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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS 2008 YEAR END SUMMARY

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated February 3, 2009, from the Commissioner of Planning and Development Services.

1. RECOMMENDATION

It is recommended that:

1. Council receive this report for information.

2. PURPOSE

This report provides a summary and update of major development applications and planning initiatives that have been reviewed by staff and approved by Regional Council for 2008, including Regional Official Plan Amendments (ROPA's), local official plan amendments (LOPA's), plans of subdivision and condominium.

This report is also submitted to advise Council of planning activities under the Commissioner's delegated authority from October 1, 2008 to December 31, 2008.

3. BACKGROUND

Summary of significant development applications and planning matters

This report provides an overview of staff involvement on major planning activities such as official plan reviews, statutory public meetings, Ontario Municipal Board hearings and Provincial planning matters.

Regional Council has delegated authority to the Commissioner of Planning and Development Services to issue recommendations or approvals related to development applications that are routine in nature, subject to a requirement that such approvals be reported to Council through the Planning and Economic Development Committee on a quarterly basis. This report provides a list of the following delegated approvals including:

1. Local "routine" official plan amendments.
These are minor applications with no outstanding Regional or local issues that the Regional Planning Commissioner has been authorized by Council to approve.

2. Local “exempt” official plan amendments.
These are minor application with no Regional issues, which the Regional Planning Commissioner exempts from the Regional approval process, thereby allowing the local municipality to make a decision on the application.
3. Conditions of approval for plans of subdivision and condominium.
As a commenting agency, the Region provides a letter to the local municipality outlining Regional Requirements of draft plan approval including transit, water and wastewater, road, financial and planning conditions.
4. Final approval of plans of subdivision and condominium.
As a commenting agency, the Region provides a letter to the local municipality outlining how each Regional condition of draft plan approval has been satisfied.

4. ANALYSIS AND OPTIONS

In 2008, Regional staff commented on a total of 45 Official Plan Amendment applications

4.1 OFFICIAL PLAN AMENDMENTS

In 2008, Regional staff reported on 4 Regional Official Plan Amendments and 6 Regionally significant local Official Plan Amendments. In addition, Regional staff approved 16 local Official Plan Amendments by way of the “Routine” process and exempted 19 local Official Plan Amendments from the Regional approval process, as indicated in *Table 1* (see *Attachment 1*). In 2008, Regional staff issued decisions/reported on a total of 45 Official Plan Amendment applications compared to 30 in 2007 (50% increase).

4.2 STATUTORY PUBLIC MEETINGS

In 2008, Regional staff held 2 statutory public meetings

In 2008, Regional staff held the following statutory public meetings:

1. On April 30, 2008, a Public Meeting was held on ROPA 61, outlining the necessary information and studies required to deem a Regional Official Plan Amendment application complete.
2. On November 5, 2008, a Public Meeting was held on ROPA 63, a technical amendment to make minor modifications to policy and mapping in the Regional Official Plan.

4.3 PLANS OF SUBDIVISION AND CONDOMINIUM

In 2008, the Region forwarded conditions of approval on 45 plans of subdivision and 8 plans of condominium representing 9,873.5 residential units and 149.68 hectares of industrial/commercial lands, as indicated in *Table 3 (see Attachment 1)*. Comparatively, the Region provided comments/conditions of approval on 53 plans of subdivision and 36 plans of condominium in 2007 representing 12,362.5 residential units and 149.72 hectares of industrial/commercial lands. These approvals in 2008 provided for a unit mix of non-detached residential units representing greater than 50%.

Increase in the number of residential units which staff provided clearance/final plan approval; slight decrease in the amount of industrial/commercial lands

From January to December 2008, staff provided clearance of Regional conditions of approval on final plans to the local municipalities and issued final approval on 83 plans of subdivision and condominium involving a total of 9,539.5 units and 105.69 hectares of commercial/industrial lands, as indicated in *Table 4 (see Attachment 1)*. In comparison, in 2007, staff provided clearance/final approval on 75 plans of subdivision and condominium involving a total of 6,731.5 residential units and 155.02 hectares of commercial/industrial lands.

4.4 CURRENT RESIDENTIAL LAND SUPPLY

Region wide there are currently 33,986 units awaiting registration, of which 28,411 is ground related supply. This represents approximately a 3 year supply of draft approved units.

The Provincial Policy Statement, 2005 (PPS) requires municipalities to maintain a 3 year supply of serviced residential lands which are appropriately zoned, draft approved or registered. Currently the Region has approximately a 3 year supply of draft approved units. The Region can service a 4 year supply based on the implementation of the Duffin Creek Water Pollution Control Plant (WPCP) and the flow control measures in the York-Durham Sanitary Sewer (YDSS). However, to ensure an ongoing 3 year supply of draft approved units, it is important that key infrastructure completion targets for both the WPCP expansion plan and the Southeast Collector are achieved, as this will ensure that the Region continues to meet the PPS requirement.

The PPS also requires municipalities to maintain a 10 year supply of residentially designated lands. It has been estimated using the Region's forecast that Region-wide there remains approximately a 10 year supply of ground related residentially designated lands within the existing urban boundary. However, there are differences with respect to the amount of supply north and south of the moraine. North of the moraine, the supply is approximately 18 to 25 years, while south of the moraine, the supply is approximately 5

to 11 years. The lower number and higher number in years of supply are based on average historical growth rates and forecasted growth rates respectively.

In order to maintain the prescribed minimum land supply, both urban boundary expansions and designation of new intensification areas within the existing urban boundary need to be planned for. There are also different servicing infrastructure and triggers north and south of the moraine, which impact the timing of development for these designated lands. York Region, in partnership with the local municipalities, will be addressing these issues through comprehensive planning reviews and intensification strategies.

4.5 TECHNICAL ADVISORY COMMITTEES AND WORKING GROUPS

A large portion of the work being done by staff in the Community Planning Branch includes participation on Technical Advisory Committees and Working Groups. Participation in these committees is extremely valuable. Regional and local issues are identified and resolved early in the planning process ensuring that future development applications can be dealt with in an effective and timely manner.

Community Planning staff have/and continue to participate on the following working groups and committees including:

1. East Gwillimbury Official Plan Review Team,
2. Sutton Secondary Plan Technical Advisory Committee,
3. Richmond Hill Downtown Yonge Street Study,
4. Markham Yonge/Steeles Corridor Study,
5. Markham Centre Advisory Group,
6. Markham Cornell Advisory Group
7. Langstaff Area Secondary Plan Study,
8. Vaughan Official Plan Technical Advisory Committee,
9. Vaughan Yonge Street Study,
10. Yonge Subway Extension Working Group,
11. York Region Agricultural Liaison Group, and
12. GTA Agricultural Working Group.

4.6 UPDATE ON VARIOUS PLANNING MATTERS

In 2008, the Community Planning Branch was involved in 18 OMB hearings

During 2008, the Community Planning Branch was involved in 18 Ontario Municipal Board (OMB) hearings, 6 of which are ongoing hearings that staff will continue to be involved with in 2009. The remaining 12 hearings were settled or had no further involvement by staff. The following 2 OMB hearings are of special note:

OMB refuses approval of Official Plan Amendment and Draft Plan of Subdivision Applications submitted by Mademont Investments - Newmarket

In November 2006, Mademont Investments submitted an Official Plan Amendment application and supporting draft plan of subdivision. The applications proposed a total of 448 residential units and a 20.5 hectare commercial block. The subject lands are currently designated "Environmental Protection Area-Oak Ridges Moraine" which does not permit residential or commercial uses. The applications were appealed to the OMB and on December 23, 2008, the OMB refused the approval of the applications. Regional staff with the assistance of outside economic/planning consultants defended the Regional position. The "Board's" decision was supportive of the position taken by both the Region and the Town.

Rehearing for North Leslie Planning Area to take place in March 2009

Four parties of the Bayview East Landowners' Group (BELG) were granted a re-hearing before the OMB with respect to the land use designations for their lands within the North Leslie Planning Area. The landowners are requesting their lands be re-designated for residential purposes, while the position of the Region and the Town is that the lands should be designated for employment uses. The re-hearing is scheduled to begin on March 30, 2009 and the OMB has reserved eight (8) weeks to hear the matter.

4.7 SIGNIFICANT DEVELOPMENT ACTIVITIES/REPORTS

Newmarket Official Plan approved save and except one minor site specific appeal

On April 24, 2008, Regional Council adopted the recommendation to approve the Town of Newmarket's "new" Official Plan (OP). The Newmarket OP establishes a policy framework for managing growth recognizing the Town's evolution towards a mature urban structure. On May 29, 2008, the entire Newmarket OP came into full force and effect save and except for a minor site specific appeal by a landowner.

Regional Official Plan Amendment No. 53/Aurora 2C Lands approved in February 2008

The purpose of ROPA 53 was to expand the Town of Aurora's urban boundary through re-designation of approximately 445 hectares of land from "Rural Policy Area" to "Urban Area" creating approximately 94 net hectares of strategically located employment land and 114 net hectares of land for residential and related land uses. Development of the 2C lands will likely generate approximately 4,000 jobs and accommodate a population of approximately 8,000 persons. ROPA 53 was adopted on January 24, 2008 and came into force and effect on February 20, 2008.

Regional Official Plan Amendment No. 61/Complete Applications adopted in December 2008

Regional Official Plan Amendment No. 61 was adopted by Regional Council on December 18, 2008. The Amendment lists a number of studies that may be required to support an application to amend the Regional Official Plan and all the necessary information required to deem an application as being “complete” under the *Planning Act*.

York Region Launched the Sustainable Development through LEED Program

In March 2008, Regional Council adopted the Sustainable Development through LEED program. The purpose of the program is to provide an allocation incentive to developers of “green” high density residential developments. Since the launch of this program in March 2008, York Region has received two development applications (one in Markham and one in Georgina) requesting allocation incentives for building to LEED standards. Other municipalities, including the City of Vaughan have brought forward reports to local Council recommending participation in the program.

Regional Allocation Reserve to Encourage Assisted Housing Projects

In September 2008, Regional Council endorsed the use of the Regional Reserve of Servicing Allocation for multi-unit non-profit housing projects within York Region. The purpose of this program was to remove lack of servicing allocation as a barrier to the development of non-profit housing development opportunities. Since September 2008, the Community Planning Branch has received one application for allocation from the Regional reserve to facilitate an Assisted Housing development within the Township of King.

Peaker Plant Location identified by the Ontario Power Authority

During the 3rd quarter of 2008, Regional staff received 3 Regional applications to amend the Regional Official Plan to facilitate the approval of a proposed 350 MW peaker plant. Subsequent to these submissions, Regional staff received 5 Environmental Review Reports, submitted in association with the Environmental Assessment Act, for the proposed peaker plant. Regional staff reviewed these documents during the months of November and December and provided comments to the Ministry of Environment and Ontario Power Authority. A preferred location in the Township of King has been identified by the Ontario Power Authority and the contract to construct and operate the facility has been awarded to Pristine Power.

5. PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS, OCTOBER 1, 2008 TO DECEMBER 31, 2008

This section deals specifically with development activities from October 1, 2008 to December 31, 2008, and is being provided in accordance with Council's requirements to provide details on planning activities on a quarterly basis.

Staff reported on 2 Regional Official Plan Amendments and issued a decision to approve 1 Regionally Significant local Official Plan Amendment from October 1, 2008 to December 31, 2008, as indicated in *Table 5 (see Attachment 2)*.

Staff commented on 4 local Official Plan Amendments by way of the "Routine" process from October 1, 2008 to December 31, 2008, as indicated in *Table 6 (see Attachment 3)*.

Staff exempted 6 local Official Plan Amendments from the Regional approval process, from October 1, 2008 to December 31, 2008, as described in *Table 7 (see Attachment 4)*.

From October 1, 2008 to December 31, 2008, staff provided Regional comments and recommended conditions of approval to the local municipalities or Ontario Municipal Board on 18 proposed plans of subdivision, the details of which are provided in *Table 8 (see Attachment 5)*. The 18 plans of subdivision comprise a total of 2,904 residential units and 105.8 ha of industrial/commercial lands.

From October 1, 2008 to December 31, 2008, staff provided Regional comments and recommended conditions of approval to the local municipalities or Ontario Municipal Board on 2 proposed plans of condominium, the details of which are provided in *Table 9 (see Attachment 6)*. The 2 plans of condominium comprise a total of 277 residential units and 4.7 ha of industrial/commercial lands.

In the same time period, staff provided clearance of Regional conditions of approval on final plans to the local municipalities and issued final approval on a total of 18 plans of subdivision, as indicated in *Table 10 (see Attachment 7)*. The 18 plans comprise a total of 1,572 residential units and 25.7 ha of industrial/commercial land.

No clearances for final plan of condominium were issued from October 1, 2008 to December 31, 2008.

6. FINANCIAL IMPLICATIONS

2008 Revenue for plan review in keeping with 2007 revenue

There are no direct financial implications associated with this report. Development from the applications listed in Section 5 of this report will provide tax assessment to both the Region and local municipalities.

For 2008, fee revenue for approvals and plan review totalled \$232,001 (which represents a 3.4% increase from 2007 when fees totalled \$224,353) as seen in *Table 12*.

Table 12
Fee Revenue for Approvals and Plan Review
Year 2008

Quarter	1	2	3	4
Fee Revenue (\$)	77,750	39,430	61,326	53,495
2008 Total				
Revenue (\$) 232,001				

For 2009, staff anticipate a decrease in fee revenue for approvals and plan review. This decrease may be attributed to a reduction in development applications due to the ongoing Official Plan reviews occurring related to the Places to Grow legislation, which requires applications to be part of this process, and to the economic downturn that prevailed in late 2008 and which is expected to continue through 2009.

7. LOCAL MUNICIPAL IMPACT

Official Plan Amendments approved, or exempted, by the Region establish the principle of development that leads to further development approvals at the local level. Conditions of approval provided by the Region on plans of subdivision and condominium facilitate approvals issued by the local municipalities.

8. CONCLUSION

In the year 2008, the Commissioner of Planning and Development Services:

- Reported on/approved or exempted 45 Official Plan amendment applications.
- Provided comments/conditions of draft approval to the local municipalities or Ontario Municipal Board on 53 plans of subdivision and condominium representing 9,873.5 residential units and 149.63 hectares of industrial/commercial lands.
- Provided clearance of Regional conditions to local municipalities and issued final plan approval on a total of 83 plans of subdivision and condominium, comprising 9,539.5 residential units and 105.69 hectares of industrial/commercial lands.

During 2008, York Region's population grew by approximately 28,300 people in 9,021 newly completed homes, reaching a total estimated population of 1,011,360.

In York Region, total housing completion for 2008 was 9,021 units, down from last year's total figure of 10,502.

2008 Completions		
Unit Type	# Units	% Share
Singles	5,311	59%
Semis	726	8%
Rows	1,346	15%
Apartments	1,638	18%
Total	9,021	100%

2007 Completions		
Unit Type	# Units	% Share
Singles	5,458	52%
Semis	1,152	11%
Rows	1,807	17%
Apartments	2,085	20%
Total	10,502	100%

2006 Completions		
Unit Type	# Units	% Share
Singles	5,981	59%
Semis	1,108	11%
Rows	1,660	16%
Apartments	1,413	14%
Total	10,162	100%

2005 Completions		
Unit Type	# Units	% Share
Singles	5,089	57%
Semis	1,280	14%
Rows	1,749	19%
Apartments	874	10%
Total	8,992	100%

For more information on this report, please contact Sabrina Bordone, Planner, Community Planning at (905) 830-4444, Ext. 1504 or Heather Konefat, Director, Community Planning, at Ext. 1502.

The Senior Management Group has reviewed this report.

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

Table 1
Official Plan Amendments Reviewed
Year 2008

APPLICATION TYPE	QUARTER 1	QUARTER 2	QUARTER 3	QUARTER 4	2008 TOTAL
Regional Official Plan Amendments/ Regionally Significant OPA	1	6	0	3	10
Local OPA	1	6	5	4	16
Exempt OPA	3	4	6	6	19

Table 2
Regional Comments/Conditions
Proposed Plans of Subdivision and Condominium
Year 2008

APPLICATION TYPE	QUARTER 1	QUARTER 2	QUARTER 3	QUARTER 4	2008 TOTALS
# of Subdivision Files	5	10	12	18	45
# of Condominium Files	2	0	2	4	8

Table 3
Residential Unit Mix/Total
Regional Comments/Conditions
Proposed Plans of Subdivision and Condominium
Year 2008

Quarter	Percentage Housing Mix (%)				Unit Total
	Detached	Semi Detached	Towns	Apartments	
1	47.64	1.27	46.09	4.99	1,102
2	32.49	3.34	7.57	56.58	3,709.5
3	42.79	15.17	31.62	10.41	1,450
4	63.99	4.45	19.61	11.93	3,612
2008 Unit Totals	4,662.5 (47%)	519 (5%)	1,956 (20%)	2,736 (28%)	9,873.5

Table 4
Clearance/Final Approval
Proposed Plans of Subdivision and Condominium
Year 2008

APPLICATION TYPE	QUARTER 1	QUARTER 2	QUARTER 3	QUARTER 4	2008 TOTAL
# of Subdivision Files	17	27	20	18	82
# of Condominium Files	0	1	0	0	1

Table 5
**Regional Official Plan Amendments/
Regionally Significant Local Official Plan Amendments**
October 1 to December 31, 2008

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
ROPA 52	To redesignate the lands from "Agricultural" to "Urban" and put in place a site specific policy to designating the lands as Significant Regional Employment Lands.	Town initiated	Highway 400 North Employment Lands - north of Teston Road	0	2 years	Notice of Decision Issued December 24, 2008 (Appealed by Province January 13, 2009)
ROPA 56	To bring the transit policies of Chapter 6 – Regional Infrastructure into conformity with recent changes to the <i>Planning Act</i> , and to reflect programs that have emerged since ROPA 43 (Centres & Corridors policies) was approved in 2005.	N/A	N/A	0	90	Approved 2008/12/19
Vaughan OPA 694	To permit a range of employment-related uses, and facilitates the creation of 16 industrial lots.	Invar (Fresway) Limited	Between Jan Street and CNR, immediately east of Beechwood Cemetery.	0	119	Approved with Modifications 2008/11/19

Table 6
Routine Official Plan Amendments
October 1 to December 31, 2008

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
East Gwillimbury 129	To amend the "Rural Area" policies of the Official Plan of the Town of East Gwillimbury to permit the use of the subject lands for 3 residential lots. The lots shall be developed on the basis of individual wells and private sewage systems.	ATTCAP Investments	Block 35, Plan 65M-3714, located at the west end of Fairbairn Gate	3	15	Decision issued: 2008/10/10
Markham 171	To redesignate the subject lands "Langstaff Urban Growth Centre Area" and define design and development principles for the preparation of a Master Plan.	Town Initiated	Langstaff Urban Growth Centre	0	104	Decision issued: 2008/10/10
Whitchurch-Stouffville OPA 122	To revise the permitted and prohibited uses and individual gross floor area restrictions for large retail stores and personal service establishments within the "Regional Retail Area"	Calloway Reit (Stouffville) Inc.	East of Highway 48, south of Hoover Park Drive	0	14	Decision issued: 2008/12/30
Whitchurch-Stouffville 121	To redesignate the lands from "Agricultural" to "ORM Natural Linkage Area – Moraine Aggregate Reserve Area" in order to permit an extractive industrial use (aggregates pit).	1366146 Ontario Inc.	13639 Warden Avenue	0	14	Decision issued: 2008/12/08

Table 7
Official Plan Amendments Exempted from Regional Approval
October 1 to December 31, 2008

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP.08.120413	To redesignate from "Urban Residential" to "Commercial Corridor Area".	Seven Star Plaza Inc.	Southeast corner of McCowan Road and Highway 7	0	22	Exempted November 5, 2008
Markham OP.08.120413	To permit a site specific amendment to expand the list of permitted uses on the subject lands to include retail and residential uses.	Neamsby Investments Group Inc.	Southwest corner of Denison Street and Birchmount Road	0	21	Exempted November 14, 2008
Richmond Hill D01-08005	To increase the building height along Yonge Street from 4 to 6 storeys and along the interior from 3 to 4 storeys.	Swanson Heights Developments	Southeast corner of Yonge Street and Sunset Beach Road	125	33	Exempted October 7, 2008
Richmond Hill OPA 254	To redesignate the Town's Official Plan from "Residential" to "Commercial" and to redesignate OPA 30 from "Medium Density Residential" and "Suburban Density Residential" to "General Commercial" and "Low Density Residential".	Heathwood Homes (Rothbury) Limited	West of Yonge Street, south of Gamble Road	138	21	Exempted October 28, 2008
Richmond Hill D01-07007	To redesignate from "Neighbourhood Commercial" to "Institutional" to permit a nine storey, 163 unit, seniors retirement residence.	Heathwood Homes (Silverwood) Limited	11151 Yonge Street	0	4	Exempted November 14, 2008
Vaughan OP.08.012	To increase the permitted number of residential units and apartment buildings.	1541677 Ontario Limited	East of New Westminster Drive, north of Centre Street	498	21	Exempted October 6, 2008

Table 8
Regional Comments/Conditions sent re: Proposed Plans of Subdivision
October 1 to December 31, 2008

MUNICI- PALITY	APPLIC- ATION #	LOCATION	Total Units	Ind/ Com (ha)	RESPONSE TIME (days)	RESPONSE DATE (y/m/d)
King	19T07K02	South of King Road, west of Keele Street	200	0	70	2008/12/23
Markham	19T05M09	West of Woodbine Avenue, north of Major MacKenzie Road	231.5	5.81	20	2008/10/22
Markham	19T05M06	West of Woodbine Avenue, north of Elgin Mills Road	355	5.654	53	2008/10/22
Markham	19T95075	South of Elgin Mills Road between Highway 404 and Woodbine Avenue	199	2.084	65	2008/12/02
Markham	19T06M07	East of Woodbine Avenue, south of Elgin Mills Road East	246	0	41	2008/12/08
Markham	19T95081	West side of Highway 48, south of Major Mackenzie Drive	188	2.528	50	2008/12/18
Richmond Hill	19T07R06	East of Yonge Street, north of 19th Avenue	7	0	35	2008/11/11
Richmond Hill	19T07R08	East of Bathurst Street, north of King Road	10	0	30	2008/12/02
Richmond Hill	19T95121	East of Bathurst Street, north of King Road	567	0	67	2008/12/12
Richmond Hill	19T05R05	South of May Avenue, east of Palmer Road	6	0	40	2008/12/18
Vaughan	19T-06V14	South of Nashville Road, west of Highway 27 (Klienburg Golf Course)	437	0	29	2008/10/10
Vaughan	19T05V10	North of Major Mackenzie Drive, west of Highway 27	307	0	43	2008/10/16
Vaughan	19T06V13	East side of Regional Road 50, south of Rutherford Road	0	82.938	61	2008/10/29
Vaughan	19T08V03	North of Highway 7, west of Highway 27	0	6.767	48	2008/12/22
Vaughan	19T08V05	West side of Highway 27, south of Kirby Road	5	0	56	2008/12/23
Vaughan	19T08V04	West side of Highway 27, south of Kirby Road	53.5	0	59	2008/12/23
Vaughan	19T08V06	West side of Highway 27, south of Kirby Road	45	0	35	2008/12/23
Vaughan	19T03V02	West of Highway 27, south of Kirby Road	47	0	60	2008/12/23
Total	18		2904	105.781		

Table 9
Regional Comments/Conditions sent re: Proposed Plans of Condominium
October 1 to December 31, 2008

MUNICI- PALITY	APPLIC- ATION #	LOCATION	Total Units	Ind/ Com (ha)	RESPONSE TIME (days)	RESPONSE DATE (y/m/d)
Markham	19CDM08M01	Southwest corner of McCowan Road and Major Mackenzie Drive East	277	0	55	2008/10/15
Vaughan	19CDM08V06	North of Rutherford Road, east on Jane St.	0	4.737	39	2008/11/15
Total	2		277	4.737		

Table 10
Clearances Sent/Final Plan Approval re: Plans of Subdivisions
October 1 to December 31, 2008

MUNICIPALITY	APPLICATION #	LOCATION	Total Units	Ind/ Com (ha)	RESPONSE DATE (y/m/d)
Markham	19T95081	West side of Highway 48, south of Major Mackenzie Drive	67	2.528	2008/12/19
Newmarket	19T04N01	North of Gorham Street, east of Prospect Street	6	0	2008/11/20
Richmond Hill	19T04R04	South of King Road between Bathurst Street and Yonge Street	14.5	0	2008/10/21
Richmond Hill	19T94R26	South Side of Gamble Road, between Yonge Street and Bathurst Street	211.5	0	2008/10/25
Richmond Hill	19T96R01	South side of Gamble Road, east Bathurst Street	24	0	2008/12/05
Vaughan	19T00V09	North of Major Mackenzie Drive between Weston Road and Highway 400	106	0.556	2008/10/06
Vaughan	19T00V10	North of Major Mackenzie Drive, west of Highway 400	171	0	2008/10/16
Vaughan	19T00V03	North of Major Mackenzie Drive, east of Weston Road	97	0	2008/10/20
Vaughan	19T03V08	Northwest Corner of Major Mackenzie Drive and Highway 400	58.5	0	2008/10/21
Vaughan	19T00V07	Southwest corner of Teston Road and Highway 400	53	0	2008/10/27
Vaughan	19T03V12	North side of Major Mackenzie Drive, east of Dufferin Street	27	0	2008/10/27
Vaughan	19T06V04	South of Teston Road, west side of Weston Rd.	300	0	2008/10/31
Vaughan	19T00V19	West of Dufferin Street, south of Major Mackenzie Dr.	96	0	2008/11/20
Vaughan	19T00V05	Southeast Corner of Teston Road and Weston Road	45.5	0	2008/12/05
Vaughan	19T04V05	Southwest corner of Major Mackenzie Drive and Bathurst Street	220	0	2008/12/12
Whitchurch-Stouffville	19T04W06	North of 19th Avenue, east of 9th Line	75	0	2008/10/02
Whitchurch-Stouffville	19T89W32	North of Stouffville Road, between Highway 404 and Woodbine Avenue	0	10	2008/11/25
Whitchurch-Stouffville	19T03W05	East of Highway 48, north of Main Street	0	12.616	2008/12/19
Total	18		1572	25.7	