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**REGIONAL OFFICIAL PLAN AMENDMENT NO. 48
TOWN OF GEORGINA OFFICIAL PLAN AMENDMENT NO. 94
MINISTRY OF NATURAL RESOURCES (ONTARIO PARKS)
TOWN OF GEORGINA**

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report, May 17, 2005, from the Commissioner of Planning and Development Services:

1. RECOMMENDATIONS

It is recommended that:

1. The application made by the Ministry of Natural Resources (Ontario Parks) to amend the Regional Official Plan to permit the extension of municipal water and sewer servicing into Sibbald Point Provincial Park from the existing serviced area of Sutton, be approved, that Regional Official Plan Amendment No. 48 be adopted, and that the Commissioner of Planning and Development Services be authorized to give appropriate notice.
2. The Commissioner of Planning and Development Services be authorized to give notice to approve Amendment No. 94 to the Official Plan of the Town of Georgina.

2. PURPOSE

The purpose of this report is to recommend adoption of Regional Official Plan Amendment No. 48 and approval of Town of Georgina Official Plan Amendment No. 94 for the extension of municipal services to Sibbald Point Provincial Park from the existing serviced area of Sutton.

3. BACKGROUND

In 2002, the Province of Ontario passed the *Safe Drinking Water Act* to protect human health through the control and regulation of drinking water systems and drinking water testing. Subsequently, the Ministry of Natural Resources (Ontario Parks) retained engineering consultants to evaluate different options for upgrading the private water treatment system of Sibbald Point Provincial Park to comply with these new regulations. Their recommended preferred option is to connect the Park to York Region's municipal water system in Sutton by constructing an extension along Black River Road.

Ontario Parks is also considering an eventual upgrade to their private wastewater treatment system. Their engineering consultants identified that the preferred solution is

to ultimately decommission the existing waste stabilization pond and connect the Park's system to the municipal sanitary sewers in Sutton, by constructing an extension along Black River Road.

Ontario Parks applied to the Region for a site-specific Regional Official Plan Amendment (ROPA 48) and to the Town for a site-specific local Official Plan Amendment (OPA 94) to permit the extension of municipal services into the Park (see Schedule 1).

On March 2, 2005 a statutory public meeting on ROPA 48 was held. An oral deputation was made by an area resident on the application but no objections to the Amendment were presented. Issues raised by the resident include:

- The water quality of Lake Simcoe.
- Provision of municipal water supply to privately serviced residential properties within the community of Sutton.

In respect to these issues, Lake Simcoe water quality is a much broader issue to be reviewed and evaluated in other planning reports, and the allocation of water supply to area residents within Sutton is a local issue that will be dealt with by the Town of Georgina. No other comments, written or oral, have been received on this application.

On May 9, 2005 the Town adopted OPA 94 to permit the extension of municipal services to Sibbald Point Provincial Park from the existing serviced area of Sutton.

4. ANALYSIS AND OPTIONS

A safe and adequate water supply is of critical importance for Sibbald Point Provincial Park. ROPA 48 and Town of Georgina OPA 94 represent an important step towards improving and sustaining a safe water supply for the users of the Park. ROPA 48 and OPA 94 have gone through a public consultation process and are in keeping with current and emerging Provincial and Regional policies with respect to the provision of municipal services.

4.1 The Greenbelt Plan

On March 1, 2005 the Province's Greenbelt Plan came into effect. The policies of the Plan restrict the extension of municipal servicing outside of settlement areas. However, since ROPA 48 and OPA 94 do 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, the policy restrictions of the Greenbelt Plan do not apply.

The Greenbelt Plan stipulates that:

"The extension of sewage or water service outside of a settlement area boundary shall only be permitted in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement."

The provision of municipal servicing to the Park is proposed to address a public health issue with respect to meeting the regulations of the *Safe Drinking Water Act*. As discussed in the Planning Staff report prepared for the March 3, 2005 public meeting, the proposed extension of municipal water and sewer services into the Park is consistent with the policies of the Greenbelt Plan.

4.2 Draft 'Places to Grow' Plan

On February 16, 2005 the Province released the draft Places to Grow Plan for the Greater Golden Horseshoe (GGH). The Draft Plan speaks to the challenges facing communities in the GGH with respect to aging water and wastewater infrastructure, and small financially unsustainable systems. Maintaining and upgrading existing water and wastewater facilities can ensure the delivery of clean and safe water and efficient wastewater systems.

ROPA 48 and OPA 94 are consistent with the Province's direction set out in the draft Places to Grow Plan.

4.3 Provincial Policy Statement

On March 1, 2005 the Province's 5-year review of the Provincial Policy Statement (PPS) came into effect. The PPS speaks to the importance of planning for sewage and water services. The policies require that planning for water and sewer services promote the efficient use of public systems, and ensure that these systems: are sustainable and financially viable; comply with all regulatory requirements; and, protect human health and the natural environment.

ROPA 48 and OPA 94 are consistent with the policies of the revised PPS.

4.4 Regional Official Plan

A high quality of life depends on a healthy natural environment. The policies of Section 2.3 of the Regional Official Plan (ROP) set out an approach to sustaining the water component of the natural environment. An objective of the ROP is:

"To maintain and improve water quality and flow of lakes, rivers, streams and groundwater and to protect headwater areas from land use that may have the potential to contaminate downstream water systems."

Section 2.3 of the ROP also speaks to the importance of protecting and enhancing aquatic, fish and wildlife habitats and watersystems, and the development of strategies to balance community development and environmental protection.

The proposed extension of municipal water and sewer infrastructure into the Park will contribute to the improvement of water quality in Lake Simcoe and is consistent with the intent of the ROP.

5. FINANCIAL IMPLICATIONS

A cost sharing agreement is to be executed between Ontario Parks and the Town stipulating the responsibilities for costs, approvals, and construction of the infrastructure needed to accommodate the servicing demands of the Park. Since the infrastructure from its current terminus to the Park boundary will ultimately be Town-owned and operated, the Region will not be a party to the Agreement nor will there be any Regional costs associated with the project. Any cost-recovery arrangements will be determined between the two parties.

6. LOCAL MUNICIPAL IMPACT

The Willow Beach water treatment plant will have an ultimate capacity of approximately 47000 persons, with a total capacity of 20800 persons presently available. Of the existing capacity, 7500 persons has already been assigned to Sutton / Jackson's Point and 7500 persons to the Willow Beach servicing project. Furthermore, approximately 1250 persons equivalent will need to be assigned to Keswick to match the remaining available sewage treatment plant capacity. As a result, there is currently approximately 4550 persons of unassigned water treatment plant capacity that could potentially be used to service the Park. The actual water servicing demands for the Park in persons equivalent is still to be determined and allocated.

All of the existing capacity in the Sewage Treatment Plant (STP) as been allocated to existing and future residential development in Sutton and Jackson's Point. As a result, there is currently no sewage allocation available to service the Park. A connection to municipal sewers will only be permitted when additional servicing capacity is made available and assigned to the Park.

The Town of Georgina has adopted OPA 94 and it is consistent with ROPA 48. The recommendations of this report are consistent with the Town's position.

7. CONCLUSION

Approval of ROPA 48 and the Town of Georgina's OPA 94 will facilitate the extension of water and sewer services into Sibbald Point Provincial Park from the existing serviced area of Sutton. The proposed water and sewer connections are intended to meet the regulations of the *Safe Drinking Water Act* by providing municipal servicing to an area currently reliant upon private wells for drinking water and an individual private sewage disposal system for wastewater.

OPA 94 was prepared on the basis of public input and an analysis of the Town's infrastructure needs and capacity. Furthermore, ROPA 48 and OPA 94 are consistent

with the Province's Greenbelt Plan, Places to Grow Growth Management Plan, Provincial Policy Statement and the Regional Official Plan. It is therefore recommended that ROPA 48 be adopted and OPA 94 be approved.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)