

### Staff Comments on proposed Regional Planning Transition Plan

Description of York Regional Planning Role/Responsibility	Status as of Today (June 2023)	Transition Approach and Timing	Description of End State (Proclamation TBD – possibly Q1 2024)	City Staff Comments
<b>1. Municipal Comprehensive Review (MCR) and Official Plan Update</b>	MCR completed and the new Official Plan has been adopted by Council and approved by MMAH in November 2022.	Region will continue to assist local municipalities with their Official Plans to ensure conformity with the approved ROP and inclusion of added policies to embed any necessary Regional policies into the local OPs (i.e. Regional road planned widths, MTSA policies, growth management).	Region will continue to gather and analyze data to forecast growth to assist local municipalities and Regional Council coordinating growth, determining infrastructure needs and phasing within the financial sustainability framework and to inform master and capital planning.	<b><i>A transition plan shall clearly indicate how the Region plans to gradually reduce its involvement in land use planning and eventually eliminate all its planning responsibilities as stipulated in s. 70.13 of the Planning Act.</i></b>
<b>2. Responsibility for Regional Official Plan</b>	Region has the responsibility to continue to make decisions and offer advice regarding conformity to the Regional Official Plan.	<p>Region will continue to work with each local municipality to determine needs in preparing the local municipality to assume responsibility for implementation of the Regional Official Plan.</p> <p>Region will continue to provide comments and bring locally adopted OPs to Regional Council to achieve timely approvals that incorporate the approved ROP and provincial policy direction.</p>	Region will continue to support administering and interpreting the Regional Official Plan following proclamation.	<p><b><i>There will be no need to maintain a Regional Official Plan following proclamation since local municipalities will no longer be required to implement it.</i></b></p> <p><b><i>Staff will continue working with Regional staff toward completing the City's Official Plan Review.</i></b></p>

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<b>3. Approval Authority for Local Official Plans and Amendments</b>	Region is approval authority for Local Official Plans and Amendments – Amendments meeting criteria defined in Regional Official Plan policy 7.3.8 can be exempted from Regional approval.	Region will continue to apply the exemption criteria where possible to streamline the approval process. Some amendments may still be subject to Regional approval delegated to staff per the delegation bylaw or approved by Regional Council, striving to achieve approval within prescribed timelines.	<p>Upon Proclamation, Region is no longer approval authority for local Official Plans and Amendments and will no longer collect decision fees.</p> <p>Regional staff will continue to advise local municipalities through comments with the goal of achieving approval ready OPAs that respect local, Regional Council and provincial policy directions within the prescribed timeframes.</p>	<p><b><i>As a transition, the Region shall start immediately to exempt all site-specific OPA applications from the City of Vaughan from Regional approval to help streamline the planning approval process.</i></b></p> <p><b><i>Following proclamation, there will be no need for the City of Vaughan to continue circulating OPA applications to the Region for comments and approval.</i></b></p>

**4. Region's participation in Local Official Plans, Amendments, Secondary Plans and related background studies**

Region participates in reviewing and providing comments on Official Plans, Amendments and Secondary Plans and related background studies. The amendments are circulated to the Region for review and comment following adoption. The Region is the approval authority for Official Plans, Amendments and Secondary Plans.

Region will continue to participate in reviewing and providing comments on Official Plans, Amendments and Secondary Plans and related background studies.

Region will continue to work with local municipalities to achieve approval ready OPs, OPAs and Secondary Plans.

Region will continue to participate in reviewing and providing comments on Official Plans, Amendments and Secondary Plans and related background studies, with focus on Regional matters such as:

- Municipal water and wastewater servicing
- Regional Transportation Systems
- Growth management linked to the fiscally sustainable provision of regional infrastructure and services
- Affordable and Assisted Housing
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. sourcewater protection, public health)
- Other Regional Services and Council priorities.

***Staff are of the opinion that, the removal of the Region's planning responsibilities shall also include removal of all its planning related servicing responsibilities, such as water supply, wastewater disposal, Regional roads, and public transit. Otherwise, hardly there will be any change to help streamline planning approvals and speed up housing supply.***

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<b>5. Region’s participation in reviewing and commenting on development applications</b>	<p>Region is circulated, reviews and provides comments on development applications in accordance with public and resident interests.</p> <p>Region is circulated all development applications to capture growth data in a comprehensive manner and provide products back to individual local municipalities such as housing supply and servicing allocation dashboards.</p>	<p>All development applications continue to be circulated to Region.</p> <p>Region continues to be circulated, review and provide comments on development applications in accordance with public and resident interests.</p>	<p>All development applications should continue to be circulated to Region for monitoring, reporting and growth management.</p> <p>Region will continue to review and provide comments on development applications related to Regional matters such as:</p> <ul style="list-style-type: none"> <li>• Municipal water and wastewater servicing</li> <li>• Regional Transportation Systems</li> <li>• Growth management linked to the fiscally sustainable provision of regional infrastructure and services</li> <li>• Affordable and Assisted Housing</li> <li>• Responsibilities associated with a specific mandate prescribed by legislation (e.g., sourcewater protection, public health)</li> <li>• Other Regional Services that have a land component</li> </ul>	<p><b><i>During transition, the Region shall consider reducing its involvement in the planning process by letting local municipalities determine what to circulate to the Region. Staff are of the opinion that development applications that directly affect Regional services and Region owned properties, shall continue to circulate to the Region for comments.</i></b></p> <p><b><i>Staff have the same comments as provided under #4 following proclamation.</i></b></p>

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<b>6. Right to Appeal to the Ontario Land Tribunal (OLT)</b>	Although rare, the Region has the ability to appeal decisions to the Ontario Land Tribunal. Appeal of local planning matters is subject to Council direction.	Region will not exercise its right to appeal, except for circumstances where public and resident interests are critically impacted, in recognition of its changing role, subject to Council direction.	Upon proclamation, Region is no longer able to appeal decisions to the OLT.	<b><i>City staff concur.</i></b>
<b>7. Party to an OLT Hearing</b>	Region is currently a party to many active files under litigation at the Ontario Land Tribunal.	<p>Region will actively seek opportunities to limit its involvement as a party at new Ontario Land Tribunal Hearings unless matters of critical importance to Regional Council is an issue. Staff will seek Regional Council direction for any involvement at OLT in these cases.</p> <p>Region will discuss with local municipalities the inclusion of typical Regional standards for development to ensure Regional infrastructure and assets are not compromised. Regional participation in hearings to ensure this is a smooth process may still be required during this transition period.</p>	<p>Upon proclamation, Region no longer able to be a party to a Hearing. The proposed transition provisions allow the Region to remain a party to an appeal, if it was granted party status prior to sections removing its rights came into force.</p> <p>Regional staff will make themselves available to local municipalities where requested, including authorization by Council.</p>	<b><i>City staff are of the opinion that the Region shall best utilize the transition to transfer the outstanding appeals that it is involved to the affected local municipalities, so that local planning staff can continue to address its concerns after proclamation.</i></b>