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February 23, 2015

Denis Kelly, Regional Clerk Corporate Services Department Region of York 17250 Yonge Street, 4th Floor Box 147 Newmarket, ON L3Y 6Z1

RE: REGION OF YORK OFFICIAL PLAN REVIEW (D24)

Please be advised that the above-noted matter was placed before Council at its meeting held on February 17, 2015 and the following resolution was passed:

Council in Committee Recommends:

- 1) THAT the staff report on the Region of York Official Plan Review be received for information:
- 2) AND THAT a copy the February 17, 2015 staff report and Council's resolution be forwarded to the Region of York for input into the Region of York Official Plan Review.

CARRIED

Yours truly,

Isabel Leung

Council Coordinator

Sahel J

C. Steven Kemp, Director of Planning and Development Services Alan Drozd, Manager of Planning

Encl.





Council in Committee Report February 17, 2014

REGION OF YORK OFFICIAL PLAN REVIEW (D24)

Report prepared by: Manager of Planning Services

RECOMMENDATION:

The Director, Planning & Development Services recommends:

- 1) THAT the staff report on the Region of York Official Plan Review be received for information;
- 2) AND THAT a copy the February 17, 2015 staff report and Council's resolution be forwarded to the Region of York for input into the Region of York Official Plan Review.

1. PURPOSE:

This report provides an update of the Region of York Official Plan Review process

2. EXECUTIVE SUMMARY:

The Region of York is embarking upon a review of its Official Plan.

The Region of York Official Plan (YROP) was approved by the Minister of Municipal Affairs and Housing on September 7, 2010 and appealed to the Ontario Municipal Board (OMB). Since that time, the York Region Official Plan – 2010 has been partially approved by the OMB through a number of successive Orders most currently January 14, 2013. The balance of the YROP is in force and effect however Chapter 6 – Agricultural and Rural Areas remains unapproved and other areas of the YROP remain subject to site specific appeals on specific properties.

As part of its Official Plan Review the Region is embarking upon a supporting Regional Municipal Comprehensive Review (MCR) and update to its Transportation Master Plan and Water and Waste Water Master Plan.

The Region is holding a statutory public meeting on March 5, 2015 pursuant to Section 26 of the Planning Act to consider the need for revisions to the Official Plan and is intended primarily for the public. Written submissions have been

requested by February 25, 2015. Staff will be participating with the Region in consultations during the YROP process and will report back to Council at the appropriate stages to identify issues and engage the Region on the Town's interests as appropriate.

3. BACKGROUND:

3.1 Regional Official Plan

The Region of York is embarking on an update of its Official Plan. The current Regional Official Plan was approved by the Minister of Municipal Affairs and Housing on September 7, 2010 and appealed to the Ontario Municipal Board (OMB). Since that time, the York Region Official Plan – 2010 has been partially approved by the OMB through a number of successive Orders most currently January 14, 2013. The balance of the YROP is in force and effect however Chapter 6 – Agricultural and Rural Areas remains unapproved and other areas of the YROP remain subject to site specific appeals on specific properties.

The York Region Official Plan sets out directions and policies to guide economic, environment and land use planning decisions in York Region. The Town Official Plan must conform to the York Region Official Plan.

3.2 Regional Comprehensive Official Plan Review

Since 2010, the Province of Ontario has amended the Provincial Policy Statement and The Places to Grow: Growth Plan for the Greater Golden Horseshoe including updated population and employment forecasts. These amendments will ultimately require adjustments to the YROP. Furthermore, the Province of Ontario is scheduled to conduct a review of the Greenbelt Plan and the Oak Ridges Moraine Plan commencing in 2015. The Province has indicated that this review process will involve a review of the Growth Plan. The implications of the Provincial review are uncertain on the YROP process.

In May 2014, Regional Council authorized proceeding with a Regional Comprehensive Official Plan Review (Official Plan Review). Coincident with the Official Plan Review is a supporting Regional Municipal Comprehensive Review (MCR). This review will support the policy thrust of the Official Plan Review and look specifically at population and employment forecasting in accordance with the methodology of the Provincial Policy Statement and the targets established by the Growth Plan. The conclusions of the MCR will then inform the policy review of the YROP and the supporting infrastructure master plans, particularly the Water and Waste Water Master Plan and Transportation Master Plan. These plans are currently under review. Ultimately, the ongoing work at the Region in the Official Plan Review, MCR and Master Plans review will inform an update of the Regional Development Charges by-law at the end of 2016

Section 26 of the Planning Act requires that official plans be reviewed at least every five years to ensure that they conform to provincial plans, have regard to matters of provincial interest and are consistent with provincial policy statements. Section 26 also requires municipalities to assess and confirm employment land requirements.

The Official Plan review process is the time at which the Region comprehensively assesses how to accommodate forecasted growth. This includes assessing settlement area boundaries and land needs to deliver updated population and employment forecasts.

The Regional Official Plan Review process is proposed to occur in three phases:

- Phase 1 involves introducing the process and seeking input on policy areas to be reviewed addressing growth management considerations. The Region has embarked on a consultation program to date. This phase culminates with the March 15, 2015 public meeting to consider the need for revisions to the Official Plan and generally concludes in spring 2015.
- Phase 2 addresses input on growth management scenarios and focused policy updates. This phase will extend over the balance of 2015 into early 2016
- Phase 3 will related to a selected / recommended growth management scenario and draft Regional Official Plan Amendment. Following the conclusion of this phase the Region will commence a formal process under the Planning Act to consult upon and adopt a final proposed Official Plan or Official Plan Amendment. This phase is intended to take place over the course of 2016

A public meeting will be held on March 5, 2015 to hear comments from the public. Written submissions are requested by February 25, 2015. Staff will be participating with the Region in consultations during the YROP process and will report back to Council at the appropriate stages to identify issues and engage the Region on the Town's interests as appropriate.

Attachment No.1 is an excerpt from the Consultation Program for the York Region Official Plan Review.

4. ANALYSIS & OPTIONS:

4.1 Provincial Policy Statement

On February 24, 2014, the Province of Ontario released the new Provincial Policy Statement 2014 (PPS 2014). The new PPS 2014 came into effect on April

30, 2014 and contains the Province's policies concerning land use planning in Ontario. The PPS 2014 effectively replaces the Provincial Policy Statement 2005 (PPS 2005).

The PPS contains new polices that affect a wide range of policy areas including: Building Strong Communities; Settlement Areas; Rural/Agricultural Areas in Municipalities; Employment Areas; Infrastructure and Public Service Facilities; Transportation and Infrastructure Corridors: Energy Supply; Long Term Economic Prosperity; Energy Conservation, Air Quality and Climate Change.

The Town is covered by four specific Provincial Plans – The Growth Plan for the Greater Golden Horseshoe 2005, The Greenbelt Plan 2005, the Lake Simcoe Protection Plan 2009 and the Oak Ridges Moraine Conservation Plan 2001. The PPS specifies that Provincial Plans are to be read in conjunction with the Provincial Policy Statement. Provincial Plans take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

The Provincial Policy Statement, 2014 includes new rural policies and promotes flexibility in recognizing the differences in rural Ontario's communities with the over all intent of enhancing economic development opportunities. The Provincial Policy Statement, 2014 provides definitions for rural areas and the elements within those areas to assist and clarify policies for the purposes of land use planning. Given the predominance of rural lands in the Town and the inherent restrictions contained in Provincial Plans and the Regional Official Plan affecting land use and economic development opportunities, changes to the PPS are supported.

A narrow band of "white belt" land is present in the Town, along the Whitchurch-Stouffville/Markham boundary. These lands are not covered by either the Greenbelt Plan or the ORMCP In this area the provisions of the PPS 2014 would be more directly instructive in establishing permitted uses and related policies. This "whitebelt" area represents some of the highest quality agricultural lands in the Town.

The Region, in the review of the YROP needs to carefully consider the opportunities contained within the PPS to expand land use opportunities and economic development in the rural countryside. Staff have engaged the Region on this issue on a number of occasions in the past and expect to be engaged in Step 2 of the YROP process to continue this dialogue.

4.2 Places to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan was prepared and approved under the Places to Grow Act, 2005, as a Provincial Plan which took effect on June 16, 2006. The Growth Plan is the Government of Ontario's vision for building stronger, prosperous

communities by better managing growth. The Growth Plan guides decisions on a wide range of issues – transportation, infrastructure, land use planning, urban form, housing, natural heritage and resource protection. The Growth Plan, is in effect like a Provincial Official Plan for the Greater Golden Horseshoe covering an area that stretches around the western edge of Lake Ontario to the US border extending north into Simcoe County and easterly to the Kawarthas.

The Growth Plan as originally prepared and included in the YROP establishes population and employment forecasts for Regional Municipalities that have then been distributed to area municipalities. In this regard, the Growth Plan originally established population and employment forecasts to York Region to 2031. Amendment No. 2 to the Growth Plan establish revised population and employment forecasts. The original and revised forecasts are shown as follows:

Growth	Population	Employment	Population	Employment	Population	Employment
Plan	2031	2031	2036	2036	2041	2041
(1000's)						
Original	1,500	780	-	_	-	-
Revised	1,590	790	1,700	840	1,790	900

The increased population and employment allocation to the Region in 2031 and going forward to 2041 will be examined as part of the YROP review. Currently the Town's proportion of the 2031 planned Regional Population and Employment allocation of 1.5 million persons and 780,000 jobs is 60,600 persons and 23,000 jobs respectively. This represents a relative proportion of 4.04% and 2.94 % respectively. Staff will engage the Region during step 2 to determine what adjustments may occur affecting the 2031 population and employment forecasts, and the allocation of growth for 2036 and 2041 time periods. This input is a critical component that needs to be plugged into the ORMCP/Greenbelt review.

4.3 Greenbelt, Oak Ridges Moraine and Growth Plan Review 2015

The Ministry of Municipal Affairs and Housing is scheduled to conduct a joint review of the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP) and Growth Plan commencing in 2015. To date the Ministry has not provided any information outlining how the review will be conducted and any timetable.

The reports prepared as background into the YROP review do not discuss how this ongoing review will affect the process. This remains an unknown since the Greenbelt, Oak Ridges Moraine and Growth Plan have such a profound affect on growth and development in the Region. Staff will be reporting to Council in future once further information is provided on the program for the review of these provincial plans.

The ORMCP has the most profound effect on the Town's planning program as it addresses approximately 80% of the overall land mass of the municipality. Provisions of the ORMCP were incorporated into the Town's Official Plan by

Amendment No. 112 as approved by the Minister of Municipal Affairs and Housing in 2007 and through its implementation in Comprehensive Zoning Bylaw 2010-001-ZO. Staff has amassed a wealth of experience with the legislation and Plan and will be carrying that forward through Council to the Province in the context of the 2015 review. Provisions of the Greenbelt Plan are as of yet not incorporated into the Town's Official Plan and Zoning By-law.

In certain respects the YROP is more restrictive than the ORMCP itself. This is permitted by the legislation and Plan. Most significantly, these enhanced restrictions relate to policies concerning limited commercial, industrial and institutional uses in Countryside Areas. Section 6.22 c) directs the establishment of small scale industrial, commercial, institutional and recreational uses to hamlets. Given the predominance of the rural area in the Town and the historic pattern of development that has taken place over time, this represents a significant constraint to planning and economic development. The new PPS 2014 specifically establishes new priorities to foster economic development opportunities in the rural area. In this spirit the Region must is expected to review the Agricultural and Rural policies of the YROP to examine these opportunities.

4.4 Water and Waste Water Master Plan (WWWMP) / Transportation Master Plan (TMP) Update

The Town recently completed its Growth Management Strategy in 2014 (GMS). The GMS identified a deficit in the supply of serviced Employment lands in the Town to the year 2031. The GMS established a direction to address this deficit within the Possible Employment Area designation in the Vandorf- Preston Lake Secondary Plan (generally in the vicinity of Aurora Road and Woodbine Avenue). Currently these lands are outside the service area for municipal water and sanitary sewer services in the York Durham Servicing Scheme (YDSS) established by the WWWMP In addition, there is a need to consider the feasibility of extending services into the Gormley Industrial Area, particularly given, its relative proximity to the City of Markham and Town of Richmond-Hill and the strategic proximity of this area to a full directional interchange (Stouffville Road) with Highway 404. The future employment allocation to the Region in the Growth Plan will require consideration to the long term serviced employment area land supply in the Region. Staff will be monitoring the progress of the WWWMP in conjunction with the entire Regional Official Plan and MCR process and be reporting further to Council on this matter.

The Region has also commenced a review of its TMP. The Town is currently in the process of preparing its own Transportation Master Plan and is working with the Region to coordinate efforts. Staff will continue to update Council on the status of these ongoing initiatives.

5. FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

6. ALIGNMENT WITH STRATEGIC PLAN:

This report is aligned with the Town's Strategic Plan in the following manner:

1. Community Prosperity and Sustainability

Balanced growth, environmental protection, economic development, tourism, community character and identity

- 1.1 Preserve and enhance community rural/urban character, beauty and heritage
- 1.2 Balanced land use planning environment, economic and social considerations
- 1.3 Orderly/phased development
- 1.4 Economic development and job creation
- 1.5 Tourism development

3. Service Excellence & Community Engagement

High quality, citizen-centred services, responsive to the needs of informed and involved citizens

3.1 Enhance teamwork and promote collaboration

4. Quality of Life

Encompasses community safety, diversity, promoting healthy lifestyles, leisure and culture; complements community prosperity and sustainability

- 4.1 Develop and maintain effective community health and safety services
- 4.2 Enhance public safety through collaboration

7. ATTACHMENTS:

1. Regional Official Plan Review – Engagement Plan

For further information on this report, please contact Alan Drozd, Manager of Planning Services at 905-640-1910 or 905-895-5299 ext. 2320 or via email at alan.drozd@townofws.ca.

York Region Official Plan: 5-Year Review and Municipal Comprehensive Review

Public Consultation and Engagement Plan

1.0 Introduction

1.1 Purpose and Goals

The purpose of this Public Consultation and Engagement Plan is to guide the work of the project team in engaging residents and stakeholders in the York Region Official Plan 5-Year Review and Municipal Comprehensive Review (MCR). The goals of the Public Consultation and Engagement Plan are to:

Offer multiple methods of participation

Ensure that people who do not want to, or cannot, attend public meetings can provide comments through alternate means.

Engage a range of stakeholders

Use different strategies and communication tools (e.g. social media) to generate interest and get residents and stakeholders involved in helping shape the future of York Region.

Establish clear goals and objectives for the consultation process

Clearly articulate the opportunities for resident and stakeholder consultation and engagement for each phase of the project so that residents and stakeholders understand how they can participate and how their participation will be taken into consideration.

1.2 Background

The York Region Official Plan is a policy document that describes how to accommodate future growth and development while meeting the needs of existing residents and businesses in York Region. The York Region Official Plan is being updated for the following reasons:

1. The Planning Act requires official plan reviews every five years to ensure conformity with provincial direction on land use planning and to review and confirm employment land

requirements. The current Regional Official Plan was adopted by Council in 2009.

 The province amended the Growth Plan for the Greater Golden Horseshoe and released updated population forecasts to 2041. York Region is forecasted to grow to 1.79 million residents and 900,000 jobs, up from our current 1.1 million residents and 550,000 jobs. The 2041 population and employment forecasts need to be included in the York Region Official Plan.

The York Region Official Plan update will include a review of the Region's population and employment forecasts, and a review of Official Plan polices. The York Region Official Plan 5-Year Review will also be coordinated with the York Region Transportation Master Plan and Water and Wastewater Master Plan updates to ensure growth will continue will be efficiently serviced.

1.3 Scope of Engagement

Resident and stakeholder consultation and engagement are essential components of the planning process and are integral to the York Region Official Plan update. Resident and stakeholder consultation and engagement will be conducted by staff from Long Range Planning, Planning and Economic Development Branch.

Technical Advisory Committee (TAC)

A Technical Advisory Committee will be established to convene on a regular basis and provide input and direction to the Regional MCR staff team. Membership will include staff from a number of Regional departments, local municipalities, conservation authorities and the Province. Many of these individuals will also be on the Transportation Master Plan TAC and/or the Water and Wastewater Master Plan TAC. To reduce duplication, the meetings of these three TACs will be coordinated to the extent possible.

Key Organizations and Stakeholder Groups

Stakeholder consultation and engagement will focus on key organizations and groups including the following:

Internal Stakeholders	External Stakeholders
Office of the CAO	Local Municipalities
Community and Health Services	Conservation Authorities
Environmental Services	Utilities
Transportation Services	Building Industry and Land Development Association (BILD)
Corporate Services York Regional Police	First Nations Ministry of Municipal Affairs and Housing
Emergency Medical Services	School Boards -

REGIONAL COUNCIL

Regional Council will be engaged throughout the York Region Official Plan Review. A number of staff reports will be sent to Regional Council for endorsement. These reports will provide opportunities for Council to provide their input and make key decisions throughout the project.

A Council workshop/education session may be used as a tool to introduce the technical details of the York Region Official Plan update and will also be coordinated with the York Region Transportation Master Plan and Water and Wastewater Master Plan to the extent possible.

PUBLIC

A series of three public open houses are planned throughout the duration of the York Region Official Plan update. This phased consultation and engagement approach maximizes the flow of information and establishes an on-going conversation with York Region residents and stakeholders.

Phase 1

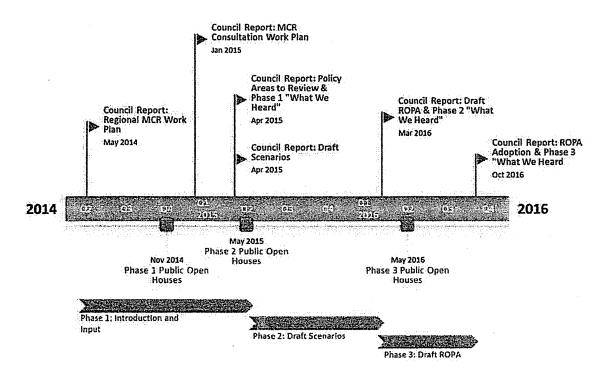
Phase 1 outlines the process to update the York Region Official Plan and will provide residents and stakeholders with the opportunity to provide input related to growth management considerations and Regional Official Plan policy areas benefitting from review.

Phase 2

In Phase 2, residents and stakeholders will be provided the opportunity to provide feedback on draft growth management scenarios and policy areas proposed for more detailed reviewed.

Phase 3

Finally, in Phase 3 residents and stakeholders will be provided an opportunity to comment on a preferred growth scenario and proposed policy modifications to the Regional Official Plan.



Note: This figure identifies project phases and key milestones. For a complete listing of all consultation activities please refer to Section 3.

Long Range Planning staff will be responsible for responding to all resident and stakeholder inquiries related to the York Region Official Plan update.

FIRST NATIONS

First Nations will be engaged during the York Region Official Plan update process per the recommendations of the York Region Archaeological Management Plan working group, who is developing the "York Region First Nations and Métis Consultation Tool". The draft tool recommends that an appropriate level of consultation for a Regional Official Plan Update would include an invitation to meet with First Nations and Métis Nation representatives with an interest in York Region. Further consultation with First Nation and Metis Nation representatives would be offered based on expressed interest.

Roles and Responsibilities

Long Range Planning is responsible to:

- Develop and lead public engagement
- · Inform senior management of public engagement activities
- Respond to all resident and stakeholder inquiries
- Facilitate public open houses
- Coordinate public engagement with the Transportation Master Plan and Water and Wastewater Master Plan
- · Support public engagement process with communications planning

2.0 PUBLIC CONSULTATION AND ENGAGEMENT PROCESS

2.1 Communication Tools

The York Region Official Plan update will utilize a wide range of communication tools and approaches to engage stakeholders and the public to provide meaningful input. These tools include:

- · Print Media Outreach
- Social Media
- Public Open Houses
- Planning Act Notice
- Council Education Sessions
- Targeted Stakeholder Consultation

This section provides a summary of how some of these tools will be utilized. A list of activities, timing, and responsibilities is provided in Section 3.

MEDIA OUTREACH

The York Region Official Plan update will be highly dependent on media to increase public awareness of the project. Providing timely and useful information to assist the media in reporting on the York Region Official Plan update will be important. Media will also be utilized to satisfy the legislative requirements of the Planning Act for giving notice of special council meetings, statutory public meetings, etc.

SOCIAL MEDIA

Social media can be an effective tool to gather input and engage non-traditional audiences, particularly younger citizens or those who may not have the time to attend a public open house or complete more time-intensive engagement activities. York Region uses the full range of popular social media services including Twitter and Facebook. The York Region Official Plan update will utilize these social media platforms and coordinate content with the Transportation and Water and Wastewater Master Plan updates.

Social media engagement will be highly targeted on specific topics or issues in order to manage responses and receive meaningful input. It will also be used as a means to direct audiences to other engagement tools, such as the project website and public open houses. Long Range Planning staff will be responsible for monitoring social media channels and directing messages to the appropriate team member for response.

PUBLIC OPEN HOUSES

Public open houses provide a more traditional approach to engagement and will play a role through all phases of the York Region Official Plan update. Three series of public open houses are identified and will use a traditional format of display boards, interactive components (such as the use of "YorkMaps" to demonstrate historic growth patterns), comment sheets, and discussions with York Region Planning staff from the Long Range and Community Planning Branches. Long Range Planning staff will make every

effort to ensure that Public Open Houses are hosted in a variety of locations and municipalities throughout York Region.

PLANNING ACT REQUIRMEMENTS

The *Planning Act* regulates three key points of public consultation that must be provided in undertaking an Official Plan 5-Year Review.

- 1. York Region will hold a Special Meeting of Council to provide the public the opportunity to discuss revisions that may be required to the York Region Official Plan.
- 2. York Region will also hold a public open house to let the public review, ask questions about the material and information available including the proposed plan.
- 3. Prior to adopting an Official Plan Amendment, York Region Council will also hold at least one statutory public meeting as an opportunity to formally provide Council with input on the proposed amendment.

FOCUSED STAKEHOLDER CONSULTATION

Focused Stakeholder Consultation will be used to supplement broader public consultation and engagement. Targeted consultation with stakeholders can add value when used to conduct a detailed investigation on specific topic areas. These meetings will be scheduled as the need arises or by request. Examples of these potential stakeholders include other Regional Departments, local municipalities, conservation authorities, landowners, and industry representatives (e.g. agricultural sector, Building Industry and Land Development Association, and those representing cemetery interests).

COMMUNITY EVENTS

York Region participates in many community events each year throughout the Region. Many of these events are hosted by local municipalities and attract participation from public agencies and community organizations. The Project Management Team will consider participation in community events as the York Regional Official Plan update progresses and in partnership with the Transportation Master Plan and Water and Waster Waster Plans, where feasible.

ONLINE ENGAGEMENT (www.york.ca)

The project webpage will serve as a source of general information about the York Region Official Plan update, an archive of public consultation materials, and an e-mail link for feedback. Long Range Planning staff will be responsible for the development and maintenance of the project webpage and monitoring of the project e-mail account.

3. ACTIVITIES AND TIMING

Phase	Timing (quarter)	Consultation Activity	Purpose	Responsibility
Phase 1	Q2-2014	Local Municipal meeting	Introduce MCR	LRP*
	Q3-2014	Internal Stakeholder meeting	Introduce policy update and identify potential areas for review	LRP
		Targeted Stakeholder Communication	Letter to First Nations introducing project	TRN**
	Q4 - 2014	3 Public Open Houses (joint with TMP/W&WW)	Introduce update to residents and stakeholders and seek input	LRP
		Technical Advisory Committee meeting	Technical updates	LRP
	Q1 - 2015	Special Meeting of Council	Public opportunity to discuss revision that may be required (<i>Planning Act</i> Requirement)	Council
Phase 2	Q2-2015	3 Public Open Houses	Introduce and seek input on growth scenarios and potential policy updates	LRP
		Council Report	Council receipt of growth management scenarios	Council
	Q3 - 2015	Technical Advisory Committee meeting	Technical updates	LRP
		Focused Stakeholder meetings		LRP

	Q4 - 2015	Focused Stakeholder meetings	As needed	LRP
		Council Report	Council endorsement of preferred growth management scenario	Council
	Q2 - 2016	Focused Stakeholder meetings	Issue/interest specific discussion	LRP
		Council Report	Council endorsement and circulation for public and stakeholder review of Draft Regional Official Plan Amendment	Council
Phase 3		Public Open Houses (including Statutory Public Open House)	Presentation of recommended growth scenario and proposed policy modifications (Planning Act requirement)	LRP& Council
	Q3 - 2016	Statutory Public Meeting	Public and stakeholder input on the proposed Regional Official Plan Amendment (<i>Planning Act</i> requirement)	Council
		Council Report	Council decision on Regional Official Plan Amendment	Council

^{*}LRP - Long Range Planning Branch

^{**}TRN - Transportation Department