

**Environment and Land Tribunals
Ontario**

Ontario Municipal Board

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**Tribunaux de l'environnement et de
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VIA EMAIL

June 6, 2012

Denis Kelly, Clerk
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Dear Mr. Kelly:

**RE: OMB Case & File No. PL101237
Regional Municipality of York File No. D05.2009.002
Regional Official Plan Amendment No. 2 (ROPA 2) to the Official Plan of the
Regional Municipality of York
Appeal under Subsection 17(24) of the *Planning Act* by Sustainable Vaughan**

Subsection 17(30) of the *Planning Act* provides;

(30) If all appeals under subsection (24) in respect of all or part of the decision of council are withdrawn and the time for filing appeals has expired, the secretary of the Municipal Board shall notify the clerk of the municipality that made the decision and,

*(a) the decision or part of the decision that was the subject of an appeal is final;
and*

(b) the plan or part of the plan that was adopted and in respect of which all appeals have been withdrawn comes into effect as an official plan or part of an official plan on the day the last outstanding appeal has been withdrawn.

I am writing to advise that the appeal by Sustainable Vaughan was withdrawn by letter dated May 22, 2012

There are no outstanding appeals in this matter, and the above noted case and file is now closed.

Yours truly,

Joanne Mandinski
for

JOANNE HAYES
SECRETARY

c: Scott Morrison, OMB Coordinator, Ministry of Municipal Affairs & Housing, Municipal Programs and Education Branch
Sybelle von Kursell, Senior Planner, Ministry of Municipal Affairs & Housing, Central Services Office
Email distribution list attached as Attachment "1" to this letter

ATTACHMENT "1"

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Schedule "A"

**Amendment 2
to the
Official Plan
for the
Regional
Municipality of York**

File 19OP-2009-002

As modified
September 2010

AMENDMENT 2
TO THE OFFICIAL PLAN
FOR
THE REGIONAL MUNICIPALITY OF YORK

PART A - THE PREAMBLE

1. Purpose of the Amendment:

This Amendment expands the Urban Area of the City of Vaughan and deletes two Hamlet designations within the urban expansion area to provide opportunities for urban growth to the year 2031.

2. Location:

This urban expansion is within the City of Vaughan as shown on attached Figures 1 to 8, being excerpts from Maps 1 to 6, Maps 8 and 11 of the York Region Official Plan – December 2009.

3. Basis:

Places to Grow, The Growth Plan for the Greater Golden Horseshoe requires that Regional population and employment forecasts prescribed through Schedule 3 to the Growth Plan be allocated to local municipalities. Further the Growth Plan requires that comprehensive municipal reviews undertake land budget analysis to justify urban expansions.

Regional population and employment forecasts and land budget was received and endorsed by Regional Council in January 2009 and population and employment forecasts were confirmed when the Draft York Regional Official Plan was released for public review and comment in June 2009.

The updated York Region Official Plan was adopted in December 2009 with Table 1 to the Plan identifying the population and employment forecasts to 2031 allocated to local municipalities.

A refined Regional land budget analysis, endorsed by Regional Council in March 2010, has resulted from ongoing discussions with local municipalities regarding land supply, the reduction in the total employment numbers to 780,000 and refinement of land take-outs for environmental features and non-developable lands within white belt areas. Further, urban expansion is not permitted into either the Protected Countryside of the Greenbelt Plan Area or into the Oak Ridges Moraine Conservation Plan Area.

The land budget analysis has indicated that additional urban land designations are required in each white belt community to meet the 2031 growth forecasts.

The Ministry of Municipal Affairs and Housing has advised that that designation of proposed urban expansions in the white belt communities requires a public review and amendment process separate from the Official Plan.

This Proposed Amendment provides for:

- identification of urban expansion areas in the City of Vaughan,
- the addition of a new policy that recognizes that the Proposed GTA West Corridor location may impact the urban expansion area to the west of Highway 400.
- the deletion of two Hamlet designations within the urban expansion area consistent with the growth management work undertaken by the Region and the City of Vaughan, and
- the redesignation of lands at the north-east corner of Weston Road and Teston Road to "Urban Area". These lands are currently developed as an estate residential development, but are to be included in the urban boundary as part of the City of Vaughan Official Plan, 2010.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached Figures 1 to 10 being excerpts from Maps 1 to 6, Map 8, and Map 11 of the York Region Official Plan – December 2009, constitutes Amendment 2 to the Official Plan for the Region of York.

The Official Plan for the Region of York is hereby amended by the following:

1. The addition of a new Policy 7.2.60 as follows, with renumbering of subsequent policies:

"7.2.60 That within Lot 29 and Lot 30 Concession 6, City of Vaughan, implementing local Official Plans and Secondary Plans for the lands shall include policies to protect the Future GTA West Transportation Corridor, to the satisfaction of the Province. These policies may include provisions for the phased release of lands, without amendment to this Plan, if such release does not preclude or predetermine the implementation of the transportation facilities within the Corridor."
2. That Map 1 – Regional Structure as shown on Figure 1 following is amended:
 - (a) By deleting the Hamlet identifications from the lands outlined in black; and,
 - (b) By designating the lands outlined in black and coloured pink within the City of Vaughan as Urban Area.

3. That Map 2 - Regional Greenlands System as shown on Figure 2 following is amended:
 - (a) By deleting the Hamlet identifications from the lands outlined in black; and,
 - (b) By designating the lands outlined in black and coloured pink within the City of Vaughan as Urban Area and continuing to identify lands in the area as part of the Regional Greenlands System within the subject lands.

1. That Map 3 - Environmentally Significant Areas and Life Science Areas of Natural and Scientific Interest as shown on Figure 3 following is amended:
 - (a) By deleting the Hamlet identifications from the lands outlined in black; and,
 - (b) By designating the lands outlined in black and coloured pink within the City of Vaughan as Urban Area.

2. That Map 4 – Key Hydrologic Features as shown on Figure 4 following is amended:
 - (a) By deleting the Hamlet identifications from the lands outlined in black; and,
 - (b) By designating the lands outlined in black and coloured pink within the City of Vaughan as Urban Area and continuing to identify Wetlands and Permanent or Intermittent Streams within the subject lands.

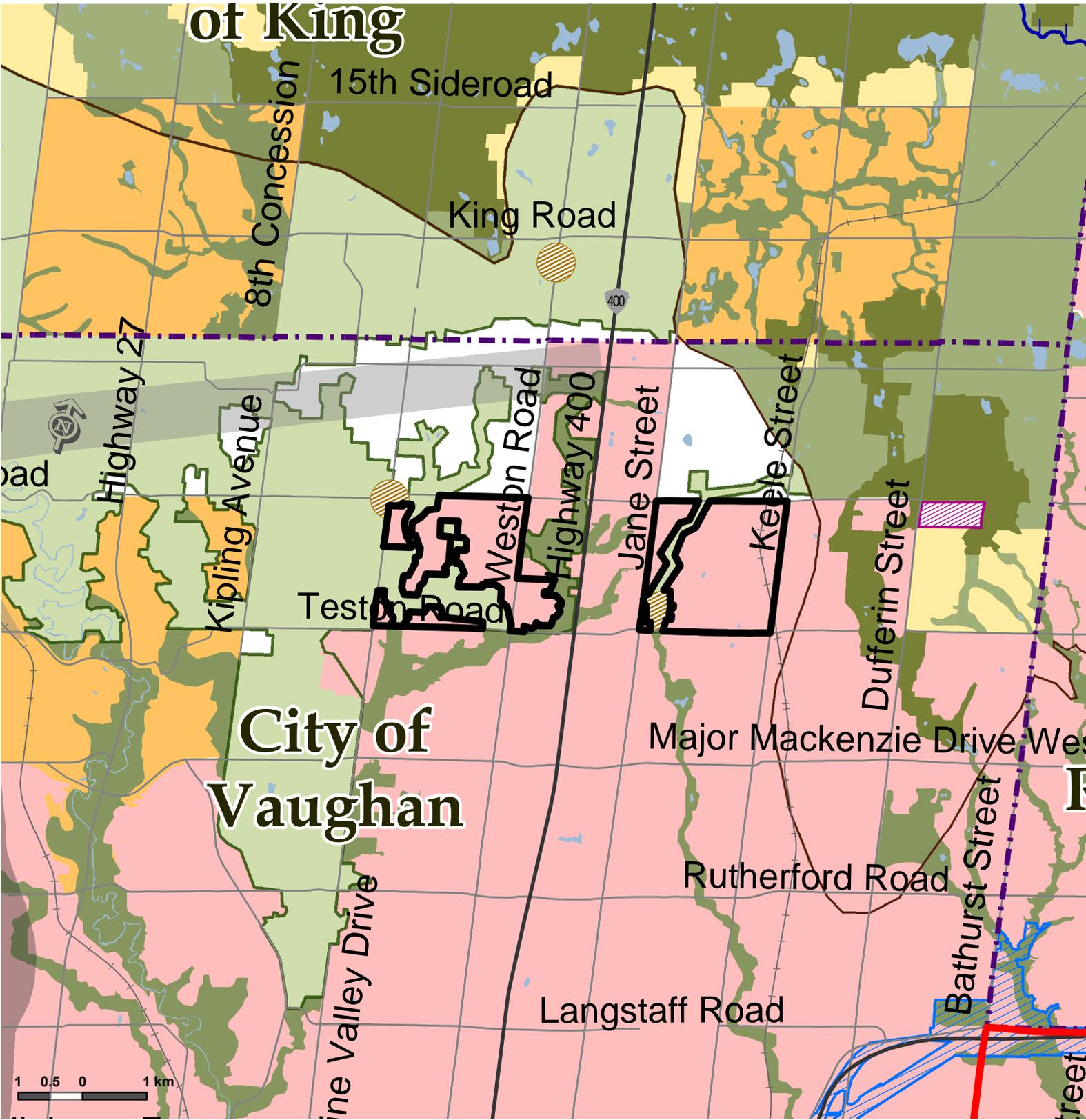
3. That Map 5 – Woodlands as shown on Figure 5 following is amended:
 - (a) By deleting the Hamlet identification from the lands outlined in black; and,
 - (b) By designating the lands outlined in black and coloured pink within the City of Vaughan as Urban Area and continuing to identify Woodlands within the subject lands.

4. That Map 6 – Wellhead Protection Areas as shown on Figure 6 following is amended:
 - (a) By deleting the Hamlet identifications from the lands outlined in black; and,
 - (b) By designating the lands outlined in black and coloured pink within the City of Vaughan as Urban Area.

5. That Map 8 – Agricultural and Rural Areas as shown on Figure 7 following is amended:
 - (a) By deleting the Hamlet identifications from the lands outside of the Greenbelt Plan; and,
 - (b) By deleting the lands hatched in black from the Agricultural Area in the City of Vaughan and
 - (c) By deleting the lands cross -hatched in black from the Rural Area in the City of Vaughan

6. That Map 11 Transit Network as shown on Figure 8 following is amended by designating the lands outlined in black, hatched and coloured pink within the City of Vaughan as Urban Area and continuing to identify the Existing Commuter rail network and Proposed Go Station within the subject lands.

P07 - Planning Committee\2010\September\ROPA 1, 2 and 3\ROPA 2\Proposed ROPA 2 - Vaughan Urban Expansion text as revised Sept 2010.doc



EXCERPT FROM MAP 1

REGIONAL STRUCTURE

- Regional Centre
- Regional Corridor
- Subway Extension
- Urban Area
- Towns and Villages
- Regional Greenlands System (Schematic, See Map 2 for details)
- Oak Ridges Moraine Conservation Plan
- Natural Core Area Designation
- Natural Linkage Area Designation
- Countryside Area Designation / Hamlet
- Greenbelt Plan
- Greenbelt Protected Countryside / Hamlet
- Holland Marsh Specialty Crop Area
- Area Subject to the Lake Simcoe Protection Plan
- Parkway Belt West Plan
- Ministers Decision on ORMCP Designation Deferred
- Provincial Highways
- Existing
- Under Construction
- Proposed
- Conceptual - Alignment Not Defined
- Municipal Boundary
- Regional Boundary

Note: For detailed land use designations outside of the Urban Area, Towns & Villages and Natural Core and Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan see Map 8 - Agricultural and Rural Area



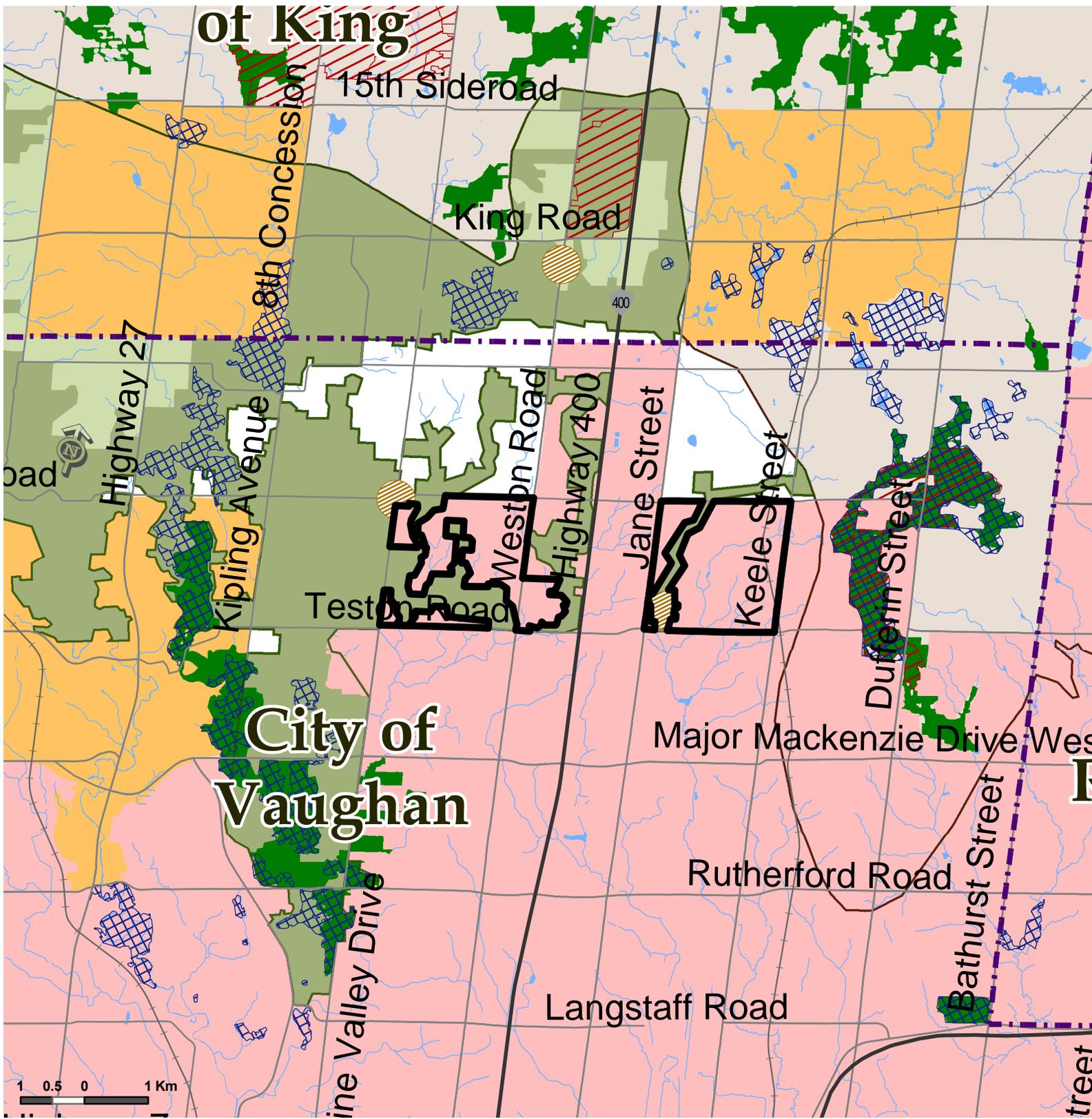
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Figure 1 to 190P-2009-002 as modified September 2010



ENVIRONMENTALLY SIGNIFICANT AREAS AND AREAS OF NATURAL AND SCIENTIFIC INTEREST



-  Environmentally Significant Area
-  Earth Science Areas of Natural and Scientific Interest
-  Life Science Areas of Natural and Scientific Interest
- Oak Ridges Moraine Conservation Plan**
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
- Greenbelt Plan**
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Natural Heritage System
-  Urban Area
-  Towns and Villages
-  Hamlet
- Provincial Highways**
-  Existing
-  Under Construction
-  Municipal Boundary
-  Regional Boundary



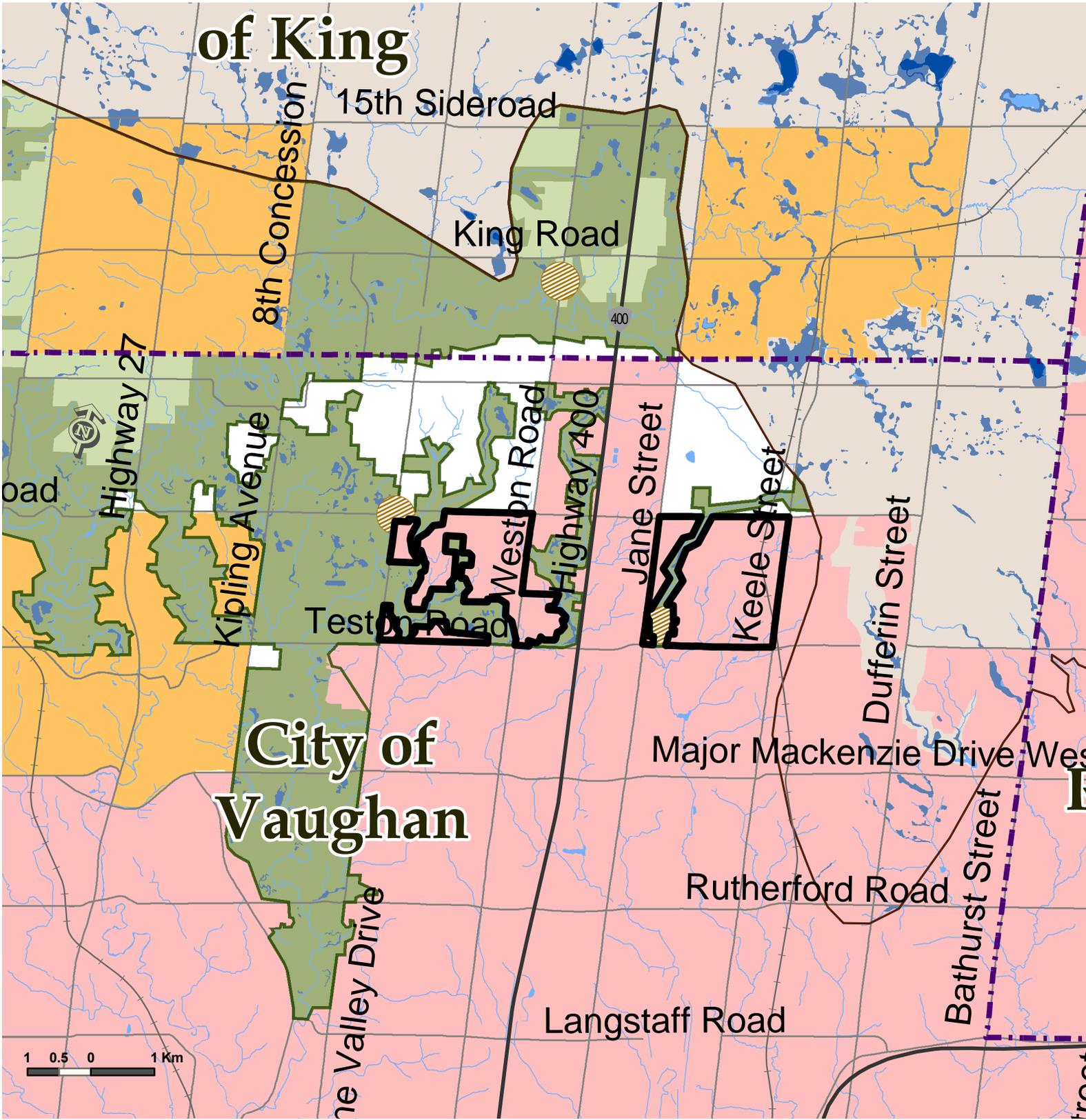
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Figure 3 to 190P-2009-002 as modified September 2010

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EXCERPT FROM MAP 4

KEY HYDROLOGIC FEATURES



-  Wetland
-  Kettle Lake
-  Permanent or Intermittent Stream
- Oak Ridges Moraine Conservation Plan**
 -  Oak Ridges Moraine Boundary
 -  Oak Ridges Moraine Plan Area
- Greenbelt Plan**
 -  Greenbelt Plan Area Boundary
 -  Greenbelt Protected Countryside / Hamlet
 -  Natural Heritage System
- Urban Area**
 -  Urban Area
 -  Towns and Villages
 -  Hamlet
- Provincial Highways**
 -  Existing
 -  Under Construction
- Controlled Access Highway**
 -  Municipal Boundary
 -  Regional Boundary

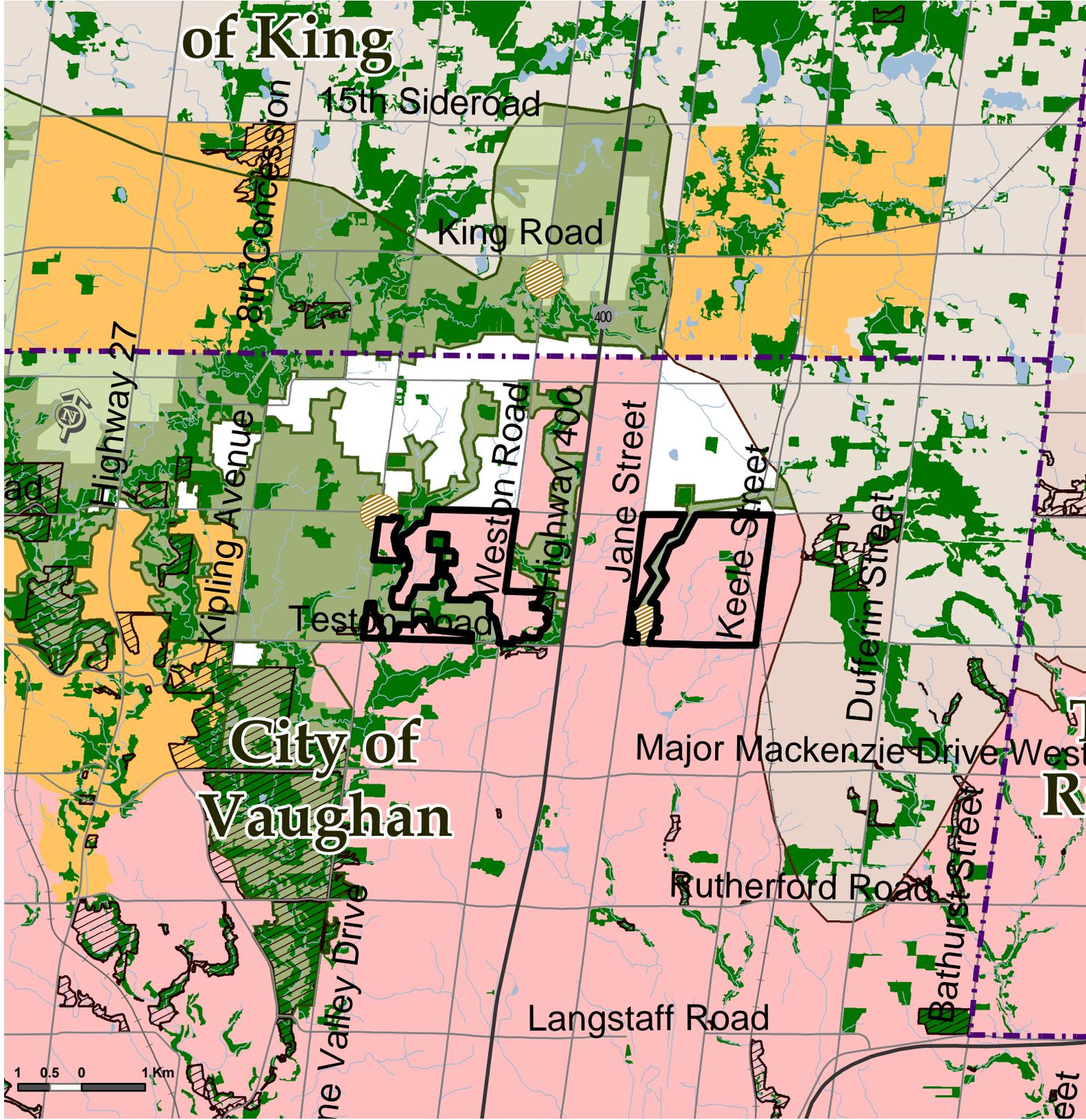


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**Figure 4 to
 190P-2009-002
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 September 2010**

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EXCERPT FROM MAP 5 WOODLANDS



- Woodlands
- Conservation Area / Regional Forest
- Provincial Park/ Nature Reserve
- Rouge Park
- Oak Ridges Moraine Conservation Plan
 - Oak Ridges Moraine Boundary
 - Oak Ridges Moraine Plan Area
- Greenbelt Plan
 - Greenbelt Plan Area Boundary
 - Greenbelt Protected Countryside / Hamlet
 - Natural Heritage System
- Urban Area
- Towns and Villages
- Hamlet
- Provincial Highways
 - Existing
 - Under Construction
- Controlled Access Highway
 - Municipal Boundary
 - Regional Boundary



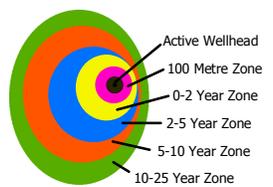
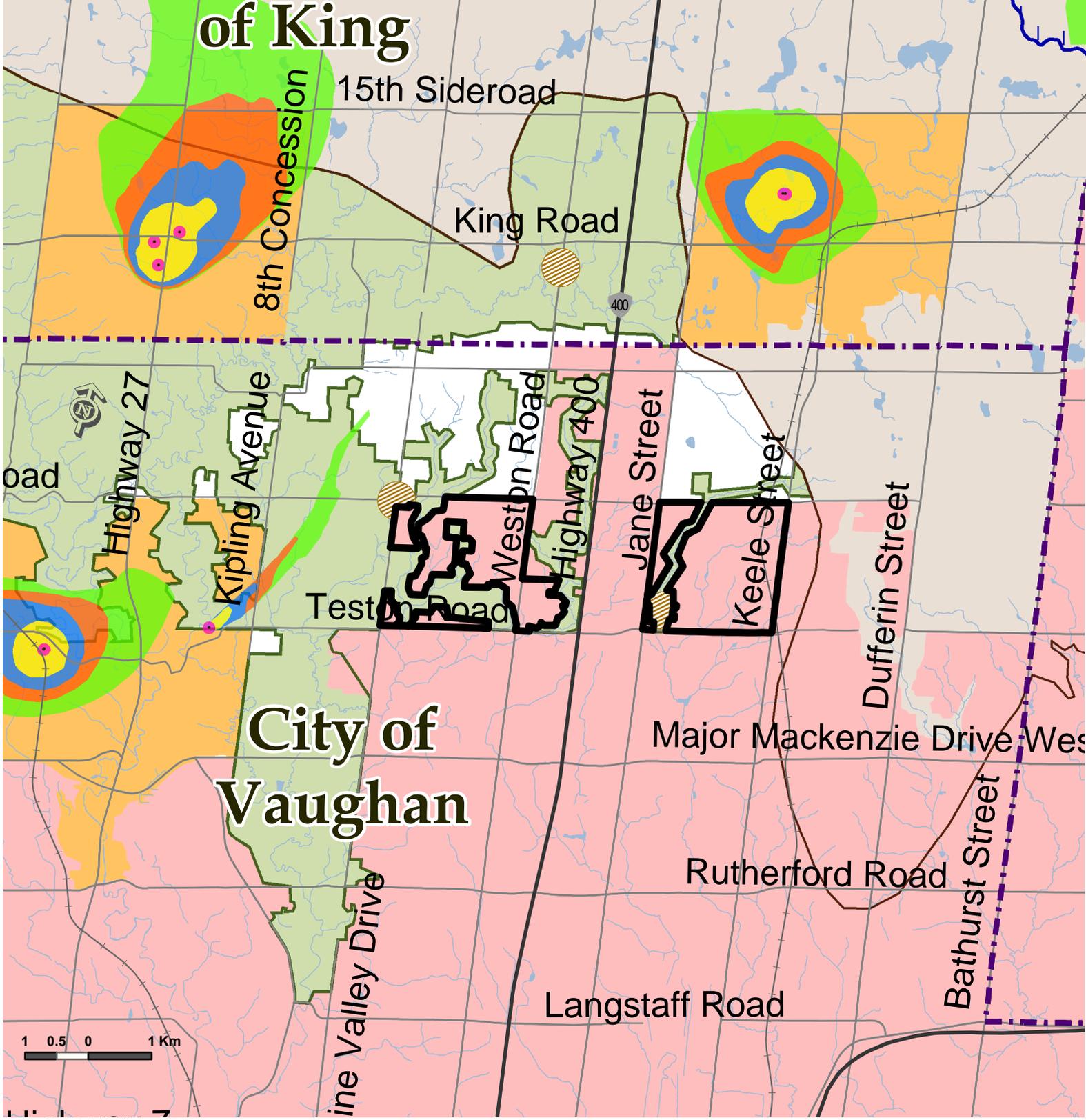
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**Figure 5 to
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EXCERPT FROM MAP 6

WELLHEAD PROTECTION AREAS



- Urban Area
- Towns and Villages
- Hamlet
- Municipal Boundary

- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
 - Oak Ridges Moraine Plan Area

- Greenbelt Plan
- Greenbelt Plan Area Boundary
 - Greenbelt Protected Countryside / Hamlet

- Area Subject to the Lake Simcoe Protection Plan
- Provincial Highways
- Existing
- Under Construction

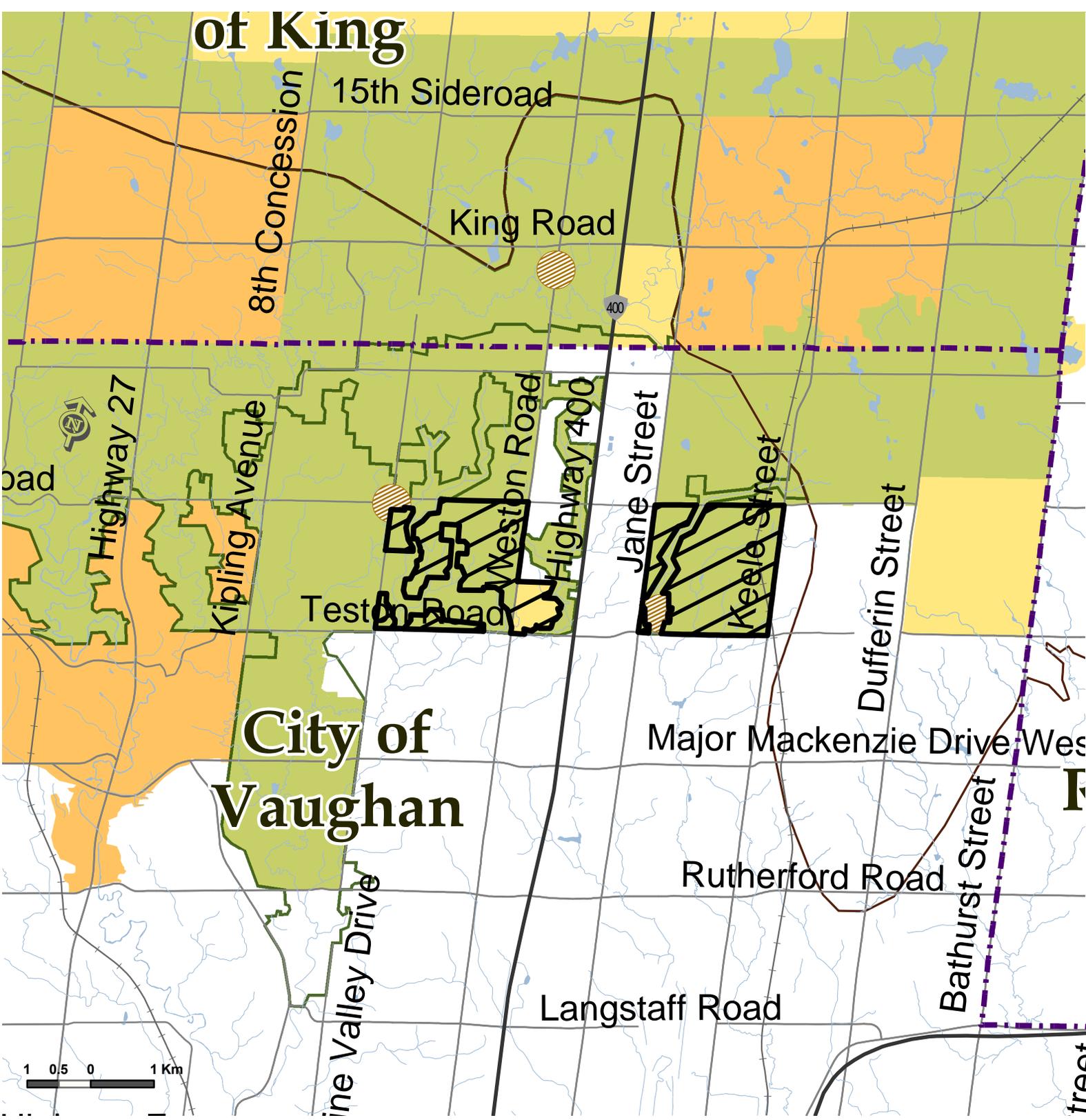


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Figure 6 to 19OP-2009-002 as modified September 2010





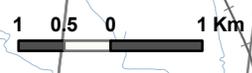
EXCERPT FROM MAP 8
AGRICULTURAL AND RURAL AREA

- Rural Area
- Agricultural Area
- Holland Marsh Specialty Crop Area
- Towns and Villages
- Hamlet
- Oak Ridges Moraine Boundary
- Greenbelt Plan Area Boundary
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Municipal Boundary
- Regional Boundary

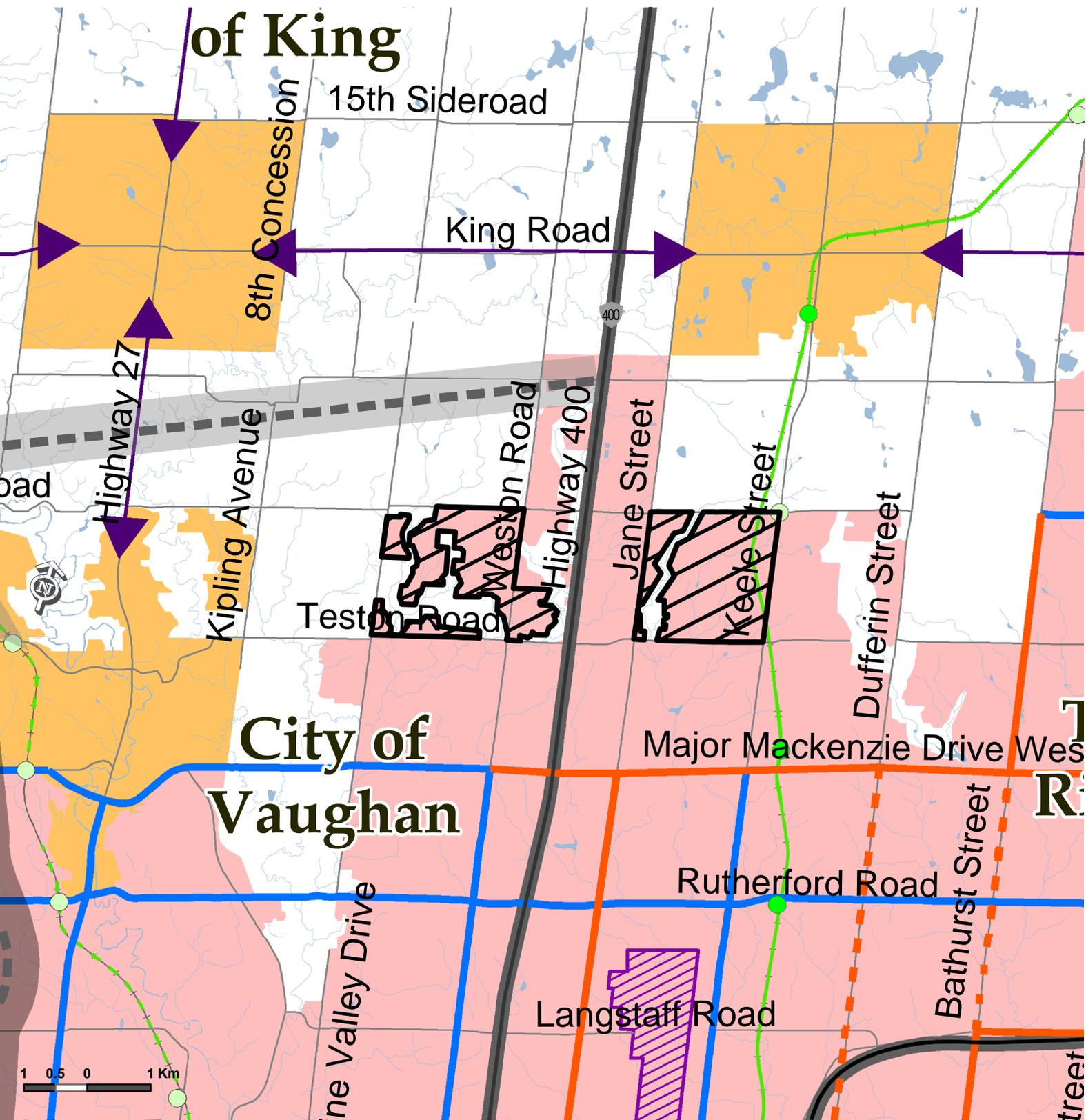


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Figure 7 to
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EXCERPT FROM MAP 11
TRANSIT NETWORK



- Urban Transit Service
- Towns and Villages
- Regional Centre
- Potential Commuter Rail Line
- Existing Commuter Rail Line
- Proposed GO Station
- Existing GO Station
- Railyards
- Regional Rapid Transit Corridors
- Special Study Areas [▲]
- Rural Transit Links
- Subway Extension
- Highway 407 Transit Way
- Regional Transit Priority Network
- Regional Transit Priority Network Proposed
- Highway Bus Service
- Highway Bus Service Proposed
- Railway
- Provincial Highways**
- Existing
- Controlled Access Highway
- Under Construction
- Proposed *
- Conceptual - Alignment Not Defined **

[▲] Warden Avenue / McCowan Road N/S Rapid Transit Corridor and Bathurst Street / Dufferin Street N/S Rapid Transit Corridor.

* Highway 404 extension past Ravenshoe and Highway 400-404 link - route approved
Highway 427 extension to Major Mackenzie Drive West EA approved

**Conceptual only. Environmental Assessment of the broad study area required to determine alignment.

The proposed alignment and location of specific projects remains conceptual at this time. These concepts remain subject to review and confirmation through the applicable environmental assessment process established under the Environmental Assessment Act.



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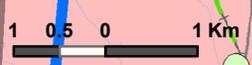


Figure 8 to
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