



**DATE:** September 24, 2021

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE:** **COUNCIL COMMUNICATION - September 27, 2021**

**Item #2, Report #38**

**YORK MAJOR HOLDINGS INC.**  
**OFFICIAL PLAN AMENDMENT FILE OP.21.010**  
**ZONING BY-LAW AMENDMENT FILE Z.21.014**  
**WARD 4 - 10,000 DUFFERIN STREET**  
**VICINITY OF MCNAUGHTON ROAD EAST AND EAGLE ROCK WAY**

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Background

The Development Planning Department has provided additional comments with respect to the Oak Ridges Moraine Conservation Plan ('ORMCP') and the development potential for the subject lands.

The subject lands are located within the ORMCP and are designated "Settlement Area" as shown on Schedule 4 in Vaughan Official Plan 2010 (Attachment 1). Development within a "Settlement Area" is permitted provided that the Owner demonstrates that the use or location will not adversely affect the ecological integrity of the plan area. The proposal is also considered "Major Development" as defined in the *Oak Ridges Moraine Act* and must conform to the ORMCP.

The Owner has submitted an Oak Ridges Moraine Conformity Report in accordance with the requirements of the ORMCP, as they need to demonstrate through this conformity exercise that the development meets the intent of the ORMCP policies. Staff will review the Report to determine policy conformity.

For more information, contact Margaret Holyday, Senior Planner, Development Planning Department ext. 8216.

Respectfully submitted by

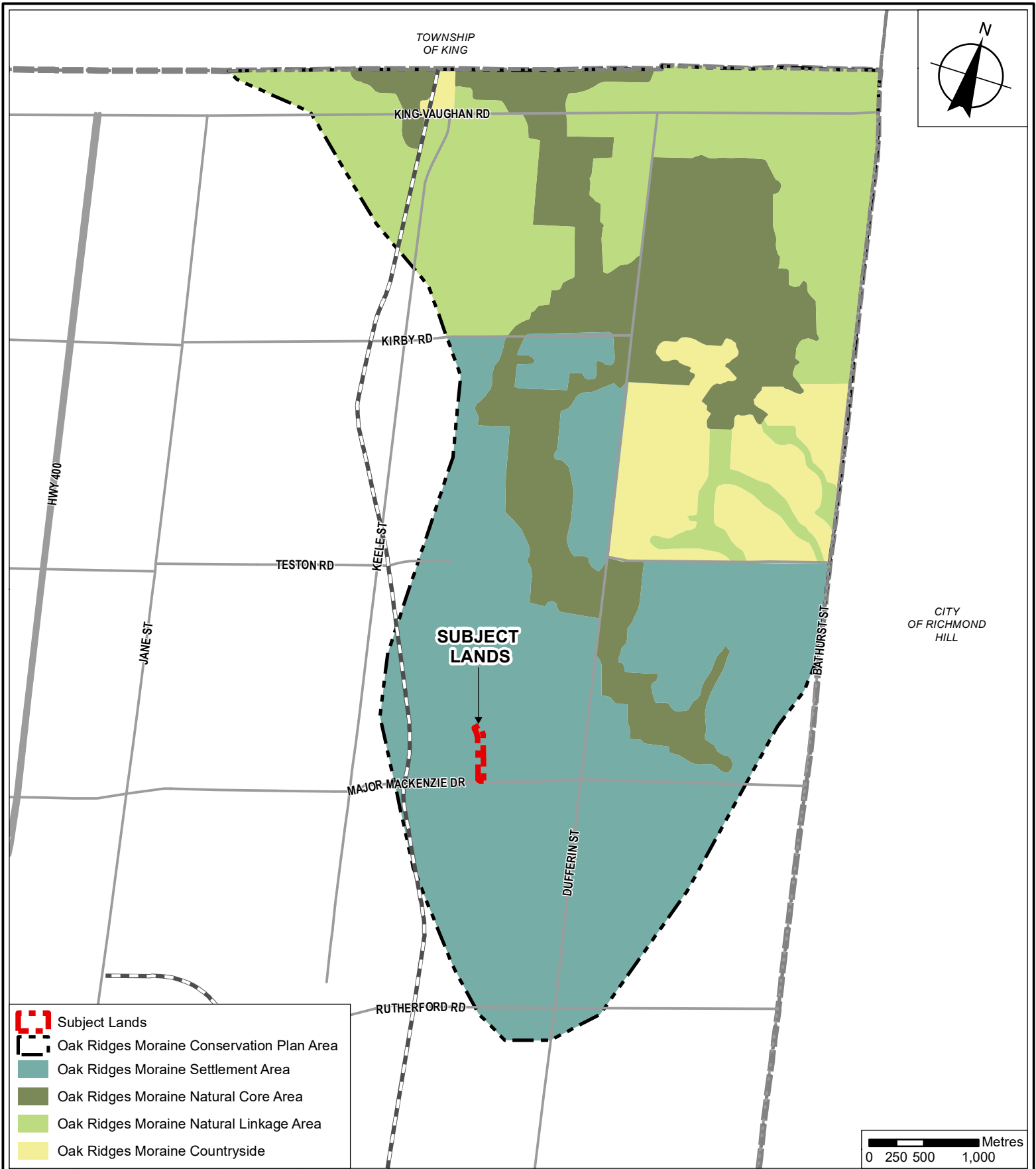
A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu  
Deputy City Manager, Planning and Growth Management

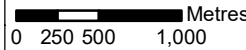
Attachments

1. Oak Ridges Moraine Conservation Plan

Copy to: Todd Coles, City Clerk  
Nancy Tuckett, Senior Manager of Development Planning



-  Subject Lands
-  Oak Ridges Moraine Conservation Plan Area
-  Oak Ridges Moraine Settlement Area
-  Oak Ridges Moraine Natural Core Area
-  Oak Ridges Moraine Natural Linkage Area
-  Oak Ridges Moraine Countryside



# Oak Ridges Moraine Conservation Area

**LOCATION:**  
 10000 Dufferin Street  
 Part of Lots 21 and 22, Concession 3

**APPLICANT:**  
 York Major Holdings Inc.



# Attachment

**FILE:**  
 OP.21.010 and Z.21.014  
**RELATED FILE:**

**DATE:**  
 September 27, 2021

# 1