

Comments received on Clause 7 of Report 11 of the Regional Planning and Economic Development Committee		
Stakeholder	Summary of Comments and Issues	Regional Staff Comments and Recommended Action
Deputation and Submission 1 Don Given Malone Given Parsons on behalf of Glenwoods Gateway Properties and as an observer to UDI (Verbal comments at Committee December 1, 2004 and letter to Council dated December 6, 2004)	- Make Recommendation 1 stronger to require that the Province's Growth Plans, population and Employment Forecasts and Transportation Planning plans are all available before decisions on Greenbelt are made. - Letter of December 6 proposes addition of the following to Regional staff Recommendation 1: <i>"It is imperative that the structure of the Province's Growth Management Plan first define where growth may proceed, and the infrastructure requirements associated with it, before the Greenbelt is settled This will ensure that the Greenbelt does not preclude growth options."</i> - Timetable for adoption in Recommendation 2 is too long given the remaining available land for development in York Region - Suggest that an adoption timetable of 12 and 18 months or as soon as practically	- Recommendation 1 could be strengthened by referring to additional Provincial initiatives including the Provincial Transportation Planning and Rural development initiatives. Recommendation would then read as follows: 1. That the Provincial Growth Management Plan and new Provincial Population and Employment Forecasts, proceed before the final approval of the Greenbelt Draft Plan or proceed at the same time as the Greenbelt Plan to ensure full co-ordination of the Plan with such elements as a adequate land supply to meet the residential and employment forecasts anticipated in the GTA and co-ordination with the Provincial Transportation Strategy for the Golden Horseshoe and Rural Development Program. - Refer Comments and Recommendation 1 as Revised to Province for disposition <i>Greenbelt Act</i> currently contains direction that conformity be undertaken during normal 5-year review of official plans, but Regional staff is of the opinion that a deadline is appropriate to maintain momentum and have

	possible, and further that the Bill 135 conformity exercise proceed concurrent with the conformity exercise that will be required by the Province's Growth Plan. Recommend that Section 4.2.1 of the Greenbelt Plan should be expanded to request that the wording clearly clarify that infrastructure such as the extension of Highways 404 and 427, the Bradford Link and the Southeast Collector Sewer will not be limited by the criteria contained in the Greenbelt Draft Plan.	timely implementation of initiative. - Recommendation as drafted proposes conformity timetable of 4 years for upper tier and 3 years for lower tier - Some issues expressed by all levels of government that ORMCP deadline was too short and given other Provincial initiatives underway including Drinking Water Source Protection Planning that another short deadline may be unrealistic. - Regional staff take no position on the timing proposed by Mr. Given, but refer his comments and Recommendation 2 as drafted to Province for disposition - Recommendations 11 and 16 were intended to provide this clarification. - It is recommended that Mr. Given's comments be acted upon by endorsing an additional Recommendation 24 as follows: <i>“24. That Section 4.2.1 of the Greenbelt Draft Plan be modified to specifically permit priority transportation and infrastructure projects, including but not limited to extensions of Highway 404 and Highway 427 and the Bradford By-pass and water and sewer serving projects including the completion and construction of the South-East Collector and Upper Leslie Trunk Sewer through the Greenbelt and Oak Ridges Moraine in York Region.”</i>
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	• As part of the verbal presentation only, Mr. Given requested reconsideration of Regional Recommendation 17 that proposes minimum 30 metres setback from key natural heritage and hydrologically sensitive features. His reasoning was that too much developable land in the area between the Greenbelt boundary and the existing urban designations would be lost if these standards are applied. Instead his recommendation is to allow the PPS to guide any setbacks and feature protection. • Requirement for 120 meter wide corridor along watercourses south of the Oak Ridges Moraine is excessive, arbitrary and without any scientific basis. Request that the requirement be reduced. Features in the upper reaches of channels are often poorly defined and contain few Natural	• Key Natural Heritage Features in the Natural Heritage System (including those lands in Vaughan which are considered in Recommendation 20) of the Protected Countryside are already proposed to be subject to this restriction in the Greenbelt Plan. • The extension of this policy protection was intended to protect those few features that extend beyond the Natural Heritage System into the Protected Countryside designation, not to extend outside the Greenbelt Plan area. • Recommendation as drafted is consistent with previous recommendations to the Greenbelt Task Force by the Region that additional protection for tableland woodlots, middle reaches of streams and wetlands off the Moraine be provided as Provincial Policy Statement does not provide adequate protection for these features off Moraine. • The province should undertake a land supply analysis to determine the impact of this policy direction. • Refer Mr. Givens' comments and Recommendation 17 as drafted, to Province for disposition • Regional staff takes no position on Provincial proposal for 60 metre wide corridors either side of major streams south of Moraine • The Province must provide the scientific or policy justification. • Recommendation 23 requires that discussions continue with Province and area
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	Heritage Features. • In the Oak Ridges Moraine a 30 meter vegetation protection zone is used and this is intended to be for an area where environmental preservation is a priority. It would seem excessive to have a higher standard in an area of urban development.	municipalities to more clearly identify and map features. • Refer Mr. Givens' comments and Recommendation 23 as drafted to Province for disposition.
Submission 2 Lindsay Dale-Harris, Bousfields Inc. on behalf of Dorzil and Minto in the Green Lane West Area (Letters MMAH November 11, and December 1, 2004)	• Mapping fails to show the status of lands in Green Lane West Community in East Gwillimbury	• Discrepancies in the mapping noted in Town of East Gwillimbury and Regional staff comments. • Region to provide MMAH will new urban layer for mapping in consultation with area municipal staff. • Refer comments to MMAH for disposition
Submission 3 Jane Pepino, Aird and Berlis on behalf of the Block 41 landowners group in the City of Vaughan (Letter to MMAH November 26, 2004)	• Dealing with lands Between Teston Road, Kirby Road Pine Valley and Weston • Mapping error designates the lands as Protected Countryside with smaller areas of woodlands, watercourse and wetlands • Environmental features mapping in Provincial document should conform to approved OPA 600 • No justification for "Rural" designations in Vaughan OPA 600 to be included in Protected Countryside – lands intended and targeted for future growth by Vaughan. • Block 41 lands to be subject to over sizing and cost sharing of services to the south • Teston Road Class EA contemplates development in this Block and Peel Region water supply	• Recommendation 20 of the Commissioners Report currently indicates: <i>"The Province re-examine the Greenbelt designations in the City of Vaughan and provide a rationale for the designation in order to ensure a consistent application across the Greater Golden Horseshoe."</i> • To provide further clarity, it is recommended that this Recommendations 20 be revised to read as follows: <i>"The Province re-examine the Greenbelt designations in the City of Vaughan to ensure a consistent application across the Greater Golden Horseshoe."</i> • Recommend report and recommendations proceed to Council and that Aird and Berlis

	Places to Grow shows lands south of the Moraine in Vaughan as area of growth	make representation to Minister of Municipal Affairs and Housing, Refer comments to MMAH for disposition
Submission 4 M. Domovitch, LL.B on behalf of 862015 Ontario Inc. (letter to D. Stone, East Gwillimbury November 29, 2004)	Requesting that lands on the east side of Woodbine Avenue, north of Davis Drive and the Bales Road industrial area be exempted from the Protected Countryside designation to permit the future employment expansion onto the 147 acres north of the Regions' holdings fronting on Bales Drive.	- Recommendation 8 references the need to provide flexibility along 400 series highways - Recommend that Commissioners Report proceed to Council - Refer Mr. Domovitch's comments to MMAH for disposition
Submission 5 Warren Sorensen, Sorensen Gravely Lowes on behalf of Miller Paving (Letter to Regional Clerk, November 30, 2004)	- Recently retained by client - Need reasonable amount of time to consider Report and Provincial initiatives being discussed	- Comment period on <i>Greenbelt Act</i> ended on November 27, 2004 - comments sent to MMAH per attachment 2 to report. - Comment period ends on Greenbelt Draft Plan on December 12, 2004 – no extension to be provided except to Ministry staff to assist in preparing Greenbelt Plan and Maps. - Recommend that Commissioners Report proceed to Council - Refer Sorensen comments to MMAH for disposition.
Submission 6 Jeffrey L. Davies, Davies Howe Partners on behalf of various clients in York Region (Letter to Regional Clerk, December 1, 2004)	- Not enough time provided to review report and prepare submissions. - Request Committee defer report	- Comment period on <i>Act</i> ended on November 27, 2004 - comments sent to MMAH per attachment 2 to December 1 report. - Comment period ends on Greenbelt Draft Plan on December 20, 2004 - Greenbelt Plan to be approved early 2005 after further Ministry review - Recommend that Commissioners report proceed to Council - Refer Davies Howe comments to MMAH for disposition.

Submission 7 John Stevens, J. H. Stevens Planning and Development Consultants on behalf of Dipoce Management Limited (Letter to B. Tuckey, December 1, 2004)	• Dealing with 535.3 acres of land north of Kirby Road in the Protected Countryside designation in the City of Vaughan • Will be making representation to Minister of Municipal Affairs and Housing • Support:: - o Recommendation 1 (Provincial Growth Management Plan to precede Greenbelt Plan) and - o Recommendation 20 (Province to re-examine Greenbelt designations in the City of Vaughan)	• Refer Stevens' comments to MMAH for disposition
Submission 8 Tim Hudak, MPP Erie Lincoln, Official Opposition Critic (letter to Heads of Council, December 1, 2004)	• Issues with tight timeframes for consultation on Greenbelt Act and Plan. • Requesting that heads of Council contact Premier McGuinty and Minister Gerretsen to request extension to the comment period	• Chair wrote to Minister Gerretsen requesting an extension of comment period. • Copy of Regional Planning Commissioner's staff report and action by Planning and Development Committee sent to Mr. Hudak
Submission 9 Mr. Allan Steedman Schaeffers Consulting Engineers On behalf of the Block 41 landowners, City of Vaughan (letter to Audrey Bennett, MMAH dated December 6, 2004)	• Review of the status of the Block 41 lands in the City of Vaughan with respect to serviceability and practical growth consideration • Infrastructure improvements surrounding the Block instigated investigation into the Block's development potential • Block is partially developed and adjacent to existing and proposed residential communities • Municipal infrastructure improvements in area anticipates growth	• Recommendations 20 as revised requests Province to review the Greenbelt designations in the City of Vaughan • Refer Mr. Steedmans' comments to MMAH for disposition