

# THE REGIONAL PLANNING & DEVELOPMENT REPORT

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Providing Coverage of Planning & Development Activity  
in the 905 Region of the Greater Toronto Area

November 15, 1999  
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## HALTON REGION

### Reports

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**Georgetown Residential Subdivision Approval Suspension.** A Planning and Public Works report recommends Council defer draft approval to "all pending residential subdivision applications and significant infill development in the Georgetown area requiring water from Test Well 15...[until]...there is a reasonable expectation that an alternative source of potable water can be secured and commissioned within a three-year time frame" [ITEM 5]. Test Well 15 pumping tests have shown an adverse impact on an abutting wetland. The well, expected to satisfy Georgetown's growth needs for 10 years, will not be pursued. Seismic studies have yet to locate a suitable alternative test well site. Halton Region Draft Aquifer Management Plan is appended to [ITEM 3] on the same Committee agenda.

Georgetown had 781 potential dwelling units in registered subdivisions, approved site plans and severances as of November 1. The water system has additional capacity for the equivalent of 1,736 d.u. above and beyond existing registered subdivision and site plan agreement commitments. Pending subdivision and site plan applications total 3,376 d.u. There is capacity for 7-8 years of residential and non-residential development. The staff report was prepared to establish Council's position for the **Halton Hills Village Homes Inc.** appeal to the **OMB**. A five-year review of the 1995 Georgetown Water Supply Master Plan is underway. [PLANNING & PUBLIC WORKS COMMITTEE, NOV. 10, ITEMS 3, 5]

## BURLINGTON

### Reports

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**Auto Dealership Official Plan Policies and Zoning Modifications.** Official Plan and zoning amendments recommended in the *Motor Vehicle Land Use Study* will "create policies that provide a broad range of motor vehicle dealership sizes in the City. Allow large motor vehicle dealerships in the General Industrial designation. Allow motor vehicle dealerships within Mixed Use Corridor-Retail lands. Allow motor vehicle dealerships within the Mixed Use Corridor-Employment lands. Allow only small dealerships within Mixed Use Corridor-General lands."

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Related Zoning By-law Amendments include adding motor vehicle sales, leasing and rental plus boat, motorcycle, snowmobile, recreational vehicle and utility trailer sales and service to the GE1 General Employment Zone. The MXG Mixed Use Corridor-General Zone will be amended to limit motor vehicle sales, leasing and rental to lots 0.2 ha or smaller while prohibited on a lot containing a residence or abutting a residential zone with a maximum two service bay doors that may not face a residential zone. The MXR Mixed Use Corridor-Retail Zone footnote is modified to prohibit motor vehicle establishments on lots larger than 0.2 ha abutting a residential zone. Motor vehicle sales, leasing and rental uses are added to the MXE Mixed Use Corridor-Employment Zone and the DC1 and DC2 Zones. Four sites will be rezoned from BC1 to GE1. [COMMUNITY DEV'T COMMITTEE, NOV. 8, ITEM CD-185-99]

## PEEL REGION

### MISSISSAUGA

#### *Public Meetings*

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**Erin Mills Office/Commercial/Recreational Proposal, West Side of Ridgeway Drive, North of Laird Road.** A ZBA application by **The Erin Mills Development Corp.** proposes a four-building development totalling 28,263 m<sup>2</sup> including two buildings overlooking Highway 403 for "industrial, recreational, office and related commercial uses," according to the Planning and Building report. Proposed parking on the 7.8 ha site is 569 spaces (452 spaces required). Proposed rezoning is from A and PB2 to M1-Special Section with provisions identical to M1-Section 2232 plus a minimum 13.7 metre Highway 302 setback, M1-Section 2322 and M2-Section 1335, the latter two zones to include permission for a 67 m<sup>2</sup> caretaker dwelling. The ZBA application is a condition of a June **Committee of Adjustment** variance approval. The Western Business Park District Policies received **Peel Region** approval in July. [PLANNING & DEV'T COMMITTEE, NOV. 1, ITEM 1]

**Semi-Detached/Row Housing Proposal, South of Derry Road West, East of Mavis Road.** A numbered Ontario company ZBA application proposes 20 semi-detached and/or row dwellings on two separate sites totalling 0.55 ha on Dolly Bird Lane. Proposed rezoning is from quattroplex RGM5-Section 2159 to RGM5-Section 2150. [PLANNING & DEV'T COMMITTEE, NOV. 1, ITEM 4]

#### *Reports*

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**Official Plan Amendment 400 Review Status Report.** A staff review of OPA 400 indicates that "the Blocks will develop in a manner largely consistent with the housing goals, objectives and policies of OPA 400 in terms of housing mix and density," according to the Community Planning report (Development Services). The OPA 400 area will provide 24,100 d.u. in approved blocks and 17,465 d.u. in the remaining block plans for the 1996-2021 period. The City's total housing supply for the period is 71,759 d.u. including 11,000 d.u. created through intensification. OPA 400 will provide about two-thirds of the City's housing supply, 39 per cent in Stage 1(a) Blocks 10, 17, 25, 32, 33 East, 39 and 53 (subdivision plans essentially completed with the exception

of the north part of Block 39) and 26 per cent in the remaining stages, i.e., Stage 1(b) Blocks 11, 17 and 18 and Stage 2 including Block 33 West and Block 40 south of Cold Creek. [COMMITTEE OF THE WHOLE, NOV. 1, ITEM 21]

**Residential/Commercial/Park Development Proposed for Northwest Quadrant of Derry Road West and McLaughlin Road.** ZBA/subdivision approval has been recommended for the revised application by new owner **Derry-McLaughlin Development Corp.** (agent **Pound Stewart and Stein Planning Consultants**) for 54 (previously 39) detached and 46 (previously 7) semi-detached d.u. while deleting 52 row houses on an el-shaped 8.956 ha parcel. Other changes include a slightly reduced 0.650 ha from 0.684 ha neighbourhood park. Rezoning include RG4(12), RG5 and GRM5, all subject to Section 2150 of the zoning by-law, plus DC-Special Section for a 5,575 m<sup>2</sup> neighbourhood commercial centre and O1 for the neighbourhood park. Subdivision approval is subject to Aircraft Noise Warning Agreement execution. A **Committee of Adjustment** variance application to create seven lots and one block on Magistrate Terrace has been deferred to December 1. [PLANNING & DEV'T COMMITTEE, NOV. 1, ITEM 6]

**Steelgate Security Residential Proposal, West Side of McLaughlin Road, North of Derry Road West.** ZBA/subdivision approval has been recommended for the **Steelgate Security Products Ltd.** (agent **RDJ Planning Consultants**) revised proposal for 28 (previously 21) detached and 4 (previously 0) semi-detached houses while deleting 16 row houses on a 4.048 ha parcel. Rezoning are from A to RG5-Section 2150, RGM5-Section 2150 and O1, the latter for neighbourhood park purposes. [PLANNING & DEV'T COMMITTEE, NOV. 1, ITEM 5]

**Draft East Credit District Policies.** Public display of City Plan draft East Credit Planning District policies for the area bounded by Highway 401, Mavis Road, Highway 403 and the Credit River is scheduled for the evening of November 23 with a 7:00 p.m. staff presentation at the **Canadian Coptic Centre**, 1245 Eglinton Avenue West. [PLANNING & DEV'T COMMITTEE, NOV. 1, ITEM 2]

## YORK REGION

### Reports

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**Regional Population and Employment Forecasts.** Latest **York Region** population projection to 2021 and 2026 are 1,196,000 and 1,280,000, respectively. Average household size is expected to drop from 3.3 to 3.0 persons. Projected employment will rise from the current estimated 350,000 to 695,000 in 2026. Largest municipalities in 2026 continue to be **Markham** (348,200 population, 212,300 jobs), **Vaughan** (329,100 people, 214,400 jobs) and **Richmond Hill** (218,200 population, 118,200 jobs). Between 1996 and 2026, **Aurora** will double in population to 75,400, **East Gwillimbury** will triple to 60,600, **Georgina** will double to 73,800, **King Township** will almost double to 34,900, **Newmarket** will increase by more than a third to 98,500 and **Whitchurch-Stouffville** will double to 40,900. The 1993 Provincial **Office of the GTA** Scenario 1 projected a 6.8 million **GTA** population and 3.8 million jobs by 2021 with **York Region's** share 1.1 million people and 623,000 jobs. The delayed 1999 **GTA Steering Committee** forecast is due at the end of the year. [REGIONAL PLANNING COMMITTEE, NOV. 3, ITEM 3]

**Further Streamlining of Planning Approvals.** A Planning and Development Services report recommends a by-law amendment to further streamline local municipal OPA approvals, a request that MMAH implement any area municipality request regarding the streamlining and staff authorization for further discussions with **Aurora, Newmarket, Whitchurch-Stouffville, Georgina, East Gwillimbury and King Township** on outstanding condo and subdivision applications submitted before March 28, 1995. Jurisdiction for about 137 subdivisions remains to be transferred. Forthcoming changes include delegated **Regional Planning Commissioner** authority to approve 'routine' local OPAs, new road access policies and more information about planning and development activities in the surrounding regions, the latter at the request of several Councillors. [REGIONAL PLANNING COMMITTEE, NOV. 3, ITEM 2]

**Keswick Corridor Traffic Monitoring Study for Highway 404 Extension.** Receipt of the Keswick Corridor Traffic Monitoring Study will be followed by its referral to the **Ministries of Environment and Transportation** "for the immediate approval of the Highway 404 extension environmental assessment and its inclusion in the Ministry's capital program for the first phase of construction to Ravenshoe Road to be completed by 2002," according to the Planning and Development Services report. [REGIONAL PLANNING COMMITTEE, NOV. 3, ITEM 8]

**Vaughan Official Plan Amendment, Northwest of Regional Road 7 and Weston Road.** Notice of approval has been recommended for Vaughan OPA 519 permitting a three acre Separate school block in the **Blue Willow Crossing** subdivision to be divided into 20 detached residential lots. [REGIONAL PLANNING COMMITTEE, NOV. 3, ITEM 4]

**Newmarket Residential Down Designation, West Side of Keele Street, North of Mulock Drive.** Notice of intention to approve has been recommended for Newmarket OPA 7 for **Van Maren Construction's On Bogart Pond** development. Modifications include requiring an EIS prior to site plan approval. Redesignation is from High to Medium Density Residential consistent with the balance of the applicant's holdings to the south. [REGIONAL PLANNING COMMITTEE, NOV. 3, ITEM 5]

## VAUGHAN

### *Public Hearings*

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**Sevenplex Commercial/Industrial Subdivision, Northwest Quadrant of Highway 27 and Regional Road 7.** An OPA/ZBA/subdivision application by **Sevenplex Developments Inc.** proposes EM2 General Employment Area zoned blocks totalling 5.59 ha, two EM2 Future Employment Area zoned blocks totalling 0.07 ha, a 3.66 ha C7 Service Commercial zoned block and a 0.67 ha C7 Future Service Commercial block. Added C7 Zone uses no longer sought include retail, supermarket, warehousing, **Brewers' Retail** and **LCBO**. Current designations are Prestige Area and Employment Area General (OPA 450) with Agricultural zoning. The 11.32 ha parcel is in the approved Vaughan West Corporate Business Park Block Plan. [COMMITTEE OF THE WHOLE FOR PUBLIC HEARINGS, NOV. 1, ITEM 4]

**Gallu Corporate Centre Rezoning, 3899-3901 Regional Road 7, West of Weston Road.** A ZBA application by **Gallu Construction Inc.** proposes "commercial corporate centre district uses, excluding a hotel, motel, convention centre, banquet hall and supermarket" while retaining an exception for a public garage with 263 parking spaces, according to the Community Planning report (Development Services). Current zoning is EM1 Prestige Employment Area. The concept plan for the el-shaped 1.65 ha parcel shows three buildings including an existing office building plus proposed industrial and restaurant buildings. [COMMITTEE OF THE WHOLE FOR PUBLIC HEARINGS, NOV. 1, ITEM 3]

**York Major Holdings Temporary Use Proposal, 10520 Dufferin Street.** An OPA/ZBA application by **York Major Holdings Inc.** proposes "an off-road vehicle track as a temporary use" that is currently operating as a 'jeep college', according to the Community Planning (Development Services) report. The proposal is termed an "undesirable precedent." The 15.19 ha parcel lies within the Waste Disposal Assessment Area near the **Keele Valley Landfill**, has OS1 and OS2 zoning and is the site of the former **Honey Pot** ski operation. Current designation is Open Space Area (OPA 332) with a site-specific permission for skiing. [COMMITTEE OF THE WHOLE FOR PUBLIC HEARINGS, NOV. 1, ITEM 1]

**Piazza Woodbridge Residences Rezoning, South Side of Woodbridge Avenue, Just West of Islington Avenue.** A ZBA application by **Piazza Woodbridge Residences Inc.** would permit a maintenance building on an OS2-zoned triangular 589 m<sup>2</sup> lot occupied by the occupant's condo sales pavilion. Rezoning is a condition of conveyance of the lot to the City. [COMMITTEE OF THE WHOLE FOR PUBLIC HEARINGS, NOV. 1, ITEM 2]

## **Reports**

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**Trullwrook Prestige Employment Subdivision, Southeast Quadrant of Highway 407 and Dufferin Street.** OPA/ZBA approval has been recommended for the **Trullwrook Investments Ltd.** proposed redesignation to Prestige Area, General Commercial and Open Space plus inclusion of OPA 400 General Commercial policies with EM1 Prestige Employment Area, C1 Restricted Commercial and OS2 Open Space rezonings on 20.81 ha. Approval conditions include preservation of a heritage building at its original site. A related subdivision application shows two office/commercial blocks totalling 5.95 ha on Dufferin Street and two prestige employment blocks totalling 12.39 ha. **MTO** has set aside lands on the south side of the site for a Highway 407 transitway corridor. Current designation is Parkway Belt (OPA 210) with PB1(S) Parkway Belt Linear Facilities and PB2 Parkway Belt Complementary Use zoning. Parkway Belt West Plan exemption was granted by **MMAH** in May. [COMMITTEE OF THE WHOLE, NOV. 1, ITEM 19]

**Ton-Lu Holdings Residential/Commercial Proposal, 10026-10036 Keele Street.** Revised OPA/ZBA approval subject to site plan approval and revisions have been recommended for the **Ton-Lu Holdings Ltd.** Maple Commercial Core proposal for 20 one-bedroom and 30 two-bedroom units in a three-storey structure plus 896 m<sup>2</sup> of commercial space served by 120 parking spaces. The initial proposal was 98 d.u. in a four-storey building. The 5,201 m<sup>2</sup> site currently contains three detached houses with C1 and R1 zoning. Rezoning will be RM2 with commercial exceptions. Siting of the building above surface parking is criticized in the Community Planning (Development Services) report as "not pedestrian friendly or desirable from a safety viewpoint" as well

as causing micro-climate problems. Site plan amendments include design issues plus submission of sun/shade diagrams plus submission of Phase 1 environmental, noise, soils, tree inventory and Maple Streetscape and Urban Design Guidelines reports. A concept plan must show inclusion or separate development at 10020 Keele Street plus coordinated access with lands to the south and west. Confirmation of ownership of lands abutting the rear property line of 10020 Keele Street must be submitted. Traffic consultant is **iTrans Consulting Inc.** [COMMITTEE OF THE WHOLE, NOV. 1, ITEM 13]

**Able Disposal/George C. Knight Site Plan, 7055 Kirby Street.** Site plan approval has been recommended for the **Able Disposal Services/George C. Knight** proposal to replace a burned out building with a 1,323.8 m<sup>2</sup> structure plus a 1,350 m<sup>2</sup> concrete pad for legal non-conforming recycling purposes. Conditions of approval include "a separate water supply for the purposes of fire fighting/safety," according to the Community Planning (Development Services) report. Site plan approval was a condition of a **Committee of Adjustment** variance approval in July. [COMMITTEE OF THE WHOLE, NOV. 1, ITEM 17]

**Haulover Pet-Related Rezoning, Southwest Corner of Yonge Street and Thornhill Avenue.** ZBA approval has been recommended for the **Haulover Investments Ltd.** proposal to allow pet grooming, obedience training and boarding uses in one 123 m<sup>2</sup> unit of a C2 General Commercial zoned multi-unit building located on a 0.63 ha lot. [COMMITTEE OF THE WHOLE, NOV. 1, ITEM 15]

**No Further City Action on Official Plan Amendment 395, Northwest Quadrant of Pine Valley Drive and Kirby Road.** A Community Planning (Development Services) report recommends that an OMB inquiry be advised that the "City takes no further action on OPA 395" as "the applicant has not provided his position." Should the 1994 OPA referral not be approved, the affected lands should be designated Agricultural Area and Valley and Stream Corridor in OPA 400. The 1991 **Pinegate Estates** application proposed 33 estate residential lots on 42 ha. Council refused a **MMAH** OPA 395 rescission request in 1993. The OPA/ZBA/subdivision file has been inactive since 1993. [COMMITTEE OF THE WHOLE, NOV. 1, ITEM 14]

**Goldpark Woodbridge Subdivision Revisions, 5317 Rutherford Road.** Approval has been recommended for amendment to the **Goldpark Woodbridge Inc.** draft approved residential subdivision reducing the width of Zoccoli Crescent from 20.0 metres to 17.5 metres while increasing the number of lots from 28 to 30. [COMMITTEE OF THE WHOLE, NOV. 1, ITEM 18]

## DURHAM REGION

### Public Meetings

**Regional Official Plan Amendment to Facilitate Uxbridge Urban Area Expansion OPA 19.** The **Township of Uxbridge** has applied for a Regional OPA to facilitate a Township OPA enlarging its Urban Area designation. The Regional OPA will designate the existing Uxbridge Urban Area for development on full municipal services with related servicing policy changes, expand the Uxbridge Urban Area in several directions,

raise the urban area 2021 population target from 7,000 to 11,500 and employment target from 1,200 jobs to 1,900 jobs, redesignate the Employment Area in the southeast quadrant of the Uxbridge Urban Area to Living Area, and redesignate the Permanent Agricultural Reserve to General Agricultural Area. The OPA affects several privately initiated Regional OPA applications. The Township amendment includes the Uxbridge Urban Area and environments secondary plan, a Community vision Statement, "strategic directions, goals and objectives to achieve the community vision," rural Employment Area policy and an updated Implementation section. [PLANNING COMMITTEE, NOV. 9, ITEM 1999-P-84]

***Alsar Farms Severances Regional Official Plan Amendment in Pickering.*** A Regional OPA is required to enable severance of four surplus **Alsar Farms** dwellings and 4.0 ha surplus land conveyance on both sides of Seventh Concession Road from the east side of Regional Road 31 (Westney Road) to the east side of Salem Road north of Highway 7. The farm dwellings have become surplus due to farm consolidations. An application also has been made to MMAH to amend the Minister's Order that permits only agricultural uses of lands close to **Pickering Airport**. [PLANNING COMMITTEE, NOV. 9, ITEM 1999-P-83]

## **Reports**

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***Agreements Approach Reconfirmed for Protection of Pickering Airports Lands.*** A follow-up to an October Planning report recommends that **Transport Canada** designate the **Pickering Airport** lands as an airport site. The stakeholders' consultation process had produced a recommendation favouring the federal 'agreements with provincial authorities' option. The initial report was referred back to Planning staff for further information on using municipal zoning powers to protect the airport lands as well as the role of the **Greater Toronto Airports Authority**. [PLANNING COMMITTEE, NOV. 9, ITEM 1999-P-87]

***Exemption of Local Official Plan Amendments.*** A Planning report recommends requesting an Exemption Order from MMAH and Regional Solicitor authorization to prepare a Regional Exemption By-law as well as a tariff of fees by-law and related procedural revisions. [PLANNING COMMITTEE, NOV. 9, ITEM 1999-P-88]

***Lake Simcoe Conservation Authority Jurisdictional Expansion Into Brock.*** A Planning report recommends support for the jurisdictional expansion of the **Lake Simcoe Conservation Authority** into north **Brock Township**. About 6,700 acres on the east side of Lake Simcoe and south of the Trent River are affected. **Brock, Scugog** and **Uxbridge** each will nominate two representatives to the conservation authority. [PLANNING COMMITTEE, NOV. 9, ITEM 1999-P-89]

***Lynde Marsh Alliance Participation.*** A Planning report recommends continued **Durham Region** participation in the **Lynde Marsh Alliance**. Other participants include **Whitby, Ajax, the Central Lake Ontario Conservation Authority** and the **Lynde Marsh Alliance**. The Alliance is supported through a Memorandum of Understanding with **MNR**. [PLANNING COMMITTEE, NOV. 9, ITEM 1999-P-91]

## PICKERING

### *Reports*

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***Agricultural Assembly Memorandum of Understanding Modifications.*** A CAO report recommends that "the Revised Conceptual Lot Plan dated November 1, 1999...be endorsed by Town Council as the basis for conveying lots within the Agricultural Assembly" for endorsement by co-signatories **Ontario Realty Corporation** and **Durham Region**. The revisions reflect concerns of a number of affected land tenants regarding lot sales through creation of "four additional farm units (covered by agricultural easements) and two additional non-farm residential properties (that would not be covered by easements)." Lots will be created by Crown Right. The triangular Agricultural Assembly lands lie between West Duffins Creek and the **Toronto-Markham/Pickering** municipal boundary just north of the future Highway 407 r-o-w south to the **CP** tracks north of Finch Avenue. [EXECUTIVE COMMITTEE, NOV. 8, ITEM (III)2]

***Pickering/Ajax Notion Road Land Use and Urban Design Study.*** Pickering will provide a \$5,000 (50 per cent) share of the municipal boundary Notion Road Land Use and urban Design Study with **Ajax**. The study will address the compatibility of existing and potential industrial development in **Ajax** with nearby residential areas in Pickering. The five to six-month joint study was precipitated by the now withdrawn **J. & F. Waste Systems Inc.** ZBA application for a waste recovery and transfer operation at 55 Notion Road. **Pickering's** Notion Road area is designated Urban Study Area. [EXECUTIVE COMMITTEE, NOV. 8, ITEM (III)3]

***Voss Residential Rezoning, Brock Road to William Street in Claremont.*** Rezoning from R6 to R5 has been recommended for the **R. and A. Voss** application to enable a severed lot to be consolidated with the abutting **Knapp** property. [EXECUTIVE COMMITTEE, NOV. 8, ITEM (III)1]

## AJAX

### *Public Meetings*

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***Draft Official Plan Released.*** A Planning and Development covering report recommends referral of the draft Official Plan to the January 10, 2000 Standing Committee of the Whole meeting "for public presentations and receipt of written submissions." The draft OP targets a 120,000 Town population by 2021 within the current Urban Area Boundary. "In many respects, the Town's new Official Plan is a consolidation of the existing approved Community Plans, with the addition of more comprehensive environmental policies."

The 'single layer' Official Plan contains no secondary or neighbourhood plans. "A conscious decision was made not to carry forward the [Community Plan] policy differences within similar land use designations." Major land use designations include Environmental Resources, Environmental Resources Overlay, Open Space, Low, Medium and High (40-185 uph) Density Housing with Built form policies, Employment Area (Downtown and

Uptown Districts, Village Centre, Local Commercial Centre, Prestige Employment, General Employment) and Rural Area. The draft Official Plan includes sections on Urban Design, Heritage Preservation, Transportation, Infrastructure, Implementation Tools and Administration. [STANDING COMMITTEE OF THE WHOLE, NOV. 8, ITEM 2.1]

## Reports

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**New Stalled Subdivision Review Policy.** A Planning and Development Services review of unapproved and unbuilt approved subdivisions indicates that the November 22 Committee of the Whole agenda include a status report on three years or older draft unapproved and approved subdivisions with recommendations for further review or closing of files. Applicants will be advised of the opportunity to make submissions at the Committee meeting. A proposed policy would maintain the Town hands-off policy on approved but unbuilt subdivisions, but staff will submit formal reports on any applications for red-line changes. When subdivision applications are revisited, the approved densities generally will be retained. Subdivision applications dormant for three years will be reported to Council regarding refusal and file closure, and applicants will be able to make deputations to the Committee of the Whole. [STANDING COMMITTEE OF THE WHOLE, NOV. 8, ITEM 3.1]

**Highway 401-Lakeridge Road Interchange Preliminary Design.** A Planning and Development Services information report indicates that the team of MTO, Durham Region and Ajax staff plus Stantec Consultants and totten sims hubicki "have been working at a very fast pace to prepare a preliminary design for the Lakeridge interchange." Three "fully controlled access freeway" locations are under consideration for the Highway 401-Highway 407 link, two in Ajax plus Halls Road in Whitby. [STANDING COMMITTEE OF THE WHOLE, NOV. 8, ITEM 3.2]

## OSHAWA

### Reports

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**Parkwood Estate and Gardens Historic Designation.** A Development Services report outlines next steps should Council proceed with heritage designation under the *Ontario Heritage Act* of the Parkwood Estate and Gardens in the northwest quadrant of Adelaide Avenue West and Simcoe Street North. The extensive Heritage Oshawa proposals report for the Robert McLaughlin Estate is attached to the staff report. [DEV'T SERVICES COMMITTEE, NOV. 8, ITEM DS-99-301]

**Hard-Co Aggregate Area Expansion, East Side of Harmony Road North, North of Howden Road East.** The licence change application to MNR by Hard-Co Construction Ltd. under the *Aggregate Resources Act* proposes to increase annual extraction from the 22 ha former Stark gravel pit from 28,000 tonnes to 100,000 tonnes.

A related ZBA application proposes "the stockpiling and recycling of concrete and asphalt product estimated at less than 10,000 tonnes annually," according to the Development Services report. A City-initiated OPA/ZBA with

a Holding provision limiting extraction to 20,000 tonnes annually was found to contravene the *Aggregate Resources Act* and was withdrawn in 1993 in favour of Mineral Aggregate and Hazard Lands Open Space zoning the following year. Staff concerns with increased aggregate extraction include impacts on "roads, traffic, safety and noise" as well as groundwater recharge and fish in Oshawa Creek. [DEV'T SERVICES COMMITTEE, NOV. 8, ITEM DS-99-303]

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*The reader is cautioned that, unless otherwise noted, staff recommendations reported on in this planning and development newsletter may not represent the actions taken by a Committee of Council or subsequently by Council itself. To confirm Council actions, please contact the municipality's Clerk's Office.*

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