

**DATE:** MAY 15, 2015  
**TO:** MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**SUBJECT:** COMMUNICATION - COUNCIL MAY 19, 2015

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| C                          | <u>8</u>       |
| Item #                     | <u>5</u>       |
| Report No.                 | <u>20 (cw)</u> |
| <u>Council - May 19/15</u> |                |

**ITEM #5, REPORT #20 – COMMITTEE OF THE WHOLE – MAY 5, 2015**

**OAK RIDGES MORaine CONSERVATION PLAN REVIEW  
UPDATE ON PROVINCIAL PLAN REVIEW - IN RESPONSE  
TO THE MEMBERS RESOLUTION OF MARCH 24, 2015**

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**Recommendation**

1. That the Region of York and the Province examine the details of the three requests for amendments to the Oak Ridges Moraine Conservation Plan in the City of Vaughan, as identified below, as part of the Provincial Plan Coordinated Review process;
2. That the Province confirm the requirements for proceeding with such amendments and where necessary, enshrine the requirements in the legislation or regulations to allow consideration at the time of a municipal comprehensive review; and that the Province provide clarity on the process that it will follow in assessing and deciding on the proposed land use changes.

**Purpose**

To refine the recommendations of the subject report to identify specific issues pertaining to the Oak Ridges Moraine Conservation Plan for consideration by York Region and the Province of Ontario; and to request that the Province clarify its review processes.

**Background – Analysis and Options**

Recommendation 1 above, replicates the recommendation contained in Communication 4 from the Commissioner of Planning, dated May 5, 2015. It updated the list of requests from landowners requesting changes to the Oak Ridges Moraine Conservation Plan.

Recommendation 1 is applicable to the request related to the proposed redesignation of the Countryside Area of the ORMCP to Settlement Area in the vicinity of Teston Road and Dufferin Street. The Goldpark lands are located within the Natural Linkage Area designation of the ORMCP where, under the Plan, the 10-Year Review cannot consider removing land from the Natural Linkage Area. The Meadow Valley Garden Centre request relates to their interest in having their situation examined in light of previous City of Vaughan Council decisions to support their proposed land use, subject to conditions. These lands are also subject to the Natural Linkage Area designation of the ORMCP. The subject lands are shown on Attachment 1. It is recommended that the Region of York and the Province examine the details of the three requests proposing changes

to the Oak Ridges Moraine Conservation Plan in the City of Vaughan, as part of the Provincial Plan Coordinated Review process.

Recommendation 2 is included to obtain greater clarity on how such requests will be dealt with by the Province. There will need to be a process for assessing site specific exceptions or land use changes in the Oak Ridges Moraine Conservation Plan Area and in the Greenbelt Plan Area.

The Oak Ridges Moraine Conservation Plan is definitive in stating that, "the 10-year review cannot consider removing lands from the Natural Core Areas and Natural Linkage Areas". However, it permits consideration of the conversion of the Oak Ridges Moraine Countryside Area to Oak Ridges Moraine Settlement Area, at the time of the 10 year review, to facilitate the development of the land. Process and criteria are in place in the ORMCP to guide the consideration of such a conversion which are similar to the elements of a municipal comprehensive review. An issue arises where the timing of a municipal comprehensive review does not match with the 10 year ORMCP review. However, these requirements are not reflected in the legislation or the regulations. Therefore, it is requested that the requirements for proceeding with such amendments be confirmed and where necessary, enshrine the requirements in the legislation or regulations to allow consideration at the time of a municipal comprehensive review; and that the Province provide clarity on the process that it will follow in assessing and deciding on the proposed land use changes.

Similarly, there are instances where landowners have been requesting consideration of site specific amendments to the use provisions of the Plans, which would not involve a removal of the lands from the actual Plan area. It is further requested that the Province provide guidance on how it will treat such requests.

### **Conclusion**

Recommendation 1 identifies three properties that should be considered by York Region and the Province as part of the Provincial Plan Coordinated Review process, as a result of their requests for a change in status under the Oak Ridges Moraine Conservation Plan. In light of the uncertainty in the process to-date it is requested in Recommendation 2 that the Province confirm its requirements for proceeding with amendments to the ORMCP and the process it will follow in assessing and deciding on the proposed land use changes.

Respectfully submitted,



**JOHN MACKENZIE**  
Commissioner of Planning

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### **Attachment**

1. Landowner Submissions to York Region - Provincial Plan Review Process (May 4, 2015)

Copy To: Steve Kanellakos, City Manager  
Jeffrey A. Abrams, City Clerk  
Roy McQuillin, Acting Director of Policy Planning



# ATTACHMENT 1

May 4, 2015

Subject Area

