

APPENDIX 1 – Summary of Comments & Responses

Public Comments and Responses from September 11, 2019 Open House Regarding Updates to Comprehensive Zoning By-law 2018-043

What is a Zoning By-law?

The Town of East Gwillimbury determines what is and is not allowed to be built on properties within the Town's boundaries through what is known as its Zoning By-law.

- Zoning By-laws can permit land to be used for agricultural, residential, industrial, commercial and other uses.
- Zoning By-laws can also include a specific set of regulations that shape development by setting limits, such as:
 - Lot sizes and dimensions;
 - the location of the building on the property through setbacks from the street and property lines;
 - the height of the building;
 - the number of parking spaces required.
- Zoning By-laws do not regulate who lives in the building. Zoning also does not determine if the building is owner-occupied or rented.

Comment or Question:	Town of East Gwillimbury Response:
<p>Section 1: Comments Relating to the Town of East Gwillimbury's Jurisdiction and the Appeal of Comprehensive Zoning By-law 2018-043</p>	
<p>1) Which Zoning map is supported by the Town?</p>	<p>Council supports retaining the Environmental Protection (EP) zoning as approved in May 2018 (available at the following link P2018-44: Zoning By-law Review) (and retained from 1997) so that no additional private property will be zoned Environmental Protection, and private property rights will be upheld.</p>
<p>2) Who determines whether the Town's zoning is in conformity to the Official Plan?</p>	<p>Town Council is the approval authority for the Zoning By-law.</p> <p>The Town's position is that by preserving the EP zoning as approved in May 2018 and referencing all other relevant</p>

	regulatory land use controls, the Town’s Zoning By-law is in conformity with the Official Plan.
3) Does the Town’s EP zoning as approved in May 2018 conform to its current Official Plan?	The Town’s position is that by preserving the EP zoning as approved in May 2018 and referencing all other relevant regulatory land use controls, the Town’s Zoning By-law is in conformity with the Official Plan.
4) What are the implications for referencing all other relevant regulatory land use controls and including these additional Schedules in the Zoning By-law?	<p>The 2018 Zoning By-law already contains an Interpretation section (Part 1.3 in the Zoning By-law) that informs readers of obligations to comply with the land use requirements of any other by-law of the Town or any other land use regulations of the Region of York, Province of Ontario, or the Government of Canada. In this regard the following schedules are proposed to be referenced in the Zoning By-law:</p> <ul style="list-style-type: none"> -Provincially Significant Wetlands -Regional Woodlands -Greenbelt and Oak Ridges Moraine <p>The addition of these schedules are for information purposes only to advise residents of current land use regulations that exist on their property above and beyond the Town’s Zoning By-law.</p>
5) What is meant by the proposed Interpretation Section (1.3) in the Zoning By-law?	<p>Part 1.3 of the Zoning By-law states:</p> <p><i>“Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Town or any other requirement of the Region of York, the Province of Ontario or the Government of Canada that may affect the use of lands, buildings or structures in the Town of East Gwillimbury. Conservation Authority Regulated Areas, shown on Appendix “A [Natural Hazard Overlay]”, constitutes an information schedule showing lands subject to the Lake Simcoe Region Conservation Authority regulations. Notwithstanding any other provision of this By-law, written approval of the Conservation Authority shall be obtained and submitted with any building permit application and prior to the addition or removal of fill, whether originating on the site</i></p>

	<p><i>or elsewhere for any lands located within the regulated areas. All uses, buildings or structures shall meet all other provisions of this By-law.”</i></p> <p>This Section as approved by Council in May 2018 will not be changed, and simply states that residents must have regard for the land use regulations that exist from other agencies beyond the Town’s Zoning By-law.</p>
<p>6) What is the “Area Under Appeal” and how was it determined?</p>	<p>The “Area Under Appeal” are those lands considered in the April 2018 Report, available at the following link: P2018-36 Zoning By-law Review.</p>
<p>7) Valuable information was presented in a clear and concise manner, and Town staff showed great commitment to helping the public.</p>	<p>The Town is committed to ensuring transparency around the appeal and update of the Zoning By-law. Staff are available to assist the public with any concerns, and are committed to sharing factual information about the Zoning By-law and its appeal.</p>
<p>8) The regulations on land have negatively affected my property value – will I get a reduction in my taxes?</p>	<p>The EP zoning as supported by Council is being retained from the 1997 Zoning By-law.</p> <p>The following land use areas have regulatory impact above and beyond the Town’s Zoning By-law, and have existed for decades:</p> <ul style="list-style-type: none"> • The Provincial Greenbelt legislation, which was introduced in 2005, covers 75% of East Gwillimbury, or approximately 47,000 acres. • The Oak Ridges Moraine Conservation Plan, which was introduced in 2002, covers approximately 12,350 acres of land in East Gwillimbury • The LSRCA’s Regulated Area currently covers approximately 26,400 acres of land in East Gwillimbury. <p>Note: The determination of property values for taxation purposes is the responsibility of the Province and is administered through the Municipal Property Assessment Corporation (MPAC). If a landowner has any questions or</p>

	<p>concerns regarding their property's assessed value, they should contact MPAC's Property Assessment group, or they can file a Request for Reconsideration through MPAC. This information can be found on their website at the following link: www.mpac.ca.</p>
<p>9) Misinformation is being spread about the appeal, and the concerns being expressed by some residents doesn't represent the entire community.</p>	<p>Staff remain available to assist the public with any concerns, and are committed to sharing factual information about the Zoning By-law and its appeal.</p>
<p>10) What are the current uses of the 1,000 acres of publicly owned land being considered for Environmental Protection (EP) zoning?</p>	<p>The 1,000 acres of publicly owned land for EP as proposed in the July 16, 2019 Council memo (available at the following link: Admin Memo Zoning By-Law Appeal Update) has not been endorsed. A map showing the specific land ownership for the 1,000 acres is publicly available at the following link: http://www.eastgwillimbury.ca/Services/Planning/Comprehensive_Zoning_By-law_Review.htm</p>
<p>11) Additional public meetings should be held in each community in East Gwillimbury.</p>	<p>As the majority of the issues raised relate to jurisdictions other than the Town (such as the Province of Ontario, LSRCA, or York Region) it is encouraged for those respective jurisdictions to have continued public dialogue.</p>
<p>12) Why did the LSRCA appeal the Town's Zoning By-law?</p>	<p>It is the opinion of the LSRCA staff that the Town's Zoning By-law does not conform to the Town's Official Plan.</p>
<p>13) Ensure that although the private lands may not become zoned EP, there is still</p>	<p>The Town's Zoning By-law is just one land use regulation that property owners must take into consideration. Although properties may not be zoned Environmental Protection, they may still fall under the regulation of Provincial, Regional, or LSRCA land use regulations such as the Greenbelt, Oak</p>

<p>adequate protection for them.</p>	<p>Ridges Moraine, or LSRCA Regulated Area. Therefore, while not necessarily zoned EP, lands in question must still follow the regulations established by other legislation to ensure protection of sensitive land uses.</p>
<p>Section 2: Comments Outside of the Town’s Jurisdiction or beyond the Scope of the Appeal</p>	
<p>14) How is the Lake Simcoe Region Conservation Authority’s (LSRCA) Regulated Area determined?</p>	<p>This question is related to LSRCA jurisdiction and mandate. For more information about how the LSRCA’s Regulated Area is determined please visit their website at: https://www.lsrca.on.ca/</p> <p>Or contact LSRCA staff at: 120 Bayview Parkway, Newmarket, Ontario L3Y 3W3 Tel: 905-895-1281 Toll Free: 1-800-465-0437</p>
<p>15) If a resolution is in place, why hasn’t the LSRCA withdrawn their appeal?</p> <p><u>Associated comments:</u></p> <ul style="list-style-type: none"> - The LSRCA should withdraw their appeal. - A resolution should be reached as soon as possible. - This process has dragged on too long. - No further concessions should be given out by the Town. 	<p>The Town has requested that the LSRCA staff drop their appeal.</p>
<p>16) The LSRCA adjusts the</p>	<p>This question is related to LSRCA jurisdiction and mandate.</p>

<p>Regulated Area too frequently.</p>	<p>Note: During the Public Meeting, staff indicated that the LSRCA's Regulation Area Limits are updated annually. For more information about this process visit https://www.lsrca.on.ca/Pages/Regulation-Maps.aspx</p>
<p>17) What are the implications for properties within the LSRCA Regulated Area?</p>	<p>If a property owner inquiries about building on their property through the Town, it is the protocol of Town staff to advise residents of the LSRCA's Regulated Area and indicate that if a property is within the Regulated Area that they will require a permit from the LSRCA before development occurs (info available at the following link: https://www.lsrca.on.ca/permits/need-permit). LSRCA Permit and Application fee information is available at the following link: https://www.lsrca.on.ca/Pages/permit-fees-2019.aspx.</p>
<p>18) What is the approval process for placing fill?</p>	<p>This question is related to LSRCA jurisdiction and mandate. Questions regarding the LSRCA process should be directed to their staff via the contact information listed above.</p> <p>Note: Placing fill is not a matter not covered under the Zoning By-law or its appeal. The Town has a process under a separate Fill by-law.</p>
<p>19) Why is the proposed 400-404 Connecting Link (Bradford Bypass) being built through environmentally sensitive lands?</p>	<p>This question is related to Provincial jurisdiction and mandate.</p> <p>Questions or concerns regarding the Province's project can be directed to your local Member of Provincial Parliament (MPP) or the Ministry of Transportation.</p>
<p>20) How does the review of the Provincial Policy Statement impact the matter?</p>	<p>This question is related to Provincial jurisdiction and mandate.</p> <p>Note: A draft of the proposed changes to the Provincial Policy Statement (PPS) is now available from the Province. Commenting on the proposed changes to the PPS is available until October 21, 2019 and can be done at the following link: https://ero.ontario.ca/notice/019-0279.</p>

<p>21) The Town should hold off until any updates to the PPS are released.</p>	<p>In the event that there are applicable legislative changes, the Town will ensure compliance.</p>
<p>22) What is the LSRCA's Fine structure?</p>	<p>This question is related to LSRCA jurisdiction and mandate.</p> <p>Note: LSRCA Permit and Application fee information is available at the following link: https://www.lsrca.on.ca/Pages/permit-fees-2019.aspx.</p>
<p>23) Ditches and new development are causing drainage issues on my property.</p>	<p>Town staff should be made aware of any drainage issues relating to new development. In this regard please contact the Town's Customer Service department who will facilitate your request.</p> <p>Phone: 905-478-4282 Email: customerservice@eastgwillimbury.ca</p>