

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2013-0062

FOR THE CONSIDERATION OF
COUNCIL
JUNE 24, 2013

SUBJECT: MAPLE LAKE ESTATES ALTERNATIVE DESIGN DISCUSSIONS

1. **RECOMMENDATIONS:**

- A. THAT COUNCIL RECEIVE REPORT PB-2013-0062 PREPARED BY THE PLANNING AND BUILDING DEPARTMENT DATED JUNE 24, 2013 RESPECTING A MAPLE LAKE ESTATES ALTERNATIVE DESIGN DISCUSSIONS.
- B. THAT FOLLOWING A FUTURE MEETING BETWEEN OFFICIALS OF THE TOWN, METRUS DEVELOPMENTS INC., AND THE PROVINCE, WHICH IS PROPOSED TO TAKE PLACE SOMETIME IN THE SUMMER, 2013, STAFF REPORT BACK TO COUNCIL WITH A FURTHER UPDATE ON THIS MATTER.
- C. THAT THE CLERK FORWARD A COPY OF REPORT NO. PB-2013-0062 TO THE TOWN SOLICITOR, THE REGIONAL MUNICIPALITY OF YORK AND THE LAKE SIMCOE REGION CONSERVATION AUTHORITY

2. **INTRODUCTION AND PURPOSE:**

On March 25, 2013 Council considered Report No. PB-2013-0032, which dealt with a request to Council by Mr. Jack Gibbons, on behalf of the North Gwillimbury Forest Alliance (NGFA), to pass an Interim Control By-law on certain lands that are zoned to permit a residential retirement project referred to as Maple Lake Estates (MLE). Council also heard and received numerous deputations from individuals commenting on the request by the NGFA to pass an ICB. Following the deputations, the presentation of the staff report and a Council discussion, the following resolution was adopted:

“RESOLUTION NO. C-2013-0140

That Council receive Report No. 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 and refer this matter to staff to meet with the interested parties and report back to Council within 60 days.”

A copy of the minutes of the March 25th, meeting are attached as Schedule ‘1’. The location of the Maple Lake Estates lands or “Subject Land” is shown on Schedules ‘2’ and ‘3’.

The purpose of this report is to provide Council with an update on the results stemming from various meetings that have taken place since the March 25th Council meeting.

3. REPORT:

Although not articulated in the minutes or resolution from the March 25th meeting, it was staff’s understanding based on Council’s discussion and comments, that the intent of meeting with the interested parties was to consider alternative development design options on the Subject Land that would result in greater environmental protection of the woodlands and wetlands.

As Council is aware, the reason why staff did not report back by the 60 day time frame as stipulated in Resolution No. C-2013-0140, was because a key meeting had not taken place yet, so there was simply little on which to report at that time.

3.1 Meeting with York Region and Lake Simcoe Conservation Authority

On April 3, 2013 Planning staff (Director of Planning and Building and Manager of Planning) met with senior staff from the Lake Simcoe Region Conservation Authority and York Region Planning, to provide them with an update on the outcome from the March 25th Council meeting. The purpose of the meeting was to also obtain the LSRCA’s preliminary thoughts and ideas about options for re-designing the MLE developments on the Subject Land.

In summary, based on the comments from the LSRCA, it would appear that the possibility exists to achieve greater environmental protection through re-designing the existing approved development. However, in order to change the approved MLE development in any meaningful way to increase environmental protection, the current Town official plan and zoning provisions would have to be amended. Furthermore, it appears that any change to the existing approved MLE development would also require an amendment to the York Region Official Plan.

3.2 Meeting with Metrus Development Inc., York Region and LSRCA

On May 8, 2013, Town staff and the Town Solicitor met with senior staff of York Region, the LSRCA and representatives of the owners of the MLE lands (Metrus Development Inc.). In the course of discussing a number of potential alternatives, Metrus representatives indicated that the landowners are willing to discuss alternative options that would involve moving some or all of its existing development rights to other lands it owns south of the MLE property with the understanding that the existing development approvals (on the MLE lands) will remain in place pending the full approval of equivalent development rights on those other lands. The general location of the other lands owned by Metrus south of MLE is shown on Schedule '4'.

It was recognized that any further exploration of the option(s) of moving existing development rights must involve the Province because potential alternatives involving other lands owned by Metrus would require the Province to amend the Greenbelt Plan.

3.3 Meetings with the Province

Following the May 8th meeting, staff were apprised that Metrus representatives met with officials from the Minister of Municipal Affairs and Housing's office. In addition, on May 22, 2013 Mayor Grossi met with the Honourable Linda Jeffrey, Minister of Municipal Affairs and Housing, to request that the Minister's office work with the Town and Metrus and Minister Jeffrey indicated her willingness to explore alternative solutions in the interest of achieving greater environmental protection.

It is the writer's understanding that Metrus will be arranging a future meeting with the Province and Town Officials, and this meeting is anticipated to take place sometime this summer.

Furthermore, as Council is aware, the Town Solicitor has received a letter dated June 7, 2013 from Mr. Jack Gibbons on behalf of the NGFA, indicating its willingness to meet to discuss an exchange of development approvals that would protect the North Gwillimbury Forest and permit Metrus to build a high quality residential community in an appropriate location (refer to Schedule '5').

4. CONCLUSION:

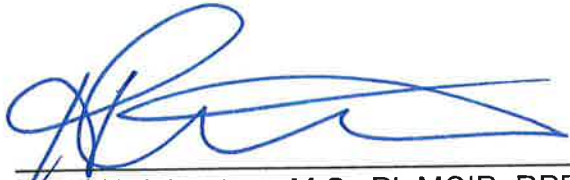
As directed by Council at its meeting of March 25, 2013, staff have met with key parties to discuss the possibility of an alternative form of development of the MLE lands, for the purpose of achieving greater environmental protection.

During the course of these discussions, Metrus representatives advised that the MLE owners are willing to consider the transfer of its existing MLE development rights to other lands it owns, which opens the door to other possible options. However, any meaningful exploration of such options has to involve the Province and, in this regard, the Province has indicated its willingness to meet with the Town and the landowner on this matter.

It is important to note that Metrus representatives have stated to staff and to the Town solicitor that the owners willingness to move their existing development rights is based on the understanding that the existing MLE development approvals will remain in place pending the full approval of equivalent development rights on their other lands. They further indicated that the passing of an Interim Control By-law on the MLE lands would be opposed at the Ontario Municipal Board.

In conclusion, staff recommend that Council receive this report for information, and that staff report back to Council with a further update, following a future meeting that is anticipated to be held with the Province sometime this summer.

Prepared 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

HWL/pa
19/June/13

~~16. PETITIONS:~~

16.1 Petition received from Erin Kemp regarding North Gwillimbury Forest Interim Control By-law.

Moved by: Regional Councillor Wheeler
Seconded by: Councillor Craig

RESOLUTION NO. C-2013-0139

That the Petition submitted by Mrs. Erin Kemp be received.

And Further, that Council request the Clerk to prepare a report regarding the appropriate format guidelines and requirements for petitions to be submitted to Council.

~~Carried.~~

17. COMMITTEE RECOMMENDATIONS AND STAFF REPORTS: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-2013-0032

Moved by: Councillor Craig
Seconded by: Councillor Smockum

RESOLUTION NO. C-2013-0140

That Council receive Report No. 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 and refer this matter to staff to meet with the interested parties and report back to Council within 60 days.

Carried.

The meeting recessed at 9:30 p.m. and reconvened at 9:40 p.m.

~~10. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION cont'd~~

D. That the by-law attached as Schedule '1' be adopted by Council.

17.3 Reports from the Administrative Services Department:17.3.1 Remuneration and Expenses/Mayor and Council
And Council Appointees to Local Boards

Report No. DAS-2013-0014

Ms. Rebecca Mathewson, Director of Administrative Services and Treasurer reported a correction to the report. Travel expenses for Regional Councillor Wheeler for 2012 was "0".

RESOLUTION NO. C-2013-0132

That Council receive Report No. DAS-2013-0014 regarding remuneration and expenses of Members of Council and Council appointees to local boards; and

That the schedules detailing the remuneration and expenses of Members of Council and Council appointees to local boards, as required under the Municipal Act, be received for information and adopted.

Carried.

~~10.2 Matters subject to individual conflicts None.~~11. DEPUTATIONS:

11.1 Patrick Harrington, Aird & Berlis Barristers and Solicitors, and Jack Gibbons, with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mr. Harrington, representing the North Gwillimbury Forest Alliance, was in attendance to address the Members of Council respecting the Interim Control By-law.

11.2 Paul Harpley, South Lake Simcoe Naturalists, with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mr. Harpley, representing the South Lake Simcoe Naturalists, was in attendance to address the Members of Council respecting the North Gwillimbury Forest Interim Control By-law.

11. DEPUTATIONS cont'd:

11.3 Steve Prosser with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mr. Prosser was in attendance to address the Members of Council respecting the North Gwillimbury Forest Interim Control By-law.

11.4 Matthew Bowen with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mr. Bowen was not in attendance.

11.5 Galt Ehlert with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mr. Ehlert was not in attendance.

11.6 Sandra Villiers, with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mrs. Villiers was in attendance to address the Members of Council respecting the North Gwillimbury Forest Interim Control By-law.

11.7 Erin Kemp to submit a petition with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mrs. Kemp was in attendance to address the Members of Council respecting the North Gwillimbury Forest Interim Control By-law.

11.8 David Bronskill, representing Maple Lake Estates Inc., with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mr. Bronskill, representing Maple Lake Estates Inc., was in attendance to address the Members of Council respecting the North Gwillimbury Forest Interim Control By-law.

11.9 Andrew or Hugh Sibbald with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mr. Sibbald, representing the Briars, was in attendance to address the Members of Council respecting the North Gwillimbury Forest Interim Control By-law

11. DEPUTATIONS cont'd:

11.10 Fraser Nelson, Metrus Development Inc., with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mr. Fraser Nelson, representing Metrus Development Inc., was in attendance to address the Members of Council respecting the North Gwillimbury Forest Interim Control By-law.

11.11 Gord Mahoney, Michael Smith Planning, representing Queen's Court Development Ltd., with respect to the North Gwillimbury Forest Alliance Interim Control By-law.

Mr. Mahoney, representing Queen's Court Development Ltd, was in attendance to address the Members of Council respecting the North Gwillimbury Forest Interim Control By-law.

Moved by: Councillor Smockum
Seconded by: Councillor Davison

RESOLUTION NO. C-2013-0133

That the deputation made by Mr. Patrick Harrington on behalf of the North Gwillimbury Forest Alliance be received.

That the deputation made by Mr. Paul Harpley on behalf of the South Lake Simcoe Naturalists regarding the North Gwillimbury regarding the North Gwillimbury Forest Interim Control By-law be received.

That the deputation made by Mr. Steve Prosser regarding the North Gwillimbury Forest Interim Control By-law be received.

That the deputation made by Mrs. Sandra Villiers regarding the North Gwillimbury Forest Interim Control By-law be received.

That the deputation made by Mrs. Erin Kemp on behalf of the many residents of the Town of Georgina, represented in the petition regarding the North Gwillimbury Forest Interim Control By-law be received.

That the deputation made by Mr. David Bronskill on behalf of Metrus Developments regarding the North Gwillimbury Forest Interim Control By-law be received.

That the deputation made by Mr. Sibbald on behalf of the Briars regarding the North Gwillimbury Forest Interim Control By-law be received.

That the deputation made by Mr. Fraser Nelson on behalf of Metrus Developments regarding the North Gwillimbury Forest Interim Control By-law be received.

11. DEPUTATIONS cont'd:

That the deputation made by Mr. Gord Mahoney of Michael Smith Planning, representing Queen's Court Development Limited regarding the North Gwillimbury Forest Interim Control By-law be received.

Carried.

~~12. PRESENTATIONS:~~

12.2 Nelson Costa, Manager, Traffic Safety, York Region, regarding York Region road projects

Moved by: Councillor Szollosy
Seconded by: Councillor Smockum

RESOLUTION NO. C-2013-0134

That the presentation made by Mr. Nelson Costa, Manager of Traffic Safety, Regional Municipality of York regarding Regional road projects be received.

Carried.

12.1 Michelle James and Susan Manahan, DeafBlind Ontario Services, to introduce their organization to Members of Council.

Moved by: Councillor Szollosy
Seconded by: Councillor Craig

RESOLUTION NO. C-2013-0135

That the presentation made by Ms. Michelle James and Ms. Susan Manahan representing DeafBlind Ontario Services be received.

Carried.

13. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION:

14. PUBLIC MEETINGS: None.

15. COMMUNICATIONS:

15.2 Matters for Disposition:

15.2.1 The Georgina Agricultural Advisory Committee respecting eradication testing of invasive weeds.

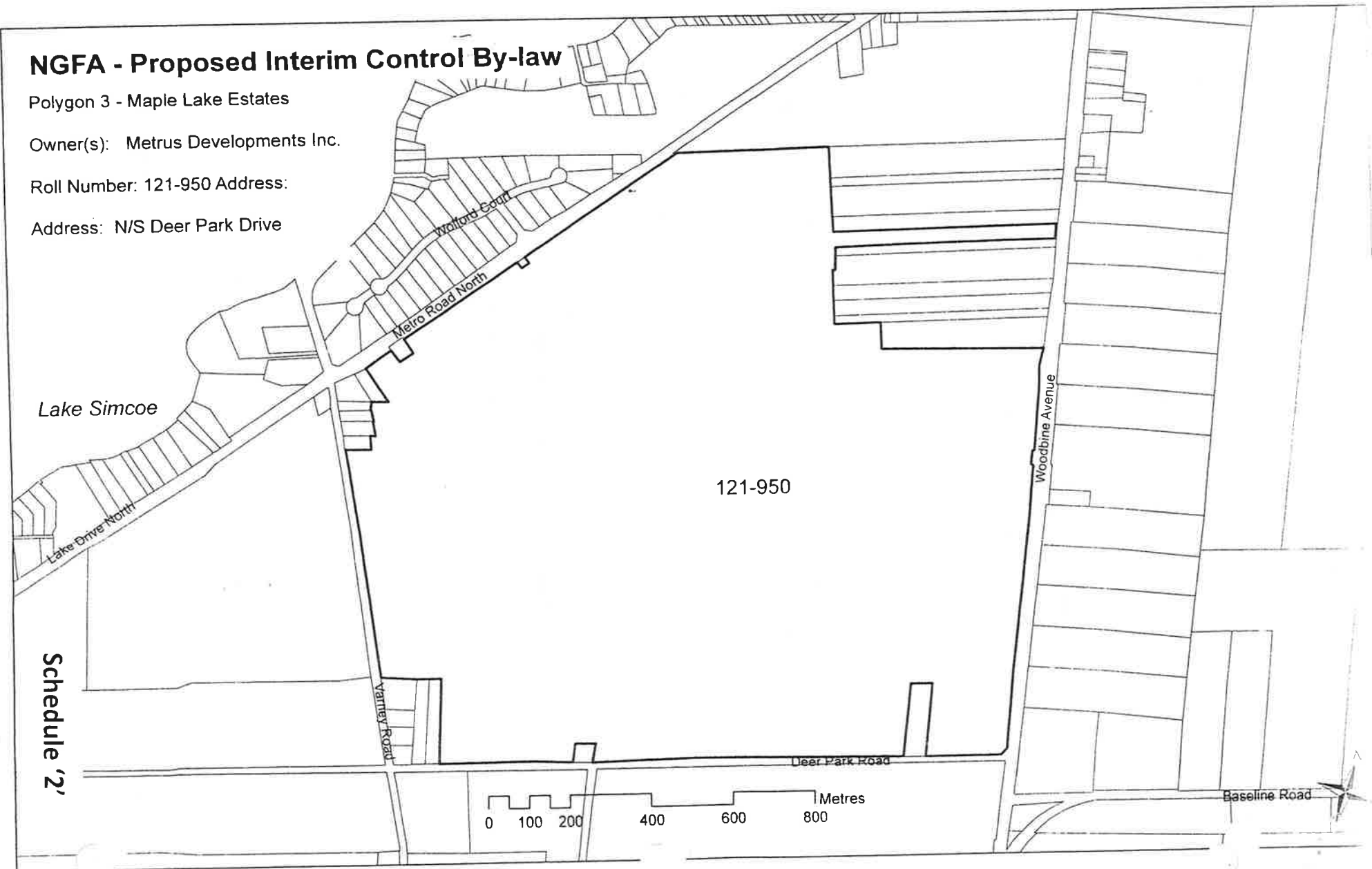
NGFA - Proposed Interim Control By-law

Polygon 3 - Maple Lake Estates

Owner(s): Metrus Developments Inc.

Roll Number: 121-950 Address:

Address: N/S Deer Park Drive





Lake
Simcoe

Metro Road North

Lake Drive North

Barton Avenue

Collage Grove

Woodbine Avenue

Poplar Avenue

Parsley Avenue

Norvat Road

Elmwood Street

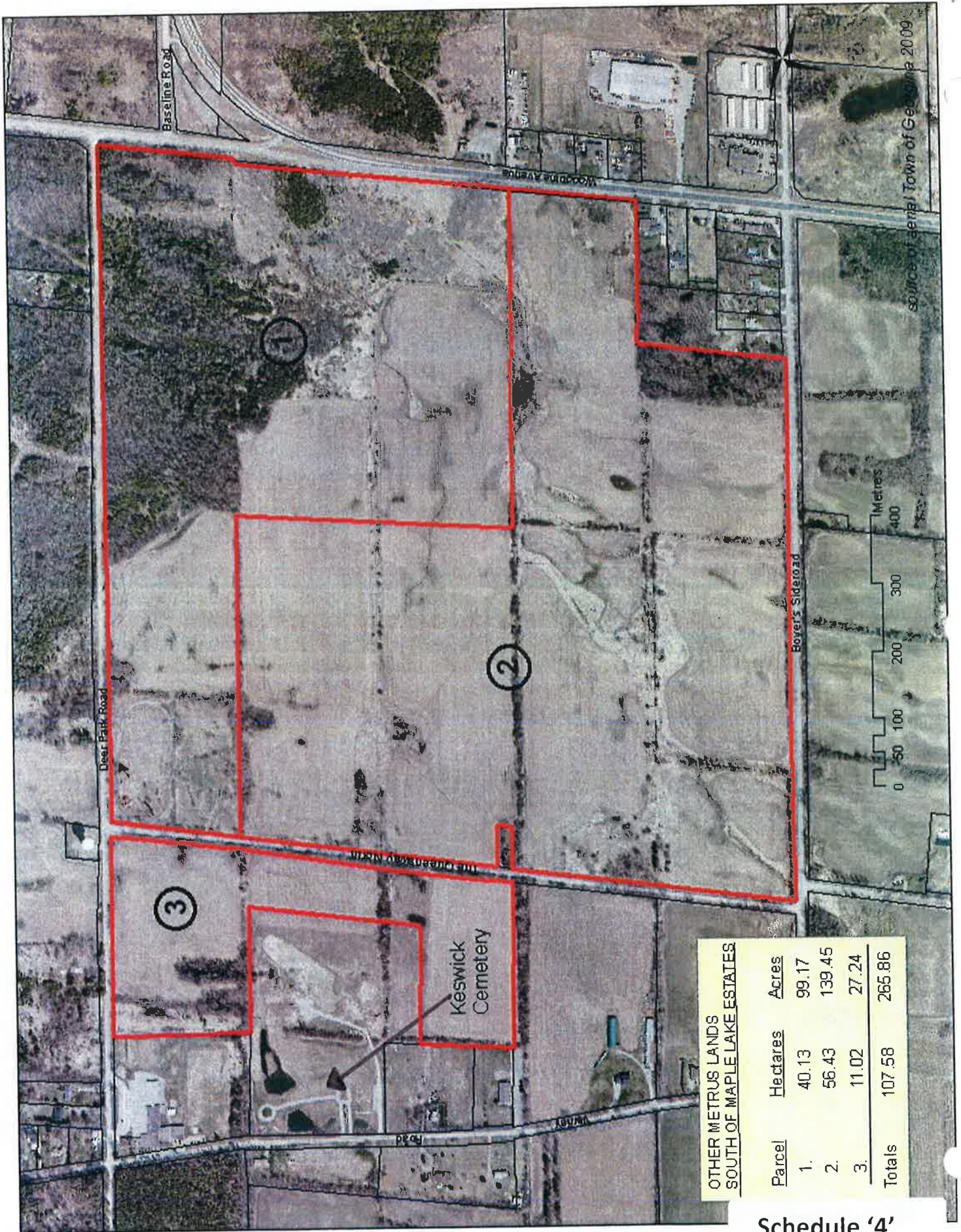
Lake Drive East

Deer Park Road

Mattley Road

Baseline Road

Schedule '3'



| OTHER METRUS LANDS SOUTH OF MAPLE LAKE ESTATES | | | |
|---|----------|--------|--|
| Parcel | Hectares | Acres | |
| 1. | 40.13 | 99.17 | |
| 2. | 56.43 | 139.45 | |
| 3. | 11.02 | 27.24 | |
| Totals | 107.58 | 265.86 | |

Schedule '4'

North Gwillimbury Forest Alliance
160 John Street, Suite 300
Toronto M5V 2E5
Jack@SaveNGForest.org

June 7, 2013

By Email

Mr. Michael Bigioni
Town Solicitor
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

Dear Mr. Bigioni:

Re: Maple Lake Estates

Further to my letter of April 5, 2013 and the Town's May 29th information update on Maple Lake Estates, the North Gwillimbury Forest Alliance would be pleased to meet with any or all of the Town, the Region of York, the Lake Simcoe Region Conservation Authority, the Province of Ontario and Metrus Developments Inc. to discuss an exchange of development approvals that would protect the North Gwillimbury Forest and permit Metrus to build a high quality residential community in an appropriate location.

Yours sincerely,



Jack Gibbons
Chair

Schedule '5'

