



Subject: Amendment No. 111 to the
Official Plan for the Town of
Georgina

File No.: OPA 111
Date of this notice: March 30, 2011
Last date of appeal: April 18, 2011

NOTICE OF DECISION

The Regional Municipality of York is the approval authority for this Official Plan Amendment. A decision was made on the date noted above to **MODIFY and APPROVE** Amendment No. 111 to the Official Plan for the Town of Georgina.

Purpose and effect of this Amendment:

The purpose of Amendment No. 111 to the Official Plan for the Town of Georgina is to provide a detailed land use plan and policy framework to guide future growth and development within the Sutton/Jackson's Point Secondary Plan Area (see attached Location Map).

The amendment applies to all lands within the Sutton/Jackson's Point Secondary Plan Area in the Town of Georgina.

Proposed Modifications to this Amendment:

The modifications to this Official Plan Amendment are attached to this Notice as Schedule 1. This Official Plan Amendment is being modified at the request of the Town of Georgina, Lake Simcoe and Region Conservation Authority and the Regional Municipality of York.

For additional information:

A copy of this Official Plan Amendment as well as background information is available for inspection at the York Region Planning and Development Services Department (see address and telephone numbers at the end of this notice) from 8:30 am to 4:30 pm on regular business days. A copy of the decision has also been supplied to the Town of Georgina Municipal Clerk and Planning Department. If you require further information, please contact Teresa Cline at 905-830-4444 ext. 1533.

When the decision will become final:

The decision of The Regional Municipality of York is final if a notice of appeal is not received before or on 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 made 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.

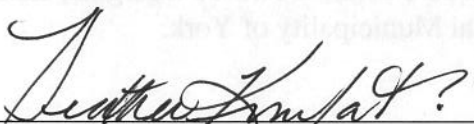
No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at the public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds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

When and how you may appeal:

The last date for filing a notice of appeal is April 18, 2011.

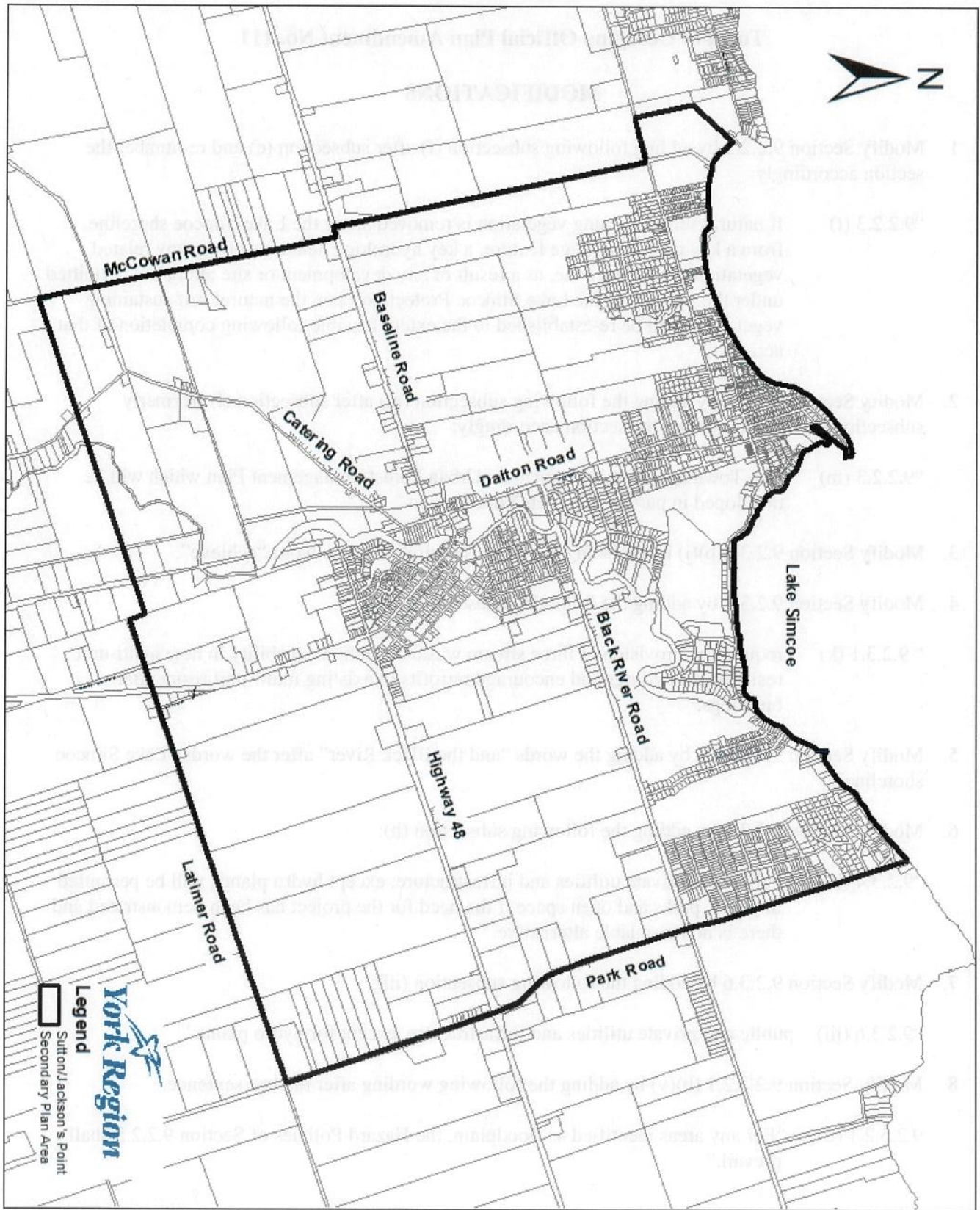
Any notice of appeal:

- 1) must be filed with Denis Kelly, Regional Clerk, The Regional Municipality of York, 17250 Yonge Street, Newmarket, ON, L3Y 6Z1;
- 2) must set out the reason for the appeal, and the specific part of the propose Official Plan Amendment to which the appeal applies; and
- 3) must be accompanied by the fee required by the Ontario Municipal Board (currently \$125.00 payable to the Minister of Finance for Ontario; contact the York Region Planning and Development Services Department for further information) and a fee of \$455.00 payable to The Regional Municipality of York for preparing the record to be submitted to the Board.



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning

Dated March 30, 2011



York Region
Legend
Sutton/Jackson's Point
Secondary Plan Area

Schedule 1

Town of Georgina Official Plan Amendment No. 111

MODIFICATIONS

1. Modify Section 9.2.2.3 by adding following subsection (f) after subsection (e) and re-number the section accordingly:

“9.2.2.3 (f) If natural self-sustaining vegetation is removed along the Lake Simcoe shoreline, from a key natural heritage feature, a key hydrologic feature or from any related vegetation protection zone, as a result of any development or site alteration permitted under the policies of the Lake Simcoe Protection Plan, the natural self sustaining vegetation shall be re-established to the extent feasible following completion of that activity.”

2. Modify Section 9.2.2.3 by adding the following subsection (m) after subsection (l) (formerly subsection (k)) and re-number the section accordingly:

“9.2.2.3 (m) The Town agrees to implement an Urban Forest Management Plan which will be developed in partnership with York Region.”

3. Modify Section 9.2.3.1(b)(i) by replacing the word “require” with the word “achieve”.

4. Modify Section 9.2.3.1 by adding the following subsection (k):

“ 9.2.3.1 (k) require the provision of three stream waste collection capability in new multi-unit residential buildings and encourage retrofits in existing multi-unit residential buildings.”

5. Modify Section 9.2.3.4 (f) by adding the words “and the Black River” after the words “Lake Simcoe shoreline”.

6. Modify Section 9.2.3.4 by adding the following subsection (h):

“9.2.3.4 (h) public and private utilities and infrastructure, except hydro plants, will be permitted in public parks and open space if the need for the project has been demonstrated and there is no reasonable alternative.”

7. Modify Section 9.2.3.6 by adding the following subsection (iii):

“9.2.3.6 (iii) public and private utilities and infrastructure, except for hydro plants.”

8. Modify Section 9.2.5.2.1 (b)(v) by adding the following wording after the last sentence.

9.2.5.2.1 (b)(v) “For any areas identified as floodplain, the Hazard Policies of Section 9.2.2.5 shall prevail.”

9. Modify Section 9.2.6.8 (a) by deleting the words “new senior’s orientated multi-unit” and replace with the words “medium density residential”.
10. Modify Section 9.2.6.8 (a) by adding the following subsection 9.2.6.8 (a)(v):

“Section 9.2.6.8 (a)(v) Encourage the development of a senior’s orientated multi-unit residential development.”
11. Modify Section 9.2.8.1 by adding the following subsection (h):

“9.2.8.1(h) To provide all new-home buyers with information on alternative and active modes of transportation within the community through partnership with the development community and/or the Region.”
12. Modify Section 9.2.8.1.1 by adding the following subsections (d) and (e):

“9.2.8.1.1 (d) Appropriate transportation demand management measures to reduce single occupancy automobile trips will be identified in transportation studies and in development applications.”

“9.2.8.1.1 (e) New institutional, commercial and industrial development applications shall include a transit demand strategy that considers preferential carpool parking, bicycle facilities, employee transit passes and alternative work arrangements.”
13. Delete Section 9.2.8.1.6 (d) in its entirety and replace it with the following Section 9.2.8.1.6 (d):

“(d) The development of new road with transit route designations shall incorporate sidewalks on both sides of the street where feasible. Furthermore, streetlighting shall be provided on all roads supporting transit services.”
14. Modify Section 9.2.8.3.1 (e) by deleting the words “within 30 metres of the *Lake Simcoe shoreline*, or within 30 metres of any Environmental Protection Area designation” so the paragraph reads as follows:

“9.2.8.3.1 (e) An application for *development* shall be accompanied by a Storm Water Management Plan that:”
15. Modify Section 9.2.9 (b) (v) amended by inserting the words “and affordability” after the words “housing mix”.
16. Modify Section 9.2.9.5.3 (ix) by adding the following to the end of the list:

“- Three Stream Waste Management Plan”

“- Water Balance”.
17. Modify Section 9.2.9.8 by adding the following subsection 9.2.9.8 (b):

9.2.9.8 (b) Where a Policy in the Lake Simcoe Protection Plan permits development or site alteration in relation to existing uses, the following policies apply:

 - i) All existing uses lawfully used for such purposes on the day before the

Lake Simcoe Protection Plan comes into force are permitted;

ii). The construction of a building on an existing lot of record is permitted, provided it was zoned and all provisions of the zoning by-law are met as of the date the Plan comes into effect, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect;

iii). The development permitted in ii., expansion to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan are permitted subject to a demonstration that the use does not expand into a key natural heritage feature, a key hydrologic feature and any minimum vegetation protection zone associated with a feature or the Lake Simcoe shoreline, unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;

iv). The expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the Lake Simcoe shoreline, if it is demonstrated that:

- a) there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and vegetation protection zone to the maximum extent possible, and,
- b) the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
- c) Expansion, maintenance or replacement of existing infrastructure is permitted.

18. Modify Section 9.2.10.6 by adding the following definition after “Lake Simcoe Shoreline”:

“Lake Simcoe Watershed

- a. Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe; or,
- b. If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008.”