

## 2016 Town of Georgina Official Plan as Modified on October 20, 2016

Note: Strikethrough text denotes deleted text.

Underlined text denotes added text, except where “Planning Act”, “Clean Water Act”, *chapters, appendices and map headings are shown.*

### Section 3 – Growth Management

1. In response to Ministry of Municipal Affairs and Regional comments, modify Sections 3.1.4. and 3.1.5 to merge them into Section 3.1.4 on Page 25 to add another sentence at the end of the policy as follows:

The Town, in consultation with York Region, will complete and adopt a residential *intensification* strategy based on the York Region 2031 Intensification Strategy. The Town will work in cooperation with York Region to establish appropriate intensification targets and policies for Georgina, to help ensure a minimum of 40 percent of all residential development in York Region to 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, 2006. Generally, the Town will direct *intensification* efforts to appropriate locations within the Keswick and Sutton/Jackson’s Point Secondary Plan Areas.

2. In response to Ministry of Municipal Affairs comments, replace Section 3.1.5 on Page 25 with the following:

Within the Keswick and Sutton/Jackson’s Point Secondary Plan Areas, the Designated Greenfield Areas will be delineated and include the appropriate density targets.

### Section 4 – General Land Use and Development

3. In response to Ministry of Municipal Affairs comments, modify Section 4.7.3 on Page 39 to remove the ‘e’ in “Formulae” and include additional text in order to provide clarity, as follows:

MDS Formulae 1 shall not be applied from a neighbouring livestock facility to a proposed lot that contains an existing dwelling. MDS I is applied to a proposed lot with an existing dwelling when the dwelling is presently located on the same lot as the subject livestock facility

4. In response to Ministry of Municipal Affairs comments, modify Section 4.7.4 on Page 40 to include additional text in order to provide clarity, as follows:

For the purpose of MDS Formula II, Cemeteries shall be treated as a Type A land use, as referenced in the Minimum Distance Separation Formulae Implementation Guidelines, when the cemetery is closed and receives low levels of visitation.

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5. In response to Ministry of Municipal Affairs comments, modify Section 4.10.10 on Page 48 to replace the word 'or' at the end of subsections a) and b) with the word 'and' in order to provide clarity.

### Section 5 – Sustainable Natural Environment

6. In response to Regional comments, modify the first sentence to include additional text in Section 5.1.1.1.a) on Page 51 as follows:

There will be no negative ~~impacts-effects~~ on *key natural heritage features* or *key hydrologic features* or their functions as demonstrated through a natural heritage evaluation, hydrological evaluation, or environmental impact study.

7. In response to Ministry of Municipal Affairs comments, modify Section 5.3.1.7 on Page 55 to include additional text in order to make allowances for obtaining permits under the *Endangered Species Act*, as follows:

*Development or site alteration* shall not be permitted within *wetlands* and the habitat of *endangered and threatened species*, and *special concern species*, except in accordance with Provincial and Federal requirements.

8. In response to Town of Georgina comments, relocate Sections 5.3.1.16.2 and 5.3.1.16.3 on Page 57 from the Environmental Protection Area Section to the Rural Area Section. Section 5.3.1.16.2 will be renumbered as 6.2.17.3 and Section 5.3.1.16.3 will be renumbered as 6.2.17.2.

9. In response to Ministry of Municipal Affairs comments, modify Section 5.4.7.a)iii) on Page 60 to replace the word "determine" with "demonstrate" to provide clarity, as follows:

~~determine~~ demonstrate how connectivity within and between *key natural heritage features* and *key hydrologic features* will be maintained and, where possible, improved or restored;

10. In response to Ministry of Municipal Affairs comments, to include Intake Protection Zones in Section 5.5.5.1 on Page 65 as follows:

An application for *major development* within *Highly Vulnerable Aquifers* and *Intake Protection Zones*, as displayed on Schedule B3 – Source Water Protection Areas, involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the *Clean Water Act*), shall be accompanied by a *Contaminant Management Plan*, as deemed necessary by the Town, in consultation with York Region's Risk Management Office.

### Section 6 – Countryside Area

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11. In response to Ministry of Municipal Affairs comments, modify Section 6.1.1 on Page 73 to include an additional permitted use in order to comply with the Provincial Policy Statement, as follows:

m) Mineral aggregate operations subject to policies in Section 4.10

12. In response to Ministry of Municipal Affairs comments, modify Section 6.2.1 on Page 77 to include an additional permitted use in order to comply with the Provincial Policy Statement, as follows:

l) Mineral aggregate operations subject to policies in Section 4.10

13. In response to Town of Georgina comments, a portion of the legal description of Section 6.2.17.1 on Page 82 is deleted as follows:

Part Lot 3, Concession 9 (NG), S/S Lake Drive East and ~~E/S Trivetts Road~~

**In response to notification from the Town of Georgina received October 20, 2016, the legal description associated with Modification No. 13 requires to be changed, and Regional Staff concur as it is a minor/technical modification that can be carried out by the Town of Georgina Director of Planning to reflect the proper legal description as follows:**

Part of Lots 3, 4 and 5, Concession 9 (NG), S/S Lake Drive East and ~~E/S~~ Trivetts Road

### Section 7 – Secondary Plan Areas

14. In response to Regional comments, the reference to Special Provision 7.5.13.1 in the last sentence be replaced with 7.4.12.1 in Section 7.2.2.f) on Page 96.
15. In response to Regional comments, Section 7.6 identified as Keswick Business Park Study Area on pages 117 -119 is to be removed in its entirety and any subsequent references to this section or its subsections in order to comply with the Greenbelt Plan.

### Section 8 – Healthy and Complete Communities

16. In response to Regional comments, the word “energy” is to be added in the last sentence of Section 8.4.4 on Page 129 as follows:

Where appropriate, new community facilities shall support energy efficient site design measures such as preferred parking, idle-free zones and alternative fuel recharging stations.

17. In response to Regional comments, in order to correct section numbering, the reference to Section 8.7.1.10 is to be Section 8.7.10; Section 8.7.2.11 is to be Section 8.7.11; Section 8.7.1 (Accessibility) is to be Section 8.7.12; and its Subsections to be 8.7.12.1, 8.7.12.2, 8.7.12.3, 8.7.12.4, 8.7.12.5 and 8.7.12.6 on pages 135 and 136.

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18. In response to Regional comments, the name of Section 9.2.1.2.b) on Page 147 Regional Arterial Roads be replaced with Regional Roads to align with Schedule E.

### Section 9 – Servicing and Infrastructure

19. In response to Ministry of Municipal Affairs comments, remove Section 9.2.1.8 on Page 149 in order to remain consistent with Schedules E and E3.
20. In response to Regional comments, the words “supports trip reduction and incorporates transportation demand management objectives” and “Transportation Impact Study Guidelines, as amended” are to be added in Section 9.2.3.3 on Page 154 as follows:

Where appropriate, the Town will require new *development* applications to demonstrate how the proposed *development* is transit-oriented, supports trip reduction and incorporates transportation demand management objectives, in accordance with the York Region Transit-Oriented Development Guidelines and Transportation Impact Study Guidelines, as amended.

21. In response to Ministry of Municipal Affairs comments, the words “All proposals for” is to be removed from Section 9.3.2 on Page 158 as follows:

~~All proposals for~~ Sanitary sewer and water infrastructure proposals shall be subject to the water and sanitary sewer infrastructure policies of the Greenbelt Plan, 2005 and the Lake Simcoe Protection Plan, 2009.

### Section 11 – Implementation

22. In response to Town of Georgina comments, an ‘s’ is required to be added to the word ‘lot’ within Section 11.4.2.8.e) on Page 192 as follows:

All lots to be created by consent shall have a minimum lot frontage equal to or greater than the average of all existing residential lots on both sides of the same street within 100 metres (328 feet) of the proposed severance, and shall have a minimum lot area equal to or greater than the average area of the abutting residential lots on the same side of the street. When calculated, the minimum frontage requirement ...

### Section 12 – Interpretation

23. In response to Town of Georgina comments to provide clarity, two definitions are to be added within Section 12.5 on Page 207 as follows:

#### Convention Centre:

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means a building, or part of a building, which is designed to accommodate gatherings for specific events such as conferences, meetings, social gatherings, sports, recreation, place of amusement, gaming and place of entertainment, and other similar activities including an exhibition facility, and which may include assembly halls, areas for food preparation, liquor and dining areas, all for the exclusive use of the conference or convention participants.

### **Place of Worship:**

means a building or part of a building used by a charitable religious organization(s) for religious worship, services, ceremonies, rites or functions, and may include accessory uses which may include but not be limited to an assembly hall, auditorium, convent, monastery, rectory, day nursery. Intermittent non-academic community oriented instruction may also be permitted within the place of worship, and which may include but not limited to such uses as arts and crafts, music, educational or recreational community based programs or uses. These uses must be accessory and subordinate to the primary use of the place of worship.

24. In response to Ministry of Municipal Affairs comments, replace the definition of Intake Protection Zone in Section 12.5.66 on Page 221 with the definition as contained in the South Georgian Bay Lake Simcoe Source Protection Plan in order to provide consistency, as follows:

means the area on the water and land surrounding a municipal surface water intake.

### **Schedules**

25. In response to Regional comments, on Schedules B Key Natural Heritage Features and B1 Key Natural Heritage Features (East), on Part of Lot 7, Concession 2 (23621 Park Road), an area identified as Woodland is to be replaced with a Wetland designation due to an updated wetland evaluation confirmed by the Ministry of Natural Resources and Forestry.

*Before:*



*After:*



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26. In response to Regional comments, on Schedules B2 Key Hydrologic Features and B2 Key Hydrologic Features (East), on Part of Lot 7, Concession 2 (23621 Park Road), an area identified as non-Wetland is to be replaced with a Wetland designation due to an updated wetland evaluation confirmed by the Ministry of Natural Resources and Forestry.

*Before:*



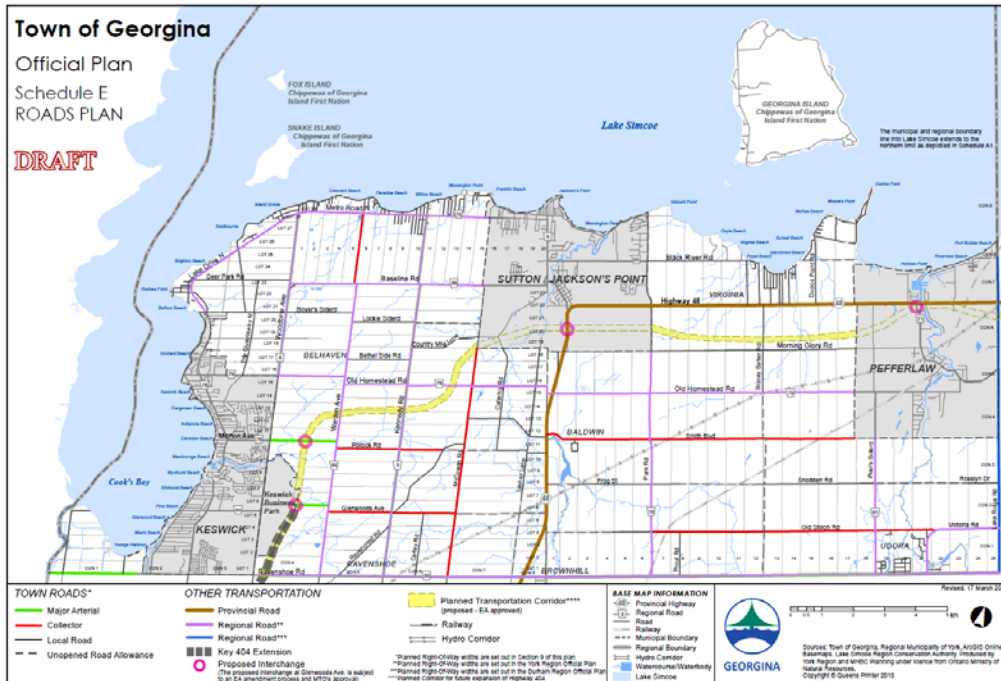
*After:*



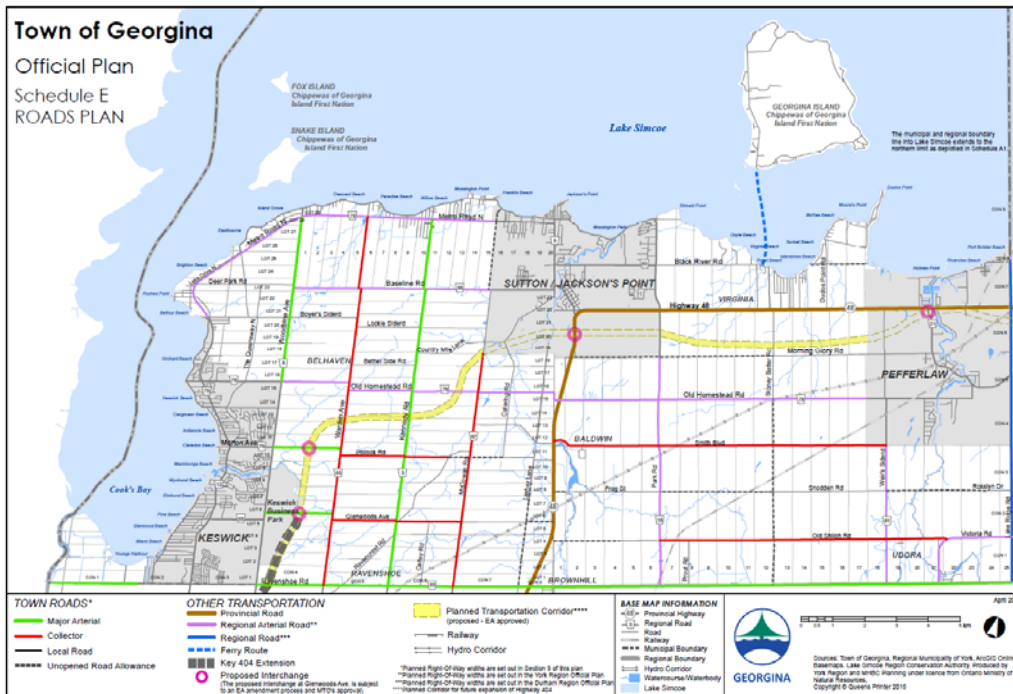
27. In response to Town of Georgina comments, on Schedules E Roads Plan, E2 Roads Plan 2 and E3 Roads Plan 3 the dashed line surrounding the secondary plan boundaries shall be removed.
28. In response to Town of Georgina comments, on Schedules E Roads Plan, E2 Roads Plan 2 and E3 Roads Plan 3, a number of unopened road allowances have been added to the schedules.

*Before:*

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After:

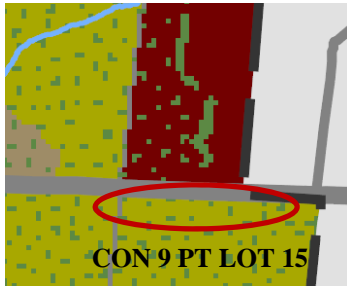


29. In response to Town of Georgina comments, on Schedules A2 Land Use Plan and A2 Lakeshore Areas East, on Part of Lot 15, Concession 9 (1816 Metro Road North - Salvation Army lands) a strip of lands previously identified and delineated as Rural from the Town of Georgina 2002 Official Plan should remain as Rural. The proposed

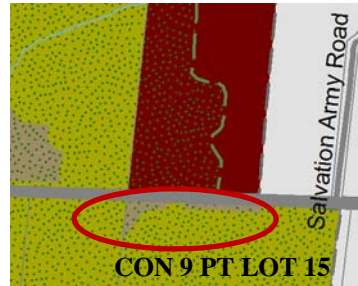
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designation of Environmental Protection Area from the proposed Town of Georgina 2016 Official Plan should be replaced with the Rural designation.

*Before:*

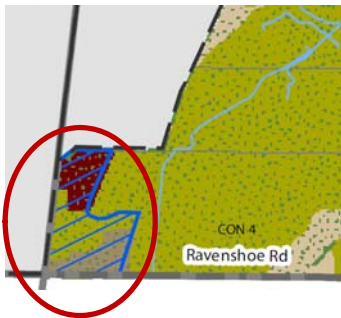


*After:*

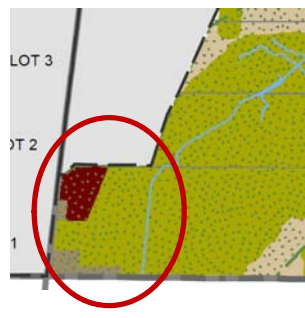


30. In response to Regional comments, on Schedules A2 Land Use Plan and A2 Land Use Plan (West), the identification of the Keswick Business Park Study Area in the legend and delineated on the map shall be removed as the corresponding policy section of 7.6 is recommended to be removed by Regional staff.

*Before:*



*After:*



31. In response to Town of Georgina comments, on Schedules A2 (West), A2 (East), A2 (Lakeshore Areas East), B1 (West), B1 (East), B2 (West), B2 (East), D and H3 the identification of Lake Simcoe and its symbol in the map legend called "Base Map Information" should be included in order to provide consistency among all map Schedules.