

## COMMITTEE OF THE WHOLE (PUBLIC HEARING) AGENDA – MAY 7, 2001

3. **AMENDMENT TO ZONING BY-LAW FILE Z.01.027** **P.2001.37**  
**TABLELAND WOODLOTS**  
**COMMUNITIES OF VELLORE & PATTERSON- URBAN VILLAGES 1 & 2**  
**PRELIMINARY REPORT**

### Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT the Public Hearing for File Z.01.027 (Tableland Woodlots, Communities of Vellore & Patterson) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

### Location

- Part of Lots 16 to 25, Concessions 5, 6 and 7, Community of Vellore (Urban Village 1)
- Part of Lots 11 to 25, Concessions 2 and 3, Community of Patterson (Urban Village 2), City of Vaughan

### Proposal

On April 2, 2001, Council received the study entitled "City of Vaughan, Woodlot Protection Strategy, Recommendations for Continued Success (March 2001)" and resolved to hold a public hearing to consider amendments to the zoning of tableland woodlots in the Vellore and Paterson Communities. The following two zoning options are being considered.

- Option A - rezone the tableland woodlots to OS1 Open Space Conservation Zone.
- Option B - rezone the tableland woodlots to permit only those uses legally existing at the time of designation; later, upon subdivision approval, each woodlot would be rezoned to 'OS - Open Space Woodlot Zone', permitting a limited range of uses to ensure their protection.

### Background

OPA 400, adopted by City of Vaughan Council in 1994 and approved by the Province in 1995, designated approximately 300 acres of major tableland woodlots within the planned urban areas of the City of Vaughan. OPA 400 included policies for terrestrial (woodlot) protection and acquisition. The establishment of a framework for the long term protection of these woodland resources continues to be a fundamental element of the City's land use planning policy framework. The strategy was reconfirmed and maintained through the OPA 400 Review process and Vaughan Council's adoption of OPA 600 on September 25, 2000.

On December 13, 1999, Council enacted Interim Control By-law 424-99 for tableland woodlots within the Communities of Vellore and Patterson. This interim control by-law was in effect for a period of one year from date of adoption.

On April 17, 2000, Council approved the terms of reference for the Tableland Woodlot Protection Study. Phase 1 proposed appropriate mechanisms to preserve and protect all designated tableland woodlots within the new communities in OPA 600, pending their acquisition; Phase 2 of the study, which is currently underway, will develop an inventory and functional evaluation/assessment of woodlots, focused primarily on the rural areas of OPA 600.

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On May 10, 2000, the Ontario Municipal Board provided an exemption to Interim Control By-law 424-99 (Whitney Cohoon) for the property located at 10201 Pine Valley Drive, Lot 22, Concession 6.

On December 11, 2000, Council enacted By-law 440-2000 which re-instated interim control for a second year to December 13, 2001, to enable the review of the land use planning policies to be completed. The by-law reflected the OMB decision to exempt 10201 Pine Valley Drive.

### Land Use Status of OPA No. 400/600 Woodlots

- Designated - "Tableland Woodlot" by OPA No. 400 & 600
- Zoned - A Agricultural and OS1 Open Space Conservation Zones, by By-law 1-88

### Site Description

The subject lands are all tableland woodlots that have been identified as woodlots to be protected in the Official Plan. There are 8 Tableland Woodlots designated in the Community of Vellore (identified as Woodlots 4 to 9 and 17 & 18 on Attachment 1); and there are 10 Tableland Woodlots designated in the Community of Patterson (identified as Woodlots 2-4, 7-10, 21, 23 & 24 on Attachment # 2).

### Neighbourhood Circulation

- On April 12, 2001 a notice of public hearing was placed in "The Liberal". No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

### Preliminary Review

The March 2001, Study included the following findings concerning the general policies of the City of Vaughan and zoning of tableland woodlots.

1. The Study identifies the policies in OPA 600 that reflect the City's commitment to the protection of designated tableland woodlots in the new urban communities of Vellore and Patterson.
2. By-law 1-88's A Agricultural Zone provisions for designated woodlots are too permissive in the range of permitted uses (e.g. institutional uses, commercial uses such as a retail nursery); more rigorous zoning controls are required in the range of "as of right" uses permitted on designated tableland woodlots.
3. The City's front ending agreement, the Region of York Tree By-law and other initiatives (e.g. Conservation land trust programmes) do not guarantee adequate protection for designated tableland woodlots; woodcutting within designated woodlots has occurred on a number of occasions.
4. Pressure to develop portions of tableland woodlots continues to occur due to requirements for infrastructure to serve urban development (e.g. roads and storm water management areas) in the block plan process.
5. Region's Tree By-law is considered essential to the long term success of the City's tableland woodlot acquisition.

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### Options

The two zoning options being considered, and their advantages and disadvantages are as follows:

Option A would establish a new OS Open Space Conservation Woodlot Zone, to be applied immediately to all tableland woodlots designated by OPA 600.

This is a very explicit method of establishing early in the process, that tableland woodlots will be zoned for conservation. However, the precise limit of the tableland woodlots is not established until later in the planning process (Block Plan and Plan of Subdivision); so the zoning boundary would be inexact and not necessarily following property lines.

Option B would be a two stage approach, wherein only those uses legally existing at time of designation, under the current A Agricultural Zone would be permitted; at subdivision approval, it would be rezoned to OS - Woodlot Zone.

Option B is a straightforward approach which does not require that the specific limits of tableland woodlots be established at the beginning of the process. The disadvantage is that it requires a two step zoning process, to arrive at the same end product as Option 1 and that it would be implemented over a greater period of time. Until draft approval of a plan of subdivision, there would be less zoning control to preserve the woodlots in the Blocks to be developed in the later phases.

### Conclusion

The above issues, but not limited to them above, will be considered in the technical review of the zoning of the Tableland Woodlots together with comments of the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting.

### Attachments

1. Location Map - Community of Vellore
2. Location Map - Community of Patterson

Respectfully submitted,

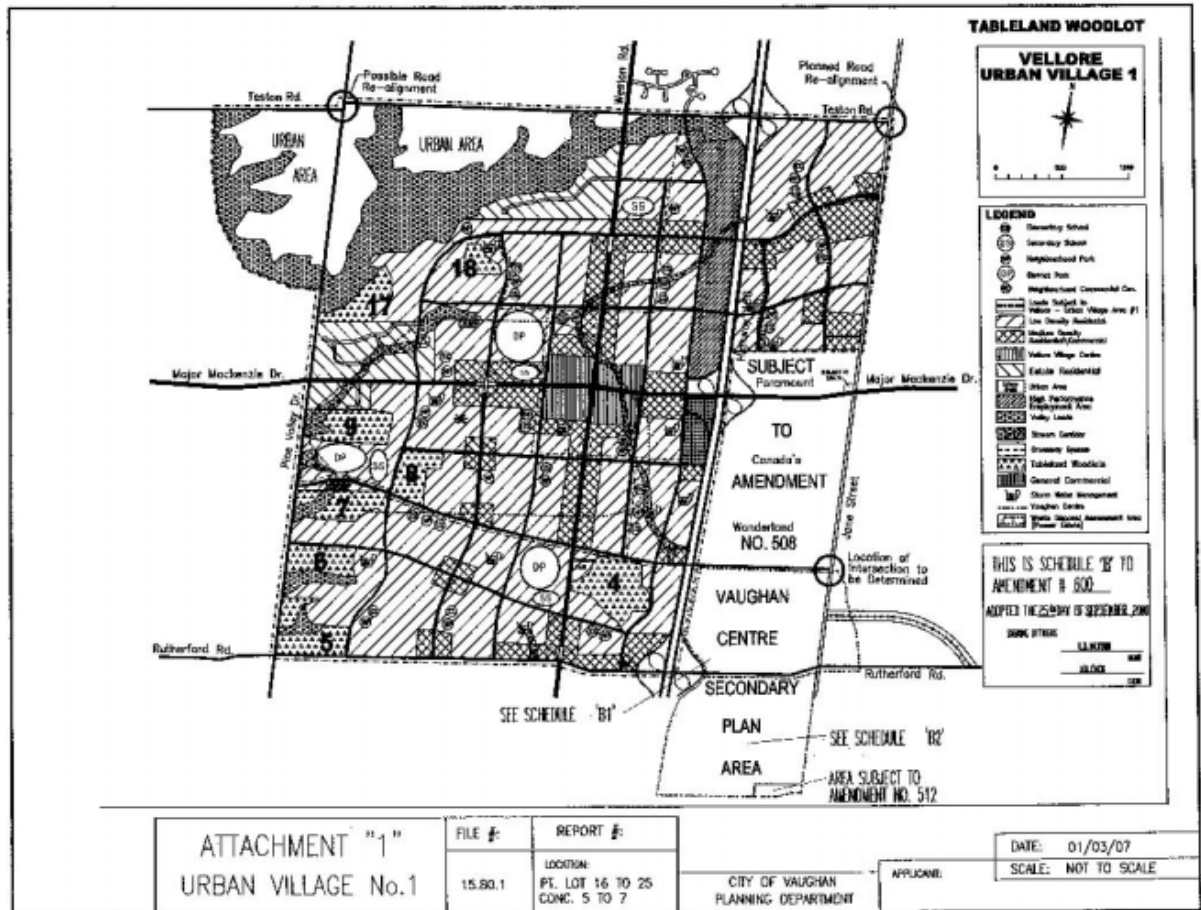
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