

4

ADDENDUM REPORT ON LAURIER HOMES, TOWNSHIP OF KING

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report, January 31, 2007, from the Commissioner of Planning and Development Services:

1. RECOMMENDATIONS

It is recommended that:

1. The three recommendations set out in the original report dated January 10, 2007, entitled Appeal to OMB by Laurier Homes (27) Ltd. be adopted, namely:
 1. a) The Ontario Municipal Board be advised that York Region supports the approval of the request to amend the Township of King Official Plan by Laurier Homes (27) Ltd.
 - b) The related plan of subdivision 19T-04K02 be subject to the pre-conditions and conditions of draft plan approval set out in *Attachment No. 1* to this report.
2. If the Environmental Assessment for the water supply system to serve the community of Schomberg is not complete by May 2007, the Ontario Municipal Board should be requested to withhold its Order for draft approval of plan of subdivision 19T04K02 until the EA is complete.
3. Regional staff be authorized to appear at the OMB in support of the Regional position, if required.
2. Attachment No. 1, referred to in the original report be replaced by *Attachment No. 1* (dated February 7, 2007) to this report.

2. BACKGROUND

The planning report on the appeal to the OMB by Laurier Homes (Clause 3, Report No. 1) was deferred at the January 10, 2007 Planning and Economic Development Committee meeting (*see original report included as Attachment No. 2*). The matter was deferred to the February 7, 2007 Planning Committee meeting. The Region requires a regional position on this application for an upcoming Ontario Municipal Board Hearing.

The Ontario Municipal Board has set a schedule as follows:

- February 15, 2007 – Parties to identify issues

- March 1, 2007 – Second Pre-hearing Conference
- March 20, 2007 – Identification of conditions of approval for the plan of subdivision
- May 2007 – Full OMB hearing.

The deferral on January 10th was to allow the Township of King to bring forward it's report, on this application, at their January 29, 2007 Council meeting. On January 29th, King Township Council deferred consideration of the Township of King position until February 12, 2007, to allow local planning staff time to resolve issues with the applicant and the local residents. Issues included the configuration of the public open space associated with the wetland area, lot layout, heights and styles of proposed dwellings, and land uses adjacent to Highway 27.

To meet the OMB timeframes, Regional staff must report to Planning Committee and Council in February with identification of issues and proposed conditions for the plan of subdivision. This Addendum report and the original report address Regional issues and establish appropriate Regional conditions regarding this application.

2.1 Revised Regional Conditions

Subsequent to January 10, 2007, Regional Planning staff received revised transit conditions from the Regional Transit Department. The conditions deal with sidewalks and pedestrian connections and indicate Regional staff will work with local municipal staff to implement these requirements to standards established by the local municipality.

3. CONCLUSION

The conditions of approval recommended by Regional staff, which were set out in Attachment No. 1 to the previous report, should be revised by deleting Condition 12 b) and deleting and replacing Conditions 22 to 27 inclusive. A comprehensive set of revised conditions is included in *Attachment No. 1* to this report. The three recommendations of the initial planning report are still applicable as there is no change to the status of the Environmental Assessment (E.A.) for water supply and therefore the Ontario Municipal Board should continue to be requested to withhold it's Order, dealing with the Laurier subdivision, until the E.A. is complete.

For further information about this report, please contact Paul Belton, Manager of Development Review, Community Planning Branch at (905) 830-4444, ext. 1507 or paul.belton@york.ca.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)