

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 80

BY-LAW NO. 2008-77

A by-law to adopt Amendment No. 61
to the Official Plan for the Region of York

The Council of The Regional Municipality of York under section 17(22) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, HEREBY ENACTS as follows:

1. Official Plan Amendment No. 61 to the Official Plan for The Regional Municipality of York (OPA No. 61) consisting of text and figures attached hereto as Schedule “A” is hereby adopted.
2. OPA No. 61, by virtue of the Minister’s Order No. 525/97 is exempt from approval by the Minister of Municipal Affairs and Housing.
3. Schedule “A” attached hereto shall form part of this By-law.
4. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 18th day of December, 2008.

Denis Kelly
Regional Clerk

Bill Fisch
Regional Chair

Authorized by Clause 5, Report 11 of the Planning and Economic Development Committee, adopted by Regional Council at its meeting on 18th December, 2008.

#784023

**Proposed Amendment
61
to the
Official Plan
for the
Regional Municipality
of York**

AMENDMENT 61
TO THE OFFICIAL PLAN
FOR
THE REGIONAL MUNICIPALITY OF YORK

PART A - THE PREAMBLE

1. Purpose of the Amendment:

The Amendment will add a new section to the Implementation section of the Regional Official Plan that lists a number of studies that may be required to support an application to amend the Regional Official Plan.

2. Location:

This amendment applies to the entire Regional Municipality of York area.

3. Basis:

In order for municipalities to request additional information or supporting studies, the Planning Act requires that such additional information or supporting studies be identified in the municipality's respective Official Plan. This is for the sole purpose of defining the various elements, which in aggregate, constitutes a complete application. Once this new policy is in place, municipalities can, as per Section 22(6) of the Planning Act, refuse to accept an application and the appeal period does not commence until the municipality has determined the submitted application is deemed complete.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached policy, constitutes Amendment 61 to the Official Plan for the Region of York.

The Official Plan for the Region of York is hereby amended by the following:

1. Section 7.2 – THE PLANNING PROCESS is amended as follows:

a) By adding the following new Section 7.8 Complete Application Requirements:

Pursuant to the *Planning Act*, Council may require that a person or public body that requests an amendment to the York Region Official Plan provide any other information or material that Council considers it may need. Until Council has received the prescribed fee and the other information and materials, as listed herewith, and has deemed the application complete, York Region Council may refuse to accept or further consider the request for an amendment and the appeal time periods do not commence.

It is the policy of Council:

1. For the purpose of deeming an application to amend the Regional Official Plan complete, the following will be required:
 - i) Completed Regional Official Plan Amendment application form.
 - ii) The prescribed current application fee.
 - iii) A draft of the proposed amendment, including the proposed text and all proposed schedules.
 - iv) At least one pre-application meeting to determine the required information and materials.
 - v) The requisite other information and materials as determined through the pre-application meeting(s).
2. The following table lists the possible studies required to properly evaluate the proposed amendment. The final list will be determined in consultation with the applicant during the pre-application meeting.

Studies		Circumstance	Relevant ROP Subsections
1	Planning Justification	All ROPA applications	
2	Environmental Evaluation	Development within or adjacent to Regional Greenlands System, flood and erosion hazard limits, shoreline of Lake Simcoe	2.1.4, 2.1.5, 2.1.6, 2.2.2, 2.2.4, 2.2.8, 2.2.9, 2.2.13, 2.2.19
3	Woodlot/Tree Protection Study	Development impacting Regionally and locally Significant Woodlands	2.2.22
4	Development Impact Study – Site Alteration	Development within the Oak Ridges Moraine or in association with fill permits	2.2.24, 2.2.27, 2.2.28
5	Earth Sciences Heritage Evaluation	Development within of adjacent to ANSI's	2.2.32
5	Hydrogeological Study	Development within well-head protection areas or vulnerable groundwater areas or as required by watershed plans	2.3.4, 2.3.7, 2.3.8
6	Soil Contamination	Development on or in proximity to former waste disposal sites	2.3.16
7	Oak Ridges Moraine Conservation Plan	Development within the ORMCP	2.5

Studies		Circumstance	Relevant ROP Subsections
	Conformity		
8	Market Impact Analysis	Applications for retail spaces greater than 323,000 sq.ft. of gross leasable area	3.3.6
9	Archaeological Assessment		4.2
10	Growth Management Studies	Conducted by Area Municipalities	5.2.2
11	Urban Expansion Needs Study	Applications to expand the urban boundary	5.2.3
12	Transit Plan	Conducted through the Secondary Plan process	5.2.7.p
13	Settlement Capability Study	Development affecting Hamlets	5.7.4, 5.7.5.b, 6.7.2, 6.7.17
14	Agricultural Impact Study	Non-farm development within the "Agricultural Policy Area"	5.8.7
15	Mineral Aggregate Study	Development adjacent to Mineral Aggregate Resource Areas	5.10.3
16	Transportation Plan	Secondary Plans, significant development applications	6.1, 6.1.10
17	Detailed Service Plan	All ROPA and Secondary Plans	6.7.7
18	Monitoring Study for Cumulative Impact from Private Servicing Systems	New development on private services	6.7.18

3. Through the review process for an Amendment application that has been deemed complete, additional reports and studies may be identified and required. These additional requirements, however, do not affect the original deemed "complete application" date.