



Town of Newmarket Council Information Package

Index of Attachments

Circulation Date: September 28, 2018

Note: If a Member of Council wishes to include any of the enclosed documents on a future Council or Committee of the Whole agenda, please email Legislative Services at clerks@newmarket.ca.

General Correspondence Items

- 1. 2018 Development Charge By-law Amendment: Timelines, Communications and Procedures**
Region of York
September 21, 2018
- 2. Mid-Year Development Activity Summary 2018**
Region of York
September 21, 2018
- 3. Ministry of Environment, Conservation and Parks – Transfer of Review Program – Agreements for Administration and Delegation of Responsibility**
Region of York
September 21, 2018
- 4. Resolution Endorsing Greenbelt Protection**
Town of Georgina
September 25, 2018

Proclamation and Lighting Requests

Request Name	Type of Request	Proclamation Date	Lighting Date
Public Awareness Month for Learning Disabilities	Proclamation	October 2018	N/A
Toastmasters' Month	Proclamation	October 2018	N/A

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Newmarket Municipal Election Voting Days	Proclamation & Lighting Request	October 13-22, 2018	October 13-14, 2018; October 16-22, 2018
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September 21, 2018

LEGISLATIVE SERVICES		
INCOMING MAIL	REFD TO	COPY TO
SEP 27 2018		
<i>R. Mathew</i>		

Ms. Lisa Lyons
Director of Legislative Services/Town Clerk
Town of Newmarket
395 Mulock Drive, P.O. Box 328
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

Re: 2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

Regional Council, at its meeting held on September 20, 2018, adopted the following recommendation of Committee of the Whole regarding "2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures":

1. The Regional Clerk circulate this report to the local municipalities.

A copy of Clause 23 of Committee of the Whole Report No. 12 is enclosed for your information.

Please contact Edward Hankins, Director, Treasury Office at 1-877-464-9675 ext. 71644 if you have any questions with respect to this matter.

Sincerely,

Christopher Raynor
Regional Clerk

C.Martin
Attachments

Clause 23 in Report No. 12 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 20, 2018.

23

**2018 Development Charge Bylaw Amendment: Timelines,
Communications and Procedures**

Committee of the Whole recommends adoption of the following recommendation contained in the report dated August 17, 2018 from the Commissioner of Finance:

1. The Regional Clerk circulate this report to the local municipalities.
-

Report dated August 17, 2018 from the Commissioner of Finance now follows:

1. Recommendations

It is recommended that:

1. The Regional Clerk circulate this report to the local municipalities.

2. Purpose

This report provides Council with an update on the timelines and communication efforts associated with the 2018 Development Charge Bylaw Amendment that came into effect on July 1, 2018. It also provides information on when development charges are paid. Finally, this report provides an analysis of development charge collection levels and how they have fluctuated with changes in development charge rates.

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

3. Background

On May 25, 2017, Council directed staff to bring back an amendment to the 2017 Development Charge Bylaw during the first quarter of 2018

When Council approved the 2017 Development Charge Bylaw, it also directed staff to bring back an amendment by March 31, 2018 that would add all 56 road projects in "Part B" of Contingency Schedule G of the 2017 Development Charge Bylaw into the rate calculation.

As a result, on February 15, 2018, staff tabled a draft 2018 Development Charge Background Study and Bylaw Amendment.

The development community was aware of the magnitude of the rate increase associated with the 56 road projects through the 2017 Development Charge Background Study

A preliminary estimate of the rate implications of adding the 56 roads projects to the roads development charge rate was made public as part of the Revised 2017 Development Charge Background Study, released to Council on March 23, 2017. It was communicated again as part of the final 2017 Development Charge Background Study and Bylaw, released on May 18, 2017 (page 46 of 47 of the [2017 Development Charge Bylaw No. 2017-35](#) shows the estimated increases across all rate classes, both residential and non-residential).

Engagement with the Building Industry and Land Development Association – York Chapter (BILD) working group on the 2018 amendment began in June 2017

Finance staff met with the members of the BILD working group in June of 2017 to discuss potential timelines for the amendment and the preliminary estimate of rate increases. The BILD working group consists of representatives of low-rise developments, high-rise and Industrial/Commercial/Institutional (ICI) development. The BILD working group did not voice any concerns with the timelines or the rate increases being proposed. Engagement continued with the BILD working group in December 2017/January 2018 as part of the process put in place to pass the 2018 Amendment. Again the timelines and preliminary impact on rates were discussed.

During the 2018 Development Charge Bylaw Amendment process, Finance staff also engaged with stakeholders who were not represented by the BILD working

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

group, including the appellants to the 2017 Development Charge Bylaw and representatives of office development. Topics discussed included:

- Scope of the amendment and preliminary impact on rates
- Treatment of structured parking in the amended bylaw
- Deferral policy for 'open air' motor vehicle storage structures
- Existing office development charge deferral program

Several other initiatives were undertaken by staff to ensure that the timelines, magnitude and effective rate were communicated to the development community

In addition to consulting with BILD working group, appellants to the 2017 Development Charge Bylaw, and representatives of office development, an interdepartmental initiative was undertaken to ensure that the broader development community was made aware of the 2018 Development Charge Bylaw Amendment. These communication initiatives were augmented by the Region's local municipal partners. Table 1 highlights some of those initiatives.

**Table 1
2018 Development Charge Bylaw Amendment: Interdepartmental Communication Initiatives**

Department	Initiative
Office of the Chief Administrative Officer	Letter to BILD dated March 2, 2018, included relevant dates in the Bylaw process as well as a hand-out setting out the requirements and timelines that developers needed to meet to qualify for the prevailing 2017 development charge rates
Corporate Services - Community Planning	Starting on March 12, 2018, a postcard was made available to all local municipalities informing stakeholders as to the in-effect date of the amending bylaw and the associated rate increases for both residential and non-residential development (for an example of this postcard, please see Attachment 1)
Corporate Services - Corporate Communications and Finance - Treasury Office	All relevant information pertaining to the development charge increase has been available on the Region's website since February 2018 Issued a media release on May 17, 2018, discussing the passing of the amendment, rate increases and effective date
Corporate Services - Regional Clerk	On May 24, 2018, public notice of the passage of the bylaw amendment was made by publication in 12 newspapers across each of the 9 local municipalities

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

Department	Initiative
	<p>On May 28, 2018, notice of the passage of the bylaw amendment was made by mail to BILD, local municipalities, school boards and 'interested' stakeholders. A total of 22 packages were mailed out that included the notice of passage and the amending bylaw (<u>No. 2018-42</u>)</p> <p>'Interested' stakeholders include:</p> <ul style="list-style-type: none"> • Appellants to the Region's 2017 Development Charge Bylaw • Stakeholders who deputed or communicated on the 2018 Development Charge Bylaw Amendment • Stakeholders who had previously engaged with the Region during previous development charge bylaw reviews

The 2018 Development Charge Bylaw Amendment exceeded all statutorily prescribed minimum timelines

Under the *Development Charges Act, 1997* ("Act"), any municipality wishing to review a development charge bylaw (e.g., update or amend) must meet certain prescribed timelines. These timelines ensure that all stakeholders have adequate notice and can voice any concerns/input they may have in regards to a proposed development charge bylaw. As Table 2 indicates, the 2018 Amendment not only met, but exceeded all statutorily mandated minimum timing requirements.

**Table 2
Key statutory timelines of 2018 Development Charge Bylaw Amendment**

Requirement	First day	Required number of days between events	Last day	Actual number of days between events
Background study and bylaw is available to the public prior to public meeting	February 15	14	March 22 (day of public meeting)	35
20 days' notice of public meeting	February 22	20	March 22 (day of public meeting)	22
Background study available to the public prior to passing the Bylaw	February 15	60	May 17 (day of passage of Bylaw)	91

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

The 2018 Development Charge Bylaw Amendment was not appealed

On May 17, 2018, Regional Council passed the 2018 Development Charge Bylaw Amendment with an 'in-effect' date of July 1, 2018. The 'in-effect' date was the subject of consultation with BILD and the local municipalities and was chosen to coincide with the Region's annual indexing date, thereby improving administrative efficiencies.

Upon passage of the 2018 Development Charge Bylaw Amendment, a 40 day appeals period began. Notice of the appeal period was published in all local Metroland newspapers on May 24, 2018. The appeal period ran until June 26, 2018, at 4:30 pm.

For the first time in at least twenty years the Region did not receive any appeals of its development charge bylaw.

As directed by the *Act*, development charges are payable at building permit unless otherwise stipulated by the Development Charges Bylaw

Section 26 of the *Act* requires development charges to be paid upon building permit issuance unless a municipality's development charge bylaw states otherwise. If a proposed residential development is a plan of subdivision, a municipality may, through its development charge bylaw, provide that development charges are payable upon entering into a subdivision agreement.

Section 3.17 – 3.23 of the Region's 2017 Development Charge Bylaw (No. 2017-35) deals with the timing of payment of development charges. Specifically, the Bylaw provides that all development charges (hard services and soft services) are payable at the time of building permit issuance unless that development is a plan of subdivision and no further site plan approvals are required by the local municipality. Hard services include water, wastewater and roads development charges. Soft services include transit, Toronto-York Subway Extension, police, waste diversion, public works, paramedic services, public health, social services, and court services.

Under the Region's 2017 Development Charge Bylaw, as amended, hard services make up approximately 90 per cent of the development charge rate. Table 3 below provides an example of this for a single family detached dwelling.

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

Table 3
Components of a development charge for a single-family detached dwelling*

Component of development charge	Charge (\$)	Per cent of total charge (%)
Hard services	52,818	89.4
Soft services	6,291	10.6
Total	59,109	100

*Note: For developments in the Nobleton Community there is a separate rate for the wastewater component

For residential plans of subdivision, the hard services component of the development charge is collected by the Region and development charges for all other development applications are collected by the local municipality

If a development is a residential plan of subdivision, under section 51 of the *Planning Act*, development charges for hard services (e.g., water, wastewater and roads) are due immediately upon the owner entering into a Regional development charge agreement at the time of subdivision registration. The hard services component of the development charge is collected by the Region. Payments for all other soft services occur at building permit issuance and are collected by the local municipality where the development is taking place.

If the development does not meet the criteria for a residential plan of subdivision, both the hard and soft services component are due at building permit issuance and are collected by the local municipality where the development is taking place.

Some developments did not qualify to pay their development charges prior to the July 1, 2018 rate increase

On July 1, 2018, the new rates underpinned by the 2018 Development Charge Bylaw Amendment came into effect. The Region is aware of some developments that were not able to meet the required criteria, as set out in the Region's Development Charge Bylaw (No. 2017-35), to pay their development charges prior to the July 1, 2018 deadline.

Regional staff consulted with local municipal staff and it appears that there may have been challenges interpreting timing of payment provisions in the Region's 2017 Development Charge Bylaw. It should be emphasized that these interpretative challenges did not prevent any development from paying

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

development charges so long as they met the criteria under the Region's Bylaw to do so.

4. Analysis and Implications

There is typically an increase in development charge collections prior to a new development charge bylaw taking effect

Development charge collections are typically higher in the second and fourth quarters of the calendar year, although more so in a bylaw year. Part of the reason for this is that York Region's development charge bylaws (including updates and amendments) typically take effect in the second quarter.

Between 2012 and 2017 period, on average, 62 per cent of development charge collections occurred in second and fourth quarters. In 2012, there was a significant increase in development charge collections in the fourth quarter due to the prepayment provisions allowed under the 2012 Development Charge Bylaw. For 2017, approximately half of the collections for the year occurred prior to the June 17, 2017 effective date for the Development Charge Bylaw.

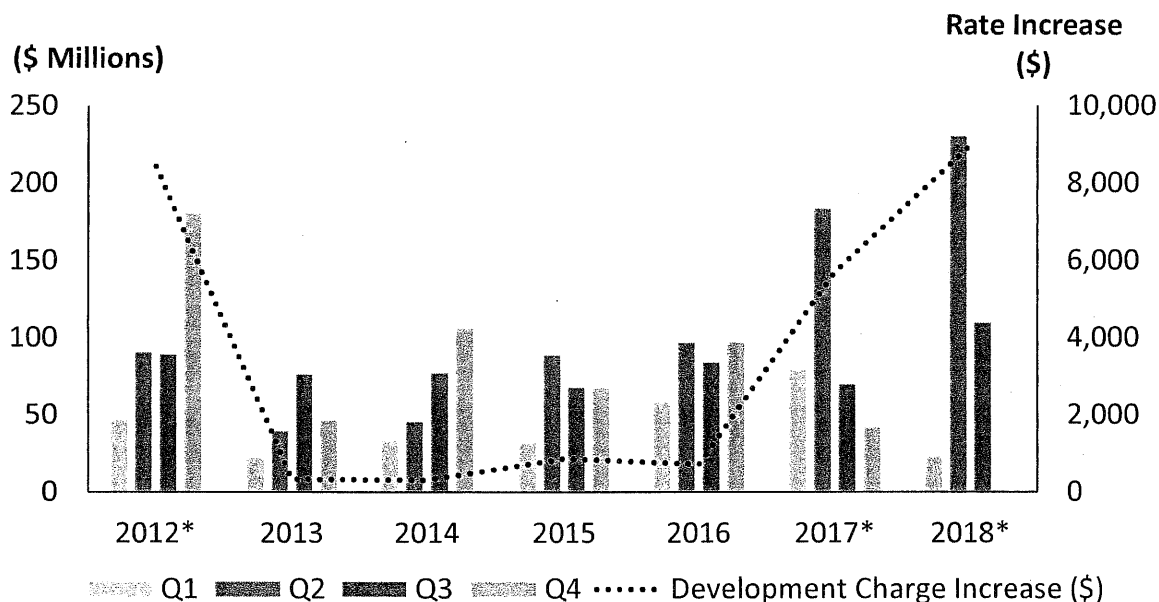
During the previous three development charge bylaw reviews, the single family detached rate increased by between 13 and 27 per cent

When the Region updated its development charge bylaw in 2012, the rate for a single-family detached dwelling increased by 27 per cent. Similarly, in 2017 and 2018, the rate increased by 13 per cent and 19 per cent respectively. Since the development charge rate increase is typically higher than that of inflation, developers have an incentive to advance projects (when they can) and pay at the rates in effect prior to an increase. Figure 1 summarizes these collections along with the annual development charge rate increase for single family dwellings.

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

Figure 1

Historic residential development charge collections versus annual single family dwelling development charge rate increase (by quarter)



*Development Charge Bylaw Update (2012 and 2017) or Amendment (2018)
 Note: Based on the date York Region received development charge payment.
 2018 Q3 collections only include June 2018 development charge collections remitted to the Region in July.

Under the 2017 Development Charge Bylaw, non-residential rates fell or remained approximately the same while under the 2018 amendment they increased between 18 and 28 per cent

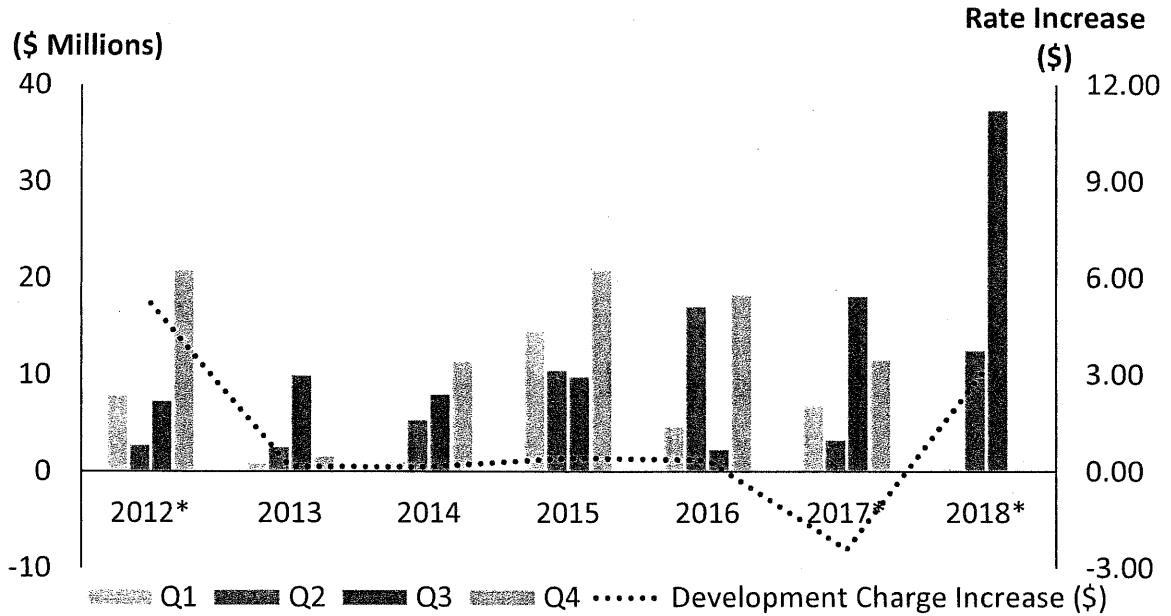
Between 2012 and 2016, on average, 38 per cent of non-residential development charge collections occurred in the first half of the year, while in 2017, only 27 per cent of non-residential development charge collections occurred in the first two quarters of the year. This is partially attributed to the fact that under the 2017 Development Charge Bylaw, non-residential rates either declined or increased slightly¹. This may have incentivized non-residential developers to delay projects in order to pay development charges after the 2017 Development Charges Bylaw came into effect.

Under the 2018 Development Charges Bylaw Amendment, the Industrial/Office/Institutional development charge rate increased by 18 per cent. As expected, there was a significant increase in development charge collections during the second quarter of 2018 when compared to non-bylaw years and 2017 (see Figure 2).

¹ Note: Retail rate increased by 0.35 per cent, Industrial/Office/Institutional rate decreased by 12 per cent and Hotel rates decreased by 80 per cent.

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

Figure 2
Historic Industrial/Office/Institutional development charge collections versus annual Industrial/Office/Institutional development charge rate increases (by quarter)



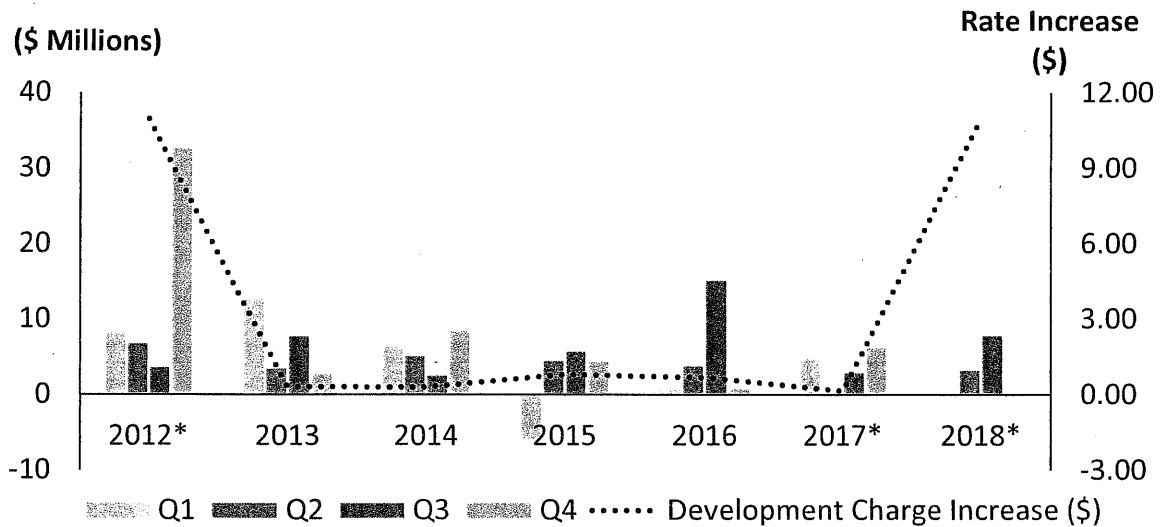
*Development Charge Bylaw Update (2012 and 2017) or Amendment (2018)
 Note: Based on the date York Region received development charge payment.
 2018 Q3 collections only include June 2018 development charge collections remitted to the Region in July.

Similarly, under the 2018 Development Charges Bylaw Amendment, the Retail development charge rate increased by 28 percent. This however did not lead to a similar increase in development charge collections (see Figure 3)².

² Non-residential development proceeds by the way of site plan and development charges are due at building permit issuance and are collected by the local municipalities. These development charges are typically remitted to the Region by the end of the month following their collection by the local municipality.

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

**Figure 3
Historic retail development charge collections versus annual retail development charge rate increases (by quarter)**



*Development Charge Bylaw Update (2012 and 2017) or Amendment (2018)
 Note: Based on the date York Region received development charge payment.
 2018 Q3 collections only include June 2018 development charge collections remitted to the Region in July.

In the first half of 2018, nearly 6,500 new residential units and almost 84,500 square metres of new gross floor area paid development charges

Markham, Richmond Hill and Vaughan collectively processed almost 6,000 new residential units in the first two quarters of 2018, which is the majority of the total new residential units in the Region. Of the units processed, most were associated with low-rise development.

Similarly, the majority of the non-residential development (by square metre) that paid development charges to the Region in the first two quarters of 2018 was in Markham, Richmond Hill and Vaughan. Tables 4 and 5 provide further detail.

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

Table 4
Total number of new residential units that paid development charges in the first and second quarters of 2018

<i>Municipality</i>	<i>Low Rise Subdivision</i>	<i>Low Rise Site Plan</i>	<i>Total Low Rise</i>	<i>High Rise</i>	<i>Total</i>	<i>Low rise share of York Region Total (%)</i>
Markham	637	309	946	755	1,701	26
Richmond Hill	2,044	34	2,078	0	2,078	32
Vaughan	284	1328	1,612	510	2,122	33
Whitchurch – Stouffville	0	3	3	0	3	0
Aurora	324	3	327	4	331	5
King	0	6	6	0	6	0
Newmarket	0	140	140	0	140	2
East Gwillimbury	66	5	71	0	71	1
Georgina	0	7	7	0	7	0
Total*	3,355	1,835	5,190	1,269	6,459	100

*Note: Numbers may not sum due to rounding

**Note: Based on the date the York Region received the development charges

Table 5
Total new non-residential gross floor area that paid development charges in the first and second quarters of 2018

<i>Municipality</i>	<i>Retail (square metre)</i>	<i>IOI* (square metre)</i>	<i>Hotel (square metre)</i>	<i>Total (square metre)</i>	<i>Percentage of York Region Total (%)</i>
Markham	3,373	10,822	0	14,195	17
Richmond Hill	450	0	0	450	1
Vaughan	1,380	56,529	0	57,909	69
Whitchurch – Stouffville	3,892	1,266	0	5,158	6
Aurora	609	0	4,792	5,401	6
King	0	0	0	0	0
Newmarket	1,355	0	0	1,355	2
East Gwillimbury	20	0	0	20	0
Georgina	0	0	0	0	0
Total**	11,079	68,617	4,792	84,468	100

*Note: IOI = Industrial/Office/Institutional

**Note: Numbers may not sum due to rounding

**Note: Based on the date the York Region received the development charges

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

5. Financial Considerations

Development charges help fund vital infrastructure required to accommodate growth

The Region's 2017 Development Charge Bylaw, as amended, is expected to result in the collection of approximately \$5 billion in development charges over 15 years. This will help fund over \$8 billion in infrastructure investments. Additional funding would come from existing development charge reserves, post-2031 development charge collections and non-development charge funding sources.

It is anticipated that the Region will update its development charge bylaw after the Municipal Comprehensive Review (MCR) is finalized. The new background bylaw will address growth to 2041. This update will likely occur before the statutory maximum period for the 2017 Development Charge Bylaw expires in 2022.

6. Local Municipal Impact

The development charge process is a partnership between the Region and the local municipalities

From providing input into the policy formation during a development charge bylaw review, to the administration of the Region's development charge bylaw, and collection of the Regional component of the development charges; the local municipalities are partners with the Region in the development charge process.

In advance of the July 1, 2018 deadline for the increased rates, there were some challenges in interpreting the timing of payment provisions of the Region's bylaw. Staff from the Region will continue to work with the local municipalities, providing clarification, when necessary, so as to ensure that the Region's Bylaw is administered consistently across the Region. The consistent administration of the bylaw, by the local municipalities, will help ensure that the Region collects the development charges necessary to continue to build the infrastructure needed to accommodate growth in all nine local municipalities.

2018 Development Charge Bylaw Amendment: Timelines, Communications and Procedures

7. Conclusion

On May 17, 2018, Regional Council passed the 2018 Development Charge Bylaw Amendment, which will help to fund 56 priority growth-related road projects across the Region. The passing of the amending bylaw marked over a years' worth of work, consultation and communication by staff at all levels in the Region and the local municipalities. In addition, a concerted effort by staff at all levels made it possible to process the increased development charge collections in the first half of 2018. Finally, all of these combined efforts resulted in the Region's Bylaw not being appealed for the first time in at least twenty years.

For more information on this report, please contact Edward Hankins, Director, Treasury Office, at 1-877-464-9675 ext. 71644. The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Laura Mirabella
Commissioner of Finance

Bruce Macgregor
Chief Administrative Officer

August 17, 2018

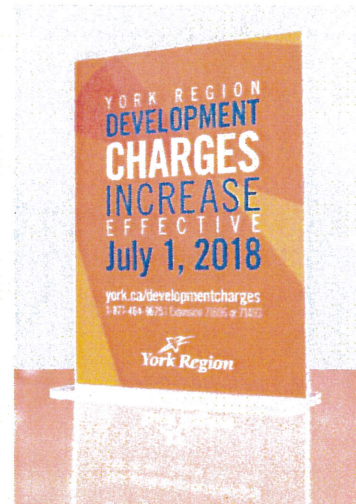
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Attachments (1)

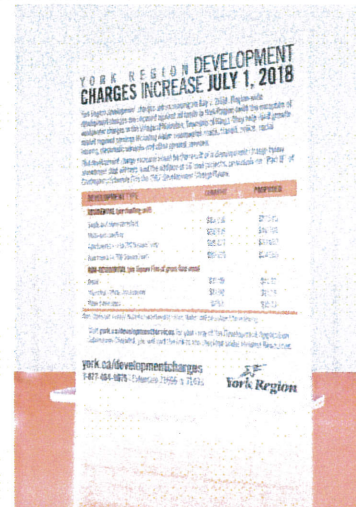
Accessible formats or communication supports are available upon request

Development charge rate increase postcard

At counter: 17250 Yonge Street, Planning and Development Services Reception



Front



Back



September 21, 2018

Ms. Lisa Lyons
Director of Legislative Services/Town Clerk
Town of Newmarket
395 Mulock Drive, P.O. Box 328
Newmarket, ON L3Y 4X7

LEGISLATIVE SERVICES		
INCOMING MAIL	REFD TO	COPY TO
SEP 27 2018		
<i>R. Mackenzie</i>		

Dear Ms. Lyons:

Re: Mid-Year Development Activity Summary 2018

Regional Council, at its meeting held on September 20, 2018, adopted the following recommendation of Committee of the Whole regarding "Mid-Year Development Activity Summary 2018":

1. The Regional Clerk circulate this report to the local municipalities.

A copy of Clause 17 of Committee of the Whole Report No. 12 is enclosed for your information.

Please contact Justin Wong, Planner at 1-877-464-9675 ext. 71577 if you have any questions with respect to this matter.

Sincerely,

Christopher Raynor
Regional Clerk

/ C.Martin
Attachments

Clause 17 in Report No. 12 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 20, 2018.

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Mid-Year Development Activity Summary 2018

Committee of the Whole recommends adoption of the following recommendation contained in the report dated August 17, 2018 from the Commissioner of Corporate Services and Chief Planner:

1. The Regional Clerk circulate this report to the local municipalities.
-

Report dated August 17, 2018 from the Commissioner of Corporate Services and chief Planner now follows:

1. Recommendation

It is recommended that the Regional Clerk circulate this report to the local municipalities.

2. Purpose

The purpose of this report is to provide information to Council on planning and development application activity from January 1 to June 30, 2018.

3. Background

The authority to approve a variety of routine development applications is delegated to staff in Planning and Development Services

Council has delegated approval authority to staff to issue approvals for development applications subject to such approvals being reported to Council semi-annually. This report outlines development review and approval activities, including the following delegated approvals for the first half of 2018:

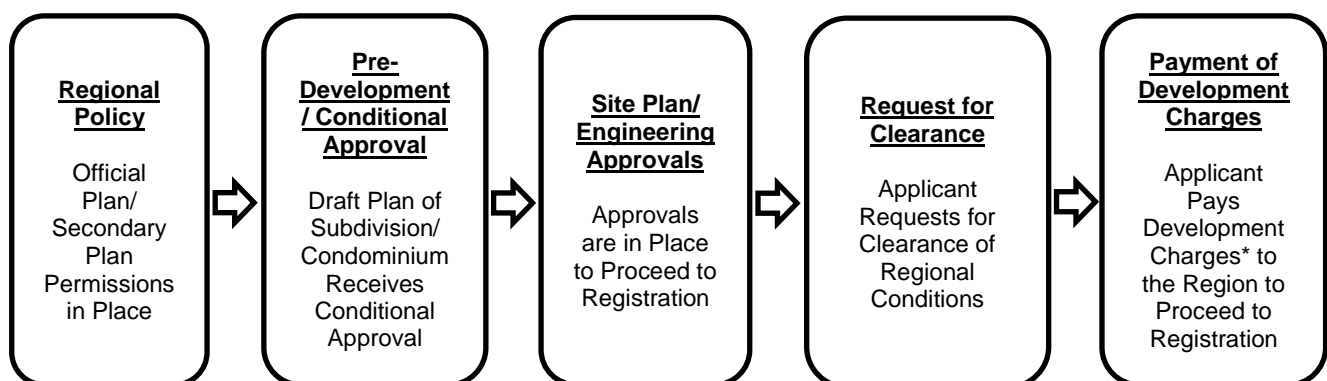
- Approved local 'routine' Official Plan Amendments (OPA)
- Minor local OPAs that are exempt from Regional approval
- Issuance of conditions for approval for plans of subdivision and condominium
- Clearance of Regional conditions of plans of subdivision and condominium to permit registration

4. Analysis and Implications

Development activity remained strong in the first half of 2018 with the Region responding to 206 development applications

From January 1 to June 30, 2018, Regional staff reviewed and responded to 206 development applications. As shown in Table 1 and Figure 1, the number of development approvals remained strong in the first half of 2018, exceeding the total number of development approvals for the same period in 2017 (144). The increased number of applications receiving conditional approval and the clearance of a consistent number of residential units for registration is a key indicator of strong development activity. The increase in site plan and engineering approvals is attributed to the number of clearance packages submitted prior to the development charges increase effective July 1, 2018. Subdivision and/or site plan approval is a requirement before a clearance package for registration can be processed. A breakdown of development applications by municipality and application type is provided in Attachment 1. A full analysis over the past five years will be provided though the 2018 annual development activity report in early 2019.

Development activity is anticipated to remain strong in the second half of 2018



*Development Charges are also collected by the local municipality at the time of building permit issuance.

Key stages in the planning approval process identified above and in Table 1 allow staff to observe development trends. Regional policy implementation, conditional approval and construction are three general stages that provide an outlook for development within the Region. Comparing the number of development applications between mid-year 2017 and mid-year 2018 that fall within these three stages provides an indicator of development trends.

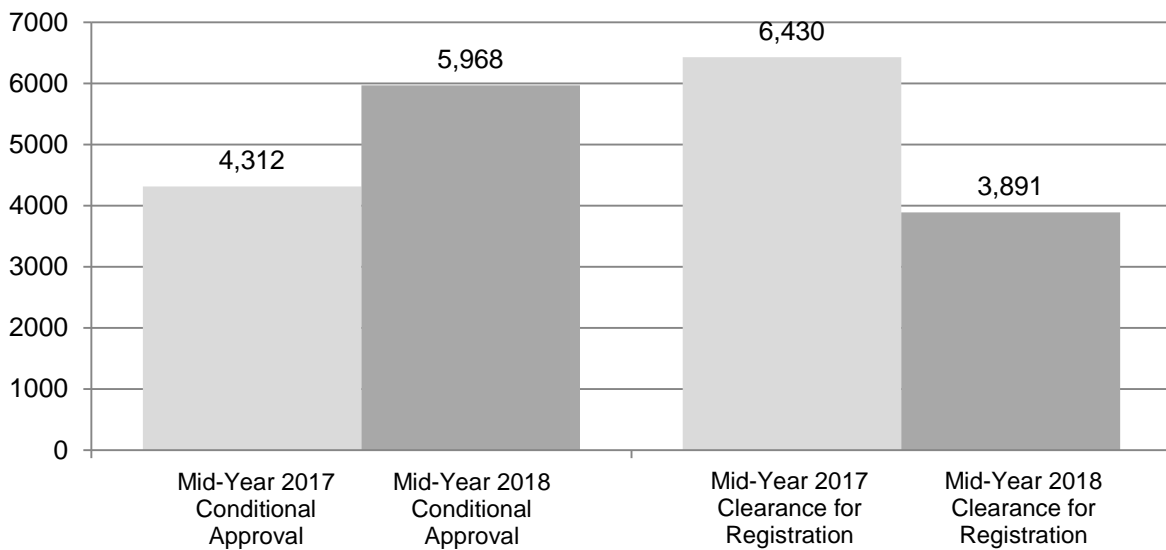
**Table 1
Number of Regional Approvals Issued by Planning Stage and Application Type (Mid-Year 2017 and Mid-Year 2018)**

Planning Stage	Application Type	Mid-Year 2017	Mid-Year 2018	Development Trends
<u>Regional Policy</u> Official Plan/ Secondary Plan Permissions in Place	Official Plan Amendment	28	23	While the number of OPA applications does indicate development activity, they are not indicative of development trends. OPAs are only required for applications that do not conform with existing Official Plan policies.
<u>Pre-Development/ Conditional Approval</u> Draft Plan of Subdivision/ Condominium Receives Conditional Approval	Draft Plan of Subdivision and Condominium	37	40	The increased number of applications receiving condition approval in mid-year 2018 demonstrates that development continues to remain strong and growth within the Region will continue in the second half of 2018.
<u>Regional Site Plan/ Engineering Approvals</u> <u>Clearance for Registration (Construction)</u>	Site Plan	21	76	The increase of site plan and engineering approvals is tied to the approvals required for applications to proceed to clearance for registration.
	Engineering	14	30	
	Clearance of Draft Plan of Subdivision and Condominium for Registration	44	37	The number of residential units proceeding to registration decreased in the first half of 2018 while the number of units receiving condition approval has increased in the same time period. Given the increase of units receiving conditional approval, residential units proceeding registration will remain strong. While subdivision and condominium clearances are down slightly, the number of units registered has increased from the same period in 2017 (see Figure 1). This increase is primarily attributed by the registration of

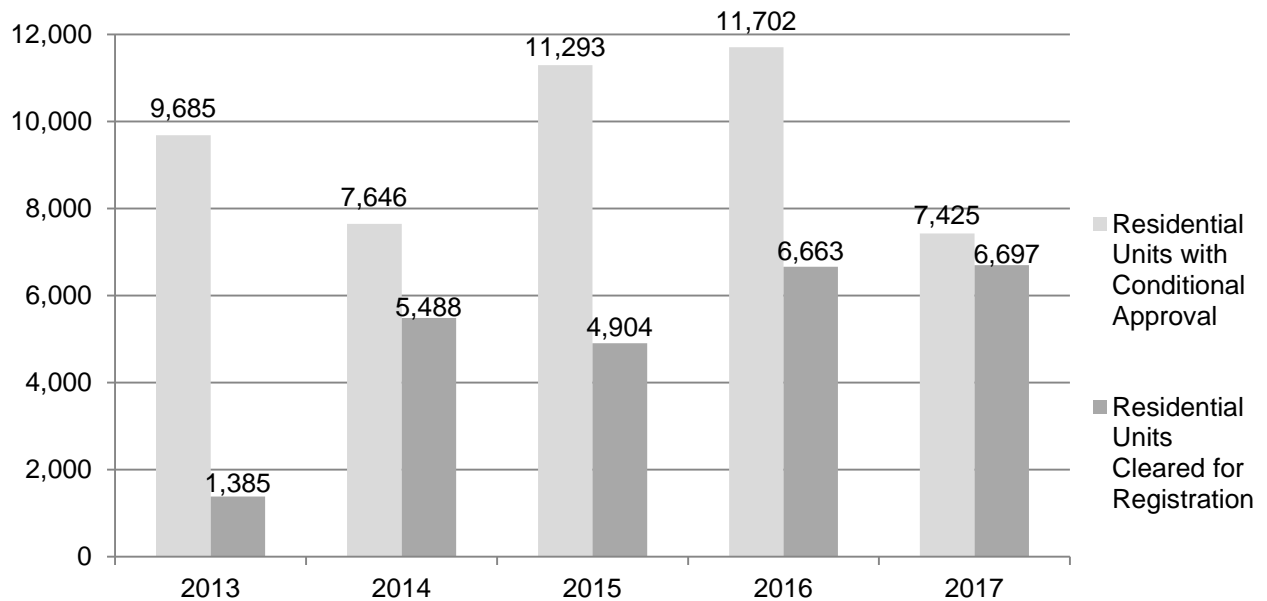
Mid-Year Development Activity Summary 2018

Planning Stage	Application Type	Mid-Year 2017	Mid-Year 2018	Development Trends
				<p>subdivisions in the North Leslie Secondary Plan area in the Town of Richmond Hill and the Block 40/47 Secondary Plan Area in the City of Vaughan.</p> <p>Figure 2 outlines <u>the number of s-the</u> residential units with conditional approval and received clearance for registration from 2013 to 2017.</p>
	Total	144	206	

Figure 1
Residential Units with Conditional Approval and Clearance for Registration
Mid-Year 2017 as Compared to Mid-Year 2018



**Figure 2
Residential Units with Conditional Approval and Clearance for Registration
from 2013 to 2017**



Regional staff participate on advisory committees and working groups for the planning of new development areas

Planning and Economic Development staff actively participate in a number of Regional and Local Technical Advisory Committees (TACs) and Project Working Groups. Regional staff are involved with TACs for Future Urban Areas, new Secondary Plans and Key Development Areas. Input into these committees and working groups is important to ensure Regional interests are identified and protected early, and throughout the planning process. The quick facts section of each respective municipality in Attachment 1 provides a list of committees and working groups staff were engaged in the first half of 2018.

5. Financial Considerations

Revenue from planning and engineering application fees increased

As shown in Table 2 below, Regional planning and engineering application fees collected increased in the first half of 2018 based on the increased number and complexity of applications.

Table 2
Fee Revenue for Development Planning and Engineering
Mid-Year 2017 and Mid-Year 2018

Section	Mid-Year 2017	Mid-Year 2018
Development Planning	\$373,833	\$440,540
Development Engineering	\$1,764,892	\$2,604,731
Total	\$2,138,725	\$3,045,271

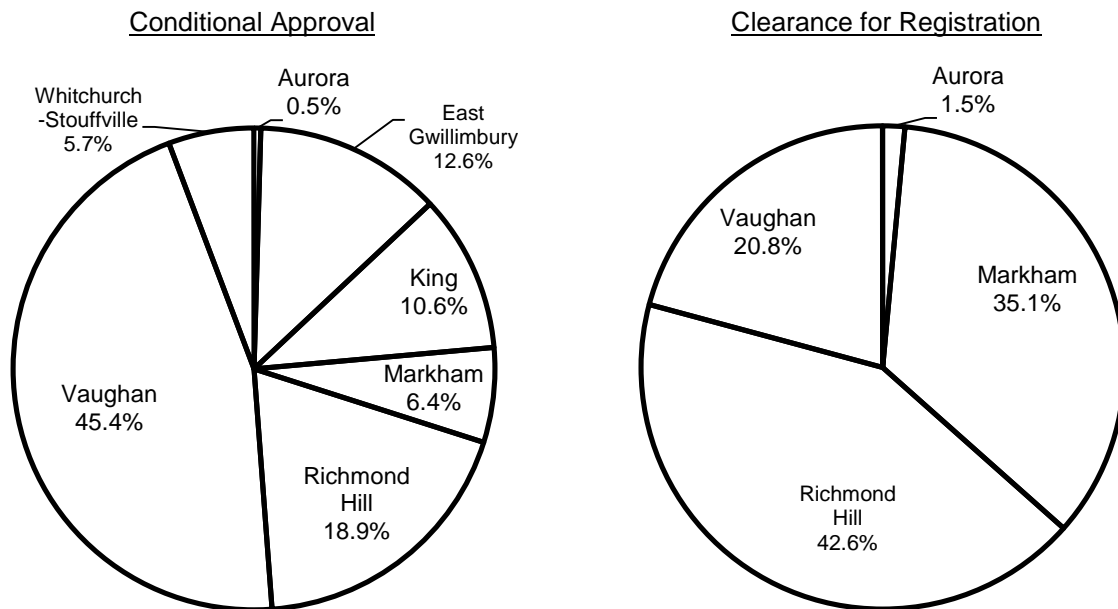
Development Charges revenue of \$254,725,780 represents a slight decrease from mid-year 2017

Development Charges (DCs), are collected through the applications approval process. From January 1 to June 30, 2018, \$254,725,780 in development charges were collected. This is a slight decrease from the \$263,393,724 collected in mid-year 2017. This change is attributed to the increased number of development applications where DCs are collected at a later date by the local municipality at the building permit stage.

6. Local Municipal Impact

Regional staff continues to work closely and in a timely manner on development applications and approvals with local municipal partners while ensuring Regional and local policy objectives are met. Figure 3 outlines the work undertaken by local municipality.

Figure 3
Percentage Distribution of Residential Units Receiving Conditional Approval and Clearance for Registration by Local Municipality in Mid-Year 2018



7. Conclusion

This report provides a summary of Regional planning and engineering development approvals within the first half of 2018 compared to the same time in 2017. Applications include local Official Plan Amendments, plans of subdivision and condominium, including clearances of Regional conditions, site plan and engineering approvals.

The Region continued to experience strong development application activity in the first half of 2018 that will continue in the second half of the year.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives.

For more information on this report, please contact Justin Wong, Planner at 1-877-464-9675 ext. 71577.

Mid-Year Development Activity Summary 2018

The Senior Management Group has reviewed this report.

Recommended by:

Recommended by:

Paul Freeman, MCIP, RPP
Chief Planner

Karen Whitney, MCIP, RPP
Director, Community Planning and
Development Services

Recommended by:

Approved for Submission:

Dino Basso
Commissioner of Corporate Services

Bruce Macgregor
Chief Administrative Officer

August 17, 2018

Attachment (1)

#8801515

Accessible formats or communication supports are available upon request

2018 MID-YEAR DEVELOPMENT **ACTIVITY** SUMMARY

SEPTEMBER 2018





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EXECUTIVE SUMMARY



The purpose of the Mid-Year Development Activity Summary 2018 is to provide information to Council on planning and development application activity from January 1 to June 30, 2018, report on delegated approvals, and provide a comparison to mid-year 2017.

In the first half of 2018, Regional staff reviewed and responded to 206 development applications, an increase from 144 applications in the first half of 2017. Regional staff actively participates in Technical Advisory Committees and Project Working Groups and continue to be involved with Local Planning Approval Tribunal (formerly Ontario Municipal Board) proceedings, which include hearings and mediation.

In general, development activity increased in the first half of 2018 as compared with the first half of 2017. Official Plan Amendment (OPA) applications and subdivision and condominium applications remained consistent, while Regional site plan and engineering approvals increased as a result of the approvals required for subdivisions to proceed to registration. The Region has continued to experience strong growth in the first half of 2018. Regional staff will continue to work closely with local municipal partners to achieve Region and local policy objectives.

DELEGATED APPROVAL AUTHORITY

MID-YEAR DEVELOPMENT ACTIVITY SUMMARY 2018

DELEGATED PLANNING and ENGINEERING APPROVALS ACTIVITY

LOCAL 'ROUTINE' OFFICIAL PLAN AMENDMENTS

These are minor applications with no outstanding Regional or local issues that the Chief Planner and Director of Community Planning and Development Services has been authorized by Council to approve.

LOCAL 'EXEMPT' OFFICIAL PLAN AMENDMENTS

These are applications that are exempted under the provisions of the York Region Official Plan 2010, which the Director of Community Planning and Development Services can exempt from the approval process. The exemption enables the local municipality to make the final decision on the application.

CONDITIONS OF APPROVAL FOR PLANS OF SUBDIVISION AND CONDOMINIUMS

As a commenting agency, the Region provides written correspondence to the local municipality which outlines Regional requirements and conditions of draft approval, which may include transit, water and wastewater, servicing allocation, roads, water resources, public health, financial and planning conditions.

FINAL APPROVAL FOR PLANS OF SUBDIVISION AND CONDOMINIUMS

As a commenting agency, the Region provides a letter to the local municipality outlining how each Regional condition of draft approval has been satisfied.

REGIONAL SITE PLAN APPROVAL

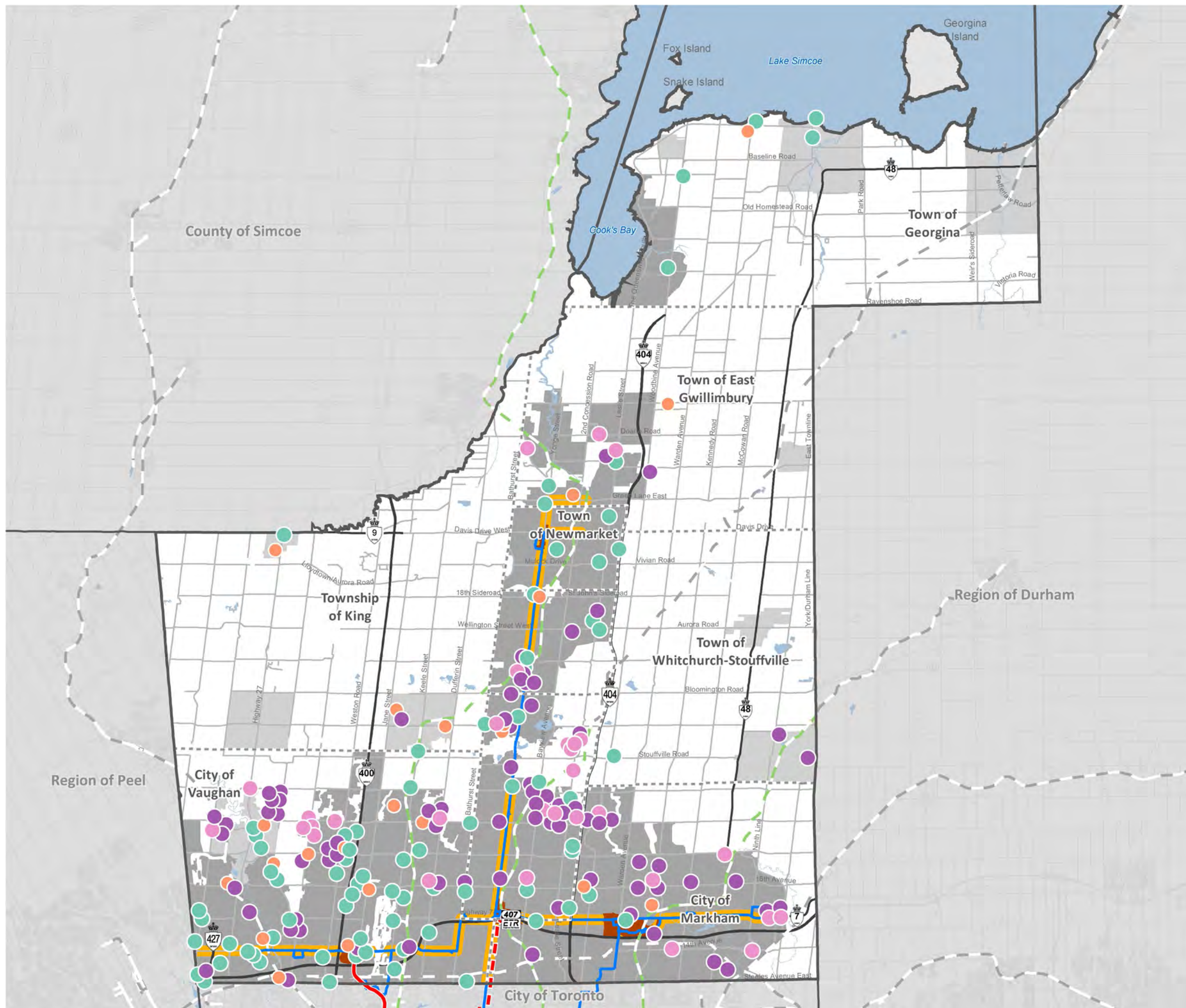
Staff has delegated authority to issue conditions of site plan approval on applications of Regional interest, and when necessary enters into site plan agreements with respect to these applications. These conditions include, but are not limited to, land requirements, water and wastewater, transportation, water resources, public health, land use planning, roads, access improvements and financial requirements.

REGIONAL ENGINEERING APPROVALS

The Region provides engineering approvals for works proposed in the Region's Right-of-Ways as part of development applications and local municipal capital projects. These approvals are required to be in place before subdivision clearance can be issued by the Region.

**Development Profile
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications (Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Centre
- Regional Corridor



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YORK REGION

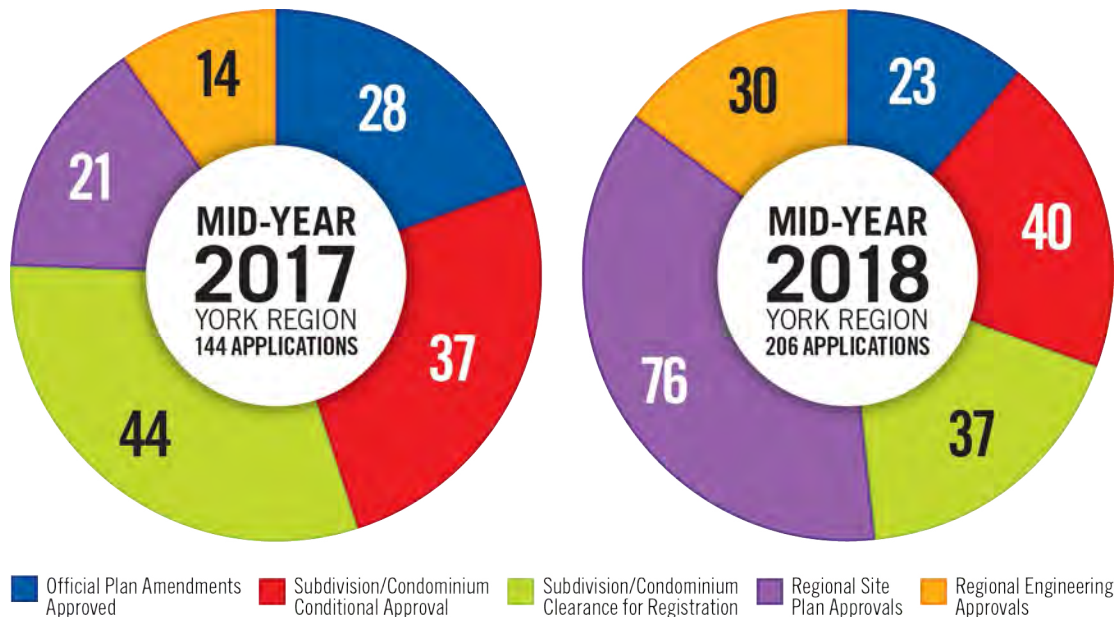
DEVELOPMENT PROFILE MID-YEAR 2018



QUICKFACTS

- Regional staff reviewed and responded to 206 development applications in the first half of 2018 compared to 144 applications by the same time in 2017
- Conditional approval for plans of subdivisions and condominiums were issued for 5,968 residential units in the first half of 2018
- 3,891 residential units were cleared for registration in the first half of 2018

FIGURE 1: DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2017 and MID-YEAR 2018





YORK REGION DEVELOPMENT PROFILE MID-YEAR 2018

FIGURE 2: REGION-WIDE TYPE of RESIDENTIAL UNITS (Conditional Approval)
MID-YEAR 2017 compared to MID-YEAR 2018

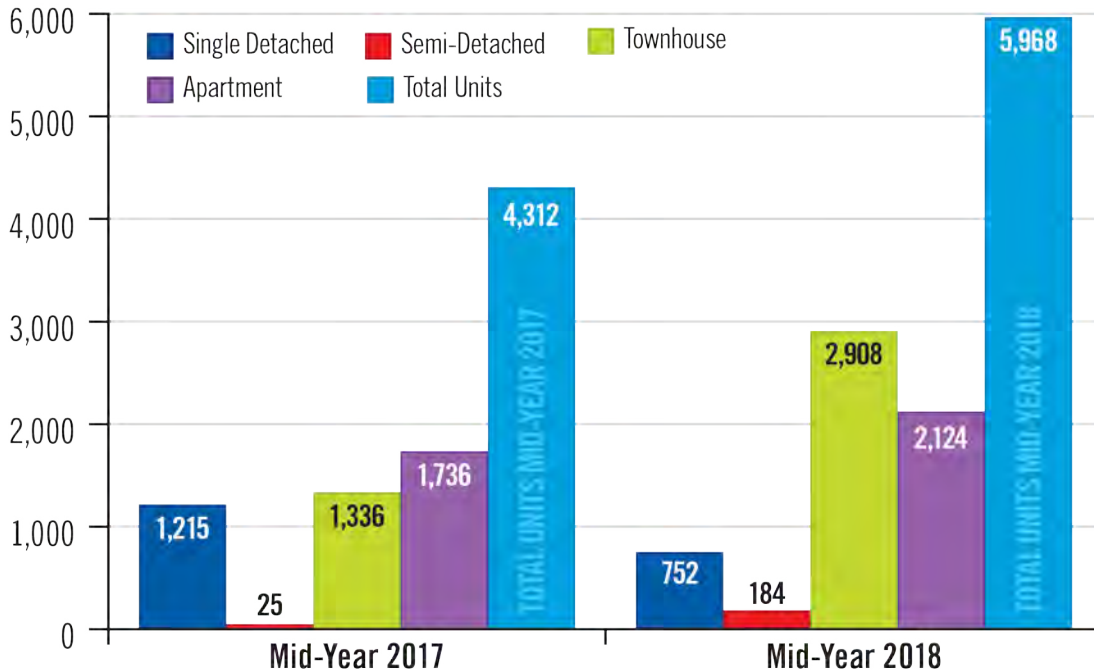
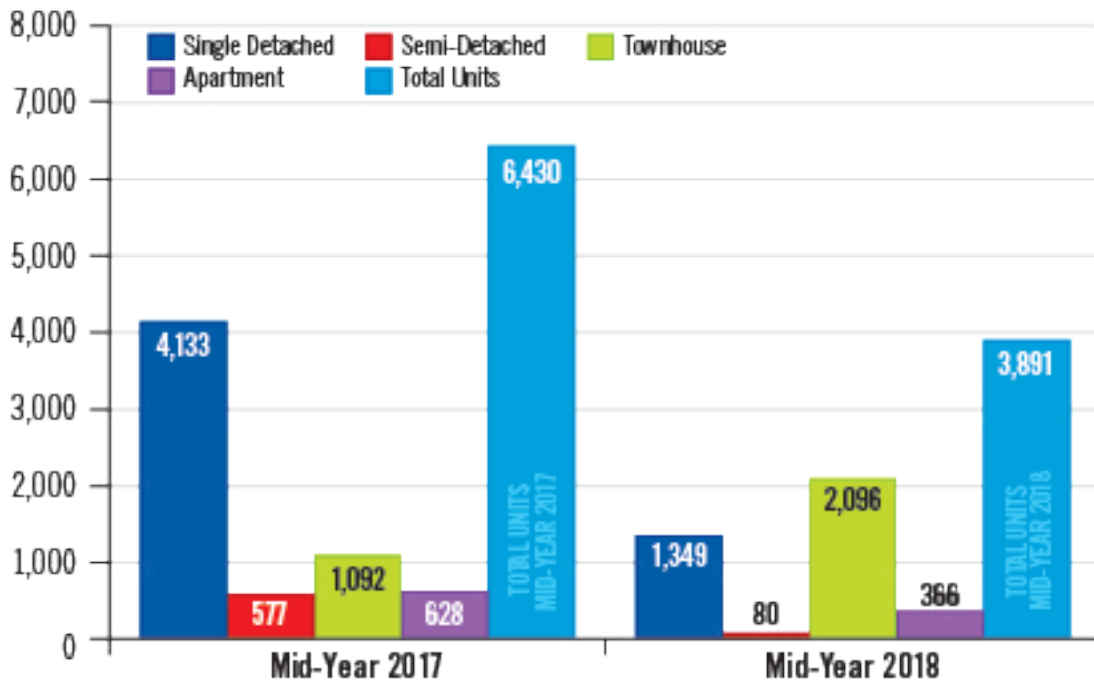


FIGURE 3: REGION-WIDE TYPE of RESIDENTIAL UNITS (Clearance for Registration)
MID-YEAR 2017 compared to MID-YEAR 2018



**Town of Aurora
Development Profile
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications
(Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Corridor



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TOWN of AURORA

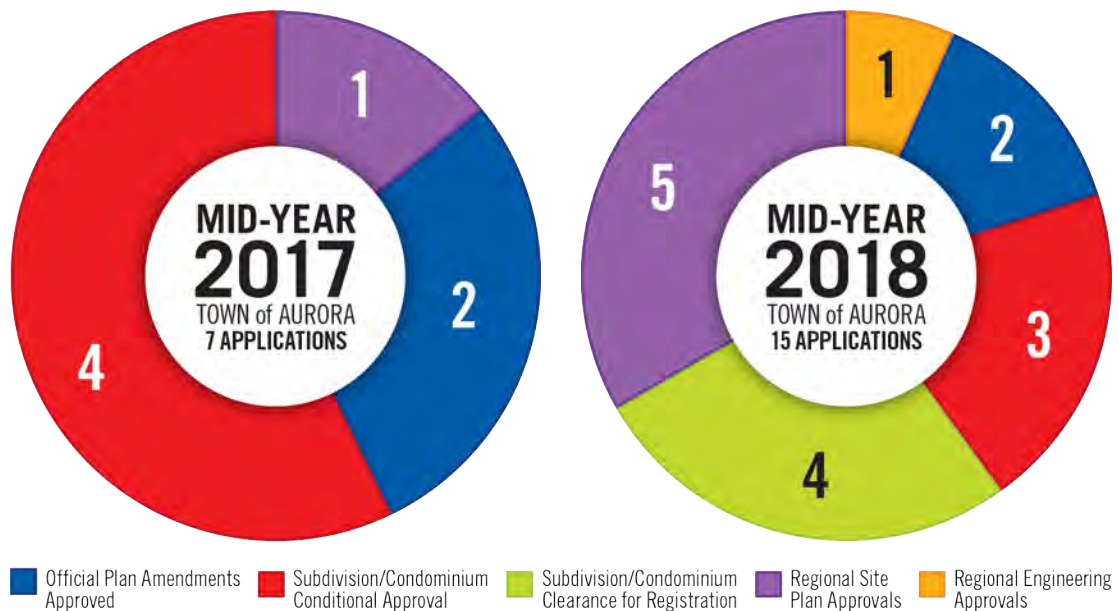
DEVELOPMENT PROFILE MID-YEAR 2018



QUICKFACTS

- Aurora made up seven per cent of development applications in York Region
- 15 development applications were reviewed
- Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 4: TOWN of AURORA - DEVELOPMENT APPLICATIONS by TYPE
MID-YEAR 2017 compared to MID-YEAR 2018





TOWN of AURORA

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 1: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.A.0044	OPA-2017-06	Local Official Plan Amendment	46 St John's Sideroad East	A site specific OPA to permit the development of 68 stacked townhouse dwellings in 3 blocks on lands designated as "Stable Neighbourhood"
LOPA.17.A.0062	OPA-2017-02	Local Official Plan Amendment	14029 Yonge Street	To permit reduced setbacks for a new residential development for 54 units

TABLE 2: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.17.A.0009	19T17A01/SUB-2017-01	Draft Plan of Subdivision	14029 Yonge Street	Proposed residential block consisting of 27 single family detached units fronting on to a private lane
SUBP.18.A.0006	SUB-2018-01	Draft Plan of Subdivision	South of Wellington Street East and east of Bayview Avenue	To create 10 future development blocks within the draft plan
CDMP.17.A.0043	CDM-2017-01	Draft Plan of Condominium	14029 Yonge Street	To facilitate the ownership of 27 single detached condominium residences on a private road

TOWN of AURORA

DETAILED APPLICATION INFORMATION MID-YEAR 2018



TABLE 3: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.A.0019	19T03A02	Registered Plan of Subdivision	14070 Yonge Street	To develop 29 single detached units
CDMR.18.A.0005	19CDM7480	Registered Plan of Condominium	Northwest of Henderson Drive and Yonge Street	To facilitate the ownership of 53 townhouses
CDMR.18.A.0009	19CDM-16A05	Registered Plan of Condominium	555 William Graham Drive	To facilitate the ownership of two 4-storey mixed use condominium buildings with 179 residential units and 508.4 sq m of commercial space
CDMR.18.A.0021	19CDM-16A03	Registered Plan of Condominium	14222, 14314, 14358 & 14378 Yonge Street	To facilitate the ownership of 42 single detached dwellings

TABLE 4: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.A.0003	SPA00217	Site Plan	15370 Leslie Street	To change the number of proposed units from 30 to 32 street townhouse units
SP.17.A.0326	SP-2017-10	Site Plan	14314-14388 Yonge Street	To develop a 5-storey retirement facility with a total of 248 units with 133 parking spaces
SP.18.A.0112	SP-2018-05	Site Plan	1623 Wellington Street East	To develop 4 commercial buildings
SP.18.A.0125	SP(EX)-2018-02	Site Plan	1 Henderson Drive	Proposed development of a temporary Seasonal Outdoor sales area (Garden Centre)



TOWN of AURORA

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 4: REGIONAL SITE PLAN APPROVALS (continued)

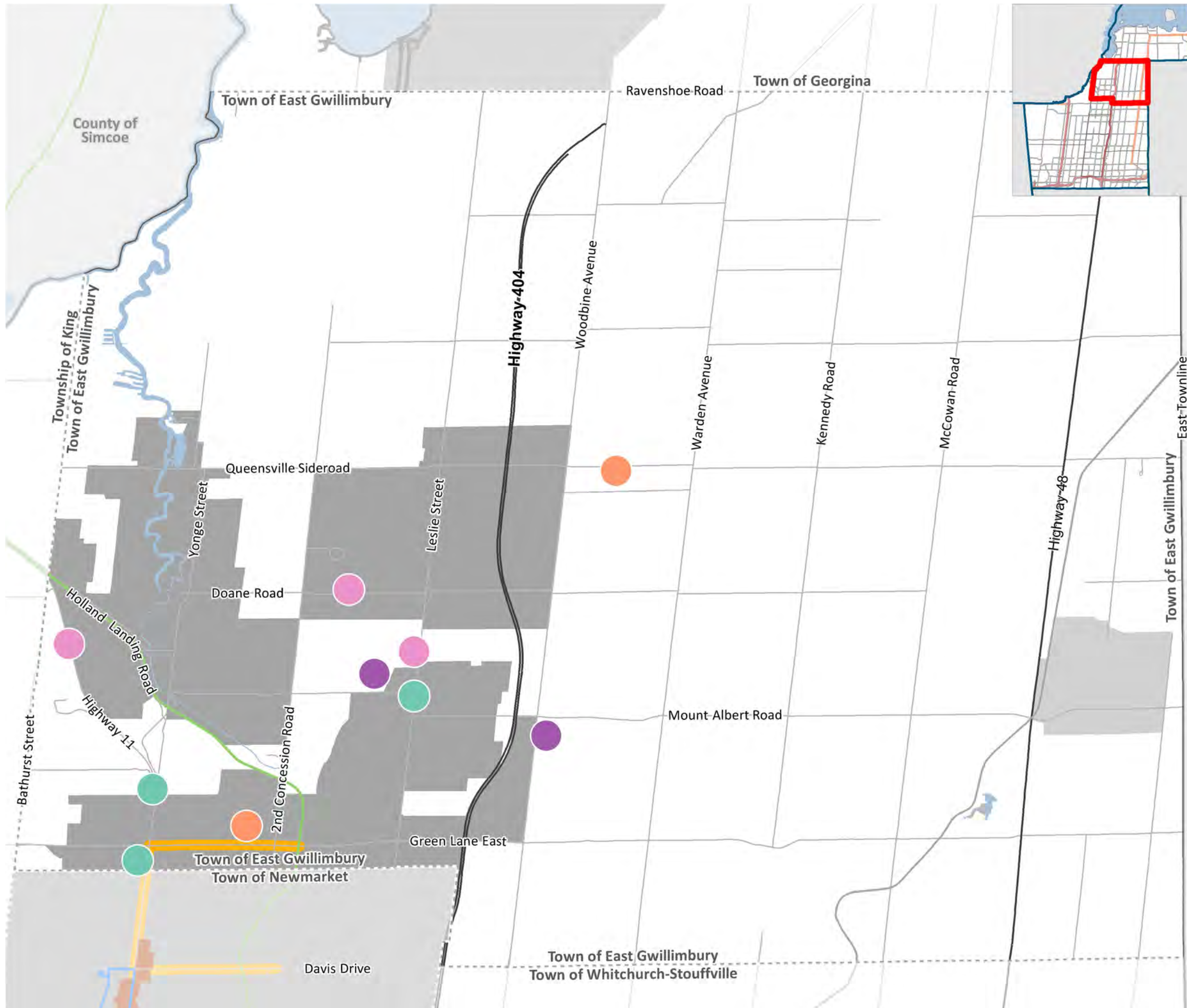
Regional File Number	Local File Number	Application Type	Location	Description
SP.18.A.0125	SP(EX)-2018-02	Site Plan	1 Henderson Drive	Proposed development of a temporary Seasonal Outdoor sales area (Garden Centre)
SP.18.A.0128	N/A	Site Plan	Northwest corner of Yonge Street and St. John's Sideroad	Proposed temporary sales trailer

TABLE 5: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.15.A.0001	15.001.A	Engineering Application	14314 & 14338 Yonge Street, south of Henderson Drive	Engineering Submission

**Town of East Gwillimbury
Development Profile
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications
(Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Corridor



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TOWN of EAST GWILLIMBURY

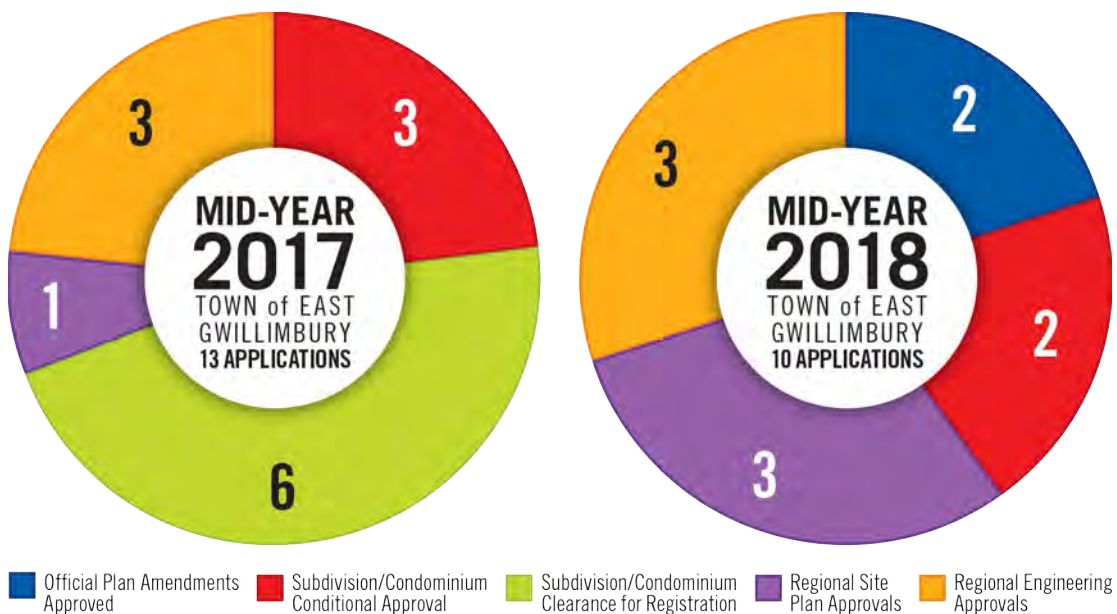
DEVELOPMENT PROFILE MID-YEAR 2018



QUICKFACTS

- East Gwillimbury made up five per cent of development applications in York Region
- 10 development applications were reviewed
- Regional staff participate on the Green Lane Secondary Plan Technical Advisory Committee and the Civic Precinct Plan Study Stakeholder Advisory Committee
- Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 5: TOWN OF EAST GWILLIMBURY - DEVELOPMENT APPLICATIONS by TYPE
MID-YEAR 2017 compared to MID-YEAR 2018





TOWN of EAST GWILLIMBURY

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 6: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.14.E.0035	OPA 4-2018	Local Official Plan Amendment	Bounded by the Town of Newmarket (Green Lane), south of Mount Albert, east of Yonge Street, west of Leslie Street	Town initiated OPA (Green Lane Secondary Plan) providing detailed land use designations, phasing and development policies to guide future development in the New Community Area
LOPA.16.E.0061	OPA 3-2018	Local Official Plan Amendment	Town of East Gwillimbury (Town-wide)	To amend the Town's Official Plan to conform to the South Georgian Bay Lake Simcoe Source Water Protection Plan policies

TABLE 7: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.13.E.0019	19T13E02	Draft Plan of Subdivision	18879 & 18917 Woodbine Avenue	A revised draft plan of subdivision to propose a commercial/industrial subdivision
SUBP.18.E.0004	19T-17004	Draft Plan of Subdivision	1420, 1432, 1442, 1452, 1460, 1472, 1484 Mount Albert Road	To develop a 7-storey seniors apartment, a 7-storey retirement residence and 68 townhouse units on a condominium road



TABLE 8: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.16.E.0026	SPE01016/ SPA.16.13	Site Plan	19101 Leslie Street and 3 and 5 Sharon Blvd.	Proposed redevelopment of subject site and adjacent two properties to east
SP.17.E.0018	SPE01317/ SPA.17.10	Site Plan	18582 Yonge Street	To develop a restaurant, convenience store and gas bar
SP.18.E.0099	SPA.18.03	Site Plan	18120 Yonge Street	To amend the existing site plan to permit the construction of a one storey retail commercial building consisting of 5 units

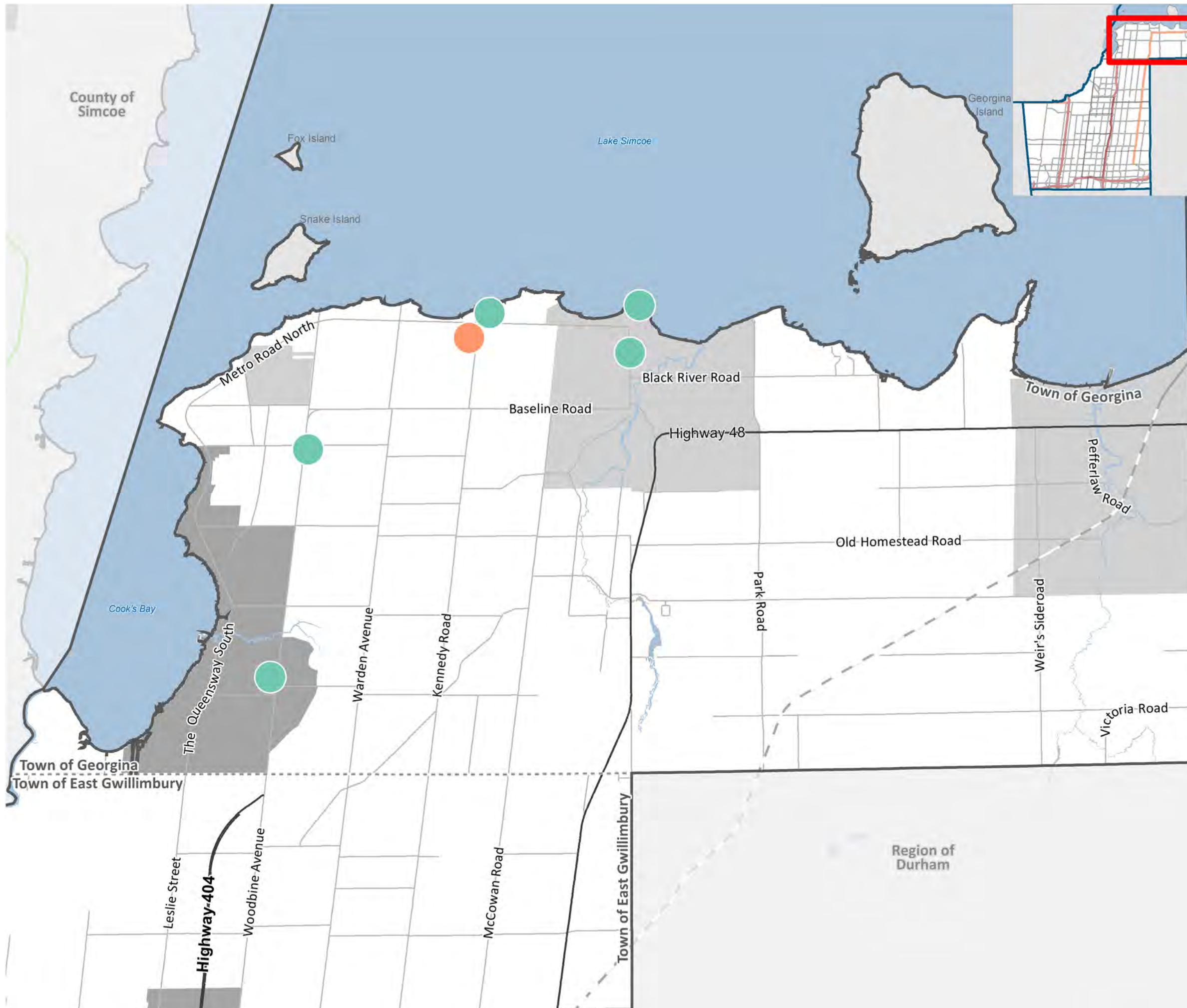
TABLE 9: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.13.E.0056	13.011.E	Engineering Application	Located municipally between Yonge Street & Holland Landing Road, West of Yonge Street	Engineering submission at the intersection of Crimson King Way and Highway 11 and intersection of a street and Holland Landing Road
ENG.16.E.0029	16.006.E	Engineering Application	South side of Doane Road, between Leslie and 2nd Concession	Engineering review of a stormwater management pond on the north side of Doane Road and grading along the south side of Doane Road
ENG.17.E.0044	D19 17.002.E	Engineering Application	19101 Leslie Street, 3 & 5 Sharon Blvd.	Proposed Sanitary Sewer along Leslie Street



Georgina
made up
three per cent
of development
applications in
York Region





**Town of Georgina
Development Profile
Mid-Year 2018**

- Official Plan Amendment
- Site Plan Applications



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TOWN of GEORGINA

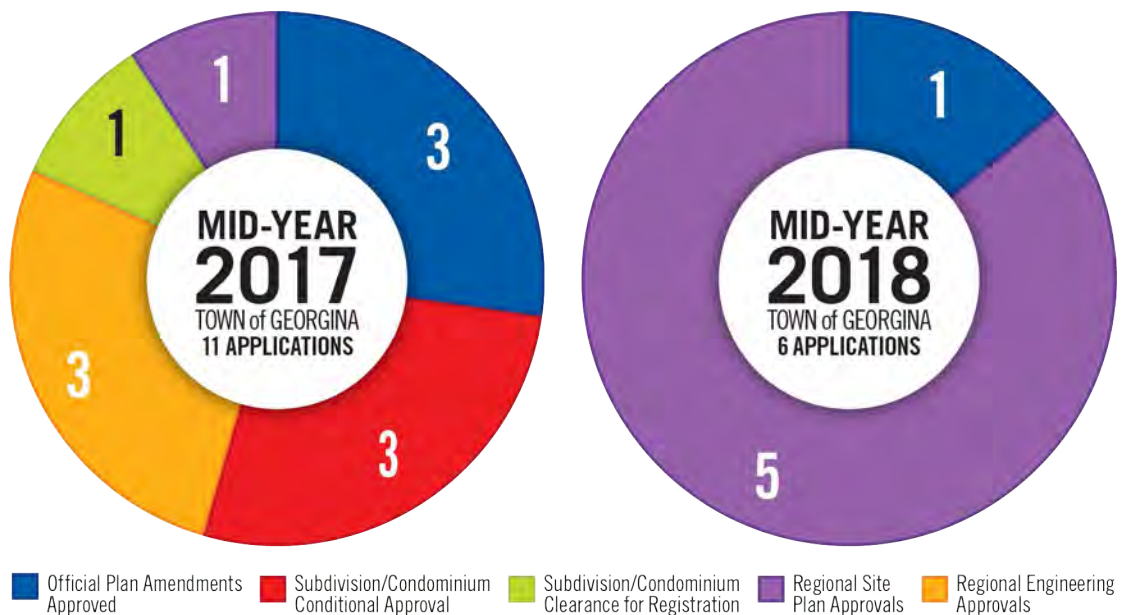
DEVELOPMENT PROFILE MID-YEAR 2018



QUICKFACTS

- Georgina made up three per cent of development applications in York Region
- Six development applications were reviewed
- Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 6: TOWN of GEORGINA - DEVELOPMENT APPLICATION APPROVALS by TYPE
MID-YEAR 2017 compared to MID-YEAR 2018





TOWN of GEORGINA

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 10: OFFICIAL PLAN AMENDMENT APPLICATIONS

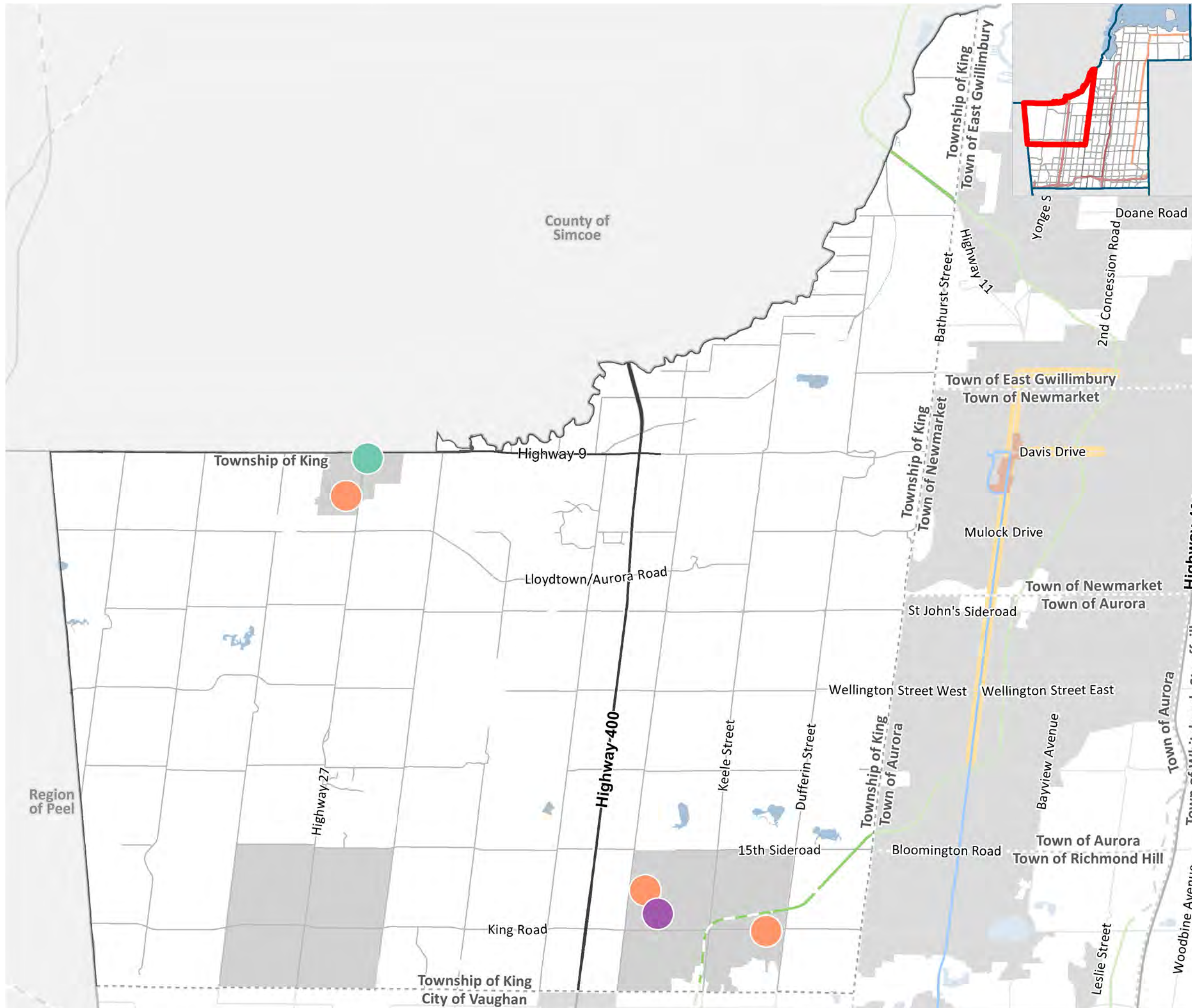
Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.G.0018	OPA 132	Local Official Plan Amendment	757 Churchill Lane	To facilitate a proposed severance and development of an additional residential dwelling

TABLE 11: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.G.0023	SPG00517/ B.1.363	Site Plan	20993,20997 Dalton Road	Proposed development of a gas bar and take-out restaurant
SP.17.G.0300	SP-G-007-17	Site Plan	Southeast corner of Woodbine Avenue and Boyers Sdrd	Proposed development of a mechanic shop
SP.17.G.0318	B.1.346.2	Site Plan	Southwest corner of Dovedale Drive and Woodbine Avenue	To facilitate the development of an automatic car wash facility
SP.18.G.0030	B.1.364	Site Plan	20 Bonnie Blvd.	Proposed single storey YRP Marine Unit Police Station with with a vehicular parking area
SP.18.G.0033	B.1.373	Site Plan	481 Lake Drive East	Proposed addition to an existing property

**Township of King
Development Profile
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications
(Conditional Approval/Clearance for Registration)
- Site Plan Applications



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TOWNSHIP of KING

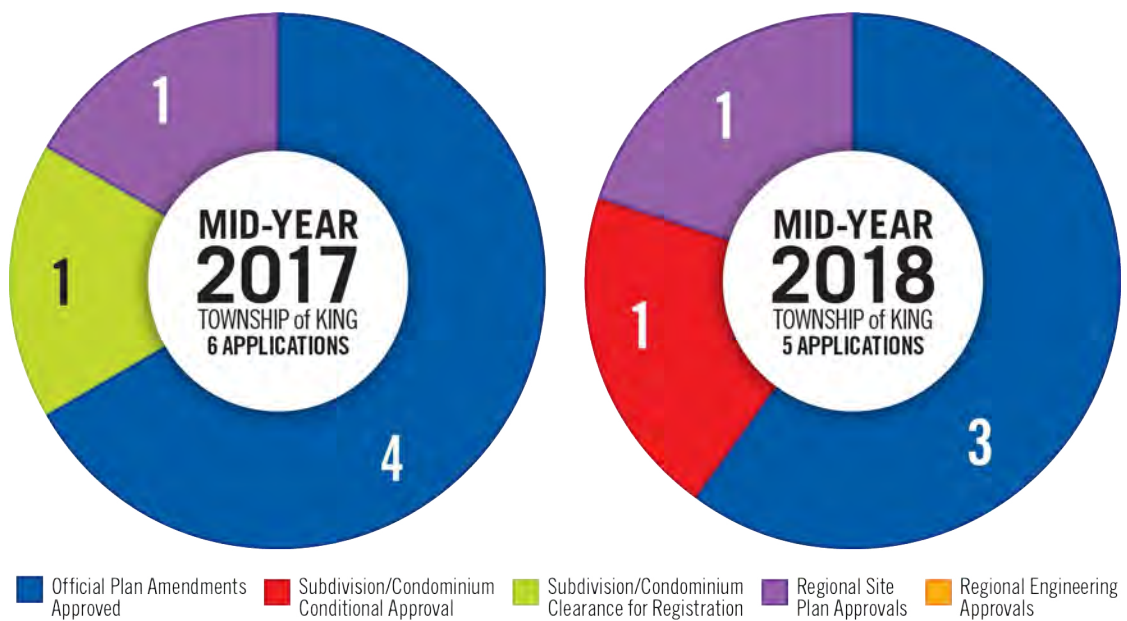
DEVELOPMENT PROFILE MID-YEAR 2018



QUICKFACTS

- King made up two per cent of development applications in York Region
- Five development applications were reviewed
- Regional staff participate on the King Township Official Plan Technical Advisory Committee
- Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 7: TOWNSHIP of KING - DEVELOPMENT APPLICATION APPROVALS by TYPE MID-YEAR 2017 compared to MID-YEAR 2018





TOWNSHIP of KING

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 12: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.16.K.0030	OP-2016-03	Local Official Plan Amendment	2710 King Road and 13371 Jane Street	To re-designate the subject lands from “Environmental Protection Area” and “Estate Residential 3 area” to “Low Density Residential 1 Area” and “Medium Density Residential Area”. This amendment will facilitate the development of 314 residential dwellings
LOPA.17.K.0025	OP-2017-03	Local Official Plan Amendment	66 Main Street	A site specific policy to permit the development of 32 two-storey townhouse units on lands designated as “Low Density Residential” and “Environmental Constraint Area”
LOPA.18.K.0013	OP-2018-01	Local Official Plan Amendment	10 Spring Hill Drive	To re-designate the subject lands from “Low Rise Residential 1” area to “Mixed Use Area” and provide site specific policies to permit the development of a commercial coffee house/restaurant with drive thru, patio and loading space with 36 parking spaces

TABLE 13: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.16.K.0017	19T16K01	Draft Plan of Subdivision	2710 King Road and 13371 Jane Street	To develop 314 residential dwellings

TOWNSHIP of KING
 DETAILED APPLICATION INFORMATION MID-YEAR 2018



TABLE 14: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.K.0152	SPD-18-25	Site Plan	34 Magnum Drive	An addition to an existing industrial building

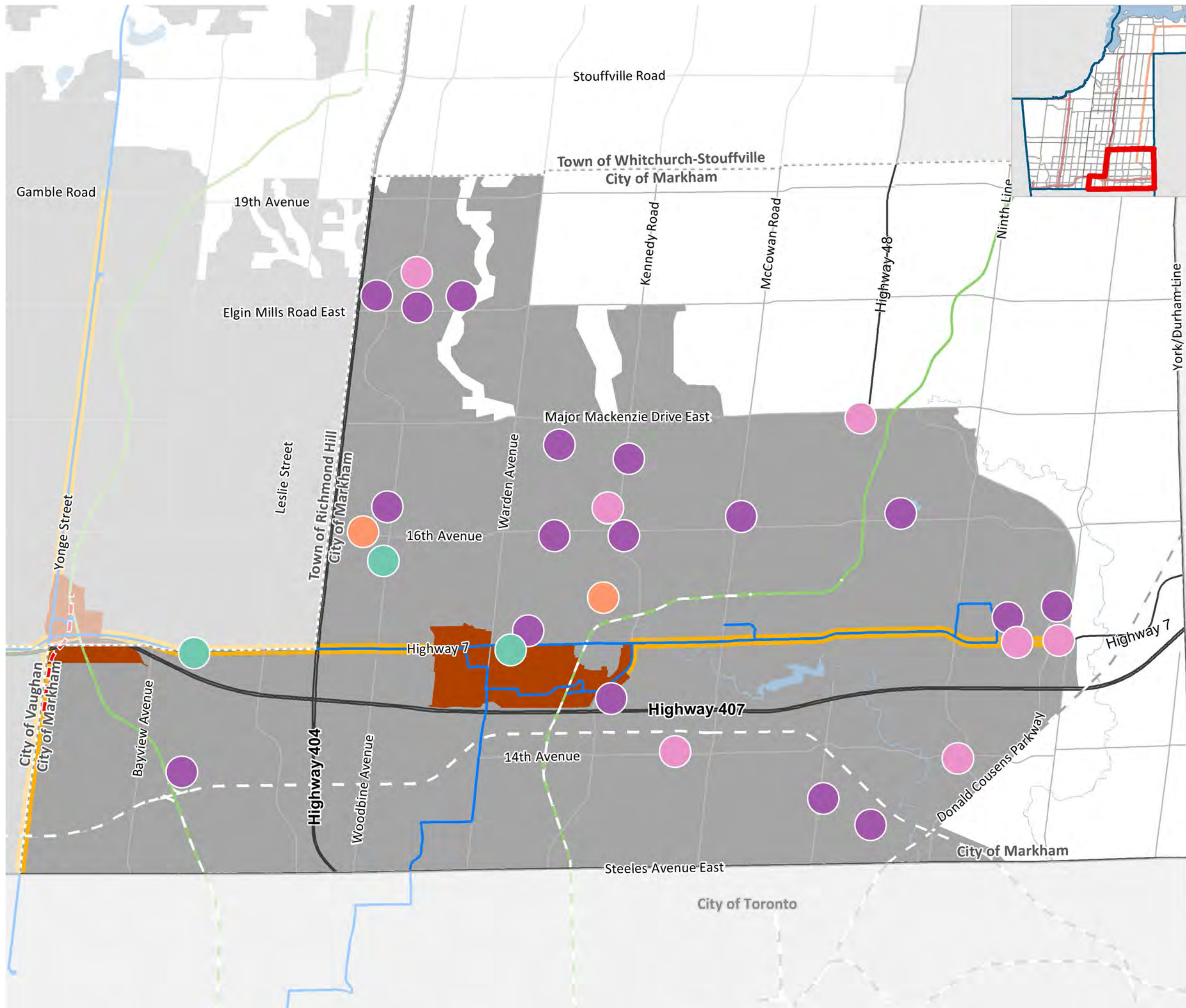


Markham
made up
14 per cent
of development
applications in
York Region



**City of Markham
Development Profile
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications
(Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Centre
- Regional Corridor



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CITY of MARKHAM

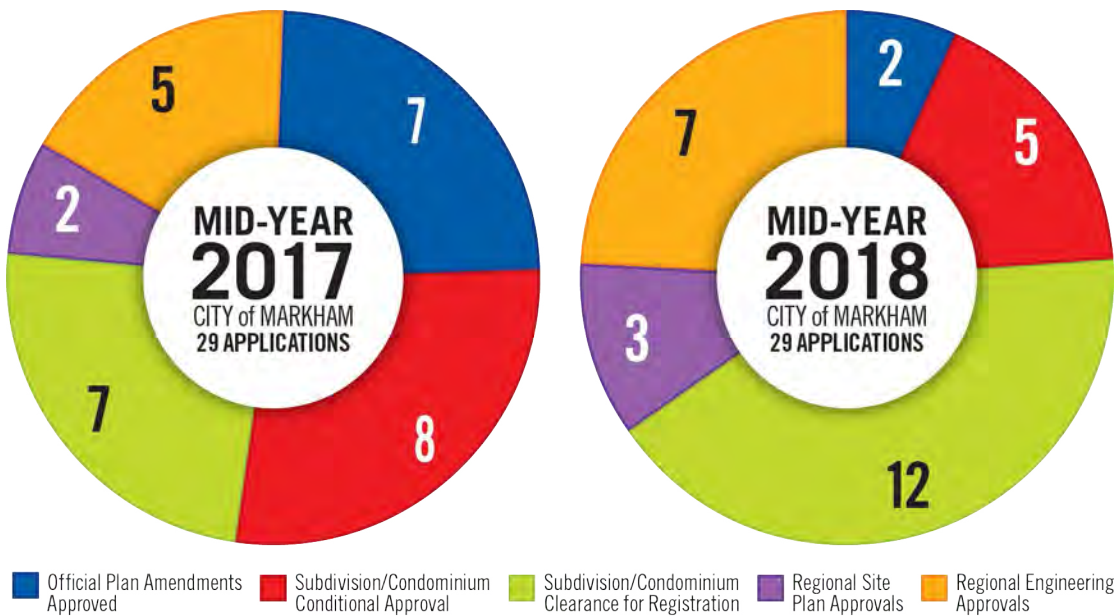
DEVELOPMENT PROFILE MID-YEAR 2018



QUICKFACTS

- Markham made up 14 per cent of development applications in York Region
- 29 development applications were reviewed
- Regional staff participate on the following committees and working groups:
 - Cornell Centre Advisory, Cornell Rouge National Urban Park Gateway Advisory, Markham Centre Advisory, Markham Future Urban Area Technical Advisory and Steering

FIGURE 8: CITY of MARKHAM - DEVELOPMENT APPLICATION APPROVALS by TYPE
MID-YEAR 2017 compared to MID-YEAR 2018





CITY of MARKHAM

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 15: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.M.0010	OP 17 170770	Local Official Plan Amendment	206 Main Street Unionville	A site specific OPA to permit the development of a 4-storey low rise residential building and a 1.5-storey commercial addition to the existing Eckhardt Stiver House
LOPA.18.M.0023	OP 18 151031	Local Official Plan Amendment	2832 16th Avenue	To add a site specific policy that allows for a "Private School" as an ancillary use within the existing building

TABLE 16: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.14.M.0040	19T-14M10	Draft Plan of Subdivision	East side of Bur Oak Avenue and North side of Rustle Woods Avenue	Proposed revision to develop a residential subdivision containing 74 freehold rear-lane townhouse units within 14 Blocks
SUBP.17.M.0001	19T-16M04	Draft Plan of Subdivision	4031 Sixteenth Avenue	Revised submission to facilitate 7 single detached residential dwelling units, a private road, open space and parkland
SUBP.17.M.0013	19T-17M01	Draft Plan of Subdivision	55, 63 and 83 Helen Ave and 7987 Kennedy Road	To develop 11 single detached units, 29 street townhouse units and a park block



TABLE 16: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.17.M.0015	19T-17M03	Draft Plan of Subdivision	West side of Donald Cousens Parkway, north of Highway 7 East	To permit the development of 13 single detached residential lots and three townhouse blocks consisting of 19 units (former place of worship site)
CDMP.18.M.0007	19CDM-18M03	Draft Plan of Condominium	9390 Woodbine Avenue	To facilitate and delineate the common elements and the 536 transferable commercial condominium tenure units

TABLE 17: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.17.M.0053	19T-13M02	Registered Plan of Subdivision	10975 Victoria Square Boulevard	To develop 140 townhouse units
SUBR.18.M.0013	19T-07M04	Registered Plan of Subdivision	3940 Highway 7	To develop 81 townhouse units
SUBR.18.M.0017	19T-14M09	Registered Plan of Subdivision	9350 & 9392 Kennedy Road	Development of 132 townhouse units, a single dwelling heritage house, park space and a public right of way
SUBR.18.M.0028	19T-98M19	Registered Plan of Subdivision	6350 Steeles Avenue East	To develop of 196 semi-detached residential dwellings and 51 single detached residential dwellings



CITY of **MARKHAM**
 DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 17: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.M.0037	19T-16M05	Registered Plan of Subdivision	9329 & 9365 McCowan Road	Facilitate the development of future residential blocks for the development of 150 townhouse units
SUBR.18.M.0040	19T-14M15	Registered Plan of Subdivision	9721 Kennedy Road	To develop 6 residential dwelling blocks for a total of 32 units
SUBR.18.M.0041	19T-14M08	Registered Plan of Subdivision	10925 & 10945 Woodbine Avenue	Develop 14 townhouse units
SUBR.18.M.0045	19T-15M03	Registered Plan of Subdivision	North of Elgin Mills Road and West of Woodbine Avenue	To create blocks for 179 townhouse units, a park, open space and 0.3m reserves
CDMR.18.M.0001	19CDM-17M04	Registered Plan of Condominium	360 John Street	To create 101 residential units on parcels of tied land and common element areas through approved site plan
CDMR.18.M.0002	19CDM-16M03	Registered Plan of Condominium	9 and 15 Stollery Pond Crescent	To facilitate the ownership of one 6-storey building with 88 apartment units and one 8-storey building with 82 apartment units
CDMR.18.M.0008	19CDM-17M10	Registered Plan of Condominium	7325 Markham Road	To facilitate a standard condominium consisting of 271 residential apartment units and 394 parking spaces
CDMR.18.M.0016	19CDM-16M11	Registered Plan of Condominium	6330 16th Avenue	To facilitate the ownership of 160 residential townhouses and 2 single detached residential homes

CITY of **MARKHAM**
 DETAILED APPLICATION INFORMATION MID-YEAR 2018



TABLE 18: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.M.0093	SPM06317	Site Plan	9064 - 9110 Woodbine Avenue	To develop 34 freehold townhouses and a condominium road
SP.17.M.0301	SC 17 137260	Site Plan	Southeast corner of Highway 7 and South Park Road	To develop two residential condominium towers (37 and 34 storeys) connected by a 2-storey podium
SP.17.M.0315	SC 17 176362	Site Plan	Southeast corner of Highway 7 and Verdale Cres.	To facilitate a high-density residential development consisting of a 42 storey tower, 38 storey tower and a 16 storey tower (Uptown Block 3)

TABLE 19: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.16.M.0026	16.005.M	Engineering Application	9350-9392 Kennedy Road, Northwest corner of 16th Avenue and Kennedy Road	Kylemore (Yorkton)
ENG.16.M.0048	16.013.M	Engineering Application	6845,6853,6869,6889 14th Avenue	Grading and access review along 14th Avenue
ENG.17.M.0019	17.006.M	Engineering Application	9900 Markham Road	To facilitate the development of 28 block townhouse units
ENG.17.M.0039	17.014.M	Engineering Application	Northeast corner of Highway 7 and Cornell Rouge Blvd.	Donald Cousens Parkway and Rustle Woods Avenue & Highway 7 & Cornell Rouge Blvd



TABLE 19: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.17.M.0041	17.015.M	Engineering Application	Northwest corner of DCP and Highway 7	Engineering Submission
ENG.17.M.0043	D19-4954	Engineering Application	4954 14th Avenue	Infill development
ENG.18.M.0002	19T-15M02	Engineering Application	10988,10987 & 11030 Woodbine Avenue	Engineering Submission



**Town of Newmarket
Development Profile
Mid-Year 2018**

- Site Plan Applications
- Regional Centre
- Regional Corridor



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TOWN of NEWMARKET

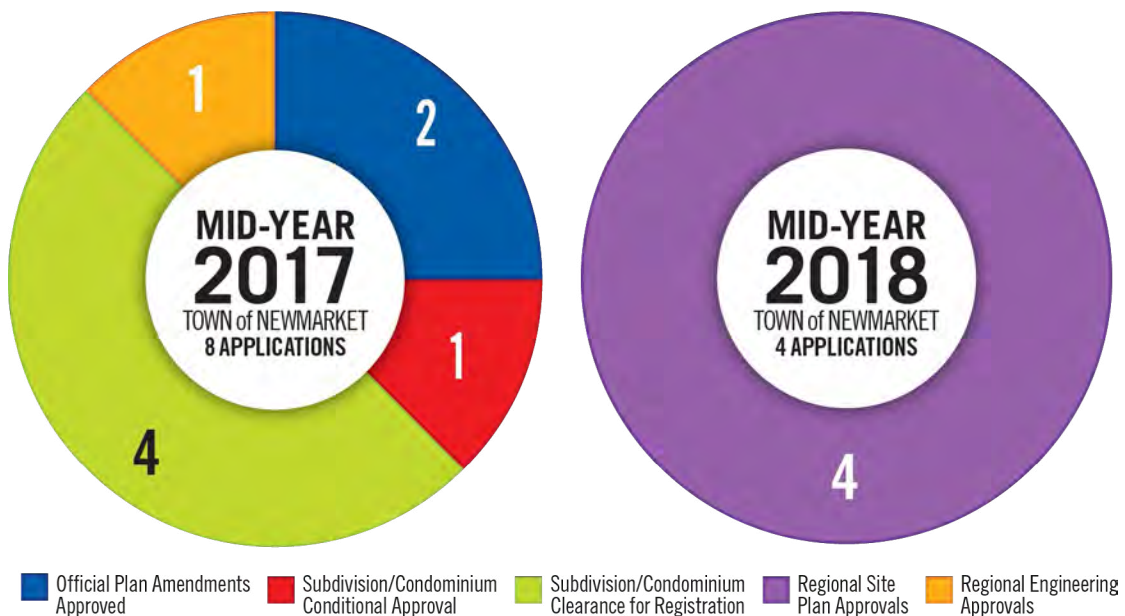
DEVELOPMENT PROFILE MID-YEAR 2018



QUICKFACTS

- Newmarket made up two per cent of development applications in York Region
- Four development applications were reviewed
- Regional staff respond and participate in pre-consultation meetings held every two weeks
- Regional staff have participated in initiatives related to Newmarket GO and Mulock GO Stations

FIGURE 9: TOWN of NEWMARKET - DEVELOPMENT APPLICATION APPROVALS by TYPE
MID-YEAR 2017 compared to MID-YEAR 2018



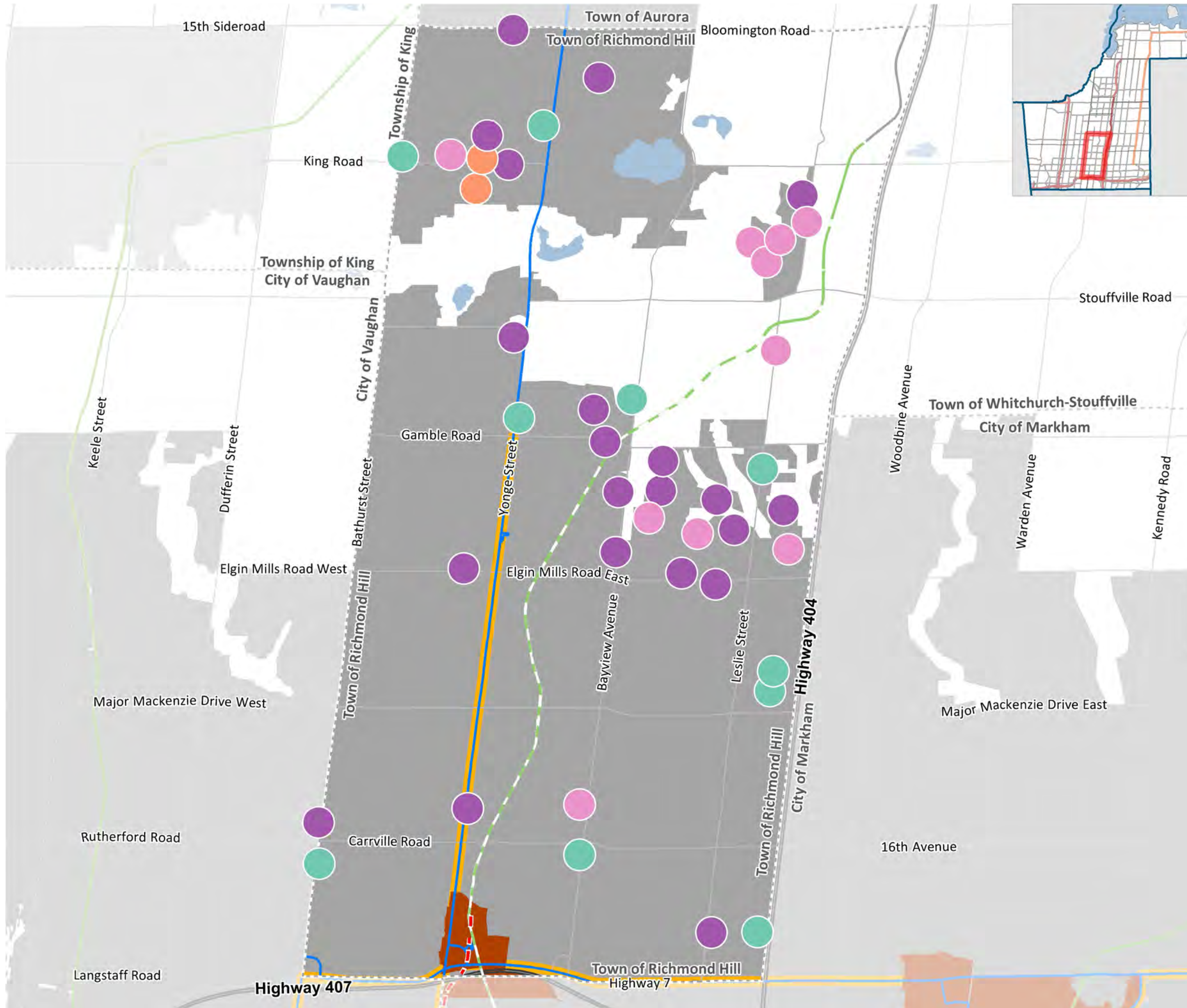


TOWN of NEWMARKET

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 20: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.15.N.0099	SPN00115	Site Plan	17844 Leslie Street	Proposed development of an automotive service station, convenience store and a take-out restaurant
SP.16.N.0122	SPN00816	Site Plan	955 and 995 Mulock Drive	Proposed development of 73 3-storey townhomes
SP.18.N.0001	D11-NP1725	Site Plan	285 Harry Walker Parkway South	To permit a stand-alone overflow parking lot with 151 parking spaces
SP.18.N.0054	D.20.354.1	Site Plan	260 Eagle Street	To facilitate the development of 27 condominium townhouse units



**Town of Richmond Hill
Development Profile
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications
(Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Centre
- Regional Corridor



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TOWN of RICHMOND HILL

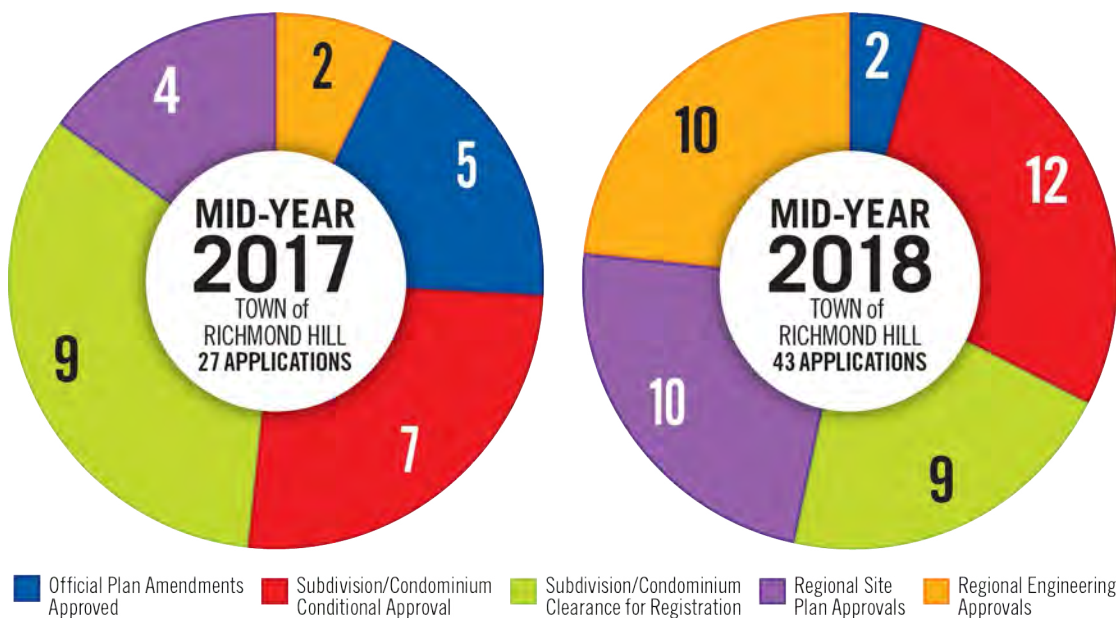
DEVELOPMENT PROFILE MID-YEAR 2018



QUICKFACTS

- Richmond Hill made up 21 per cent of development applications in York Region
- 43 development applications were reviewed
- Regional staff participate on the following committees and working groups:
 - Downtown Local Centre Secondary Plan, Yonge and Bernard Key Development Area Secondary Plan, Yonge and 16th Avenue Key Development Area Secondary Plan

FIGURE 10: TOWN of RICHMOND HILL - DEVELOPMENT APPLICATION APPROVALS by TYPE MID-YEAR 2017 compared to MID-YEAR 2018





TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 21: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.R.0007	D01-17005	Local Official Plan Amendment	357 King Road	To remove the subject lands from being identified "Existing Neighbour Commercial Site" in the Town of Richmond Hill Official Plan to permit the development of five detached single dwellings
LOPA.18.R.0004	D01-17008	Local Official Plan Amendment	4, 6, 8, 10 & 12 McCachen Street	A site specific OPA to amend the "Neighbourhood" designation to facilitate the development of 36 townhouse units on a private road

TABLE 22: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.14.R.0002	19T02R02/D03-02002	Draft Plan of Subdivision	11289 Bayview Avenue	To develop 1 single detached unit, 168 semi-detached units, 77 townhouse units and 22 reserved residential units
SUBP.14.R.0018	19T13R16	Draft Plan of Subdivision	11190 Leslie Street	To develop 14 single detached dwellings and 118 townhouse units
SUBP.14.R.0051	19T14R14/D03-14014	Draft Plan of Subdivision	1080 Elgin Mills Road East	Revised draft plan of subdivision to develop 80 townhouse units on private lanes
SUBP.15.R.0001	19T03R10	Draft Plan of Subdivision	921 19th Avenue	To develop 345 street and block townhouses, parkland, stormwater management pond and Natural Heritage System



TABLE 22: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.17.R.0023	19T17R06	Draft Plan of Subdivision	12826 Leslie St and 12844 Leslie St	To develop 2 single detached dwelling and 44 street townhouse units
SUBP.18.R.0003	D03-17011	Draft Plan of Subdivision	4,6,8,10 & 12 McCachen Street	To develop 36 townhouse units on a private road
CDMP.12.R.0019	19CDM12R01/ D05-12001	Draft Plan of Condominium	305 Bloomington Road	To develop 44 townhouse units and a common element road
CDMP.15.R.0010	19CDM15R01	Draft Plan of Condominium	0 19th Avenue & 5 Glen Meadow Lane	To develop 169 townhouse units and 2 single family residential units all serviced from a common -element roadway. Access will be provided from Glen Meadow Lane
CDMP.16.R.0033	19CDM16R09/ D05-16009	Draft Plan of Condominium	0, 272 & 286 King Road and 4,6 & 8 Parker Avenue	Revised submission to facilitate the development of 10 semi-detached and 33 townhouse units
CDMP.17.R.0038	19CDM-17R08	Draft Plan of Condominium	1335 Elgin Mills Road East	To facilitate the ownership of a medium density residential development comprised of 23 common element townhouses
CDMP.18.R.0012	19CDM14R09/ D05-14009	Draft Plan of Condominium	40 & 60 Harris Avenue	To facilitate the ownership of townhouse blocks
CDMP.18.R.0014	D05-18002	Draft Plan of Condominium	28 & 30 Fulton Way Holdings	To facilitate the ownership of two 2-storey buildings consisting of 18 industrial units



TOWN of **RICHMOND HILL**
 DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 23: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.R.0002	19T-16R05	Registered Plan of Subdivision	168 & 176 Elgin Mills Road West	To develop 19 townhouse units
SUBR.18.R.0009	19T93R27	Registered Plan of Subdivision	East of Yonge Street, south of Bloomington Road	To develop 19 single detached units and a street
SUBR.18.R.0012	19T-04R09	Registered Plan of Subdivision	North of Elgin Mills Road, east of Leslie Street	To develop 9 single detached dwellings, 38 semi-detached dwellings and 121 townhouse units
SUBR.18.R.0018	19T09R07	Registered Plan of Subdivision	0 19th Avenue and 5 Glen Meadow Lane	To develop of 2 single detached homes, 169 street townhouses, blocks for open space and neighbourhood area
SUBR.18.R.0025	19T-14R06	Registered Plan of Subdivision	10956, 11060 Leslie Street	To develop 666 residential units, comprised of 143 single detached dwellings, 42 semi-detached dwellings and 481 street townhouse dwellings
SUBR.18.R.0031	19T12R12	Registered Plan of Subdivision	11011 Bayview Avenue	To develop 30 single detached units and 10 partial single detached units
SUBR.18.R.0032	19T12R13	Registered Plan of Subdivision	11061 Bayview Avenue	To develop 318 single detached units, 106 block townhouse units, 24 partial single detached units and future development blocks



TABLE 23: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.18.R.0012	19CDM-16R11	Registered Plan of Condominium	715,719 & 725 Carrville Road	To facilitate the ownership of 17 block townhouse units
CDMR.18.R.0013	19CDM15R09	Registered Plan of Condominium	9471 Yonge Street	To facilitate the ownership of 15 commercial unit and 450 high density residential units

TABLE 24: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.14.R.0027	14.004.R	Engineering Application	Leslie Street - Between 19th Avenue and Stouffville Sideroad (sanitary), Leslie Street South of Bethesda Sideroad (watermain)	West Gormley External Sanitary Sewers (Stouffville Road and Leslie Street) and Watermain (Bethesda Sideroad and Leslie Street)
ENG.14.R.0038	14.007.R	Engineering Application	Northwest corner of King Road and Toscanini Drive	Intersection of King Road and Greywacke Street
ENG.14.R.0041	14.008.R	Engineering Application	Northwest corner of 16th Avenue and Bayview Avenue	First engineering submission
ENG.15.R.0020	15.003.R	Engineering Application	11121 Leslie Street, North of Elgin Mills Road	First engineering submission
ENG.16.R.0022	16.004.R	Engineering Application	Eastside of Leslie Street, South of Bethesda Sideroad	First engineering submission for Sedgewick Property Inc.
ENG.16.R.0040	16.010.R	Engineering Application	West side of Leslie Street, South of Bethesda Sideroad	First engineering submission for Dickson 48 Property Inc.



TOWN of RICHMOND HILL
 DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 24: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.16.R.0043	16.011.R	Engineering Application	East side of Leslie Street, North of Stouffville Road	First engineering submission for Centerfield Property Inc.
ENG.16.R.0046	16.012.R	Engineering Application	East side of Leslie Street, North of Stouffville Road	First engineering submission for Long Body Homes Inc.
ENG.17.R.0012	17.003.R	Engineering Application	4456, 11060 Leslie Street, North of Elgin Mills Road	Second engineering submission for Richmond Green subdivision
ENG.18.R.0007	13103	Engineering Application	11211 Bayview Avenue	Site alteration and construction access for related subdivision
ENG.14.R.0027	14.004.R	Engineering Application	Leslie Street - Between 19th Avenue and Stouffville Sideroad (sanitary), Leslie Street South of Bethesda Sideroad (watermain)	West Gormley External Sanitary Sewers (Stouffville Road and Leslie Street) and Watermain (Bethesda Sideroad and Leslie Street)
ENG.14.R.0038	14.007.R	Engineering Application	Northwest corner of King Road and Toscanini Drive	Intersection of King Road and Greywacke Street
ENG.14.R.0041	14.008.R	Engineering Application	Northwest corner of 16th Avenue and Bayview Avenue	Second engineering submission
ENG.15.R.0020	15.003.R	Engineering Application	11121 Leslie Street, North of Elgin Mills Road	Second engineering submission
ENG.16.R.0022	16.004.R	Engineering Application	Eastside of Leslie Street, South of Bethesda Sideroad	Second engineering submission for Sedgewick Property Inc.



TABLE 24: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.16.R.0040	16.010.R	Engineering Application	West side of Leslie Street, South of Bethesda Sideroad	Second engineering submission for Dickson 48 Property Inc.
ENG.16.R.0043	16.011.R	Engineering Application	East side of Leslie Street, North of Stouffville Road	Second engineering submission for Centerfield Property Inc.
ENG.16.R.0046	16.012.R	Engineering Application	East side of Leslie Street, North of Stouffville Road	Second engineering submission for Long Body Homes Inc.
ENG.17.R.0012	17.003.R	Engineering Application	4456, 11060 Leslie Street, North of Elgin Mills Road	Second engineering submission for Richmond Green subdivision
ENG.18.R.0007	13103	Engineering Application	11211 Bayview Avenue	Site alteration and construction access for related subdivision

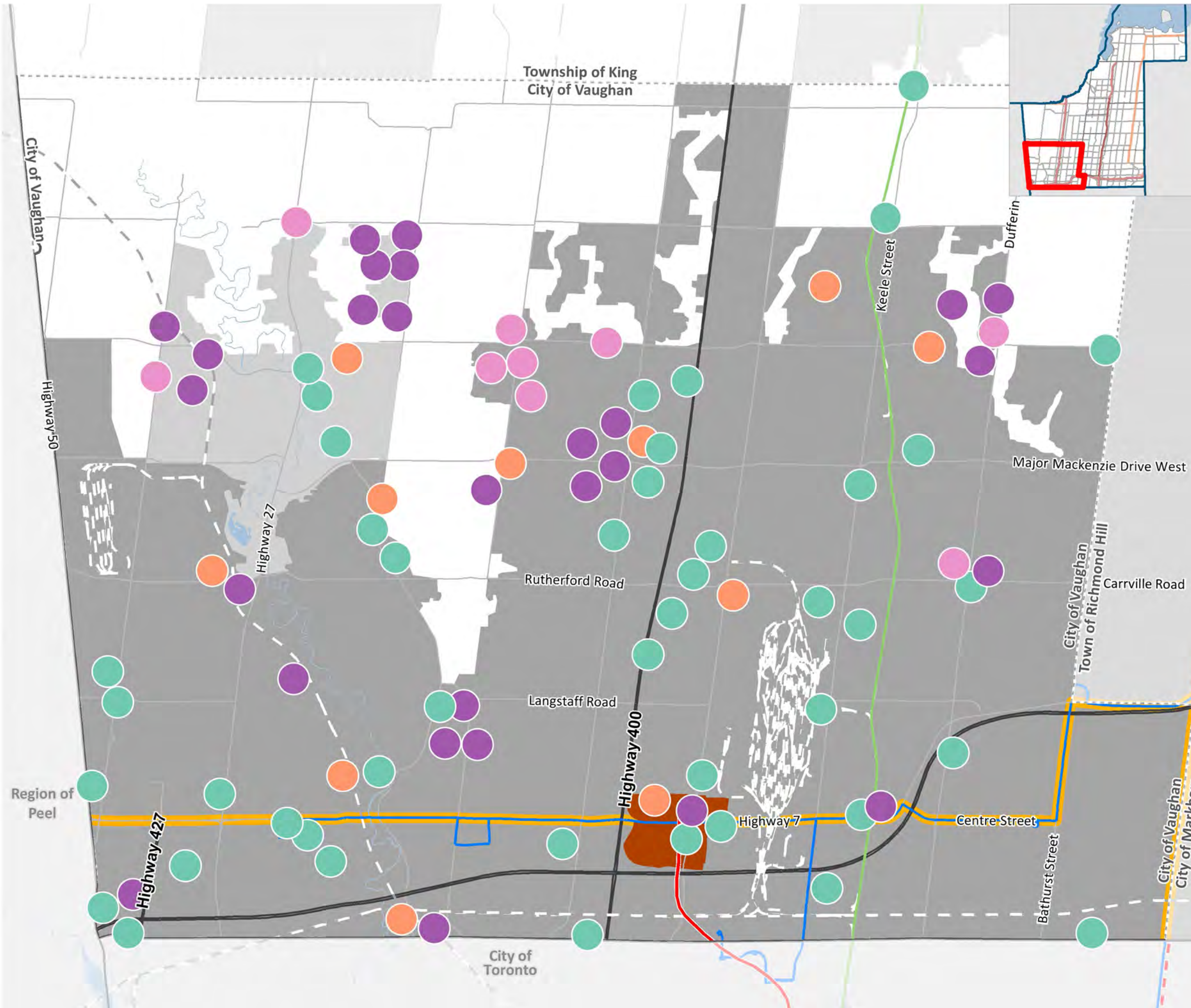


Vaughan
made up
44 per cent
of development
applications in
York Region



**City of Vaughan
Development Profile
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications
(Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Centre
- Regional Corridor



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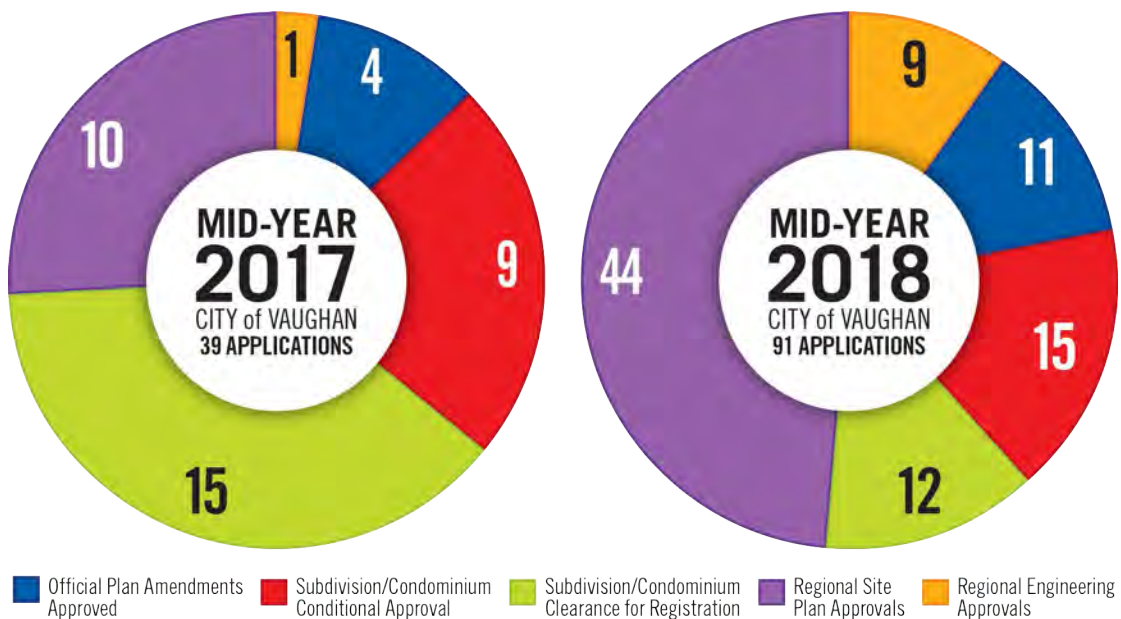
CITY of VAUGHAN

DEVELOPMENT PROFILE MID-YEAR 2018

QUICKFACTS

- Vaughan made up 44 per cent of development applications in York Region
- 91 development applications were reviewed
- Regional staff participate on Blocks 27 and 41 New Community Areas Technical Advisory

FIGURE 11: CITY of VAUGHAN - DEVELOPMENT APPLICATION APPROVALS
by TYPE MID-YEAR 2017 compared to MID-YEAR 2018





CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 25: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.15.V.0027	OP.06.028	Local Official Plan Amendment	2901 Rutherford Road & 0 Caldari Road	To re-designate the subject lands from “Prestige Area” under OPA 450 (Employment Area Growth and Management Plan) to “Vaughan Centre Secondary Plan” and “High Density Residential” under OPA 600 to permit a high-density residential development comprised of 5 buildings, ranging in height from 24 to 32-storeys
LOPA.16.V.0046	OP.16.010	Local Official Plan Amendment	9681 Islington Avenue and 9691 Islington Avenue	To re-designate the subject lands from “Low-Rise Residential” to “Mid-Rise Mixed-Use” to facilitate the development of two residential buildings
LOPA.17.V.0028	OPA 27	Local Official Plan Amendment	7082 Islington Avenue	To re-designate the subject lands from “Mid-Rise Mixed Use” to “High-Rise Mixed-Use” and add a site specific policy to permit a maximum building height of 22-storeys and allow for the development of townhouses, stacked townhouses and live-work units on the subject lands. This will permit the development of two 19-storey towers, two 22-storey towers and 135 townhouse units
LOPA.17.V.0034	OP.17.005	Local Official Plan Amendment	4433, 4455 and 4477 Major Mackenzie Drive	A site specific OPA to permit the development of a common element condominium townhouse



TABLE 25: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.V.0039	OP.17.010	Local Official Plan Amendment	1600 Teston Road	To re-designate the subject lands from "Natural Areas and Countryside" to "Community Areas" and from "Natural Area" to "Low-Rise Residential" and "Infrastructure and Utilities" to facilitate the development of 87 single detached units
LOPA.17.V.0051	OPA 26	Local Official Plan Amendment	Southwest Corner of Millway Avenue and Portage Parkway	A site specific OPA to permit an increase in building height from 25 to 55 storeys and increase density from 4.5 to 12.1 times the area of the lot for the subject lands to permit the development of a 55 storey residential apartment building containing 606 units
LOPA.17.V.0055	OP.17.011	Local Official Plan Amendment	6061 and 6079 Rutherford Road, 134 and 140 Simmons Street	To add site specific provisions to allow for changes to policies relating to built form, urban design and compatibility to facilitate the development of 112 townhouse units
LOPA.18.V.0002	OP.17.012	Local Official Plan Amendment	10489 Islington Avenue	To add site specific policies to permit an additional upper floor for residential use, increase the maximum building height from 2-storeys to 3-storeys and increase the maximum FSI from 1.0 to 1.094. This amendment will facilitate the development of a three-storey mixed-use residential/commercial development with an addition to the front and rear of existing building



TABLE 25: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.V.0007	Block 27	Local Secondary Plan	North of Teston Road, east of Jane Street, south of Kirby Road and west of Keele Street	To facilitate the development a new community area in Vaughan
LOPA.18.V.0015	OP.18.004	Local Official Plan Amendment	10083 & 10101 Weston Road	A site specific policy to increase the maximum permitted height for a townhouse dwelling from 2.5 storeys to 3-storeys to permit the development of 179 townhouse units
LOPA.18.V.0017	OP.18.003	Local Official Plan Amendment	8010 Kipling Avenue	A site specific policy to permit the development of a three-storey rental apartment building consisting of 45 apartment units

TABLE 26: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.12.V.0043	19T12V03	Draft Plan of Subdivision	South of Campania Court and west of the CP Railway	Extension of draft approval
SUBP.16.V.0041	19T16V03	Draft Plan of Subdivision	10130 & 10144 Weston Road	To develop 177 total residential dwelling units, comprised of 59 street townhouses, 78 back to back townhouses and 40 standard townhouses
SUBP.17.V.0007	19T16V09	Draft Plan of Subdivision	1890 Highway 7	To create mixed use blocks, combining residential and commercial uses with open space and parkland blocks



TABLE 26: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.17.V.0032	19T17V06	Draft Plan of Subdivision	7082 Islington Avenue	To develop 1512 apartment units and 292 townhouse units
SUBP.17.V.0033	19T17V07	Draft Plan of Subdivision	10671 Huntington Road	To develop 251 residential units
SUBP.17.V.0034	19T17V08	Draft Plan of Subdivision	737 & 739 Nashville Road	To develop 48 detached dwelling units, a linear park, and retain the two existing houses fronting onto Nashville Road
SUBP.17.V.0035	19T17V09	Draft Plan of Subdivision	1600 Teston Road	To develop 87 single detached residential lots
SUBP.17.V.0046	19T-17V013	Draft Plan of Subdivision	11000 Dufferin Street	To develop 8 single detached dwelling units
SUBP.17.V.0047	19T-17V011	Draft Plan of Subdivision	6061 and 6079 Rutherford Road, 134 and 140 Simmons Street	To develop 112 townhouse units within a residential development block
SUBP.18.V.0012	19T-18V002	Draft Plan of Subdivision	10083 & 10101 Weston Road	To create a block consisting of 179, three-storey townhouse dwellings
CDMP.16.V.0037	19CDM16V01	Draft Plan of Condominium	8451 & 8457 Islington Ave.	To facilitate a private common element condominium road and visitor parking spaces
CDMP.16.V.0042	19CDM16V06	Draft Plan of Condominium	8254, 8266 and 8272 Pine Valley Drive	To facilitate the ownership of 22, three-storey townhouse dwelling units fronting onto a private common element condominium road



TABLE 26: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)

Regional File Number	Local File Number	Application Type	Location	Description
CDMP.18.V.0001	19CDM-17V010	Draft Plan of Condominium	7895 Jane Street	To secure tenure for residential development under construction consisting of block townhouses, one 35 storey apartment building and three levels of underground parking
CDMP.18.V.0009	19CDM-18V001	Draft Plan of Condominium	192, 196, 198, 199 and 201 Pine Grove Road	To facilitate the ownership of 104 townhouse units
CDMP.18.V.0018	19CDM-18V002	Draft Plan of Condominium	225 Gibraltar Road	To facilitate standard condominium tenure for an employment building comprised of 10 units and 163 parking spaces

TABLE 27: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.V.0011	19T14V11	Registered Plan of Subdivision	South side of Kirby Road, West of Kipling Avenue	To develop 34 residential lots and 4 part lots
SUBR.18.V.0020	19T-13V08 Phase 2A	Registered Plan of Subdivision	North of Teston Road, west of Kipling Avenue	To develop 46 residential units and 4 part lots
SUBR.18.V.0021	19T-13V09 Phase 2A	Registered Plan of Subdivision	South of Kirby Road, west of Kipling Avenue	To develop 68 residential units
SUBR.18.V.0022	19T-13V09 Phase 2B	Registered Plan of Subdivision	South of Kirby Road, west of Kipling Avenue	To develop of 114 residential units and a part lot



TABLE 27: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.V.0023	19T-13V09 Phase 2C	Registered Plan of Subdivision	South of Kirby Road, west of Kipling Avenue	To develop 35 residential units
SUBR.18.V.0024	19T-13V08 Phase 2B	Registered Plan of Subdivision	North of Teston Road, west of Kipling Avenue	To develop 194 residential units and a part lot.
SUBR.18.V.0029	19T13V10	Registered Plan of Subdivision	Northwest corner of Dufferin Street and Rutherford Road	To develop 44 residential townhouse units
SUBR.18.V.0036	19T-16V10	Registered Plan of Subdivision	10533 and 10555 Huntington Road	To develop 125 single detached residential units and 8 single family dwelling part lots
SUBR.18.V.0044	19T-15V13	Registered Plan of Subdivision	10820 Dufferin Street	To develop 7 single family dwelling units
CDMR.17.V.0021	19CDM17V04	Registered Plan of Condominium	Northwest corner of Major Mackenzie drive west and Lawford Road	To facilitate the ownership of a common elements condominium
CDMR.18.V.0003	19CDM17V02	Registered Plan of Condominium	3865 Major Mackenzie Drive West	To facilitate the ownership of 13 commercial units, 25 residential units and 71 parking spaces
CDMR.18.V.0007	19CDM17V06	Registered Plan of Condominium	9909 & 9939 Pine Valley Drive	To facilitate the ownership of 95 residential units



TABLE 28: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.11.V.0111	DA.15.072	Site Plan	77 & 87 Woodstream Blvd	To develop three, 4-storey buildings and two 10-storey buildings with an underground parking component
SP.14.V.0124	SPV03314	Site Plan	8025 and 8033 Jane Street	To develop a 6-storey storage facility
SP.16.V.0210	SPV00616	Site Plan	1277 Rutherford Road	To develop 219 stacked townhouse dwellings within 8 buildings on an underground parking structure
SP.16.V.0215	SPV01116	Site Plan	8451 & 8457 Islington Avenue	To develop 36, three-storey townhouse dwelling units
SP.16.V.0229	SPV02416	Site Plan	9869 and 9891 Keele Street	4th circulation review of a site plan to facilitate the development of townhouse units
SP.16.V.0285	SPV08216/ DA.16.064	Site Plan	Southwest corner of Davos Road and Weston Road	To facilitate the development of 4 semi-detached dwellings and 19 townhouse units
SP.16.V.0316	SPV11716	Site Plan	12370 Keele Street	Proposed development of a one-storey warehouse building with a 2-storey accessory office and 20 parking spots
SP.17.V.0186	SPV00717	Site Plan	2908 and 2916 Highway 7 East	Proposed development of 2 towers for EXPO City. Tower 3 & 4 has 39-storeys
SP.17.V.0200	SPV02117	Site Plan	North of Highway 7 and west of Jane Street	Proposed development of two 55-storey residential towers on a podium consisting of 7 levels of above-grade parking



TABLE 28: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.V.0201	DA.17.011	Site Plan	North of Rutherford Road and east of Islington Avenue	Proposed development of a 10 bedroom hospice palliative care facility
SP.17.V.0208	SPV02817	Site Plan	7875 Highway 50	Proposed development of an industrial building to be constructed in 2 phases
SP.17.V.0209	SPV02917	Site Plan	8470 Keele Street	Proposed development of an industrial facility with a 2-storey office
SP.17.V.0214	SPV03417	Site Plan	9560 Islington Avenue	Proposed development of 6-block residential development consisting of 104 back-to-back stacked townhomes
SP.17.V.0215	SPV03517	Site Plan	7990 Highway 27	5th circulation for the proposed development of a Pioneer Gas Station
SP.17.V.0219	SPV03917	Site Plan	6535 Langstaff Road	4th circulation for the proposed development of a gas bar, service station, car wash
SP.17.V.0242	SPV06317	Site Plan	7171 Regional Road 50	Proposed development of a single use industrial building
SP.17.V.0248	SPV07017	Site Plan	1970 Highway 7	2nd submission Site Plan Application to facilitate the development of an eating establishment with drive through
SP.18.V.0009	DA.17.119	Site Plan	111 Gibraltar Road	Proposed development consisting of a 2-storey industrial warehouse building with an accessory office uses



TABLE 28: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0010	DA.17.107	Site Plan	69 Clarence Street	To develop a single family detached home
SP.18.V.0011	DA.17.115	Site Plan	161 Four Valley Drive	To facilitate an additional 41 parking spaces
SP.18.V.0018	DA.17.116	Site Plan	North of Major Mackenzie Drive & West of McNaughton	Proposed development of 4 commercial buildings
SP.18.V.0023	DA.17.109	Site Plan	79 and 85 Vedette Way	To permit 5 street townhouses in one block
SP.18.V.0031	DA.17.117	Site Plan	505 Cityview Boulevard	Proposed wireless communication structure
SP.18.V.0032	DA.17.120	Site Plan	3604 Major Mackenzie Drive West	To permit minor site and elevation changes to the approved elevations and demising walls
SP.18.V.0035	DA.18.001	Site Plan	9100 Jane Street	Minor amendment to an approved site development application to facilitate changes to the building signage of an existing multi-unit building
SP.18.V.0056	DA.18.008	Site Plan	434 Steeles Avenue West	To facilitate an upgrade to the southerly exterior elevation of the existing motor vehicle sales establishment
SP.18.V.0059	DA.18.006	Site Plan	130 Racco Parkway	Two 4-storey commercial and medical office use buildings and a 2-storey parking garage



TABLE 28: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0060	DA.18.009	Site Plan	10110 Islington Avenue	To facilitate an addition to the existing 1-storey elementary school and parking lot expansion
SP.18.V.0067	DA.17.113	Site Plan	10513 Islington Avenue	To facilitate a mixed-use redevelopment inclusive of a new two and a half storey building containing restaurant uses on the ground floor and 3 residential units above
SP.18.V.0086	DA.18.016	Site Plan	221 Jacob Keffer Parkway	Addition of two loading doors and to increase the paved area to provide access to the proposed doors
SP.18.V.0087	DA.18.020	Site Plan	1 Bass Pro Mills Drive	Addition to Vaughan Mills Mall
SP.18.V.0089	DA.18.018	Site Plan	11610 Keele Street	Alterations to the existing elevations of the Tim Horton's eating establishment
SP.18.V.0091	DA.18.010	Site Plan	111 Royal Group Crescent	The review of an existing industrial/manufacturing building with ancillary office uses
SP.18.V.0092	DA.17.076	Site Plan	27 Main Street	Construction of a new two-storey single detached residential dwelling
SP.18.V.0094	DA.18.019	Site Plan	99 Great Gulf Drive	To develop an industrial warehouse with accessory office uses and 99 surface parking spaces



CITY of **VAUGHAN**
 DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 28: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0113	DA.18.021	Site Plan	3600 Steeles Avenue West	To facilitate exterior changes to the existing hotel
SP.18.V.0117	DA.18.025	Site Plan	8500 Huntington Road	To facilitate the construction of a 6-storey office building with underground and surface level parking
SP.18.V.0124	DA.18.023	Site Plan	800 Tesma Way, Southwest of Keele Street and Rutherford Road	Proposed parking lot expansion for the existing employment use
SP.18.V.0142	DA.18.031	Site Plan	3600 Major Mackenzie Drive	Development of a 4-story, multi-unit self-storage building facility
SP.18.V.0143	DA.18.034	Site Plan	815 Teston Road	Proposed conversion from a bank building to a child care center
SP.18.V.0146	DA.18.030	Site Plan	7476 Kipling Avenue	Development of stacked townhomes with underground parking and courtyard
SP.18.V.0149	DA.18.040	Site Plan	250 Sweetriver Blvd.	Construction of a 78.84 m ² addition to accommodate a vehicle delivery area
SP.18.V.0153	DA.18.044	Site Plan	2 Auto Park Circle	Addition of a 2 storey pavilion to the existing motor vehicle sales establishment



TABLE 29: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.16.V.0051	16.014.V	Engineering Application	Intersection of Old Huntington Road and Mactier Rd	Engineering Submission
ENG.16.V.0054	16.017.V	Engineering Application	Southeast corner of Pine Valley Drive and Teston Road	Engineering Submission
ENG.16.V.0060	16.023.V	Engineering Application	10640 & 10460 Pine Valley Drive, South of Teston Road, west of Pine Valley Drive	Engineering Submission
ENG.16.V.0064	16.027.V	Engineering Application	Intersection of Street 19 and Pine Valley Drive - South of Teston Road	Intersection Design for Street 19 (South Leg) & Pine Valley Drive
ENG.17.V.0018	17.005.V	Engineering Application	Teston Road - Between Pine Valley and Weston Road	Underground works along Teston Road connecting with property adjacent to Pine Valley Drive
ENG.17.V.0024	17.007.V	Engineering Application	Intersection of Highway 27 and Kirby Road	Intersection of Highway 27 and Kirby Road
ENG.17.V.0034	17.011.V	Engineering Application	Southeast corner of Gran Trunk Avenue and District Avenue	Engineering Submission
ENG.17.V.0036	17.012.V	Engineering Application	10820 Dufferin Street, North of Teston Road	Underground works on Dufferin Street (Sanitary Sewer/Watermain) construction
ENG.18.V.0006	1492	Engineering Application	East and West side of Pine Valley Drive North and South on Pine Valley Drive - Just South of Teston Road	Pine Valley Drive road improvements



Whitchurch-
Stouffville
made up
two per cent
of development
applications in
York Region



**Town of Whitchurch-Stouffville
Development Profile
Mid-Year 2018**

- Subdivision/Condominium Applications
(Conditional Approval/Clearance for Registration)
- Site Plan Applications



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 Department, Planning and Economic Development Branch
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TOWN of WHITCHURCH-STOUFFVILLE

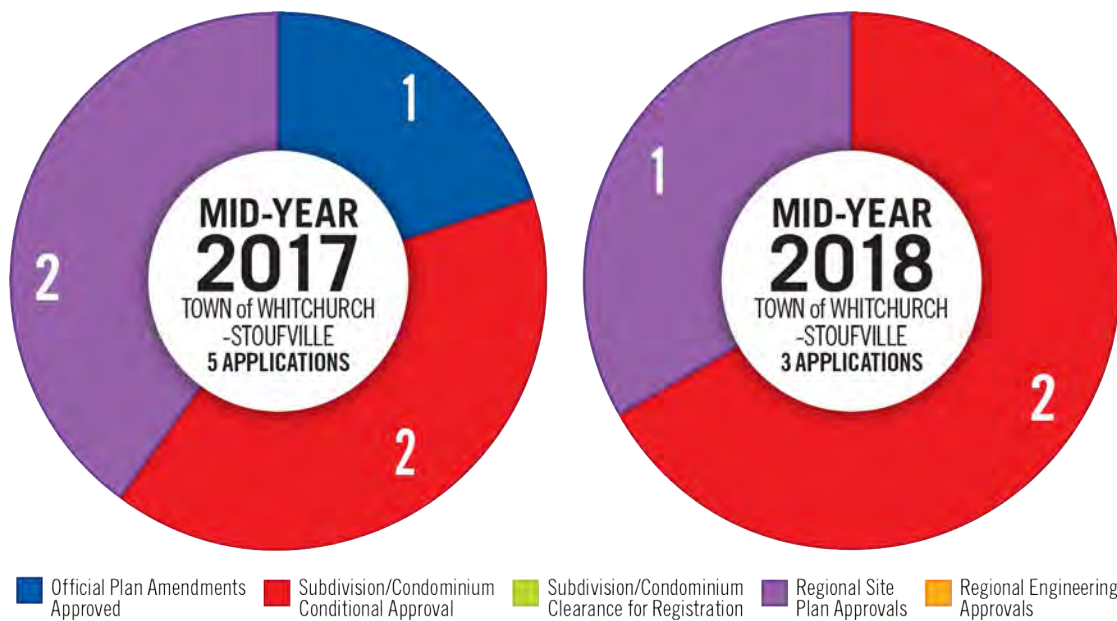
DEVELOPMENT PROFILE MID-YEAR 2018



QUICKFACTS

- Whitchurch-Stouffville made up two per cent of development applications in York Region
- Three development applications were reviewed
- Regional staff participate on Whitchurch-Stouffville’s Gateway Mixed-Use Area/ Western Approach Land Use Study working group

FIGURE 12: TOWN of WHITCHURCH-STOUFFVILLE - DEVELOPMENT APPLICATION APPROVALS by TYPE MID-YEAR 2017 compared to MID-YEAR 2018





TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION MID-YEAR 2018

TABLE 30: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.17.W.0038	19T-17W02	Draft Plan of Subdivision	12785 Ninth Line	To develop 146 residential lots, a secondary school block, an open space block, environmental blocks and reserve blocks
SUBP.17.W.0041	19T(W)-17.004	Draft Plan of Subdivision	6853 Main Street	To develop 52 freehold townhouses on 9 residential blocks consisting of 40 rear-loaded units and 12 front loaded units

TABLE 31: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.16.W.0329	SPW00816	Site Plan	2346 Stouffville Road & 17 Gormley Industrial Avenue	Proposed redevelopment of an existing site to develop another industrial building on site



2018 MID-YEAR DEVELOPMENT ACTIVITY SUMMARY

For more information on development activity in York Region please contact:

PLANNING SERVICES

1-877-464-9675, Extension 71550

york.ca/developmentservices





September 21, 2018

Ms. Lisa Lyons
Director of Legislative Services/Town Clerk
Town of Newmarket
395 Mulock Drive, P.O. Box 328
Newmarket, ON L3Y 4X7

LEGISLATIVE SERVICES		
INCOMING MAIL	REFD TO	COPY TO
SEP 27 2018		
Sundaraman Recd. & checked		

Dear Ms. Lyons:

Re: Ministry of Environment, Conservation and Parks – Transfer of Review Program – Agreements for Administration and Delegation of Responsibility

Regional Council, at its meeting held on September 20, 2018, adopted the following recommendations of Committee of the Whole regarding “Ministry of Environment, Conservation and Parks - Transfer of Review Program - Agreements for Administration and Delegation of Responsibility”:

1. The Chief Administrative Officer be authorized to execute the Transfer of Review program agreement with the Minister of Environment, Conservation and Parks.
2. The Chief Administrative Officer be authorized to execute an agreement to delegate the Transfer of Review program responsibilities in relation to stormwater infrastructure within the Lake Simcoe watershed to the Lake Simcoe Region Conservation Authority.
3. This report be circulated to the local municipalities, the Lake Simcoe Region Conservation Authority, and the Toronto and Region Conservation Authority.

A copy of Clause 18 of Committee of the Whole Report No. 12 is enclosed for your information.

Please contact David Mhango, Manager, Development Engineering at 1-877-464-9675 ext. 77533 if you have any questions with respect to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher Raynor', written over the printed name.

Christopher Raynor
Regional Clerk

/ C.Martin
Attachments

Clause 18 in Report No. 12 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 20, 2018.

18

**Ministry of Environment, Conservation and Parks
Transfer of Review Program**

Agreements for Administration and Delegation of Responsibility

Committee of the Whole recommends adoption of the following recommendation contained in the report dated August 17, 2018 from the Commissioner of Corporate Services and Chief Planner:

1. The Chief Administrative Officer be authorized to execute the Transfer of Review program agreement with the Minister of Environment, Conservation and Parks.
2. The Chief Administrative Officer be authorized to execute an agreement to delegate the Transfer of Review program responsibilities in relation to stormwater infrastructure within the Lake Simcoe watershed to the Lake Simcoe Region Conservation Authority.
3. This report be circulated to the local municipalities, the Lake Simcoe Region Conservation Authority, and the Toronto and Region Conservation Authority.

Report dated August 17, 2018 from the Commissioner of Corporate Services and Chief Planner now follows:

1. Recommendations

It is recommended that:

1. The Chief Administrative Officer be authorized to execute the Transfer of Review program agreement with the Minister of Environment, Conservation and Parks.

Ministry of Environment, Conservation and Parks Transfer of Review Program Agreements for Administration and Delegation of Responsibility

2. The Chief Administrative Officer be authorized to execute an agreement to delegate the Transfer of Review program responsibilities in relation to stormwater infrastructure within the Lake Simcoe watershed to the Lake Simcoe Region Conservation Authority.
3. This report be circulated to the local municipalities, the Lake Simcoe Region Conservation Authority, and the Toronto and Region Conservation Authority.

2. Purpose

The Transfer of Review (Review) program permits municipalities to review and recommend approval to the Ministry of Environment, Conservation and Parks (Ministry) of applications for Environmental Compliance Approval (ECA) for eligible sewage works. This report recommends that York Region execute agreements to expand the works eligible under the program and delegate certain stormwater management infrastructure to the Lake Simcoe Region Conservation Authority (LSRCA).

3. Background

The Ministry of Environment, Conservation and Parks has requested the Region sign an agreement to reflect the administration of the Existing Transfer of Review program

Certain activities regulated under the Environmental Protection Act and the Ontario Water Resources Act require approval from the Ministry. The approval is called an Environmental Compliance Approval, which is formerly known as a Certificate of Approval.

Under the Review program, participating municipalities complete an administrative and technical review of Environmental Compliance Approval applications, and prepare a letter of recommendation to the Ministry. The Ministry's signing Director then issues the approval. Only applications for sewage works (including stormwater works) that have low technical complexity and a low potential for significant environmental or public health impacts are eligible to be processed under the program. The Region has been participating in the program to provide the technical review of Environmental Compliance Approval applications since 1978.

Ministry of Environment, Conservation and Parks Transfer of Review Program Agreements for Administration and Delegation of Responsibility

The Ministry has now requested that York Region sign an agreement that outlines responsibilities for administration of the Review program, including permissions for additional infrastructure to be included under the program, and the ability to delegate the Region's review obligations to LSRCA for certain stormwater management works once the agreement is signed by York Region. Aside from those additional permissions, and the added ability to delegate review of certain applications to LSRCA, the Review program agreement and supporting documentation provided by the Ministry simply formalizes the current practice of the Region in respect of the existing Review program.

4. Analysis and Implications

The Agreement would permit an expanded list of works for Regional review and faster environmental approvals by the Ministry

By signing the agreement with the Ministry, the Region is able to include an expanded list of sewage works in the Review program. Attachment 1 provides a summary of the sewage works currently permitted for review by the Region, and the expanded list of works that would be permitted once the Review program agreement is signed by the Region.

Under the agreement, once the Region has reviewed and recommended approval, the Ministry will endeavour to issue an approval within 30 business days from the date of receipt of a complete Environmental Compliance Approval application. If the Region did not participate in the Review program, the timelines associated with the Ministry's review would be approximately six months or longer. Without having the initial technical review undertaken by Regional staff, additional time would be required by Ministry staff before an approval could be issued. Other benefits include increased review efficiency of ECA applications thereby allowing the Ministry to focus resources on more complex and higher risk applications, reduced overlap between municipal and Ministry approval processes, ability for municipalities to ensure proper design and construction of sewage works, and informed municipal data sets.

With an agreement in place, the Ministry permits some review functions to be delegated to the Lake Simcoe Region Conservation Authority to advance the Lake Simcoe Phosphorus Offsetting Program

In September, 2017 the LSRCA launched an offset program to help reduce phosphorus entering Lake Simcoe. To support the pilot program and encourage participation by developers, the Ministry is permitting participating municipalities within LSRCA's jurisdiction to delegate review functions for certain stormwater

Ministry of Environment, Conservation and Parks Transfer of Review Program Agreements for Administration and Delegation of Responsibility

management works to the LSRCA. Currently there is no option for the Region to delegate review functions for stormwater management works to the Toronto and Region Conservation Authority.

Delegation of certain review functions to the Lake Simcoe Region Conservation Authority will improve efficiencies in the approval of stormwater management works

The LSRCA currently reviews stormwater management infrastructure as part of the planning application review process. LSRCA has the necessary staff expertise and is receptive to review ECA applications for municipal and other private work projects in relation to stormwater infrastructure such as storm sewers and stormwater management facilities. The Ministry has provided a sample agreement for the delegation of York Region's Review program responsibilities in relation to stormwater infrastructure to the LSRCA. A separate agreement with the LSRCA is necessary because the Review program agreement provides that all Environmental Compliance Approval applications reviewed by LSRCA must meet certain terms and conditions. The delegation will help reduce overlap between municipal, LSRCA and Ministry approval processes, and improve timelines of issuing Environmental Compliance approvals, thereby avoid delays to construct stormwater management works.

5. Financial Considerations

The Ministry has an Environmental Compliance Approval application fees directive which establishes the fees and provides that where the responsibility for reviewing the application has been transferred to a municipality, the Environmental Compliance Approval application fees are payable to the municipality. The cost of York Region's administration of the Review program is only partially covered by Environmental Compliance Approval application fees. Currently, the amount of fees that comes from ECA applications is approximately \$67,700.00 per year. With additional works, excluding those which would be handled by LSRCA, the additional fees are expected to be approximately \$22,000.00 per year. Therefore, the total ECA application fees would be approximately \$89,700.00. With the reduction of duplication of work, there is also a time savings which can be spent on the review of more development applications in a shorter time. This could result in York Region receiving more review fees.

For stormwater works, LSRCA is expected to collect approximately \$25,600.00 yearly fees for applications falling within their delegated responsibility.

Ministry of Environment, Conservation and Parks Transfer of Review Program Agreements for Administration and Delegation of Responsibility

6. Local Municipal Impact

The City of Markham and the Town of Richmond Hill are participating municipalities under the Review program. As such, York Region does not perform the Review program review function in respect of those two municipalities. Recently, the Ministry has approached other local municipalities to participate in the expanded Review program, and the Town of Aurora and Town of Newmarket have recently executed the agreements with Ministry and LSRCA. York Region will continue to review applicable ECA applications in each of the five non-participating municipalities, and will delegate the stormwater review function for four of those municipalities that are within LSRCA jurisdiction.

Local Municipal Participation in Environmental Compliance Approval Application Review

Participating Municipalities	Non-participating Municipalities
Town of Aurora ¹	Town of East Gwillimbury ²
City of Markham	Town of Georgina ²
Town of Newmarket ¹	Township of King ²
Town of Richmond Hill	City of Vaughan
	Town of Whitchurch-Stouffville ²

Notes:

¹ Town of Aurora and Town of Newmarket have recently signed program agreements

² Within or partly within LSRCA jurisdiction

7. Conclusion

Execution of the Review program agreement would permit an expanded list of sewage works to be reviewed by the Region and delegation of review for certain stormwater works to LSRCA will increase efficiencies in the review of Environmental Compliance Approval applications. These agreements will reduce overlap between the municipal and Ministry approval process and reduce timelines for approval by Ministry.

For more information on this report, please contact David Mhango, Manager, Development Engineering at 1-877-464-9675 ext. 77533.

**Ministry of Environment, Conservation and Parks Transfer of Review Program
Agreements for Administration and Delegation of Responsibility**

The Senior Management Group has reviewed this report.

Recommended by:

Recommended by:

Paul Freeman, MCIP, RPP
Chief Planner

Karen Whitney, MCIP, RPP
Director, Community Planning and
Development Services

Recommended by:

Approved for Submission:

Dino Basso
Commissioner of Corporate Services

Bruce Macgregor
Chief Administrative Officer

August 17, 2018

Attachment (1)

#8801520

Accessible formats or communication supports are available upon request

Attachment 1

York Region Current & Proposed Ministry of Environment, Conservation and Parks Transfer of Review Program for Sewage Works

Sewage Works Allowed under the Review Program	York Region CURRENT Arrangement with MECP	York Region UPDATED Agreement with MECP	Proposed Delegated Review to LSRCA
<u>Standard Works Allowed</u>			
1. New or modified, municipal or private sanitary sewers, forcemains or siphons that are not combined sewers and do not discharge directly to sewage treatment plant	Yes	Yes	No
2. New or modified, municipal or private sanitary sewage pumping station that do not discharge directly to sewage treatment plant	Yes	Yes	No
3. New or modified, municipal or private storm sewers, ditches, culverts and grassed swales	Yes	Yes	Yes
4. New or modified, municipal or private oil/grit separators	No	YES	Yes
<u>Additional Works Allowed</u>			
5. Rehabilitation of combined sewers where there is no increase in combined sewage overflow	No	YES	No
6. Stormwater Management Facilities providing stormwater quantity control only (dry ponds)	Yes	Yes	Yes
7. Stormwater Management Facilities providing stormwater quality and quantity control (wet pond, wetlands, hybrid ponds)	No	YES	Yes
8. Stormwater pumping stations	No	YES	No
9. Low Impact Development Measures	No	YES	Yes
10. Rooftop, surface and underground stormwater storage	Yes	Yes	Yes

Notes:

- MECP means Ministry of Environment, Conservation and Parks
- **YES** (italics, bold) means Changes from Current
- Non-participating municipalities: Town of East Gwillimbury, Town of Georgina, Township of King, City of Vaughan, and Town of Whitchurch-Stouffville
- Only LSRCA is eligible for the delegation by the Region or municipalities. Currently, TRCA is not eligible to participate as a third party reviewer
- Non-participating municipalities within or partly within LSRCA jurisdiction: Town of East Gwillimbury, Town of Georgina, Township of King, and Town of Whitchurch-Stouffville

From: Carolyn Lance [<mailto:clance@georgina.ca>]

Sent: September 25, 2018 9:46 AM

To: clerks@aurora.ca

Cc: amo@amo.on.ca; town@eastgwillimbury.ca; online@king.ca; customerservice@markham.ca;

Customer Service - Reception; clerks@richmondhill.ca; clerks@vaughan.ca; Isabel Leung; info@york.ca;

support@ormf.com; municipalleaders@gmail.com; info@greenbelt.ca; info@environmentaldefence.ca;

rod.phillips@pc.ola.org; mschreiner-co@ola.org; jfraser.mpp.co@liberal.ola.org; ahorwath-co@ndp.on.ca

Subject: Greenbelt Protection, White Belt Lands

Please be advised that Georgina Town Council considered correspondence from the Town of Aurora dated August 10th concerning Greenbelt Protection (copy attached) and endorsed Aurora's position with the following motion:

RESOLUTION NO. C-2018-0450

That Council endorse the position of the Town of Aurora urging the Province to extend Greenbelt protection to include the appropriate white belt lands within the inner ring, lands that are the most immediately vulnerable to development in the Province.

Sincerely,



Carolyn Lance

Council Services Coordinator

Clerk's Division | Town of Georgina

26557 Civic Centre Road, Keswick, ON | L4P 3G1

905-476-4301 Ext. 2219 | georgina.ca

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GEORGINA

September 24, 2018

Town of Aurora,
100 John West Way,
Box 1000
AURORA, Ontario
L4P 6J1

Attn: Michael de Rond, Town Clerk

Dear Mr. de Rond:

Re: Greenbelt Protection, White Belt Lands

Please be advised that Town Council endorsed the position of the Town of Aurora strongly urging the Province of Ontario to extend Greenbelt protection to include the appropriate white belt lands within the inner ring, lands that are the most immediately vulnerable to development in the province.

Council's endorsement has also been forwarded to the Premier of Ontario, the Minister of Municipal Affairs, the Minister of Environment and Climate Change, as well as various other interested parties.

Sincerely,
FOR THE TOWN OF GEORGINA,

Carolyn Lance
Council Services Coordinator

cc: Honourable Doug Ford, Premier of Ontario, Legislative Building, Queen's Park, Toronto M7A 1A1
Honourable Steve Clark, Minister of Municipal Affairs and Housing, 17th Floor, 777 Bay Street
Toronto M5G 2E5
Honourable Catherine McKenna, Ministry of Environment, 135 St. Clair Ave. W, 12th Floor,
TORONTO M4V 1P5



Legislative Services
Michael de Rond
905-726-4771
clerks@aurora.ca

Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

August 10, 2018

Delivered by email
doug.ford@pc.ola.org

The Honorable Doug Ford
Premier of Ontario
Room 281, Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Dear Premier:

Re: Town of Aurora Council Resolution of June 12, 2018
Re: Motion (b) Greenbelt Protection

Please be advised that this matter was considered by Council at its meeting held on June 12, 2018, and in this regard Council adopted the following resolution:

Whereas the Town of Oakville has passed a similar resolution; and

Whereas the Greenbelt is an integral component of land use planning that complements the Growth Plan to encourage smart planning, the reduction of sprawl, protection of natural and hydrological features and agricultural lands; and

Whereas the Greenbelt has protected 1.8 million acres of farmland, local food supplies, the headwaters of our rivers and important forests and wildlife habitat for more than 12 years; and

Whereas a permanent Greenbelt is an important part of the planning for sustainable communities; and

Whereas there is a tremendous amount of land already planned and available in excess of the development needs of the Greater Toronto Area (GTA) without weakening the protections provided by the Greenbelt; and

Whereas efforts to open the Greenbelt to create the opportunity for land speculators to build expansive homes, at immense profits, in remote areas; and

Whereas opening the Greenbelt would move the urban boundary thus creating more sprawl and increased traffic; and

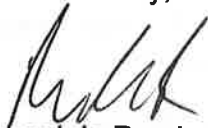
Whereas the costs of sprawl result in increased taxes, because 25% of the costs of sprawl are downloaded to existing property tax payers; and

Whereas programs like the proposed inclusionary zoning regulations will assist municipalities in advancing the supply of affordable housing stock without the need to expand the built boundary;

- 1. Now Therefore Be It Hereby Resolved That the Town of Aurora stands with its municipal neighbours to undertake continued action to maintain and grow the current Greenbelt, of which the Oak Ridges Moraine is a part; and**
- 2. Be It Further Resolved That the Province be strongly urged to extend Greenbelt protection to include the appropriate white belt lands within the inner ring, lands that are the most immediately vulnerable to development in the province; and**
- 3. Be It Further Resolved That this resolution be distributed to the Premier of Ontario, the Minister of Municipal Affairs, the Minister of the Environment and Climate Change, all Greater Golden Horseshoe (GGH) municipalities, the Association of Municipalities of Ontario, Environmental Defence, Friends of the Greenbelt Foundation, STORM Coalition (Save The Oak Ridges Moraine), Oak Ridges Moraine Foundation, The Regional Municipality of York, and members of Municipal Leaders for the Greenbelt, and leaders of the various Ontario political parties.**

The above is for your consideration and any attention deemed necessary.

Yours sincerely,



Michael de Rond

Town Clerk

The Corporation of the Town of Aurora

MdR/lb

Re: Town of Aurora Motion (b) Greenbelt Protection
August 10, 2018
Page 3 of 3

Copy: Andrea Horwath, Leader, New Democratic Party of Ontario
John Fraser, Interim Leader, Ontario Liberal Party
Mike Schreiner, Leader, Green Party of Ontario
Hon. Steve Clark, Minister of Municipal Affairs and Housing
Hon. Rod Phillips, Minister of the Environment, Conservation and Parks
Association of Municipalities of Ontario
Environmental Defence
Friends of the Greenbelt Foundation
Municipal Leaders for the Greenbelt
STORM Coalition (Save The Oak Ridges Moraine)
Oak Ridges Moraine Foundation
Greater Golden Horseshoe (GGH) Municipalities
The Regional Municipality of York

Mayor of Newmarket
Tony Van Bynen

Town of Newmarket
395 Mulock Drive, P. O. Box 328
Station Main
Newmarket, ON
L3Y 4X7

Dear Mayor Tony Van Bynen:

October is Public Awareness Month for Learning Disabilities across Canada. This year's campaign theme is, **"Don't Dis My Abilities."** This theme focuses on children, youth, and adults with Learning Disabilities as well as their families and friends.

The campaign seeks to encourage young people to reach their full potential.

"The right to learn, the power to achieve"

"Making the invisible visible!"

"People too often define the life of someone living with Learning Disabilities by the areas where their LDs impact directly, such as math, reading, writing or organizational skills," said Lawrence Barns President and CEO of LDAO. "The goal of this campaign is for people to see beyond that to their multiple areas of strength. LDs didn't stop Richard Branson, Jamie Oliver or John Lennon. A person with LDs just needs the right supports to achieve success."

- By definition someone with LDs has average to above average intelligence
- LDs impact certain skills, most of which can be improved with the right supports.
- Because LDs usually exhibit in the school system, those with LDs can be identified early in life, and early intervention improves confidence.
- When they don't receive appropriate support, individuals with LDs have higher than the average rates of school dropout, unemployment and poverty.
- LDs can be inherited and many parents are now finding they are have been impacted in their lives as their children are diagnosed.

However if we as a society help them to succeed, all of the above statistics can be radically altered, leading to successful lives that can impact our communities for the better and people with learning disabilities can become among the most creative, and productive members of our communities.

As Executive Director of the Learning Disabilities Association of York Region, I am kindly requesting the Town of Newmarket to declare October as Learning Disabilities Awareness Month. In addition please post a message on your website or social media outlets.

As part of this campaign, we have developed a poster motivating young people to push their limits inside and outside the classroom through the student voice. I kindly request your support in helping us distribute the materials attached throughout your municipal facilities. To contact me contact me directly please call: 905-884-7933, ext. 5 or email helga.sirola@ldayr.org.

Sincerely,



Helga Sirola
Executive Director
905-884-7933, ext. 5
Helga.Sirola@ldayr.org

Stop the Stigma. Pursue Potential



Kiran Saini
Deputy Town Clerk
Town of Newmarket
395 Mulock Drive
P.O. Box 328 Station Main
Newmarket, ON L3Y 4X7
Email: ksaini@newmarket.ca
Tel: 905-953-5300 ext. 2203
Fax: 905-953-5100

September 27, 2018

Sent to: khuguenin@newmarket.ca

Dear Kimiko Huguenin:

RE: Proclamation Request – October 2018 – Toastmasters' Month

I am writing to advise that your proclamation request has been approved in accordance with the Council-approved [Proclamation and Lighting Request Policy](#), and the Town of Newmarket will proclaim October 2018 as Toastmasters' Month. Your proclamation request will be advertised on the Town's section in the Newmarket Era newspaper, communicated on the Town's Twitter account, in the Town page, and on the Town's website on the Proclamation and Lighting Request page.

If you have any questions regarding the above, please feel free to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink that reads "Kiran Saini".

Kiran Saini
Deputy Town Clerk
KS:aw