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Communication
CW: <u>June 16/15</u>
Item: <u>10</u>

DATE: JUNE 16, 2015

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

SUBJECT: COMMUNICATION

ITEM #10 – COMMITTEE OF THE WHOLE – JUNE 16, 2015

**NATURAL HERITAGE NETWORK INVENTORY AND IMPROVEMENTS,
STUDY COMPLETION AND RECOMMENDATIONS
AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010
FILE #25.5.4
WARDS 1 TO 5**

**RESPONSE TO COMMUNICATION C4 – DATED: JUNE 15, 2015
VAUGHAN 400 NORTH LANDOWNERS GROUP
BLOCKS 34W AND 35**

In response to the above noted correspondence, staff can advise Council as follows:

VOP 2010 provides that the policies of a Secondary Plan in Volume 2 prevail over the policies of Volume 1 where the Volume 1 policies conflict. This is on the basis of Policy 10.2.1.8, which states:

Lands subject to policies found in Volume 2 of VOP 2010, (like the Vaughan 400 West Employment Area Lands – OPA 637)) are identified on Schedule 14. For the purposes of this Plan, references to Schedule 14 include Schedules 14-A through 14-C inclusive. Volume 2 policies are derived from area-specific land-use planning studies or from the processing of specific development applications and, as such, provide more specific direction than found in Volume 1 policies. Where the policies of Volume 1 of this Plan conflict with policies in Volume 2 of this Plan, the Volume 2 policies shall prevail.

Based on this provision the OPA 637 area remains subject to OPA 450 for the Employment Areas and OPA 600 for the Residential Areas, except as may be provided in OPA 637. OPA 637 was approved by the Ontario Municipal Board in 2011 and was incorporated into Volume 2 of VOP 2010 by the OMB as part of the VOP 2010 approval process. This includes the pre-existing policies remaining in place, including the Block Plan approval processes, the required Master Environmental/Service Plans and underlying Environmental Policies. As such, all implementing development applications in this area would be processed under OPAs 450 and 600 as amended by OPA 637.

In regard to the Natural Heritage Network Study, some environmental features are shown on the new Schedules outside the Greenbelt Plan in the OPA 637 area. They are shown on the new Schedules 2A, 2B and 2C, in the subject staff report. A note included on these schedules provides that:

Information shown on Schedules 2A, 2B and 2C depict the type of natural features that comprise the Core Features of the Natural Heritage Network. Not all natural features depicted on Schedules 2A, 2B and 2C are included as Core Features. Schedules 2A, 2B and 2C inform the implementation of the relevant policies in VOP 2010 to define Core Features, as well as inform

the Natural Heritage Network, which will be finalized based on more detailed studies, such as through the development application process or a municipal comprehensive review.

Therefore, the existence of these resources is identified and the degree to which any are preserved, required to be determined through an analysis undertaken in accordance with OPA 637 and the policies of either OPA 450 or OPA 600, depending on the location.

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