



Corporate Services

Refer To: Asif Abbas

September 1, 2022

Mr. Harold Lenters
Director of Planning & Building
Town of Georgina
26557 Civic Centre Road
Keswick, ON L3Y 6Z1

Attention: Alan Drozd, Manager of Planning Policy

**Re: 2nd Submission - Request for Comments –
Draft Zoning By-law for the Countryside (August 2022)
Zoning By-law Update – Phase 1
Town of Georgina
Regional File No. ZBA.21.G.0092**

This letter is further to our correspondence dated May 11, 2022. York Region has now completed its review of the August 2022 Draft Town of Georgina Countryside Zoning By-law. The Town has initiated an update of Zoning By-law No. 500 and the review is currently in Phase I of II. Phase I includes all the lands within the rural countryside area of the Town. Lands within the secondary plans, hamlets and the lakeshore residential areas are not included in Phase I. The Countryside area encompasses environmental protection area, agricultural protection area, specialty crop area and rural area (rural commercial area, commercial recreational area, rural industrial area and parkland areas). Phase II will address the remaining lands within the Town (i.e. Urban Area, Towns and Villages, Hamlets and Lakeshore Residential Area), as shown on Official Plan Schedule A1. Since the previous submission, we understand this Zoning By-law document was updated in response to agency input.

This draft Zoning By-law was reviewed primarily in the context of the York Region Official Plan, 2010 (YROP) by staff from various Regional Departments and provide the following comments:

General Comments

1. In accordance with our current Memorandum of Understanding, York Region relies on the Lake Simcoe Region Conservation Authority (LSRCA) to comment on our behalf as it relates to natural heritage and natural hazard matters in accordance with the policies of the YROP and the applicable Provincial Plans. We defer to the comments provide by the

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Tel: 905-830-4444, 1-877-464-YORK (1-877-464-9675)
Internet: www.york.ca

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conservation authority as part of this Zoning By-law review and recommend their comments be addressed prior to approval of the Zoning By-law. It is our understanding Town staff are working with LSRCA staff in addressing natural heritage and natural hazard matters.

Regional Planning

2. In accordance with policy 2.3.29 of the YROP, zoning by-laws are required to contain policies, provision and/ or mapping to:
 - a. address floodplains, hazardous lands, hazardous sites and regulated lands;
 - b. identify permitted uses and the requirement for setbacks or buffers;
 - c. address land use within and adjacent to hazardous lands and hazardous sites; and,
 - d. identify approved Special Policy Areas and include their associated site-specific policies related to development and redevelopment.
 - e. Address wildland fire hazard (Policy 3.5.5e. York Region adopted Official Plan 2022 – not in effect)

Please ensure the Zoning By-law addresses these policies.

3. YROP policy 5.2.12 states that renewable energy projects and alternative energy systems shall be permitted throughout the Region in accordance with Provincial and Federal requirements. Clarification is required as to which zones permit Renewable Energy projects and how the provisions of the draft Zoning By-law address this policy.
4. Georgina Official Plan policy 6.1.10 and YROP 6.3.5 permits, subject to provisions in the Zoning By-law, temporary farm gate sales of produce or goods that are primarily grown or made on the farm. Consider including in the Countryside Zoning By-Law.
5. It is not clear whether land extensive recreational uses are permitted in the Rural Zone. YROP policy 6.4.3 permits existing and new agricultural uses, agriculture-related uses, normal farm practices, forestry, conservation, land extensive recreational uses, and resource-based commercial and industrial uses in the Rural Area, consistent with the policies of the Provincial Plans and local municipal official plans and zoning by-laws. Most of the above noted uses are listed as a permitted use in Section 7 – Rural Countryside (RU-C) Zone. Further, commercial and industrial uses are permitted in the “M” Zones of the countryside area.

Water Resources

6. Town staff have included Section 3.2 and Schedule ‘D’ in the August 2022 draft Zoning By-Law to address Source Water Protection policy for Intake Protection Zone’s, Highly

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Vulnerable Aquifer's and Significant Groundwater Recharge areas. York Region provides the following comments:

- a. Section 3 – Zone Classification on page 42 has two (2) provisions labeled “3.2”. Provision titled “SCHEDULE ‘D’ SOURCE WATER PROTECTION AREAS” should be labeled “3.3”.
- b. Provision titled “SCHEDULE ‘D’ SOURCE WATER PROTECTION AREAS” (page 42) should refer to Schedule ‘D’ in the body of the policy, not Schedule ‘C’.

Should you have any questions regarding the above, please contact Asif Abbas, Planner at extension 77271 or asif.abbas@york.ca.

Yours truly,



Duncan MacAskill, MCIP, RPP
Manager, Development Planning

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Copy to: Dave Ruggle, LSRCA – By email only

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