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INFORMATION REPORT FOR A PUBLIC MEETING ON A REQUEST TO AMEND THE YORK REGION OFFICIAL PLAN BY THE MINISTRY OF NATURAL RESOURCES (ONTARIO PARKS) TOWN OF GEORGINA

Pursuant to Section 17(15) of the Planning Act, as amended, the Regional Planning and Economic Development Committee held a Public Meeting to inform the Public and receive comments in regard to the following:

The Ministry of Natural Resources (Ontario Parks) has requested a site specific Regional Official Plan amendment for Sibbald Point Provincial Park to facilitate the extension of municipal water and sanitary sewage treatment services into the Park from the community of Sutton. The extension of sewer and water services beyond the boundaries of settlement areas requires an amendment to the Regional Official Plan.

The Planning and Economic Development Committee recommends the following:

- 1. The deputation by Helmut Kik, resident of Sutton, be received;**
- 2. The presentation by James Stiver, Senior Planner, Community Planning, be received; and**
- 3. The recommendations contained in the following report, February 15, 2005, from the Commissioner of Planning and Development Services be adopted.**

1. RECOMMENDATIONS

It is recommended that:

- 1. This information report on the request by the Ontario Ministry of Natural Resources (Ontario Parks) to amend the Regional Official Plan be received for information purposes.**
- 2. Staff receive and review comments from the public meeting and responses to the circulation regarding the proposed amendment and prepare a further report with recommendations for consideration at a future Planning Committee meeting.**

2. PURPOSE

The purpose of this report is to:

- Provide details of the application made by the Ontario Ministry of Natural Resources (Ontario Parks) to amend the Regional Official Plan (ROP).**

- Identify Regional interests associated with the proposal.
- Provide background information for the required public meeting to be held in accordance with the requirements of the Planning Act.

3. BACKGROUND

3.1 Description of Application

The Ministry of Natural Resources has applied to the Region for a site specific Regional Official Plan Amendment (ROPA) to facilitate the extension of municipal water and sanitary sewage treatment services into Sibbald Point Provincial Park from the community of Sutton. Policy 6.7.4 of the ROP requires that the extension of sewer and water services beyond the boundaries of settlement areas proceed by ROPA.

In 2002, the Province passed the Safe Drinking Water Act to protect human health through the control and regulation of drinking water systems and drinking water testing. To comply with these new regulations, Ontario Parks retained engineering consultants Totten Sims Hubicki (TSH) to evaluate different options for upgrading the Park's private water treatment system. The preferred option for ensuring a long-term supply of safe drinking water is connecting the Park to the Regional municipal water supply from the new water treatment plant in Willow Beach, which also serves the community of Sutton.

Ontario Parks is also considering ultimate upgrades to the private wastewater treatment system in the Park. TSH has identified the preferred option to ultimately decommission the existing private waste stabilization pond in the Park and connect to municipal sanitary sewers, from the Region's water pollution control plant on Black River Road in Sutton. The applicant is intending to obtain the necessary Official Plan approvals for this future connection now, despite the anticipated lack of servicing capacity of the water pollution control plant to accommodate the Park. A connection to the municipal sanitary sewer system will only be permitted if additional servicing capacity becomes available in the future.

3.2 Location

The lands subject to the application (Sibbald Point Provincial Park) comprise 210 hectares. The lands are located northeast of Park and Black River Roads, immediately east of the limits of the community of Sutton, in the Town of Georgina (*Attachment 1*).

3.3 Site Description

The Provincial Park has 604 campsites and is located on the southern shore of Lake Simcoe. It is bounded on the west by Park Road, on the south by Black River Road, and on the east by undeveloped rural lands.

4. ANALYSIS AND OPTIONS

4.1 The Greenbelt Plan

On December 16, 2003, the Minister of Municipal Affairs and Housing issued a Zoning Order prohibiting development or land use changes for urban uses on any lands in areas outside of “Urban Settlement Areas” as they existed on December 16, 2003. The Order was issued to permit the Ministry of Municipal Affairs and Housing (MMAH) time to undertake a study to and prepare a Greenbelt Plan around the urban areas of the Greater Toronto Area (GTA). The designated study area, as defined by the Order, encompasses all of the lands outside of Urban Settlement Areas in the GTA and includes the Sibbald Point Park.

The draft Greenbelt Plan stipulates that there shall be no new, extensions or expansions of existing Great Lake-based water and sewer systems to serve settlement areas within the Protected Countryside area of the Plan. Given that the proposed ROPA does not propose new urban land uses, the Park is not a settlement area, and the water system in Sutton is not a Great Lake-based system, therefore the proposed amendment is consistent with the Greenbelt Plan.

4.2 Regional Official Plan

Subsection 6.7.4 of the Regional Official Plan states that it is the policy of Council to restrict the extension of water and sewer services beyond the urban areas identified by the ROP without amendment to the Plan. The proposed ROPA would add Sibbald Point Park to Subsection 6.7.1 of the ROP as an area outside of the urban area where municipal water and sewage treatment services can be considered. Despite the designation, the extension of servicing would still be subject to a Class Environmental Assessment.

4.3 Georgina’s Official Plan

Sibbald Point Park is designated “Parkland Area” in the Town’s Official Plan. Ontario Parks has also submitted an application to amend the local Official Plan to permit the extension of municipal services outside of the designated service area boundary and a public meeting has been scheduled on that application for March 7, 2005.

4.4 Servicing Capacity

Confirmation of servicing capacity will have to be determined by Regional staff in consultation with the Town. This will be reported in a follow-up Planning staff report on the proposed ROPA. Approval and timing of construction and connection will be dependent upon servicing availability.

5. FINANCIAL IMPACT

The extension of water and sewer services into Sibbald Point Park will require a cost sharing agreement between Ontario Parks and the Town. The agreement will likely stipulate that Ontario Parks will be responsible for the costs associated with any

approvals and construction of the infrastructure needed to accommodate the demands of the Park, while the Town may be responsible for any over-sizing the infrastructure to accommodate future servicing connections to the areas in east Sutton. It is not known at this time what cost-recovery arrangements will be made between the two parties. Since the infrastructure from its current terminus to the Park boundary will ultimately be Town-owned and operated, there will not be any cost to the Region.

6. LOCAL MUNICIPAL IMPACT

The proposed ROPA application should be considered in the context of the Town's Official Plan Amendment. Regional staff will work with the Town to identify any potential local issues with the extension of services into the Park and the anticipated costs associated with the Environmental Assessment approvals. Regional Planning staff will discuss this further in a future Planning Report to the Committee.

7. CONCLUSION

This report is intended to provide information on the proposed ROPA for the public meeting being held in accordance with the requirements of the Planning Act. This report has summarized Provincial, Regional and local interests associated with the proposal and the issues that are to be addressed.

It is recommended that any comments from the public meeting and circulation of the proposed ROPA be received and that staff be directed to prepare a further Planning staff report on the application with recommendations for presentation at a future Planning Committee meeting.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)