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PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT 54

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report dated March 12, 2007, from the Commissioner of Planning and Development Services:

1. RECOMMENDATIONS

It is recommended that:

1. The attached Proposed Regional Official Plan Amendment 54 be circulated for comment in accordance with the *Planning and Conservation Land Statute Law Amendment Act, 2006* requirements.
2. That Regional staff schedule the Statutory Public meeting for the June 13, 2007 Planning and Economic Development Committee.

2. PURPOSE

The purpose of this report is to introduce Proposed Amendment 54 to the Regional Official Plan (ROPA 54) a technical amendment to provide for a number of minor updates to Regional Official Plan policies and maps to reflect new information, changed circumstances and correct minor errors.

Since this is an ROPA, it is necessary to follow the statutory process for public information and statutory meetings as prescribed in the new *Planning Act*, proclaimed January 1, 2007.

3. BACKGROUND

The York Region Official Plan was originally adopted by Regional Council in April 1994 and approved by the Minister of Municipal Affairs and Housing in October 1994. Since that time there have been over 50 amendments to the Regional Official Plan either in process or approved. Some of these amendments were initiated in response to applications, others are requested by area municipalities and a number have been initiated by the Region in response to changing circumstances such as road jurisdiction changes, Regional road bypass approvals, open space acquisitions and mapping corrections.

4. ANALYSIS AND OPTIONS

This Proposed Amendment deals with a number of minor changes to Policies and Maps within the Regional Official Plan. The Policy and Mapping Change Rationale is contained as *Attachment 1* to this report. *Attachment 2* to this report is the proposed Amendment and specific mapping amendments. The changes can be summarized as follows:

4.1 Policy Changes

The policy changes included in this amendment are minor and reflect the deletion of obsolete or redundant policies which have been identified during ongoing Regional Official Plan analysis and clarification of policies changed as a result of Provincial Planning exercises. Such changes include:

- clarifying Policy 2.5.1 to reflect the application of the Greenbelt Plan policies to lands with the Oak Ridges Moraine Conservation Plan (ORMCP) Boundary below the 245 metres ASL contour,
- deleting reference to growth management work and the urban fringe in the Town of Richmond Hill (Policy 5.2.13),
- deleting clauses which plan and protect Highway 407 and Green Lane Herald Road Newmarket by-pass (Policy 6.1.3 a) and e) which have been constructed,
- deletion of the clause (Policy 6.2.14 b) requiring area municipalities to show or describe the locations and extent of transit rights of way in their Official Plans to clarify the relationship between the ROP and local OPs with respect to the description of transit rights-of-way
- a policy addition to permit minor mapping errors to be corrected (7.6.8).

4.2 Mapping Changes

The majority of the mapping changes captured within this amendment deal with road jurisdiction changes on Maps 8 and 9. Additional changes involve a land use change on Map 5 – Regional Structure to acknowledge local land use approvals and correction of two mapping errors on Map 11 Oak Ridges Moraine Conservation Land Use Designations in the Town of Richmond Hill. Lastly, changes on Map 3 - Regional Forest Resources, include additional public lands purchased by the Region and the TRCA in partnership through the Region's Greening Securement program.

Details of these changes are contained in *Attachment 1* and shown on Mapping forming part of *Attachment 2* - Proposed Amendment 54 to the Official Plan for the Regional Municipality of York

Of the land use changes proposed, Map 5 – Regional Structure is to be amended to acknowledge the Town of East Gwillimbury's Official Plan land use designation and development of lands on the south side of Green Lane between Leslie Street and Highway 404 for Urban uses.

The change to Map 3 includes additional lands as Conservation and Regional Forest to acknowledge recent additions through the Greening Securement program in Jefferson Forest and in the Township of King with the acquisition of the Slokker property.

The changes to Map 11 – Oak Ridges Moraine Conservation Land Use Designations correct mapping errors made during processing Regional Amendment 41. The changes are detailed in *Attachment 1* and redesignate lands along the Yonge Street and designate lands along Bayview Avenue to “Countryside Area” consistent with their designation in the approved Oak Ridges Moraine Conservation Plan and approved Amendment 218 to the Town of Richmond Hill Official Plan.

In these cases, there was no intention to have Regional mapping be more restrictive than the mapping shown in the ORMCP, as would have been discussed in staff reports leading to Amendment adoption and modification in 2003 and 2004.

4.3 Other Changes – Not Requiring an Amendment to the Plan

Policy 7.6.1 of the Regional Official Plan advises the text and maps and Table 1 constitute the Region of York Official Plan. Other tables, graphics and text contained in margins and the introductory text of the Plan are illustrative and provided for information only. As such there are several changes needed to introductory to sidebars and to some of the basic information in the introductory text proposed that have been identified at this time.

Such changes include:

- Deletion of reference to Referrals Aii, G, V, in sidebars as these Referrals have been superseded by the Oak Ridges Moraine Conservation Plan or OMB decisions.
- Review of year-end population and employment numbers cited in introductory descriptive text and sidebars in Section 3.1, 5.1
- Addition of references to Stouffville and King City in the introduction to Section 6.7 and an addition to Policy 6.7.1 a) to acknowledge existing sewage service to King City as approved by Regional Amendment 4.
- The addition of the 9th line realignment and Markham Bypass south of 407 added to the Plan through ROPA 39 (Boxgrove Community) but overlooked during the last consolidation.

In addition to this, Regional staff prepares consolidations of previously approved amendments and Official Plan decisions into an Office Consolidation of the Official Plan from time to time. While every effort is made to ensure accuracy in this office consolidation, the actual amendment certificate pages and OMB orders and/or decisions should be reviewed to ensure accuracy. Regional staff will be proceeding with a new Consolidation in late spring 2007. Copies of this new consolidation will be available from the Planning Department and will be posted on the Region’s website www.york.ca

4.4 Next Steps

It is recommended that Proposed Amendment 54 be circulated in accordance with the requirements of the new *Planning Act* provisions and Notice be given to hold a Statutory Public Meeting on the Amendment at the Planning and Economic Development Committee to be held on June 13, 2007. Following the Statutory Public Meeting, and receipt of comments from agencies and interested parties, a report will be brought back to Committee and Council recommending disposition of the Amendment.

4.5 Relationship to Vision 2026

Vision 2026 contemplates that Regional documents will be kept up-to-date and that reviews are undertaken on an on-going basis. This proposed amendment therefore complies with the intent of Vision 2026

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the introduction of this amendment. Notice for the Statutory Public meeting, will be accommodated through the approved Planning and Development Department 2007 budget.

6. LOCAL MUNICIPAL IMPACT

There is no direct local impact from these amendments as they continue the patterns of ongoing update and amendment to the Regional Official Plan. Land Use changes within the ORMCP area are already reflected in the Town of Richmond Hill Official Plan

7. CONCLUSION

Since the Regional Official Plan was approved in 1994, there have been over 50 amendments in process or approved. From time to time, because of new information, changed circumstances and minor errors detected it is necessary to proceed with an omnibus amendment.

Proposed Amendment 54 to the Regional Official Plan ROPA provides for a number minor updates to Regional Official Plan policies and maps. The majority of the mapping amendments deal with road jurisdiction changes and the policy deletions remove obsolete and redundant policies.

It is recommended that Proposed Amendment 54 be circulated as required by the *Planning Act* and that Notice of the Statutory Public Meeting to be held June 13, 2007 be given in the manner and form prescribed by the Regulations.

For more information on this report, please contact Barbara Jeffrey, M.C.I.P., R.P.P.,
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The Senior Management Group has reviewed this report.

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