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REVISIONS TO THE YORK REGION LAND EVALUATION AREA REVIEW (LEAR) STUDY REPORT SEPTEMBER 2009

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report dated October 19, 2009, from the Commissioner of Planning and Development Services.

1. RECOMMENDATIONS

It is recommended that:

1. Mapping from the Land Evaluation Area Review (LEAR) Study Report, be replaced by the revised mapping appended as *Attachment 1* and that both the revised mapping and the database be confirmed as an updated background report to the Draft York Region Official Plan – June 2009.
2. The Regional Clerk circulate copies of this report, and the *Revised* Land Evaluation Area Review (LEAR) Study Report with revised mapping and database to the Ministry of Municipal Affairs and Housing, the Ministry of Agriculture, Food and Rural Affairs and the Ministry of Energy and Infrastructure, local municipalities in the Region, the LEAR Steering Committee and stakeholders on request.

2. PURPOSE

This report provides updates to mapping and the database for the Land Evaluation Area Review (LEAR) Study Report as a result of comments received from the Ministry of Municipal Affairs and Housing and from a Regional stakeholder, Mr. Cam Milani after reviewing LEAR scores for his lands in the City of Vaughan, Concession 2, Lots 30 and 31. The revised mapping is appended as *Attachment 1*.

3. BACKGROUND

Regional Council at its meeting of September 24, 2009, adopted Clause 6 of Report 6 of the Planning and Economic Development Committee which confirmed the Land Evaluation Area Review (LEAR) Study Report as a background report to the Draft York Region Official Plan – June 2009.

Copies of the report were circulated to the Ministry of Municipal Affairs and Housing, the Ministry of Agriculture, Food and Rural Affairs and the Ministry of Energy and Infrastructure.

As well, the report was available on the Region's website for review by stakeholders.

4. ANALYSIS AND OPTIONS

Circulation of the report resulted in a comments from the Ministry of Municipal Affairs and Housing and a Regional Stakeholder that has resulted in Mapping and database changes

Following the circulation of the document, the Ministry of Municipal Affairs and Housing identified that all mapping in this report as well as the appropriate Draft Regional Official Plan maps should reflect the Holland Marsh Specialty Crop Area as designated by the Greenbelt Plan 2005. This change has been made to the mapping in the Revised Land Evaluation Area Review (LEAR) Study Report as well as the Draft ROP mapping.

Mr Milani, a property owner in the City of Vaughan also identified an apparent anomaly in reviewing the actual LEAR scores for the lands of Lucia Milani and Rizmi Holdings in Lots 30 and 31, Concession 2 in the City of Vaughan. On further analysis, it was determined that a technical issue during the data merge as part of the Study had resulted in incorrect values being assigned to lots and concessions. These values have now been corrected and are reflected both in the revised database and on revised mapping appended as *Attachment 1*. As a result of these corrections, LEAR scores for Mr. Milani's lands result in both Lots being designated as Rural on Map 8 of the Draft York Region Official Plan – June 2009. This designation is consistent with the designation in the 1994 York Region Official Plan.

During these reviews Regional staff also identified one area where a previously designated urban area had not been reflected the mapping. This change has also been effected. Not further changes beyond these are required to the mapping.

5. FINANCIAL IMPLICATIONS

The LEAR Study was undertaken within the 2009 Planning and Development Services budget allocations as was work on the Draft Region of York Official Plan – June 2009. No additional costs were attributable to these changes.

6. LOCAL MUNICIPAL IMPACT

The majority of local municipalities participated on the LEAR Steering Committee. These changes to the report, database and mapping have been relayed to the area municipalities for use in their work.

7. CONCLUSION

Review of the Land Evaluation Area Review (LEAR) Study Report confirmed by Committee and Council as a background report to the preparation of the Draft York Region Official Plan – June 2009 identified several changes that were required. These have now been made and will be reflected in the *Revised* Land Evaluation Area Review (LEAR) Study Report. The changes involve mapping and the database.

The *Revised* Land Evaluation Area Review (LEAR) Study Report has been sent to the Study Steering Committee as well as Provincial Ministries originally circulated. The Revised LEAR results have been used as background in the preparation of Map 8 Agricultural and Rural Areas of the revised Draft York Region Official Plan being brought forward to Committee and Council for adoption.

It is recommended that Committee and Council confirm the revised mapping and database changes.

For more information on this report, please contact Barbara Jeffrey, Manager Land Use Policy and Environment at (905) 830-4444, Ext. 1526 or John Waller, Director Long Range and Strategic Planning at Ext. 1508

The Senior Management Group has reviewed this report.

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

Legend

 Holland Marsh

LEAR Score

LEAR10

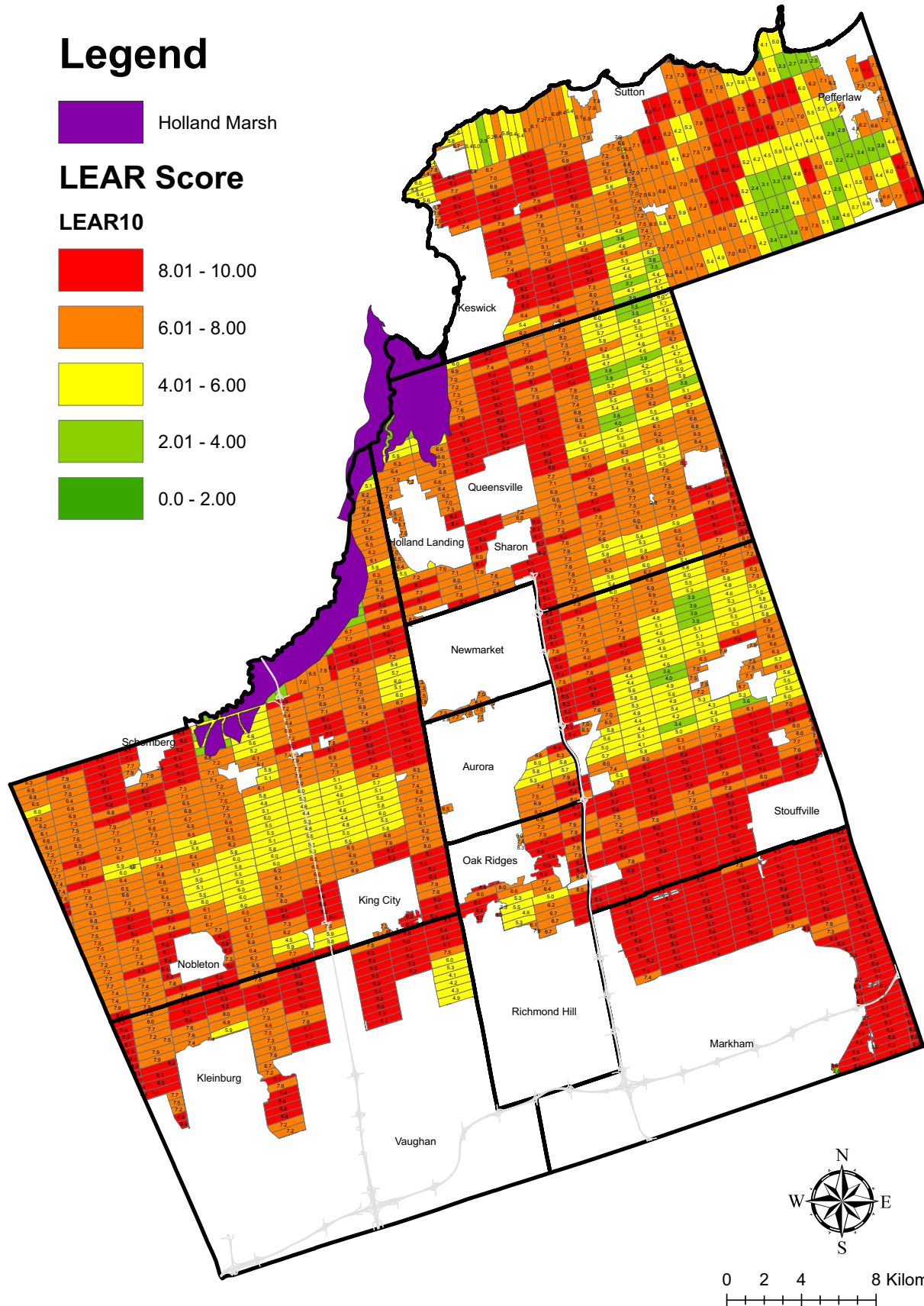
 8.01 - 10.00

 6.01 - 8.00

 4.01 - 6.00

 2.01 - 4.00

 0.0 - 2.00



MAP 1 - LEAR RESULT

THE REGIONAL MUNICIPALITY OF YORK
YORK REGION AGRICULTURAL/RURAL LAND REVIEW

October 16, 2009



Legend

 Holland Marsh

Land Evaluation Score

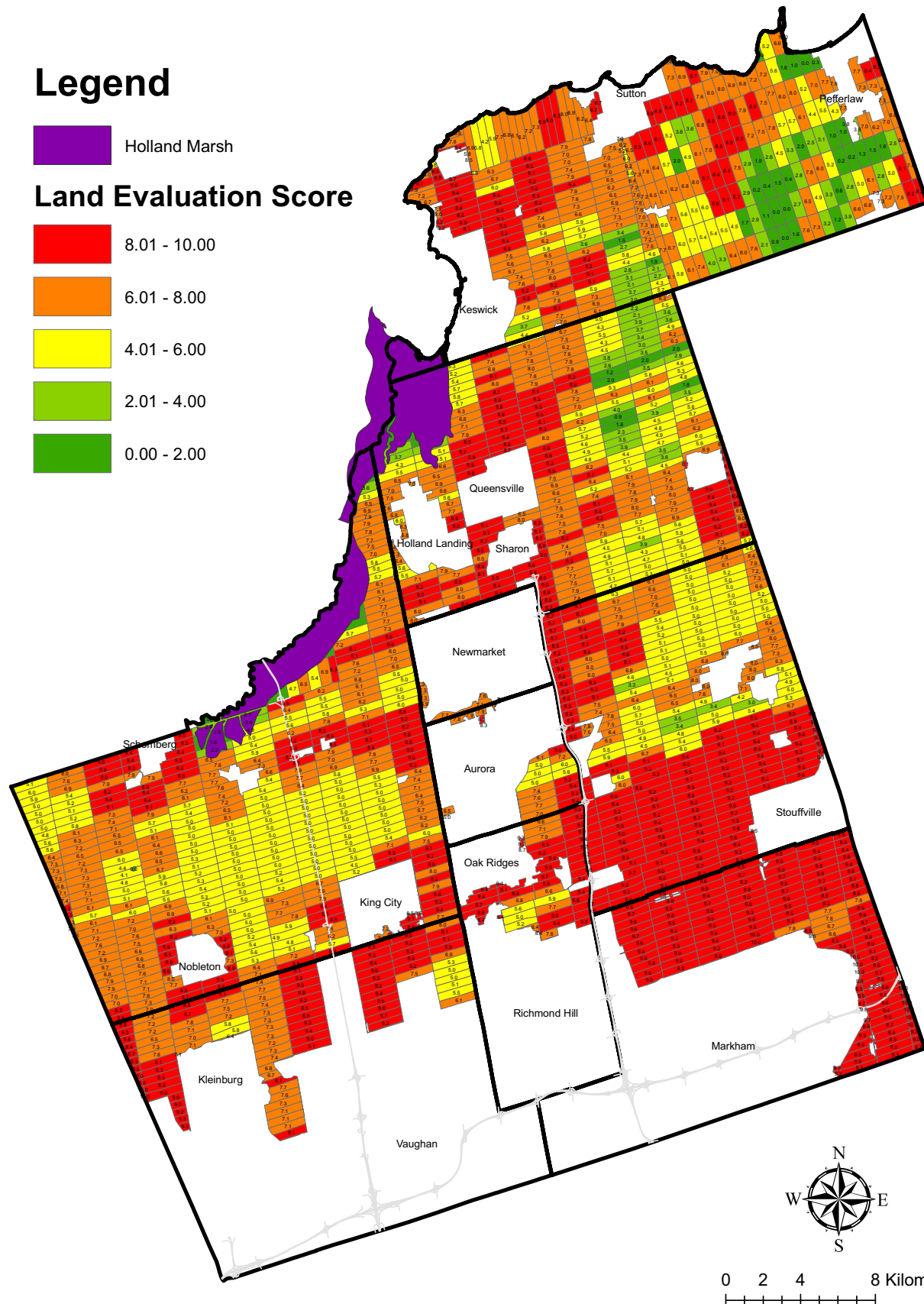
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 4.01 - 6.00

 2.01 - 4.00

 0.00 - 2.00



MAP 2 - LAND EVALUATION RESULT

THE REGIONAL MUNICIPALITY OF YORK
YORK REGION AGRICULTURAL/RURAL LAND REVIEW

October 16, 2009



Legend

 Holland Marsh

Area Review Score

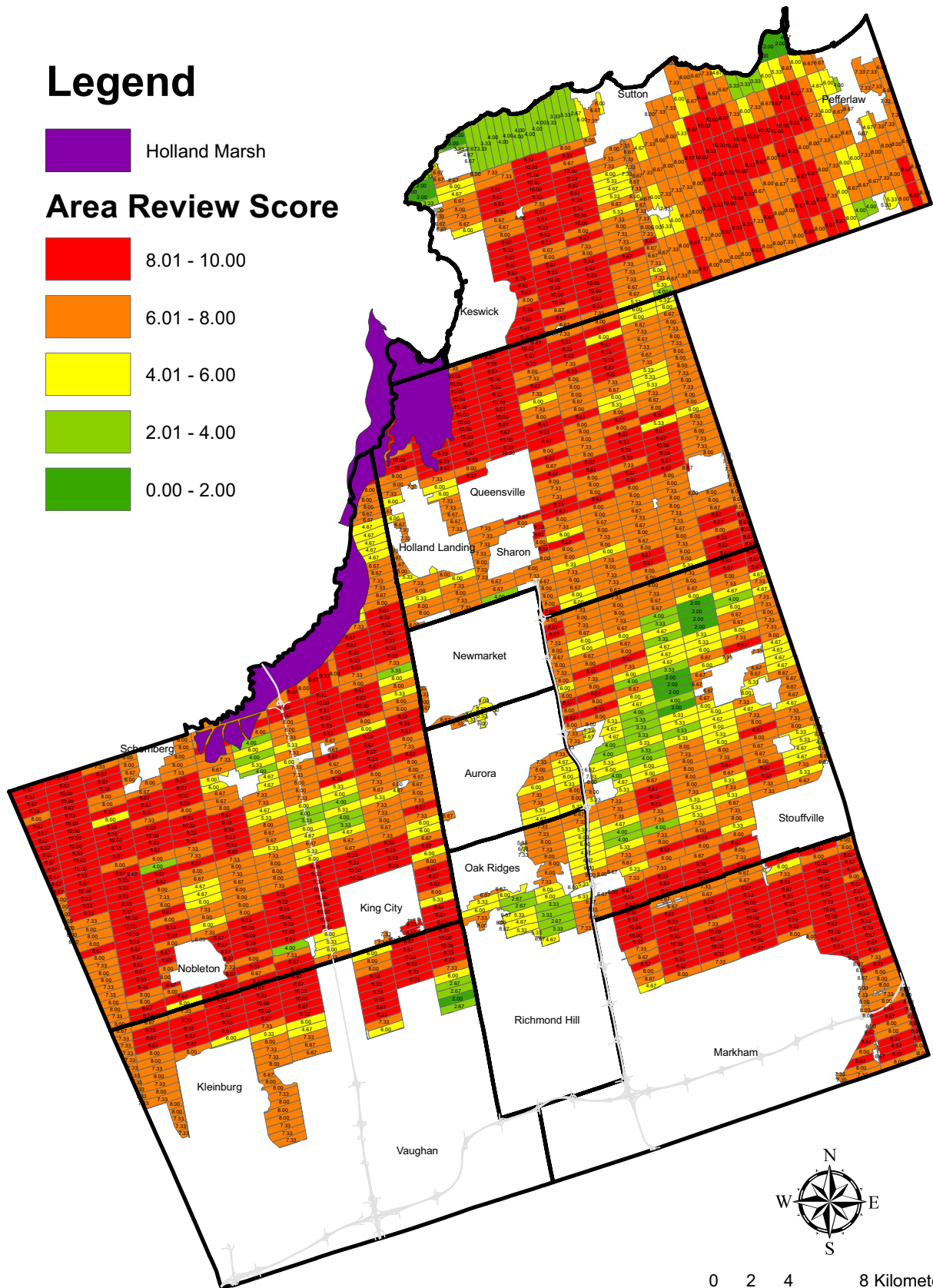
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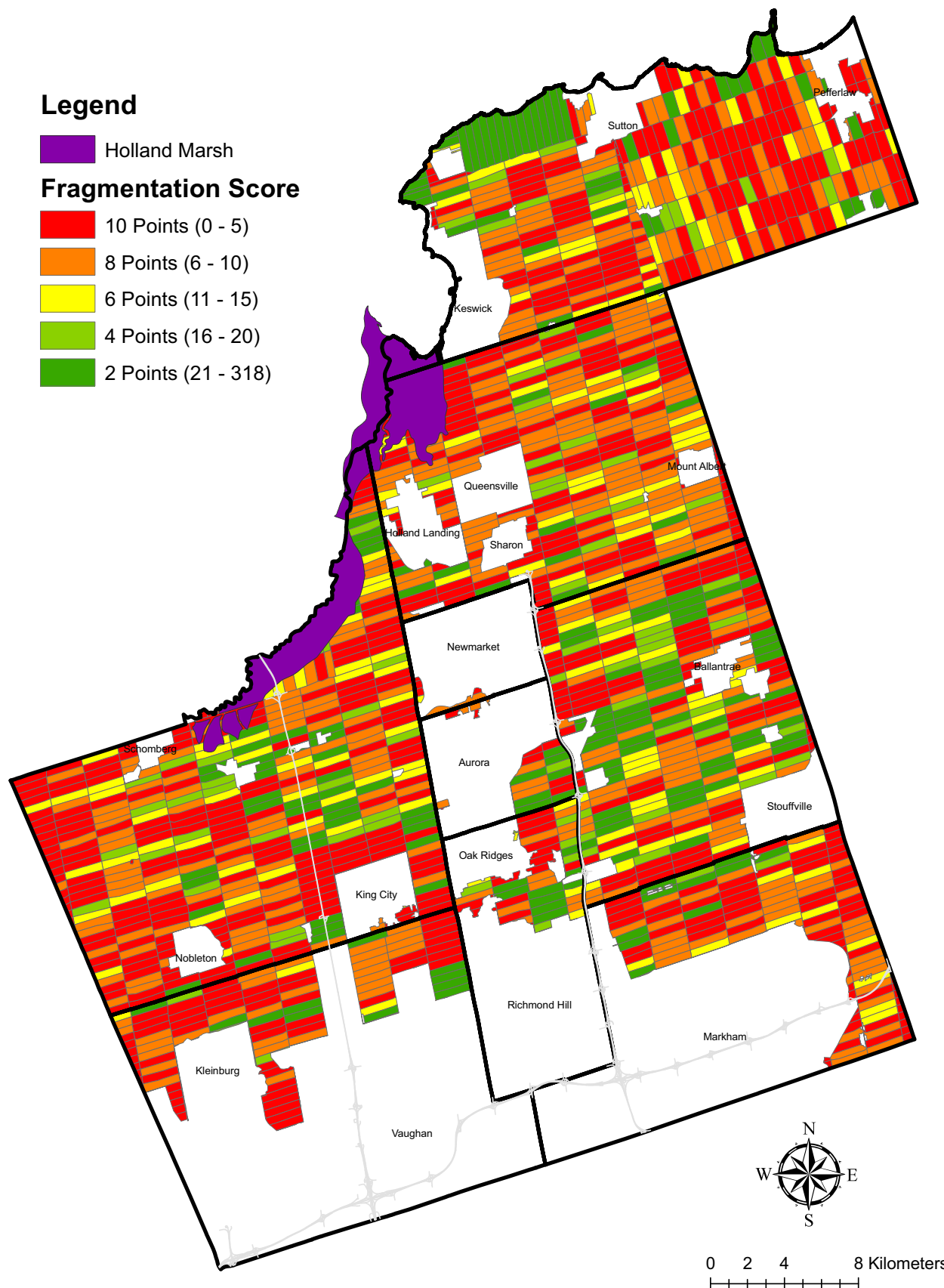
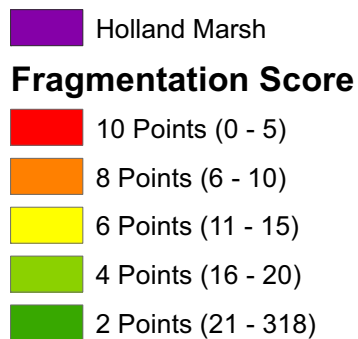
October 16, 2009

MAP 3 - AREA REVIEW RESULT

THE REGIONAL MUNICIPALITY OF YORK
YORK REGION AGRICULTURAL/RURAL LAND REVIEW



Legend



MAP 3A - FRAGMENTATION RESULT

October 16, 2009



THE REGIONAL MUNICIPALITY OF YORK
YORK REGION AGRICULTURAL/RURAL LAND REVIEW

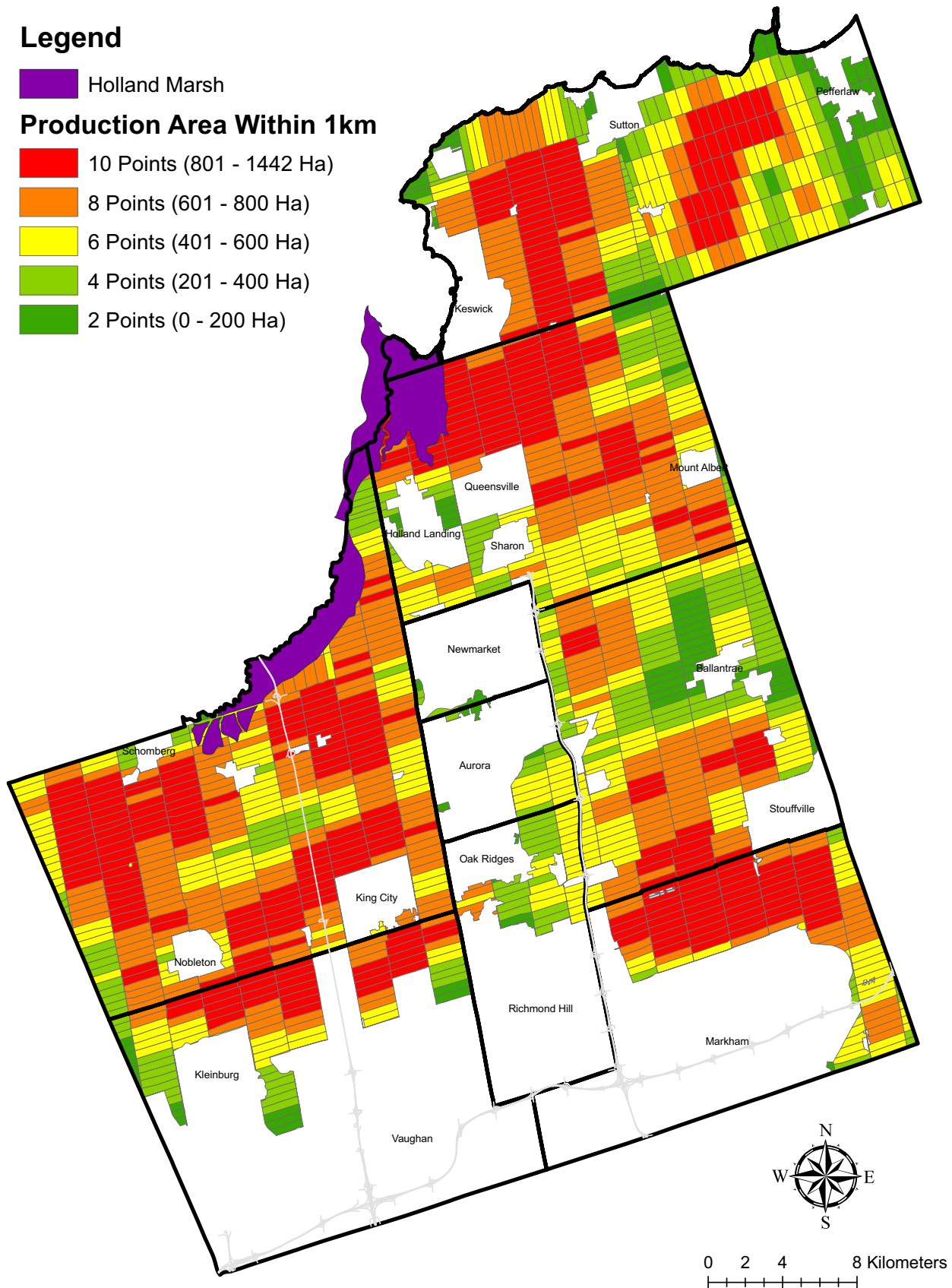


Legend

 Holland Marsh

Production Area Within 1km

-  10 Points (801 - 1442 Ha)
-  8 Points (601 - 800 Ha)
-  6 Points (401 - 600 Ha)
-  4 Points (201 - 400 Ha)
-  2 Points (0 - 200 Ha)

**MAP 3B - PRODUCTION RESULT**

THE REGIONAL MUNICIPALITY OF YORK
YORK REGION AGRICULTURAL/RURAL LAND REVIEW

October 16, 2009

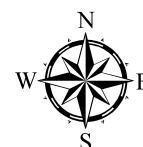
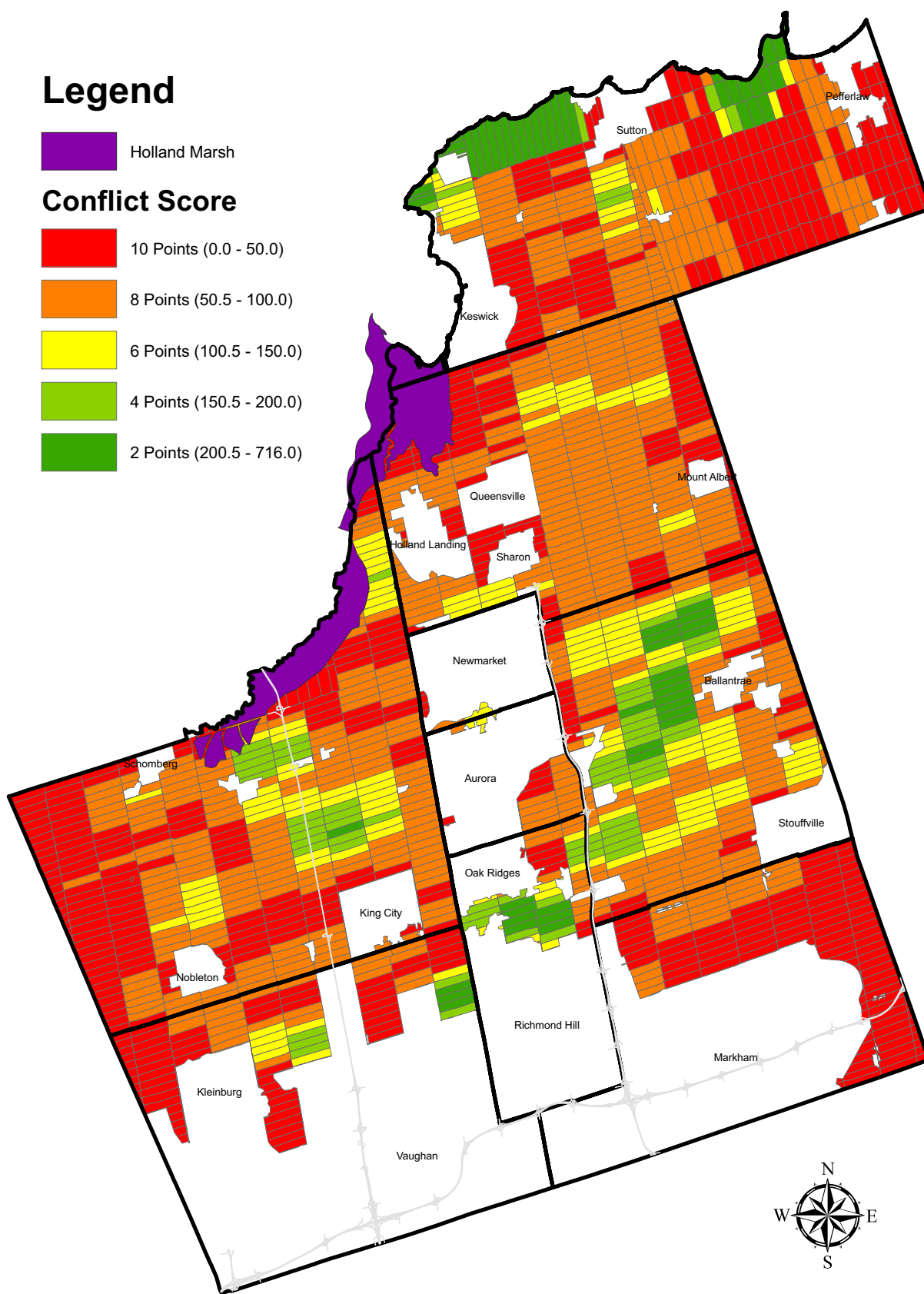


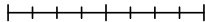
Legend

 Holland Marsh

Conflict Score

 10 Points (0.0 - 50.0)
 8 Points (50.5 - 100.0)
 6 Points (100.5 - 150.0)
 4 Points (150.5 - 200.0)
 2 Points (200.5 - 716.0)



0 2 4 8 Kilometers


MAP 3C - CONFLICT RESULT

THE REGIONAL MUNICIPALITY OF YORK
 YORK REGION AGRICULTURAL/RURAL LAND REVIEW

October 16, 2009

