



Corporate Services  
Planning and Economic Development Branch

## Memorandum

TO: Members of Regional Council  
FROM: Valerie Shuttleworth, Chief Planner  
DATE: October 18, 2016  
RE: **Town of Georgina Official Plan 2016**  
**Clause 5 of Committee of the Whole Report No. 15**

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### Background

Located north of Deer Park Road and west of Woodbine Avenue are lands known as Maple Lake Estates (Attachment A). Permissions for development of these lands date back to a Provincial Cabinet Minister's Order issued in 1983 and are further reflected through the current designation of the lands as "Towns and Villages" in the Greenbelt Plan, 2005. Much of these lands are also located in the North Gwillimbury Forest and identified as significant woodlands and wetlands (provincially significant wetlands) in both the Regional Official Plan and Georgina Official Plan.

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 options to protect these environmentally sensitive lands. One option, preferred by Town of Georgina staff and Council, would transfer the Greenbelt Plan's Towns and Villages designation from the lands known as Maple Lake Estates to lands south of Deer Park Road (see Attachment A). Environmentally sensitive lands south of Deer Park Road would be excluded and the Maple Lake Estates lands would be designated Protected Countryside and Natural Heritage System.

### Additional recommendation requested by Committee

At its meeting of October 13, 2016, Committee of the Whole directed staff to provide an additional recommendation to request the Province to take action, through an amendment to the Greenbelt Plan, to protect these environmentally sensitive lands on Maple Lake Estates, as identified on Attachment A.

Accordingly, staff recommend that Clause 5 of Committee of the Whole Report No. 15 be amended to add the following recommendation:

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.

#### Correction to Staff Report

Also with respect to Maple Lake Estates, an error in the Staff Report required correction regarding the status of the Maple Lake Estates development approvals and mis-reference to Minutes of Settlement. Pages 6 and 7 of the Staff Report have been amended accordingly to reflect appropriate planning policy context (Attachment B, pages 6 and 7).

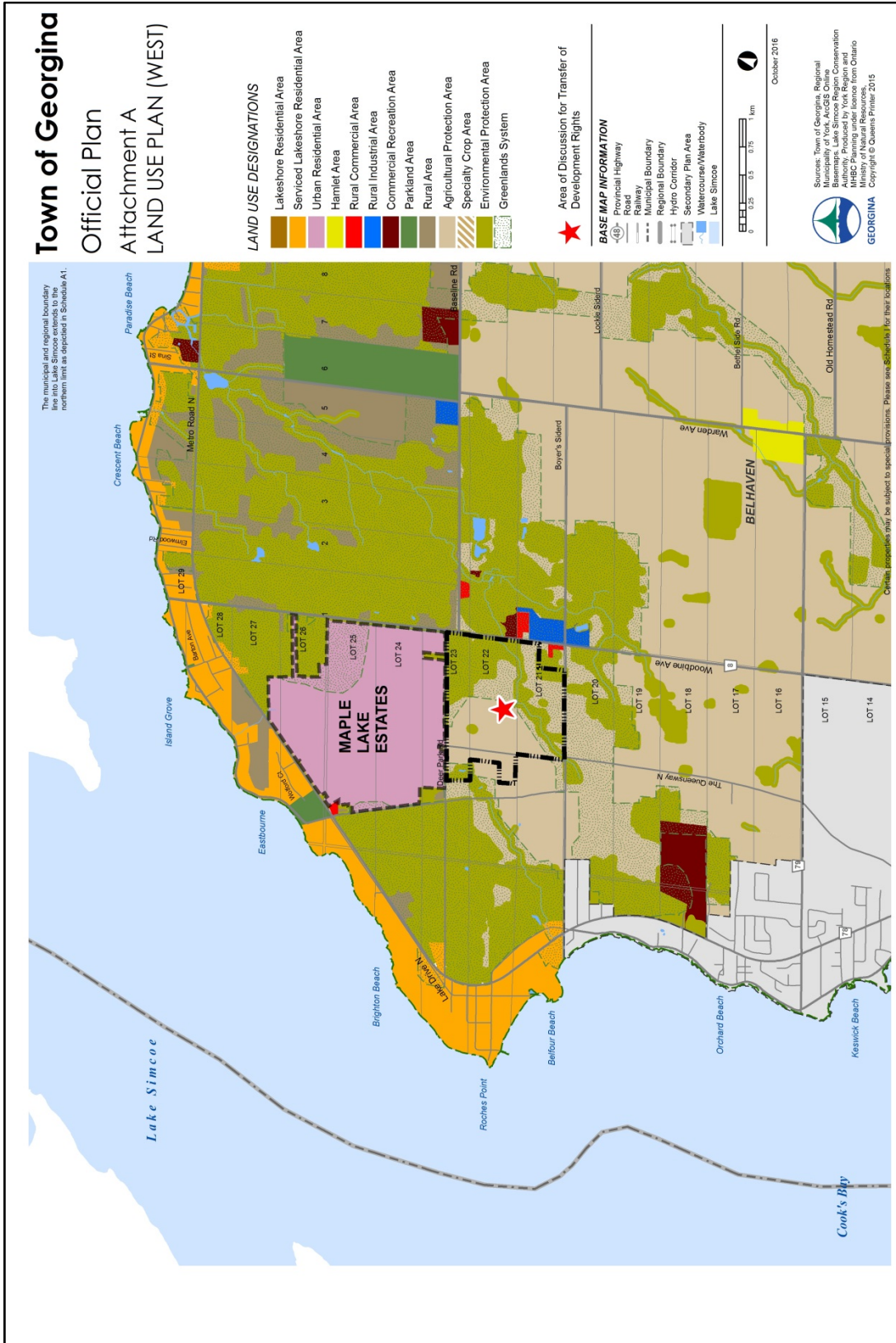
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Valerie Shuttleworth, Chief Planner

VS/sb

Attachments (2)

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Georgina is the first municipality in the Region to adopt an Official Plan that is consistent with the South Georgian Bay Lake Simcoe Source Protection Plan with policies to protect municipal drinking water quality and quantity

The South Georgian Bay Lake Simcoe Source Protection Plan (SGBLS SPP) requires that official plans be updated to protect, improve or restore the quality and quantity of surface water. The new OP 2016 includes a new source protection section and contains policies regarding prohibited uses within the intake protection zones in conformity with the SGBLS SPP. Also included are policies that promote the use of best management practices by utilizing low impact development techniques and requiring additional studies for major development applications. A minor policy modification related to Intake Protection Zones is required to ensure conformity with the SGBLS SPP (Attachment 1).

Updated policies within the Town of Georgina Official Plan 2016, as modified, conform to the York Region Official Plan 2010

The York Region Official Plan, 2010 (YROP-2010) includes policies to guide land use planning at a regional level, consistent with provincial direction. It emphasizes growth management by providing direction on city building and complete communities, protecting agricultural areas and employment lands and identifying servicing needs.

The Town of Georgina OP 2016, as proposed to be modified, reflects the general policy direction of the YROP-2010. Policies are included that protect the natural heritage system and shoreline and provide the framework for sustainable growth management through its secondary plan areas. The Plan places importance on its rural area and hamlets, agricultural protection and utilizes a systems approach to define environmental protection areas.

Regional staff has been actively engaged in the development of, and in reviewing the new OP 2016. As a result of discussions with Town staff, the majority of conformity issues were addressed prior to adoption. Staff from Georgina, Ministry of Municipal Affairs and the Region has identified some minor policy issues that are proposed to be modified to provide clarity and consistency with the *Planning Act*, Provincial Plans and the YROP-2010. The modifications included in Attachment 1 to this report are provided for the purposes of clarity on policies and schedules and do not require a Public Meeting.

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.

The Province recommends modifications to ensure conformity and consistency to Provincial Plans

In 2015, York Region staff circulated the draft Town of Georgina OP 2016 to the Ministry of Municipal Affairs staff to review and comment on key areas of provincial interest. The Ministry provided detailed comments with Town staff incorporating several of these comments into the adopted new OP 2016. York Region staff circulated the adopted new OP 2016 to the Ministry of Municipal Affairs staff and the Region received comments in September 2016 (Attachment 5). No major issues were identified with respect to conformity to Provincial Plans. The Province proposes modifications to add clarity to policies and to ensure consistency with Provincial Plans. For example, the Province has proposed updating the definition of Intake Protection Zone to be consistent with the South Georgian Bay Lake Simcoe Source Protection Plan. A preamble to the minimum distance separation policies is proposed to clearly indicate when the Minimum