



Subject: Amendment No. 129 to the
Official Plan for the Town of
Georgina

File No.: OPA 129
Date of this notice: November 2, 2016
Last date of appeal: November 22, 2016

NOTICE OF DECISION

The Regional Municipality of York is the approval authority for this Official Plan Amendment. This notice of decision is given in accordance with Section 17(35) of the *Planning Act*. The decision of The Regional Municipality of York is to **MODIFY and APPROVE** Amendment No. 129 to the Official Plan for the Town of Georgina.

Purpose and effect of this Amendment:

Official Plan Amendment No. 129 amends the Official Plan for the Town of Georgina Planning Area to replace the Town of Georgina Official Plan 2002 with the new Town of Georgina Official Plan 2016. The entire subject lands of the Town of Georgina, excluding the secondary plan areas of Keswick Secondary Plan, Keswick Business Park Secondary Plan, Sutton/Jackson's Point Secondary Plan and the Pepperlaw Secondary Plan are affected by Amendment No. 129 (see attached Key Map).

Effect of Written Submissions on Decision:

Council at its meeting on October 20, 2016 received six written submissions as attached in the staff report dated October 13, 2016 and their input had an effect on the modifications and recommendations in the making of the decision.

For additional information:

A copy of this Official Plan Amendment as well as background information and the details of the decision will be available for inspection at York Region's Planning and Economic Development Branch, Corporate Services Department from 8:30 am to 4:30 pm on regular business days. For further assistance, please contact Jennifer Best, Senior Planner, at extension 76118 or jennifer.best@york.ca.

When the decision will become final:

The decision of The Regional Municipality of York is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Who may appeal:

Only the Minister, the applicant, and a person or public body who, before the plan was adopted, made oral submissions at a public meeting or written submissions to the council, may appeal the decision of the approval authority.

Only individuals, corporations, or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated

association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.


No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When and how you may appeal:

If you have objections to the decision, you may appeal all or part of the decision to the Ontario Municipal Board within 20 days after the date of this notice. Your notice of appeal, referring to the Subject information and File Number at the top of this notice, must be received in writing at the address at the end of this notice no later than 4:30 pm on the last date of appeal shown at the top of this notice. The notice of appeal must:

- 1) be filed with the approval authority,
- 2) set out the specific part of the proposed official plan or plan amendment to which the appeal applies,
- 3) set out the reasons for the appeal, and
- 4) be accompanied by the fee required by the Ontario Municipal Board (currently \$300.00 payable to the Minister of Finance for Ontario) and a fee of \$490.00 payable to The Regional Municipality of York for preparing the record to be submitted to the Board.

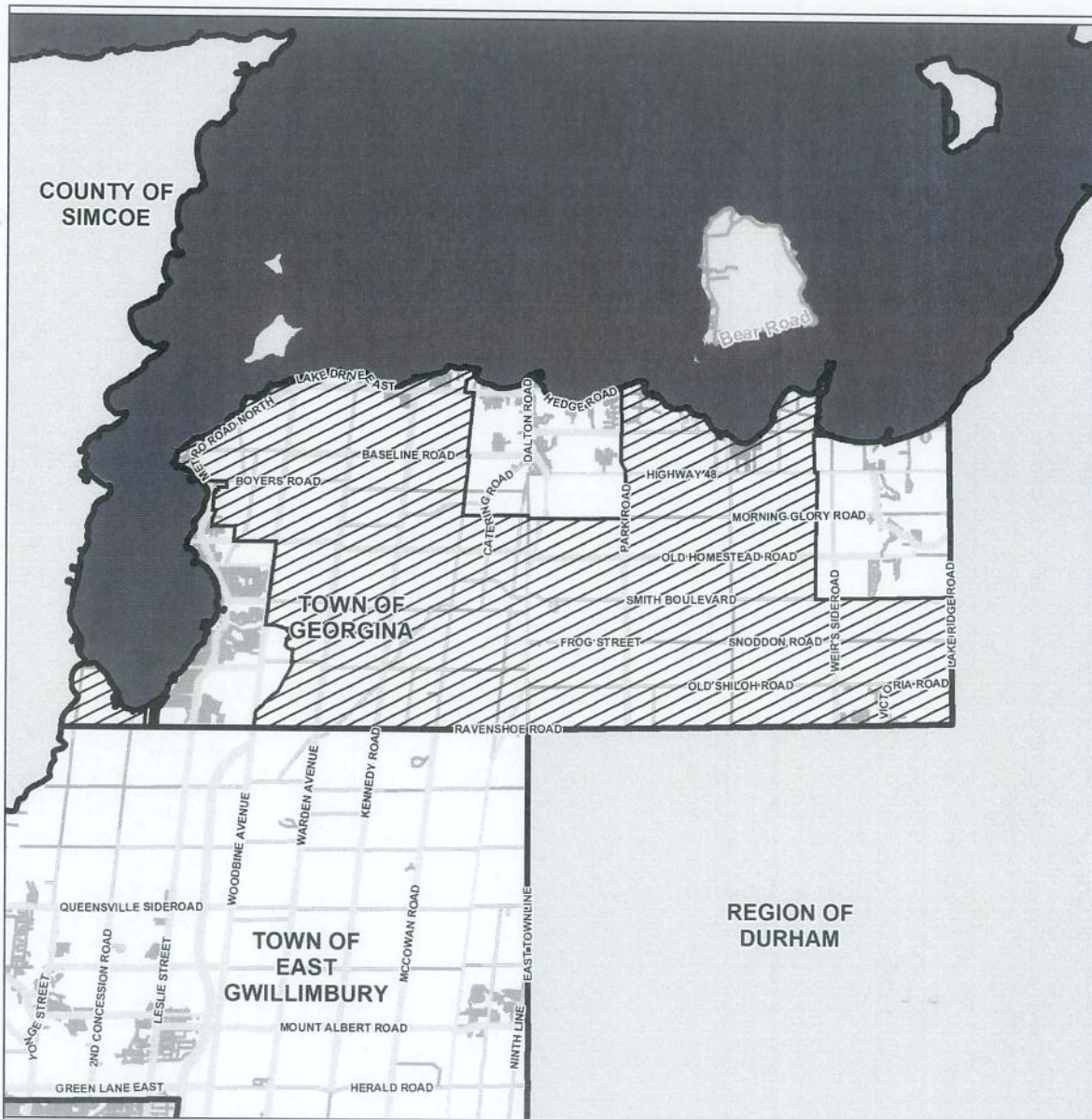
Director, Community Planning and Development Services
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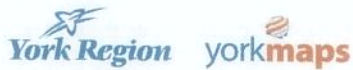
Dated November 2, 2016

Key Map



Key Map Town of Georgina

 Subject Lands



Produced by:
Long-Range Planning
Planning and Economic Development Branch
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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.

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

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

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

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.

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

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:

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

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:



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

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:



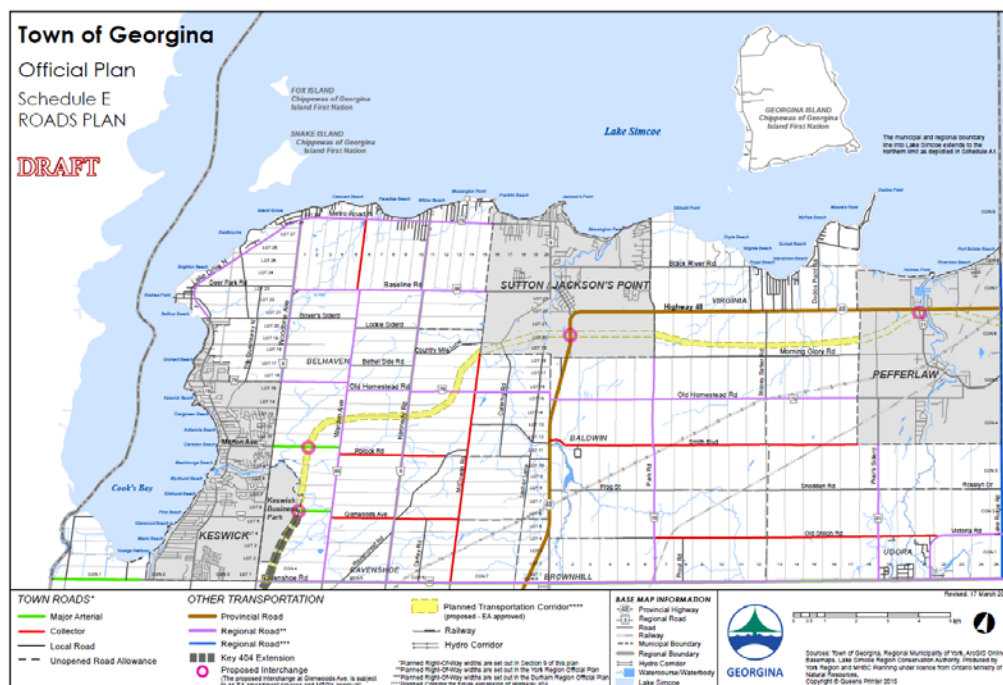
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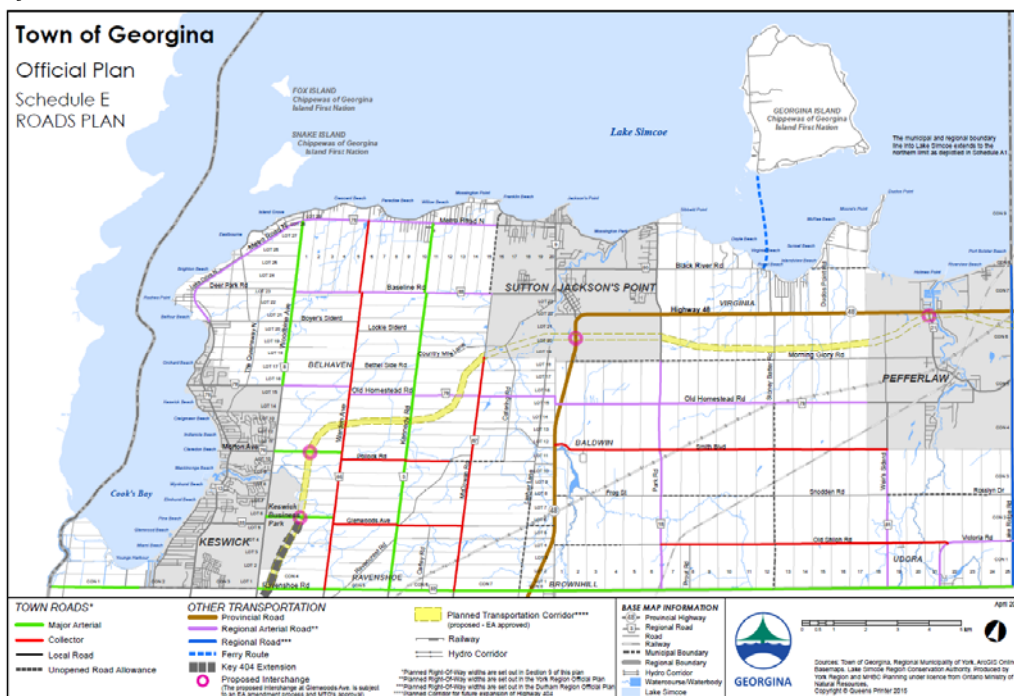
27. In response to Town of Georgina comments, on Schedules E Roads Plan, E2 Roads Plan 2 and E3 Roads Plan 3 the dashed line surrounding the secondary plan boundaries shall be removed.
28. In response to Town of Georgina comments, on Schedules E Roads Plan, E2 Roads Plan 2 and E3 Roads Plan 3, a number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

Before:

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



After:

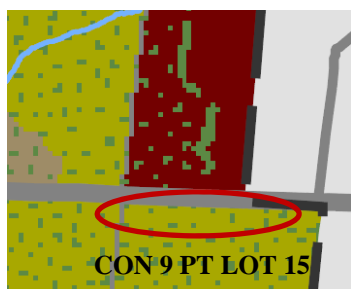


29. In response to Town of Georgina comments, on Schedules A2 Land Use Plan and A2 Lakeshore Areas East, on Part of Lot 15, Concession 9 (1816 Metro Road North - Salvation Army lands) a strip of lands previously identified and delineated as Rural from the Town of Georgina 2002 Official Plan should remain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

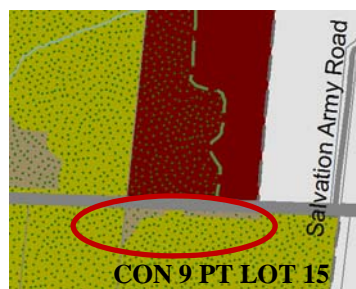
2016 Town of Georgina Official Plan as Modified on October 20, 2016

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

Before:

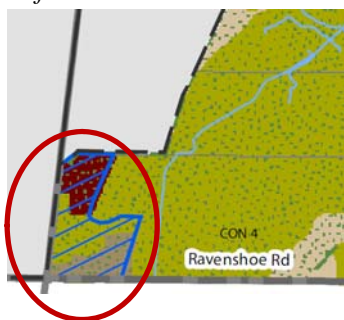


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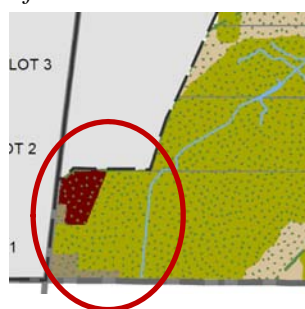


30. In response to Regional comments, on Schedules A2 Land Use Plan and A2 Land Use Plan (West), the identification of the Keswick Business Park Study Area in the legend and delineated on the map shall be removed as the corresponding policy section of 7.6 is recommended to be removed by Regional staff.

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.