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ROPA 57 - WATER SUPPLY TO KLEINBURG NASHVILLE

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

1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Planning be authorized to give Notice to adopt Amendment No. 57 to the Official Plan of the Region of York, as set out in *Attachment No. 1* to this report.
2. The Regional Solicitor be directed to proceed with the adopting bylaw for Regional Council's consideration on September 27, 2007.
3. Regional staff be authorized to appear at the Ontario Municipal Board in support of the Regional position, if required.

2. PURPOSE

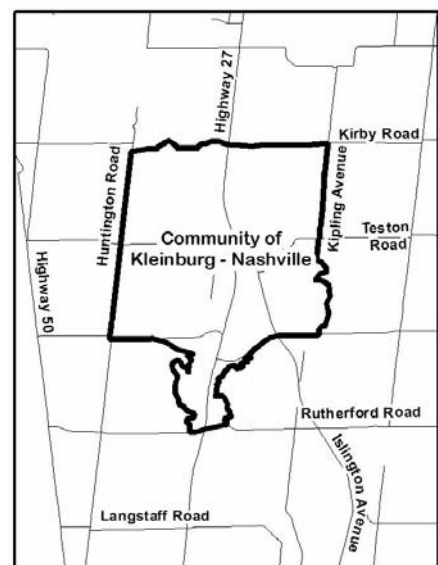
This report provides Committee with a status update on the Environmental Assessment for additional water supply to Kleinburg/Nashville, analysis of the related Regional Official Plan Amendment with respect to Provincial policy, and supports the adoption of the Amendment.

3. BACKGROUND

This section summarizes comments received from the public and agencies, the status of the related Environmental Assessment, salient points of the Provincial Growth Plan, and relationship of the amendment to an OMB hearing.

3.1 No Objections Raised by Agencies and Public

The statutory Public Meeting for ROPA 57 was held on June 13, 2007. There were no deputations at the meeting; however, three persons who attended the meeting made written requests to be notified of any further decisions regarding this amendment. A copy of this report has been provided to these persons and they



will receive notification of the decision on this amendment.

On June 21, 2007 Regional Council adopted Clause 3 of Report No. 6 of the Planning and Economic Development Committee, which was an information report recommending receipt of all comments and preparation of a subsequent report for presentation to a future Planning and Economic Committee (*see Attachment No. 2*).

No written comments on ROPA 57 have been received from the commenting agencies. Regional staff circulated the Amendment to all prescribed agencies on May 14, 2007.

3.2 Environmental Assessment is Complete

The Environmental Assessment (EA), Notice of Completion, for additional water supply to the community of Kleinburg Nashville, was published May 24, 2007 and the 30 day review period expired June 24, 2007. There were no requests for a Part II order (bump-up requests). The EA is considered to be complete and in effect. The preferred alternative of the EA is connection to lake based water supply and the Regional infrastructure associated with the EA is identified in section 3.1 of *Attachment No. 2* to this report.

3.3 Key Policies of the Growth Plan That Need to Be Addressed

ROPA 57 is subject to the policies of the Provincial Growth Plan. These applicable policies include:

- “3.2.5.4 Construction of new, or expansion of existing, municipal or private communal water and wastewater systems should only be considered where the following conditions are met:
 - i. Strategies for water conservation and other water demand management initiatives are being fully implemented in the existing service area;
 - ii. Plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density target.”

Section 4 of this report addresses the above points and also pertinent sections of the Provincial Policy Statement.

3.4 Relationship to Site Specific OPA by Kerrowood Developments Ltd.

Approval of ROPA 57 is required to facilitate the provision of water supply to the development applications by Kerrowood Developments Limited. Their applications are proposing 46 detached residential dwellings on a 9 ha (22 acre) parcel of land located on the east side of Highway 27, north of Nashville Road in Kleinburg. Kerrowood Developments Limited has appealed their local Official Plan amendment application and plan of subdivision to the Ontario Municipal Board and a full hearing is set for January

2008. The OMB was previously advised by Regional staff that development of the Kerrowood proposal can only proceed once ROPA 57 is approved.

4. ANALYSIS

Adoption of ROPA 57 is consistent with the Provincial Policy Statement, Provincial Growth Plan, and will bring the Regional Planning policies in line with the related Environmental Assessment that recommends the extension of lake based water supply to the community of Kleinburg/Nashville.

4.1 ROPA 57 is Consistent with the Provincial Policy Statement

ROPA 57 is subject to the Provincial Policy Statement 2005 (PPS) and must be consistent with this document according to the Planning Act. Section 1.6 of the PPS, Infrastructure and Public Service Facilities, states:

“1.6.1 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost effective manner to accommodate projected needs.

Planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs.”

ROPA 57 is consistent with the above noted PPS policy as it facilitates the provision of additional water supply for current and future development within the Kleinburg/Nashville Community Plan Area. The current population of the community is approximately 3,800 and the Community Plan (OPA 601) envisions a population of approximately 6,800 by 2021. In addition to the 6,800 persons, future development may include development of the “Rural Area” located within the secondary plan boundaries once an assessment of the need for an urban boundary expansion is carried out by the City through a comprehensive review. The City has just initiated this review and expects to be completed by mid 2009.

4.2 ROPA 57 is Consistent with the Provincial Growth Plan

It is anticipated that the Provincial intensification target of 40 %, and the density target of 50 person/jobs per hectare, will be met on a Regional scale and for the City of Vaughan, as a whole.

York Region has implemented water conservation strategies for Kleinburg/Nashville consistent with Growth Plan policy 3.2.5.4.(i).

4.2.1 Growth Plan Density and Intensification Targets Are Likely To Be Met

Regional Planning staff have completed a preliminary assessment of how the Region and local municipalities can accommodate the population, employment, and intensification

targets set out in the Growth Plan. On April 19, 2007 Regional Council adopted Clauses 6 and 7 of Report No. 4 of the Planning and Economic Committee, which provide a preliminary assessment of the distribution of population, and intensification of each local municipality, and land budget requirements for the Region as a whole. This comprehensive review anticipates that the City of Vaughan will accommodate a significant portion of the Region's total population and employment growth, as well as the 40% intensification required from 2015 to 2031 by the Growth Plan.

4.2.1.1 City of Vaughan's Comprehensive Official Plan Review

City staff are undertaking a comprehensive exercise to determine, in part, the extent of the urban area, density and ultimate population for the Kleinburg Nashville Community Area. This exercise, which will be incorporated into a local Official Plan amendment, and form part of the City's Official Plan review, is required to conform to the Growth Plan and demonstrate how growth in Vaughan meets the Region's targets set out in its comprehensive review.

Regional staff are consulting with City staff to determine the specific distribution of housing units and population.

4.2.2 Regional Implementation of Water Conservation Strategies

In 2007 the Region carried out a conservation program specific to the community of Kleinburg that included water efficient irrigation contractor training, free irrigation system assessments, irrigation sensor retrofits and rebates, and sent a landscape advisor door to door in Kleinburg advising residents of the existing *Water for Tomorrow* program. The *Water for Tomorrow* program includes:

1. Rebates and special offers for water efficient toilets and washing machines in residential homes.
2. Rebates and special offers for water efficient toilets and pre-rinse spray valves as well as a water audit and capacity buy back program for industrial/commercial sites.
3. Distribution Leakage Detection— an ongoing pro-active leakage detection program for the municipal distribution system.
4. Education – youth education, including grade 7 curriculum, Children's Water Festival and calendar contest, and public education, including water efficient landscaping seminars and home visits, websites, and bulletins.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report. Approval of the Regional Official Plan amendment will facilitate approval of development applications consistent with the Kleinburg/Nashville Community Plan. Additional growth will increase the Region and City's assessment.

6. LOCAL MUNICIPAL IMPACT

On June 25, 2007 Vaughan adopted Item 37 of Report No. 34 of their Committee of the Whole, entitled Class Environmental Assessment Kleinburg-Nashville Servicing Strategy Master Plan. The report recommends retaining a consultant to undertake the Kleinburg Nashville Servicing Strategy Master Plan on the basis of the completion of the Regional EA. The study will consider the City's infrastructure requirements to support planned growth within Kleinburg Nashville.

7. CONCLUSION

ROPA 57 aligns planning policy with the preferred method of water supply established by the completed Environmental Assessment for the community of Kleinburg/Nashville. The Amendment is consistent with the Provincial Policy Statement and Growth Plan as it supports the provision of lake based municipal water supply for approved and future development within the Kleinburg/Nashville Community Plan area.

The Commissioner of Planning should be authorized to give Notice of adoption of ROPA 57, which is appended to this report as *Attachment No. 1*.

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.)