

COMMITTEE OF THE WHOLE JUNE 2, 2003

OFFICIAL PLAN AMENDMENT FILE OP.03.012 ZONING BY-LAW AMENDMENT FILE Z.03. 022 OAK RIDGES MORAINÉ CONFORMITY AMENDMENTS REPORT #P.2003.35

Recommendation

The Commissioner of Planning recommends:

1. THAT staff continue to review refinements to the draft OPA 604 and draft amendments to By-law 1-88 and finalize the drafts as appropriate;
2. THAT the final amendments be brought forward to Council for adoption on June 23, 2003.

Purpose

To finalize the Oak Ridges Moraine conformity amendments to the Official Plan and Zoning By-law, as required by the *Oak Ridges Moraine Conservation Act, 2001*.

Background - Analysis and Options

On May 12, 2003, Council passed the following resolution:

“THAT the Public Hearing for Files OP.03.012 and Z.03.022 (Oak Ridges Moraine Conformity) BE RECEIVED and any issues identified be addressed by Staff in a comprehensive report to Committee of the Whole on June 2, 2003.”

At the Public Hearing on May 5, 2003, a detailed report was submitted to Committee of the Whole, outlining the provisions of the proposed Official Plan and Zoning By-law Amendments which will bring OPAs 600, 332 (North Maple Plan), 350 (Maple Community Plan), 600, and Zoning By-law 1-88 into conformity with the *Oak Ridges Moraine Conservation Act* and the Oak Ridges Moraine Conservation Plan. The May 5, 2003 report is attached.

Public Open House and Public Hearing – May 5, 2003

A public open house, followed by a statutory public hearing, was held on May 5, 2003 to obtain comments from the public on the proposed amendments. Copies of the draft amendments were made available, and large scaled schedules to the amendments were on display, together with the Oak Ridges Moraine Conservation Plan mapping provided by the Province. Eleven persons attended the open house, in addition to a staff member from the Ministry of Municipal Affairs and Housing.

Two deputations were made at the public hearing. Tom Baskerville, representing Northdale Ridge Developments Inc., indicated that he has requested MNR for amendments to the boundary of the Life Science Area of Natural and Scientific Interest (ANSI). Should MNR refine the boundary prior to Council's adoption of the amendments, it would be appropriate to revise Schedule 6 to OPA 604 and the zoning schedules to reflect the latest information from the Ministry. David McKay, representing Eagle's Nest Golf Course, indicated that there was some mapping amendments which are necessary to reflect the approved limits of development for the golf course. Planning staff are reviewing any appropriate refinements to the Official Plan and Zoning schedules for the golf course lands.

Two letters were received from Weston Consulting Group, representing two applications on the Oak Ridges Moraine; Dream Works Property Inc. (19T-02V08) and 1085638 Ontario Limited (OP.03.013 and Z.03.026). The letters indicated that their clients may have concerns with the proposed Official Plan and Zoning amendments and that additional comments would be provided once they have reviewed the draft amendments. To date, no further information has been received.

Planning Staff understand that Dream Works Property Inc. (19T-02V08) has made a submission to the Ministry of Natural Resources regarding key natural heritage features and hydrologically sensitive features on the property, in particular the wetland which is bisected by the Oak Ridges Moraine boundary. Should MNR revise the boundaries or locations of features prior to Council's adoption of the amendments, it would be appropriate to revise the schedule to reflect the latest information from the Ministry.

Circulation

The draft Oak Ridges Moraine conformity amendments have been circulated to the Ministry of Municipal Affairs and Housing for review. Ministry Staff have advised that they anticipate providing comments by the end of May. The Minister of Municipal Affairs and Housing is the approval authority on the conformity amendments to the Official Plan and Zoning By-law, and there is no appeal to the Ontario Municipal Board, provided that municipalities adopt their amendments within the specified time periods.

The Oak Ridges Moraine conformity amendments have also been circulated to internal departments, including Engineering, Urban Design, Parks, Public Works, Legal and Building Standards Departments, for review.

Conclusion

The City of Vaughan is required by the *Oak Ridges Moraine Conservation Act*, to bring its Official Plan and Zoning By-law into conformity with the Oak Ridges Moraine Conservation Plan. On May 5, 2003, a public open house and Public Hearing were held to receive input on the draft Official Plan and Zoning Amendment. Planning Staff will review comments received from the public, the Ministry of Municipal Affairs and Housing, and City departments and will finalize the documents for Council's adoption of the amendments on June 23, 2003. An accompanying report on June 23, 2003 will advise Council of the modifications that have been made to the draft documents considered at the Public Hearing. Should Council concur, the recommendations of this report can be adopted.

Attachments

1. Location Map
2. Public Hearing Report May 5, 2003 (COUNCILLORS ONLY)
3. Draft OPA 604 (COUNCILLORS ONLY)
4. Draft Amendment to By-law 1-88 (COUNCILLORS ONLY)

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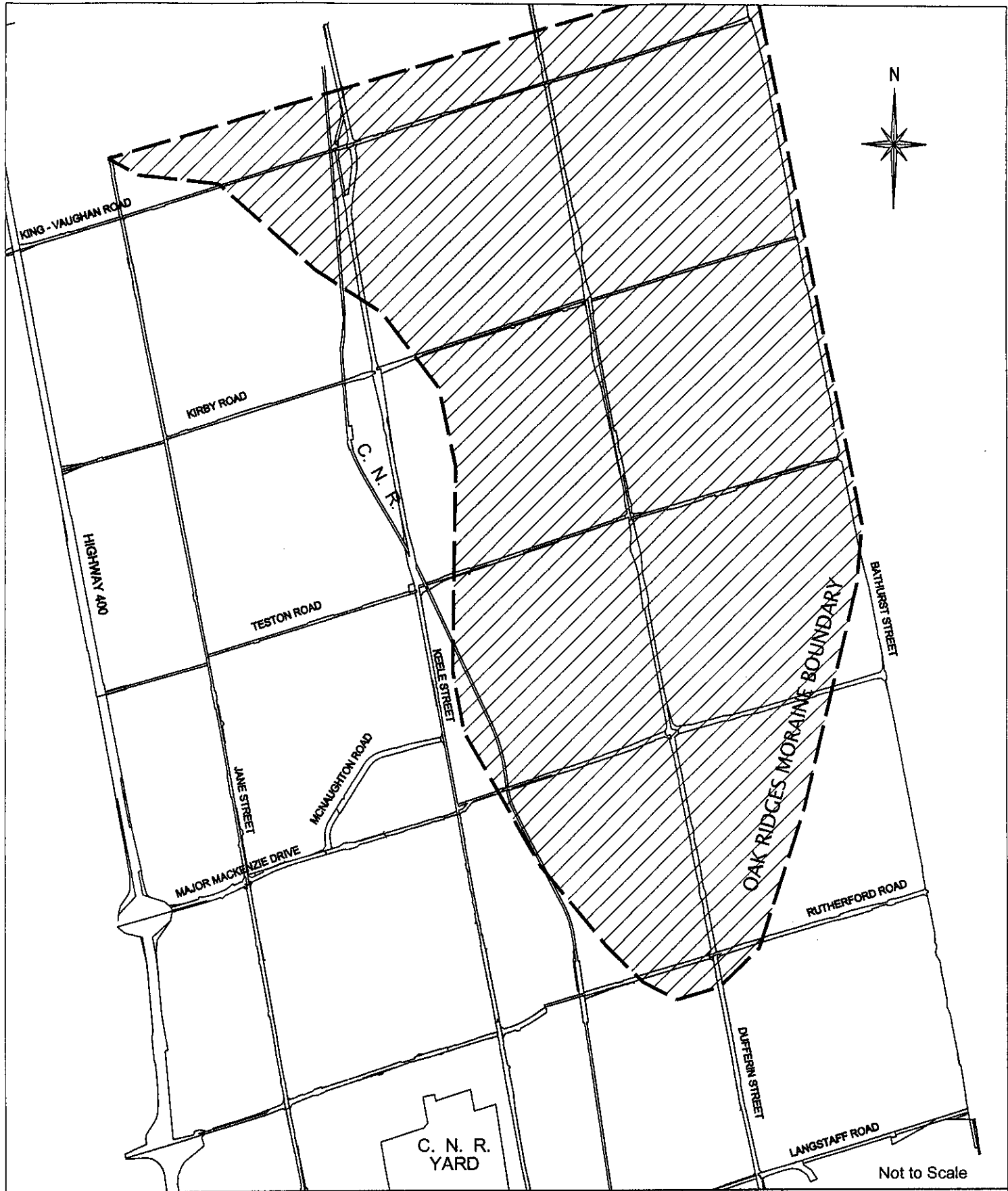
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

PLANNING BOCK # :
 10, 11, 12, 13, 14, 17, 18, 19,
 20, 21, & 28



Community Planning Department

Attachment

FILE No.:
 Z.03.022 &
 OP.03.012

April 30, 2003

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