



MEMBER'S RESOLUTION

Meeting/Date	COMMITTEE OF THE WHOLE – March 9, 2020
Title:	REQUEST FROM CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC., DG GROUP AND LORWOOD HOLDINGS FOR MINISTER'S ZONING ORDER FOR THE DECLASSIFICATION OF PROVINCIALY SIGNIFICANT WETLANDS IN BLOCK 34 EAST
Submitted by:	Mayor Maurizio Bevilacqua

Whereas, Vaughan Council received a communication from Conmar Developments Inc. & Fenlands Vaughan Inc. in cooperation with DG Group and Lorwood Holding Inc. dated February 27, 2020 [Attachment 1] and an Addendum dated March 4, 2020 (Attachment 2) which advises Council that Conmar Developments Inc. and Fenlands Vaughan Inc. in cooperation with DG Group and Lorwood Holdings has formally requested from the Province a Minister's Zoning Order for the reclassification of Provincially Significant Wetlands located in the Block 34 East Planning Area to allow for the Subject Lands to be developed for Employment Uses, specifically a Distribution Facility on the Conmar Developments Inc. & Fenlands Vaughan Inc. lands; and

Whereas, the proposed Employment Use is consistent with the policies of the Provincial Policy Statement 2014 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 by locating an Employment Use in a settlement area, in proximity to a major goods movement facility (Highway 400) and utilizes existing and planned infrastructure; and

Whereas, the York Region Official Plan 2010 (the 'YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated as "Urban Area" on the YROP Map 1 "Regional Structure" and shown as a Strategic Employment Lands on YROP Figure 2; and

Whereas, the Subject Lands are located in the Block 34 East Planning Area known as the Highway 400 North Employment Lands Secondary Plan included as Section 11.4 of Volume 2 of the Vaughan Official Plan 2010 and designed as General Employment, and Mixed/Use Area - Employment/Commercial; and

Whereas, the Ministry of Natural Resources and Forestry (MNRF) has identified wetlands located on the subject property as part of the Provincially Significant East Humber River Wetland Complex; and,

Whereas, it is the opinion of the applicant's qualified environmental consultant that the wetlands do not meet the criteria of significance; and

Whereas, compensation for the area of wetland removal on the Conmar Developments Inc. and Fenlands Vaughan Inc. lands will be achieved by wetland relocation/creation on the Block 34 East Phase 1 lands adjacent to an existing natural heritage system; and

Whereas, the Toronto and Region Conservation Authority and Ministry of Natural Resources and Forestry have provided support for the enactment of the Minister's Zoning Order; and

Whereas, the proposed Distribution Centre is a significant economic investment for the City of Vaughan which includes quality employment opportunities; and

Whereas, the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the *Planning Act* and the development of these Employment Lands are of significant importance to the City of Vaughan, the Regional Municipality of York, and the Province of Ontario.

It is therefore recommended:

- 1. That Council supports and has no objection to the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, for the zoning to be in place to allow for the Subject Lands to be developed for Employment Uses, specifically a Distribution Facility on the Conmar Developments Inc. & Fenlands Vaughan Inc. lands; and,**
- 2. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests; and copied to the Regional Municipality of York, Toronto and Region Conservation Authority, and Ministry of Natural Resources and Forestry; and,**
- 3. That Council ratify the action taken.**

Respectfully submitted,

Mayor Maurizio Bevilacqua, P.C.

Attachments

1. Letter to Mayor and Members of Council, dated February 27, 2020
2. Addendum Letter to Mayor and Members of Council, dated March 4, 2020
3. Subject Lands Containing the Provincially Significant Wetlands