

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2022-0088

**FOR THE CONSIDERATION OF
COUNCIL**

September 7, 2022

**SUBJECT: PROPOSED COUNTRYSIDE ZONING BY-LAW AND ASSOCIATED
OFFICIAL PLAN AMENDMENT. FILE NUMBERS: 03.05BT (ZBA) and 02.202 (OPA)**

1. RECOMMENDATION:

1. That Council receive Report No. DS-2022-0088 prepared by the Planning Policy Division, Development Services Department, dated September 7, 2022, respecting the Proposed Countryside Zoning By-law and associated Official Plan Amendment.
2. That the Proposed Countryside Zoning By-law and associated Official Plan Amendment be referred back to Staff for further review and refinement in consideration of Council, public and agency comments.

2. PURPOSE:

The purpose of this report is to:

- Present the Proposed Countryside Zoning By-law and associated Official Plan Amendment for public review and comment; and,
- Provide an update on the progress and timing of the Zoning By-law Conformity Exercise.

3. BACKGROUND:

In accordance with the requirements of Section 26(9) of the Planning Act, the Town is undertaking the mandatory exercise of bringing Comprehensive Zoning By-law No. 500 (Zoning By-law 500) into conformity with the land use designations and policies of the Town of Georgina Official Plan (Official Plan), which came into force and effect on November 23, 2016.

On September 9, 2020, Council adopted the recommendations of Report No. DS-2020-0068 by passing Resolution No. C-2020-0268 to:

- Endorse a Two-Phase approach to undertake the Zoning By-law Conformity Exercise; and,

- Advance pre-budget approval to retain a consultant to assist staff with Phase I.

The Phase I study area includes lands within the Countryside Area¹ of the Town, while Phase II will address the remaining lands within the Town (i.e. Urban Area, Towns and Villages, Hamlets and Lakeshore Residential Area or commonly referred to as the Settlement Areas), as shown on Official Plan Schedule A1, Municipal Structure (refer to Attachment 1). Phase II of the Zoning By-law Update is scheduled to commence in 2023.

Phase I primarily involves an exercise to review and revise / update the zoning where necessary for the Town's Countryside Area in accordance with Official Plan Schedule A2, Land Use Plan (refer to Attachment 2) and the following land use designations:

- Environmental Protection Area (EPA);
- Agricultural Protection Area (APA) and Specialty Crop Area;
- Rural Area; and,
- Site-specific Rural Commercial Area, Rural Industrial Area, Commercial Recreational Area, and Parkland Area.

The proposed Countryside Zoning By-law and related supporting material and reports related to the Zoning By-law Update process are available at:

<https://www.georgina.ca/living-here/planning-and-development/zoning/zoning-law-update>

In addition to the public meeting on September 7, 2022, an Open House is scheduled for September 1, 2022 in accordance with the requirements of the Planning Act. The meeting will be held using the ZOOM meeting platform. The Open House format allows for the public to ask questions and interact with Staff on the proposed amendments in a less formal setting than a Council Public Meeting. As of the date writing of this report, 11 individuals had registered to participate in the Open House.

4. ANALYSIS:

4.1 PROPOSED COUNTRYSIDE ZONING BY-LAW

4.1.1 Format and Approach

There are two proposed by-laws that will work together to facilitate the creation of the Proposed Countryside Zoning By-law as follows:

The first by-law is an amendment to Zoning By-law No. 500 which would remove or hive out the Countryside Area in its entirety from applicability within Zoning By-law

¹ The Countryside Area includes all lands located outside of settlement areas.

500 The second by-law is the new “free-standing” zoning by-law for the Countryside Area.

The format and structure of the Proposed Countryside Zoning By-law remains largely the same as currently exists in Zoning By-law 500 for the purposes of consistency and understanding between the two By-laws. The zoning for the Settlement Areas in the Town would remain under Zoning By-law 500. For an interim period of time, the Town would have two Comprehensive Zoning By-laws in place.

Phase II of the Zoning By-law conformity exercise, will address updated the zoning for the Settlement Areas of the Town. The completion of Phase II contemplates the harmonizing of the Zoning By-law for the Settlement Areas and the Countryside Area into a singular new comprehensive Zoning By-law. Furthermore, at this stage, various matters related to modernizing the format and structure of the By-law will be addressed.

4.1.2 New “Core” Zoning Categories

The predominant existing zone category on lands within the Countryside Area under Zoning By-law 500 is the Rural (RU) zone. This zone currently applies to most areas that are designated in the Official Plan as Rural Area, Agricultural Protection Area, Specialty Crop Area and Environmental Protection Area. The Proposed Countryside Zoning By-law provides for specific zone categories corresponding to these respective Official Plan land use designations as follows:

Rural – Countryside (RU-C) Zone

The RU-C zone corresponds to the Rural Area land use designation as identified on Schedule ‘A’, Land Use Plan to the Official Plan. The addition of the –C suffix is intended to avoid confusion with the Rural (RU) zoned lands in the Phase II Settlement Areas.

Agricultural Protection (AP) Zone

The AP zone corresponds to the Agricultural Protection Area (APA) and Specialty Crop Area land use designations as identified on Schedule ‘A’, Land Use Plan to the Official Plan.

Environmental Protection (EP) Zone

The EP zone corresponds to the Environmental Protection Area (EPA) land use designation as identified on Schedule ‘A’, Land Use Plan to the Official Plan.

4.1.3 Secondary Zoning Categories

In addition to the above noted three “core” land use designations and zoning categories outlined above, there are four (4) other land use designations in the Countryside Area that are being considered, as follows:.

Rural Commercial Area

The Rural Commercial Area designation as identified on Schedule ‘A’, Land Use Plan to the Official Plan reflects historic commercial development or planning approvals in the Countryside Area. These sites have been largely zoned Highway Commercial – C2 under Zoning By-law 500 with Special Provisions where necessary to accommodate specific developments. The Proposed Countryside Zoning By-law introduces a new Rural Commercial Zone (RC). This zone approximates the uses and provisions of the former Highway Commercial (C2) zone with a new title that is consistent to the Official Plan land use designation.

Rural Industrial Area;

The Rural Industrial Area designation as identified on Schedule ‘A’, Land Use Plan to the Official Plan reflects the historic rural industrial development or planning approvals that has taken place in the Countryside Area over time and has very limited capacity for expansion given the policy direction of the Greenbelt Plan. Most of this historic development is recognized on Schedule “A” Land Use of the Town Official Plan and has been zoned in the M- class of Industrial zones under Zoning By-law 500. In developing the Proposed Countryside Zoning By-law it has been determined by Staff that there is no need to adjust these zone categories at this time as they serve to recognize existing development.

Commercial Recreation Area

The Commercial Recreation Area designation as identified on Schedule ‘A’, Land Use Plan to the Official Plan generally recognizes private open space and recreation facilities such as golf courses and trailer parks. These areas have typically been zoned as C5 – Tourist Commercial and C6 - Recreation Commercial. The Proposed Countryside Zoning By-law establishes a new zone - “Commercial Recreation” (CR) which corresponds to the Commercial Recreation Area designation and recognizes existing development and also puts in place provisions governing proposals for new development in the Commercial Recreation Area designation.

Parkland Area

The Parkland Area designation as identified on Schedule ‘A’, Land Use Plan to the Official Plan recognizes the primary lands in public ownership that provide opportunities for passive and active recreation and conservation activities. There are

two properties in the Countryside Area with the Parkland Area designation in the Countryside – Sibbald Point Provincial Park and the Georgina Recreational Outdoor Complex (ROC). These sites are currently zoned in an Open Space (OS) category under Zoning By-law 500 are proposed to be carried forward as OS in the Proposed Countryside Zoning By-law.

Other Zone Categories

Since the release of the Zoning By-law Update Discussion Paper on December 8, 2022, work on the By-law Update has determined the need to incorporate three zone categories currently within Zoning By-law 500 into the Proposed Countryside Zoning By-law to appropriately recognize historic development. These are the I- Institutional zone, the R- Residential zone and A- Airfield zone primarily to recognize existing development.

4.1.4 Mapping

The mapping for the Proposed Countryside Zoning By-law has been prepared by the Town's Information Technology Division. The mapping is produced in a Geographic Information System (GIS) environment compatible with the various data sources for which land use and environmental information is produced and is available for this project. The mapping is based upon a grid pattern over the Town with 24 individual sheets which are organized generally along major roads, physical features and community boundaries. In some instances, the sheet layout includes "placeholders" for future zoning maps that will be included in Phase II of the Zoning By-law Update process.

The mapping differs from that currently contained in Zoning By-law No. 500 in a number of respects, as follows:

- The former Rural Zone (RU) has been subdivided into its component parts now AP – Agricultural Protection (AP), Environmental Protection (EP) and Rural Countryside (RU-C).
- Physical features are now mapped (i.e. Key Natural Heritage Features and Key Hydrological Features). This introduces some irregularity to the line work reflecting these features.
- A 30 meter buffer has been incorporated around the Key Natural Heritage Features and Key Hydrological Features consistent with the requirement for a minimum vegetative protection zone established by Provincial Policy and as reflected in the Town Official Plan.
- There is a significantly reduced number of site specific exception zones and this is now reflected in the mapping.

The mapping the Proposed Countrywide By-law is similar to that now proposed and in force in other Greenbelt municipalities.

4.1.5 Special Provisions

Zoning By-law 500 contains over 200 site specific zoning or special provisions on properties in the Countryside Area. A significant part of the Zoning By-law Update has involved examining each existing site specific zoning in the Countryside Area to determine if it:

1. Should be carried forward in conformity with the Official Plan; or alternatively,
2. Should be considered for removal, in whole or in part, as it is now:
 - a) In conflict with the Official Plan; or,
 - b) Redundant as the relief that was originally granted would now be permitted in the proposed new Countryside Zoning By-law.

An analysis of all the Zoning By-law 500 Special Provisions in the Countryside Area has been undertaken. Generally, where site specific exceptions have been rendered redundant or no longer necessary, they are not being carried forward into the Proposed Countryside Zoning By-law. In certain instances it is appropriate to retain or recognize the existing special provisions where site specific requirements still apply.

A “Table of Concordance” has been prepared and has been provided on the Zoning By-law Update web page to document the manner in which Special Provisions in Zoning By-law 500 are proposed to be carried forward into the Countryside Zoning By-law or deleted.

4.1.6 Undersized Rural Lots

Specific requirements or zoning relief for residential uses within the ‘RU’ zone are contained in Section 6 of Zoning By-law 500. The most noteworthy provisions respecting residential uses in the ‘RU’ zone are the minimum lot frontage and minimum lot area requirements in order to permit a single family dwelling. In this respect, Section 6.1 (a) and 6.1(b) of Zoning By-law 500 requires a lot to have a minimum lot frontage of 180 metres (590 feet) and a minimum lot area of 20 hectare (49 acres), respectively, to permit a single family dwelling.

These provisions were carried forward from Zoning By-law 911 and serve as a “planning tool” to require a ZBA for what are referred to as “undersized rural lots”. More specifically, “undersized rural lots” are lots generally 10 to 25 acres in size that were created primarily in the 1950’s and 1960’s prior to more restrictive part-lot control

provisions being included in the Planning Act. It is estimated that the Town has approximately 800 such lots.

Through the ZBA process, an applicant is responsible for having any environmental features on the property evaluated to determine if there is a suitable building envelope which will not cause adverse impacts to identified key natural heritage features (KNHFs) and key hydrological features (KHF) and their associated functions.

With the introduction of an EP zone in the Proposed Countryside Zoning By-law to identify and protect KNHFs and KHF, it is appropriate to incorporate less restrictive minimum lot area and frontage requirements for single detached dwellings. This would avoid the need for a ZBA process where there are either no KNHFs or KHF present or impacted by the proposed location of the residential use or alternatively, the new EPA zone would preclude development on the lands with such environmental features.

Accordingly, the Proposed Countryside Zoning By-law would permit a single detached dwelling as a permitted use on existing lots of record where the zone category permits the use without specific minimum lot area or frontage requirements (e.g. in AP and RU-C zones). Proposals for a single detached dwelling in applicable zones would still be required to meet all other provisions in the zone. This results in a large number of the existing Special Provisions in the Countryside Area that permit an “undersized rural lot”, to be redundant and thus be deleted without impacting upon the use and enjoyment of these properties.

The proposed minimum zone standards to permit a single detached dwelling on a new lot in the Countryside Area (i.e. created by consent or other Planning Act process) would be an area of 0.6 ha (1.5 ac) and a frontage of 30 metres (98 ft). This is reflective of the minimum lot area and frontage requirement under the Estate Residential (ER) zone. The opportunities for new lot creation in the Countryside Area are very limited so this regulation is unlikely to be utilized regularly.

4.1.7 Proposed Countryside Zoning By-law Text

The revised zone categories for the proposed Countryside Zoning By-law are included in Table 1 below. The general format and content of the zone categories align with the current format in Zoning By-law 500. The text of the proposed Countryside Zoning By-law has been posted on the Town page for the Zoning By-law Update.

Table 1 – Proposed Countryside Zoning By-law Sections

Section	Subject / Zone
1.	Title, Area Covered and Application of the by-law
2.	Definitions

3.	Zone Classifications and Schedules
4.	Interpretation
5.	General Provisions
6.	Residential Uses
7.	Rural Countryside Zone (RU-C)
8.	Agricultural Protection Zone (AP)
9.	Environmental Protection Zone (EP)
10.	Residential (R)
11.	Commercial Recreation Zone (CR)
12.	Rural Commercial Zone (RC)
13.	Restricted Industrial Zone (M1)
14.	General Industrial Zone (M2)
15.	Extractive Industrial Zone (M3)
16.	Storage Industrial Zone (M4)
17.	Disposal Industrial Zone (M5)
18.	Airfield Zone (A)
19.	Open Space Zone (OS)
20.	Institutional (I)
21.	Other Zone Requirements for Commercial Uses
22.	Administration

Some notable provisions are indicated below:

4.1.8 Proposed Official Plan Amendment- Additional Dwelling Units in Accessory Buildings.

Section 16(3) of the Planning Act states that an official plan shall contain policies that authorize the use of additional residential units by requiring:

- (a) The use of two residential units in a detached house, semi-detached house or row house, and
- (b) The use of a residential unit in a building or structure ancillary to a detached house, semi-detached housing or row house.

The Georgina Official Plan as approved in 2016 contains specific policies concerning a dwelling unit in detached accessory buildings. In particular, Section 8.1.1.12 permits an accessory apartment in a detached accessory building or structure to the primary dwelling in the Rural Area, Agricultural Protection Area and Hamlet Area designations provided that there is only one dwelling unit within the primary dwelling. At the time the Official Plan was approved, Section 8.1.1.12 complied with Provincial legislation, however, it is now non-complying to the requirements of the Planning Act and thus requires an amendment.

Section 5.50 of Zoning By-law 500 contains provisions related to accessory apartments and permits a maximum of one accessory apartment per lot within a permitted single family dwelling, semi-detached dwelling or townhouse dwelling.

The proposed provisions in the Countryside Zoning By-law would permit a maximum of three dwelling units on a lot within all zones permitting a single detached dwelling, with the exception of the Environmental Protection Zone (EP). This would be subject to specific criteria as set out in the Official Plan including:

- Adequate servicing (sewage and potable water)
- Sufficient parking available to accommodate the additional dwelling unit(s).
- Frontage on an assumed municipal road,
- Restrictions of the gross floor area of an additional dwelling unit to no more than 40% of the primary dwelling unit gross floor area

In order to comply with the provisions of Section 16(3) of the Planning Act, an amendment to the Official Plan (OPA) is required to enable the Zoning By-law to allow for the required three dwelling units per lot. These provisions would not come into force and effect until such time as an enabling amendment to the Official Plan comes into force and effect allowing for a third dwelling unit on a residential lot.

The proposed Amendment to the Town Official Plan is provided as Attachment 3. By letter dated August 19, 2022, the Region of York has advised that the subject Official Plan Amendment is exempt from Regional approval.

4.1.9 Change from Single Family Dwelling to Single Detached Dwelling

Zoning By-law 500 defines a Single Family Dwelling as “a completely detached dwelling containing one dwelling unit and may contain an accessory apartment and/or a short-term rental accommodation, provided the accessory apartment and/or short-term rental accommodation”.

The term “Single Family” relate to the typology of the housing type and its history and origins as a dwelling accommodating families persists in Zoning By-law 500. Section 35(2) of the Planning Act provides that the authority to pass a by-law under Section 34 does not include the authority to pass a by-law that has the effect of distinguishing between persons who are related and persons who are unrelated in respect of the occupancy or use of a building or structure or part of a building or structure, including the occupancy or use as a single housekeeping unit. As such, the term “single family” has been removed from use in new zoning by-laws and all manner of planning documents in Ontario since the introduction of this restriction. The Town Official Plan refers to single detached dwelling. The change in the Proposed Countryside Zoning By-law is consistent with the terminology of the Official Plan.

4.1.10 Single Detached Dwellings in Environmental Protection Zone

The Environmental Protection (EP) zone reflects the Environmental Protection Area designation in the Official Plan and corresponds to identified KNHF's and KHF's and their respective 30 meter vegetation protection zone.

A single detached dwelling may be permitted in the Environmental Protection Area designation in accordance with Section 5.3.1.12 of the Official Plan, which states:

“One new single detached dwelling and accessory uses and accessory buildings or structures thereto, may be permitted on an existing vacant lot of record subject to obtaining any necessary planning approvals and an Environmental Impact Study that demonstrates to the satisfaction of the Town, in consultation with relevant agencies, that the proposed dwelling will not result in any negative impacts on any key natural heritage features or key hydrologic features or their ecological function. Notwithstanding, a new single detached dwelling shall not be permitted within wetlands or in the habitat of endangered and threatened or special concern species”. It is not possible to conclusively determine “up front” in a comprehensive Zoning By-law review process which vacant lots of record within the Environmental Protection Area could possibly be developed for a single detached dwelling without any negative impacts on any key natural heritage features or key hydrological features or their functions. This determination requires specific on-site examination through an Environmental Impact Study (EIS). In this regard, there will likely be situations where the environmental conditions are such that it is not possible to construct a dwelling due to the nature or extent of the environmental impacts on the site or surrounding area. On that basis, the Proposed Countryside Zoning By-law does not permit a single detached dwelling as a permitted use in the EP zone. Proposals for a single detached dwelling in the EP zone will be required to proceed through a site specific rezoning application process supported by an EIS- similar to what has been done for years with respect to existing “Undersized” Rural- RU lots under Zoning By-law 500..

4.1.11 Home Industries

Section 5.21 of Zoning By-law 500 provides that:

No home industry shall be permitted in any zone unless a home industry is a permitted use and conforms to the following provisions:

- i. not more than three persons, other than the resident occupant or his/her family, shall be employed in such home industry;
- ii. there shall be no external display or advertising, other than a legal sign, to indicate to persons outside, that any part of the lot is being used for home industry purposes;

- iii. parking is provided in accordance with Section 5.28;
- iv. the floor area shall not exceed 190 square metres;
- v. the home industry is clearly secondary to the main use of the property and does not create or become a public nuisance, particularly in regard to traffic, parking, noxious odours or emissions of smoke;
- vi. the owner has been issued a certificate of occupancy by the Town.

With the local economic objective of increasing the opportunity for home based industrial businesses to grow, proposed new provisions in the proposed Countryside Zoning By-law would:

- Remove reference to the family in i) and increase the number of non-residents allowed in the Home Industry from three to four persons not resident in the single detached dwelling;
- Increase the permitted floor area from 190 to 250 square metres in iv), and
- Remove reference to a certificate of occupancy since the Town no longer issues these certificates for home industries.

Note: A typographical error in the Proposed By-law Section 5.13 pg. 54 shows a three person limit to non-residents in Home Industries that will require correction to four persons.

4.1.12 Minister's Zoning Order 251/22 – Former Maple Lake Estates Lands

On April 1, 2022, the Minister of Municipal Affairs and Housing issued Ontario Regulation 251/22 (Minister's Zoning Order) pursuant to Section 47(1)(a) of the Planning Act (refer to Attachment 4). The Minister's Zoning Order applies to the former Maple Lake Estate lands now under the ownership and control of the Lake Simcoe Region Conservation Authority. The Minister's Zoning Order overrides the Town's Zoning By-law and permits a limited range of uses consistent with an Environmental Protection Area land use designation. These include:

- a) Forest, fish and wildlife management;
- b) Conservation and flood or erosion control projects;
- c) Infrastructure;
- d) Passive recreation uses; and
- e) Buildings and structures associated with (a) to (d)

The Minister's Zoning Order is shown on the Zoning By-law Schedule B2 with the underlying zoning in the Proposed Countryside Zoning By-law. The Minister's Zoning

Order is provided for information in Appendix 2 of the Zoning By-law but does not form part of the Zoning By-law.

4.1.13 Agricultural Related Uses and On-farm Diversified Uses

In 2016, the Province released Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Guidelines) to assist municipalities, farmers, decision makers and others interpret the policies and definitions in the Provincial Policy Statement related to the uses that are permitted in prime agricultural areas. Specifically, the Guidelines provide guidance on agricultural, agriculture-related and on-farm diversified uses by providing criteria for each use, explaining the criteria, and providing examples of each use along with uses which are not to be considered in prime agricultural areas.

Agriculture-related uses are farm-related commercial and industrial uses that are directly related to and service farm operations in the area. These uses may be located on farms or on separate agriculture-related commercial or industrial properties. Examples of agriculture-related uses include, produce storage and distribution centres, markets selling products grown in the area, processing of produce grown in the area, winery using grapes grown in the area, and farm equipment suppliers.

On-farm diversified uses are secondary to the principal agricultural use of the property and limited in area. These uses are intended to enable farm operators to diversify and supplement their farm income and should be related to agriculture, supportive of agriculture or able to co-exist with agriculture without conflict. Examples of on-farm diversified uses include uses that produce value-added agricultural products such as wineries, breweries, dairies, bakeries, home occupations, home industries, agri-tourism related uses, small restaurants, and retail uses such as farmers market, antique businesses or seed supplier.

The Town Official Plan permits agriculture-related uses and on-farm diversified uses in the Agricultural Protection Area, Specialty Crop Area and Rural Area land use designations. The Agricultural Protection and Rural – Countryside Zones in the Proposed Countryside By-law permit agriculture-related uses and on-farm diversified uses with corresponding definition in Section 2. However, the By-law does not list every possible use or activity that may conform to this definition. Accordingly, some interpretation and review will be required in relation to determine permissibility with respect to future uses. The alternative would be to require a planning approval prior to the establishment of these uses going forward. Uses involving buildings and structures are subject to applicable provisions of the Ontario Building Code and maybe subject to site plan control.

4.2 NEXT STEPS

Following the September 7, 2022 Council Public meeting, the next steps of the Work Program involve the following:

- Continuing the Public Engagement and Communications Plan and in particular, meeting with stakeholders and interested property owners, as required on refining the Proposed Countryside Zoning By-law. (September-October 2022)
- Meeting(s) with the Technical Working Group (including Lake Simcoe Region Conservation Authority, the York Region to make adjustments, modifications and corrections to the Proposed Countryside Zoning By-law (October– January 2023).
- Refinement of Proposed Countryside By-law – Text and Maps (February 2023)
- Circulation of Proposed Countryside By-law and Second Public Meeting / Council Adoption (March – April 2023)

Attachment 5 is an updated Gantt chart for the Zoning By-law Update process.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses all four strategic goals:

- GOAL 1: “Grow our Economy” – SUSTAINABLE ECONOMIC GROWTH & EMPLOYMENT;
- GOAL 2: “Promote a High Quality of Life” – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES;
- GOAL 3: “Engage Our Community & Build Partnerships” – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS; and,
- GOAL 4: “Provide Exceptional Municipal Service” – ORGANIZATIONAL & OPERATIONAL EXCELLENCE.

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial or budgetary impacts associated with this report.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Pursuant to the provisions of the Planning Act R.S.O 1990, as amended, notice of this public meeting was given by e-mail and regular on August 11, 2022 to all interested parties and statutorily required agencies and in the Town Page in the August 11, 2020 and August 18, 2022 editions of the Georgina Advocate.

A notice of the public meeting was also posted on the dedicated project webpage, the Planning Public Notices webpage and the Town's social media accounts.

The dedicated project webpage for the Phase I Zoning By-law Update has been populated with all staff reports and background documents including the Proposed Countryside Zoning By-law and previously prepared supporting material including and the analysis of Special Provisions and the background discussion paper.

Attachment 6 is a table summarizing public / stakeholder input received to date and a response from Staff. Staff will document, consider and track all comments from the public and stakeholders going forward until Council consideration and adoption of the Proposed Countryside Zoning By-law.

7.1 TOWN DEPARTMENTS AND EXTERNAL AGENCIES COMMENTS

The Proposed Countryside By-law was circulated on August 11, 2022 at the same time as the notice was provided for the September 1, 2022 Open House and September 7, 2022 Public Meeting. Typically the planning application circulation period is three weeks which extends to August 31, 2022, which is after the date of writing this report. Owing to unforeseen delays in the production of the By-law material it was not possible to circulate the materials earlier. Given the significant nature of the circulation material and the difficulties typically experienced over the summer months it is anticipated that there will be some delays in returning comments.

Town Department and External Agency Comments that are provided will be addressed in the review and refinement of the Proposed Countryside By-law after the Public Meeting and prior to this matter being returned to Council for consideration and passage in 2023.

As of the date of writing this report, the following agencies have indicated no objection to the circulation of the Zoning By-law on August 11, 2022:

External Agencies:

No Comment or Objection:

Enbridge
Bell Canada

Staff have received detailed comments from the Region of York and the Lake Simcoe Region Conservation Authority (LSRCA) in earlier stages of the process in the work conducted as part of the Technical Working Group for this project. Staff continue to work with the Region of York and the LSRCA in refining the zoning by-law text and mapping will follow-up on outstanding comments and address them prior to returning to Council with a recommended Countryside Zoning By-law for adoption.

Town Departments

No comments received

8. CONCLUSION:

This report presents the Proposed Countryside Zoning By-law and associated Official Plan amendment for review and comment at the public meeting. It further provides an update on the progress and timing of the Phase I Zoning By-law Conformity Exercise. If Council adopts the recommendations in Section 1, Staff will continue to review and refine the Proposed Countryside Zoning By-law considering the comments from Council, the public and other stakeholders and agencies and set out in Section 4.2 of this report. Staff will return with revised Proposed Countryside By-law and associated Official Plan amendment for consideration of Council adoption at a public meeting in early 2023.

APPROVALS

Prepared By: Alan Drozd, MCIP, RPP
Manager of Planning Policy

Recommended By: Harold Lenters, M.Sc. Pl., MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry,
Chief Administrative Officer

Attachments:

Attachment 1 – Official Plan Schedule A1, Municipal Structure
Attachment 2 – Official Plan Schedule A2, Land Use Plan
Attachment 3 – Proposed Official Plan Amendment
Attachment 4 – Minister's Zoning Order – Maple Lake Estates
Attachment 5 – Project Gantt chart – Work Program
Attachment 6 – Table - Public Comments