

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL ADDENDUM

January 28, 2013
(7:00 p.m.)

4. INTRODUCTION OF ADDENDUM ITEMS AND DEPUTATIONS:

Pages 1-2

- 4.1 Correspondence from Sara Brockman, Development Planner for the Lake Simcoe Region Conservation Authority regarding Item No. 14.1.1, applications for Draft Plan of Subdivision and Condominium, Official Plan Amendment and Zoning By-law Amendment.

Pages 3-5

- 4.2 Amended Minutes of the Special Council Meeting held on January 21, 2013, to replace Item No. 7.3.

Pages 7-9

- 4.3 Correspondence from Paul Harpley, President, South Lake Simcoe Naturalists, concerning Item Nos 11.1 to 11.4 and Item No. 17.2.1, The North Gwillimbury Forest and Greenlands Strategic Planning.

Pages 10-13

- 4.4 Correspondence from Paul Harpley, President, South Lake Simcoe Naturalists, concerning Item No. 14.1.1, applications for Draft Plan of Subdivision and Condominium, Official Plan Amendment and Zoning By-law Amendment.



January 17, 2013

File Nos.: 01.119, 01.120, 02.146 & 03.955
IMS No.: PSDC247C13

Mr. Todd Evershed, Planner
Town of Georgina
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Mr. Evershed:

Re: Notice of 2nd Public Meeting
Applications for Draft Plan of Subdivision & Condominium, Official Plan Amendment and Zoning By-law Amendment
Ancient Coastal Seashore Redevelopment (c/o Lou Nardi)
NW Corner of Dalton Road and Nasello Avenue, Jackson's Point
Roll No. 030-155
Town of Georgina, Regional Municipality of York

Thank you for circulating the above-mentioned Notice of 2nd Public Meeting with respect to the above-mentioned applications. The LSRCA has reviewed these applications in accordance with the Natural Heritage and Natural Hazard policies of the Provincial Policy Statement (PPS), the Greenbelt Plan, the Lake Simcoe Protection Plan (LSPP), and Ontario Regulation 179/06 under the Conservation Authorities Act. We understand the purpose and effect of these applications is to re-designate and rezone the subject site to permit the construction of an 18 lot residential subdivision consisting of single family dwellings on a private road. Lakefront Buffer Blocks and a Visitor Parking Block also forms part of this proposal.

Official Plan Amendment Application

It is our understanding the subject lands are designated 'Medium Density Residential' (west of Woolfe Lane) and 'Low Density Residential' (east of Woolfe Lane) on schedule 'G1' to the Sutton Secondary Plan. The revised Official Plan Amendment application seeks to: 1) permit dwellings to be constructed on lots that front onto a private condominium road; 2) exempt the proposal from the preparation of a comprehensive review of the permitted land uses within Special Development Area 'B'; and 3) exempt the proposal from the preparation of a streetscape plan respecting reversed frontage lots.

Based on our review of the information provided, the locations of the Natural Hazards and Environmental Features and their associated setbacks have been established. On this basis, the Lake Simcoe Region Conservation Authority (LSRCA) has no objection to this Official Plan Amendment application provided 'Open Space' / 'Environmental Protection Area' designation be established based on the Stable Slope as shown on the 'Draft Plan of Subdivision' plan prepared by Michael Smith Planning Consultants Development Coordinators dated November 15, 2012.

Page 1 of 2

January 17, 2013
File Nos.: 01.119, 01.120, 02.146 & 03.955
IMS No.: PSDC247C13
Mr. Todd Evershed
Page 2 of 2

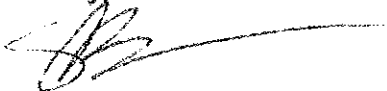
Zoning By-law Amendment

It is our understanding this application is proposing to rezone the subject site from 'Low Density Urban Residential' (R1) and Tourist Commercial (C5) to a site specific 'Low Density Urban Residential' zone (R1-xx). This proposed rezoning also seeks to permit dwellings to be constructed on lots which front onto a private, common element condominium road and to implement site specific development standards related to minimum lot frontages and lot areas, minimum yards and maximum lot coverage. Based on the information provided, the LSRCA has no objection to this Zoning By-law Amendment provided an 'Open Space' zone is established based on the Stable Slope as shown on the 'Draft Plan of Subdivision' plan prepared by Michael Smith Planning Consultants Development Coordinators November 15, 2012.

We note applications have also been made in support of Draft Plan of Subdivision and Condominium. The LSRCA will provide conditions of Draft Plan Approval under a separate cover at a future date.

If you have questions, please do not hesitate to contact the undersigned. Please reference the above file numbers in future correspondence.

Sincerely,



Sara Brockman
Development Planner

SB/ph

c: Mr. Gord Mahoney, Michael Smith Planning Consultants e-mail: gord@msplanning.ca

MINUTES FOR THE SPECIAL MEETING OF COUNCIL**MONDAY, JANUARY 21, 2013****IMMEDIATELY FOLLOWING THE COMMITTEE OF THE WHOLE MEETING
COUNCIL CHAMBERS, 26557 CIVIC CENTRE ROAD, KESWICK, ONTARIO**

1. NOTICE REQUIREMENTS

The Acting Clerk confirmed that the notice requirements had been met.

2. ROLL CALL

The Acting Clerk gave the roll call and the following Council Members were present:

Mayor Grossi	Regional Councillor Wheeler
Councillor Craig	Councillor Davison
Councillor Hackenbrook	Councillor Smockum
Councillor Szollosy	

Staff present:

Winanne Grant, Chief Administrative Officer
Rebecca Mathewson, Director of Administrative Services and Treasurer
Velvet Ross, Manager of Planning
Steve Richardson, Director of Emergency Services and Fire Chief
Robin McDougall, Director of Recreation and Culture
Jordan Redshaw, Communications Coordinator
Patricia Nash, Acting Clerk
Carolyn Lance, Council Services Coordinator

3. DISCLOSURE OF PECUNIARY INTERESTS

None.

4. MOVE INTO CLOSED SESSION

Moved by Councillor Davison

Seconded by Councillor Smockum

That this Special Meeting of Council move into closed session/in-camera at 12:14 p.m. under the provisions of Section 239 (2)(a) of the *Municipal Act*, 2001, to discuss:

- (I) **SECURITY OF THE PROPERTY OF THE MUNICIPALITY OR LOCAL BOARD – SECTION 239 (2)(a), MA**
- Chem Solv report

Carried.....

5. RISE FROM CLOSED/IN-CAMERA SESSION

Moved by Councillor Smockum

Seconded by Councillor Szollosy

That this Special Meeting of Council rise from closed session/in-camera at 12:25 p.m. with report.

Carried.....

6. REPORT OUT TO THE PUBLIC AND RESULTING MOTIONS

Moved by Councillor Szollosy

Seconded by Councillor Craig

RESOLUTION NO. SC-2013-0023

THAT THE ASBESTOS SURVEY ASSESSMENT REPORT PREPARED BY CHEM SOLV DATED NOVEMBER 20, 2012, BE RECEIVED AND BE RELEASED AS A PUBLIC DOCUMENT.

AND FURTHER THAT STAFF BE DIRECTED TO REPORT FURTHER ON THE DEVELOPMENT OF THE ASBESTOS MANAGEMENT PROGRAM FOR THE TOWN OF GEORGINA.

Carried.....

7. CONFIRMING BY-LAW

Moved by Councillor Smockum

Seconded by Councillor Szollosy

That the following by-law be given three readings:

By-law Number 2013-0009 (COU-2) to confirm the proceedings of Special Council be read a first, second and third time and enacted as a by-law of the Town of Georgina.

Carried.....

8. ADJOURNMENT

Moved by Councillor Craig

Seconded by Councillor Davison

That this special meeting of Council held on January 21, 2013, close at 12:26 p.m. and adjourn the session.

Carried.....

Robert Grossi, Mayor

Patricia Nash, Acting Clerk

SOUTH LAKE SIMCOE NATURALISTS 007

SLSN is an incorporated not-for-profit Member of Ontario Nature.

Post Office Box 1044 Sutton West, Ontario, L0E 1R0

Telephone 905-722-8021

Member, Greenbelt Alliance

Research Partner with The Zephyr Society of Lake Simcoe (www.zephyrsociety.ca).

2013-01-26

Mayor and Council

Town of Georgina

Re: The North Gwillimbury Forest, and Greenlands Strategic Planning

The South Lake Simcoe Naturalists is a fully federated member organization of Ontario Nature. We represent many individuals and families in Georgina and the greater South Lake Simcoe Region. Our membership includes a wide range of people from diverse backgrounds and experience, professional to amateur, all naturalists interested in wildlife, nature, conservation, good planning and environmental issues. The SLSN have been incorporated and involved in the community for over 25 years. Our organization has made many past submissions on the Town of Georgina Official Plan and Sutton Secondary Plan reviews in the 1990's and have commented on previous development proposals in this area.

The North Gwillimbury Forest

As you are aware, the North Gwillimbury Forest (NGF) is a significant woodlands and wetlands complex extending from Roches Point east to Jackson's Point/Sutton, in the Town of Georgina. Many residents of Georgina, whether in Pefferlaw or Sutton or Keswick, are aware that this entire natural heritage area should be protected from future development.

Presently, the section of the NGF that the developer Metrus developers is involved with, we are concerned about, namely a large property. There are other sites of concern. SLSN are advised that Metrus would like to develop townhouses and private homes into these natural areas. Our membership is strongly opposed to these developments. We are aware the new Official Plan for York Region prohibits such development in environmentally important areas like these areas. The Mayor and Council of the Town of Georgina must immediately expedite the process of bringing Georgina's Official Plan and bylaws into conformity with the Region of York Official Plan. While this is happening, Council must ensure enactment of a provisional ban on development to prevent the destruction of any natural habitat in these vulnerable areas.

The North Gwillimbury Forest Alliance organization representative Jack Gibbons is asking for an Interim Control Bylaw to restrict development in such areas to plug loopholes that could allow developers to apply for building permits. We concur with this approach for the Metrus'

Maple Leaf Estates property where community people have detailed a compelling case for this kind of action by Council, and we are urging quick action now, and follow-up putting permanent protections in place thereafter. With regard to other areas, we advocate real concerted study, original research and planning for all of the area loosely called the NGF, as we believe much more work needs to be done on all these areas at the site level. We especially want to highlight forest conservation and connection to Lake Simcoe.

Our organization has been engaged in these environmental and planning matters at the Council, staff and even the Ontario Municipal Board level in the Town of Georgina for many years, regarding many development applications, and knows the value of real community planning to achieve sound results. Below we provide a framework for moving forward based on existing high quality work already begun and now in dire need of moving forward by the Town of Georgina.

Town of Georgina Greenlands Strategic Planning

It has been identified by the organization called the NGF Alliance that other areas of the NGF are presently threatened with development applications, and other activities potentially detrimental to their natural form and function. Although we cannot advocate for this, as we have not studied the specific circumstances of these sites in detail at this time, Council must ensure that their future improvements to the Georgina Official Plan, affords full habitat protection to all the NGF, and other areas as yet unidentified. In this regard I bring the Mayor and Council attention to the "Town of Georgina Natural Features and Greenlands System Study", 1996 (LGL Limited and Keir Consultants Inc.). Our organization (SLSN) was intimately involved in this study which identified and mapped natural area Cores and Corridors in the Town of Georgina. Important geomorphic and life science areas were identified, mapped and analyzed with regard to natural habitat conservation and landscape ecology, including areas presently known as the North Gwillimbury Forest. We feel actual delineation of forest areas needs a finer screen, needs to seek and enhance existing and develop important natural area corridors. In this work of the LGL referred to above, study included corridors, especially from core forest to Lake Simcoe and the lake shore itself, so important to the ecological integrity of the forests areas themselves. They must not be isolated from the lake. The work done in the past should have been refined to more detailed stages over the last decade for planning purposes. We have promoted, advocated and been involved in partnerships on the ground involved in restoration and rewilding of natural habitat for many years in parts of Georgina and know how important this work is to natural habitat, wildlife and ultimately Lake Simcoe. Indeed, a Phase 3 Greenlands Strategy and Policy Formulation was constructed in the 1996 "Town of Georgina Natural Features and Greenlands System Study" report, and an Implementation of the Greenlands System for the entire Town of Georgina proposed, that our organization contributed to, and supported. Other forest areas would be identified and would be ecologically defensible through form and function with this future work. This present

- 009

circumstance is the opportunity for Council to move the Greenlands Strategy forward now, and to get this report LGL Report, "off the shelf" so to speak immediately. It is long overdue. Through this Greenlands Strategy process the Mayor and Council of the Town of Georgina can immediately expedite the process of bringing Georgina's Official Plan and bylaws into conformity with the Region of York Official Plan in a scientifically defensible manner. In conclusion, we point out that the problem for example, with the Metrus' Maple Leaf Estates property in our view is a metaphor for inaction of the past.



Paul Harpley BSc.(Hons.) M.A., Doctoral Candidate, York University

President, South Lake Simcoe Naturalists, Ontario Nature

Fellow International, The Explorers Club

c.c. LSRCA, Gayle Wood
OMNR, Elizabeth Stanley
Region of York, Ian Buchanan
The Zephyr Society of Lake Simcoe, Dr. Rob Milne
Ontario Nature, Barbara Mackenzie-Wynia

North Gwillimbury Forest Alliance, Jack Gibbons

Town of Georgina Planning, Todd Evershed

Town of Georgina, R. McDougall, Director, Recreation and Culture

SOUTH LAKE SIMCOE NATURALISTS

SLSN is an incorporated not-for-profit Member of Ontario Nature.

Post Office Box 1044 Sutton West, Ontario, L0E 1R0

Telephone 905-722-8021

Research Partner with The Zephyr Society of Lake Simcoe (www.zephyrsociety.ca)

2012-01-19

Mr. Todd Evershed,
Planner
Town of Georgina

Re: Draft Plan of Condominium, Official Plan Amendment and Zoning By-law
Amendment
N/S of Nasello Avenue & W/S of Dalton Road, Jackson's Point
Town File Nos: 01.119, 01.120, 02.146, and 03.955
Applicants: Ancient Coastal Seashore Redevelopment (c/o Lou Nardi)

Dear Mr. Evershed:

Thank you again for sending us information on this development, and advising us of the current status of this application. We have now reviewed the information and have the following "Comments and Concerns Report" regarding the Ancient Coastal Seashore Redevelopment project below. It is our understanding Town staff are working on a second recommendation report to Council. Please consider our comments in your analysis.

Sincerely,

Paul Harpley

Paul Harpley BSc. M.A. Doctoral Candidate, York University
President SLSN

Dr. G. Burrows
Vice President SLSN

c.c. Dr. R. Milne, The Zephyr Society of Lake Simcoe (www.zephyrsociety.ca)

SOUTH LAKE SIMCOE NATURALISTS

SLSN is an incorporated not-for-profit Member of Ontario Nature.

Post Office Box 1044 Sutton West, Ontario, L0E 1R0

Telephone 905-722-8021

Research Partner with The Zephyr Society of Lake Simcoe (www.zephyrsociety.ca)

“Comments and Concerns Report”

Re: Draft Plan of Condominium, Official Plan Amendment and Zoning By-law
Amendment

N/S of Nasello Avenue & W/S of Dalton Road, Jackson’s Point

Town File Nos: 01.119, 01.120, 02.146, and 03.955

Applicants: **Ancient Coastal Seashore Redevelopment** (c/o Lou Nardi)

Previous Development Meetings and Plans

The South Lake Simcoe Naturalists attended and contributed comment and ideas to this development proposal in the past at community meetings. We also provided comments to the Town of Georgina in regard to natural heritage and this development in the past at previous design forums/meetings.

Lakeshore, Natural Areas Public access and fencing

Lake Simcoe Act priority

We feel the natural character and assets of this site at the Lake Simcoe shoreline are extremely important. Conservation and natural enhancement of these areas is a priority of the Provincial Lake Simcoe Act. The Town of Georgina must incorporate the highest priority in planning possible for these areas. We expect the Town of Georgina has reviewed and confirmed their ownership of land and responsibilities at the north end of Ravenswood Drive.

This beach area must be protected, and indeed enhanced by any development plan. In order to protect the natural integrity of the natural area here fencing at the back of lots 1-7 must be “a priori”. Blocks 22 – 28 must be enlarged eastward. We recommend they be at least 50% deeper than shown on the Draft Plan of Subdivision map by Michael Smith Limited (Map 685-00). This would allow reasonable natural system function and retain most of the existing Lake Simcoe beach formation natural geomorphology and associated wetland and vegetative communities. It would also ensure landscape natural process response mechanisms to ice, changing water levels and storm surge events in a natural systems context. The very real need for this has consistently pointed out by long-time area residents. There must be no engineered structures added to this natural shoreline area as a result of area development.

Lake Access and Public Park

Naturalization and provision of public access to the few remaining natural Lake Simcoe shoreline areas is a priority of the Lake Simcoe Act. The Town of Georgina must incorporate the highest priority in planning possible for these areas. Consequent with this is the provision for public access to these locations. In this instance the Town of Georgina must ensure in this development plan provision for reasonable public vehicular and foot access to this area. At the end of Ravenswood Drive a small parking lot (3 car spaces) needs to be provided, and basic park amenities provided by the Town. Lake viewing, bird watching and limited walking trail provision should be made for local area residents and occasional traveler. Planning of this local park area should involve local community input and natural heritage consultation with local Georgina community groups like SLSN, the conservation authority and the Town. We have not seen any initiation of this opportunity to this point. Design and development for this area could be planned to secure grant funding from existing government or private sources.

Bird Sanctuary and Waterfowl Viewing Area

Habitat and species Restoration

Our organization could provide input and potential implementation resources to this development here as a partner to the Town in this important area. We await an opportunity to engage in this design.

Wetland and potential natural Lakeshore Pond

Important hydrological resources in the beach shore area exist and have been identified by local community members and we think development of this Draft Plan of Subdivision should include design and enhancement of natural features (natural ponding, wetland etc.- related to site drainage/storm water management). Our organization could provide input and potential implementation resources to this development here as a partner to the Town in this important area. We await an opportunity to engage in this design.

Other issues: Surrounding Community

Block 29

We are not sure who has ownership of this property but it could be useful in achieving some of the natural heritage goals of suggestions above.

Dalton Road Lake Access - Block 19 – Right-of-Way (posted privately)

We have noted this access area (historical Town water access) for foot access is posted by a local land owner, but it is a public right of way and should not be posted.

Sincerely,

Paul Harpley
President

Dr. George Burrows
Vice-President

c.c. Dr. R. Milne, Wilfrid Laurier University

