

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

**THE PROVINCIAL PLAN COORDINATED REVIEW – 2015:
THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE; THE
GREENBELT PLAN; AND OAK RIDGES MORAINÉ CONSERVATION PLAN
COMMENTS TO THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING
STAGE 1 CONSULTATION**

Recommendation

The Commissioner of Planning and the Acting Director of Policy Planning recommend:

1. THAT the comments and recommendations set out in Attachment 2 to this report be submitted to the Ministry of Municipal Affairs and Housing, Ontario Growth Secretariat, as Vaughan's response to the Phase 1 public consultation process for the Provincial Plan Coordinated Review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan;
2. THAT the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry be requested:
 - a. To take the City's comments and recommendations into consideration in the Coordinated Plan Review and when preparing any resulting amendments to the subject plans for review through the Stage 2 consultation process;
 - b. To consider the merits of the Landowners' Requests forming Attachment 3 to this report as part of the Provincial Plan review process;
3. THAT the Ministry of Municipal Affairs and Housing provide for a minimum 180 day review and comment period for the Stage 2 consultation process.
4. THAT this report be forwarded to the Members of Provincial Parliament for the City of Vaughan, the Regional Municipality of York and the York Region Municipalities.

Contribution to Sustainability

In the notice of the study posted on the Environmental Registry (February 27, 2015) the following statement was included describing the purpose of the subject plans:

The four plans provide an integrated regional framework and work together to manage growth, protect our agricultural lands and the natural environment, and support economic development in Ontario's Greater Golden Horseshoe and Greenbelt. They encourage the development of compact, complete and vibrant communities that make better use of our infrastructure and transit investments and help to reduce greenhouse gas emissions.

Economic Impact

There are no immediate impacts as a result of this report. Proposed changes to the plans resulting from the review may affect long term growth patterns and infrastructure delivery with resulting impacts on the responsibilities and operations of the City. The implementation of the four plans has and will have major implications for the broader Greater Golden Horseshoe region. Three of the four Plans have been key pillars of the City's strategic documents, including VOP 2010 and Green Directions Vaughan, the City's sustainability strategy. Once the nature of any changes emerge through the second stage of the consultation process, the potential effects can be identified and reported on as required.

Communications Plan

The Provincial Plans have a number of complementary policies. The Province is coordinating the review of the four plans with the intention of ensuring a consistent and integrated approach that will reinforce the common policy goals. Two formal stages of public consultation are planned.

The first stage consultation process commenced in early 2015 and will run to mid-year. During this period municipalities, landowners, stakeholders and the public can provide input on how the plans can better meet their objectives. The consultation also includes a series of town hall meetings one of which was held in Vaughan on May 14, 2015. The deadline for the submission of comments is May 28, 2015. This report is prepared in response to first stage consultation process.

The information obtained as a result of the Stage 1 process will inform the Province's development of proposed amendments to the plans. The Stage 2 consultation will provide an opportunity for public feedback on the potential amendments, prior to their finalization and adoption. The timing and details relating to Stage 2 have not been announced.

It is noted that a ninety day consultation period is extremely aggressive for a simultaneous ten-year review of the four Plans that provide the foundation for the planning and development of the most populous and economically significant region of the province. In order to ensure that the necessary time and resources can be devoted to the Stage 2 Review, the response time should be increased to a minimum of 180 days. A recommendation to this effect has been provided.

Purpose

To provide the Province of Ontario with the City of Vaughan's comments and recommendations on the Provincial Plan Coordinated Review, as part of the Stage 1 consultation process, for consideration in the Plan Review and in the development of amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.

Background - Analysis and Options

Background

On May 5, 2015 Committee of the Whole, adopted the following recommendation after consideration of the report entitled, "Oak Ridges Moraine Conservation Plan Review, Update on Provincial Plan Review – In Response to the Members Resolution of March 24, 2015".

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of May 19, 2015;
- 2) That Planning staff review the communications received and provide a report to the Council meeting of May 19, 2015, to provide Vaughan's position to the Province as part of their review;
- 3) That the deputation of Ms. Susan Rosenthal, Davies Howe Partners, LLP, Spadina Avenue, Toronto, and Communication C1, dated May 4, 2015, be received;
- 4) That the following Communications be received:

C2 Mr. Peter Shurman, dated May 4, 2015; and

C3 Commissioner of Planning, dated May 4, 2015.

In response to this direction and the need to provide comments to the Ministry of Municipal Affairs and Housing on the Provincial Plan Coordinated Review by May 28, 2015, this report has been placed on the Council agenda for May 19, 2015.

Response to the Communications

Many of the matters discussed in the Communications are addressed in the report and its attachments in a general sense. This section will briefly address the specifics of the Communications.

Communication 1 – Davies Howe Partners LLP, May 4, 2015

This Communication requested that the City request that the Province modify the Oak Ridges Moraine Conservation Act (ORMCA) and the Oak Ridges Moraine Conservation Plan (ORMCP), as follows, and to request that the Region and TRCA support the request:

1. Redesignate the subject lands, being the 29 hectares of the property designated Countryside, from a Countryside designation to a Settlement Area designation on the ORMCP mapping (shown as Milani Group lands on Attachment 3a);
2. Ensure that lands currently transitioned under the Oak Ridges Moraine Conservation Act and regulations continue to maintain their transition status;
3. Amend section 17 of the ORMCA, being a transitional section, to ensure that designated and/or zoned lands permitted to be developed under the Act can properly be implemented. We propose the following language which reflects the original language of Section 17, when ORMCA was first enacted in 2001.
 - a) If a decision is made under the Planning Act or Section 9 of the Condominium Act, 1998 with respect to land to which the Oak Ridges Moraine Conservation Plan applies is conditional on a further approval under either of those Acts, the decision on the application for the further approval shall be made in accordance with the same requirements of this Act that applied to the original decision.

In response to the first request, staff continues to have concerns about providing endorsements for land use changes in the absence of an evaluation and approval process. For this reason, in Attachment 2, Comment 13, it is requested that the Province provide clarity on the process that it will follow in assessing proposed land use changes. In Commissioner's Communication C3 to the May 5, 2015 Committee of the Whole, the following was recommended for adoption:

That the Region of York and the Province examine the details of the three requests for changes to the Oak Ridges Moraine Conservation Plan in the City of Vaughan, as identified below, as part of the Provincial Plan Coordinated Review Process.

Once the Provincial procedures have been developed, each of the landowner requests can be appropriately evaluated. It is noted that this will be subject of another communication.

With respect to the second request, staff does not support an unlimited grandfathering of applications under the ORMCA transition policies. In Attachment 2, Comment 3 addresses previously transitioned applications that have not been acted upon. It requests that the Province, in updating the Acts, end the transitioning periods from the original legislation, subject to a time-limit (a specific date) to allow any remaining applications to continue their processing through to a decision. This will allow an opportunity for the applications to wrap-up their processes, while ultimately terminating permissions that may have grown to be inappropriate due to changes circumstances.

The third request addresses a situation where an amendment to the ORMCA resulted in a situation where a designated or zoned parcel could not obtain subdivision approval, if the subdivision application had not been filed prior to the Act's enactment. The request is for Council to request that the Province amend the ORMCA to reinstate the earlier language of the Act, to provide for the submission of implementing subdivision applications, as a transitional measure. This request entails an amendment to the ORMCA that would apply to all of the municipalities subject to the Act. While it does not appear to be a major issue in Vaughan, it may affect other municipalities in a material way. Without understanding the potential effects on other municipalities, it should be directed to the broader Provincial process where a more systematic analysis can be undertaken.

Communication 2 – Peter Shurman

Two specific requests are made in this Communication

1. Residential (Whitebelt) lands shall be afforded the greatest possible latitude in terms of what individual municipalities may or may not do by way of residential building configuration; and
2. Official Plans shouldn't be "engraved in stone" .i.e. where feasible, reasonable incursions into contiguous greenbelt lands should be an option in achieving the goal of balance and accommodation.

In regard to the first request, any new development assigned to the "Whitebelt" as a result of a municipal comprehensive review, will be subject to a Secondary Plan process. This is a public process under the Planning Act which will allow for public input on the type and form of development. It is noted that the importance of the "Whitebelt" is discussed in Comments 4 and 9 in Attachment 2.

In respect of the second point, Official Plans under the Planning Act are subject to amendment in accordance with the in effect policy regime of the time. In regards to a determination of the limits of the Greenbelt Plan area, Comment 11 addresses the need for a Provincial process to assess potential boundary changes.

The Provincial Plan Coordinated Review Commenced in February of 2015

South-central Ontario is subject to four Provincial Plans, which apply to specific parts of the region. These include;

- The Growth Plan for the Greater Golden Horseshoe ("Places to Grow");
- The Greenbelt Plan;
- The Oak Ridges Moraine Conservation Plan (ORMCP);
- The Niagara Escarpment Plan.

The Province, led by the Ministry of Municipal Affairs and Housing (MMAH) and the Ministry of Natural Resources and Forestry (MNR), is conducting a simultaneous review of these plans, consistent with their respective legislative requirements for periodic review. The coordinated review will also inform the review of The Big Move, the Metrolinx Regional Transportation Master Plan.

Three of these Plans apply to all or part of Vaughan and York Region, being the Growth Plan, the Greenbelt Plan and the ORMCP. Together the Plans are intended to provide direction on how to accommodate growth in a sustainable way that uses land more efficiently and protects resources, while distinguishing between urban and rural areas. The Places to Grow Plan prevails over the other three Plans except when there is a conflict regarding the natural environment or human health. In such cases, the direction that provides more protection to the natural environment or human health prevails.

The Plans encourage and support compact development, an integrated transportation network, the creation of complete communities, the efficient use of infrastructure and continued prosperity and economic competitiveness, while supporting a growing economy and creating jobs.

Periodic review of these plans is mandated by their respective enabling legislation. It was the decision of the Province that the four Plans should be reviewed comprehensively. On February 27, 2015, the Ministry of Municipal Affairs and Housing announced the initiation of the review. Notice of a ninety day public review period was posted on the Environmental Registry website, with May 28, 2015 set as the deadline for the submission of comments.

To help guide public consultation through Stage 1, the Province issued a discussion paper entitled "Our Region, Our Community, Our Home". It provides background on the Province's land use planning system, the four Provincial Plans and provides questions to guide the preparation of submissions. The focus of the review is on how the plans can better achieve the following six goals:

- Protecting agricultural land, water and natural areas;
- Keeping people and goods moving, and building cost-effective infrastructure;
- Fostering healthy, livable and inclusive communities;
- Building communities that attract workers and create jobs;
- Addressing climate change and building resilient communities;
- Improving implementation and better aligning the plans.

To provide context the vision, goals and objectives of the current versions of the Oak Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan are set out below.

The Purpose and Intent of the Plans

Collectively, the four plans direct planning and organize how urban centres are to grow throughout the plan area. Their intent is to provide direction on how to accommodate growth in a sustainable way that uses land more efficiently and protects resources. Each of the Plans affecting Vaughan has a particular role and function, depending on its purpose and the geography to which it applies. The boundaries of the Provincial Plan areas are shown on Attachment 1. An overview of the plans is provided below.

The Oak Ridges Moraine Conservation Plan Applies to the Northeast Corner of Vaughan

Purpose of the Plan

The purpose of the ORMCP is to provide land use and resource management planning direction to provincial ministers, ministries and agencies, municipal planning authorities, landowners and other stakeholders on how to protect the Moraine's ecological and hydrological functions.

The Vision for the Oak Ridges Moraine

The Ontario government's vision for the Oak Ridges Moraine is the creation of a continuous band of green rolling hills that provide form and structure to south-central Ontario, while protecting the ecological and hydrological features and functions that support the health and well-being of the region's residents and ecosystems.

The Plan Objectives

The Oak Ridges Moraine Conservation Act, 2001 establishes the following objectives for the ORMCP:

- a) Protecting the ecological and hydrological integrity of the Moraine;
- b) Ensuring that only land and resource uses that maintain, improve or restore the ecological and hydrological functions of the Moraine are permitted;
- c) Maintaining, improving or restoring all the elements that contribute to the ecological and hydrological functions of the Oak Ridges Moraine Area, including the quality and quantity of its water and other resources;
- d) Ensuring that the Oak Ridges Moraine Area is maintained as a continuous natural landform and environment for the benefit of present and future generations;
- e) Providing for land and resource uses and development that are compatible with the other aspects of the Plan;
- f) Providing for continued development within existing urban settlement areas and recognizing existing rural settlements;
- g) Providing for a continuous recreational trail through the Moraine that is accessible to all including persons with disabilities;
- h) Providing for other public recreational access to the Moraine; and
- i) Any other prescribed objectives.

The Greenbelt Plan Covers Features West of the Moraine Across the North Half of the City

The Vision for the Greenbelt Plan

The Greenbelt is a broad band of permanently protected land which:

- Protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use;
- Gives permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized;
- Provides for a diverse range of economic and social activities associated with rural communities, agricultural, tourism, recreation and resource uses.

The Goals of the Greenbelt Plan

To enhance urban and rural areas and the overall quality of life by promoting the following matters within the Protected Countryside:

1. Agricultural Protection

- Protection of Specialty Crop Areas while permitting supportive infrastructure and value added uses necessary for sustainable agricultural uses and activities;
- Support for the Niagara Escarpment Specialty Crop Area;
- Protection of prime agricultural land by preventing further fragmentation and loss of land base caused by lot creation and the redesignation of prime agricultural areas;

- Provision of appropriate flexibility to allow for agriculture, agricultural related and secondary uses, normal farm practices and an evolving agricultural economy; and
 - Increasing certainty for the agricultural sector to foster long-term investment in improvement to and management of the land.
2. Environmental Protection
- Protection, maintenance and enhancement of natural heritage, hydrologic and landform features and functions, including habitat protection for flora, fauna and species at risk;
 - Protection and restoration of natural and open space features between the Moraine, the Niagara Escarpment, Lake Ontario and Lake Simcoe, and maintaining connections to the broader natural systems, beyond the Golden Horseshoe;
 - Protection, improvement or restoration of the quality and quantity of ground and surface water and the hydrological integrity of watersheds;
 - Provision of long-term guidance for the management of natural heritage and water resources when contemplating development, infrastructure, open space planning and management, aggregate rehabilitation and private or public stewardship programs.
3. Culture, Recreation and Tourism
- Support for conservation and the promotion of cultural heritage;
 - Provision of a wide range of publicly accessible built and natural settings for recreation including facilities, parklands, open space areas, trails and water-based/shoreline uses that support hiking, angling and other recreational activities; and
 - Enabling continued opportunities for sustainable tourism development.
4. Settlement Areas
- Support for a strong rural economy by allowing for the social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the Greenbelt, particularly within settlement areas;
 - Sustaining the character of the countryside and rural communities.
5. Infrastructure and Natural Resources
- Support for infrastructure which achieves the social and economic aims of the Greenbelt and proposed Growth Plan while seeking to minimize environmental impacts;
 - Recognition of benefits of protecting renewable and non-renewable resources critical to the region's social, environmental, economic and growth needs.

The Growth Plan for the Greater Golden Horseshoe Applies to the Entire City of Vaughan

The Vision for the Growth Plan for the Greater Golden Horseshoe

The Growth Plan sets out a vision for the Greater Golden Horseshoe for 2031 that would reflect the following attributes. GGH 2031 would be:

- A great place to live, with communities supported by a strong economy, a clean and healthy environment and social equity;
- Made up of thriving communities supported by modern, well-maintained infrastructure with easy access to shelter, food, education, health-care, arts and recreation;
- An easy place to get around, with an integrated transportation network, with fast, convenient public transit, multiple choices including walking and cycling;

- Characterized by a healthy natural environment with clean air, land and water, with the Greenbelt, Oak Ridges Moraine and forming the building blocks of the natural system;
- Where high quality/unique farmland is protected; with productive and sustainable farming;
- Made up of vibrant and compact urban centres providing diverse opportunities for living, working and culture; and an economy of global significance acting as an international gateway to Canada;
- A thriving metropolis with an extraordinary waterfront, with Toronto as a centre of influence for commerce, culture and innovation; and
- Where residents enjoy a high standard of living and an exceptional quality of life.

Guiding Principles Behind the Growth Plan

The following principles provide the basis for guiding decisions on how land is developed, resources managed and public money is invested.

- Build compact, vibrant and compete communities;
- Plan and manage growth to support a strong and competitive economy;
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- Provide for different approaches to managing growth that recognize the diversity of communities in the Greater Golden Horseshoe;
- Promote collaboration among all sectors - government, private and non-profit - and residents to achieve the vision.

The Goals of the Growth Plan

The Goals of the Growth Plan are to:

- Accommodate growth through intensification and build at sustainable, livable, densities to curb sprawl and avoid the unnecessary loss of farmland and natural areas;
- Optimize new and existing infrastructure;
- Focus new development to create complete communities and revitalize downtowns;
- Plan public transit, reinforced by transit supportive densities, as the first priority for moving people;
- Plan highways and highway corridors to promote efficient goods movement and to support compact built form;
- Ensure appropriate land is available to accommodate future employment growth and that is planned to facilitate economic development;
- Promote a culture of conservation which includes, but is not limited to, conservation policies within municipal official plans.

The current Plans have been incorporated into the Regional and City Official Plans

Since the Plans were adopted the local and Regional municipalities have brought their official plans into conformity with the Provincial Plans. The effects have generally been positive in that urban expansion has slowed and the Greenbelt and Oak Ridges Moraine lands are better protected. As such, major changes are not necessary. However, issues have arisen and there will be challenges in achieving the collective vision of the Plans. It would be appropriate at this time to take steps to respond to these challenges and to make improvements to the Plans that will provide for greater clarity, better administration and enhanced coordination with the other Provincial policies and plans.

City of Vaughan Recommendations to the Provincial Plan Coordinated Review

In preparing these comments and recommendations staff did not focus on the detail inherent in the individual policies of each of the plans. It was recognized that collectively, the Provincial Plans create a high level land use and development plan that serves as the link between the matters of provincial interest in the Planning Act and the Provincial Policy Statement on land use planning and the Regional Official Plans. The objective of these comments is to encourage the Province to improve and update the Plans to create a cohesive set of documents that address contemporary issues that are affecting the City of Vaughan in particular and the Greater Golden Horseshoe in general.

As such, many of the comments generally target outcomes and not policies. It is recognized that the solutions may or may not be confined to one plan. Therefore, with the City identifying a clearly articulated outcome, the Province may modify an individual plan or multiple plans or put in place a set of overriding policies or procedures to address the comment. This allows the respondent to focus on defining the problem and the Province on developing the necessary policy adjustments across the breadth of the plans or through the individual plan. The detailed comments are set out in Attachment 2. However, the following areas are highlighted as requiring attention:

- The need to develop more consistency and cohesion between the Plans, including the Metrolinx Regional Transportation Plan, from an administrative and operational perspective, which could include the creation of an integrated Office for the Planning of the Greater Golden Horseshoe;
- The need for the Province to develop a process with transparent and detailed criteria for the review of Greenbelt Plan boundaries;
- Provincially led coordination and cooperation among infrastructure proponents, including private and public providers should be required to maximize efficiency of the planned corridors (GTA West Corridor) and minimize land consumption. This could be similar to the Parkway Belt West Plan but with a modified administrative structure;
- Where major infrastructure projects impact Greenbelt, Oak Ridges Moraine or Natural Heritage features, compensation measures should be required;
- The need to improve the ability to identify and protect strategic employment lands;
- Support should be provided to direct public facilities (such as schools, transit stations, hospitals, etc.) to co-locate in hubs, in a more compact urban form, especially in urban intensification areas;
- Mechanisms and tools established through changes to other acts, regulations, and processes, will need to occur to ensure that infrastructure funding will be available to support the objectives of the Plans;
- The need to preserve the "Whitebelt", except where the preservation of natural heritage features merit consideration for the expansion of the Greenbelt and maintaining an appropriate agricultural presence at the Urban Fringe;
- Protection and inclusion of Urban River Valleys to grow the Greenbelt (e.g. portions of the Humber and Don Rivers) particularly where these are owned or controlled by public bodies;
- Ensuring that Employment Density Targets do not prejudice certain strategic uses;
- Ensuring the timely implementation of a monitoring program for the Provincial Plans.

Site Specific Landowner Requests

The City and Region are informed that a number of landowners have requested that adjustments be made to the plan designations on their lands, primarily to bring the properties under a designation that would permit the future development of their lands. It is the understanding of the Region and City at the time of writing this report that thirteen requests have been, but others may be present. These requests are subject to the Provincial process, which will determine whether modifications will be made to the plans' boundaries or policies.

The lands subject to the known requests are shown on Attachment 3a. Attachment 3b identifies the landowner, property description, the nature of the request and staff comments for the purpose of providing background or context. The decisions on such requests rest with the Province. In order to advance this process, it is recommended that the Province be requested to evaluate the landowners' proposed amendments in the context of the Coordinated Plan Review. The Province may wish to consider developing criteria or a Provincial process for examining these requests. A recommendation to this effect has been provided.

The landowner requests can be generally summarized as follows:

- Wishes to maintain status under the "Whitebelt" and for a modification to the Greenbelt Plan to permit modifications to the boundaries of the Plan outside of the 10 year review: Two Respondents.
- Intends to submit an application to amend the Greenbelt boundaries subject to any studies required by the municipalities or the Province: Two Respondents.
- Intends to submit an application to amend the Oak Ridges Moraine Conservation Plan boundary subject to any studies required by the municipalities or the Province: One Respondent.
- To further boundary adjustments in the Greenbelt Plan, the Plan be amended to permit a process where the boundary limits (or policies) could be adjusted by way of the 10 year review or in between. A generally identified suggestion was that it be by way of, or like, a municipal planning process: Five respondents.
- Request for Council support for Oak Ridges Moraine Conservation Plan redesignation and policy amendments: One Respondent.
- Request for an amendment to the Oak Moraine Conservation Plan to permit site specific use exceptions, subject to criteria: One Respondent.

It is possible that landowners may become aware of this process after the Provincial consultation deadline for comment of May 28, 2015. Staff encourages owners to monitor the Provincial website for details on future opportunities to comment on the Plans.

Relationship to Vaughan Vision 2020/Strategic Plan

The responses in this report have been prepared to support the objectives of achieving Organizational Excellence and High Performance through continuous improvement by:

- Managing Corporate Assets through the continuous assessment of infrastructure requirements to ensure a sustainable future;
- Ensuring Financial Sustainability through the wise use of financial resources by making informed decisions that take into consideration the effect on the current and future operations of the City;
- Managing Growth and Economic Well-Being by creating a positive environment that encourages innovation and prosperity.

Regional Implications

City staff and Region staff have been in discussions on issues of common interest. A staff report will be proceeding to Regional Council on May 21, 2015 with comments on the Province's Coordinated Plan Review, in order to meet the commenting deadline of May 28. York Region has also announced that Regional Council will be holding a public meeting on May 28, 2015 to receive input on the Plan Review.

Conclusion

The Growth Plan, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan provide the framework for land use and environmental planning throughout a large portion of South Central Ontario, including York Region and the City of Vaughan. Collectively they underpin all of the local and regional official plans. Therefore, it is essential that they provide guidance that reflects best practices across a wide range of disciplines including land use planning, sustainability, the provision of infrastructure and environmental planning and management. Acting comprehensively, they must be clear, understandable and transparent to all stakeholders and citizens. This report provides advice to the Province, from the City of Vaughan's perspective on where changes would be desirable, in response to the Plans' coordinated 10-year review, in order to keep the planning regime contemporary and effective.

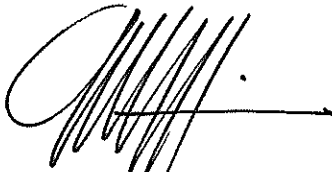
The report addresses two sets of issues. The first (Attachment 2) identifies a number of thematic areas where outcomes may be improved through changes to one or more of the plans or through another level of policy guidance. This encompasses broader systemic issues or improvements.

The second (Attachment 3), is a review of known site specific landowner requests for amendments to the plans, which are shown on Attachment 3a. Attachment 3b identifies the landowner, the property description, the nature of the request and staff comments for the purpose of providing background or context. The decisions on such requests rest with the Province. In order to advance this process, it is recommended that the Province be requested to evaluate the landowners' proposed amendments in the context of the Coordinated Plan Review. The Province, through this process should be developing criteria or a Provincial process for examining these requests and making a decision on their merits. Therefore, it is recommended that the recommendations of this report be adopted, in order to advise the Province of the City's position in regard to the Provincial Plan Coordinated Review.

Attachments

1. Location Map – Provincial Plan Area Boundaries
2. City of Vaughan Comments and Recommendations on the Provincial Plan Coordinated Review
3.
 - a) Landowner Submissions to York Region – Provincial Plan Review Process
 - b) Landowner Requests

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

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

Location Map - Provincial Plan Area Boundaries



ATTACHMENT 2

Comments and Recommendations on the Provincial Plan Coordinated Review City of Vaughan

COMMENT 1

Improve the Overall Working Relationships Between the Plans

To improve their functional integration there needs to be a clear understanding of the relationships between the Plans and the overall growth management system. For this reason it is recommended that an overarching document (or Section in each Plan) be prepared that establishes for the user:

- The overall role of the plans as a collective planning regime or system in the implementation of the provincial planning program;
- The breadth of the Provincial planning system extending from the Planning Act, PPS etc. to the role of individual statutes that will influence the function of the Plans;
- A clear distinction of the roles of the legislation, the regulations and the plan
- The areas of responsibility of each plan (or other relevant planning policy) and how conflicts between the plans are resolved, i.e. primacy, in the event of conflicts or unclear jurisdiction.
- Their role in informing the municipal planning processes;
- Clear rules on how the growth forecasts and resulting land budgeting exercises are to be conducted in order to accommodate new population and employment growth, which should be standardized for application across the Greater Golden Horseshoe;
- Transition provisions should be identified and where possible they should be common;
- The monitoring program, criteria and reporting requirements; and

In this vein, the following measures should also be considered:

- Establishing an Integrated Office for Greater Golden Horseshoe Planning to ensure that the Plans are continually monitored and administered as a cohesive planning regime and to provide stakeholders with a point of contact for information and interpretation;
- Update existing guidelines and identify where additional guidance should be provided;
- Ensuring that the Plans and other growth related policy documents adopt common terms and definitions for universal application.

COMMENT 2

Previously "Transitioned" Applications now Subject to approved Developments/Applications should be Reflected in the Updated Plans

Development applications that were underway prior to dates specified in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan were "grandfathered" and were allowed to continue through the planning approval process to development, notwithstanding that they did not conform to the Plans. In such instances, it is recommended that any approvals obtained as a result of these grandfathered applications should be reflected in the updated Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

COMMENT 3

Previously "Transitioned" Applications not Acted Upon should be Time-Limited in the Updated Plans

There are potentially other applications that may have commenced prior to the specified dates, which may be subject to the transition policies. Given the extended period time that has elapsed (over 10-years in both instances) it would be appropriate to end the transitioning period at a fixed date, which could be

specified in the updated plans. This would provide greater certainty in the land use regulation. Therefore, it is recommended that any remaining grandfathered applications that have not proceeded to approval should be subject to a time-limit set out in the updated Plans, within which the application must be reinitiated. Given the length of time that was already available to the applicant, a minimal time period should be specified to reinitiate the application and the reinitiated application should be subject to contemporary standards.

COMMENT 4

Near Urban Agriculture Should be Supported While Protecting Designated Urban Areas and "Whitebelt" Lands from the Impact of Agricultural Uses

Over the last fifty years Vaughan has transitioned from a predominantly rural area to a suburb and now to what is approaching a fully urbanized community. There should be a place for agricultural uses in the evolving community that may exist either within the urban envelope or at the transitioning urban-rural fringe. One of the primary considerations will be ensuring that compatibility be maintained between the agricultural and urban uses. In addition, it will be important to ensure that the intent of the Growth Plan is maintained, in respect of the provision of land for employment and residential uses, and that the agricultural uses are appropriately treated with buffers, screening and trespass protection as warranted. The introduction of new or the expansion of existing agricultural uses should not threaten the viability of designated Residential lands or the availability of the "Whitebelt" areas should they be required for urban purposes in the future. This entails the need for a set of rules responding to the circumstances associated with two broad situations: Where there is a more permanent urban-agricultural boundary; and the transitional fringe, where future urban uses may expand (i.e. the presence of "Whitebelt" lands and potential infrastructure investment – the GTA West Corridor), which is more characteristic of the Vaughan situation. It is recommended that the Province provide policies that address both situations in the appropriate plans, to define the agricultural uses suitable to the transitional areas and the measures that will ensure that agricultural uses can continue to operate successfully.

COMMENT 5

The Metrolinx 'Big Move' Plan needs to be Included in this Group of Provincial Plans

The Growth Plan is an infrastructure driven plan. The ability to minimize the effects of sprawl and protect the GGH's agricultural and rural/environmental land base, improve our economic prosperity and enhance our quality of life is directly influenced by our ability to provide timely transit and transportation investments to achieve the planned intensification of our existing urban areas. Therefore, there should be a close linkage between the Growth Plan and the "Big Move" to coordinate and prioritize transit projects and investment decisions in order to meet the growth objectives. If growth is allowed to proceed without the timely introduction of the required infrastructure, then the intent of both the Growth Plan and the Metrolinx Plan is fundamentally undermined. Therefore, it is recommended that the linkage between the Growth Plan and the Metrolinx Plan be clearly acknowledged and the plans be coordinated and jointly monitored. For example, in Vaughan, timely delivery and certainty of Metrolinx stations could spur support from landowners to cost share in the development of more compact and vibrant communities along the Barrie GO rail corridor.

COMMENT 6

Transit and Transportation Funding will be Critical but so will other types of Support

The Province is encouraged to develop the supportive financial tools that will lead to the construction of the critical transit/transportation infrastructure necessary to achieve the Growth Plan targets. Local municipalities do not have the primary role in funding the transportation investments. However, the local municipalities must deliver the land use plans, the local infrastructure and the community services, amenities and urban presence required to achieve transit supportive densities. In most instances, such

development is assigned to strategic centres and corridors. The following policy measures are recommended to enhance the opportunities available in these areas.

- That the Growth Plan make it clear that an approved Official Plan conforms to the Growth Plan and that the areas identified for intensification will be priorities and that the identification of other intensification areas shall only occur at the time of a municipal comprehensive review or if a new transit/transportation investment warrants reconsideration. This would serve to direct development to where it is most transit supportive;
- That the Growth Plan be amended to specifically require that all Ministries and Agencies apply an urban lens to development in intensification areas, through the adoption of a requirement for the development and application of "urban standards". Land consumptive suburban scale remains ingrained in too many instances and there is the need to recognize that school sites and interchange designs, for example, have to be sized appropriately to support the urban setting. Considerations like this would need to govern the actions of the affected agencies; and where necessary regulations and legislation may need to be modified to reflect the change in priorities;
- Many infrastructure projects require the participation of multiple parties, such as the Province and/or a Provincial agency and the upper and lower tier municipalities. In such instances, the Growth Plan should encourage a comprehensive approach, which would see all major project elements and upgrades identified and implemented as one coordinated plan, rather than addressing each use on a piecemeal basis with restricted funding envelopes. An example would include a transit project that would need simultaneous station and track work, road network and bridge improvements and stormwater management upgrades;
- The Growth Plan should provide support for community hubs, where public and private services and facilities can co-locate (as part of a mixed-use building or a dedicated building) particularly in intensification corridors and near transit to provide comprehensive services while economizing on the consumption of land; and
- A Provincial Guideline in this regard would be helpful in achieving this objective along with financial support that recognizes urban construction costs. This would allow, for example, school boards, municipalities, other agencies and landowners to develop solutions as part of the on-going development of an existing intensification area;

If complete communities are to be achieved it will be essential that these measures be implemented.

COMMENT 7

Infrastructure Continues to be a Major Consumer of Greenfield and "Whitebelt" lands and Natural Areas

The City of Vaughan accommodates major public and private regional and provincial scale facilities that serve constituencies well beyond the borders of the City. These have helped define the City over the years and while beneficial they have presented challenges in respect of disrupted land use patterns, aesthetic quality, truck traffic and the interruption of important transportation corridors. Examples include the 400-series highways, Hydro transmission corridors and transformer stations, Rail lines, two major Rail yards, and natural gas transmission lines. All of these consume developable land or encroach on environmental features. With the City's supply of developable land diminishing it will be important to preserve the land base to as great an extent as possible. Therefore, when new facilities are being designed there should be every effort made to minimize the impact on developable land or natural areas.

As in intensification areas, standards should be redesigned to reflect the new urban setting. Where corridors are being developed, providers should be strongly urged to work together to share rights of way (e.g. highways, transit, Hydro transmission, pipelines) to minimize impact on either the developable land or natural areas, instead of imposing their individual standards cumulatively. By minimizing the widths the impact on developable land and natural areas can be reduced. This will help the municipalities meet their population, employment and density targets and preserve natural areas. Where natural areas are affected by the infrastructure, the authority providing the infrastructure should be required to provide compensation to ensure that any disrupted ecological functions are maintained.

It is recommended that the need to consolidate infrastructure in shared corridors be further reinforced in policy for implementation through any required planning process, including Environmental Assessments. This should be reflected in the Growth Plan and Provincial Guidelines should be prepared for the use of all infrastructure providers. A modified Parkway Belt West Plan model could be adapted to ensure comprehensive provincial planning for long term infrastructure in the northern part of Vaughan.

COMMENT 8

Identifying and Preserving Strategic Employment Areas Should be a Priority

The City has been one of the major contributors of employment land to the York Region land budget. However, beyond the West Vaughan Employment Area and the Vaughan 400 North Employment Area there are no more new lands designated for employment use in the City. Employment growth beyond 2031 may have to be accommodated on "Whitebelt" lands as established in the Growth Plan. It will be important to ensure an on-going supply of employment land especially where the infrastructure is well-suited to such uses.

To give greater support, the Growth Plan should be strengthened to provide for the definition, identification and preservation of "strategic" employment lands by the implementing municipalities. The policy should enable their early development, once a deficiency of supply is identified, and protect them from conversion to other uses in the long-term. In Vaughan, such areas include lands along Highways 400 and 407 and may include the lands adjacent to the future Highway 427 extension, beyond Major Mackenzie Drive, or along the proposed GTA West Corridor.

Lands adjacent to 400-series Highways are strong candidates to become employment areas. When conducting the planning processes for these corridors, the developability of the adjacent lands for employment purposes should be an important evaluation criterion in the Environmental Assessment process that selects the preferred alignment. Ideally, the adjacent employment area should maintain excellent access to the 400-series highway and the alignment should deliver regularly shaped lots, with the potential for size variations and convenient access to the local, collector and arterial road networks. To ensure that this is communicated to proponents, it should also be reflected in the Growth Plan.

COMMENT 9

"Whitebelt" Lands Should be Preserved as Long-Term Resource.

The City of Vaughan has only a limited area of "Whitebelt" land remaining. These areas are identified in the Growth Plan and may be developable on the basis of a settlement area boundary expansion that can only occur as part of a municipal comprehensive review, subject to fulfillment of a number of criteria demonstrating need and suitability. The municipal comprehensive review being conducted by York Region will determine the amount of land that will be required beyond today's urban envelope to accommodate growth to 2041. In addition, the three GTA West Corridor alternatives that are now under consideration traverse large portions of the remaining "Whitebelt". Given the fact that these lands are a finite resource, the immediate uncertainty over the 2041 land needs and the fragmenting effect of the potential GTA West Corridor on the remaining lands, it requested that the Province not expand the Greenbelt Plan area onto the "Whitebelt" lands at this time unless they contain natural heritage features and functions that merit consideration for inclusion. The whitebelt in Vaughan should be maintained as a long-term reserve. However, where infrastructure or development processes leave remnant "Whitebelt" parcels, it would also be acceptable to incorporate these lands into the Greenbelt Plan area.

COMMENT 10

Employment Area density Requirements need to Accommodate Strategic Industries

Discretion should be applied in the application of the Growth Plan's minimum density requirement of 50 jobs per hectare for Greenfield Employment Area development. Densities in employment areas vary

substantially on the basis of use. Much of Vaughan's new employment development will be in the West Vaughan Employment Area Secondary Plan area where, by virtue of the rail and highway infrastructure, the primary uses will be oriented to warehousing, logistics and shipping. These uses typically have low employee counts on large lots, making it difficult to meet the Growth Plan requirement. It is recommended that the Province consider alternative means of measuring and establishing conformity with the Growth Plan to accommodate these strategic businesses.

COMMENT 11

The Provincial Process for the Review of the Greenbelt Plan Boundaries Needs to be Established

The City of Vaughan is aware of approximately 13 requests for adjustments to the Provincial Plans to respond to landowners' site specific issues. These are summarized in the main body of this report and are described individually in Attachment 3b. The majority relate to the limits of the Greenbelt Plan area as it is depicted on their lands. The general practice has been for the landowner to advise the Province, York Region and the local municipality of its request.

Currently, there is no process in place for the Province to respond to such requests. Being a Provincial Plan any changes to the boundaries will be subject to Ministerial approval. This is a matter beyond the jurisdiction of municipal governments. The comment period for the first phase of the Plan Review Process ends on May 28. At this point there is no indication of any other deadlines for the submission of site specific requests or any submission requirements in terms of supporting information e.g. detailed feature mapping and environmental studies; or the nature of the review and decision-making process; the timelines; and any application fees.

Therefore, it is requested that the Province provide detailed guidance in the form of a clear and transparent review process to provide for the assessment of boundary change requests for the Greenbelt Plan area.

COMMENT 12

The Oak Ridges Moraine Plan Area Boundary Should be Subject to Confirmation

The southern boundary of the Oak Ridges Moraine Conservation Plan Area is established by the 245 m ASL contour line. This should be confirmed by survey and be reflected in the updated ORMCP. This may result in adjustments to the current Plan boundaries. Therefore, it is requested the Province initiate this process as part of the Plan Review to better reflect the intent of the Plan.

It is noted that Greenbelt Plan provides that where lands are no longer within the ORMCP area as a result of the confirmation of the 245 m ASL contour, the lands formerly subject to the policies of ORMCP would be deemed to be Protected Countryside under the Greenbelt Plan and be subject to the policies of that plan. Given the context, it may result in discontinuous areas of Greenbelt. To maintain consistency it requested that the Province give consideration to amending the Plan to allow the adjacent municipal land use designations to apply and authorizing the municipalities to make such amendments to their Official Plan administratively, on the basis of the Provincial decision.

COMMENT 13

There will Need to be a Process for Assessing Land Use Changes or Site Specific Exceptions 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 process 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.

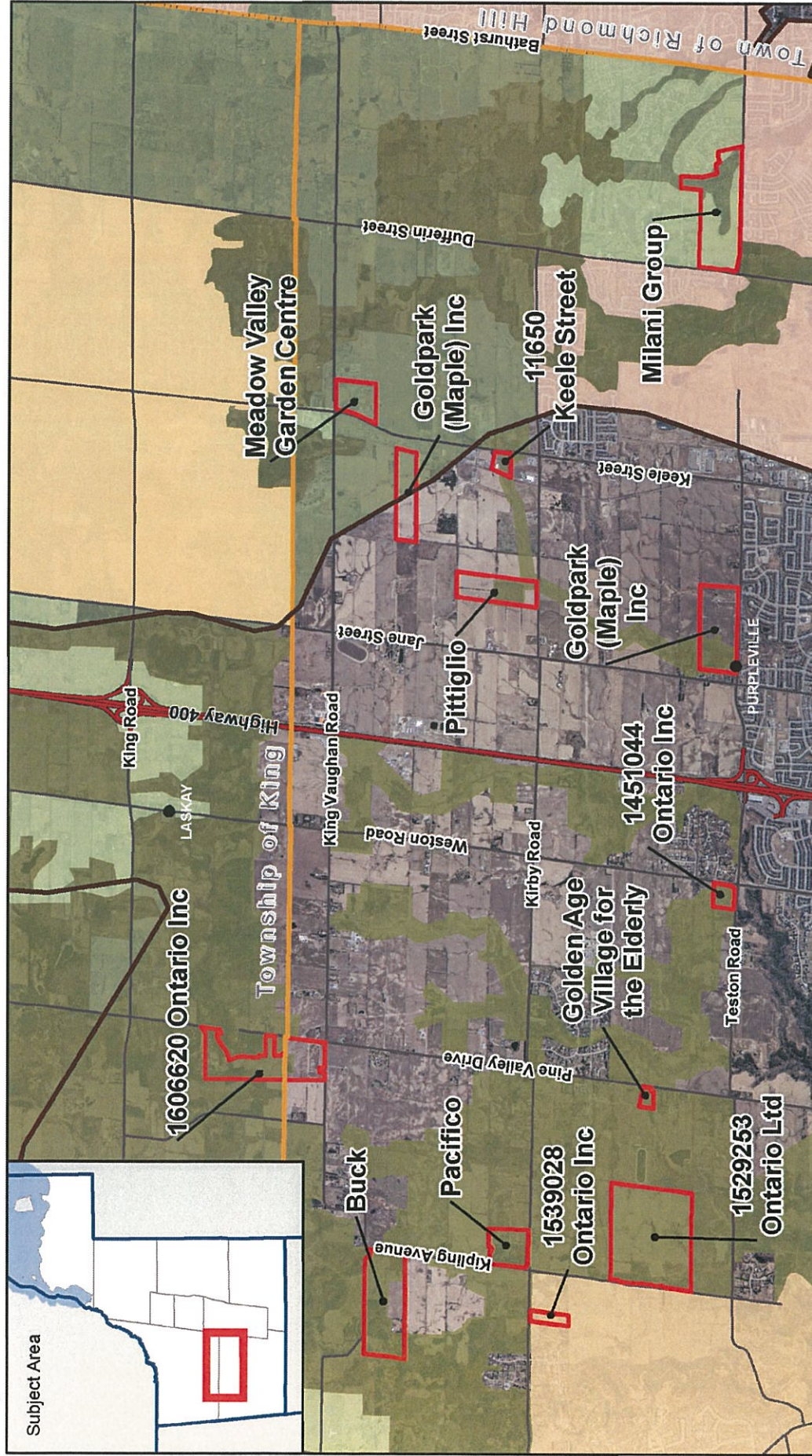
COMMENT 14

The Development of a Monitoring Program is Strongly Encouraged

With the recent release of the performance indicators for the Growth Plan and the Greenbelt Plan, the Province is moving ahead with its monitoring program. The indicators will help ensure that the plans are fulfilling their objectives. While the indicators are largely based on the Plan area or the Upper Tier municipality, it is requested that the Province take an approach whereby the data can be made available in a disaggregated form for each of the local municipalities to allow the resulting information to contribute to the local performance monitoring systems. This is particularly applicable to information that the local municipalities might not normally collect. We suggest working through York Region and leveraging existing data structures such as Land Information Ontario to ensure a user friendly digital tool to support timely collection and use of data.

ATTACHMENT 3 a)

May 15th, 2015



Site-Specific Landowner Requests – City of Vaughan

2015 Co-ordinated Provincial Review of the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges Moraine Conservation Plan, May 21, 2015

Produced by:
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ATTACHMENT 3b

Provincial Plan Coordinated Review Landowner Submissions Received by York Region City of Vaughan

The Landowner Submissions Received by York Region have been mapped on Attachment 3 a). They appear from east to west and are referenced on the map as set out in the following index. Details pertaining to the individual sites then appear below in the order set out in the index.

Index of Landowner Submissions

1. **Buck**
2. **1539028 Ontario Inc.**
3. **Pacifico**
4. **1529253 Ontario Ltd.**
5. **Golden Age Village for the Elderly**
6. **1606620 Ontario Inc.**
7. **1451044 Ontario Inc.**
8. **Goldpark (Maple) Inc.**
9. **Pittiglio**
10. **Goldpark (Maple) Inc.**
11. **11,650 Keele Street**
12. **Meadow Valley Garden Centre**
13. **The Milani Group**

The Landowner Submissions

1. Owner: Mrs. Orah Buck
Location: 5511 King-Vaughan Road (Southwest Corner of King-Vaughan Road and Kipling Avenue)

Map Reference (Attachment 3 a): "Buck"

Site Area: 42.7 ha

Existing Use: Single detached dwelling and farm building.

Current Land Use Designation and Plan:

Partially designated Protected Countryside under the Greenbelt Plan (34.3 ha); Remaining lands (8.4 ha) are outside the Greenbelt Plan area and are in the "Whitebelt" under the Growth Plan. Under VOP 2010 the lands are designated Agricultural and Natural Areas.

Nature of Request:

The landowner wishes to maintain the Whitebelt designation for the purpose of the potential future development of the land, which may result from the York Region Municipal Comprehensive Review or as a result of the outcome of the GTA West Corridor Environmental Assessment. They are also requesting that the Ministry ensure that natural heritage features be defined on a scientific basis and that there be a basis for the landowners to undertake environmental analyses through individual studies, as part of a planning process, to define the boundaries. In addition, it is recommending that the Ministry establish a policy mechanism to allow for changes to the mapped designations of the Plan, outside of the mandatory review period.

Comment:

Any future development potential for the subject lands will be identified through the on-going or a future York Region Municipal Comprehensive Review. York Region will be reporting on a preferred growth scenario in the fourth quarter of 2015. Greater clarity on the status of the GTA West Corridor study is also expected in the Fall of 2015. Currently this site is impacted by two of the three alternative corridors that remain under consideration.

2. Owner: 1539028 Ontario Inc.
Location: 5315 Kirby Road, south side of Kirby Road west of Kipling Avenue (Block 55)

Map Reference (Attachment 3 a): "1529253 Ontario Inc."

Site Area: Approximately 4 ha

Current Land Use Designation and Plan:

Partially within the Greenbelt Natural Heritage System designation of the Greenbelt Plan and partially within the North Kleinburg-Nashville Secondary Plan Area and subject to the Natural Areas and KN Low-Rise Residential designations.

Nature of Request:

The landowner advises that it is intending to submit an application to change some portion of the land from Greenbelt to Urban Development. It is of the opinion that a portion of the Greenbelt lands can be developed with no adverse impact and they are prepared to undertake any studies or reports required by municipal, regional or provincial authorities in support of the application.

Comment:

The subject lands are partially located in the North Kleinburg-Nashville Secondary Plan's Kipling Avenue Community. The Block 55 Block Plan was approved in 2013 and the majority of the draft plans of subdivision have been approved to implement the Block Plan. The subject lands represent a small parcel partially subject to the Greenbelt Plan.

3. Owner: Mr. Vito Pacifico
Location: North of the intersection of Kirby Road and Kipling Avenue, on the east side of Kipling Avenue, being part of Registered Plan 65M-4328

Map Reference (Attachment 3 a): "Pacifico"

Existing Use: Vacant Registered Plan of Subdivision

Current Land Use Designation and Plan:

The lands are subject to the Natural Heritage System designation under the Greenbelt Plan; and Natural Areas and Agriculture under VOP 2010. The lands are zoned Rural Residential under By-law 1-88.

Nature of Request:

The lands comprise an estate residential subdivision of three lots that was registered in 2012. The landowner is concerned that, given the status of the land under the Greenbelt Plan, there is no opportunity to process or consider land use changes that do not conform to the Greenbelt Plan. In the context of the recent approval of the nearby Block 55 Block Plan (North Kleinburg-Nashville Secondary Plan – Kipling Community) and the GTA West Corridor Environmental Assessment the owner wishes to have the option of pursuing the intensification of the site in the future. The site is approximately 400 m south of the most southerly of the GTA West corridor alternatives. The landowner is requesting consideration of an amendment to the Greenbelt Plan that would permit the review of land use changes subject to appropriate criteria and a public process similar to zoning amendment under the Planning Act. This could be undertaken at the time of the 10-year review or

within the period between the Plan reviews. It is suggested that the applications may be administered by the local municipal government.

Comment:

The immediate future of the subject lands remains uncertain at this time. The Regional Municipal Comprehensive Review is underway along with the Environmental Assessment for the GTA West Corridor. The result of both exercises will be available in the Fall. It is noted that the approved Estate Residential development does not have municipal services. Therefore, consideration of any intensification on the site would require an evaluation of the need for an extension of services.

4. Owner: 1529252 Ontario Ltd.
Location: East side of Kipling Avenue between Teston and Kirby Road

Map Reference (Attachment 3 a): "1529252 Ontario Ltd."

Comment:

There has been interest expressed, on behalf of the owner, in pursuing an amendment to the Greenbelt Plan to remove the subject lands from the plan area. Details have not been provided at this time.

5. Owner: Golden Age Village for the Elderly
Location: 11088 Pine Valley Drive (west side mid-way between Teston and Kirby Roads)

Map Reference (Attachment 3 a): "Golden Age Village for the Elderly"

Site Area: 2.3 ha

Existing Use: Residential dwelling and a storage building.

Current Land Use Designation and Plan:

Greenbelt Natural Heritage System under the Greenbelt Plan and Agricultural and Natural Areas under VOP 2010.

Nature of Request:

The landowner is proposing a Senior Citizen's development in three phases: 1. An independent living facility for the elderly; 2. An associated residence for the elderly; 3. A long term care facility. This is in addition to the existing dwelling. The request is for an amendment to the Greenbelt Plan to include a policy that which would permit an amendment to the Greenbelt Plan at the time of the 10-year review or in the period between reviews. It is suggested that the process could be administered by the municipal or regional government, similar to a zoning process. Four evaluation criteria are suggested: 1. The proposal maintains the integrity of the Greenbelt Plan; 2. It does not negatively impact a significant habitat, core feature or natural system; 3. There is a demonstrated community need for the project, operated by a government or non-profit organization for the benefit of the community; and 4. Is compatible with the existing land uses in consideration of such matters as traffic, servicing and noise.

Comment:

The subject lands are located across the street from Block 41, which is one of the City's New Community Areas. The Secondary Plan study is currently underway, with the adoption of the Plan tentatively scheduled for the fourth quarter of 2016.

6. Owner: 1606620 Ontario Inc.
Location: Northwest corner of King-Vaughan Road and Pine Valley Drive

Map Reference (Attachment 3 a): "1606620 Ontario Inc."

Current Land Use Designation and Plan:

The subject lands are split between the Township of King and the City of Vaughan. Within the City, the Greenbelt Plan applies to a small portion of the parcel at the King-Vaughan boundary. Under the Growth Plan the lands in Vaughan are in the "Whitebelt" area and VOP 2010 designates them Agricultural.

Nature of Request:

The landowner advises that the property was purchased with the intention of developing the land. As such, it is requested that the Region and Ministry ensure that the portions of the property that are considered to be Whitebelt retain that status through the Plan review. The reasons cited include the parcel's proximity to the City's Urban Boundary and the potential outcome of the GTA West Corridor Environmental Assessment. In addition, the landowner is also requesting that the Ministry ensure that the natural heritage features are based on scientific analysis and that there be a mechanism for landowners to undertake environmental analyses to define such areas through a planning process. It is further requested that the Ministry establish a policy mechanism that allows for changes to the mapping of designations and features; and that there be a process to make changes outside of the mandatory review period.

Comment:

Any further urban boundary expansions in the City of Vaughan will depend on the outcome of the Region's Municipal Comprehensive Review. Growth scenarios are now under consideration with a preferred scenario being identified in the fourth quarter of 2015. The subject lands are located approximately 400 m to the north of the most northerly of the three GTA West Corridor alternatives. The identification of a preferred alternative is expected in fourth quarter of this year.

7. Owner: 1451044 Ontario Inc. (Zoltan Balint)
Location: 10,800 Weston Road, (Northwest corner of Weston and Kirby Roads – Block 41)

Map Reference (Attachment 3 a): "1451044 Ontario Inc."

Site Area: 4.9 ha

Existing Use: A residential dwelling and an accessory garage.

Current Land Use Designation and Plan:

The subject lands are designated Greenbelt Natural Heritage System by the Greenbelt Plan. Under VOP 2010 the lands are designated Natural Areas and Agricultural. The lands outside the Greenbelt Area and the existing residential area in Block 41 are subject to the New Community Area designation of VOP 2010. The Block 41 Secondary Plan process is underway.

Nature of Request:

The landowner states that the collective effect of the existing policies is to restrict the property to open space uses or agricultural activity and that this is disproportionately punishing to smaller landowners. It is proposed that a process be put in place to refine the boundaries of the natural features based on a land use review, appropriate environmental studies and public review; and that it be undertaken through the Secondary Plan process. It is recommended that the Greenbelt legislation be amended to implement the process that will allow for a change in land use where appropriate. The landowner notes that subject lands are within a New Community Areas Block, which is currently undergoing a Secondary Plan process. The validity of the Natural Area boundaries is also questioned given the on-

site conditions. It is indicated that there is no objection to preserving an existing creek/ravine and associated vegetation, but questions the environmental status of the lands beyond.

Comment:

The Secondary Plan study is currently underway, with the adoption of the Plan tentatively scheduled for the fourth quarter of 2016.

8. Owner: Goldpark (Maple) Inc.
Location: 2700 Teston Road (East of Jane Street in Block 41)

Map Reference (Attachment 3 a): "Goldpark Maple Inc."

Current Land Use Designation and Plan:

The western one third of the site is designated Greenbelt Natural Heritage System under the Greenbelt Plan and Natural Areas under VOP 2010. The eastern two thirds is designated New Community Areas under VOP 2010.

Nature of Request:

The landowner advises that it is intending to submit an application to change some portion of the land from Greenbelt Plan to Urban Development. It is of the opinion that a portion of the Greenbelt lands can be developed with no adverse impact and they are prepared to undertake any studies or reports required by municipal, regional or provincial authorities in support of the application.

Comment:

The subject lands are located in Block 41, which is designated New Community Areas by VOP 2010. It is now the subject of Secondary Plan process that will provide for the development of the Block. The Secondary Plan study is currently underway, with the adoption of the Plan tentatively scheduled for the fourth quarter of 2016.

9. Owner: L. Pittiglio et.al.
Location: North of Kirby Road (between Keele Street and Jane Street in Block 28)

Map Reference (Attachment 3 a): "Pittiglio"

Site Area: 20.5 ha

Existing Use: Farming

Current Land Use Designation and Plan:

The woodlot at the centre of the site is designated Greenbelt Natural Heritage System extending to the southeast to link with an east-west arm of the Greenbelt Plan area (approximately 6.5 ha). The property is designated Natural Areas and Agricultural under VOP 2010.

Nature of Request:

The landowner indicates that there is no concern with protecting the woodlot. However, three issues are identified. 1. That the woodlot was artificially incorporated into the Greenbelt by the imposition of a connecting corridor to the heritage feature to the southeast. 2. The connecting corridor is made up of unremarkable land, which is cleared farmland similar to other parts of the property that are not in the Greenbelt; 3. The owners believe that they were never notified of the intention to establish a corridor between the woodlot and the natural heritage features or that there was any intent to include the woodlot in the Greenbelt and did not become aware until the Plan was approved. It is stated that there appears to be no scientific basis for the designation of the woodlot and the corridor. The preference would be to have woodlot subject to the policies of VOP 2010 and the York Region Official Plan. It is requested that the Greenbelt Plan be amended to provide a mechanism, which would allow individual property owners to address what they may believe to be inappropriate designations, similar to the same level of review applied to Official Plan amendments.

Comment:

The portions of the subject lands that are not subject to the Greenbelt Plan designation are part of the "Whitebelt" area under the Growth Plan. An indication of the future development potential for these lands to the 2041 planning horizon may emerge through the York Region Municipal Comprehensive Review.

10. Owner: Goldpark (Maple) Inc.

Location: 12,022 Keele Street (Part of Lot 29, Concession 4 – Block 28)

Map Reference (Attachment 3 a): "Goldpark (Maple) Inc."

Current Land Use Designation and Plan:

The eastern half of the subject property is designated Oak Ridges Moraine Natural Linkage and the west half is designated Agricultural by VOP 2010. Under the Growth Plan the western half of the property is within the "Whitebelt" area.

Nature of Request:

The landowner advises that it is intending to submit an application to change some portion of the land from Oak Ridges Moraine to Urban Development. It is of the opinion that a portion of the Moraine lands can be developed with no adverse impact and they are prepared to undertake any studies or reports required by municipal, regional or provincial authorities in support of the application.

Comment:

It is noted that under the Oak Ridges Moraine Plan, the 10-year review cannot consider the removal of land from the Natural Linkage Areas designation. This applies to the eastern half of the site. The western half of the site is in the "Whitebelt" in Block 28. An indication of the future development potential for these lands to the 2041 planning horizon may emerge through the York Region Municipal Comprehensive Review. The ORMCP boundary on this site may be affected by the establishment of the 245m ASL contour as provided for in the ORMCP.

11. Owner: J. Kreiner et. al.

Location: 11,650 Keele Street (West side of Keele Street, north of Kirby Road in Block 28)

Map Reference (Attachment 3 a): "11650 Keele Street"

Site Area: 3.6 ha

Existing Use:

An 861 sq. m. building and associated gravel parking, loading and open storage area operating as a truck depot. The existing building is located outside of the Greenbelt Plan area, but portions of the accessory parking, loading and storage areas are located within the Greenbelt.

Current Land Use Designation and Plan:

The southern two thirds of the site are designated Greenbelt Plan Natural Heritage System by the Greenbelt Plan. The northerly one third is outside of the Greenbelt area and is part of the "Whitebelt" area of the Growth Plan. The lands are predominantly designated Agricultural by VOP 2010.

Nature of Request:

The purpose of this submission is to seek a resolution concerning the existing accessory parking, loading, and storage areas that are located within the Greenbelt. The submission advises that it was intended that all the accessory uses be placed outside of the Greenbelt Plan area, but were mistakenly constructed within the Greenbelt boundary. The owner is seeking to obtain an exemption from the Greenbelt Plan to facilitate amendments to the City's Official Plan and Zoning By-law to legalize the accessory uses. Therefore, the landowner is requesting that the boundary of the

Greenbelt Plan be removed from the subject property or the policies be modified to allow site specific exceptions for certain uses.

Comment:

The subject lands are located in an area between the GO Rail line and Keele Street. The Keele Street frontage has a mix of uses and the submission notes that it has been identified previously as a study area. Large parts of Block 28 are in the "Whitebelt", including part of the subject lands, and the future development potential in this area may be identified through the Region's Municipal Comprehensive Review.

12. Owner: Mr. Gino Spano

Location: 12,001 Keele Street (Southeast corner of Keele Street and King-Vaughan Road)

Map Reference (Attachment 3 a): "Meadow Valley Garden Centre"

Site Area: 13.84 ha

Existing Use:

Two residential buildings, a commercial garden centre, greenhouse, barn and outside storage for trucks, equipment, landscape materials and plants.

Current Land Use Designation and Plan:

The subject lands are located within the Oak Ridges Moraine Conservation Plan area and are designated Oak Ridges Moraine Natural Linkage by VOP 2010.

Nature of Request:

The subject use is not permitted under the City's Official Plan and Zoning By-law and charges have been laid. They have been stayed to allow for the owner to pursue the legalization of the site by way of an amendment to the City's planning documents. However, the use is not permitted by the Oak Ridges Moraine Conservation Plan, so an amendment to it would be required for it to proceed. The submission noted that a previous attempt to legalize the site was approved by Council, subject to conditions. The conditions were not fulfilled and the implementing OPA and By-law amendment were not enacted. Therefore the landowner is recommending that an amendment be made to the Oak Ridges Moraine Conservation Plan to include a policy which would provide for existing and long-standing uses, not necessarily compliant with the Moraine Plan, can through an application process be converted to legal conforming uses. The process would be administered by the local and regional governments through the processing of Planning Act applications, subject to the submission of the required studies.

Comment:

It is noted that the Oak Ridges Moraine Conservation Plan states that the 10-year review cannot consider removing lands from the Natural Core Areas and Natural Linkage Areas.

13. Owner: Milani Group

Location: North East Corner of Teston Road and Dufferin Street

Comment:

The submission was the subject of a report to Committee of the Whole on May 5, 2015 under the title, "Oak Ridges Moraine Conservation Plan Review, Update on Provincial Plan Review – In Response to the Members Resolution of March 24, 2015".