

Clause 4 in Report No. 3 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on February 16, 2017.

4

Proposed Greenbelt Boundary Changes

Committee of the Whole recommends adoption of the following recommendations contained in the report dated January 27, 2017 from the Commissioner of Corporate Services and Chief Planner:

1. Council endorse this report for submission to the Province in response to the Greenbelt Site Specific Review Environmental Registry Posting Number 012-9247: Proposed Amendments to the Greenbelt Area boundary regulation.
2. The Province be requested to consider other individual landowner requests that may meet the criteria identified as part of the Environmental Registry Posting Number 012-9247 process.
3. This report be circulated by the Regional Clerk to the Ministry of Municipal Affairs and the Clerks of the local municipalities.

Report dated January 27, 2017 from the Commissioner of Corporate Services and the Chief Planner now follows:

1. Recommendations

It is recommended that:

1. Council endorse this report for submission to the Province in response to the Greenbelt Site Specific Review Environmental Registry Posting Number 012-9247: Proposed Amendments to the Greenbelt Area boundary regulation.
2. The Province be requested to consider other individual landowner requests that may meet the criteria identified as part of the Environmental Registry Posting Number 012-9247 process.
3. This report be circulated by the Regional Clerk to the Ministry of Municipal Affairs and the Clerks of the local municipalities.

2. Purpose

This report summarizes, and proposes a response to the Province on: Proposed Greenbelt Boundary Changes, released by the Province on January 11, 2017.

3. Background and Previous Council Direction

York Region has provided extensive input to the Province since initiation of a coordinated review of the Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan

In February 2015, the Minister of Municipal Affairs (and Housing at the time) announced the coordinated review of the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP) and the Niagara Escarpment Plan. In anticipation of the pending review, in [April 2014](#) Council endorsed preliminary input to be provided to the Province. In response to the formal announcement of the coordinated review, on [May 28, 2015](#) at a Special Meeting of Council, 37 recommendations to the Province were endorsed.

Following Provincial consideration of the input received, including Council's April 2014 and May 2015 submissions, draft Provincial Plan Amendments were released by the Province in May 2016. The Region provided a comprehensive response to the draft amendments through [September 2016](#) and [October 2016](#) reports.

73 site specific landowner requests were received by the Region and provided to the Province

Since release of the ORMCP in 2001 and the Greenbelt Plan in 2004, the Province has been advising landowners that requests for boundary and designation modifications would be addressed as part of these reviews. In response, a number of landowners made submissions to York Region and/or directly to the Province. York Region received 73 site specific requests which are identified in Attachment 1.

York Region requested that the Province develop a process for considering site-specific requests for Greenbelt Plan area boundary and designation modifications

Since the initial report of April 2014, Council has been requesting that the Province develop a process to review boundary requests associated with the Greenbelt Plan and the ORMCP. The final recommendation regarding boundary modifications was recommendation 1 from the October 2016 report as follows:

Proposed Greenbelt Boundary Changes

1. Develop a process to review boundaries associated with the Greenbelt Plan and ORMCP in response to individual landowner requests.

With a few minor exceptions noted later in this report, York Region did not take a position on site-specific requests regarding proposed boundary modifications.

Provincial EBR Posting does not speak to requests for compatible additions to land use permissions by landowners

Recommendation 2 from the October 2016 report requested that the Province develop a process to consider compatible additions to land use permissions in response to individual landowner requests. The current Provincial EBR posting is only addressing minor boundary changes to the Greenbelt.

Modifications are also proposed within the Regions of Durham and Halton

The Province is proposing 18 Greenbelt boundary changes in total. Not all Greater Toronto and Hamilton Area Region's include areas proposed for adjustment. Ten of the 18 boundary adjustments are proposed in York Region, five in Durham Region and three in Halton Region.

4. Analysis and Implications

10 site boundary modifications are proposed in York Region related to transition areas or minor boundary adjustments

Attachment 2 outlines the ten modifications to the Greenbelt boundary that are being proposed by the Province within York Region:

- Vaughan - 6 sites
- East Gwillimbury - 1 site
- Markham - 3 sites

Six of the sites identified are familiar to the Region and consist of landowner submissions which recognize the boundary of transitioned applications that were approved before the Greenbelt Plan became effective and one boundary realignment.

Proposed Greenbelt Boundary Changes

The Province summarized the criteria used to determine proposed boundary adjustments

According to the Environmental Bill of Rights (EBR) notice, the criteria used to assess proposed boundary changes related to transition areas and other minor changes, were as follows:

Transition

1. Adjusting the Greenbelt Area boundary to reflect matters that were already in the planning process prior to the creation of the Greenbelt Plan and therefore allowed to continue;

Minor Boundary Changes

2. Adjusting the boundary where both natural heritage and agriculture provide the rationale for the boundary line;
3. Harmonizing the Greenbelt boundary with the Oak Ridges Moraine Area boundary in situations where the Oak Ridges Moraine Area boundary is defined by the 245 metre contour line;
4. Removing major institutional, commercial and industrial structures from the Greenbelt where the boundary currently runs through a structure; and
5. Recognizing the situation where existing road infrastructure forms the functional Natural Heritage System boundary.

The majority of the proposed site refinements in York Region would adjust the outer Greenbelt Plan boundary to exclude existing development

As noted in Attachment 2, a total of ten sites are proposed in York Region for modifications to the Greenbelt boundary located within the Cities of Vaughan and Markham, and the Town of East Gwillimbury. The Province does not identify the rationale for the proposed modifications on each site except for one within the City of Vaughan. Staff is interpreting the rationale based upon the criteria identified by the Province. The following provides a staff assessment of the proposed boundary changes:

Vaughan

- Sites 1, 2 and 4 (as cited in Attachment 2) propose to revise the boundary to recognize the existing limit of development.

Proposed Greenbelt Boundary Changes

- Site 3 excludes an existing golf course clubhouse building and Sites 3 and 6 appear to include areas of refinement related to the limit of natural heritage features.
- Site 5 proposes to recognize development approved or in process prior to the Greenbelt Plan effective date.

East Gwillimbury

- Site 7 does not appear to clearly meet the intent of the criteria as articulated in the EBR notice. The site includes agricultural lands outside of the urban area, with no development application proposed or approved. The non-Greenbelt lands are not within the urban boundary and are identified currently as whitebelt. The lands proposed for removal from the Greenbelt appear to have the same agricultural use as Greenbelt lands to the south that are not proposed for removal from the Greenbelt Plan. Regional staff seeks clarification and request the Province provide the rationale based upon the identified criteria as to why the lands should be removed from the Greenbelt.

Markham

- Site 8 - In 2010, York Region and Markham Councils approved resolutions for lands proposed in the Highway 404 and 19th Avenue area of Markham for removal from the Greenbelt Plan (cross-hatched area in Attachment 2 map D). City of Markham staff undertook a peer review of the landowner's supporting survey and concurred that the lands were below the 245 metre contour line (southern boundary of the ORMCP), and therefore not subject to the ORMCP policies. However, the lands at the time remained subject to the Greenbelt Plan and Growth Plan without a Provincial process to remove the lands. The Province, as part of the coordinated review process, has identified these lands for removal based upon the third criterion.
- Site 9 excludes an existing golf course clubhouse building.
- Site 10 reflects the extent of the urban boundary as identified in the City's Greensborough Secondary Plan which predates the approval of the Greenbelt Plan.

Staff continues to recommend that the Province consider all individual landowner requests based upon the established criteria

Within the EBR notice, the Province summarized its process to review boundaries associated with the Greenbelt Plan and ORMCP in response to

Proposed Greenbelt Boundary Changes

individual landowner requests. The Province developed criteria to support the proposed modifications as articulated in the EBR notice, however there is limited information regarding how the criteria is applied to each of the 18 sites identified for boundary adjustments.

The Province received over 700 site specific individual landowner requests. According to the EBR notice, the majority of the requests were categorized as:

- transitional
- related to the Natural Heritage System
- reflect other interests (e.g. transit stations)
- sites adjacent to serviced or urbanized lands or where settlement area boundaries could be changed
- Greenbelt boundary and designation changes (including Oak Ridges Moraine designation changes).

According to the Province, the May 2016 release of draft amendments to the Greenbelt Plan and ORMCP likely addressed some of the site specific requests. The recent release of proposed minor boundary changes focused on transition matters, accuracy of Greenbelt Area mapping and to correct a boundary in Halton Region.

There may be other sites in York Region that may meet the Provincial criteria. The EBR notice provides the public with the opportunity to comment on the 18 identified sites. Staff requests that the Province consider using the current consultation process to provide a means for individual landowner requests to be considered that have the possibility of meeting the Province's test to confirm transition status or meet the criteria for lands to be removed from the Greenbelt. For any additional lands considered by the Province for removal, the Region requests the Province to provide the rationale based upon the identified criteria as to why the lands should be removed from the Greenbelt.

This response to proposed modifications to the Greenbelt boundary supports the objectives and goals of Vision 2051, the York Region Official Plan and the 2015 to 2019 Strategic Plan

The protection of Greenbelt lands is essential to ensuring the continued creation of strong, caring and safe communities as articulated in Vision 2051, by directing growth to 'Livable Cities and Complete Communities' and by protecting 'A Resilient Natural Environment and Agricultural System'.

Proposed Greenbelt Boundary Changes

Protecting a defensible Greenbelt boundary is consistent with the policies of the York Region Official Plan, and fulfills the objective to 'protect and enhance the natural environment for current and future generations so that it will sustain life, maintain health and provide an improved quality of life.' The Greenbelt Plan contains policies to support a vibrant agricultural system and this is further emphasized in the Official Plan objectives to 'protect the agricultural, rural and Holland Marsh Specialty Crop Areas and support the agricultural industry as essential components of the Regional fabric'.

These objectives have been articulated as a priority of Council through the 2015 to 2019 Strategic Plan which seeks to manage environmentally sustainable growth.

5. Financial Considerations

Staff time associated with the development of a Regional response to the consultation on the proposed Greenbelt boundary changes has been undertaken within the existing Planning and Economic Development staff complement and budget.

6. Local Municipal Impact

The proposed boundary changes to the Greenbelt Plan within York Region impact three local municipalities and Regional staff has contacted local municipal staff to seek clarification on any proposed locations which do not appear to meet the criteria identified by the Province.

Given the limited commenting period, the local municipalities impacted are encouraged to submit Council and/or staff comments directly to the Province by February 27, 2017. Regional staff has endeavoured to summarize the proposed changes reflecting local municipal input within the staff report.

7. Conclusion

The Province has proposed minor changes to the Greenbelt Plan boundary, ten sites of which are located in York Region. The majority of the proposed boundary changes appear to meet the criteria as outlined in the EBR posting. However the rationale for boundary changes at one site remains unclear. It is recommended that the Province be requested to provide a rationale based upon its criteria for the Town of East Gwillimbury site in order to remove any uncertainty of the site selection process for lands to be removed from the Greenbelt boundary.

Proposed Greenbelt Boundary Changes

Regional staff supports the Province's initiation of a process to review boundaries associated with the Greenbelt Plan and ORMCP in response to individual landowner requests as recommended by Council. Based upon the Provincial criteria, other sites in York Region may meet the criteria and potentially could be considered for removal. Staff requests that the Province utilize the current consultation process to provide an opportunity for the consideration of individual landowner requests that have the possibility of meeting the criteria for lands to be removed from the Greenbelt or confirm transition status.

The Region's recommendation for the Province to consider compatible additions to land use permissions within the Greenbelt Plan and ORMCP in response to individual landowners has not been fully addressed. Staff requests that the Province work with municipalities to discuss a feasible approach to address proposed land use additions and develop the criteria for any potential changes.

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

The Senior Management Group has reviewed this report.

January 27, 2017

Attachments (2)

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Accessible formats or communication supports are available upon request

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

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category Per October 13, 2016 Council Report (descriptions follow 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 Per October 13, 2016 Council Report (descriptions follow 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 Per October 13, 2016 Council Report (descriptions follow 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		

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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 Per October 13, 2016 Council Report (descriptions follow 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 Per October 13, 2016 Council Report (descriptions follow the table)
31	1539253 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
Draft Provincial Plan Amendments**

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category Per October 13, 2016 Council Report (descriptions follow 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
41	REMOVED, DUPLICATE SUBMISSION				

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

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category Per October 13, 2016 Council Report (descriptions follow the table)
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
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

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

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category Per October 13, 2016 Council Report (descriptions follow the table)
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
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

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

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category Per October 13, 2016 Council Report (descriptions follow the table)
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/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	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
Landowner Submissions Received/Logged Following October 2016 Regional Council Meeting					
60	Andrisani & Testaguzza	11151 Weston Rd	Vaughan	Request to adjust boundaries of Greenbelt limits on the property	Process for Boundary Confirmation/Adjustment
61	Andrisani & Testaguzza	4660 Kirby Rd	Vaughan	Request to remove lands from the Protected Countryside of the Greenbelt Plan and convert to Whitebelt	Process for Boundary Confirmation/Adjustment
62	Stronach Group – Adena North & 2263492 Ontario Inc.	2116 Davis Dr 17874 Woodbine Ave 18016 Woodbine Ave	East Gwillimbury	Request that the lands be designated as Provincially significant Employment Area under the Growth Plan and removed from the Greenbelt Plan	Process for Employment Lands

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

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category Per October 13, 2016 Council Report (descriptions follow the table)
63	Block 62 West Landowners Group	East Side of Huntington Rd, North of Nashville Community	Vaughan	Request for process to permit adjustments to the Greenbelt Plan boundaries through OPAs adopted by local/regional councils. Request that Province expand the uses permitted within the Greenbelt Plan to include uses such as active public parks and public stormwater management facilities.	Input Received
64	Romandale Farms Limited	3450 Elgin Mills Rd E, 3975 Elgin Mills Rd E, 4044 Elgin Mills Rd E	Markham	Request to consider removal of a portion of lands from Greenbelt Plan area and addition of a portion of lands to Greenbelt	Process for Boundary Confirmation/Adjustment
65	Robintide Farms Limited	2720 King Vaughan Rd	Vaughan	Request to remove the ORMCP Natural Linkage Area designation from eastern part of subject lands, or alternatively, redesignate eastern part of subject lands currently designated as Natural Linkage Area to Settlement Area.	Process for Boundary Confirmation/Adjustment
66	Ziccardi	1570/1580 19 th Ave	Richmond Hill	Request to refine the Countryside Area designation on the subject lands refined.	Process for Boundary Confirmation/Adjustment
67	Hujade Group	5655 Aurora Rd	Whitchurch-Stouffville	Request to refine the Settlement Area and Countryside Area designations on the subject lands.	Process for Boundary Confirmation/Adjustment
68	Burdi	11065 Pine Valley Dr	Vaughan	Request to refine the Protected Countryside and Natural Heritage System designations on the subject lands	Process for Boundary Confirmation/Adjustment
69	3560 Fifteenth Sideroad	3560 Fifteenth Sideroad	King	Request to refine the Protected Countryside and Natural Code Area designations on the subject lands	Process for Boundary Confirmation/Adjustment

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

Identifier	Landowner	Location of Lands	Municipality	Submission Overview	Category Per October 13, 2016 Council Report (descriptions follow the table)
70	Dufferink Holdings Inc.	14831 Dufferin St	King	Request that environmental features on the property remain protected and that a portion of the subject property be considered for suitable development in future	Process for Boundary Confirmation/Adjustment
71	11170 Pine Valley Drive Inc.	11170 Pine Valley Dr	Vaughan	Request to allow for development of subject lands for future urban uses, as lands are not optimized for agricultural uses.	Process for Boundary Confirmation/Adjustment
72	3600 Lloydtown-Aurora Road	3600 Lloydtown-Aurora Rd	King	Request to refine the Countryside designation on the subject lands.	Process for Boundary Confirmation/Adjustment
73	Block 63 Landowners Group	Northwest corner of Highway 27 and Kirby Rd	Vaughan	Request to refine the Protected Countryside and Natural Heritage System designations on the subject lands	Process for Boundary Confirmation/Adjustment
74	Miller Paving	Bloomington Rd	Richmond Hill	Request to review criteria for changes in the use of lands designated under the ORMCP and Greenbelt Plans, to allow redevelopment of lands for residential use.	Input received

- 1. Process for Employment Lands** - The Region requested that the Province 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 Region requested that the Province 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 were provided to the Province as input received throughout our review process.

Summary of Proposed Provincial Greenbelt Boundary

Changes in York Region

Map Identifier	Municipality	Criteria	Notes
1	Vaughan	#1. Transition where existing boundary of development is reflected	Landowner request submitted to Province
2	Vaughan	#1. Transition where existing boundary of development is reflected	Landowner request submitted to Province
3	Vaughan	#2 & 4. Natural heritage and agriculture provide the rationale and boundary cuts through a structure	Landowner submission received - #36 in Attachment 1
4	Vaughan	#1. Transition where existing boundary of development is reflected	Landowner request submitted to Province
5	Vaughan	#1. Transition where urban boundary approved prior to Greenbelt effective date	York Region and Vaughan supported alignment with previously approved development for Block 47 as part of OPA 600
6	Vaughan	#2. Natural heritage and agriculture provide the rationale	Landowner submission received - #23 in Attachment 1
7	East Gwillimbury	Does not appear to meet Provincial criteria.	Landowner request submitted to Province
8	Markham	#1 & 3. Transition where urban boundary approved prior to Greenbelt effective date and lands are harmonized as defined by the 245 metre contour line	York Region and Markham supported boundary realignment
9	Markham	#4 Boundary cuts through a structure	Landowner submission received - #37 in Attachment 1
10	Markham	#1. Transition where urban boundary approved prior to Greenbelt effective date	York Region and Markham supported alignment with previously approved secondary plan

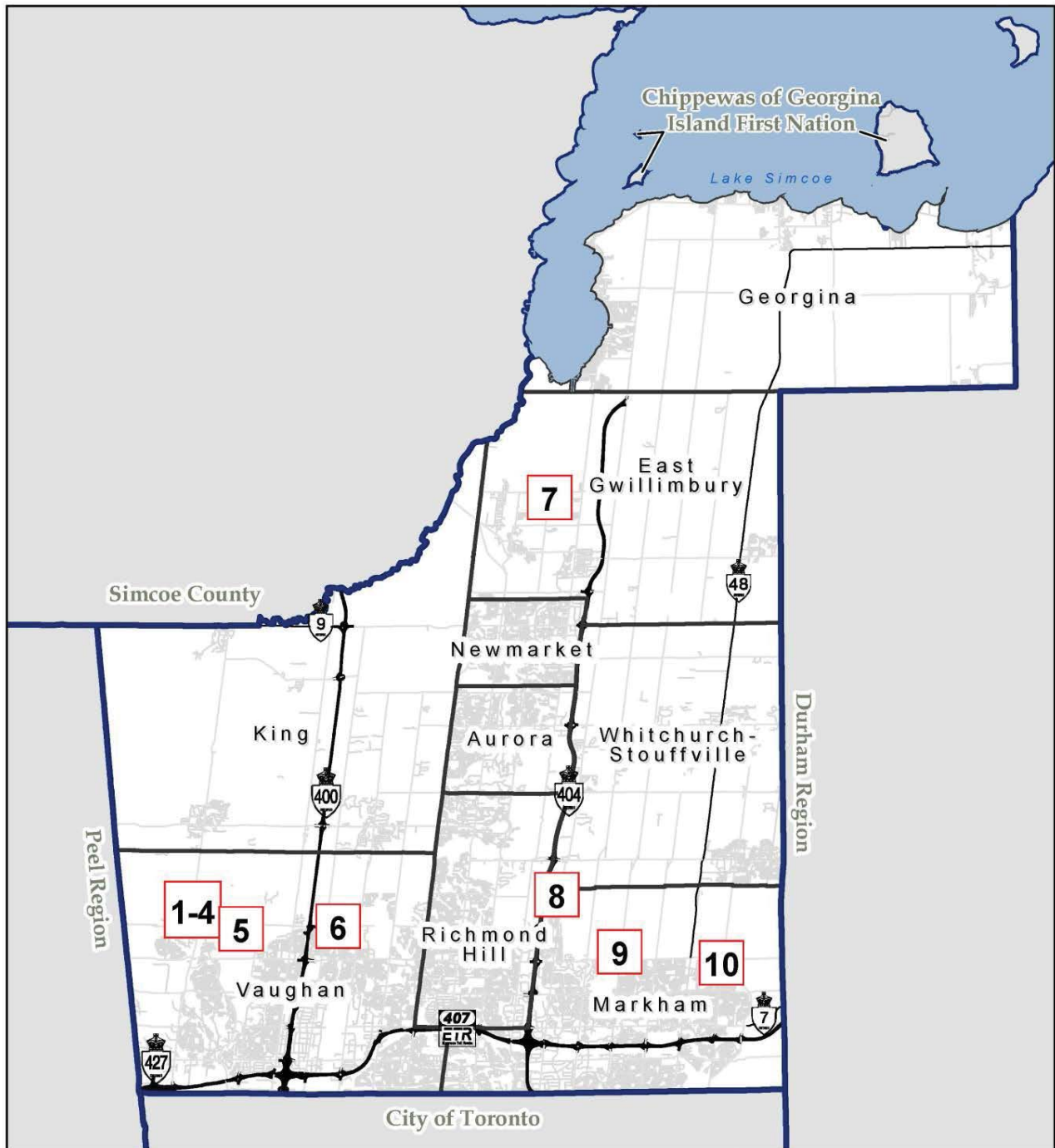
Provincial Criteria for proposed Provincial Greenbelt Boundary Changes (extract from Staff Report)

Transition

1. Adjusting the Greenbelt Area boundary to reflect matters that were already in the planning process prior to the creation of the Greenbelt Plan and therefore allowed to continue,

Minor Boundary Changes

2. Adjusting the boundary where both natural heritage and agriculture provide the rationale for the boundary line,
3. Harmonizing the Greenbelt boundary with the Oak Ridges Moraine Area boundary in situations where the Oak Ridges Moraine Area boundary is defined by the 245 metre contour line,
4. Removing major institutional, commercial and industrial structures from the Greenbelt where the boundary currently runs through a structure, and
5. Recognizing the situation where existing road infrastructure forms the functional Natural Heritage System boundary.



Summary of Proposed Provincial Greenbelt Boundary Changes in York Region

Produced by:
The Regional Municipality of York
Data, Analytics and Visualization Services Branch,
Corporate Services January 2017

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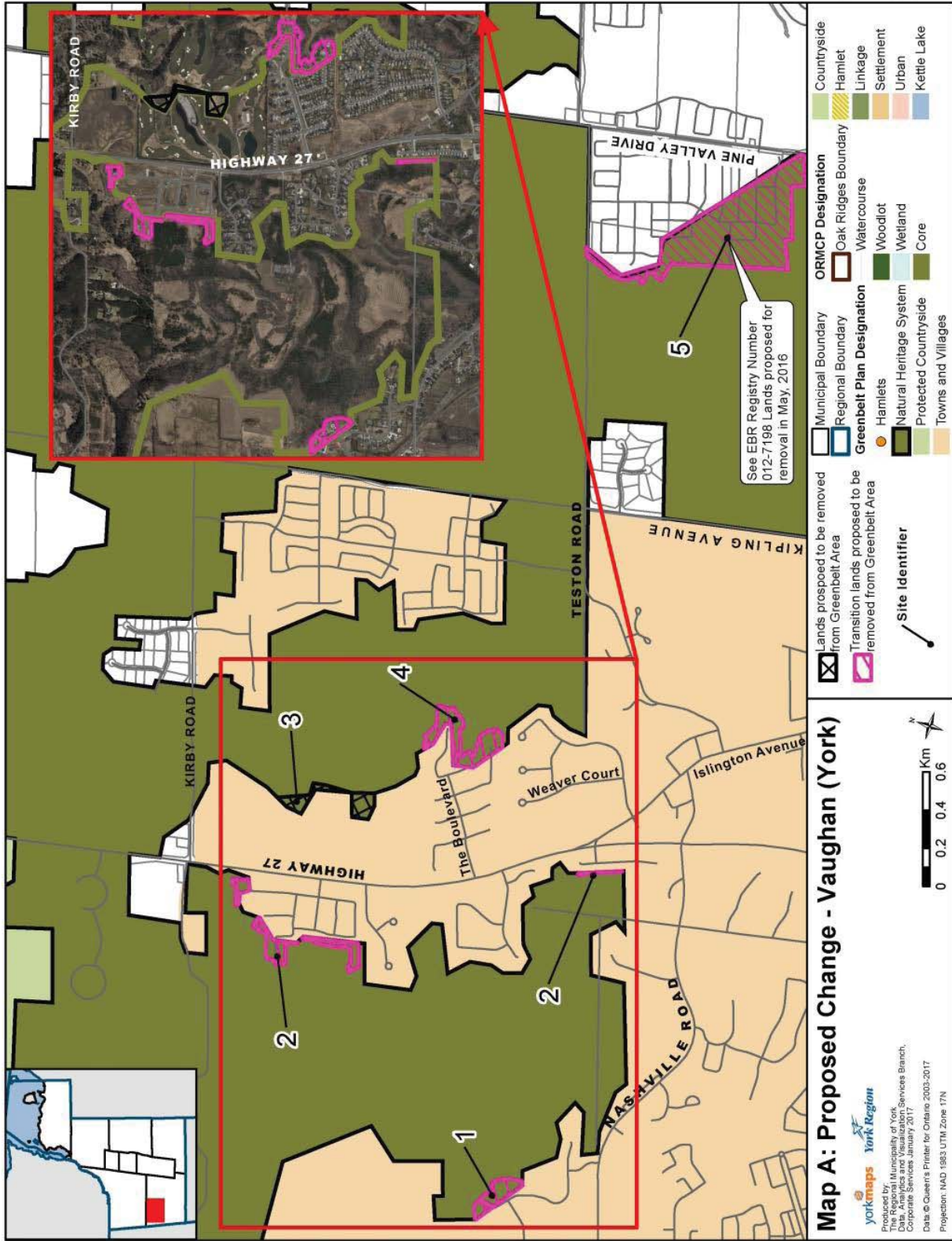
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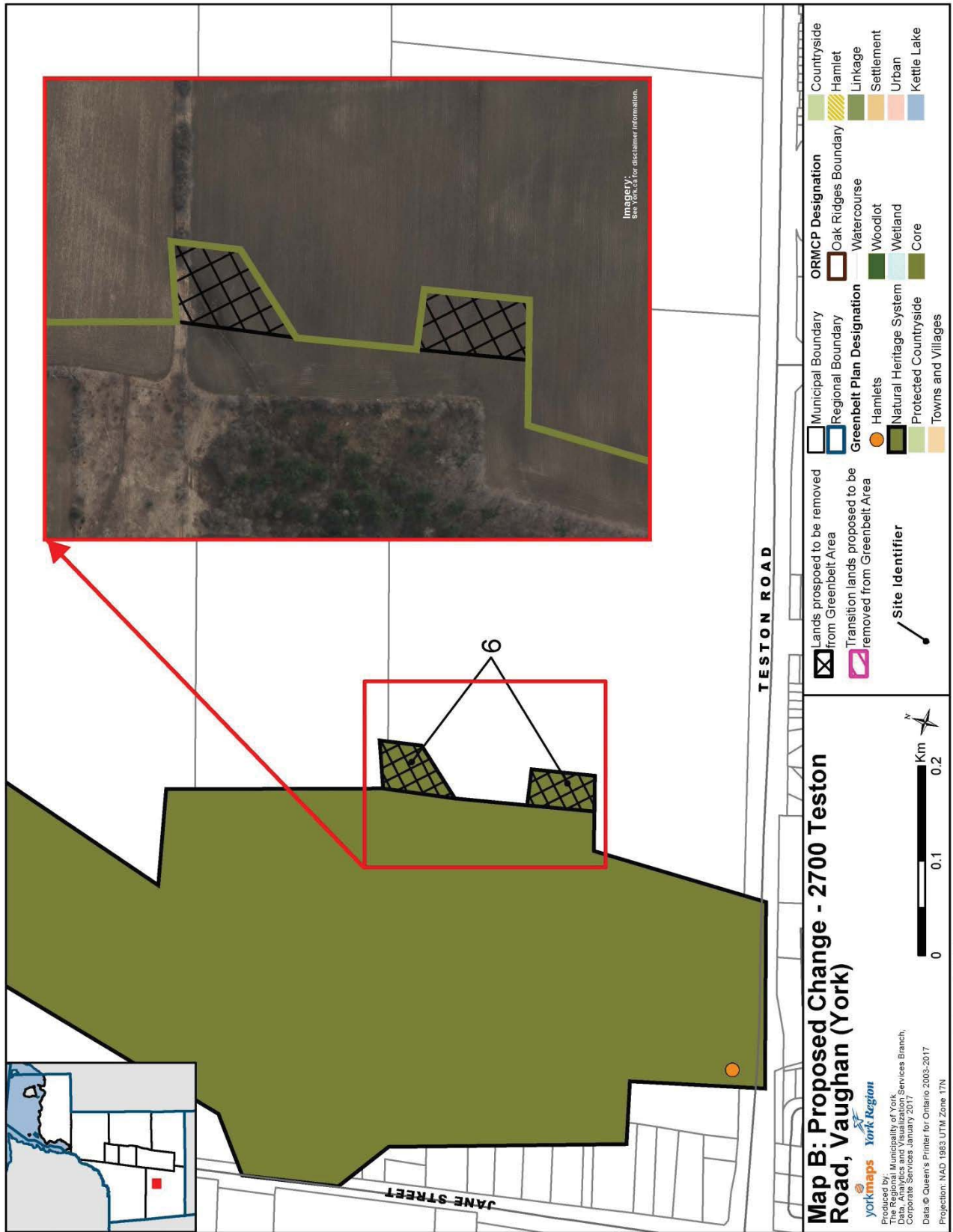


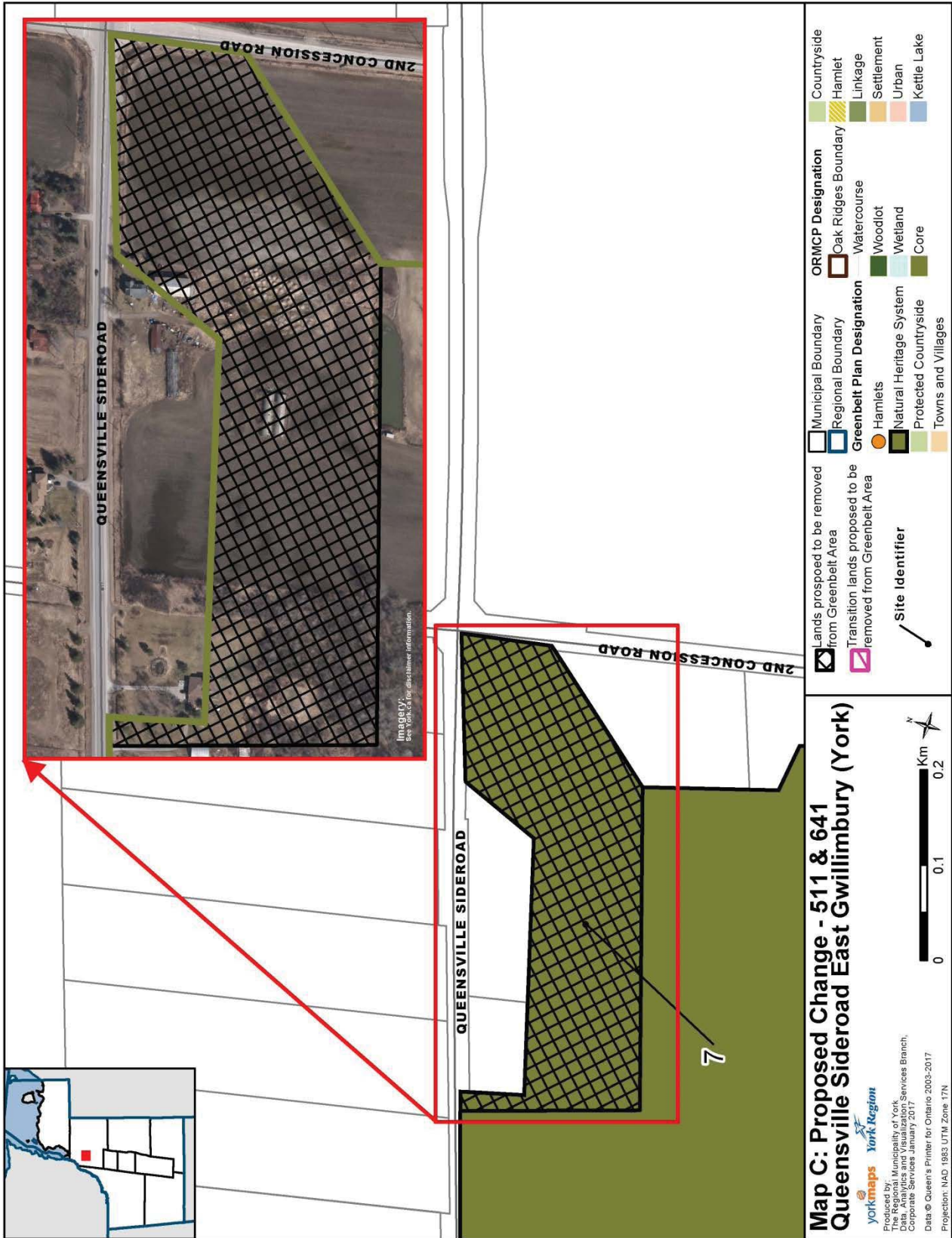
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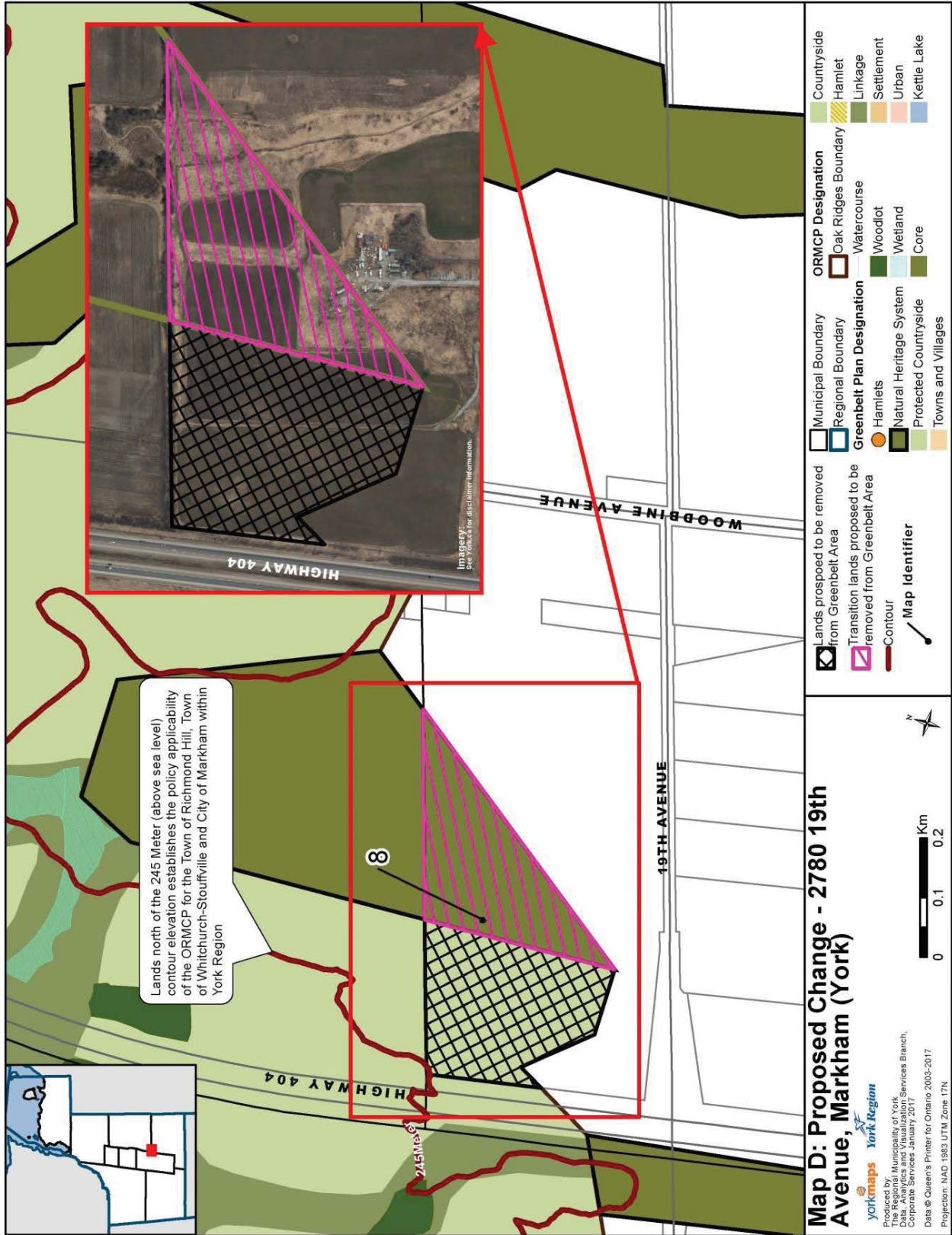
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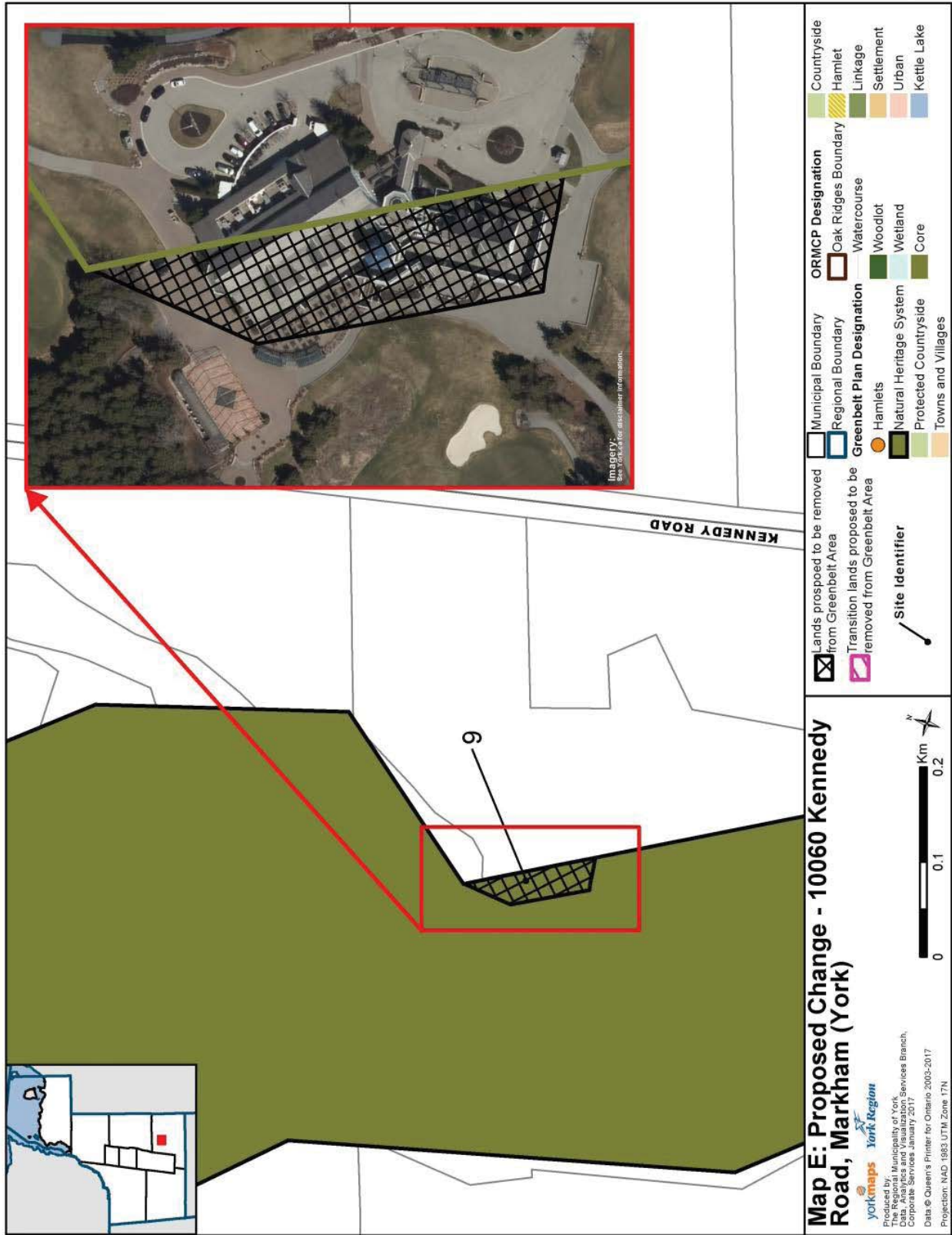


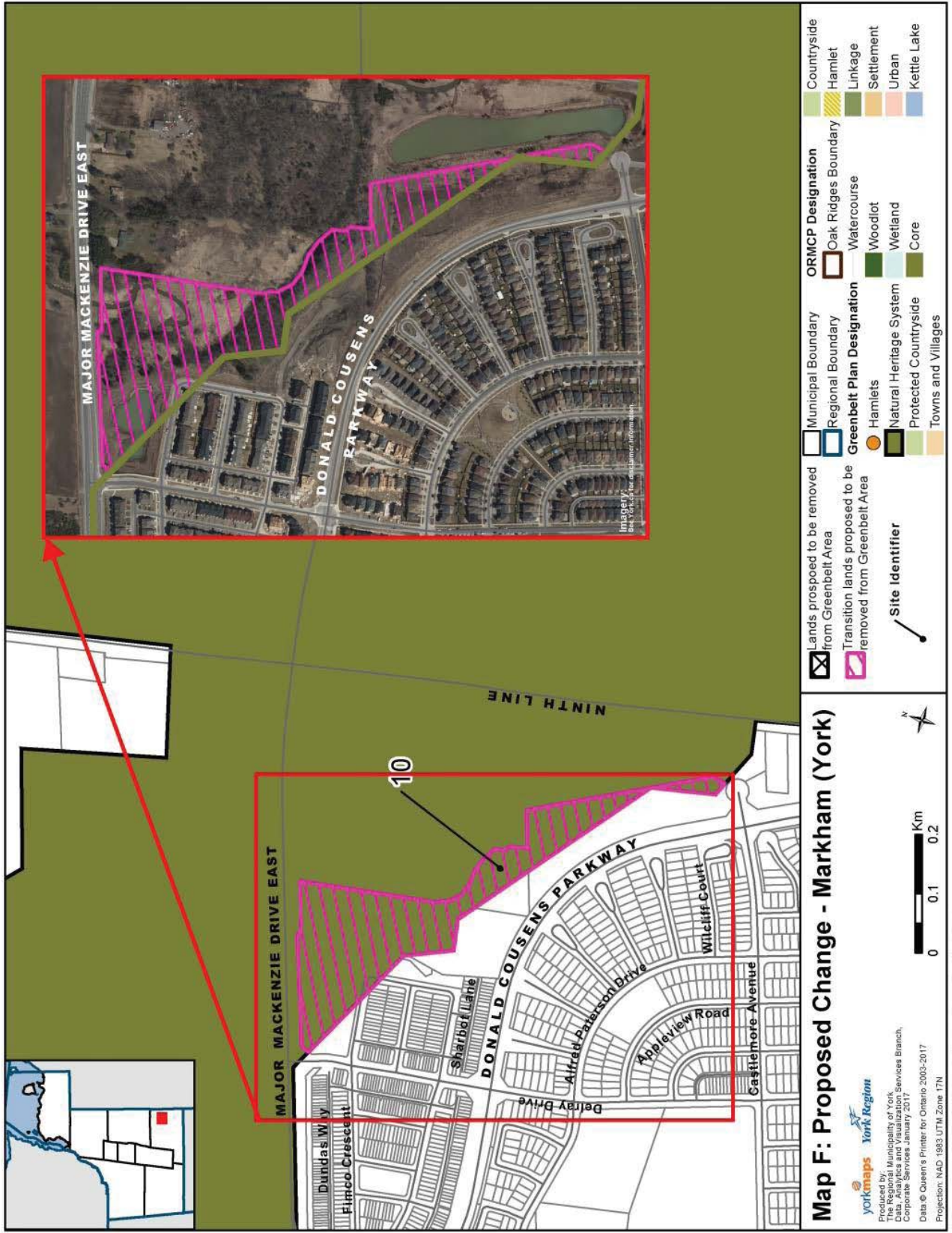












Map F: Proposed Change - Markham (York)

yorkmaps York Region

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 Corporate Services January 2017
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 Projection: NAD 1983 UTM Zone 17N



- Lands proposed to be removed from Greenbelt Area
 - Transition lands proposed to be removed from Greenbelt Area
 - Municipal Boundary
 - Regional Boundary
 - Oak Ridges Boundary
 - Watercourse
 - Woodlot
 - Wetland
 - Core
 - Hamlets
 - Natural Heritage System
 - Protected Countryside
 - Towns and Villages
- ORMCP Designation**
- Countryside
 - Hamlet
 - Linkage
 - Settlement
 - Urban
 - Kettle Lake
- Greenbelt Plan Designation**
- Hamlets
 - Natural Heritage System
 - Protected Countryside
 - Towns and Villages
- Site Identifier**
- Site Identifier