



Unionville Special Policy Area Boundary Review

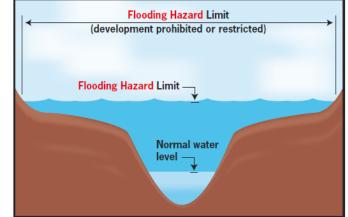
Development Services Committee May 16, 2022

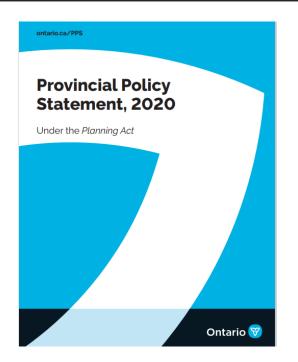




What is a Special Policy Area?

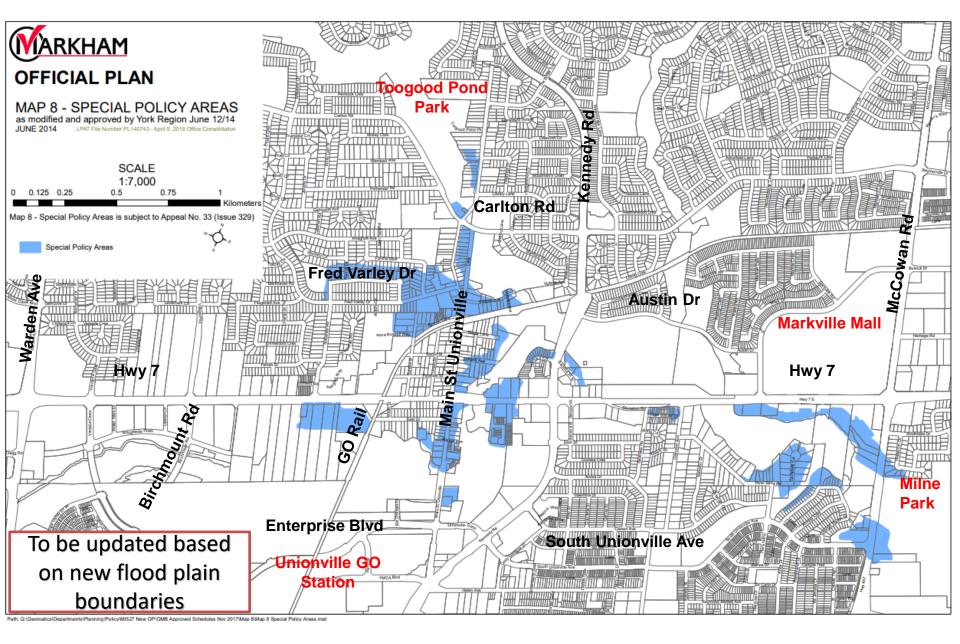
- A Special Policy Area (SPA) is a planning tool that can recognize historic communities developed in a flood plain
- Provincial policy restricts development in flood plains and provides direction for SPAs
 - SPAs can support continued viability of uses normally prohibited and requires Provincial approval
- Flood plains in southern Ontario are measured against Hurricane Hazel storm















SPA Boundary Review

- In 2019, the Toronto and Region Conservation Authority (TRCA) updated flood plain mapping
- Technical exercise undertaken to align SPA boundary with updated flood plain mapping
- No changes to underlying development permissions are being considered
- SPA update has been completed in accordance with Provincial technical guidelines and procedures





SPA Boundary Review - Study Process

2019	Fall 2020	Spring 2021	Fall 2021	Spring 2022
Project Kick-off	Public Consultation #1	Review & Analysis	Public Consultation #2	Decision
Updated floodplain boundary endorsed by TRCA Board of Directors	Public Information Meeting #1 Provided background information on	Prepared property analysis and draft Special Policy Area boundaries	Statutory Public Meeting & Public Information Meeting #2	1. Recommendation Report to DSC and Council endorsement of updated SPA boundaries
Information Report to Development Services Committee (DSC) to initiate study	flood plain issues,	Prepared draft Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA)	Received public comments on draft OPA and ZBA	 Agency Review i) TRCA endorsement ii) MMAH Approval iii) MNRF Approval iv) York Approval OPA/ZBA are approved





Summary of Proposed Official Plan and Zoning By-law Amendments

- Updated SPA boundary to be reflected in Markham Official Plan, 2014 and zoning by-laws.
 - Amends Maps 7 & 8 and applicable policies and figures in Chapter 9 of Markham Official Plan, 2014
 - Refinement of the land use designations for 4812
 Highway 7 East in the Markham OP, 2014
 - Amends SPA boundary in Zoning By-laws (1229, 11-72, 122-72, 134-79, 304-87 and 177-96)

Padgier processory Point Processory Poin	Area of the SPA	Parcels in the SPA			
Miner Cr. Co Pomander Rd Gainsville AVE Addington St.	46.3 ha (114.4 ac)	425			
Kriegholf Ave	19.6 ha (48.4 ac)	223			
	Profit Reg Hoy 7 E Hoy 7 Hoy 7	Hertlage Rd Hertlage Rd Gladiator Rd Soundate Dr Soundate Dr			
Proposed Unionville Special Policy Area Boundaries					
2019 Flood Plain Existing Special Policy Area Proposed Spec	ial Policy Area				
Q:\Geomatics\Resources\TRCA\TRCA Unionville Flood Plain Data June 2019\TRCA Mar 2021 SPA Response\Report Figures.mxd DEVELOPMENT SERVICES COMMISSION Drawn By: RT	ked By: PW	DATE: 06/01/2022 FIGURE No. 1			





Staff Recommendation & Next Steps

- Council endorsement of updated SPA boundary and amendments to Official Plan and Zoning By-Laws
- Request TRCA Board endorsement and Provincial Ministers' approval
- Council adoption of Official Plan Amendment

 York Region to approve Official Plan Amendment
- Enactment of Zoning By-law Amendment