

2

STORM

Moraine plan a year later

6

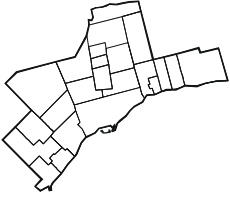
GTA in brief

Issuance of building permits down nationwide

8

OMB News

More residential development for Oshawa



Novæ Res Urbis

GREATER TORONTO AREA EDITION

WEDNESDAY, MAY 7, 2003 • VOL 6 • No 19

WOODLAND PROTECTION

Tree cutting timely for Halton OP review

By Karen Wirsig

The alleged illegal cutting of trees on rural land at the **Milton** and **Oakville** boundary is proving to be a timely intervention into **Halton Region's** official plan review, due to be completed in June. As it turns out, woodland protection plays a significant role in the review and was also the most controversial of all of the changes to the plan proposed last summer by regional staff.

The trees were cut down in swaths in early April from a 44-hectare site at 4237 Fourth Line owned by **1255723 Ontario Inc.** The numbered company's administrators are listed as **Helen** and **George Vastis** of **Burlington**. **Milton**, **Oakville**, **Halton Region** and **Conservation Halton** are all investigating the tree cutting and charges, if warranted, would likely be laid in mid-May, according to a report to Oakville council.

The land where the trees were cut lies to the north of Oakville's OPA 198, passed last spring and facing appeals to the **Ontario Municipal Board** this summer, designed to bring 7,000 acres of rural land into the town's urban envelope. None of the municipalities in question received planning applications or requests for tree-cutting or site-alteration permits.

Under the regional tree by-law, the owners would be permitted to cut down trees for agricultural purposes; under Oakville's tree by-law, thought to be stronger, it is prohibited to cut down trees in woodlots greater than one acre without a permit.

However, the maximum fine under Oakville's by-law is \$10,000 for a first offence; under the region's

continued page 3

MID-PENINSULA HIGHWAY

Scoped EA for proposed highway hits planning nerve

The **City of Burlington** and the **Niagara Escarpment Commission** have called for a full Environmental Assessment for the proposed Mid-Peninsula Highway that is to run from Fort Erie to link up with the 407 toll highway in Burlington. The **Ministry of Transportation** terms of reference for the project proposed a scoped EA review of the various options and their impacts.

According to the report prepared by Burlington, scoped reviews are typically prepared for minor projects that do not have significant environmental impacts. Both the commission and the city have taken issue with the proposed scoped process, on which the deadline for comment was April 30.

The scoped process assumes that all other alternatives, such as transit, rail, other highway options, etc., have been appropriately considered and rejected. The Burlington report, approved unanimously by council last week, recommends a full EA that identifies and evaluates "reasonable alternatives to addressing transportation problems such as rail, transit and subsidies for these, high vehicle occupancy requirements, toll, new roadways and combinations of these." The commission reiterated these comments by encouraging the ministry to "look at all other alternatives to the Mid-Peninsula corridor and to work in conjunction with the smart growth panels and other agencies."

Both reports, along with comments from **Conservation Halton**, cite the recent report released by the **Central Ontario Smart Growth Panel**

continued page 4

COMING UP

WEDNESDAY MAY 7

Halton Region Council, 1151 Bronte Road, Oakville, 9:30 a.m.

Durham Region Council, 605 Rossland Road East, Whitby, 10 a.m.

THURSDAY MAY 8

Peel Region Council, 10 Peel Centre Drive, 5th Floor, Brampton, 9:30 a.m.

FRIDAY MAY 9

Remaking Suburbia, daylong tour sponsored by the **GTA Forum**, bus leaves from York Mills Subway station, 8:45 a.m. Contact: ffrisken@yorku.ca or call 416-480-2313.

GO Transit board meeting, 20 Bay St., Suite 600, Toronto, 10 a.m.

SUNDAY MAY 11

Talk by Edmund P. Fowler, author of **Building Cities that Work**, Temple Emanu-El, 120 Old Colony Rd. (east of Bayview), North York, 9:30 a.m.

THURSDAY & FRIDAY, MAY 16-17

Forum on Environmental Assessment, sponsored by the **Ontario Association for Impact Assessment** and the **Ontario Society for Environmental Management**, Innis College Town Hall, 2 Sussex St., Toronto. Go to www.oaia.on.ca.

THURSDAY MAY 15

Conservation Halton, meeting on quarry expansion plan by **Dufferin Aggregates**, 2596 Britannia Rd. (west of Guelph Line), 7:30 p.m. Call 905-336-1158.

TUESDAY MAY 20

Ryerson Planning Alumni Spring Reception, Arcadian Court, 401 Bay St., 6:30 p.m. to 11 p.m. Call 416-391-3438.

WEDNESDAY MAY 21

Waterloo Spring Schmooze, sponsored by the **University of Waterloo Planning School Endowment Fund**, Courthouse Market Grille, 57 Adelaide St. East, Toronto, 5:30 p.m. to 9 p.m. Call 519-888-4567, ext. 2492.

THURSDAY MAY 22

York Region Council, 17250 Yonge Street, Newmarket, 9:30 a.m.

The Oak Ridges Moraine Plan: one year later

By **Debbe Crandall**

On April 22, 2003, the *Oak Ridges Moraine Conservation Plan* was one year old and it is not surprising that some landowners have begun to express concerns about what the new rules mean to property values and to the enjoyment and use of their land.

Since 1989 the **STORM Coalition** has been advocating for provincial legislation for the Oak Ridges Moraine similar to that enacted for the Niagara Escarpment in 1975. It has been a rocky road from there to the passing of the *Oak Ridges Moraine Conservation Act* in December 2001, which set the stage for the conservation plan. It seems timely to provide some perspective on where we are today.

There has been a certain amount of misunderstanding about what people are allowed to do under the new rules, not all of it unfounded. It is safe to say that there will be a change in property values – whether values decrease in the short term as a result of uncertainty or increase over the long term due to the economic value of protected places has yet to be determined.

There have been suggestions that farmers have had their hands tied by this new legislation. In fact, agriculture is a permitted use anywhere on the Moraine. As such, farmers can continue to farm as they have for centuries or create a farm lot for their retirement. In keeping with conservation-based objectives, agriculture must abide by

the same rules regarding protection of wetlands, streams and forests, as must any other permitted use.

The plan permits expansions to existing buildings (porches or attached garages) but is silent on the issue of allowing accessory structures such as detached garages or swimming pools. By virtue of not being expressly stated in the plan, it may be interpreted that these structures are not permitted. STORM's position is that accessory structures are subject to the same rules of no impact to significant natural heritage or hydrological features and ecological integrity as other uses.

There have been some assertions that there is no scientific basis for either the Moraine's boundary or its land use designations. In fact, the Moraine is one of the most intensely studied landforms in Canada. The *Oak Ridges Moraine Conservation Plan* is being heralded as one of the most progressive ecosystem-based plans in Canada, if not the world. The provincial natural resources ministry has been collecting and storing data on the Moraine's natural heritage for decades including rare and threatened plant and animal species, wetlands and forest cover. Furthermore, the provincial ministries, regional municipalities and conservation authorities are close to releasing detailed groundwater flow models of the

continued page 5

NOVÆ RES URBIS
GREATER TORONTO AREA

Ian A.R. Graham, Publisher
(iang@nrupublishing.com)

Lynn Morrow, Editor
(lynnm@nrupublishing.com)

Karen Wirsig, News Reporter
(karenw@nrupublishing.com)

Maya Harris, Planning Reporter
(mayah@nrupublishing.com)

Jeff Payette, Layout
(jeffp@nrupublishing.com)

SALES/SUBSCRIPTIONS
(circulation@nrupublishing.com)
Annual subscription rate is \$299.

Complimentary trial subscriptions are available.
Advertising rates available upon request.

NRU - Greater Toronto Area Edition is not to be redistributed without the written consent of the publisher.

NRU - Greater Toronto Area Edition is published 50 times a year by fax or e-mail by NRU Publishing Inc.
12 Mercer Street, Suite 400
Toronto, Ontario, M5V 1H3
Tel: 416.260.1304 Fax: 416.979.2707

by-law the maximum fine is \$20,000. In a rapidly-urbanizing region like the GTA, paying such a fine to pave way for urban development is sometimes seen as a cost of doing business. Once the land is urbanized and developed, the windfall will more than cover the fine.

That's why some Halton-area officials and conservationists were looking to embed further protection of woodlots into the region's official plan, a mandate that has been spelled out in the provincial policy statement since 1997. But the latest proposal for woodland protection would have "significant" woodlots identified and mapped only on land already in the urban envelope. Woodlots outside the urban area would only be subject to classification if an environmental impact assessment was necessary because of a planning application on the site in question.

"(T)he agricultural/rural community has expressed the utmost concern over any designation of significant woodlands in the rural areas," according to a recent report from regional staff. "Likewise, the development industry has provided substantial technical arguments questioning the scientific validity of the designation approach used" in the technical background paper that became the guide for the policy originally proposed last year.

The new proposal is being likened to closing the barn door after the horse has already left the stable. As Halton Region councillor **Allan Elgar** points out, the *Planning Act* itself is meant to make planning processes "open, accessible, timely and efficient," a fact he says supports early mapping of environmentally sensitive areas outside of the urban envelope.

The original proposal mapped out significant woodlands across Halton based on seven criteria developed by consultant **Gartner Lee**: terrain, groundwater quality and quantity, surface water quality and quantity, age of the woodlot, patch size (minimum of 2 ha in urban areas, 10 ha north of the Niagara

Escarpment), distance of interior polygons from the perimeter, and landscape connectivity. All significant woodlands, regardless of where they were located, would be clearly identified in the official plan so as to give fair warning to all landowners and potential owners that the site is designated for protection.

In the revised proposal, the criteria relating to terrain, groundwater and surface water would be relegated to secondary status, leaving only four criteria to establish significant woodlands.

Since the tree-cutting incident in Halton, Oakville council endorsed having the original proposal reinstated in Halton's plan review, and all seven criteria used as a minimum for mapping significant woodlands. "I think people realized what can happen when you don't map out things in agricultural areas," said Elgar, also a

Photo: Allan Elgar



Aerial view of tree cutting on Oakville-Milton boundary

member of Oakville council.

The region has now posted a fact sheet to its website defending its latest proposal for woodland designation and protection.

The planning regime does not go a long way toward protecting environmental features in urban areas. Once an issue is before the **Ontario Municipal Board**, scientists often duke it out over very complex issues.

According to **Vicki Barron**, the head of the **Waterfront Regeneration Trust** and former executive director of the **Credit Valley Conservation Authority**, the science supporting woodland protection is relatively weak, but that doesn't mean they shouldn't be protected for their value in providing shade, groundwater and open space.

"In a community, if you have a stand of trees, that should be non-negotiable. It should be protected," Barron told *Novae Res Urbis*. She said that woodlots should be given the same protections in official plans as Class 2 wetlands and agricultural land. The farther along in the planning process, she added, the more likely environmentally sensitive areas and systems are to get chipped away.

continued page 5

Mid-Peninsula Highway continued from page 1

that advocated a transit-first approach and added that the proposed new transportation corridor is not in keeping with smart growth.

The smart growth panel also recommended that an integrated transportation system linking all forms of transportation be developed in a co-ordinated fashion with land use planning. The Brampton report says, "the Mid-Peninsula Corridor is being proposed in the absence of any comprehensive, detailed strategy to link to longer term land use, transit and goods movement."

In reviewing the ministry's terms of reference, Burlington undertook a two-phased technical peer review with the **City of Hamilton** and the **Region of Halton** in conjunction with input from professionals and others.

The original needs assessment focused on connections between Niagara and Hamilton and was to address the transportation problems associated with tourist and truck traffic, as well as future growth. While there is no official decision on whether the proposed highway will be tolled, the Brampton report points out that cost estimates for the highway show that tolling structures are included. If this is the case, the Brampton findings indicate that tolling has several significant implications for the project, some of which will undermine its goals. "A recent meeting between the city's stakeholder advisory committee and a representative from the **Ontario Trucking Association** provided information that most long-haul trucking companies do not use Highway 407 owing to high toll rates which impact slim profit margins in today's competitive trucking industry," continues the Brampton report. The submission by the commission points out that tourism focuses "on the key tourist nodes of Niagara Falls and the grape and wine areas, both of which are below the Niagara Escarpment" and that neither would be served by the proposed Mid-Peninsula corridor.

Niagara Region has been supportive of the proposed highway, which it sees as reducing potential development impacts on the tender fruit lands that sit below the escarpment. The commission's submission points out the conflicting visions between Niagara Region, that has land use policies in place to direct growth above the escarpment, and Burlington's land use policy that is to constrain development north of the existing urban area and south of the escarpment. The highway proposal seems to have hit a nerve in trying to find a balance between these two visions.

In the greater scheme of things, the highway

proposal, if it crosses the escarpment, could have an impact on its protection, mandated by the province through the *Niagara Escarpment Planning and Development Act* and the Niagara Escarpment Plan. "Highways and the ensuing urban sprawl can cause direct and indirect irreversible damage to the natural environment of the Niagara Escarpment through new road cuts that erode the continuity of the escarpment, creating urban pressures, causing air pollution, and creating increased demand for aggregate and the resulting impacts on the natural environment," says the commission's submission. Adding, that if protection of the escarpment is to be maintained "there needs to be careful consideration of transportation planning and its ultimate impact on the Niagara Escarpment."

The transportation ministry is to consider all comments received on the draft terms of reference in preparing the formal document for submission to the environment ministry for approval in mid-May. •



ENVIRONMENT AND RESOURCES MANAGER

The Aggregate Producers' Association of Ontario (APAO), a not-for-profit industry association, is seeking an Environment and Resources Manager to provide technical support and professional advice to the association. Reporting to the President, you will monitor, review and assess a number of issues, including provincial legislation, local and regional planning, environment, and aggregate resource management. Providing support to several APAO committees, you will represent the association on provincial committees and advisory boards and to interest groups and the public.

You possess a university degree in environmental science, land use planning, landscape architecture or a related discipline combined with 5 years professional experience, ideally in the aggregate industry. In addition to your strong knowledge of the Aggregate Resources Act and the Planning Act, you possess excellent interpersonal and communication skills and have the ability to work independently or as a team member.

To be considered for this position, forward your resume including salary expectations no later than **May 16, 2003**, to the following address:

Aggregate Producers' Association of Ontario
365 Brunel Road, Unit 2, Mississauga, ON L4Z 1Z5
Fax: (905) 507-0717

Upper Canada benchers elected

The results of the **Law Society of Upper Canada's** 2003 bencher election that determines who sits on the Law Society's governing body for the next four years, are as follows:

Toronto	Outside Toronto
(*)Todd Ducharme	(*)Alan G. Silverstein (CE) Vaughan
Earl A. Cherniak, Q.C.	(*)Gerald Abraham Swaye, Q.C. (CS) Hamilton
Gary Lloyd Gottlieb	(*)Peter N. Bourque (CW) Orangeville
Gavin MacKenzie	(*)Abe Feinstein, Q.C. (E) Ottawa
Clayton Ruby	(*)Robert C. Topp (NE) Sudbury
Neil Finkelstein	(*)Ross W. Murray, Q.C. (NW) Thunder Bay
Julian H. Porter, Q.C.	(*)James R. Caskey, Q.C. (SW) London
Bob Aaron	Constance Backhouse (E) Ottawa
Larry Banack	Kim A. Carpenter-Gunn (CS) Hamilton, Q.C.
Alan D. Gold	Heather J. Ross (SW) Goderich, Q.C.
Frank N. Marrocco, Q.C.	George Hunter (E) Ottawa
Thomas Giles Heintzman, Q.C.	Holly A. Harris (E) Ottawa
Paul D. Copeland	Joanne St. Lewis (E) Ottawa
Derry Millar	Judith M. Potter (SW) London
Laurie Pattillo	Bradley H. Wright (E) Ottawa
Beth Symes	Tracey O'Donnell (NE) North Bay
John A. Campion	William J. Simpson, Q.C. (E) Ottawa
Ronald D. Manes	Rob Martin (SW) London
Laurie H. Pawlitza	Gordon Z. Bobesich (CW) Mississauga
Carole Curtis	Bonnie R. Warkentin (E) Kingston

Ontario lawyers elect 40 benchers - 20 from inside Toronto and 20 from outside Toronto. Eight of the 40 are regional benchers (*), who are the candidates who received the highest number of votes from voters in their own electoral region. Convocation, the law society's governing body also includes eight lay benchers, non-lawyers appointed by the province and a number of ex-officio benchers.

Woodland continued from page 3

For Barron, the answer is to start at the top. "There is a hierarchy of planning that starts with provincial policies. Even municipalities with the best intentions get stuck" when they are not adequately backed by the province. A number of experts in the field told *NRU* that the provincial policy statements need to be tightened to ensure the protection of environmental systems; these should not just be dealt with on a one-off basis through crisis-management, as was the case with the Oak Ridges Moraine.

In the meantime, municipalities can now pass tree-cutting by-laws under the new *Municipal Act* that would allow them to fine for each tree cut down. "We are strongly encouraging municipalities to pass new by-laws under the new municipal act," **Doris Krahn** of the **Ministry of Natural Resources** in Peterborough told *NRU*.

The statutory public meeting on Halton's official plan review is scheduled for May 21 and 22. Council is scheduled to pass the plan changes on June 25. •

Oak Ridges Moraine continued from page 2

Moraine's aquifers. These models draw upon extensive geological and hydrogeological studies conducted by the **Geological Survey of Canada** over a number of years. In particular, the land use designations that place 62 per cent of the Moraine under the highest ecological protection are based on solid landscape-scale ecological principles. The boundary of the Moraine has not changed since the early 1990s and is based upon defensible criteria. Suggestions that the Moraine area is being enlarged through amendments to the plan is highly conjectural and without justification.

On a final note, municipalities continue to have the discretion to be more restrictive than the Moraine plan, except with respect to aggregates and agriculture. The **Town of Caledon**, for example, has not permitted rural estate development (houses on two acre lots) outside of the Palgrave Estates since 1984.

Debbe Crandall is executive director of the STORM Coalition. For more information on STORM call 905.880.3465 or email at info@stormco.org.



Solid Numbers and Sound Advice

- planning impacts • real estate markets •
- land use • demographics

CLAYTON
RESEARCH

Urban and Real Estate Economists
Phone 416-699-5645 1-800-689-4425 www.clayton-research.com

National value of building permits down

According to information released yesterday by **Statistics Canada**, the value of building permits issued across Canada declined 4.4% in March to \$3.6 billion, after falling 11.7 per cent in February. However, the \$4.3 billion in permits issued in January combined to make a first quarter record of \$11.8 billion. This was up 6.6 per cent from the first quarter of 2002 and 18.1 per cent from that of 2001.

Municipalities issued \$2.4 billion in residential permits in March, up 3.1 per cent from February. The value of non-residential permits declined 15.9 per cent to \$1.3 billion, their lowest level in 11 months, mainly the result of a drop in institutional construction.

Municipalities issued a record \$7.5 billion in residential permits in the first quarter. Ontario recorded the second largest gain in residential permits, +3.0 per cent to \$994 million, where the increase in single-family units more than offset the decline in multi-family.

Institutional permits plunged 43.7 per cent to \$296 million in March, the lowest level since April 2002. Ontario recorded the largest decrease in dollar terms, dropping, -45.2 per cent to \$185 million. Industrial construction declined 17.4 per cent to \$289 million, with manufacturing buildings showing the biggest decrease. Ontario recorded the largest decrease, -38.1 per cent to \$148 million, the result of a decline in manufacturing projects.

In contrast, fuelled by a surge in the industrial component in the Oshawa area and by the industrial and commercial components in the Toronto area, the strongest gain occurred in Ontario, +11.9 per cent to \$2.1 billion.

OEB bill tabled in house

The government introduced the *Ontario Energy Board Consumer Protection*

and Governance Act, a bill proposed to streamline the hearings process, ensure decisions are made within meaningful timeframes and eliminate the need for retroactive charges. However, the legislation proposes to allow recovery of these charges by rolling them into future rates for a short period of time. The legislation also includes:

- Making the OEB self-financing, while maintaining it as a crown agency.
- Setting board member terms for an initial two-year period, with renewal terms of up to five years.
- Establishing a management committee to deal with day-to-day administrative duties of the board.
- Establishing an advisory committee of stakeholders, industry representatives and consumers to review annually the board's performance measures.
- Establishing a regulatory calendar with a statement of priorities.
- Allowing board members to delegate routine decision-making responsibility to officials.
- Developing criteria for consumer protection support to ensure that consumers have input into the hearings process.
- Looking at ways to harmonize the powers of the OEB to eliminate duplication and streamline the regulation of natural gas and electricity.
- Enhancing the board's communications role.

Partnership launches 20-year tree planting plan for Moraine

Estimates are that Ontario loses up to 4,000 hectares of forest a year to urban development and other land uses, according to **Trees Ontario**, a partnership of **Conservation Ontario**, **Ontario Stewardship**, **Ontario Forestry Association** and the **Oak Ridges Moraine Foundation** and other organizations. The partnership launched its first step

in a 20-year plan to restore the **Oak Ridges Moraine**, starting with tree plantings on private lands in York Region and Cobourg.

"During the next 20 years, Trees Ontario's goal is to plant 200 million trees on 100,000 hectares of private lands," explained **Anne Koven**, secretary treasurer of the Trees Ontario Foundation.

IJC releases status report on Great Lakes' restoration

In its special report on the status of restoration activities in the Great Lakes areas of concern, the **International Joint Commission** makes nine recommendations to improve the management of restoration efforts. Recommendations include:

- defining restoration targets where they do not exist;
 - developing maps specifying areas of concern boundaries;
 - ensuring accountability and responsibility for restoration; securing needed resources; and
 - monitoring recovery.
- To fill critical information gaps regarding restoration efforts, the commission recommends that the two federal governments:
- document investment and achievements;
 - report formally every two years on the recovery of ecosystem health; and
 - ensure that monitoring, data support and information management systems are in place.

The full report can be found at www.ijc.org.

Sale of bonds extended

Sale of Ontario opportunity bonds is being extended to May 13, according to a provincial government release. The bonds are available only to Ontario residents in amounts of \$100 to \$500,000 and the interest is exempt from Ontario income tax.

More species added to endangered list

Federal environment minister **David Anderson** this week affirmed the federal government commitment to protect species added to the list of Canadian Species at Risk by the committee on the status of endangered wildlife in Canada. The committee conducted assessments on a number of species and added 16 to the list of Canadian species at risk. There are now 431 species on the list, including 153 that are endangered, 102 that are threatened and 143 species of special concern. As well, there are 21 species listed as extirpated and 12 listed as extinct. The number of species on the list has increased by 16 since November 2002.

DURHAM

Greenwood Conservation Area input

An open house is to be held May 14, regarding the preparation a management plan for the **Greenwood Conservation Area** which is being undertaken by the **Town of Ajax** and the **Toronto and Region Conservation Authority**. The conservation lands total 283 ha. of significant forest and greenspace. The public information session is to provide an update on the management plan process and the management zones within the park. Community comments on the future management of the park will be solicited.

Community improvement plan for Simcoe Street South

A public meeting was held May 5 at the **Oshawa Development Services Committee** regarding an OPA to establish a community improvement plan for the **Simcoe Street South** corridor between **Bloor Street E.** and **John Street W.** in Oshawa. The

program is to allow the city to establish a façade improvement loan program and undertake a streetscape improvement program.

PEEL

Mississauga BOT seeking award nominations

The **Mississauga Board of Trade** is seeking nominations for the 2003 outstanding business awards. These annual awards recognize important contributions to the economic well being of the **City of Mississauga** and its citizens. The categories include: business and the arts, environmental excellence, young entrepreneur of the year, exporter of the year, nurturing success: education and business working together, Sam McCallion small business community involvement, small and large business of the year and business person of the year. The awards dinner will be held October 2. See www.mbot.com for forms and deadlines.

Subdivision for Pali Drive

A public meeting was held May 5 at the **Brampton Planning, Design and Development Committee** regarding applications by **Candevcon Limited for Castlevale Development Corporation** for rezoning and plan of subdivision for a residential development on a 4.31 ha. lot located south of **Pali Drive** and west of **Goreway Drive**. The proposal is to permit 37 single-family detached houses.

YORK

Applications for Vaughan's conformity with ORM legislation

An OPA and rezoning were the subject of a public hearing held May 5 at **Vaughan's Committee of the Whole** regarding conformity with the *Oak Ridges Moraine Legislation*. The applications are required to bring the

city's OP and zoning by-law into conformity with the *Oak Ridges Moraine Conservation Plan*. Staff has prepared amendment 604, which includes amendments to OPAs 332, 350 and 600. The city's amendment needs to conform to York Region's amendment 41, which was adopted by regional council March 27 and is subject to approval by the **Minister of Municipal Affairs and Housing**. Staff anticipates bringing forward a technical report to the Committee of the Whole in June. A recommendation has been included to request the ministry to extend the deadlines in regards to wellhead protection policies in the official plan, based on the region's timelines for completing this work.

Two-month tax deferment period announced

Richmond Hill Council has declared May 6 to July 7 a special tax payment grace period. This one-time grace period program is being created to assist the many businesses and residents impacted by the recent Severe Acute Respiratory Syndrome outbreak although all taxpayers can take part.

BARRIE

Rezoning requested on Yonge Street

A public meeting was held to review an application for a rezoning submitted by **Aaron Mendleson Enterprises Ltd.** for a 0.5 ha. parcel of land located on the east side of **Yonge Street**, north of **Coxmill Road** in the Painswick north planning area. The property is described as Lot 12, Concession 13, Part of Lot 41, Registered Plan 885, formerly Township of Innisfil and is known municipally as **551, 553 and 555 Yonge Street** in the **City of Barrie**. The property is designated general

continued page 8

DURHAM

Oshawa subdivision permitted

In a decision issued April 25, board members **Gregory Daly** and **David Tilson** allowed the appeals by **1001127 Ontario Ltd. (Halloway Holdings Limited)** for a rezoning and plan of subdivision for an 11.5 ha. parcel of land on the east side of **Grandview Road**, south of **Taunton Road** in the **City of Oshawa**. The proposal is for 480 dwelling units in low, medium and high-density configurations along with community uses, a park and a neighbourhood commercial block. Original applications included an OPA to allow for increased commercial uses, but through community consultation a number of substantive changes were made to the plan resulting in no need for the OPA. The board was advised at the beginning of the hearing that a settlement had been reached among the parties. Oshawa Council introduced a resolution, which indicated that the city supported the applications but had concerns with prematurity given issues surrounding regionally owned land to the south. A portion of the region's land is required to implement the park in the secondary plan for the area. The board was advised that the city and the region are in the process of exchanging the surplus regional lands and that this will be accomplished in the near future. The board allowed the applications but advised that the order is an interim order, which will not be final until the board is informed that the city has successfully completed the

purchase of 2.071 ha. of parkland adjacent to the plan of subdivision from the region. If the purchase has not been effected by May 30, the board set a further hearing date of June 27 to hear from the appellant as to the need for further applications resulting from the failure to secure the park.

Solicitor **Lonny Knox** represents the City of Oshawa. **Andrew Allison** is the solicitor for the **Region of Durham**. Solicitor **Lynda Townsend-Renaud (L. Townsend-Renaud Law Offices)** represents 1001127 Ontario Ltd. (*See OMB Case No. PL020751.*)

HALTON

Additional uses permitted for Halton Hills property

In a decision issued April 16, board member **Norman Crawford** allowed the appeal in part by the **Town of Halton Hills** against a decision of the **Committee of Adjustment**, which granted a minor variance application by **Nino Giangrande** for **10874 Steeles Avenue**. The variance was to recognize the existing industrial uses within the meaning of Section 7.6.1. (xxxvi) of *Zoning By-law 00-138*. The variance would permit a contractor's shop with offices and accessory outdoor storage, a tool and die shop, a spray-foam insulation transfer depot with accessory outdoor storage, and an automobile detailing shop with associated outdoor parking for a maximum of 50 spaces. The board began a mediation hearing following submissions and agreement by counsel, which resulted in a settlement.

continued page 9

continued from page 7

commercial in the city's official plan and zoned one family detached dwelling-first density R1. The applicant has requested a rezoning of the property to general commercial C4 to permit this property to develop for future commercial purposes including a drive-through restaurant.

OPA and rezoning requested by church in Barrie

A public meeting was held to consider an application for an OPA and rezoning submitted by the **Ontario Conference of the Seventh Day Adventist Church** for a 0.24 hectare parcel of land abutting the southeast corner of **Mapleview Drive West** and **Essa Road** in the 400 west planning area. As a consequence of the congregation growing, the church is anticipating relocation to a new site in the Mapleton and Emms street area. The property is described as the north half of Lot 3, Concession 11, formerly in the Township of Innisfil, and is known municipally as **371 Mapleview Drive West** in the **City of Barrie**. The subject property is designated general industrial in the city's OP and zoned one family detached dwelling-first density R1. The applicant has requested a redesignation to general commercial and a rezoning to general commercial C4 to permit this property to be developed for future commercial purposes, however no specific commercial uses have been identified at this time.

HAMILTON

Open house for Binbrook Village plans

The results and recommendations of the *Binbrook Village Transportation Master Plan* and the *Binbrook Village Core Urban Design Guidelines* are to be presented at an open house this week in the **City of Hamilton**. •

ONTARIO MUNICIPAL BOARD NEWS

continued from page 8

The board allowed the variance to recognize the existing industrial uses on the 1.98 ha. site.

A condition was included that the requested uses would terminate within three years of piped regional water and wastewater services becoming available to the subject lands or within one year of an actual connection to the regional services, whichever is earliest. The board agreed to withhold its order until notified of compliance with all the conditions in the minutes of settlement. Solicitor **Lynda Townsend-Renaud (L. Townsend-Renaud Law Offices)** represented the Town of Halton Hills. **Herbert Arnold (Arnold, Foster)** was the solicitor for Nino Giangrande. (*See OMB Case No. PL020768.*)

YORK

Aurora subdivision settled

In a decision issued April 16, board members **Narasim**

Katary and **David Tilson** allowed the appeals in part by **Preserve Homes Inc.** for a rezoning and plan of subdivision for lands known as Part of Lot 21, Concession 2, in the **Town of Aurora**. At the start of the hearing, the board was informed that the parties had come to a mutually satisfactory agreement. Evidence from Aurora's director of planning, **Susan Siebert** was given in support of the proposed rezoning and plan of subdivision. She outlined the draft conditions for the proposed subdivision that had been reviewed through an extensive consultative process with all the relevant agencies and led to an agreement upon the conditions before the board.

Solicitor **Ian Lord (WeirFoulds)** represented the Town of Aurora. **Colin Grant** was the solicitor for the **Region of York**. Solicitor **Roslyn Houser (Goodmans)** represented Preserve Homes Inc. (*See OMB Case No. PL020168.*) •

MUNICIPAL ELECTIONS 2003

Here are the latest candidates to register in **York Region** for the November 10 election:

MARKHAM
Ward 7 – Local
Sunny Dosanjh

RICHMOND HILL
Ward 1 – Local
Cathy Leung-Rosnuk

Ward 3 – Local
Godwin Chan
Shirley Chan
Agnes Chan-Wong
David Cohen (incumbent)

Ward 6 – Local
Mike Latour

VAUGHAN
Local and Regional Councillor
Mario Ferri
Bernie Green
Linda Jackson

Ward 1 – Local
Peter Meffe

Ward 3 – Local
Bernie Di Vona (incumbent)

GTA PEOPLE

National Advisory Group on SARS and Public Health membership announced:

Dr David Naylor, dean of medicine at the **University of Toronto** (chair); **Dr David Butler-Jones**, Medical Officer of Health for Saskatchewan's regional health authority # 1; **Dr. Robert C. Brunham**, director of the University of British Columbia Centre for Disease Control and medical director of the British Columbia Centre for Disease Control Society; **Gerald Dafoe**, chief executive officer of the Canadian Public Health Association; **Dr. Mary Ferguson-Paré**, vice-president, professional affairs and chief nurse executive at University Health Network; **Frank Lussing**, president and CEO of **York Central Hospital** in **Richmond Hill**; **Karen R. Neufield**,

executive director and chief nursing officer at Winnipeg's St. Boniface Hospital; **Dr. Michel G. Bergeron**, professor and chair of the division of microbiology and of the Infectious Diseases Research Centre of Laval University in Quebec City; **Dr. Allison McGeer**, director of infection control, **Mount Sinai Hospital**; and **Dr. Sheila Basrur**, Medical Officer of Health, **Toronto Public Health Department**.

Ex officio members of the advisory group are **Dr. Frank Plummer**, scientific director of the Health Canada national microbiology laboratory in Winnipeg, **Dr. David Heymann**, executive director, communicable diseases, World Health Organization, **Dr. Julie Gerberding**, director, Centers for Diseases Control and Prevention. •