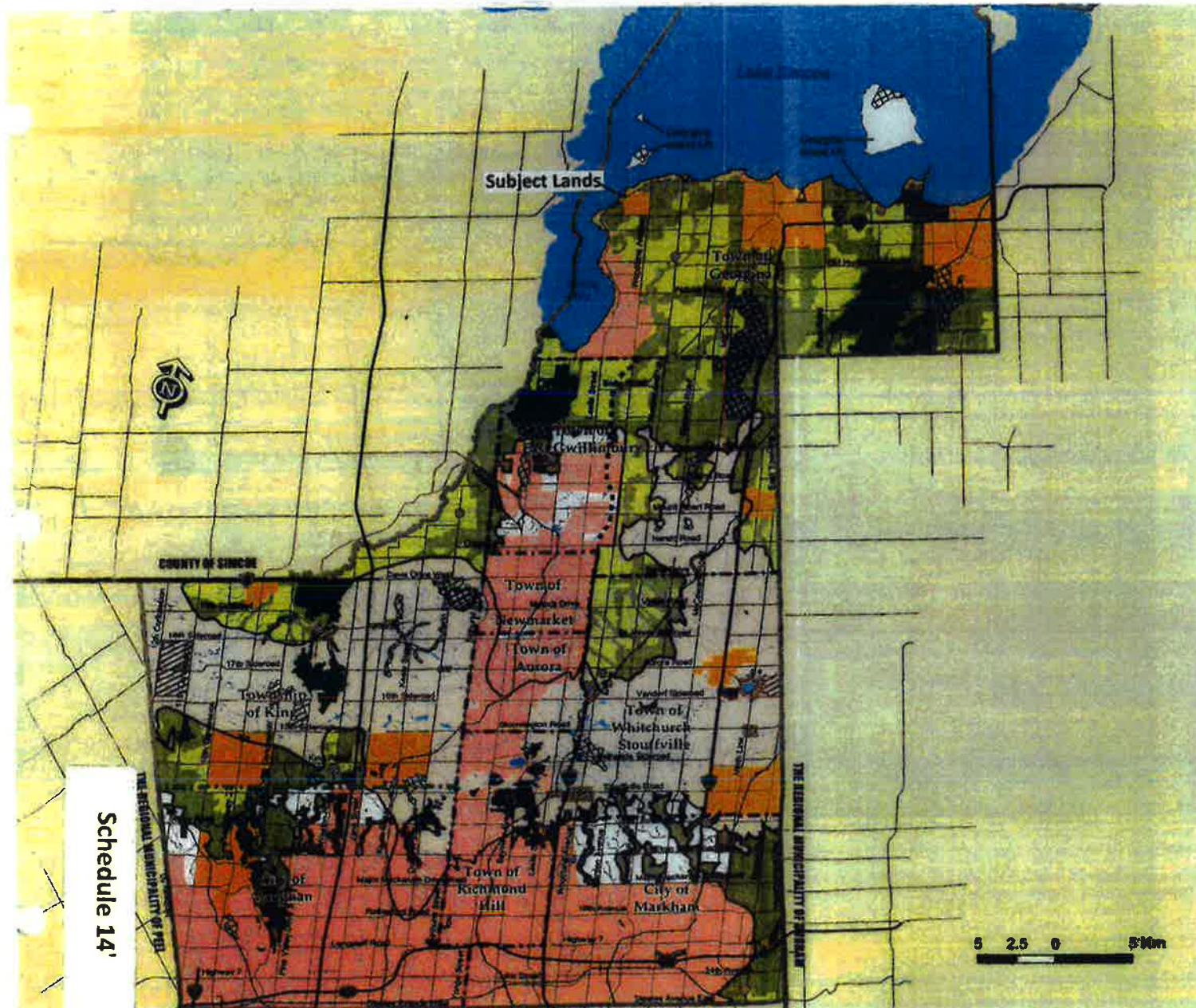
-  Regional Greenlands System
-  Greenlands System Vision
-  Urban Area
-  Towns and Villages
-  Hamlet
- Oak Ridges Moraine Conservation Plan**
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
- Greenbelt Plan**
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Area Subject to the Lake Simcoe Protection Plan
- Provincial Highways**
-  Existing
-  Under Construction
-  Municipal Boundary
-  Regional Boundary

*The Greenlands System Vision identified on Map 2 of this Plan is intended to conceptually identify, with broad arrows, the general location of corridors within and beyond the Region that will perform major linkage functions on a Regional scale and will be further assessed as part of ongoing planning initiatives



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Schedule '13'



Map is subject to area/site specific appeal. See Appendices 2A & 2B.

MAP 3

ENVIRONMENTALLY SIGNIFICANT AREAS AND AREAS OF NATURAL AND SCIENTIFIC INTEREST

-  Environmentally Significant Area
-  Earth Science Areas of Natural and Scientific Interest -Provincial and Regional* Approved
-  Life Science Areas of Natural and Scientific Interest -Provincial and Regional Approved
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
- Greenbelt Plan**
 -  Greenbelt Plan Area Boundary
 -  Greenbelt Protected Countryside / Hamlet
 -  Natural Heritage System
-  Urban Area
-  Towns and Villages
-  Hamlet
- Provincial Highways**
 -  Existing
 -  Under Construction
- Controlled Access Highway**
 -  Under Construction
- Municipal Boundary**
 -  Municipal Boundary
 -  Regional Boundary

*Excludes Regionally Significant Earth Science ANSI's that are not on the Oak Ridges Moraine

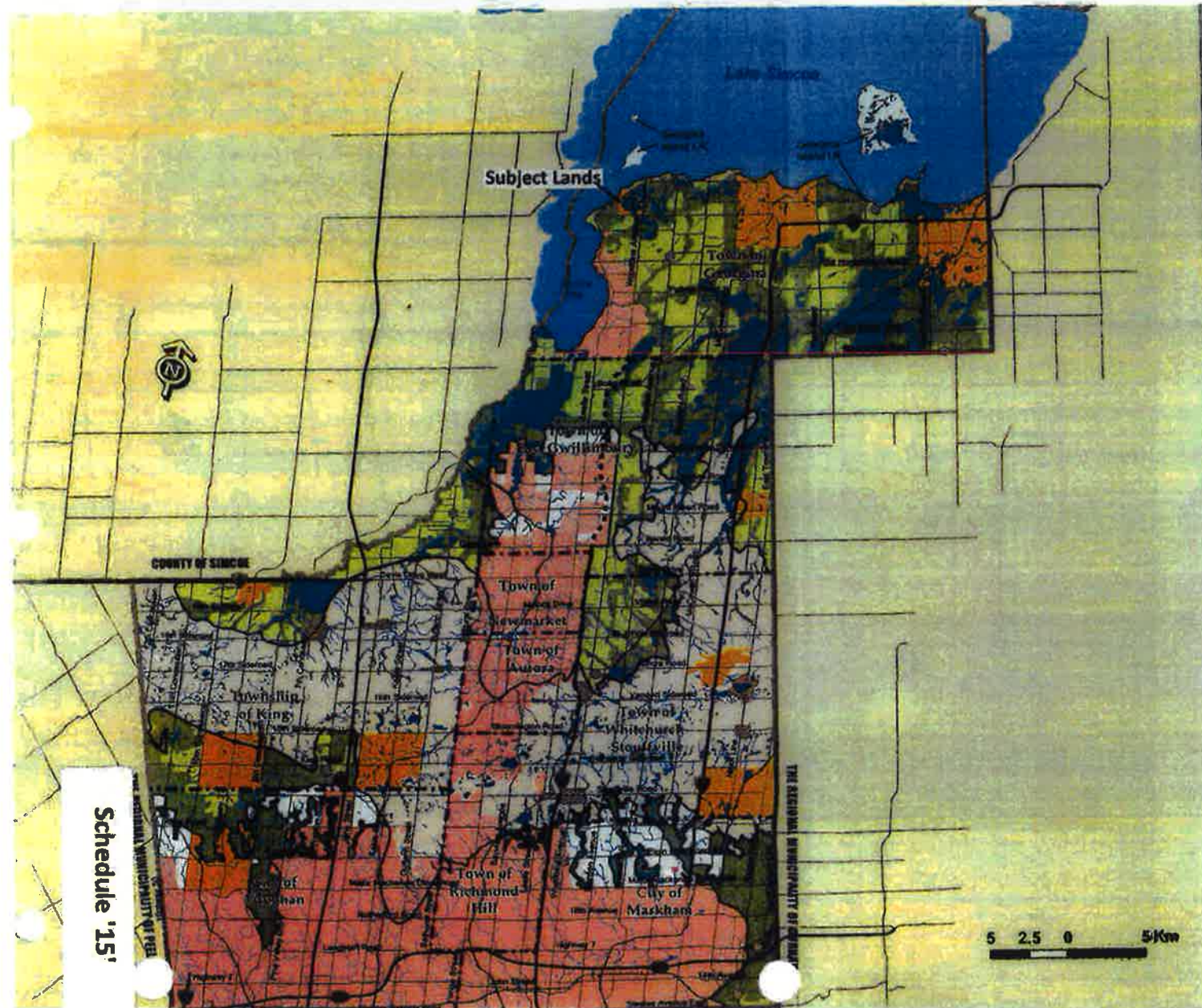


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Schedule 14'

5 2.5 0 500m



Schedule '15'

Map is subject to area/site specific appeal. See Appendices 2A & 2B.

MAP 4

KEY HYDROLOGIC FEATURES

-  Provincially Significant and Provincial Plan Area Wetlands
-  Other Evaluated Wetlands
-  Kettle Lake
-  Permanent or Intermittent Stream*
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
-  Greenbelt Plan
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Natural Heritage System
-  Urban Area
-  Towns and Villages
-  Hamlet
-  Provincial Highways
-  Existing
-  Controlled Access Highway
-  Under Construction
-  Municipal Boundary
-  Regional Boundary

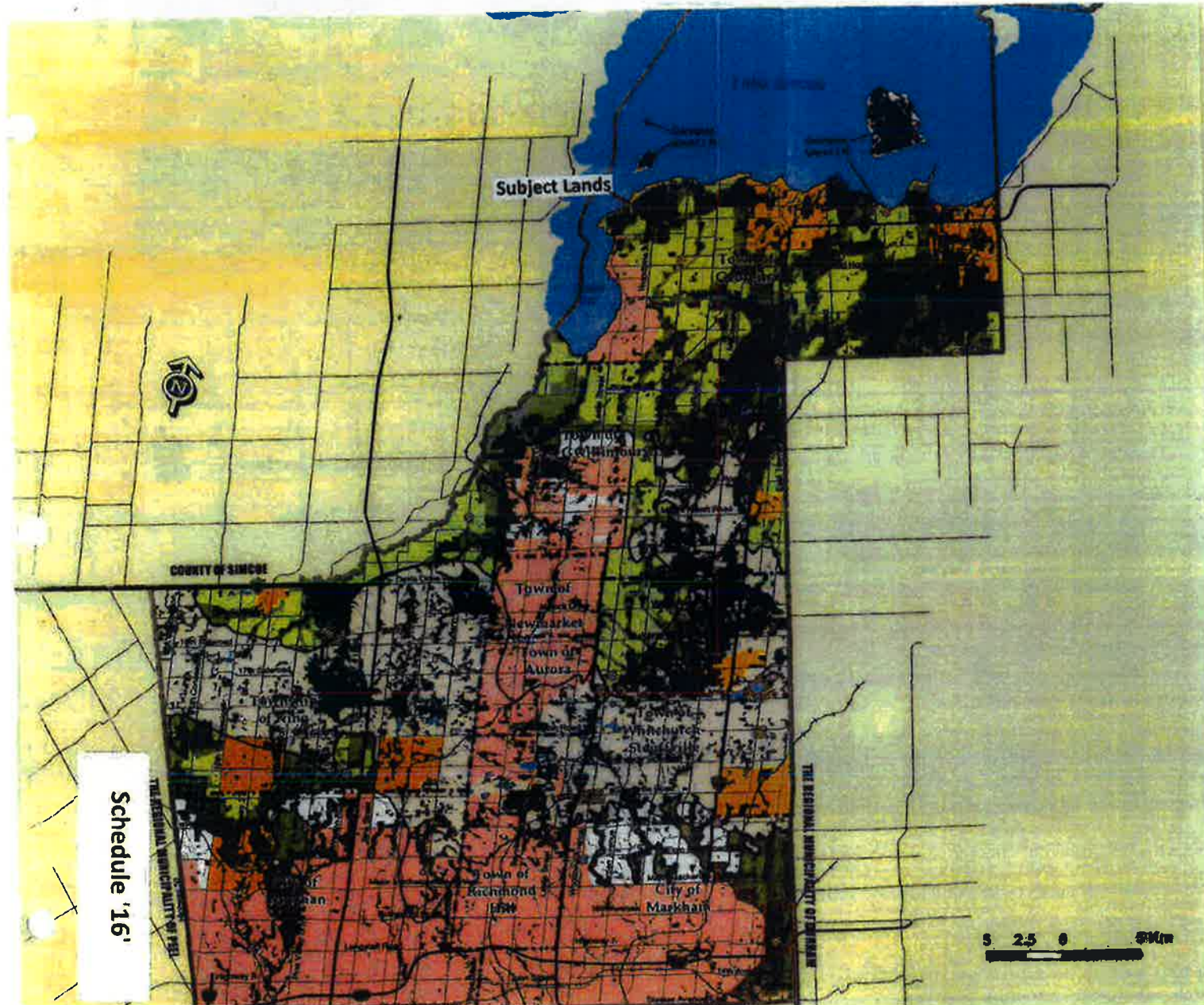
* to be confirmed through application of the policies of this plan



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Map is subject to
area/site specific appeal.
See Appendices 2A & 2B.

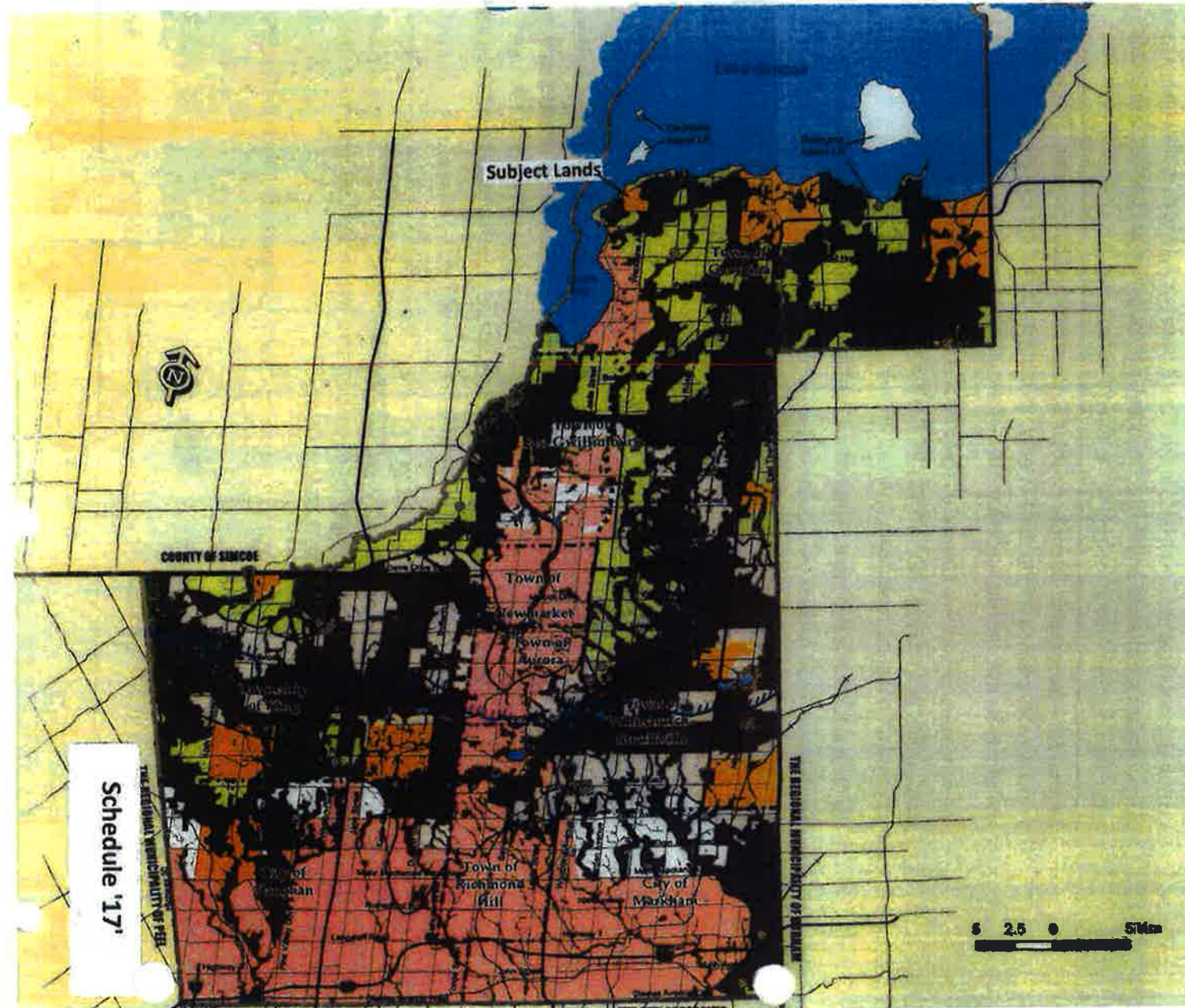
MAP 5 WOODLANDS



-  Woodlands
-  Conservation Area / Regional Forest
-  Provincial Park/ Nature Reserve
-  Rouge Park
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
-  Greenbelt Plan
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Natural Heritage System
-  Urban Area
-  Towns and Villages
-  Hamlet
-  Provincial Highways
-  Existing
-  Controlled Access Highway
-  Under Construction
-  Municipal Boundary
-  Regional Boundary



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Map is subject to area/site specific appeal. See Appendices 2A & 2B.

Figure 3

GREENLANDS SYSTEMS WITHIN YORK REGION

-  Regional Greenlands System
-  Local Municipal Greenlands Systems (approved subsequent to approval of this Plan)
-  Urban Area
-  Towns and Villages
-  Hamlet
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
-  Greenbelt Plan
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Area Subject to the Lake Simcoe Protection Plan
-  Provincial Highways
-  Existing
-  Controlled Access Highway
-  Under Construction
-  Municipal Boundary
-  Regional Boundary

This Figure is provided to illustrate the completion of the Greenlands Systems within York Region in accordance with the policies of the Regional Official Plan, and will be updated from time to time to reflect approved local greenland systems. Local Municipal greenland systems are subject to the policies within their respective Municipal Official Plans.



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Schedule '17'

1.4.2 Structure of the Plan

The Greenbelt Plan consists of:

Section 1.0 – Introduction: Describes the context for the Greenbelt Plan in southern Ontario and introduces the Plan's Vision and Goals. The legislative authority for the Plan and how it is to be used and applied within the land use planning system are also set out in this section.

Section 2.0 – Greenbelt Plan: Describes the lands governed by the Greenbelt Plan, which include the NEP Area, the Oak Ridges Moraine Area, the Parkway Belt West Plan Area and lands designated Protected Countryside in this Plan. It describes how lands in the three existing provincial plans are affected by this Plan, and that lands designated as Protected Countryside within the Greenbelt Area are subject to the entire Greenbelt Plan.

Section 3.0 – Geographic Specific Policies in the Protected Countryside: Sets out the three key policy areas in the Protected Countryside designation that are spatially based: the Agricultural System, the Natural System and *Settlement Areas*.

The Agricultural System is comprised of *specialty crop areas*, *prime agricultural areas* and *rural areas*. While the Greenbelt Plan identifies the boundaries of the specialty crop areas, it relies on municipal official plans to delineate *prime agricultural areas* and *rural areas*.

The Natural System is comprised of the Natural Heritage System, Water Resource System and *key natural heritage features* and *key hydrologic features*. The Natural Heritage System is not a designation in and of itself with a list of permitted uses. Rather, it functions as an overlay on top of the *prime agricultural* and/or *rural area* designations contained in municipal official plans. As such, permitted uses are those set out within the *prime agricultural area* and *rural area* designations of municipal official plans, subject to constraints of the Natural System.

Settlement Areas are comprised of Towns/Villages and Hamlets. Although this Plan shows boundaries for Towns/Villages, Hamlets are only shown as symbols. In both cases, this Plan defers to municipal official plans for the detailed delineation of settlement boundaries. Further, this Plan does not apply to lands within the boundaries of Towns/Villages and Hamlets, as they existed on the day this Plan came into effect. Municipal official plans will continue to govern land use within these settlements. However, where expansions to settlements permitted by this Plan are proposed, the policies of this Plan apply to such expansions.

Lands in the Protected Countryside will be within one of the following policy areas: *Specialty Crop Areas*, *Prime Agricultural Areas*, *Rural Areas*, Towns/Villages, Hamlets or *Shoreline Areas*. In addition, lands may also be subject to the policies of the Natural Heritage System and *key natural heritage features* and *key hydrologic features*.

Also described in this section are policies regarding parkland, open space and trails in the Greenbelt.

Schedule '18'

Section 4.0 – General Policies in the Protected Countryside: Describes the general policies that apply across the Protected Countryside. These policies are based on certain uses (non-agricultural uses, recreation and tourism uses, *infrastructure*, natural resource uses, cultural heritage resources and *existing uses*). This section also contains policies on lot creation.

Section 5.0 – Implementation: Provides a description of:

- The status and effect of the Plan;
- How the Plan is to be implemented;
- The relationship of the Plan to the land use planning system;
- How boundaries are to be interpreted;
- The process for reviewing and amending the Plan;
- Monitoring and performance measures; and
- The Greenbelt Council.

1.4.3 How to Read this Plan

The following is a brief description of how this Plan, read in its entirety, affects a specific area, land use or *development/infrastructure/resource* proposal.

1. Refer to Schedule 1 to determine if the lands are located within the NEP Area or the Oak Ridges Moraine Area. If the property is located in either of these areas, the policies of the NEP or the ORMCP continue to apply as set out in section 2.0. If the lands are located in the Protected Countryside designation, then the entirety of the Greenbelt Plan's relevant policies apply. Determine if the lands are located within the Parkway Belt West Plan. If so, the policies of the Parkway Belt West Plan continue to apply as set out in section 2.0.
-

2. If lands are within the Protected Countryside, determine which of the Geographic Specific Policies apply as described in section 3.0. This is accomplished by a series of steps.

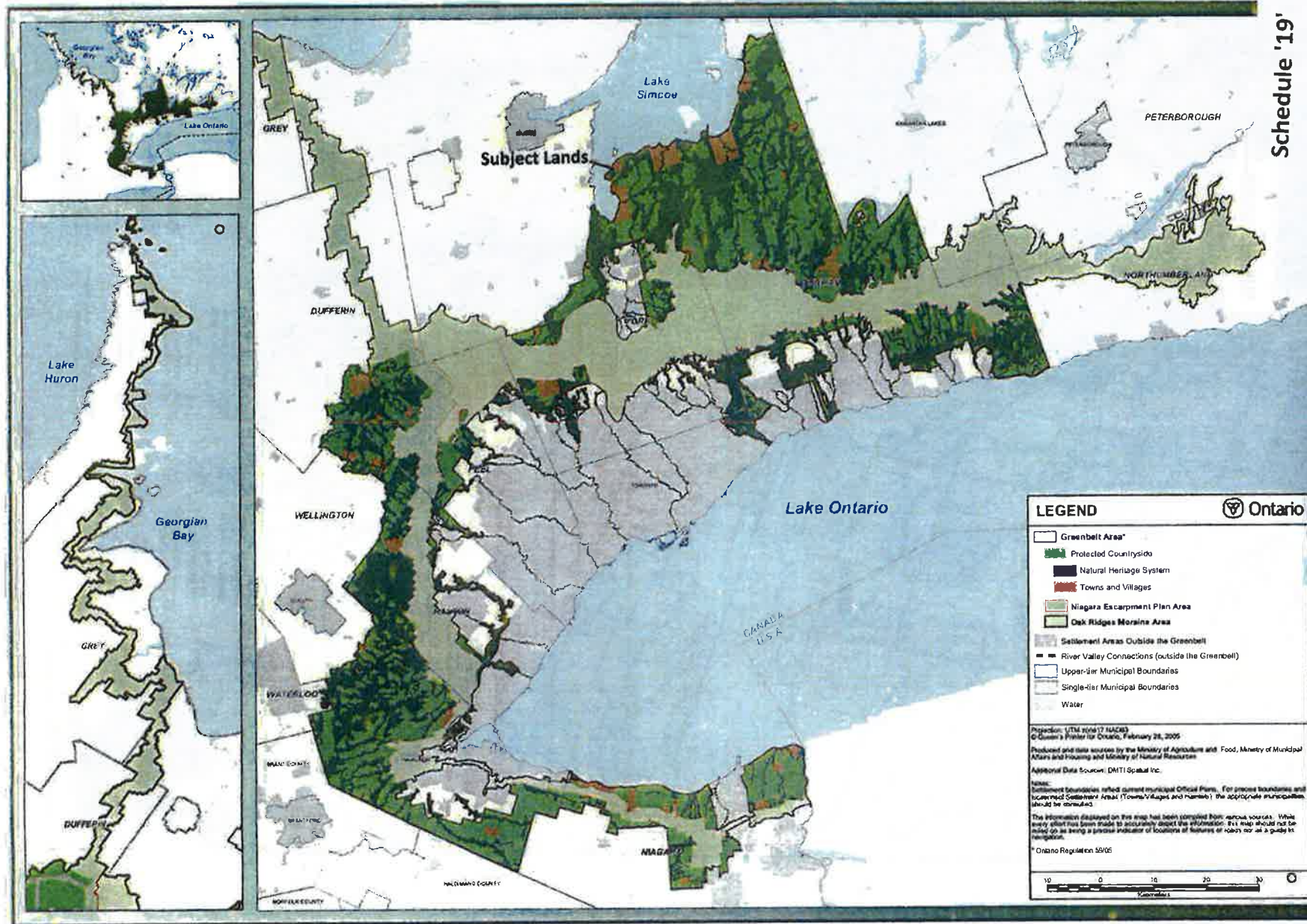
Refer to Schedules 1, 2 and 3 of this Plan to determine if the lands are located within a *specialty crop area* or a Town/Village or Hamlet. If lands are located in a specialty crop area, refer to the policies of this Plan. If lands are located in a Town/Village or Hamlet, refer to municipal official plans (unless it is a proposed expansion of a settlement, in which case refer to the policies of this Plan). Also, refer to the General Policies of this Plan as described below.

If the lands are not in a *specialty crop area* or Town/Village or Hamlet, determine in which municipality the lands are located and refer to the municipal official plans that are in effect to determine if the lands are designated prime agricultural or rural (or a similar designation to rural). Once this determination is made, refer to the Agricultural System policies of this Plan (section 3.1) to determine if there are any additional restrictions or requirements relating to *prime agricultural areas* or *rural areas*.

Refer to Schedule 4 of this Plan to determine if the lands are located within the Natural Heritage System. If so, refer to the Natural System policies of section 3.2, which is an overlay on top of the *prime agricultural* and/or *rural area* designations of municipal official plans.

Refer to municipal official plans, data or information on natural features from provincial, municipal and agency (e.g. conservation authority) sources, and conduct a preliminary assessment of the property to determine if there are any *key natural heritage features* or *key hydrologic features* on the lands. If so, refer to the natural features policies of section 3.2.4 of this Plan.

-
3. Determine which general policies in section 4.0 may apply to the lands based on the type of use or whether lot creation is proposed.
-
4. Determine how the policies of the Plan apply to matters that may be subject to transition under the provisions of the *Greenbelt Act, 2005*, in conjunction with the Implementation policies in section 5.0.
-
5. Determine how the other Implementation policies in section 5.0 may apply to the lands including how this Plan works with other applicable legislation, regulations, policy and planning documents and/or whether there are any boundary interpretation policies to be considered.

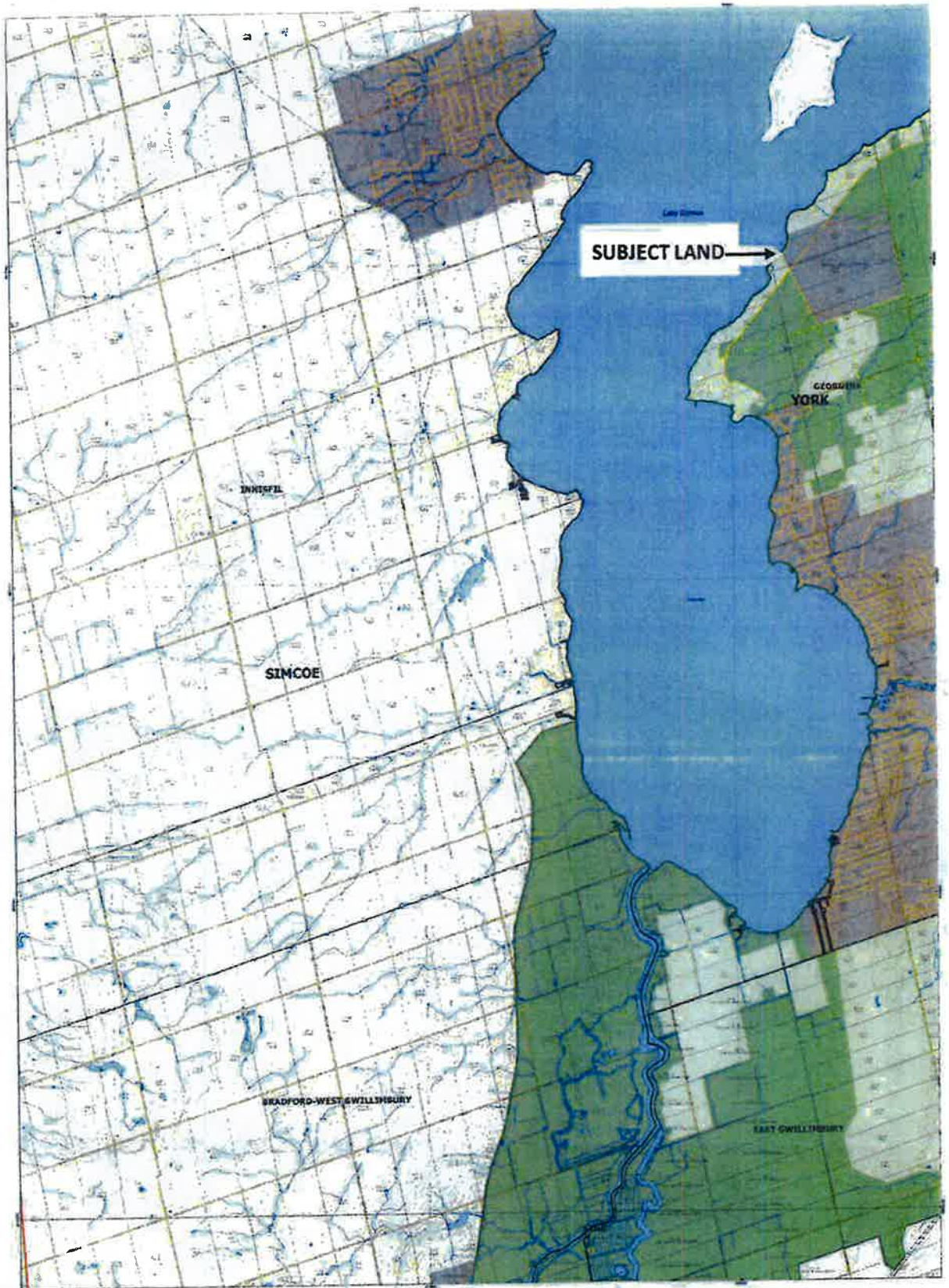


Schedule '19'

greenbelt

PLAN 2005

Schedule 4:
 Natural Heritage System



- Service Areas**
- Settlement Area
 - Head
- Transportation**
- Highway
 - Water Road
 - Railway
 - Highway
 - Light Rail
 - Light/Single Trip
- Utility Features**
- Transmission Line
 - Contour (5 metre interval)

- Greenbelt Plan Area**
- Protected Countryside
 - Small Habitat System
 - Oak Ridge Marine Area
 - Natural Gas Area
 - Natural Heritage Area
 - Nature Escapement Plan Area
 - Escapement Potential
 - Escapement Potential
- External Connections**
- Missis River Connection

Natural Systems in the Greenbelt

Sheet 20 of 47
1:20 000

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Natural Resources Canada
Environment Canada
Ministry of Natural Resources and Forestry

Schedule '20'

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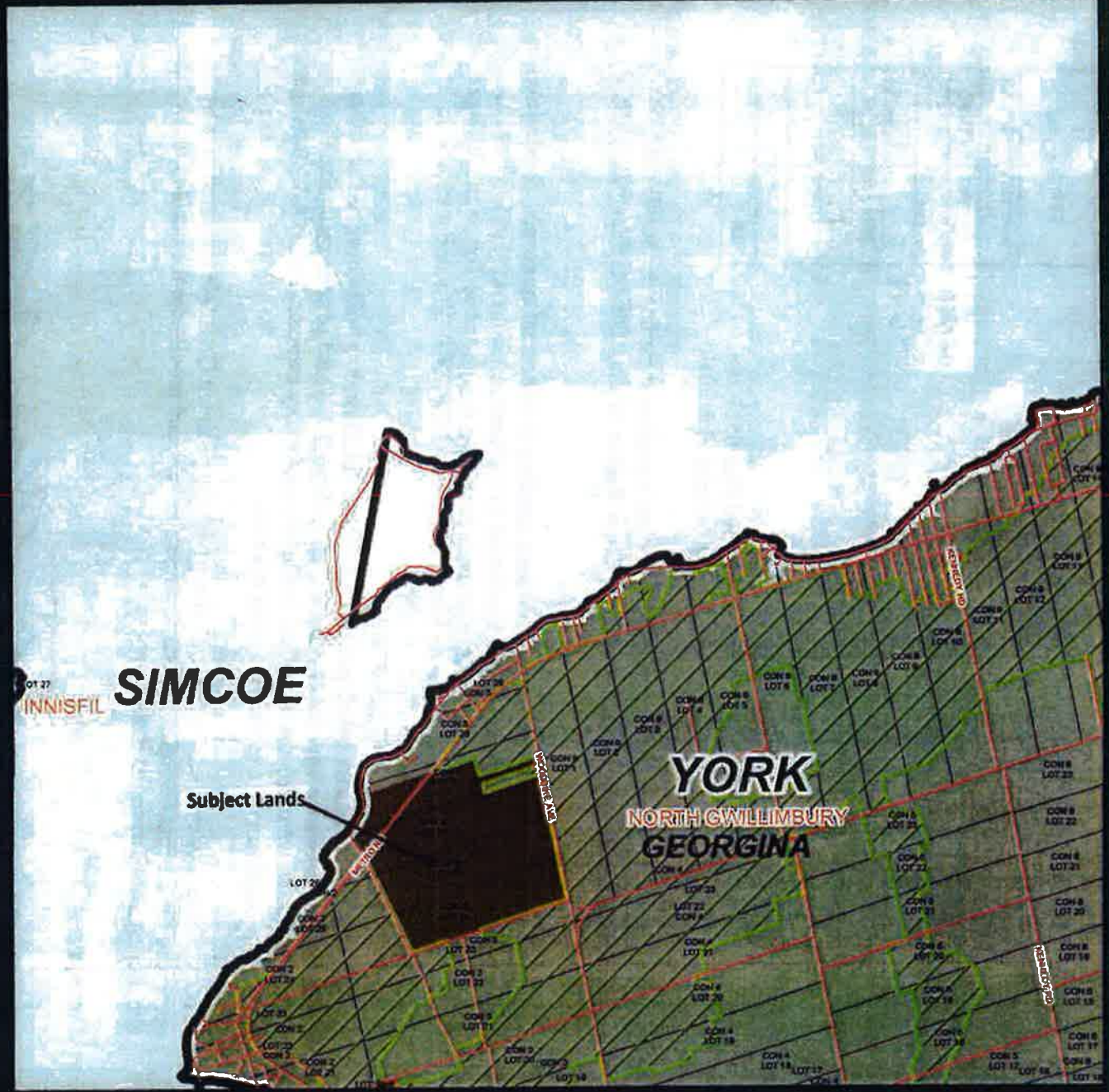
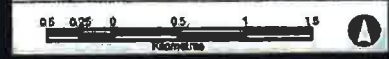
Greenbelt Plan
Map division and enlargement



LEGEND

- Greenbelt Area*
- Protected Countryside
- Towns and Villages
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- Settlement Areas Outside the Greenbelt
- Natural Heritage System
- River Valley Connections
- Upper-tier Municipal Boundaries
- Single-tier Municipal Boundaries
- Lots and Concessions
- Major/Minor Roads
- Geographic Township
- Water

Projection: UTM zone 17 NAD83
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 Produced and data sources by the Ministry of Agriculture and Food, Ministry of Municipal Affairs and Housing and Ministry of Natural Resources.
 Additional Data Sources: DMET Spatial Inc.
 Notes:
 Settlement boundaries reflect current municipal Official Plans. If or precise boundaries and location of Settlement Areas (Concessions and Villages) the geographic municipalities should be consulted.
 The information displayed on this map has been compiled from various sources. While every effort has been made to ensure that the information is true and correct, it should not be relied on as being a precise indicator of location of features or roads nor as a guide to property.



Greenbelt



February 14, 2013

Mr. Harold Lenters
Director of Planning
Town of Georgina
26557 Civic Centre Road, RR 2
Keswick, Ontario, L4P 3G1

Dear Mr. Lenters

Subject: Maple Lake Estates I 19T -87055 and Plan 65M-2903
Conformity with the York Region Official Plan 2010

| | |
|---|-------|
| TOWN OF GEORGINA | |
| FEB 14 2013 | |
| PLANNING & BUILDING DEPARTMENT PLANNING DIVISION | |
| REFER | NOTED |
| CAO | |
| Town Solicitor | Hwl |
| VR | |
| | |
| | |
| FILE # | |

✓ via
Email

The Town has asked for a letter outlining the Region's position regarding the Maple Lake Estates I development and its conformity to the new Region of York Official Plan - 2010 (ROP 2010).

As you are aware, Maple Lake Estates I has long standing development approvals. Subdivision draft approval was issued by the OMB (confirmed by Cabinet) in 1988, zoned in 1987 and the plan of subdivision registered in 1992. The lands have been designated as Towns and Villages on both Map 5 of the 1994 ROP and on Map 1 of the new ROP-2010. This designation is in accordance with the Greenbelt Plan.

The ROP 2010 contains transition policies 8.4.24 and 8.4.25 dealing with Greenbelt transition which are in accordance with the Greenbelt Plan policy 5.2.1. These policies recognize the existing approvals through the municipal Greenbelt conformity exercise. Policy 8.4.25 permits the same recognition as it applies to zoning by-laws.

In our opinion, Policy 8.4.24 and 8.4.25 along with the pertinent Greenbelt transition provisions, recognize the current Georgina OP and zoning approvals, and provide for the development of the site in accordance with these approvals.

Sincerely

Valerie Shuttleworth, M.C.I.P., R.P.P
Director, Long Range Planning
Office of the Chief Administrative Officer
Telephone 905-830-4444 ext. 1526
Email valerie.shuttleworth@york.ca

Heather Konefat, M.C.I.P., R.P.P
Director, Community Planning
Transportation and Community Planning Branch
Telephone 905-830-4444 ext. 1502
Email heather.konefat@york.ca

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Tel: (905) 895-1231, 1-877-464-YORK (1-877-464-9675), Fax: (905) 895-3482
Internet: www.york.ca

Schedule '21'

8.4.24. That in the Greenbelt Plan Area, where a local municipal official plan was amended prior to December 16, 2004 to specifically designate land uses, the approval may continue to be recognized through the municipal Greenbelt conformity exercise and further applications required under the Planning Act or Condominium Act to implement the official plan approval are not required to conform to the Greenbelt Plan and are permitted in this Plan.

25. That where a local municipal zoning by-law was amended prior to December 16, 2004 to specifically permit land use(s), the approval may continue to be recognized through the municipal Greenbelt conformity exercise and any further applications required under the Planning Act or Condominium Act, 1998 to implement the land use permitted by the zoning by-law are not required to conform to the Greenbelt Plan.

Applications to further amend the site-specific official plan or zoning by-law permissions referred to above for uses similar to or more in conformity with the provisions of the Greenbelt Plan are also permitted. All such applications should, where possible, seek to achieve or improve conformity with the Greenbelt Plan.

Oak Ridges Moraine Conservation Plan

26. That within the Oak Ridges Moraine Conservation Plan, uses, buildings and structures legally existing on November 15, 2001 are permitted in every land use designation, subject to the provisions of the Oak Ridges Moraine Conservation Moraine Plan.

27. That within the Oak Ridges Moraine Conservation Plan, transition provisions for applications are established within the Oak Ridges Moraine Conservation Act, 2001, as amended and the Oak Ridges Moraine Conservation Plan, 2002.

28. That notwithstanding policies 6.2.9, 6.2.10 and 6.2.11, where a planning application is submitted after November 17, 2001 as a direct result of a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium, the application shall be completed under the same system in effect as the original approval in accordance with the Further Approvals provisions of the Oak Ridges Moraine Conservation Act, 2001, as amended. In addition, any development permission established by such a further approval may be recognized in the local municipal official plan and zoning by-law.

134 MODIFIED YORK REGION OFFICIAL PLAN - 2010
ONTARIO MUNICIPAL BOARD FILE NUMBER PL101128
JANUARY 14, 2013 OFFICE CONSOLIDATION

Schedule '22'

LEGEND

Region-wide appeal

Area/site-specific appeal

Approved, Board Order pending

In force & effect

