

Subject:

FW: Committee of the Whole Working Session April 8 Item 1 - Nashville Cons

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COMMUNICATION
CW (WORKING SESSION)
April 8/15
ITEM - 1

From: Cam [mailto:cam.milani@milanigroup.ca]

Sent: Tuesday, April 07, 2015 5:29 PM

To: Clerks@vaughan.ca

Subject: Committee of the Whole Working Session April 8 Item 1 - Nashville Conservation Reserve Management Plan

Dear Clerks Department,

Please provide this communication to tomorrow's April 8th Agenda.

Dear Members of the Committee,

Please accept these as comments regarding the above noted item.

The recommendations of Staff on this report are of some concern as they ask Vaughan Council to endorse a document with potential financial implications for Vaughan taxpayers. The Plan specifically mentions a \$3.369 Million budget. If Vaughan "endorses" a plan that includes such a budget, it would be easy to argue that Vaughan Council should provide tax dollars in the future for the Plan in accordance with Council resolution. The last staff recommendation also states "that staff report back to Council on funding and resources required for capital improvements and associated operating costs". Vaughan Council just went through a rigorous budget process with substantial spending constraints in order to keep taxes low. By asking staff to "report back on funding", Council is only setting itself up for more tax pressures in the future. It is a waste of staff resources to send them back to prepare a report on funding that isn't available.

Further, the Management Plan also makes statements regarding general development policies that would apply to areas outside the Tract of Lands in question. For example, section 7.4 states "In support of TRCA policies, municipalities and government agencies should be encouraged to follow these recommendations when considering *new community design*...". Section 2.6.1 States as an objective "to maximize linkages and connectivity of the natural heritage feature to one another *and adjacent lands*". Section 2.6.7b) "...to promote responsible use of *surrounding lands* which connect to and influence the natural system of the NRMT." I am not sure it is the appropriate course of action to endorse a Plan that goes outside of the Lands in question.

There are also numerous references to other TRCA Plans throughout the document such as "The Living City Region – A Strategic Vision for the New Millennium (2006)", "Building the Living City – 10 Year Strategic Plan (2013)", and "TRCA's Terrestrial Natural Heritage Systems Strategy (2007)". By endorsing this plan, Vaughan is endorsing those plans. Those plans are not even detailed in this report.

Lastly, and perhaps most importantly, this Management Plan seems to take on the characteristics more of an Official Plan Amendment and Site Plan for the Lands in question. If the landowner (TRCA) is keen on developing a detailed land use plan for the area, which it clearly is, perhaps it is best suited to submit an Official Plan Amendment Application under the Planning Act along with a Site Plan and Rezoning to permit the uses they wish to install on the property. A Public Hearing would also be appropriate with proper circulation Notices. The TRCA should not attempt to usurp the Planning Act by creatively developing what is effectively a Site Plan and Official Plan Amendment with Zoning changes and calling it a "Management Plan". There is going to be vehicular parking, trail installation, earthworks, public access etc.... By-laws respecting these uses are in place and should be properly considered under the Planning Act with all the rights and responsibilities, including enforcement, that flow from them.

In conclusion, I would urge Vaughan Council to consider the above.

Yours Truly,
Cam Milani