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STATUTORY PUBLIC MEETING AND INFORMATION REPORT FOR A PUBLIC MEETING ON A REQUEST TO AMEND THE YORK REGION OFFICIAL PLAN TO FACILITATE THE KESWICK BUSINESS PARK SECONDARY PLAN

Pursuant to Section 17(15) of the *Planning Act*, as amended, the Regional Planning and Economic Development Committee held a Public Meeting on September 6, 2006 to inform the Public and receive comments regarding:

A request by the Town of Georgina to amend the Official Plan of The Regional Municipality of York to facilitate the Keswick Business Park Secondary Plan.

The Planning and Economic Development Committee recommends the following:

1. The presentation by Michael Mallette, Senior Planner, be received;
2. The deputation and communication dated September 6, 2006 by Peter Griffis, property owner, Town of Georgina, be received and referred to staff for a response;
3. The deputation by Matthew Cory, Malone Given Parsons Ltd., representing Glenwoods Gateway Properties, be received;
4. The recommendation contained in the following report August 8, 2006, from the Commissioner of Planning and Development Services, be adopted:

1. RECOMMENDATION

It is recommended that 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 and Economic Development Committee meeting.

2. PURPOSE

The purpose of this report is to:

- Provide background information for the required public meeting to be held in accordance with the requirements of the *Planning Act*.

- Identify Regional interests associated with the application made by the Town of Georgina for a Regional Official Plan Amendment (ROPA).

3. BACKGROUND

3.1 Description of Application

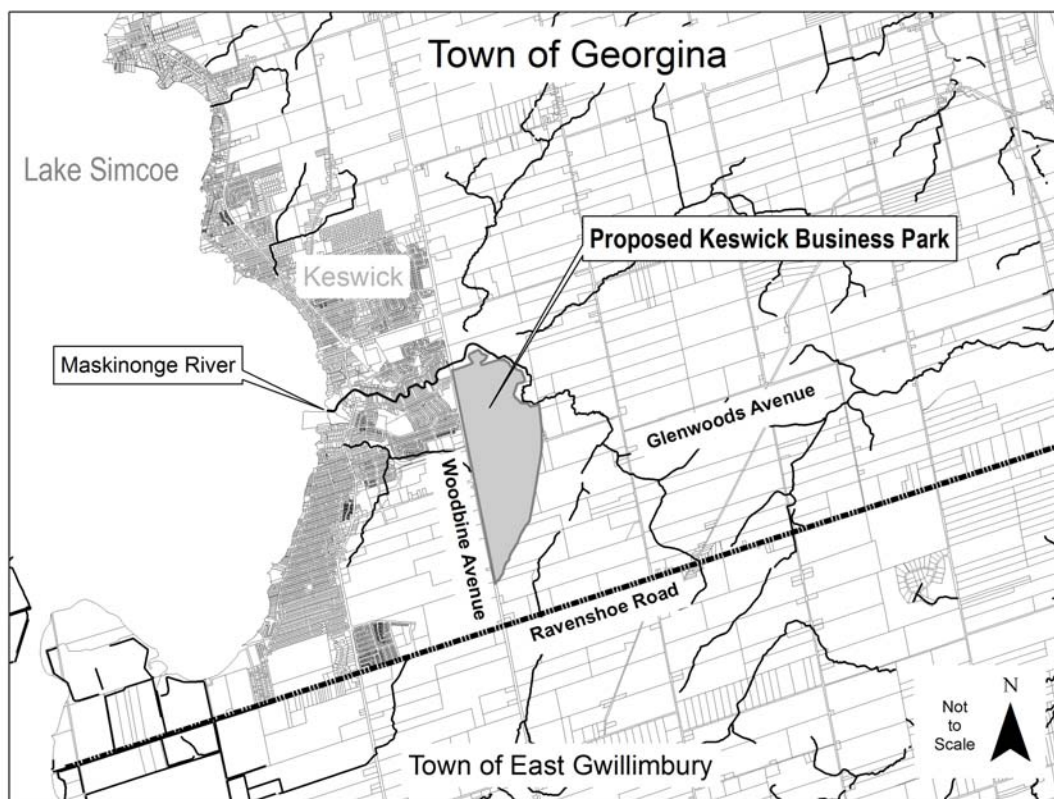
The Town of Georgina has applied to York Region for a Regional Official Plan Amendment (ROPA) to expand the urban area of the community of Keswick in order to facilitate the implementation of the Keswick Business Park Secondary Plan.

3.2 Location

The lands comprise approximately 260 hectares (642 acres) and are located on the east side of Woodbine Avenue, north of Ravenshoe Road, on the easterly limits of the community of Keswick, in the Town of Georgina (*see map on page 2*).

3.3 Site Description

The lands are mainly agricultural with field border hedgerows. They are very flat and the Maskinonge River flows across the north and north-east ends of the subject lands. The site is primarily designated “Agricultural Protection Area” in the Town’s Official Plan.



3.4 Notice of Public Meeting

The notice of this Public Meeting appeared in the front Section of the Toronto Star and in the Georgina Advocate on Thursday August 17, 2006. In addition, notices were mailed to several public agencies and to everyone that had submitted a written request for notification.

3.5 Lake Simcoe Region Conservation Authority Comments

The Lake Simcoe Region Conservation Authority (LSRCA) has provided an extensive comment letter to the Town of Georgina with respect to the proposed Keswick Business Park Secondary Plan. The following is a list of some of the issues:

- Land uses at the south end of the Business Park Study Area
- Land uses adjacent to the Maskinonge River
- Timing of the creation of standards for passive recreational facilities
- Natural Heritage System policy clarity
- Hydrogeology Review policies
- Greenbelt policy inclusions.

After the Public Meeting, or at the earliest opportunity, the Town and Regional staff will be meeting with the LSRCA to review the issues. Some of the issues appear to be technical matters that can be addressed through detailed work at the Master Environmental Servicing Plan stage, while others may require minor modifications to the proposed Secondary Plan, prior to consideration by Regional Council.

4. ANALYSIS AND OPTIONS

This is an initial report for the purposes of the Public Meeting, to be followed by a further report that will evaluate in a more detailed manner the planning matters affected by this proposal, with an accompanying recommendation. Planning matters to be considered include the following:

- Conformity of the ROPA and the Keswick Business Park Secondary Plan with the Greenbelt Plan.
- Consistency with the requirements of the Provincial Policy Statement.
- Consistency with the requirements of the Places to Grow Act.
- Consistency with the policies of the York Region Official Plan.
- Impact of the proposal on the Assimilative Capacity of Lake Simcoe
- The provision of Regional infrastructure.
- Fiscal impact.

Noted below is a brief description of the above noted points.

4.1 The Greenbelt Plan

In February of 2005, the Province released its Greenbelt Plan, which designated the subject lands "Protected Countryside". Section 3.4.4 of the Greenbelt Plan states that "Where a municipality had initiated the consideration of a settlement expansion prior to

the date this Plan came into effect, such an expansion may be considered through the municipality's exercise to bring its official plan into conformity with this Plan..."

The Town of Georgina first considered this settlement expansion with the adoption of its Council resolution initiating the Keswick Secondary Plan Review in August of 2002. The Official Plan Review for the Town of Georgina is due to begin in less than a year, and the proposed amendment to expand the urban area is essentially considered the first phase of the Greenbelt conformity exercise. The proposal is considered to meet the intent of the Section 3.4.4 and is considered to conform to the Greenbelt Plan.

4.2 Provincial Policy Statement

Section 4.3.1 of the Provincial Policy Statement states that Planning authorities shall promote economic development and competitiveness by:

- Providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs.
- Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

The Keswick Business Park assists the Town in satisfying the employment requirements of the Provincial Policy Statement.

4.3 Places to Grow Act

The recently released Growth Plan for the Greater Golden Horeshoe (GGH) area is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in this region to 2031. The Plan specifically establishes a target of 780,000 jobs for York Region by the year 2031. The Plan states that employment growth will be accommodated through a number of goals including the following:

- By ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the GGH's economic competitiveness.
- By planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling.

The goals and objectives of the Growth Plan will be discussed in greater detail in a follow-up Planning staff report on the proposed Region Official Plan Amendment and Keswick Business Park Secondary Plan.

4.4 York Region Official Plan

Policy 5.2.3 of the Regional Official Plan requires an amendment to the York Region Official Plan for any expansion of an urban area and sets out several criteria with which the amendment shall be consistent. A brief description of the need for a ROPA is noted below.

On September 22, 2005, York Region Council adopted the recommendations of the York Region Vacant Employment Land Inventory. One of the key findings of the report is that the supply of vacant employment land in York Region, excluding encumbered lands and lands on private services, represents only an 11.8 year supply. In addition, the report states that there are long term supply issues in some municipalities and notes that Georgina has 0.0 hectares of registered unbuilt employment land.

The Town's Employment Land Needs Analysis indicates that Georgina does not have an adequate supply of strategically located serviced employment land. According to the Analysis, there is a justifiable need for an additional 170 to 360 hectares of urban serviced business park lands within the Town of Georgina.

The Town of Georgina adopted a new Official Plan in July 2002, which incorporates population and employment projections to the year 2021. Employment is projected to increase by over two and a half times to 20,000 jobs by the year 2021 and 22,000 jobs by the year 2026. The focus of growth will continue to be the community of Keswick.

4.5 Impact of Proposal on the Assimilative Capacity of Lake Simcoe

In late 2004, the Province of Ontario announced the initiation of the Intergovernmental Action Plan for Simcoe, Barrie, and Orillia (IGAP). Phase 1 of this four-phase Plan was an Assimilative Capacity Study (ACS) for Lake Simcoe and the Nottawasaga River. Of the 4 scientific studies conducted as part of the ACS, there are 3 that are of major interest to the Region:

- The CANWET model has developed a predictive model that will enable the LSRCA and its partners to predict the impact changing land uses will have on Nitrogen, Phosphorous and Suspended Solids loading to Lake Simcoe.
- The Berger report on Water Quality Target Setting and Total Monthly Maximum Loads which establishes recommended loading targets on a sub-watershed basis.
- The Baird and Associates reports on Lake Simcoe Hydrodynamic and Water Quality Model has determined mixing patterns in Lake Simcoe and may have some residual benefit in assisting in determining point source impacts from sewer outfalls into the Lake.

The final version of these studies and modelling is now available and the proposed change in land use for the Business Park will be assessed using the models.

4.6 Regional Infrastructure

Policy 5.2.3 of the York Region Official Plan requires urban expansion amendments to be consistent with an analysis of options for growth direction and sequencing with respect to environment and the implications on the availability of servicing including water, sewer, road and transit networks and human services.

The Region and the Lake Simcoe Region Conservation Authority will have further discussions with the Town with respect to refining the policies in the secondary plan respecting the environment, water, sewer, roads, and phasing of development.

These components will be reported on in a follow-up Planning staff report on the proposed Region Official Plan Amendment and the local Official Plan Amendment for the Keswick Business Park Secondary Plan, anticipated to be in October 2006.

5. FINANCIAL IMPACT

The expansion of the urban area Region Official Plan Amendment and the Keswick Business Park Secondary Plan will have financial impacts on the Region. These will be examined and discussed in detail in the follow-up Planning staff report discussed above.

6. LOCAL MUNICIPAL IMPACT

The proposed ROPA application must be considered in the context of the Town's Keswick Business Park Secondary Plan. Regional staff will work with the Town to identify any potential local issues. 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 and Economic Development Committee meeting.

The Senior Management Group has reviewed this report.