

Clause 6 in Report No. 15 of Committee of the Whole was adopted by the Council of The Regional Municipality of York at its meeting held on October 20, 2016 with the following additions:

Council received the following communications:

1. Andrew Brouwer, Director of Legislative Services/Town Clerk, Town of Newmarket dated October 14, 2016
2. Ryan Mino-Leahan, Associate/Senior Planner, KLM Planning Partners Inc. on behalf of Robintide Farms Limited dated October 19, 2016
3. Catherine Lyons, Goodmans LLP on behalf of Kennedy McCowan Landowner Group dated October 19, 2016

Regional Councillor Di Biase declared an interest in Clause 5 regarding “Draft Provincial Plan Amendments Regional Submission” as his children own land in Northeast Vaughan Block 27 which was inherited from their maternal grandfather. Regional Councillor Di Biase did not take part in the discussion of or vote on this item.

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Draft Provincial Plan Amendments  
Regional Submission

Committee of the Whole recommends:

1. Receipt of the following communications:
  1. Jeffrey Abrams, City Clerk, City of Vaughan dated September 26, 2016.
  2. Kathryn Moyle, Township Clerk, Township of King dated September 30, 2016.
  3. Fernando Lamanna, Municipal Clerk, Town of East Gwillimbury dated October 3, 2016.
2. Referral of the communication from Andrew Brouwer, Town Clerk, Town of Newmarket dated October 4, 2016 back to the Town of Newmarket for clarification.
3. Adoption of the following recommendations contained in the report dated October 4, 2016 from the Commissioner of Corporate Services and Chief Planner:
  1. Council endorse the recommendations outlined in Attachment 1 to this report as the Region’s formal submission to the Province in response to the Environmental Bill of Rights (EBR) postings entitled Proposed Growth Plan

for the Greater Golden Horseshoe (EBR No. 012-7194), Proposed Greenbelt Plan (EBR No. 012-7195) and Proposed Oak Ridges Moraine Conservation Plan (EBR No. 012-7197).

2. The Province be advised that, within the context of York Region's forecasted 2041 population of 1.79 million, the proposed intensification and density targets are unattainable.
3. The Regional Clerk forward this report and attachments to the Ministry of Municipal Affairs, the Clerks of the local municipalities, and the Clerks of the other GTHA upper- and single-tier municipalities.

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Report dated October 4, 2016 from the Commissioner of Corporate Services and Chief Planner now follows:

## 1. Recommendations

It is recommended that:

1. Council endorse the recommendations outlined in Attachment 1 to this report as the Region's formal submission to the Province in response to the Environmental Bill of Rights (EBR) postings entitled Proposed Growth Plan for the Greater Golden Horseshoe (EBR No. 012-7194), Proposed Greenbelt Plan (EBR No. 012-7195) and Proposed Oak Ridges Moraine Conservation Plan (EBR No. 012-7197).
2. The Province be advised that, within the context of York Region's forecasted 2041 population of 1.79 million, the proposed intensification and density targets are unattainable.
3. The Regional Clerk forward this report and attachments to the Ministry of Municipal Affairs, the Clerks of the local municipalities, and the Clerks of the other GTHA upper- and single-tier municipalities.

## 2. Purpose

This report provides Council with recommendations to the Province in response to release of proposed amendments to the Provincial Plans (Attachment 1). This report also includes a summary of responses endorsed by other Greater Toronto and Hamilton Area (GTHA) upper- and single-tier municipalities and York Region local municipalities (Attachment 2).

### 3. Background and Previous Council Direction

A comprehensive update on the Provincial Plans review, staffs analysis, and draft recommendations were received by Council on September 22, 2016

In response to the proposed draft amendments on the Provincial Plans, staff provided Council with its analysis which informed the draft recommendations as received by Council on September 22, 2016 in [Report No. 4 of Committee of the Whole](#). The September report included detailed discussion of the implications of proposed amendments on growth management in York Region. The most significant implication of the proposed amendments is that the proposed growth management targets, when combined, are unattainable in the context of the York Region Growth Plan Schedule 3 population forecast. Severe repercussions to the Region's urban structure result when the densities in the urban fringe areas (lands at the periphery of the urban area) are required to approach densities planned for within Centres and Corridors in order to achieve a Designated Greenfield Area wide density target of 80 residents and jobs per hectare. These increased targets are being proposed without sufficient investment in infrastructure required to support existing planned levels of intensification.

Within the September report, staff concluded that the Province's attempt to apply a one-size-fits-all approach to a very diverse GTHA region has shifted the emphasis away from good planning, towards planning-by-numbers. Staff recommended continued dialogue with the Province to collaborate on an appropriate means to achieve increased intensification and density.

### 4. Analysis and Implications

Positions of York Region Local Municipalities and other GTHA upper- and single-tier municipalities are aligned with the recommendations proposed

Attachment 3 lists and summarizes positions taken by York Region local municipalities and other upper- and single-tier municipalities. There is complete consistency among municipalities that new and increased density targets are problematic, and have gone too far. This position is also consistent with that expressed by the Building Industry and Land Development Association (BILD).

Key areas of alignment include the following:

- While the intent behind increased densities and intensification are supported, the growth management targets go too far

- Identification of Major Transit Station Areas and associated appropriate density target is context sensitive and should be determined by municipalities
- Municipal involvement in, and timely release of, guidance documents
- General support for the agricultural and natural heritage systems approaches
- Definitions for prime and non-prime employment need to be clarified and major office uses should be permitted (where appropriate)
- Major retail should not be permitted in employment areas
- Planned transportation corridors, including those not funded at this time, should be identified in the Growth Plan

Overall, responses to proposed amendments to the Provincial Plans align with the Region's recommendations, providing a consistent message to the Province regarding municipal implementation challenges. No notable areas of discrepancy were identified. Municipalities are seeking engagement on growth management targets, flexibility to ensure policies are context sensitive, clarification on policy interpretation and collaboration on the development of guidance materials with the Province.

2006 Growth Plan conformity has not yet been finalized

The Minister of Municipal Affairs approved York Region's new Official Plan in September 2010 (YROP-2010). This new Official Plan included policies to bring it into conformity with the 2006 Growth Plan, including incorporating policies relating to intensification rates and density targets. After years of defence through the Ontario Municipal Board, including a hearing in 2013, the YROP-2010 did not receive full approval until November of 2015. Other upper- and single-tier municipalities are in similar situations with Plans not fully approved until the last few years.

Following approval of an upper-tier Official Plan, local municipal conformity planning processes must be undertaken to establish detailed local planning to direct development at the site level. Within York Region, some local Official Plans remain before the Ontario Municipal Board and local Secondary Plans are not yet complete. Staff understands the same is the case for a number of other Regions. With conformity planning still underway, we have not seen results of 2006 Provincial direction.

### Realizing a shift in urban structure takes time

It is also worth noting that a shift in planned urban structure takes a great deal of time. York Region introduced a policy approach to planning for Centres and Corridors in 1994. Since that time, the Region and local municipalities have been developing the infrastructure and services necessary to support this level of growth. It has primarily been the last 10 years or so (more than 10 years after initial planning) that we have begun to see the fruits of our labour starting to build out in the Regional Centres in the southern part of the Region.

The Province should be allowing time for the 2006 Growth Plan to unfold in order to fully see the impact on the planned urban structure. Prior to legislating updated or new growth management targets, the Province should be undertaking more consultation with municipalities and assessing current achievements in the areas of intensification and transit supportive complete communities.

While York Region is well positioned to deliver higher levels of intensification, any increase to the intensification target should be phased in

Both in the September report, and in reports to Council in support of the Municipal Comprehensive Review (MCR), staff acknowledged that York Region is well positioned to deliver higher levels of intensification. The Region's average annual intensification rate over the past 10 years is 48 per cent. Achieving even higher levels of intensification, as proposed in the amendments, means a fairly aggressive shift in the market to accommodate more growth in rows and apartments. As noted by staff in the November 2015 report recommending a preferred growth scenario for York Region, achieving higher levels of intensification (greater than 50) is challenging without a 'level playing field' across GTHA municipalities. Increasing the intensification target for inner ring municipalities within the Growth Plan would provide that level playing field.

When introducing the first intensification target for the Greater Golden Horseshoe in 2006, with adoption of the Growth Plan, the Province phased in the target. The Growth Plan required that "by the year 2015, and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper- and single-tier municipality [would] be within the built-up area". The 2016 draft Growth Plan proposes an increase in the minimum intensification target for the Built-up Area to 60 per cent, to be effective at the time of the next MCR. The Minister of Municipal Affairs set June 17, 2018 as the date by which municipalities are to complete MCR and official plan updates. Any increase to the Growth Plan intensification target should be phased in and aligned with critical infrastructure delivery - in particular, rapid transit

80 residents and jobs per hectare, applied over the entire Designated Greenfield Area, will change York Region's urban structure

As noted in the September report, a Designated Greenfield Area (DGA) wide density target of 80 residents and jobs per hectare is unachievable in the York Region context, and would result a distribution of density that is contrary to the Region's planned urban structure. Communities on the periphery of the Region's urban area would have to be developed at densities of between 150 and 200 residents and jobs per hectare. Some of these areas may not have the services necessary to support this density of development and in particular, infrastructure requirements to accommodate this level of density could be prohibitively expensive.

Staff supports the intent of the Expert Panel and the Province to raise the bar and ensure that new communities are complete, walkable, and transit supportive. Staff's primary concern is with applying the proposed 80 residents and jobs per hectare density DGA-wide. Through discussions with the Province, staff has been suggesting a revised approach to density targets as follows:

- Require that only new greenfield developments, both within the Built-up Area and DGA, be subject to any increased density target
- Require the establishment of Major Transit Station Area targets as discussed below

Other options for a revised approach discussed with the Province include moving the Provincially defined built boundary and reviewing what constitutes developable lands in the Designated Greenfield Areas.

Directing density to Major Transit Station Areas will help achieve Provincial objectives without the need for a DGA wide density target

Directing higher densities to Major Transit Station Areas capitalizes on the investment in infrastructure and promotes live work opportunities. Staff supports the objective to increase densities around 'key' transit stations and stops. Doing so, in combination with a minimum greenfield development density target of 80 residents and jobs per hectare (the go forward approach discussed above) will assist in achieving Provincial objectives for sustainable, transit supportive, complete communities.

While the concept of Major Transit Station Areas is supported, the definition is problematic. Including all stops and stations along existing or planned rapid transit corridors is neither achievable nor desirable. Accordingly, staff's recommendation with respect to Major Transit Station Areas has not changed

from the draft recommendation proposed in September. Staff recommends that the Province allow municipalities to determine which rapid transit stops and stations be deemed Major Transit Station Areas and to establish the limit of the area and a context appropriate density.

The integration of land use and infrastructure planning should apply at the Provincial level as well as at the municipal level

The draft Growth Plan strengthens the requirement for municipalities to integrate land use planning and growth management with infrastructure planning and fiscal analysis. Staff note that not all transportation infrastructure required to support growth to 2041 is included in and supported by the Growth Plan. In this regard, the September staff report included a draft recommendation (No. 21) that the Province revise the Growth Plan to identify planned municipal rapid transit corridors and stations, even those not currently funded, which are required to accommodate growth to 2041.

In addition to planned municipal transit infrastructure, there is planned Provincial transportation infrastructure which has been included in municipal transportation master planning exercises that is not recognized in the Growth Plan. Accordingly, staff recommends a refinement (new text underlined) to September draft recommendation No. 21 as follows:

It is recommended that the Province:

21. Revise the Growth Plan to identify planned transportation infrastructure, including municipal rapid transit corridors and stations, required to accommodate growth to 2041.

Staff continues to recommend that the Province develop a process to respond to site specific landowner requests

A number of landowners continue to express concern over plan area and designation area boundaries associated with the Greenbelt Plan and Oak Ridges Moraine Conservation Plan (ORMCP)). Landowner submissions are summarized in Attachment 3. The May 2015 Regional submission recommended that the Province develop processes to address site specific requests for boundary adjustments and additional land use permissions. Since May 2015, 18 new submissions have been received identified as No. 41-59 in Attachment 3; however the issues expressed are generally the same, relating to boundaries, designations or permitted uses. It is proposed that the May 2015 recommendations regarding landowner requests be reiterated to the Province through this submission.

Following staffs September 15<sup>th</sup> report to Council, two new landowner submissions were received reiterating the desire for a Provincial process to

address boundary and additional land use permissions within the Greenbelt Plan and ORMCP. Other matters addressed in the two new submissions included seeking greater flexibility and clarification in terms of uses within the prime employment, the prohibition of prime employment conversion to non-employment uses, and further support for staff's position that the proposed growth management targets related to intensification and density are problematic.

The Province should be consulting with municipal staff before finalizing updated or new Growth Plan targets

While staff has discussed approaches to planning for intensification and increased densities in the previous sections, the proposed recommendation to the Province continues to be to consult with municipal staff prior to finalizing targets in a revised Growth Plan. As discussed in the September report, we understand from consultation with other municipalities that one size does not fit all.

Additionally, the implications of Growth Plan amendments that are unachievable (i.e. don't work together in the context of Growth Plan Schedule 3 forecasts) is profound. Planners will be unable to conform to all of the proposed policies and would therefore be forced to prioritize targets and 'choose' which to conform to. Councils will also have the same challenges balancing recommendations of staff and concerns of residents and the development industry. It is therefore of paramount importance that the Province adopt targets that can work together within the context of Schedule 3.

If necessary, the aggressive Provincial timeline to complete the review process should decelerate sufficiently to allow time for this essential dialogue.

Thirty-nine recommendations are proposed to ensure York Region continues to prosper by protecting natural and agricultural systems while planning for sustainable growth and a strong economy

Since presenting 39 draft recommendations to Council in September, staff has reviewed submissions received and consulted with Provincial, local municipal, and other upper- and single-tier municipal staff. Staff maintains that the recommendations are appropriate for submission to the Province and has included them in Attachment 1. All recommendations are in the form presented to Council in September with the exception of recommendation No. 21 modified as noted above, and No. 13 which has been slightly modified as follows:

It is recommended that the Province:

September 2016:

13. Be advised that, within the context of York Region's forecasted 2041 population of 1.79 million, the proposed intensification and density targets are unattainable.

Revised per Attachment 1:

13. Meet with York Region staff to fully understand the implications of the proposed intensification and density targets; specifically that they are not unattainable within the context of York Region's forecasted 2041 population of 1.79 million.

A summit of Greater Toronto and Hamilton Area Mayors and Chairs confirms that the concerns of York Region are shared

On September 30, 2016, Hazel McCallion hosted a summit with Greater Toronto and Hamilton Area (GTHA) Mayors and Chairs to discuss proposed changes to the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan. As supported by a press release issued by Hazel McCallion on September 30, 2016, the following are key messages for the Province:

- Impact of the proposed intensification and density targets on municipalities needs to be assessed
- Certainty is required regarding Provincial infrastructure projects aligned with, and required for, planned growth
- Municipalities require financial tools to deliver communities consistent with Provincial Plan objectives
- The Province needs to consult with municipalities regarding the proposed increase from 50 to 80 residents and jobs per hectare for the Designated Greenfield Area
- A clear process is required to consider boundary and land use refinements to the ORMCP and Greenbelt Plans

While the recommendations contained within this report go beyond these higher level messages, they are consistent with them.

Proposed Recommendations on the Draft Provincial Plan Amendments support the objectives and goals of Vision 2051, the York Region Official Plan and the 2015 to 2019 Strategic Plan

Sound provincial direction is required to ensure that we continue to create strong, caring and safe communities as articulated in all eight Vision 2051 goal areas,

the policies of the York Region Official Plan, and the four priority areas of the 2015 to 2019 Strategic Plan.

## 5. Financial Implications

Financial forecasts for the Region will be based on the 2041 population and employment forecasts for York Region included in Schedule 3 of the Growth Plan. The forecasted growth for the Region will require significant investment in human services, transit, roads, water and wastewater. As part of the Region's MCR work, a detailed fiscal impact assessment will be undertaken.

There is a level of risk based on the forecast assumptions related to the development charges revenue stream. The proposed Growth Plan targets for intensification and density will require a shift in housing types for York Region's residents. A lower than anticipated growth rate for either ground related housing or higher density housing would result in a shortfall of projected development charges revenue. This would cause delays in capital cost recovery, impact costs for debt repayment and result in a potential deferral of elements in the capital program. Careful ongoing monitoring of financial implications is necessary.

## 6. Local Municipal Impact

York Region's local municipalities have been consulted leading up to and during the 2015-2016 coordinated Provincial Plans review. A number of the recommendations request Provincial consultation and cooperation with the Region and local municipalities in order to achieve the Plans targets, policies and objectives. On a go forward basis, the Region will continue to engage municipalities on the Provincial Plans.

A number of local municipal council meetings have been held prior to finalizing this report. Their comments, many of which are consistent with the proposed recommendations, are summarized in Attachment 2. Regional staff will include local municipal council resolutions as part of the submission to the Province.

## 7. Conclusion

Subsequent to providing Council with a summary of staff's analysis and draft recommendation in September, staff has reviewed positions taken by other municipalities and engaged in additional consultation with the Province, adjacent upper- and single-tier municipalities and the Region's local municipalities. Staff has confirmed a significant amount of consistency between staffs draft recommendations of September, and the recommendations being advanced by

other municipalities. Staff proposes that those 39 recommendations, with slight modifications to recommendation Nos. 13 and 21, be provided to the Province as the Region's response to the Proposed Provincial Plan amendments.

For more information on this report, please contact Jennifer Best at 1-877-464-9675 ext. 76118, or Sandra Malcic at ext. 75274.

The Senior Management Group has reviewed this report.

October 4, 2016

Attachments (3)

7034290

Accessible formats or communication supports are available upon request

**Recommendations Carried Forward and Adapted from May 2015**

It is recommended that the Province:

1. Develop a process to review boundaries associated with the Greenbelt Plan and ORMCP in response to individual landowner requests (Adapted from 2015 Recommendation No. 25).
2. Develop a process to consider compatible additions to land use permissions within the Greenbelt Plan and ORMCP in response to individual landowner requests (2015 Recommendation No. 37).
3. Develop a process to allow municipalities to access strategically located employment lands, currently protected by the Greenbelt Plan or ORMCP, if deemed necessary through a municipal comprehensive review (Adapted from 2015 Recommendation No. 9).
4. Consider amending the Greenbelt Plan to permit compatible community uses (2015 Recommendation No. 14).
5. Revise the Plans to consider the extension of lake-based municipal servicing as a viable option to service existing communities within the Greenbelt and Oak Ridges Moraine Plan areas (Adapted from 2015 Recommendation No. 20).
6. Consider growing the Greenbelt northwards into south Simcoe County in order to prevent continuing 'leap-frog' development in communities which may not have the appropriate infrastructure to manage such growth in a sustainable manner which is consistent with delivering complete communities as is the intent of the Plans (2015 Recommendation No. 27).
7. Recognize the importance of significant woodlands and urban forest canopy cover as integral to delivering complete communities, and take a net gain approach to managing tree and forest cover in the Greenbelt Plan, ORMCP and Growth Plan areas (Adapted from 2015 Recommendation No. 3).
8. Amend Section 42 of the Oak Ridges Moraine Conservation Plan and Section 3.2.3 of the Greenbelt Plan as necessary to identify and resolve mapping and policy conflicts and terminology inconsistencies, to bring them into closer alignment with the *Clean Water Act* (Adapted from 2015 Recommendation No. 28).
9. Provide enforcement assistance and guidance to local municipalities to address the issue of inappropriate outdoor storage on rural and agricultural lands within the Plan areas (Adapted from 2015 Recommendation No. 35).
10. Consider removing the requirement in the ORMCP that cemeteries be "small scale" (Adapted from 2015 Recommendation No. 16).
11. Review and resolve the conflict between the Holland Marsh Specialty Crop Area in the Greenbelt Plan and the Provincially Significant Wetland (2015 Recommendation No. 5).

12. Consult with stakeholders on monitoring in accordance with the indicators and available data to establish the baseline conditions for future monitoring.

### **Accommodating Growth**

It is recommended that the Province:

13. Meet with York Region staff to fully understand the implications of the proposed intensification and density targets; specifically that they are not unattainable within the context of York Region's forecasted 2041 population of 1.79 million (new recommendation).
14. Work with upper-tier municipalities to determine an appropriate approach to targets to achieve Growth Plan objectives (new recommendation).
15. Amend the proposed Growth Plan policies regarding minimum Designated Greenfield Area density targets to exclude all employment land areas (new recommendation).
16. Amend policy 2.2.4.5 of the Growth Plan that the minimum density target be based upon developable area and not gross area for Major Transit Station Areas (new recommendation).
17. Amend policy 2.2.4.3 of the Growth Plan to insert the words "number, location, density" after the words "will determine the" in order to allow municipalities to select the suitable number, location and density of Major Transit Station Areas in their official plans, in addition to their size and shape (new recommendation).

### **Planning for Employment**

It is recommended that the Province:

18. Work in collaboration with municipalities to establish the criteria for defining, identifying and delineating prime employment areas at the municipal level, and that they not preclude major office (Adapted from 2015 Recommendation No.29).
19. Revise Growth Plan policies to ensure major retail is not permitted in employment areas (new recommendation).

### **Integrating Infrastructure**

It is recommended that the Province:

20. Be advised that the Region's ability to achieve intensification is contingent upon the Province re-instating the Yonge Street subway connection between Finch Avenue and Highway 7 on Schedules 2 and 5 of the Growth Plan to align with The Big Move, and ensuring that it is in place by 2031 or earlier if possible (new recommendation).
21. Revise the Growth Plan to identify planned transportation infrastructure, including municipal rapid transit corridors and stations, required to accommodate growth to 2041 (new recommendation).

22. Commit to providing predictable, sustainable funding for infrastructure which includes operational funding and develop diversified revenue sources for municipalities to meet the challenges of implementing full life-cycle costing for infrastructure to service growth (Adapted from 2015 Recommendation No.19).
23. Provide clarification on the status of the 400-404 link and the GTA west corridor (new recommendation).
24. Amend the Growth Plan to encourage the use of technological advancements to manage mobility needs of growing populations (new recommendation).

### **Addressing Climate Change**

It is recommended that the Province:

25. Amend the Growth Plan to provide clarity on how Provincial climate change initiatives have regard to other Provincially led plans and to identify the municipal role, as well as providing additional guidance on how to achieve the greenhouse gas emission reduction targets and build net-zero communities (new recommendation).
26. Provide a guidance document with methodology and criteria for undertaking climate change infrastructure vulnerability and risk assessments (new recommendation).

### **Supporting Agriculture**

It is recommended that the Province:

27. Prepare guidance documentation to record and map the agricultural support network in cooperation with, and utilizing existing resources and data from, the Region, local municipalities and other stakeholders (new recommendation).
28. Provide a method for refining the agricultural system mapping to recognize and permit existing non-agricultural uses, and include a policy within the Greenbelt Plan that allows local municipalities to allow for modest redevelopment of these existing non-agricultural uses within the agricultural area, subject to appropriate criteria including an Agricultural Impact Assessment (new recommendation).
29. Revise the Plans to allow for consideration of cemetery uses on agricultural lands subject to an approved needs analysis and specific criteria including an Agricultural Impact Assessment (new recommendation).

### **Protecting Natural Heritage and Water**

It is recommended that the Province:

30. Provide clarification on how natural heritage system identification and mapping will be integrated with approved watershed planning (new recommendation).
31. Provide guidance on the content contained within a watershed plan, how the timing will be addressed for *Planning Act* applications and if watershed planning is to be conducted

at the time of an upper tier and lower tier municipal comprehensive review (new recommendation).

32. Revise proposed Greenbelt Plan policy 6.2.1 to subject both public and private lands to the policies of the Urban River Valley designation (new recommendation).
33. Revise Growth Plan policy 4.2.4.3 to permit compatible stormwater management facilities and low impact development techniques within the Vegetation Protection Zone, subject to an environmental impact study (new recommendation).

### **Improving Plan Implementation**

It is recommended that the Province:

34. Prepare guidance materials in consultation with municipal staff, deliver them in a timely manner, and revoke outdated technical guidelines (Adapted from 2015 Recommendation No.31).
35. Collaborate with municipalities to identify appropriate transition provisions for York Region's New Community Areas currently within the planning process proceeding under the existing provincial plans (new recommendation).
36. Maintain the responsibility of refining the Greenbelt Plan natural heritage system boundary or include criteria for municipalities to utilize when undertaking a refinement of the boundary (Adapted from 2015 Recommendation No.33).
37. Require, through the Plan policies, municipalities to close plans of subdivision applications that do not meet the intent of the Plans and are eight or more years older than the effective date of the revised Plans (new recommendation).
38. Remove, or provide sunset clauses for, transition provisions contained within the Oak Ridges Moraine Conservation Plan and Greenbelt Plan for applications commenced prior to November 17, 2001 and December 16, 2004 respectively, excluding those located with strategic employment lands (Adapted from 2015 Recommendation No.29)
39. Develop guidance material on the best means of engagement and consultation for municipalities to seek input with First Nations and Metis communities (new recommendation).

York Region Comparison of Comments with Local Municipalities and Inner Ring Upper Tier Municipalities

	York	York Region Local Municipalities								Greater Toronto & Hamilton Area Upper Tier Municipalities			
		Aurora	East Gwillimbury **	Georgina	King **	Markham **	Newmarket **	Richmond Hill	Vaughan **	Halton	Hamilton	Peel	Durham **
DGA Density Target	Cannot achieve the targets  Further examine impacts  Additional exclusions should apply	Further examine impacts  Additional exclusions should apply		Further examine impacts	Cannot achieve the targets	Cannot achieve the targets	Further examine impacts		Further examine impacts	Additional exclusions should apply	Further examine impacts  Additional exclusions should apply	Apply post 2031	Further examine impacts
Built-up Area (BUA) Intensification Target	Further examine impacts	Further examine impacts	Cannot achieve the targets	Further examine impacts	Cannot achieve the targets	Cannot achieve the targets		Support the target	Further examine impacts	Phase in targets	Further examine impacts	Apply post 2031	Further examine impacts
Settlement Area Boundary Expansion			Criteria to be clarified		Provide definitions of the terms								
Built Boundary		Update to reflect boundary at 2016 Growth Plan		Review		Update to reflect boundary at 2006 Growth Plan					Do not support existing Built Boundary until impacts are examined		

**York Region Comparison of Comments with Local Municipalities and Inner Ring Upper Tier Municipalities**

	York	York Region Local Municipalities								Greater Toronto & Hamilton Area Upper Tier Municipalities			
		Aurora	East Gwillimbury **	Georgina	King **	Markham **	Newmarket **	Richmond Hill	Vaughan **	Halton	Hamilton	Peel	Durham **
Transition & Implementation	Consult on guidance documents Provide appropriate conformity timelines Provide the guidance documents promptly		Consult on guidance documents	Provide appropriate conformity timelines Provide the guidance documents promptly	Provide the guidance documents promptly	Provide appropriate conformity timelines Provide the guidance documents promptly		Provide appropriate conformity timelines	Provide appropriate conformity timelines Consult on guidance documents	Provide appropriate conformity timelines Consult on guidance documents Provide the guidance documents promptly	Provide appropriate conformity timelines Consult on guidance documents	Consult on guidance documents	Provide appropriate conformity timelines Consult on guidance documents
Request guidance on targets	yes		yes		yes	yes		yes	yes	yes	yes		
End original transition opportunities in Greenbelt Plan and ORMCP	yes		yes		yes			yes					
Infrastructure funding required	yes		yes		yes			yes	yes	yes		yes	yes
Transportation	Map & identify key corridors		Clarity on 400-404 link	Clarity on 400-404 link & 404 extension		Map & identify key corridors	Map & identify key corridors	Map & identify key corridors	Map & identify key corridors	Map & identify key corridors	Map & identify key corridors	Map & identify key corridors	Map & identify key corridors

**York Region Comparison of Comments with Local Municipalities and Inner Ring Upper Tier Municipalities**

	York	York Region Local Municipalities								Greater Toronto & Hamilton Area Upper Tier Municipalities			
		Aurora	East Gwillimbury **	Georgina	King **	Markham **	Newmarket **	Richmond Hill	Vaughan **	Halton	Hamilton	Peel	Durham **
Context sensitive approach to Major Transit Station Areas	yes	yes	yes		yes	yes	yes		yes	yes	yes		yes
Major Office to be permitted in Prime Employment	yes	yes				yes	yes				no	yes	
Major Retail prohibited in all employment areas	yes	yes	yes		yes								
Flexibility in Determining Employment Areas	yes		yes	Yes	yes	yes	yes			yes	yes		
Guidance on refinement of natural heritage system	yes					yes	yes				yes		
Urban river valley designation to include both public & private lands	yes		yes					yes					

**York Region Comparison of Comments with Local Municipalities and Inner Ring Upper Tier Municipalities**

	York	York Region Local Municipalities								Greater Toronto & Hamilton Area Upper Tier Municipalities			
		Aurora	East Gwillimbury **	Georgina	King **	Markham **	Newmarket **	Richmond Hill	Vaughan **	Halton	Hamilton	Peel	Durham **
Financial support to implement policies and targets	yes		yes			yes			yes	yes		yes	
Conflicting agricultural policies regarding Holland Marsh	yes		yes	yes									
Additional compatible uses in agricultural area	yes			yes	yes						yes		
Process for Greenbelt / ORMCP Boundary changes	yes			yes		yes	yes		yes			yes	yes
Support for Climate Change policies	yes				yes	yes		yes		yes but need funding	yes	yes but need funding	

\*Note – Whitchurch-Stouffville is bringing forth a report on October 18, 2016 past the Committee of the Whole date of October 13, 2016. Staff will forward all local municipal reports to the Province including Whitchurch-Stouffville

\*\* Staff position not yet endorsed by Council

**York Region – Site-Specific Landowner Requests  
Draft Provincial Plan Amendments**

<b>Identifier</b>	<b>Landowner</b>	<b>Location of Lands</b>	<b>Municipality</b>	<b>Submission Overview</b>	<b>Category (see descriptions following the table)</b>
1	Ballantry Homes	13530 10 <sup>th</sup> Concession	King	Request for boundary adjustment and review of natural heritage features on subject property and redesignation from Protected Countryside to Settlement Area (Nobleton) under the Greenbelt Plan.	Process for Boundary Confirmation/Adjustment
2	Eden Mills Inc.	18474 Yonge Street	East Gwillimbury	Request for boundary adjustment and review of natural heritage features on subject property and redesignation from Protected Countryside to Settlement Area under the Greenbelt Plan	Process for Boundary Confirmation/Adjustment
3	Batra	Part of Lots 1, 2, 3 and 5 Concession 3	Richmond Hill	Request to remove the lands from the Oak Ridges Moraine Conservation Plan area to be redesignated to allow for Strategic Employment uses	Process for Employment Lands
4	Times Group	11280 Leslie St Part of the East Half of Lot 29, Concession 2 (AHL North Leslie Lands)	Richmond Hill	Request to reconfigure boundary of Greenbelt Plan area to permit additional development.	Process for Boundary Confirmation/Adjustment
5	West Hill Redevelopment Company Ltd.	NW corner Ninth Line and 19 <sup>th</sup> Avenue	Markham	Request to have lands removed from Countryside designation in Oak Ridges Moraine Conservation Plan and redesignated Settlement Area to permit addition of the property to the Stouffville urban settlement area	Input Received
6	Toromont Industries Ltd.	SE corner King Road and Highway 400	King	Request to have lands redesignated from Protected Countryside under the Greenbelt Plan to Settlement Area (King City) to allow for Strategic Employment uses	Process for Employment Lands

**York Region – Site-Specific Landowner Requests  
Draft Provincial Plan Amendments**

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category (see descriptions following the table)
7	Foch	22869 Woodbine Avenue	Georgina	Request to have lands removed from the Protected Countryside designation in the Greenbelt Plan to allow for the development of a 'gateway feature'	Process for Employment Lands
8	Minotar Holdings Inc.	*See submission	Markham	Request for boundary adjustment and review of natural heritage features on subject property's Protected Countryside designation under the Greenbelt Plan	Process for Boundary Confirmation/Adjustment
9	James	2 Wylie Lane	Whitchurch-Stouffville	Request to reconfigure boundary of Oak Ridges Moraine Conservation Plan to permit severances	Process for Boundary Confirmation/Adjustment
10	P. Campagna Investments Ltd.	15172 Woodbine Ave 11670 Woodbine Ave	Whitchurch-Stouffville	Request to have lands removed from Countryside designation in Oak Ridges Moraine Conservation Plan and redesignated to allow for Strategic Employment uses	Process for Employment Lands
	P. Campagna Investments Ltd	11767 Woodbine Ave 11851 Woodbine Ave 11674 Warden Ave	Whitchurch-Stouffville	Request to have lands removed from Countryside designation in Oak Ridges Moraine Conservation Plan and redesignated to allow for Strategic Employment uses	Process for Boundary Confirmation/Adjustment
11	Toms	11882 Highway 48	Whitchurch-Stouffville	Request to have lands removed from Oak Ridges Moraine Conservation Plan	Process for Boundary Confirmation/Adjustment
12	Farzam	13136 Tenth Line	Whitchurch-Stouffville	Request to have lands removed from Countryside designation in Oak Ridges Moraine Conservation Plan and redesignated Settlement Area to permit development of the subject property	Process for Boundary Confirmation/Adjustment
13	Pacifico	12820 Bathurst Street	King	Request to have lands removed from the Linkage designation under the Oak Ridges Moraine Conservation Plan to permit the development of the subject property.	Process for Boundary Confirmation/Adjustment

**York Region – Site-Specific Landowner Requests  
Draft Provincial Plan Amendments**

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category (see descriptions following the table)
		East side of Kipling Avenue, north of Kirby Road	Vaughan	Request for additional permissions for property designated Protected Countryside under the Greenbelt Plan.	Process for Boundary Confirmation/Adjustment
14	Savoia Developments	Concession 7, Part LOTS 17, 18, 19 at Hwy 48 and Pine Vista Avenue	Whitchurch-Stouffville	Request to have lands removed from Oak Ridges Moraine Conservation Plan and be redesignated Settlement Area (Ballantrae) to permit additional development of the subject property.	Process for Boundary Confirmation/Adjustment
	Savoia Developments	12724 Tenth Line 12822 Tenth Line	Whitchurch-Stouffville	Request to reconfigure settlement area boundary and to have lands north of the subject property removed from the Oak Rides Moraine Countryside designation and into the Settlement Area designation to permit additional development of the subject property.	Process for Boundary Confirmation/Adjustment
15	Milani Group	NE corner Dufferin Street & Teston Road	Vaughan	Request to reconfigure settlement area boundary and to have lands designated Countryside removed from the Oak Rides Moraine Conservation Plan area.	Process for Boundary Confirmation/Adjustment
16	1612285 Ontario Inc	Part of Lots 6, 7, 8, 9, 10, Concession 5 (NW corner King Road and Hwy 400)	King	Request to have lands removed from the Protected Countryside designation under the Greenbelt Plan to allow for Strategic Employment uses	Process for Employment Lands
17	1606620 Ontario Inc	12700 7 <sup>th</sup> Concession Road	King	Request to maintain 'whitebelt' designation in the Greenbelt Plan and for lands outside of identified natural heritage features to be brought into the Vaughan settlement area for future development	Process for Boundary Confirmation/Adjustment
	1606620 Ontario Inc	0 Pine Valley Drive	Vaughan		

**York Region – Site-Specific Landowner Requests  
Draft Provincial Plan Amendments**

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category (see descriptions following the table)
18	Buck	5511 King Vaughan Road	Vaughan	Request to maintain 'whitebelt' designation in the Greenbelt Plan and for lands outside of identified natural heritage features to be brought into the Vaughan settlement area for future development	Process for Boundary Confirmation/Adjustment
19	1098470 Ontario Inc	11776 Highway 48	Whitchurch-Stouffville	Request to have lands removed from the Oak Ridges Moraine Conservation Plan area and be redesignated from Countryside to permit development of the subject property.	Process for Boundary Confirmation/Adjustment
20	Losar Developments Ltd	672 and 684 Henderson Drive	Aurora	Request for additional permissions for properties located within the Settlement Area of the ORMCP and Greenbelt Plan	Input Received
21	Westlin Farms	12470 Weston Road	King	Request to maintain Settlement Area designation under the Greenbelt Plan and to prevent the expansion of the Greenbelt onto these lands.	Process for Boundary Confirmation/Adjustment
22	Whisper Walk Estates Inc.	12485-12555 Weston Road	King	Request to have lands removed from the Protected Countryside designation under the Greenbelt Plan area and be redesignated to Settlement Area to allow for future development of the subject property.	Process for Boundary Confirmation/Adjustment
23	Goldpark (Maple) Inc.	12022 Keele Street	Vaughan	Request to have lands removed from the Linkage designation under the Oak Ridges Moraine Conservation Plan area and be redesignated to Settlement Area to allow for future development of the subject property.	Process for Boundary Confirmation/Adjustment
	Goldpark (Maple) Inc.	2700 Teston Road	Vaughan	Request to have lands removed from Greenbelt Plan area and be redesignated to Settlement Area for future development	Process for Boundary Confirmation/Adjustment

**York Region – Site-Specific Landowner Requests  
Draft Provincial Plan Amendments**

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category (see descriptions following the table)
	1539028 Ontario Inc.	5315 Kirby Road	Vaughan	Request to have lands removed from Greenbelt Plan area and be redesignated to Settlement Area for future development	Process for Boundary Confirmation/Adjustment
24	Nizza Enterprises	2354 Ravenshoe Road	Georgina	Request for current polices and designations in the Greenbelt Plan and Growth Plan applying to the subject lands be maintained and carried forward in subsequent drafts of the plans.	Input Received
25	Golden Age Village for the Elderly	11088 Pine Valley Drive	Vaughan	Request to have lands removed from Greenbelt plan or for additional permissions for property designated Protected Countryside under the Greenbelt Plan.	Process for Boundary Confirmation/Adjustment
26	1451044 Ontario Ltd.	10800 Weston Road	Vaughan	Request for additional permissions for property designated Protected Countryside under the Greenbelt Plan.	Process for Boundary Confirmation/Adjustment
27	Pittiglio	Concession 4, Part Lot 31 and Part Lot 32	Vaughan	Request to have lands removed from Greenbelt Plan and for boundary adjustment and review of natural heritage features on subject property designated Protected Countryside under the Greenbelt Plan.	Process for Boundary Confirmation/Adjustment
28	Milani	*See submission	King	Request for redesignation of subject property from Protected Countryside to enable the expansion of the Schomberg settlement area	Process for Boundary Confirmation/Adjustment
29	Krause	3 Sawmill Lane	Whitchurch-Stouffville	Looking for Oak Ridges Moraine Conservation Plan modifications to permit two severances on the lands	Input Received
30	11650 Keele Street	11650 Keele Street	Vaughan	Request for additional permissions for portion of property located within the Greenbelt Plan area or request to have lands removed from the Greenbelt Plan area.	Process for Boundary Confirmation/Adjustment

**York Region – Site-Specific Landowner Requests  
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Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category (see descriptions following the table)
31	1529253 Ontario Ltd	NE Corner of Kipling Avenue and Teston Road	Vaughan	Request to have lands removed from Greenbelt Plan area and be redesignated to Settlement Area for the development of a Community Facility	Process for Boundary Confirmation/Adjustment
32	Catalia Development Group	1069 Vandorf Sideroad	Aurora	Request to have lands redesignated from Natural Linkage and Countryside designations under the Oak Ridges Moraine Conservation Plan area to allow for future development of the subject property.	Process for Boundary Confirmation/Adjustment
33	Willowgrove	11737 McCowan Road	Whitchurch-Stouffville	Request to maintain 'whitebelt' designation in the Greenbelt Plan to allow for the possibility of an urban boundary expansion of Stouffville	Process for Boundary Confirmation/Adjustment
34	Meadow Valley Garden Centre	12201 Keele Street	Vaughan	Request for additional permissions for property designated under the Oak Ridges Moraine Conservation Plan.	Input Received
35	North Markham Landowners Group	Robinson Glen Block	Markham	Request for additional permissions for property located within the Greenbelt Plan area or request to have boundary adjusted and lands removed from the Greenbelt Plan area.	Process for Boundary Confirmation/Adjustment
		Employment Block	Markham	Request for additional permissions for property located within the Greenbelt Plan area or request to have boundary adjusted and lands removed from the Greenbelt Plan area.	Process for Boundary Confirmation/Adjustment
36	Block 55 Landowners Group (Copper Creek Golf Club/Kirby 27 Developments Ltd)	*see submission	Vaughan	Request for additional permissions related to recreational and parkland uses for the lands located within the Greenbelt Plan area and request to have the interior boundary adjusted and lands removed from the Greenbelt Plan area.	Process for Boundary Confirmation/Adjustment

**York Region – Site-Specific Landowner Requests  
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Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category (see descriptions following the table)
37	Angus Glen Landowners Group	*see submission	Markham	Request for additional permissions for property located within the Greenbelt Plan area or request to have boundary adjusted and lands removed from the Greenbelt Plan area.	Process for Boundary Confirmation/Adjustment
38	Leslie Elgin Developments Inc	*see submission	Richmond Hill	Request for additional permissions for property located within the Greenbelt Plan area or request to have boundary adjusted and lands removed from the Greenbelt Plan area.	Process for Boundary Confirmation/Adjustment
39	Block 41 Landowners Group	*see submission	Vaughan	Request for additional permissions for property located within the Greenbelt Plan area or request to have boundary adjusted and lands removed from the Greenbelt Plan area.	Process for Boundary Confirmation/Adjustment
40	York Regional Police Association	365 Morning Sideroad	East Gwillimbury	Request for boundary adjustment on subject property's Protected Countryside designation under the Greenbelt Plan	Process for Boundary Confirmation/Adjustment
		19231 Bathurst Street	East Gwillimbury	Request for boundary adjustment on subject property's Protected Countryside designation under the Greenbelt Plan	Process for Boundary Confirmation/Adjustment

**York Region – Site-Specific Landowner Requests  
Draft Provincial Plan Amendments**

<b>New submissions received since May 2015</b>					
41	1539253 Ontario Ltd	10951 Kipling Avenue Part of Lots 27 and 28, Concession 7	Vaughan	Request to have lands removed from Greenbelt Plan area and included in 'Whitebelt'	Process for Boundary Confirmation/Adjustment
42	1483404 Ontario Ltd	Bethesda Rd/Hwy 404, southeast corner	Whitchurch-Stouffville	Ensure lands maintain their transition status or, alternatively, redesignate from Countryside to Settlement Area under ORMCP. Request that lands available for strategic employment uses adjacent to Highway 404 be permitted to be developed prior to the 2041 planning horizon.	Input Received
43	Monarch Castlepoint South Development Ltd	Greenbelt Lands in Block 55 East	Vaughan	Request to remove parcel from Greenbelt lands	Process for Boundary Confirmation/Adjustment
44	Vaughan 400 North Landowners Group Inc	Block 34W and 35, Lots 26-35, Vaughan Concession 5 & Lot 1 King Concession 5	Vaughan	Request for boundary adjustment on subject property's Natural Heritage System designation under the Greenbelt Plan	Process for Boundary Confirmation/Adjustment
45	14897/14773 Leslie St	14897 and 14773 Leslie St	Aurora	Request to amend the ORMCP Countryside Area designation to Settlement Area	Process for Boundary Confirmation/Adjustment
46	Glenwoods Gateway Investments Inc	Woodbine Ave and Glenwood Ave, Northeast Corner	Georgina	Request to designate subject lands as Towns/Villages in the Greenbelt Plan	Process for Boundary Confirmation/Adjustment

**York Region – Site-Specific Landowner Requests  
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47	LG (Uxbridge) Investments Ltd and G. Lamanna Investments Inc	Stouffville Rd and Highway 48, Southwest Corner Part Lots 34 and 35, Concession 7	Whitchurch-Stouffville	Request to designate subject lands from Countryside (ORMCP) for employment use	Process for Boundary Confirmation/Adjustment
48	Sharon Heights Landowner Group	Lands between the Queensville and Sharon secondary Plan Areas (see submission)	East Gwillimbury	Request that subject lands, located in the Whitebelt, be protected and identified for growth, and not be included in Greenbelt Plan.	Input Received
49	The Ballantrae/Aurora Road Property Owners Group	Aurora Road and Ninth Line, NW Corner, Parts 2, 3, 4, and 5 Lot 21, Concession 8	Whitchurch-Stouffville	Request to include lands, currently designated as Countryside, in the Hamlet Settlement Area boundary	Process for Boundary Confirmation/Adjustment
50	King City Evergreens Ltd	PT Lot 33, Con 3	Vaughan	Request to redesignate from Natural Linkage Area to Countryside Area	Process for Boundary Confirmation/Adjustment
51	1475153 Ontario Inc	12820 Bathurst St. PT Lot 4, Con 2, Part 1 65R5820	King	Request to redesignate from Natural Linkage Area/Agricultural for inclusion within the Township of King settlement area.	Process for Boundary Confirmation/Adjustment
52	North-East Vaughan Ratepayers Association	*See submission	Vaughan	Request to remove lands from ORMCP	Process for Boundary Confirmation/Adjustment
53	Evergreen (Canada) Developments Inc	13268 and 13266 Warden Ave	Whitchurch-Stouffville	Request to remove requirement that cemeteries be “small scale” on rural lands within the ORMCP	Input Received

## York Region – Site-Specific Landowner Requests Draft Provincial Plan Amendments

54	Block 21 Group Inc.	Block 21	Vaughan	Request to redesignate from Protected Countryside, Natural Core Area/Natural Linkage Area to include in urban boundary	Process for Boundary Confirmation/Adjustment
55	11724 Dufferin St.	11724 Dufferin St.	Vaughan	Request to permit a broader range of uses within the Natural Linkage and/or Natural Core designations, primarily for areas adjacent to Urban Area boundaries.	Input Received
56	Tang/Peter Chang Sing	11871 Albion-Vaughan Rd	Vaughan	Request to remove Greenbelt designation	Process for Boundary Confirmation/Adjustment
57	Oxford Homes	18797 Centre St, Part Lot 9, Concession 8	East Gwillimbury	Request to remove Greenbelt designation	Process for Boundary Confirmation/Adjustment
58	Yiu Wan	Part Lot 32, Concession 4, 11732 Warden Ave	Whitchurch-Stouffville	Request to adjust boundaries and/or remove lands from the Greenbelt Plan and ORMCP	Process for Boundary Confirmation/Adjustment
59	Malone Given Parsons Ltd.	Various	Various	Concerns regarding Designated Greenfield Area density target, intensification target, Greenbelt Plan Boundaries and recreational uses in the Greenbelt	Input Received

- 1. Process for Employment Lands** - The Province is requested to develop a process allowing access to strategic employment lands if deemed required to deliver growth plan employment forecasts by an upper or single tier municipality.
- 2. Process for Boundary Confirmation/Adjustment** - The Province is requested to develop a process to confirm or correct Plan area boundaries, including the outer boundary of the Greenbelt Plan, and designation boundaries within the Plan areas, excluding Natural Core and Natural Linkage area of the ORMCP. In some instances, site-specific requests support the Region's request that the greenbelt plan area not be expanded onto developable 'whitebelt' lands in York Region. Where requests pertain to the southern boundary of the Oak Ridges Moraine in York Region, east of Bathurst Street, the Region is supportive of the Oak Ridges Moraine (ORM) Plan policy which allows confirmation through survey of the 245 CDVD28 (contour elevation).
- 3. Input Received** – These requests are provided to the Province as input received throughout our review process.