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PROPOSED ROPA 63 – TECHNICAL AMENDMENT STATUTORY MEETING REPORT – FILE D05. 102-63

Pursuant to Section 17(15) of the Planning Act, as amended, the Regional Planning and Economic Development Committee held a Public Meeting to inform the Public and receive comments regarding Proposed Regional Official Plan Amendment 63 – Technical Amendment Information Report

The Planning and Economic Development Committee recommends the following:

- 1. The presentation by Barbara Jeffrey, Manager, Land Use Policy and Environment, Long Range and Strategic Planning, be received; and**
- 2. The recommendation contained in the following report dated October 7, 2008, from the Commissioner of Planning and Development Services be adopted:**

1. RECOMMENDATION

It is recommended that:

1. This report and *Attachment 1*, submissions received at the Statutory Meeting on November 5, 2008 and circulation comments, be referred to staff for consideration and report back to Committee and Council at a future meeting.

2. PURPOSE

The purpose of this report is to introduce and provide context for the Statutory Public meeting for Proposed Amendment 63 to the Regional Official Plan.

This technical amendment is required to make minor modifications to policy and mapping in the Regional Official Plan.

3. BACKGROUND

From time to time, minor amendments to policies and mapping in the Regional Official Plan are required in response to changing circumstances such as road jurisdiction changes, mapping corrections and land use changes.

Regional Amendment 54, approved in early 2008, was one such technical amendment. Proposed Amendment 63 provides some additional minor changes that are required.

4. ANALYSIS AND OPTIONS

This Proposed Amendment deals with a number of minor changes to policies and maps within the Regional Official Plan. Rationale for these changes is provided below and the proposed Amendment forms *Attachment 1* to this report.

Policy Changes reflect changing Provincial context, minor wording changes and recognition of annexed additions in the Region

Wording changes to Policies 2.5.1 and 5.4.1

When Regional Amendment 54 was in process, Davies Howe Partners on behalf of clients in the North Leslie Secondary Plan area in Richmond Hill, requested a modification to Policy 2.5.1 relating to the application of the Greenbelt Plan in the North Leslie lands in Richmond Hill. The requested wording was only partially captured in the ROPA 54 approval and a minor change to the approved wording of policy 2.5.1 is recommended to fully reflect the Davies Howe request. The amendment deletes the words “as identified through” in Policy 2.5.1, to be replaced by the words “as defined by” in reference to the applicability of Ontario Regulation 13/06.

The requested change has been reviewed by the Region’s Corporate and Legal Services Branch and Town of Richmond Hill staff who take no issue with the change. There will be no difference in policy application by the change.

An Amendment is also proposed to Policy 5.4.1 (Local Centres) to add the Towns of East Gwillimbury and Georgina to the list of area municipalities with local centres.

The inclusion recognizes that both East Gwillimbury and Georgina have designated urban areas which contain local centre policies (Queensville and Keswick). There are secondary plans for both of these areas which contain policies to establish local centres. Keswick has three local centres: Glenwoods, Maskinonge, and Uptown. There is also a local centre proposed within the Queensville Secondary Plan. The recognition of these areas in the Local Centres Section of the ROPA is important to provide the same reinforcement to the local centre policies in Georgina and East Gwillimbury that are in the other municipalities listed in Policy 5.4.1.

Change reference from “Foodland Guidelines” to “Provincial Policy Statement” in Policy 5.8.7

When the Regional Official Plan was drafted in 1994, the standards for assessment of land use compatibility in agricultural areas were the Foodland Guidelines. Since 2005,

the Foodland Guidelines have been replaced by the Provincial Policy Statement. The proposed change to Policy 5.8.7 reflects the more recent standard for assessment and will ensure that proposed land uses changes can be assessed in accordance with the Provincial Policy Statement.

Map 5 changes reflect annexation of lands on original Highway 50 right-of-way from Peel to York and Road jurisdiction changes

In June 27, 2007, the Minister of Municipal Affairs and Housing approved an annexation order that applies to a small area of land between the original Highway 50 right-of-way and the reconstructed Highway 50 right-of-way, just north of Highway 407 in the City of Vaughan.

This proposed official plan amendment designates these lands as Urban Area (Map 5) and Urban Transit Service (Map 10) within the Region of York Official Plan to permit their development for industrial uses by Glen 50 Developments. Excerpts from Maps 5 and 10 showing the designation are part of *Attachment 1* to this report.

Road jurisdiction changes reflect current circumstances and transit initiatives

In May, 1998, jurisdiction for 16th Avenue between 9th Line and the York-Durham Line was transferred from the Town of Markham to the Region as part of By-law R-1107(h)-98-47.

Although this road segment is reflected appropriately on Map 8 of the Regional Official Plan, Map 9 must be amended to show the entire segment as an existing regional Arterial Roadway. This change is part of *Attachment 1* to this report.

Map 10 Changes to add Transit Network Extensions and Go Stations

Map 10 - Conceptual Transit Network is also amended to reflect the proposed expansion of the rapid transit network northwards along Yonge Street from Mulock Drive to Green Lane and then eastwards to the Go Transit Terminal in East Gwillimbury and eastwards along Davis Drive to Highway 404 in Newmarket.

The preliminary preferred alignment was endorsed by Council at its meeting of May 15, 2008. The Class Environmental Assessment for these improvements is ongoing with filing of the Environmental Study Report anticipated by year-end 2008.

As well the Proposed Amendment modifies the location of the proposed GO Station on the Bradford line near Highway 7 and Highway 407 and adds an existing GO Station on the Stouffville line at Bethesda Road and the Tenth Line.

NEXT STEPS

Consider all comments and submissions and return at a future Committee meeting for disposition

Proposed Amendment 63 has been circulated for comment to those agencies, boards and commissions, First Nations and municipalities as directed by the *Planning Act*, with comments requested by November 15, 2008.

Notice of the Statutory Public Meeting was given in local newspapers throughout York Region as well as posted on the Region's website along with the proposed amendment and this report.

Submissions received at this statutory meeting as well as circulation comments will be considered by Regional staff and a recommendation on disposition of the Proposed Amendment will be brought to a future Planning and Economic Development Committee meeting.

Relationship to Vision 2026

Vision 2026 contains goals and objectives relating to Enhanced Environment, Heritage and Culture; Quality Communities and Managed and Balanced Growth; and Infrastructure for a Growing Region.

Within the Enhanced Environment goal are the action areas of Securing a Green Region and Sustaining our Agricultural Base. Amendment sections 1 and 3, dealing with a minor wording change in policy 2.5.1 and references to the Provincial Policy Statement as the assessment standard for proposed land use changes, assist in implementing these action areas in the Vision.

Amendment sections 2 and 4, dealing with additional local centres and designation of annexed lands in the City of Vaughan respond to Vision 2026 actions relating to Quality Communities and Balanced Growth.

Lastly Amendment sections 5 and 6 dealing with road jurisdiction and transit improvement respond to Vision 2026 goals and action relating to Infrastructure for a Growing Region.

5. FINANCIAL IMPLICATIONS

No financial impact anticipated unless appealed to OMB

There are no identifiable financial implications associated with the introduction of Regional Amendment 63 unless the Amendment is appealed to the Ontario Municipal

Board. In that case Regional staff will report back to Committee and Council. Preparation of the Amendment was provided within existing Planning and Development Services Department staffing and budget allocations.

6. LOCAL MUNICIPAL IMPACT

ROPA 63 impacts a land use designation in the City of Vaughan, Regional policies applying in the Town of Georgina and East Gwillimbury, roads schedules in the Towns of Markham, East Gwillimbury and Newmarket and the transit network in the Town of Newmarket. The Town of Richmond Hill has been circulated the amendment regarding the minor wording change in Policy 2.5.1. The impacts of all changes are minor.

7. CONCLUSION

From time to time, minor amendments to policies and mapping in the Regional Official Plan are required in response to changing circumstances such as road jurisdiction changes, mapping corrections and land use changes. This amendment updates the ROP in these areas.

It is recommended that this report and *Attachment 1*, submissions received at the Statutory Meeting on November 5, 2008 and circulation comments, be referred to staff for consideration and report back to Committee and Council at a future meeting.

For more information on this report, please contact Barbara Jeffrey, Manager of Land Use Planning and Environment at Ext. 1526, or John Waller, Director Long Range and Strategic Planning Branch at Ext. 1526

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)