

Binder

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL ADDENDUM

Wednesday, February 1, 2017
9:00 AM

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Development Services Department:

- (B) Applications for Subdivision Approval and Zoning By-law Amendment and Related Appeals to the Ontario Municipal Board Part Lot 15, Concessions 2 and 3 (NG), and part of former Road Allowance between Concessions 2 and 3 (NG) GREYSTONE (HOMESTEAD) LIMITED and MIDDLEBURG DEVELOPMENTS INC.

Report No. DS-2017-0002

- Correspondence dated January 30, 2017 from Davies Howe Partners LLP relating to Item No. 12(2)(B) of the agenda

Report from the Recreation and Culture Department:

- (G) Region of York – Memorial Trail Project – Danny Wheeler

Report No. RC-2017-0004

- Correspondence dated January 27, 2017 from York Region regarding a trail to be named in honour of Danny Wheeler, relating to Item No. 12(2)(G) of the agenda

13. Dispositions/Proclamations

- (E) North Gwillimbury Forest Alliance letter dated January 31, 2017 re: Protection of Maple Lake Estates' provincially significant wetlands.



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File No. 703226

January 30, 2017

By E-Mail Only to clance@georgina.ca

Mayor Margaret Quirk and Members of Council
Town of Georgina
26557 Civic Centre Road
R.R. #2
Keswick, Ontario
L4P 3G1

Your Worship and Members of Council:

**Re: February 1, 2017 Agenda Item 12(2)(B)
Staff Report No. DS-2017-0002 (the "Report")
Appeals to Ontario Municipal Board of Applications for
Subdivision Approval and Zoning By-law Amendment
Greystone (Homestead) Limited & Middleburg Developments Inc.
O.M.B. Case No. PL160928**

We are counsel to Greystone (Homestead) Limited and Middleburg Developments Inc., the Appellants in this matter.

At Wednesday's Council meeting, you will consider staff recommendations in relation to our clients' appeals and the O.M.B Pre-hearing Conference scheduled for February 13, 2017 (the "PHC").

One of those recommendations is to instruct the Town Solicitor at the PHC to schedule a further pre-hearing conference, after formal written comments have been received and an additional public meeting is held. As we understand it, the earliest available public meeting date is not until June 14, 2017.

Our clients' prior agreement to an additional public meeting was contingent on the understanding that it would be done in 2016 or early 2017.

The purpose of the PHC, which is well-summarized in the penultimate paragraph of the Staff Report, is to deal with procedural matters such as identifying parties and issues, the start and duration of hearing, direction for filing materials, and other such matters. Pre-hearings should not be used for the purpose of delaying resolution of these matters, particularly not when the applicant is ready to move



forward and the Pre-hearing date was selected months earlier with input from the Town's solicitor.

Our clients suggest an alternative path forward.

At the PHC, we will ask the Board to schedule a Hearing for August 2017, or the next available date thereafter. This will provide the Town with more than sufficient time to receive agency comments and hold a public meeting, if it chooses to do so. We will work with the Town's lawyer before and after the PHC to establish an appropriate timetable for delivery by the Town of draft plan conditions and an issues list, and finalizing the balance of the hearing procedure.

Staff suggests at p. 8 of the Report that we are nearing resolution on all outstanding matters. We agree and are committed to working to resolve issues between now and the Hearing. What our clients will not do is delay setting hearing dates until a further public meeting is held in June.

We respectfully ask that Council adopt this approach, so that we can proceed to the PHC with an agreed procedure, instead of having to ask the O.M.B. to make a ruling.

Yours sincerely,

DAVIES HOWE PARTNERS LLP

Michael Melling

MWM:IB

copy: Mr. Tome Kondinski, Case Coordinator/Planner, Ontario Municipal Board
Mr. Bruce Ketcheson, Counsel to the Town
Mr. Michael Smith, Michael Smith Planning Consultants
Clients



Regional Clerk's Office
Corporate Services Department

January 27, 2017

Mr. John Espinosa
Town Clerk
Clerk's Division
Town of Georgina
26557 Civic Centre Road, R.R. #2
Keswick, ON L4P 3G1

Dear Mr. Espinosa:

**Re: Future Accessibility Trail in Honour of former Regional Councillor
Danny Wheeler**

At its meeting of January 26, 2017, Regional Council confirmed its plan to name a future accessible trail in the Town of Georgina in honour of former Regional Councillor Danny Wheeler.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Raynor".

Christopher Raynor
Regional Clerk

/C. Martin



North Gwillimbury Forest Alliance

January 31, 2017

The Honourable Bill Mauro
Minister of Municipal Affairs
777 Bay Street, 17th Floor
Toronto M5G 2E5

Dear Minister Mauro:

Re: Protection of Maple Lake Estates' provincially significant wetland

I am writing on behalf of the North Gwillimbury Forest Alliance to respond to the Lake Simcoe Region Conservation Authority's (LSRCA) January 20, 2017 letter to you re: the protection of the provincially significant wetland (PSW) on the Maple Lake Estates (MLE) property.

According to the Chair of LSRCA, Mayor Geoffrey Dawe of Aurora, you should allow the DG Group to build a 1,073 unit subdivision on prime farmlands in the Greenbelt Protected Countryside between Deer Park and Boyer's Roads, to ensure that it doesn't proceed with its MLE mobile home park development on the Paradise Beach-Island Grove PSW.

This is a truly bizarre request for the LSRCA to make to the Minister of Municipal Affairs, since it is the LSRCA that is legally obliged, pursuant to the Conservation Authorities Act, to protect this PSW by denying the DG Group the Section 28 permit that it would need to proceed with the MLE mobile home park. As Section 8.3 of the LSRCA's *Guidelines for the Implementation of Ontario Regulation 179/06* (April 24, 2015) states: Section 28 permits will not be granted for residential developments to be built on PSWs.

Furthermore, according to a written statement to our organization by Julia Munro MPP, if the LSRCA were to give the DG Group a Section 28 permit for the MLE property, you should issue a Zoning Order to prevent this development from proceeding.

Instead of lobbying you to sacrifice Greenbelt farmland—in essence, to overrule your wise and very popular prior decision not to remove from the Protected Countryside the Deer Park-Boyer's lands—in exchange for the DG Group not developing land that it cannot legally develop anyway, the LSRCA should be promoting a solution that is in the best overall interests of the Lake Simcoe Watershed and the people of Georgina and Ontario.

Specifically, the LSRCA should ask the DG Group to donate its MLE lands to the public in return for permission to build additional high-quality homes on the lands it owns in south Keswick—lands that

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SaveNGForest.org

have already been zoned for urban development, and on which Provincial and York Region policies encourage further intensification.

This would be a win-win for the people of Georgina and the DG Group for two reasons. First, it would provide Georgina residents with access to beautiful walking trails in a large wetland and woodland property in the heart of the North Gwillimbury Forest. Second, it would allow the DG Group to build additional homes for new residents in the best possible location—within Georgina's largest urban community, near the Highway 404 exit and the soon-to-be-built state-of-the-art recreational complex.

In conclusion, Minister Mauro, the North Gwillimbury Forest Alliance strongly supports your decision to deny the DG Group permission to build a 1,073 unit subdivision on Georgina's prime farmlands in the Greenbelt Protected Countryside. It is not in the public interest to sacrifice our prime farmlands in exchange for the DG Group not developing lands that cannot be legally developed under Ontario's current land use rules.

Yours sincerely,

A handwritten signature in cursive script that reads "Jack Gibbons".

Jack Gibbons
Chair