



**Wayne Emmerson**  
Chairman and CEO

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<b>TOWN OF GEORGINA</b>	
NOV 21 2016	
DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION	
REFER	NOTED
	<i>HW</i>
FILE #	

November 15, 2016

The Honourable Bill Mauro  
Minister of Municipal Affairs  
Office of the Minister  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M5G 2E5

Dear Minister:

**RE: York Region Council Recommendation – ~~Maple Lake Estates~~, Georgina  
Town of Georgina Official Plan 2016**

At its meeting on October 20, 2016, York Regional Council considered and approved the Town of Georgina Official Plan 2016 with some modifications. Georgina's new Official Plan will guide land use and development in Georgina to 2031 and envisions: *"a well-balanced and vibrant community that preserves and protects the natural environment and rural character while providing for a high quality of life, growth and economic development in a sustainable manner"*. The new Official Plan 2016 contains policies consistent with the Provincial policies promoting the goals of protection, maintenance and enhancement of the natural environment.

Within the "Towns and Villages" designation of the Greenbelt Plan, 2005, a past approval with full zoning and a registered subdivision plan has been recognized for the development known as Maple Lake Estates. Permission to develop these lands dates back to a Minister's Order issued in 1983. Portions of these lands have been subsequently identified as significant woodlands and wetlands (provincially significant wetlands) in both the Town of Georgina Official Plan and the York Region Official Plan.

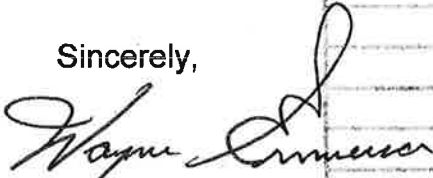
Given the environmental significance of the woodlots and wetlands on the Maple Lake Estate lands, the Province, York Region, Town of Georgina, Lake Simcoe Region Conservation Authority, North Gwillimbury Forest Alliance and owners of the subject lands have been working together to explore how to protect the environmentally sensitive lands, given the existing development permission. Georgina Council endorsed a potential transfer of the Greenbelt Plan's "Towns and Villages" designation from the lands known as Maple Lake Estates to non-environmental portions of the lands south of Deer Park Road (see attached map).

This transfer would result in the protection of environmentally sensitive lands on the current Maple Lake Estates parcel with a net gain of environmentally protected land, as the total developable land area would be reduced.

In support of these discussions, York Region Council adopted a resolution, respectfully requesting your Ministry's assistance in helping to protect the environmentally sensitive lands on Maple Lake Estates through an amendment to the Greenbelt Plan.

We look forward to working with the province to resolve this long outstanding and important matter. If you have any questions or require additional information, please contact Valerie Shuttleworth, Chief Planner, by email [valerie.shuttleworth@york.ca](mailto:valerie.shuttleworth@york.ca) or telephone 1-877-464-9675, extension 71525.

Sincerely,



Wayne Emmerson  
Regional Chairman and CEO

- Copy:
- Mayor Margaret Quirk, Town of Georgina
  - Winanne Grant, CAO, Town of Georgina
  - Harold Lenters, Director, Planning & Building, Town of Georgina
  - Bruce Macgregor, CAO, Regional Municipality of York
  - Lina Bigioni, Chief of Staff, Office of the Regional Chair, Regional Municipality of York
  - Valerie Shuttleworth, Chief Planner, Regional Municipality of York
  - Karen Whitney, Director, Community Planning, Regional Municipality of York

Attachments: A, B, C

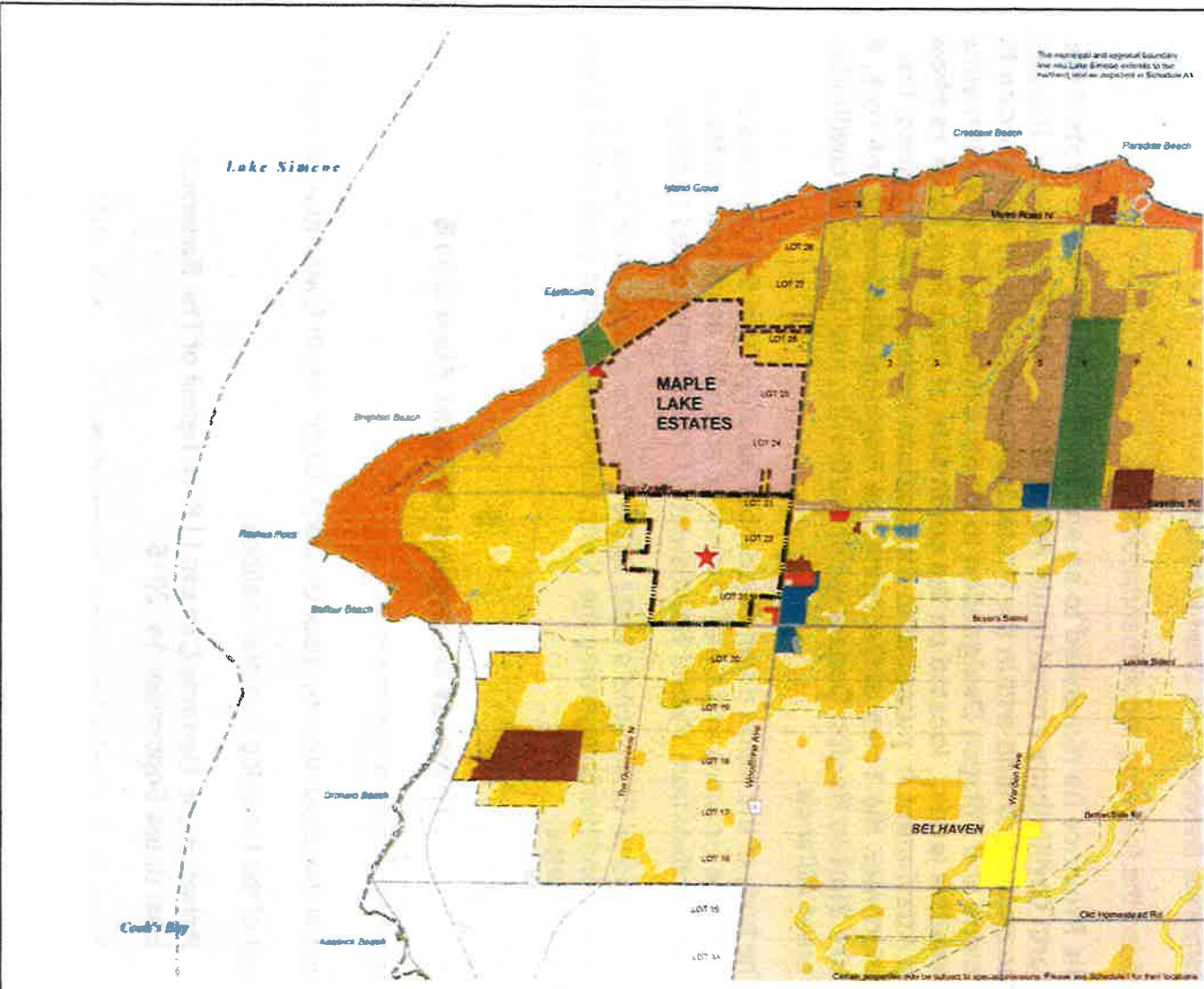
# Town of Georgina

## Official Plan

### Attachment A

#### LAND USE PLAN (WEST)

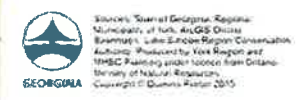
The municipal and regional boundary  
for the Lake Simcoe extends to the  
eastward limit as depicted in Schedule A3.



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

★ Area of Discussion for Transfer of Development Rights

- BASE MAP INFORMATION**
- Provincial Highway
  - Road
  - Railway
  - Municipal Boundary
  - Regional Boundary
  - Hydro Corridor
  - Secondary Plan Area
  - Watercourse/Waterbody
  - Lake Simcoe
- 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
- October 2012



Clause 5 in Report No. 15 of Committee of the Whole was adopted by the Council of The Regional Municipality of York at its meeting held on October 20, 2016 with the following additions:

Council received the following communication:

1. Valerie Shuttleworth, Chief Planner dated October 18, 2016 recommending amendments to the report dated September 30, 2016 from the Commissioner of Corporate Services and Chief Planner

Council added the following recommendations:

4. **The Province be requested to amend the Greenbelt Plan to protect the North Gwillimbury Forest lands within Maple Lake Estates and increase the amount of land within the Protected Countryside by transferring the Towns and Villages Designation to lands, excluding the environmentally sensitive lands, located on the south side of Deer Park Road as shown on Attachment A, pursuant to discussions between the Province, the landowner, the Town of Georgina, the Regional Municipality of York, the Lake Simcoe Region Conservation Authority, and the North Gwillimbury Forest Alliance.**
5. The body of the report dated September 30, 2016 from the Commissioner of Corporate Services and Chief Planner be amended as recommended in the memorandum from Valerie Shuttleworth, Chief Planner dated October 18, 2016.
6. The Regional Chair write a letter to the Province in support of Council's recommendations regarding the North Gwillimbury forest lands within Maple Lake Estates.

## 5

### **Town of Georgina Official Plan 2016**

Committee of the Whole recommends:

1. Receipt of the deputation by Jack Gibbons, Chair, North Gwillimbury Forest Alliance.
2. Receipt of the following communications:
  1. Robert Blunt, Dentons Canada LLP on behalf of The Salvation Army Canada East dated September 14, 2016.
  2. Kevin Rich, Ducks Unlimited Canada dated October 3, 2016.
  3. Leo F. Longo, Aird & Berlis LLP on behalf of North Gwillimbury Forest Alliance dated October 11, 2016.

## **Town of Georgina Official Plan 2016**

3. Adoption of the following recommendations contained in the report dated September 30, 2016 from the Commissioner of Corporate Services and Chief Planner:

1. Council approve the Town of Georgina Official Plan 2016, subject to the modifications described in Attachment 1 to this report.
2. The Director of Community Planning & Development Services be authorized to issue notice of Council's decision to modify and approve the 2016 Town of Georgina Official Plan.
3. Regional staff be authorized to appear before the Ontario Municipal Board in support of the Region's position, if required, and the Chief Planner, or designate, be authorized to execute Minutes of Settlement, if appropriate.

**Policies recognizing Maple Lake Estates development approvals remain consistent with Provincial policy**

Located north of Deer Park Road and west of Woodbine Avenue are lands known as Maple Lake Estates (Attachment 2). Permissions for development of these lands date back to a Provincial Cabinet Minister's Order issued in 1983, which allows for development of a recreational residential retirement community. There is also a registered plan of subdivision on the lands. Within the current policy regime, the Province designated the lands "Towns and Villages" under the Greenbelt Plan, 2005. The Region's Official Plan conforms to the Greenbelt Plan and also has these lands designated as Towns and Villages. The Georgina Official Plan from 2002 and the new OP 2016 designates these lands as Urban Residential Area. The land use designations within the YROP-2010 and new OP 2016 are consistent with the Greenbelt Plan and both allow the approved development to proceed. The Region and the Town recognize that the approved Maple Lake Estates development can proceed in its currently approved form.

It should be noted that much of the lands are also identified as significant woodlands and wetlands in both Official Plans. Given these overlay designations and policies, the appropriateness of development on these lands has been raised as an issue by an environmental group (the North Gwillimbury Forest Alliance).

The Greenbelt Plan, 2005, Towns and Villages designation remains in effect and development of the site consistent with earlier approvals is permitted. The plan of subdivision was approved and registered prior to the Greenbelt Plan effective date in 2004. The Region is not proposing any modifications to the policies in the new OP 2016 with respect to Maple Lake Estates.

As part of the proposed amendments to the Greenbelt Plan introduced in May 2016, the Province did not propose any changes to the Maple Lake Estates "Towns and Villages" designation. Staff will continue to work with DG Group (owners of the subject lands), environmental groups, the Town and the Province to explore options to protect the environmentally sensitive lands.

**Source:**

Report dated September 30, 2016 from the Commissioner of Corporate Services and Chief Planner, as amended by the memorandum from Valerie Shuttleworth, Chief Planner dated October 18, 2016