



memorandum

DATE: JUNE 16, 2015
TO: MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
SUBJECT: COMMUNICATION

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

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 C2 – DATED: JUNE 11, 2015
1834375 ONTARIO INC., 1890 HIGHWAY 7 WEST (LIBERTY DEVELOPMENTS)
CONCORD GO CENTRE SECONDARY PLAN AREA**

The correspondence raises the concern that a small area of woodland is shown located within the owner's land on the new Schedule 2B, which is proposed for adoption. It is being requested that this area be deleted from Schedule 2B. Staff can advise Council that this is not necessary as the policies of VOP 2010 as amended by the approved Concord GO Centre Secondary Plan accommodate this situation. Schedule 2B contains a note in the legend that provides as follows:

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.

For implementation purposes Schedule 14 of the VOP 2010 identifies this area as a Required Secondary Plan Area. It was subject to the Concord GO Centre Secondary Plan process and the Secondary Plan deals specifically with this feature.

Schedule F of the Concord GO Secondary Plan identifies the woodland using a symbol with the notation, "Area Subject to Further Assessment/Policy 5.6 and Policy 5.1.2". Policy 5.6 sets out a habitat compensation approach while policy 5.1.2 is specific to the woodland feature. Since policy 5.1.2 and Schedule 'F' of the Concord GO Centre Secondary Plan identify the woodland feature as an area for evaluation the woodland feature was removed from the Core Features mapping on Schedule 2, but was retained as woodland in Schedule 2B, consistent with the approach in the Secondary Plan." The Concord GO Centre Secondary Plan is now in effect and will form part of Volume 2 VOP 2010.

Work is now underway on an implementing habitat compensation agreement for the Concord GO Centre Secondary Plan. A specific policy was established as part of the Concord GO Centre Secondary Plan process to allow it to proceed at this time. Regarding the broader issue of compensation, this will be addressed through consultation with agencies and stakeholders through the New Community Areas Secondary Plan processes. VOP 2010 confirms this approach by stating that the policies of a Secondary Plan in Volume 2 override those policies in Volume 1 in Policy 10.2.1.8, as follows:

Lands subject to policies found in Volume 2 of this Plan (like the Concord GO Centre Secondary Plan) 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.

As such, Schedule 2B only identifies that the feature is there but the disposition of the feature is subject to the policies of the Concord GO Centre Secondary Plan, in accordance with VOP 2010.

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