



Clause No. 3 in Report No. 6 of the Planning and Economic Development Committee was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting on June 21, 2007.

3

STATUTORY PUBLIC MEETING AND INFORMATION REPORT FOR A PUBLIC MEETING FOR A REGIONAL OFFICIAL PLAN AMENDMENT TO EXTEND WATER SUPPLY TO KLEINBURG/NASHVILLE

Pursuant to Section 17(15) of the Planning Act, as amended, the Regional Planning and Economic Development Committee held a Public Meeting to inform the Public and receive comments regarding Regional Official Plan Amendment No. 57 to extend water supply to the community of Kleinburg/Nashville.

The Planning and Economic Development Committee recommends the following:

- 1. The presentation by Paul Belton, Manager of Development Review, Community Planning, be received;**
- 2. The recommendation contained in the following report dated May 22, 2007, from the Commissioner of Planning and Development Services be adopted:**

1. RECOMMENDATION

It is recommended that staff receive and review comments made at the June 13, 2007 public meeting together with responses made to the circulation regarding the proposed Amendment, and prepare a further report with recommendations for consideration at a future Planning and Economic Development Committee meeting.

2. PURPOSE

This report identifies the Regional issues and interests associated with the Regional Official Plan Amendment required to extend lake based water supply to the community of Kleinburg Nashville. A subsequent report will be provided to deal with the decision on the Amendment.

3. BACKGROUND

This section provides the status of the Environmental Assessment for water supply to Kleinburg/Nashville, and applicable sections of the Regional Official Plan, Provincial Plans, and the Vaughan Official Plan.

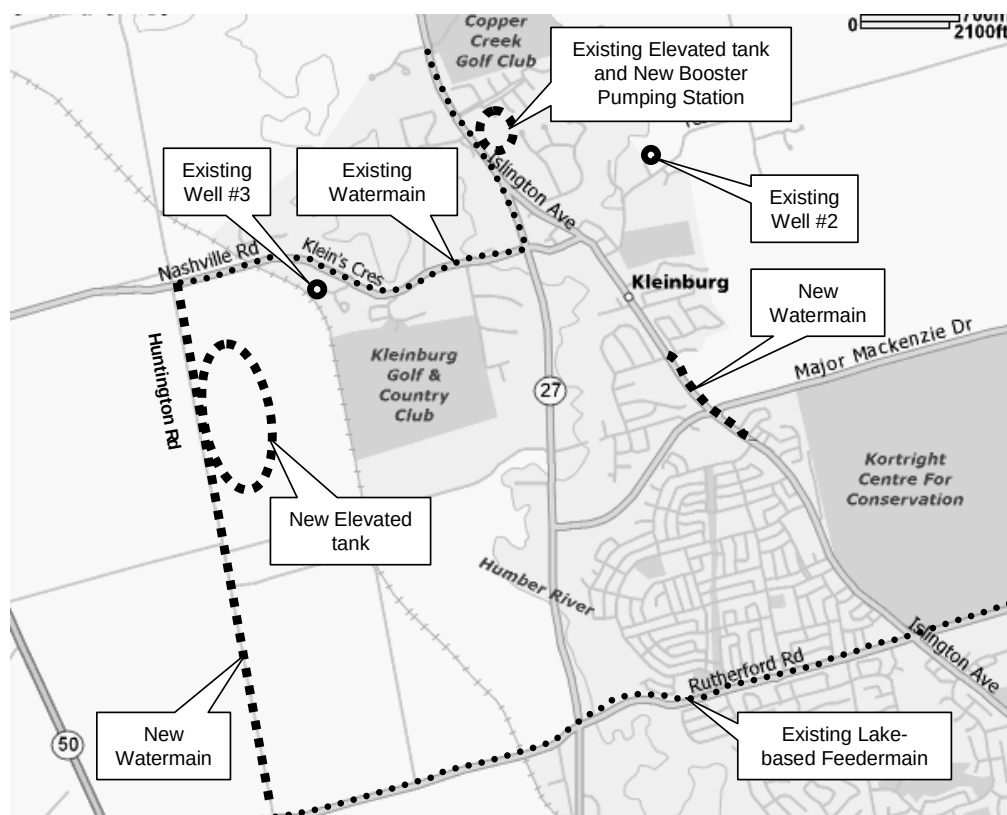
3.1 Environmental Assessment

Currently, wells and an elevated tank provide the community of Kleinburg/Nashville with its water supply. Kleinburg/Nashville does not have sufficient water supply or storage capacity to service future community growth, and the approval of a water supply Environmental Assessment (EA) is essential to accommodate the future development currently identified in the Kleinburg/Nashville Community Plan. An EA for water and wastewater supply commenced in September, 2004. The Environmental Study Report (ESR) for the Environmental Assessment has concluded that the preferred alternative is the extension of lake based water. The ESR was filed in mid May with the MOE.

Recommended new infrastructure components consist of:

- A new watermain along Huntington Road extending from the Rutherford Road lake based feedermain to Nashville Road.
- A new elevated tank located on the east side of Huntington Road, between Major Mackenzie Drive and Nashville Road.
- A new water main along Islington Avenue, extending north and south of Major Mackenzie Drive connecting to the current system.
- A new booster pumping station at the existing elevated tank located on the east side of Islington Avenue.

The existing and proposed infrastructure is shown in the Figure below.



3.2 Regional Official Plan

Section 6.7.4 of the Regional Official Plan states:

“6.7.4 That the extension of sewer and water services beyond the areas identified in Policy 6.7.1, will require an amendment to this Plan.”

The community of Kleinburg/Nashville is not identified in Section 6.7.1. An independent legal opinion concluded that an amendment to the Regional Official Plan is required to facilitate extension of lake based water supply to Kleinburg/Nashville. The proposed amendment will amend Section 6.7.1 to include the extension of municipal lake based water supply to the community of Kleinburg/Nashville.

3.3 Provincial Plans

3.3.1 Greenbelt Plan

New infrastructure associated with this Environmental Assessment is not located within the Greenbelt Plan. The anticipated routing and connection for lake based water supply to Kleinburg/Nashville falls within the Settlement area that is located outside of the Greenbelt Plan area.

3.3.2 Growth Plan

Section 3.2.5 of the Growth Plan deals with water and wastewater systems. Salient points within this Section include:

- “3.2.5.4 Construction of new, or expansion of existing, municipal or privatecommunal 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.”

3.3.3 Oak Ridges Moraine Plan

No new infrastructure is proposed within the Oak Ridges Moraine Plan.

3.4 Vaughan Official Plan

Development in the Kleinburg/Nashville area is guided by the Kleinburg-Nashville Community Plan (OPA 601) which was approved in October 2001. Policies of the Plan state that future growth is to be based predominantly on full municipal services.

3.5 Notice

Notice of the proposed Regional Official Plan amendment was advertised in the Toronto Star on May 22, 2007, and in the Vaughan Citizen local newspaper on May 20, 2007. *Attachment No. 1* to this report is a copy of the Notice.

4. ANALYSIS

Extension of lake based water supply to the community of Kleinburg is in keeping with the direction of the Provincial Greenbelt Plan and Growth Plan. Lake based water provides a more sustainable solution to service the future planned growth in the community of Kleinburg/Nashville.

The proposed Amendment to the Regional Official Plan is required as lake based water supply and connection to the York Water System is the preferred alternative of the Environmental Study Report for the Environmental Assessment for additional water supply to the community of Kleinburg Nashville.

4.1 Kleinburg/Nashville and the Region's Urban Structure

In 1994 the Regional Official Plan was approved establishing an "Urban Area" resembling an inverted "T", with various satellite communities located on the outskirts of the urban area. Kleinburg/Nashville is a satellite community, or settlement area, located on the edge of Vaughan's urban area. The community is now bordered to the south by built up, urban development connected to the York Durham Sewer System and York Water System and to the north and east by "Protected Countryside" of the Greenbelt Plan.

4.1.1 Greenbelt Plan

The Region's urban structure has been reinforced by recent Provincial initiatives, and more specifically by the Greenbelt Protection Act and Greenbelt Plan which was approved in 2004/2005. This Plan delineates areas that generally preclude any new major development.

Infrastructure policies of the Greenbelt Plan determined the type of servicing that can occur within the satellite communities in the Greenbelt Plan. The infrastructure policies of the Greenbelt Plan are prescriptive in terms of what type of servicing is permitted, the location, and under what circumstances this servicing infrastructure is permitted. They specifically indicate that extensions of lake based sewer and water servicing cannot occur to settlement areas within the Greenbelt Plan, which are not currently connected to Great Lake or Lake Simcoe based water and sewage services.

4.1.2 Growth Plan

In June 2006 the Growth Plan came into effect, directing additional major growth to the Region's settlement areas serviced by municipal water and sewer systems and more

moderate amounts of growth to settlement areas serviced by alternate means. Kleinburg/Nashville is a municipally serviced settlement area which may accommodate additional future growth in accordance with the Growth Plan.

4.1.3 York Region's Satellite Communities

Aside from Kleinburg, there are six other satellite communities in York Region. They include Nobleton, Schomberg, Ballentrae/Mussleman Lake, Mt. Albert, Sutton and Pefferlaw. King City and Stouffville are no longer considered satellite communities as connection to the YDSS has been approved and connection to the York Water System is being considered. The six satellite communities subject to the Greenbelt Plan cannot be connected to lake based servicing unless it is required to address failing individual on site servicing systems or water services. Kleinburg/Nashville is not located within the Greenbelt Plan, except for the portions of the Humber River, and associated tributaries and valleyland which traverse the area.

The community of Kleinburg/Nashville is the only satellite community within York Region that is likely to be serviced with municipal lake based water supply, based on the policies of the Greenbelt Plan. Connection to lake based water supply provides a sustainable servicing solution to accommodate future growth in the Kleinburg/Nashville area. It takes existing development off of groundwater, and ensures that water usage is directed back to its supply source, i.e., Lake Ontario.

4.2 Regional Official Plan

The current policy of the Regional Official Plan requires all lands serviced by either the York Durham Servicing System or the York Water System to be identified in Section 6.7.1 of the Regional Official Plan.

Adoption and approval of a Regional Official Plan amendment for the extension of lake based water supply to the community of Kleinburg/Nashville ensures consistency with requirements of the *Planning Act*. Section 24 (1) of the *Planning Act* indicates that no public work shall be undertaken that does not conform to the Official Plan. This amendment will bring the planning policies in line with EA servicing recommendations and facilitate construction of the new infrastructure.

4.3 Next Steps

Subsequent to the statutory public meeting, Regional Planning staff will collect all comments from Provincial Ministries, commenting agencies, the public, and other interested parties, and report back to the September 2007 Planning and Economic Development Committee meeting.

A full review and analysis of the impact of the Provincial Plans on the proposed Amendment will be addressed in the subsequent report.

4.4 Relationship to Vision 2026

An action area of Goal 7 of Vision 2026 is “*Providing safe and dependable water supply to systems and facilities in area municipalities.*” This proposed Regional Official Plan amendment will facilitate the implementation of this action area.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

6. LOCAL MUNICIPAL IMPACT

Regional staff have consulted with Vaughan staff regarding the preferred alternative for the Environmental Assessment. Regional staff have also verbally contacted the Kleinburg Area Ratepayers Association and informed them of the proposed Regional Official Plan Amendment. Comments from the City of Vaughan will be included in the subsequent Regional planning report which will recommend the proposed disposition of the Amendment.

7. CONCLUSION

A statutory public meeting for a Regional Official Plan Amendment is being held in accordance with the requirements of the Planning Act. The Amendment is required to facilitate the construction of the preferred alternative of the Environmental Study Report for the Environmental Assessment for provision of additional water supply to serve the community of Kleinburg/Nashville. The preferred alternative is the extension of lake based water supply and connection to the York Water System. The proposed Amendment is in keeping with the Provincial Greenbelt Plan and Growth Plan.

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

Subject:	Request to amend the Official Plan of The Regional Municipality of York	File No.: D05.102.57
		Date of this Notice: May 20, 2007

NOTICE OF PUBLIC MEETING PROPOSED OFFICIAL PLAN AMENDMENT

The Regional Municipality of York

A public meeting will be held in accordance with Section 17(15) of the Planning Act, as amended March 30, 2007, to inform the public and receive comments on this proposed Amendment to the Official Plan for The Regional Municipality of York:

Wednesday, June 13, 2007
2:00 p.m.
Committee Room 'A'
York Region Administrative Centre
17250 Yonge Street, Newmarket, Ontario

Purpose and effect of this Amendment:

York Region is proposing to amend Section 6.7.1 of the York Region Official Plan to bring the planning policies in line with the servicing recommendations of the Environmental Assessment to provide additional water supply to the community of Kleinburg/Nashville. The Environmental Study Report for the Environmental Assessment has concluded that the preferred alternative is connection to the York Water System. The general location of the community is shown on the key map.



Key Map

For additional information:

A copy of the proposed Amendment as well as background information will be available for inspection at the York Region Planning and Development Services Department (see address and telephone numbers at the end of this notice) from 8:30 am to 4:30 p.m. on regular business days. Refer to the Subject information and File No. at the top of this notice. Contact Paul Belton, Manager of Development Review, 905-830-4444 extension 1507, for further information.

Related Applications:

Related local official plan amendments include OPA 614.

Related plans of subdivision include: 19T-87088, 19T-84076, 19T-95098, 19T-03V02, 19T-05V10

Approval Process:

Following the public meeting, the Council of The Regional Municipality of York may, if it chooses, adopt the proposed Amendment and give notice of the decision to adopt the Amendment.

Pursuant to Ontario Regulation 525/97, made under the Planning Act, applications for amendment to the Official Plan for The Regional Municipality of York commenced on or after January 19, 1998, are exempt from the approval of the Minister of Municipal Affairs and Housing. Once notice of decision is given, if you have objections to this amendment you may file with the Clerk of The Regional Municipality of York, within the time specified in the notice of decision, a notice of appeal to the Ontario Municipal Board.

NOTE:

1. If a person or public body does not make oral submissions at the public meeting or make written submissions to York Region before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of York Region Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at the public meeting or make written submissions to York Region before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

2. If you wish to be notified of the adoption of the proposed Official Plan Amendment, or the refusal of a request to amend the official plan, you must make a written request to the Clerk of The Regional Municipality of York in care of the address at the end of this notice.

Any person may attend the public meeting and/or make oral or written submissions either in support of or in opposition to the proposed Amendment. Written submissions, referring to the Subject information and File No. at the top of this notice, should be made to:

Commissioner of Planning and Development Services
York Region Administrative Centre
Box 147, 17250 Yonge Street
Newmarket, Ontario L3Y 6Z1
Telephone: (905)830-4444, 1-877-464-9675, (705)437-1617
Facsimile: (905) 895-3482