



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

November 4, 2016

Information Reports

There are no Information Reports

Early Release Reports

There are no Early Release Reports

Staff Correspondence

There is no Staff Correspondence

Durham Municipalities Correspondence

1. [Township of Scugog](#) – Resolution passed at their General Purpose and Administration Committee meeting held on October 17, 2016, regarding the Co-ordinated Land Use Planning Review Comments.

Other Municipalities Correspondence/Resolutions (For Information)

1. [York Region](#) – Resolution adopted at their Council meeting held on October 20, 2016, regarding the Draft Provincial Plan Amendments Regional Submission.
2. [Township of North Frontenac](#) – re: Request for Support for Ontario's Electrical Bills.

Miscellaneous Correspondence (For Information)

There are no Miscellaneous Correspondence

Advisory Committee Minutes (For Information)

There are no Advisory Committee Minutes to review

Action Items from Council (For Information Only)

[Action Items](#) from Committee of the Whole and Regional Council meetings

Members of Council – Please advise the Regional Clerk at clerks@durham.ca by 9:00 AM on the Monday one week prior to the next regular Committee of the Whole meeting, if you wish to add an item from this CIP to the Committee of the Whole agenda.



CIP 4.1
25-11-08
C.S. - LEGISLATIVE SERVICES

October 26, 2016

Ontario Growth Secretariat
College Park 4th Floor Suite 425,
777 Bay St, Toronto, ON M5G 2E5

Original
To: CIP ✓
Con: ✓
To: B. BRIDGEMAN ✓
C.C. S.C.C. File
Take Appr. Action

Re: Co-ordinated Land Use Planning Review – Township of Scugog Comments

Dear Sirs;

At the last General Purpose and Administration Committee meeting of the Township of Scugog held October 17th, 2016, the above captioned matter was discussed.

I wish to advise that the Committee passed the following resolution:

THAT the Staff report entitled “Co-ordinated Land Use Planning Review – Township of Scugog Comments”, dated October 17, 2016 be received and endorsed; and

THAT the Clerk forward the Staff report to the Ministry of Municipal Affairs and Housing (Ontario Growth Secretariat) and the Region of Durham;

AND THAT the rural municipalities with significant Greenbelt lands be included in a provincial working group to examine the financial implications associated with being in the Greenbelt and mitigation measures for those municipalities.”

Please note that the above noted GP&A resolution was ratified at a Council meeting held October 24th, 2016. A copy of the Staff Report has been enclosed for your records.

Should you require anything further in this regard please do not hesitate to contact ~~Nicole Wellsbury~~, Director of Corporate Services, at 905-985-7346 ext. 119.

Sincerely,

Kevin Heritage, M.E.S., MCIP, RPP
Director of Development Services

Encl.

Cc: Regional Municipality of Durham



Township of Scugog Staff Report

To request an alternative accessible format, please contact the Clerks Department at 905-985-7346.

Department: Development Services - Planning
Report To: General Purpose and Administration Committee
Date: October 17, 2016
Reference: Strategic Plan – Financial Sustainability and Natural Environment
Report Title: **Co-ordinated Land Use Planning Review – Township of Scugog Comments**

Recommendations:

- 1. That the Staff report entitled “Co-ordinated Land Use Planning Review – Township of Scugog Comments”, dated October 17, 2016 be received and endorsed; and**
 - 2. That the Clerk forward the Staff report to the Ministry of Municipal Affairs and Housing (Ontario Growth Secretariat) and the Region of Durham.**
-

1. Background:

On May 10, 2016, the Province of Ontario released a document entitled “Shaping Land Use in the Greater Golden Horseshoe, A Guide to Proposed Changes to: The Growth Plan for the Greater Golden Horseshoe (GGH); The Greenbelt Plan; The Oak Ridges Moraine Conservation Plan; and the Niagara Escarpment Plan” (see Attachment 1).

The release of this document follows a consultation and reporting process led by former federal cabinet minister and mayor of Toronto, David Crombie, to provide input to the Province on the four plans. The Region of Durham, with the participation of the local municipalities, previously provided comments to the Crombie Panel.

The subject Staff report provides specific Township of Scugog comments on the co-ordinated review to both the Province of Ontario and the Region of Durham. Feedback has been requested by the Province by October 31, 2016. Don Gordon, the former Director of Community Services, prepared the initial draft of this staff report.

2. Discussion:

The Guide describes the proposed changes to the four plans on the basis of several themes. They are:

- Building complete communities;
- Supporting agriculture;
- Protecting natural heritage and water;
- Growing the Greenbelt;
- Addressing climate change;
- Integrating infrastructure;
- Improving plan implementation; and
- Measuring performance, promoting awareness and increasing engagement.

2.1. Building Complete Communities

A key theme of all Provincial land use policies is the building of complete communities throughout Ontario. Such communities are characterized by easily accessible homes, jobs, schools, and parks and recreation facilities. Complete communities encourage active transportation, including walking or biking, support public transit and generally provide opportunities for people to connect with one another.

Particular policy changes aimed at achieving complete communities that relate to the Township of Scugog are:

- Increasing the aggregate intensification target for urban areas within regional and single tier municipalities from 40% to 60% by requiring most new residential development to occur within existing built-up areas;
- Increasing the greenfield area density target from a minimum of 50 to 80 residents and jobs per hectare, and excluding non-developable natural heritage areas, infrastructure rights-of-way and prime employment areas;
- Establishing stronger environmental, agricultural and planning criteria for settlement area boundary expansions; and
- Providing new policies for outer ring municipalities (outside the Greater Toronto and Hamilton Area) that enable greater flexibility for growth.

2.1.1. Issues

a. Intensification and Density Targets

The Township Official Plan (OP), which was adopted by Council in 2009 and approved by the Ontario Municipal Board (OMB) in 2011, currently contains a policy that permits a maximum density of 30 units per net hectare with a maximum building height of five storeys above grade. It also specifies that 30% of all new housing within the Residential designation shall occur through intensification, such as multiple unit buildings, including townhouses and apartments (Section 4.1.3 a).

The above policy is proposed to be replaced by Official Plan Amendment (OPA) 5 (Port Perry Secondary Plan) as follows: *“Residential developments within areas designated Residential may be permitted at a maximum density of 50 units per net hectare with a maximum height of five storeys above grade. A minimum of 30% of new housing within the Residential designation shall occur through intensification within the built boundary shown on Schedule I.”*

The primary purpose of the proposed OPA is to increase the maximum permitted density from 30 to 50 units per net hectare in order to achieve housing and density targets, and to clarify that 30% of all new housing in Port Perry is to be located within the existing built boundary.

Proposed OPA 5 also modifies Section 4.1.3 p of the OP by confirming the densities associated with different forms of development as follows: *“For the purpose of this Plan low density shall be defined as up to 25 units per hectare, medium density is defined as 25 to 40 units per hectare and high density shall be defined as 40 to 50 units per hectare. The density should be based on net area, excluding roadways, parkland and environmentally protected, non-developable areas on a site.”*

The Region of Durham OP reflects current provincial policy, requiring that 40% of all residential development on an aggregate basis is to occur through intensification within built-up areas. Minimum intensification allocations are established in the plan for each municipality, including Scugog. Total housing unit growth to 2031 is shown as 1,908, of which 576 units (30%) are allocated to intensification. In addition, the Region of Durham OP establishes an overall gross density target of 50 residents and jobs combined per hectare. Specific targets for the area municipalities have been allowed to vary, with Scugog, Uxbridge, Brock and Clarington having the lowest targets/allocations.

As noted previously, the provincial land use planning review is now proposing that the intensification target in the Growth Plan be increased to a minimum of 60% of all new residential development occurring annually within the existing built-up area on an aggregate basis for regional and single tier municipalities. Such a target will be difficult for the urban municipalities in south Durham to achieve and is inappropriate for smaller settlement areas in north Durham such as Port Perry. Densities of this

magnitude will not result in urban design that is compatible with the historic nature and built form of Port Perry.

The Growth Plan should not be viewed as a one-size fits all plan. There needs to be more flexibility in the targets for smaller centres, but at the same time, work towards fulfilling the goals and objectives of the Growth Plan.

Staff recommend that the intensification target for Port Perry remain at 30% for new housing to be located within the existing built boundary and, further that, the Growth Plan be revised to make it clear that intensification and density targets not apply to settlement areas that are not serviced by Lake Ontario based sewage treatment facilities. In addition, the Growth Plan should contain policies that encourage intensification to be compatible with the existing built form and community.

b. Housing

The Township Official Plan contains an appropriate policy framework that encourages a diverse stock of housing types, tenure and design. For a smaller municipality, Scugog is attracting development applications with a healthy housing mix, including condominium apartments, street townhouses, semis and singles of varying sizes. However, overall housing affordability, an absence of rental accommodation, and the lack of transitional housing to enable residents to age in place, continue to be challenges in Scugog and throughout many municipalities in southern Ontario. The Township's Housing Advisory Committee has been established to advise Council on these and other housing issues and is currently preparing a housing policy.

However, the presence of the Greenbelt and the province's policy efforts to contain urban sprawl may be a contributing factor to the escalation in housing prices. While there are thousands of acres of land available for development throughout the GGH, much of it is not "development ready", meaning it does not have the necessary infrastructure (e.g. sewage treatment) in place to proceed.

The Port Perry urban area is a prime example where certain lands designated for development are not "development ready." With the completion of the Nonquon sewage treatment facility early next year, much needed new housing will begin to be built over the next several years. It is anticipated that much of that housing will be built and sold within the next five years due to strong pent-up demand, after which the sewage capacity will be consumed. The exact number of units built will depend on such factors as housing occupancy rates and the resulting sewage flows, but will range from between approximately 600 and 850 units. Once this housing is built, there will likely be significant upward pressure on housing prices in Port Perry until the sewage treatment facility can be expanded yet again.

Staff recommend that the Region of Durham be requested to review its growth forecasts for Scugog Township as part of the next municipal comprehensive review of the Durham Regional Official Plan, and in particular the Port Perry urban area, with

the view to preparing a master servicing plan to accommodate future growth in the community.

2.2. Supporting Agriculture

Another key theme of the provincial review is the protection of rural communities and the region's prime agricultural land base in order to support a strong and viable agricultural sector. To achieve this, there is one particular policy change proposed that will impact Scugog, as follows:

- The types of uses permitted in prime agricultural areas will be clarified as they relate to on-farm diversified uses such as home industries and agri-tourism.

2.2.1 Issues

a. Permitted Uses in Prime Agricultural Areas

The provincial land use policy framework currently places severe restrictions on the development of non-agricultural uses within prime agricultural areas. Virtually all of Scugog Township (approximately 95% of the land area), except for designated settlement areas (i.e. Port Perry urban area, hamlets, residential clusters and shoreline areas) are within the Greenbelt Plan's Protected Countryside and considered prime agricultural lands. Prime agricultural lands include those identified in the Canada Land Inventory as Class 1, 2 or 3 lands, which have the highest capability for agriculture. The area of the Township located within the Oak Ridges Moraine, which is also part of the Greenbelt, is generally comprised of lands of lesser capability for agriculture.

Within prime agricultural areas, permitted uses include normal farm practices, and a range of agricultural, agriculture-related and on-farm diversified uses. These areas also typically include natural heritage and hydrologic features such as woodlots, wetlands and streams.

Agriculture-related uses are defined in the Greenbelt Plan as: *"...those farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."*

On-farm diversified uses are defined as *"...uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products."*

The proposed Greenbelt Plan policies do not expand the permitted uses in the Protected Countryside area. More specifically, non-agricultural uses are simply not permitted in the prime agricultural areas of the Protected Countryside, with the exception of home occupations and home industries, which act as small business incubators. Once they outgrow their premises (i.e. in a house for a home occupation or in a detached building for a home industry), they are expected to relocate to larger premises in a settlement area such as Port Perry or one of the Township's hamlets.

The fact remains that some non-agricultural uses, by their very nature, must be located within non-urban environments. Country inns are a case in point.

While bed and breakfast establishments are permitted in prime agricultural areas as an agri-tourism use, the Greenbelt Plan proposes to eliminate the maximum three bedroom limit, thereby enabling local municipalities to set their own limits. The Township zoning by-law currently establishes a maximum three bedroom limit for this land use. A country inn, on the other hand, is larger and often includes accessory uses such as wedding facilities. Staff's interpretation of the proposed Greenbelt Plan modifications is that a country inn will continue to be excluded as a permitted use in prime agricultural areas. Such a policy is overly restrictive considering almost all of the rural area of Scugog, except for those lands located in the Oak Ridges Moraine, is in a prime agricultural area. This land use would also not be permitted in the moraine. Country inns however, make a significant contribution to the rural economies in which they are located.

Staff recommend that the Greenbelt Plan be revised to permit country inns or, at the very least, the province establish a working group to further examine the issue of non-agricultural uses in prime agricultural areas.

b. Farm Severances

The Greenbelt Plan continues to permit severances of farm parcels provided the resulting lot size is not less than 40 hectares (100 acres). In addition, the severance of surplus farm dwellings continues to be permitted.

Council considered the matter of surplus farm dwelling severances in June of this year in response to a Region of Durham review of its Official Plan severance policies. A Scugog staff report dated June 27, 2016 was endorsed by Council and forwarded to the Region.

The staff report concluded that the current policy framework, while not perfect, is largely achieving positive land use planning outcomes for the rural areas of the Region. It was suggested that certain elements be re-examined as follows:

- Where surplus farm dwelling severances involve abutting parcels owned by the same farm operation, there should be a requirement that the parcels be consolidated;
- Since these severances are permitted by the Regional Official Plan in non-abutting farm situations, there should be no need for an Official Plan amendment;
- The habitable dwelling provision of the existing policy should be reviewed to consider allowing old houses to be demolished and new ones erected; and
- The transfer of development rights from rural to urban areas should be examined in further detail.

Staff recommend that the staff report be forwarded to the Ministry of Municipal Affairs (Ontario Growth Secretariat) as input to the Coordinated Land Use Planning Review (see Attachment 2).

2.3. Protecting Natural Heritage and Water

In recognition of the region's natural heritage features and ecosystems, both of which include lakes, rivers, streams and aquifers, the four plans contain policies aimed at protecting natural heritage and hydrologic (water) features.

Policy changes relevant to Scugog are:

- The province will identify the natural heritage system across the Greater Golden Horseshoe;
- A requirement that natural heritage systems be protected when incorporated into expanded settlement areas; and
- Encouraging municipalities to develop soil re-use strategies to sustainably manage excess soils through planning approvals.

2.3.1 Issues

a. Natural Heritage Systems

While the guide document suggests that the province will identify the natural heritage systems across the GGH, the Growth Plan document clearly states that *"Municipalities will identify a natural heritage system in accordance with the methodology established by the Province..."* (sec. 4.2.2).

Staff recommend that the matter of the identification of natural heritage systems be clarified so that municipalities, in concert with conservation authorities, assume this

responsibility. In existing settlement areas, the policy protections in the Provincial Policy Statement for natural heritage systems would continue to apply.

b. Soil Re-use

The Growth Plan contains new policies regarding soil management practices that encourage municipalities to develop strategies to reuse soil on-site to the maximum extent possible and to ensure fill shipped to a site does not have an adverse impact on the natural environment.

This policy however, is insufficient to protect the GGH's prime agricultural lands. These highly fertile soils are easily ruined by the dumping of even non-contaminated material, particularly if it is absent of topsoil and is comprised only of mineral soil. While local municipalities can prohibit the large scale dumping of fill on prime agricultural lands, such a prohibition should originate at the provincial level so as to avoid a regulatory patchwork quilt across the GGH.

Staff recommend that the province incorporate a policy into the Growth Plan and the Greenbelt Plan that prohibits the commercial dumping of fill on prime agricultural lands.

2.4. Growing the Greenbelt

The existing Greenbelt area encompasses some 800,000 hectares (two million acres) and permanently protects significant agricultural and natural heritage areas from urban development. Included within the Greenbelt are the Oak Ridges Moraine and the Niagara Escarpment.

While not impacting Scugog directly, the most significant policy change concerning the growing of the Greenbelt is the public component of urban river valleys are proposed to be included. In addition, the adding of lands to the Greenbelt will not require municipal support. In this regard, the province will be looking at the possible expansion of the Greenbelt outside of the GTHA.

It is appropriate to consider the expansion of the Greenbelt into the municipalities comprising the "outer ring" since development pressures are also being exerted on those areas, particularly as transportation infrastructure (i.e. GO rail and the provincial highway system) is extended outward. Typically, settlement patterns follow transportation infrastructure. The province has established a working group to examine the possible expansion of the Greenbelt.

Staff recommend that the Township express its support for the possible expansion of the Greenbelt beyond the GTHA.

2.5. Addressing Climate Change

The four plans currently contain policies aimed at reducing greenhouse gas emissions and mitigating the impacts of climate change. They work together to contain urban sprawl and create higher density communities that are more compact and, therefore, more walkable and transit supportive.

The Greenbelt also acts as a carbon sink by absorbing and storing greenhouse gases.

As it relates to Scugog, the key policy changes proposed to address climate change include:

- Municipalities will be encouraged to develop greenhouse gas inventories, emission reduction strategies, and related targets and performance measures;
- Municipalities will be required to undertake more comprehensive stormwater management planning for settlement areas and to examine their infrastructure to identify possible weaknesses; and
- Encourage the use of green infrastructure and require use of low-impact development techniques so as to generate less runoff from developed land.

2.5.1 Issues

a. Greenhouse Gas Emission Data

While a laudable goal, the collection of greenhouse gas emission data is yet another task that small, Greenbelt municipalities such as Scugog are not resourced to undertake.

Staff recommend that the province establish a fund to enable small municipalities to collect greenhouse gas emission data.

b. Stormwater Management

Scugog Township has been working closely with the Kawartha Region Conservation Authority to proactively implement low impact development (LID) techniques such as increasing pervious surfaces as a means of reducing stormwater runoff. All subdivision and site plan applications are now reviewed with such techniques in mind.

Staff recommend that the Township express its support for the broad application of green infrastructure and LID techniques across the GTHA.

2.6. Integrating Infrastructure

Policies in this area are aimed at better integrating land use and infrastructure planning to ensure the best use of limited resources and that infrastructure is built where it is most needed. This relates primarily to transportation, water, wastewater, stormwater and other public infrastructure.

The existing and proposed policies more specifically speak to the movement of people (i.e. higher order public transit) and goods, and are mostly relevant to larger urban centres.

Infrastructure planning as it relates to the Nonquon Sewage Treatment Facility has been addressed in section 2.1.1.b of this report.

2.7. Improving Plan Implementation

The four plans were originally established at different times and for different purposes. The proposed changes are intended to make their policies consistent with one another, including definitions.

One change that indirectly impacts Scugog is a requirement that only municipalities in the outer ring of the Greater Golden Horseshoe would be eligible for alternative targets for intensification and greenfield density. This issue has been addressed previously in this report in section 2.1.1.a.

2.8. Measuring Performance, Promoting Awareness and Increasing Engagement

To determine if the plans' overall objectives are being met, the province intends to work with stakeholders, including municipalities, to monitor their implementation and progress. It is proposed that single-tier and upper-tier municipalities be responsible for regularly reporting on plan implementation. The Region of Durham would, therefore, assume this responsibility.

2.9 Other Matters

2.9.1 Financial Impact on Greenbelt Municipalities

While the protection of the GTHA's best farmland and natural features, along with the curbing of urban development, are laudable goals, it must be recognized by the province that those local municipalities that comprise the Greenbelt pay a heavy financial price. The Greenbelt Plan, combined with severe servicing restrictions (i.e. sewage treatment capacity), means Scugog Township will continue to have very limited development and growth in property tax assessment, unlike the municipalities in the southern part of the Region that are on the York-Durham Servicing System.

Limited assessment growth means existing property owners carry the burden of the ever increasing cost of municipal services. This situation is fundamentally unfair to Scugog since the Township would realize more development and population growth if not for such policy based restrictions.

In 2015, the Township updated its Roads Needs Study to determine the amount of funding required to improve the Township's roads to a good condition. It was concluded that even with the assistance of current Federal and Provincial Grant funding, the Township will be unable to maintain its roads and bridges in good condition. Unfortunately, the Township has an insufficient property tax base to maintain its infrastructure.

If the province expects Scugog and its rural counterparts to be the "breadbasket" of the GGH, a new financial arrangement is needed. This could take the form of provincial grants for Greenbelt communities to compensate for the reduced ability of municipalities to increase their assessment through growth.

Staff recommend that a provincial working group be established to examine the financial implications associated with being located in the Greenbelt and identifying appropriate mitigation measures for predominantly rural municipalities such as Scugog.

2.9.2 Resolution of Outstanding OP Deferrals

There are currently three outstanding land use related deferrals associated with the Township Official Plan (OP). They are:

- D5-1 (north end of Port Perry urban area, south side of Whitfield Road);
- D2-1 (hamlet of Blackstock); and
- D2-2 (hamlet of Caesarea).

Attachments 3, 4 and 5 show the location of the lands subject to the deferrals.

The deferrals, in all three cases, essentially mean the land use designations that would have permitted development on the lands were not approved by the Region when the rest of the OP was approved in 2010, pending further study. In the case of D5-1, Council had adopted an Official Plan in 2001 that included these lands. The 2010 Official Plan also included these lands and remains deferred. The reason for the deferral was due in part to the Provincial Policy Statement not permitting development on private services within an urban area. However, the 2014 PPS has provided opportunity for rounding out areas on private or partial services. The Growth Plan and Greenbelt Plan should reflect this change in the PPS.

D2-1 and D2-2, on the other hand, were deferred to enable further analysis to support the rounding out of the hamlets.

Although there has been some dialogue with the landowners involved, it was ultimately determined that the best opportunity for resolution would be in the context of the Greenbelt Plan and Growth Plan reviews currently ongoing. Staff understands that the province has established a working group to deal with site specific boundary issues for settlement areas.

Nevertheless, the province proposes to delete the existing policy in the Greenbelt Plan (Section 3.4.3.2) that permits the minor rounding out of Hamlet Boundaries. Staff recommend that this policy be reinstated and that the working group deal with specific requests.

Staff recommend that the province be requested to refer the outstanding Official Plan deferrals to the working group on boundary issues for resolution, and that any studies required to support their resolution be funded by the landowners.

3. Financial Implications:

Both the Region and the Township will be required to undertake municipal conformity exercises with respect to their own official plans, which in turn may require further amendments to the Township zoning by-law. This will be very costly for small municipalities such as Scugog.

Staff recommend that the province provide one-time funding to small municipalities to complete their Official Plan and zoning by-law conformity exercises.

4. Communication Considerations: N/A

5. Conclusion:

The subject report provides Scugog-specific comments and recommendations on the province's Co-ordinated Land Use Planning Review, which includes the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Plan and the Niagara Escarpment Plan.

Along with the Provincial Policy Statement, these documents provide the policy basis for all land use planning and land development in the Greater Golden Horseshoe. The Region of Durham and the Township of Scugog Official Plans are required to be in conformity with, and implement, the policies in these documents.

While the province has endeavoured to simplify and better coordinate the plans, they remain complex and prescriptive for municipalities, requiring OP conformity exercises to be undertaken both at the Regional and local municipal level.

The recommendations from this report are summarized as follows:

- that the target for Port Perry remain at 30% of all new housing to be located within the existing built boundary and, further that, the Growth Plan be revised to clarify that intensification and density targets not apply to settlement areas that are not serviced by Lake Ontario based sewage treatment facilities;
- that the Region of Durham review its growth forecasts for Scugog Township as part of its next municipal comprehensive review, and in particular the Port Perry urban area, with the view to preparing a master servicing plan to accommodate future growth in the community;
- that the Greenbelt Plan be revised to accommodate tourist attractions such as country inns or, at the very least, the province be requested to establish a working group to further examine the issue of non-agricultural uses in the prime agricultural areas;
- that the matter of the identification of natural heritage systems be clarified so that municipalities, in concert with conservation authorities, assume this responsibility;
- that the province be requested to incorporate a policy into the Growth Plan and the Greenbelt Plan that prohibits the commercial dumping of fill on prime agricultural lands;
- that the Township express its support for the possible expansion of the Greenbelt outside of the GTHA;
- that the province establish a fund to enable small municipalities to collect greenhouse gas emission data;
- that the Township express its support for the broad application of green infrastructure and LID techniques across the GTHA;
- that a provincial working group be established to examine the financial implications associated with being located in the Greenbelt and identifying appropriate mitigation measures for predominantly rural municipalities such as Scugog;
- that the province be requested to refer the outstanding Scugog Official Plan deferrals to the working group on boundary issues for resolution, and that any studies required to support their resolution be funded by the landowners; and
- that the province provide one-time funding to small municipalities to complete their Official Plan and zoning by-law conformity exercises.

Respectfully Submitted:

Kevin Heritage, M^ES, MCIP, RPP
Director of Development Services

Attachments:

- ATT-1: Shaping Land Use in the Greater Golden Horseshoe
- ATT-2: Township of Scugog Comments on Surplus Farm Dwelling Severance Policies
- ATT-3: Township of Scugog Official Plan Schedule A-1
- ATT-4: Township of Scugog Hamlet Boundaries – Blackstock and Epsom
- ATT-5: Township of Scugog Hamlet Boundaries - Caesarea



Regional Clerk's Office
Corporate Services Department

C.S. - LEGISLATIVE SERVICES

Original To: CIP
Copy To: BB
C.C. S.C.C. File
Take Appr. Action

October 21, 2016

Ms. Debi Wilcox
Regional Clerk/Director of Legislative Services
Durham Region
605 Rossland Road East
P.O. Box 623
Whitby, ON L1N 6A3

Dear Ms. Wilcox:

Re: Draft Provincial Plan Amendments Regional Submission

Regional Council, at its meeting held on October 20, 2016, adopted the following recommendations of Committee of the Whole regarding "Draft Provincial Plan Amendments Regional Submission":

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.

A copy of Clause 6 of Committee of the Whole Report No. 15 is enclosed for your information.

Please contact Jennifer Best at 1-877-464-9675 ext. 76118, or Sandra Malcic at ext. 75274 if you have any questions with respect to this matter.

Sincerely,

 Denis Kelly
Regional Clerk

/C. Martin
Attachments

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.

6

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

Draft Provincial Plan Amendments Regional Submission

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.

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

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- 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

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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

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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 15th report to Council, two new landowner submissions were received reiterating the desire for a Provincial process to

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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:

Draft Provincial Plan Amendments Regional Submission

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,

Draft Provincial Plan Amendments Regional Submission

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

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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

Proposed Recommendations in response to the
Proposed Plan Amendments

Attachment 1

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 Settlement Area Boundary Expansion	Further examine impacts	Further examine impacts	Cannot achieve the targets Criteria to be clarified	Further examine impacts	Cannot achieve the targets Provide definitions of the terms	Cannot achieve the targets		Support the target	Further examine impacts	Phase in targets	Further examine impacts	Apply post 2031	Further examine impacts
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	
Major Office to be permitted in Prime Employment Areas	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**

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category (see descriptions following the table)
1	Ballantry Homes	13530 10 th 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 th 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 th 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
Draft Provincial Plan Amendments**

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**

New submissions received since May 2015					
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 Kipling 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.

OCT 28 '16 AM 9:39

CIP

R. ANDERSON

G. CURT

S. CLAPP



Township of North Frontenac

8648 Road 506

P.O. Box 97, Plevna, Ontario K0H 2M0

Tel: (613) 479-2231 or 1-800-234-3953, Fax: (613) 479-2352

www.northfrontenac.ca

C.C. S.C.C. File

Take Appr. Action

October 27, 2016

Hon Glenn Thibeault
4th Floor, Hearst Block
900 Bay Street
Toronto, Ontario M7A 2E1

Via Email gthibeault.mpp.ca@liberal.ola.org

Dear Mr. Thibeault,

Re: Request for Support for Ontario's Electrical Bills

Further to my letter dated October 20, 2016, there was a clerical error "changes" should have been "change". Below is the amended Resolution. I apologize for any inconvenience.

Moved by Councillor Hermer, Seconded by Councillor Martin #480-16

WHEREAS 570,000 Ontario consumers are unable to maintain a paid up balance of their electrical bills;

AND WHEREAS 50,000 to 60,000 consumers have had their service disconnected due to unpaid balance;

AND WHEREAS we are in the fall heating season and approaching the winter season;

AND WHEREAS we are the only Province in Canada to be subject to these charges;

THEREFORE BE IT RESOLVED THAT we request that these charges be removed from consumer's electrical bills to make it more affordable and more comparative to other Provinces;

AND THAT this Resolution be circulated to Minister of Energy; Premier; Randy Hillier, MPP; and all Ontario Municipalities.

Carried

If you have any questions or concerns, please do not hesitate to contact me.

Yours truly,

Tara Mieske
Clerk/Planning Manager
TM/bh

c.c. All Ontario Municipalities

Action Items Committee of the Whole and Regional Council

Meeting Date	Request	Assigned Department(s)	Anticipated Response Date
September 7, 2016 Committee of the Whole	Staff requested to provide a report outlining how the \$100,000 in additional child poverty funds is being allocated.	Social Services	
September 7, 2016 Committee of the Whole	Business Case for Projects Managed Directly by the Region – Increasing the number of projects which are managed directly by the Region, whether through employees or contracted staff – referred to the 2017 budget process.	Works	2017 Budget Process
September 7, 2016 Committee of the Whole	It was requested that a copy of Ms. Gasser's delegation questions be referred to staff and that a report be presented to the Committee of the Whole with answers to Ms. Gasser's concerns.	Works	October 5, 2016
September 7, 2016 Committee of the Whole	Staff was requested to provide a report on the correspondence from the City of Pickering with respect to the Notice of Motion adopted at their Council meeting held on June 27, 2016, re: residential tax relief to eligible low income seniors and low income disabled persons (Pulled from August 19, 2016 Council Information Package)	Finance / Social Services	
September 7, 2016 Committee of the Whole	Staff was requested to provide information on the possibility of an educational campaign designed to encourage people to sign up for subsidized housing at the next Committee of the Whole meeting. (Region of Durham's Program Delivery and Fiscal Plan for the 2016 Social Infrastructure Fund Program) (2016-COW-19)	Social Services / Economic Development	October 5, 2016
September 7, 2016 Committee of the Whole	Section 7 of Attachment #1 to Report #2016-COW-31, Draft Procedural By-law, as it relates to Appointment of Committees was referred back to staff to review the appointment process.	Legislative Services	December 7, 2016

Meeting Date	Request	Assigned Department(s)	Anticipated Response Date
October 5, 2016 Committee of the Whole	Ms. Gasser appeared before the Committee with respect to Covanta's Diagnostic Source Testing Presentation that was made at the September 21, 2016 Energy from Waste - Waste Advisory Committee meeting. Staff was asked to provide a response back to Ms. Gasser's questions and that a copy of their response be provided to the Committee.	Works	
October 5, 2016 Committee of the Whole	That Correspondence (CC 65) from the Municipality of Clarington regarding the Durham York Energy Centre Stack Test Results be referred to staff for a report to Committee of the Whole	Works	
October 12, 2016 Council	That staff report back at the next Committee of the Whole and Council meeting on how the Toronto and Region Conservation Authority (TRCA) can finish the Carruthers Creek Watershed Plan Update study now that the TRCA Board has made a decision and advise if necessary, who and how the Carruthers Creek Watershed Plan Update study will be finished and at what cost if staff suggests the Toronto and Region Conservation Authority now has a conflict.	Planning/ Legal Services	November 2, 2016