

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 6

BY-LAW NO. 2008-5

A by-law to adopt Amendment No. 53  
to the Official Plan for the Region of York

The Council of The Regional Municipality of York under section 17(22) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, HEREBY ENACTS as follows:

1. Official Plan Amendment No. 53 to the Official Plan for The Regional Municipality of York (OPA No. 53) consisting of the attached text is hereby adopted (Schedule "A").
2. OPA No. 53, by virtue of the Minister's Order No. 525/97 is exempt from approval by the Minister of Municipal Affairs and Housing.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 24th day of January, 2008.

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Regional Clerk

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Regional Chair

*Authorized by Clause 7, Report 1 of the Planning and Economic Development Committee, adopted by Regional Council at its meeting on January 24, 2008.*

2008-8  
SCHEDULE "A"

**Proposed  
Amendment No. 53  
to the Region of  
York  
Official Plan**

# **AMENDMENT NO. 53 TO THE YORK REGION OFFICIAL PLAN**

## **PART A – THE PREAMBLE**

### **Purpose of the Amendment**

The purpose of the amendment is to expand the urban area boundary of the Town of Aurora by redesignating approximately 445 ha (1,100 acres) of land from “Rural Policy Area” to “Urban Area”.

### **Location**

This Amendment applies to lands located in the northeast portion of the Town of Aurora. They are known as the 2C lands and shown on Figure 1. The site is located between the Marsh Creek and Highway 404, extending from the Newmarket/Aurora boundary to north of Wellington Street.

### **Basis**

The 2C lands are required to meet the Town’s 2026 population and employment projections set out in Table 1 of the Regional Official Plan. The Town needs to accommodate an additional 18,000 to 19,000 persons and 12,450 jobs to meet the Region’s 2026 forecasts.

The 2C lands are the Town’s only remaining option for greenfield development as there are no other greenfield lands available for development within the Town. Development and servicing of the 2C lands represents a logical and contiguous expansion of the 2B lands.

Hemson Consulting has completed a fiscal impact analysis as part of the planning justification for the ROPA and concluded that development of the 2C lands will have a net fiscal surplus to both the Town and the Region at full built out.

A Secondary Plan that includes land policies and schedules will be prepared by the Town of Aurora. The Secondary Plan is required to conform to the density, intensification targets, community design and other provisions of the Provincial Growth Plan. Preliminary conclusions set out in background reports prepared by Hemson Consulting and endorsed by the Town of Aurora indicate that an overall density of 51 residents and jobs per net hectare can be achieved by applying a residential density of 32 units per net hectare and 45 jobs per net hectare.

## **PART B – THE AMENDMENT**

### **Introduction**

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the following map changes constitutes proposed Amendment No. 53 to the Official Plan for York Region.

### **Details of the Amendment**

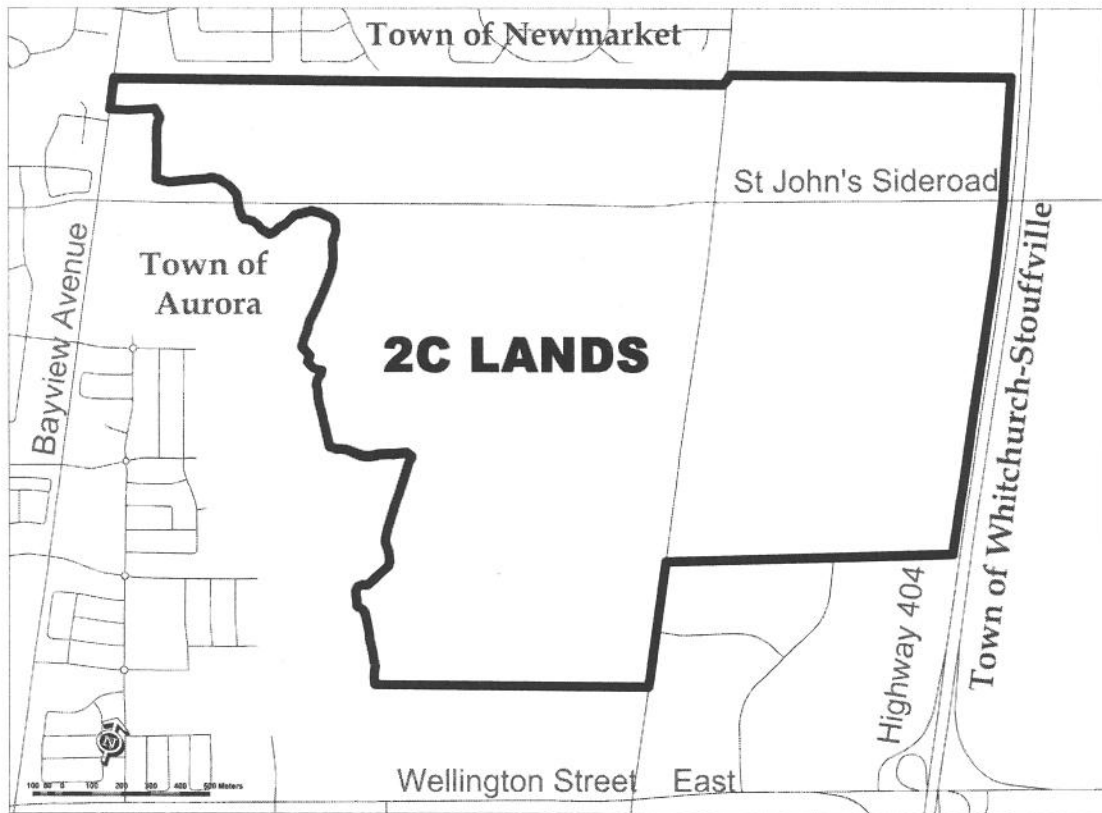
The Official Plan for York Region is hereby amended by:

1. Map 5 – Regional Structure, is amended by designating the area bounded by Marsh Creek, Highway 404, lot lines north of Wellington Street and the Aurora/Newmarket boundary as “Urban Area”, as shown on Figure 1, being an excerpt of Map 5.
2. Map 6 – Agriculture and Rural Area, is amended by deleting the “Rural Policy Area” designation, as shown on Figure 2, being an excerpt of Map 6.
3. Map 10 – Conceptual Transit Network by designating the area shown on Figure 3 as “Urban Transit Service Area”. Figure 3 is an excerpt of Map 10.

**PART C – LOCATION MAP**

**(Not an operable part of Amendment No. 57)**

## Location Map



**Figure 1**

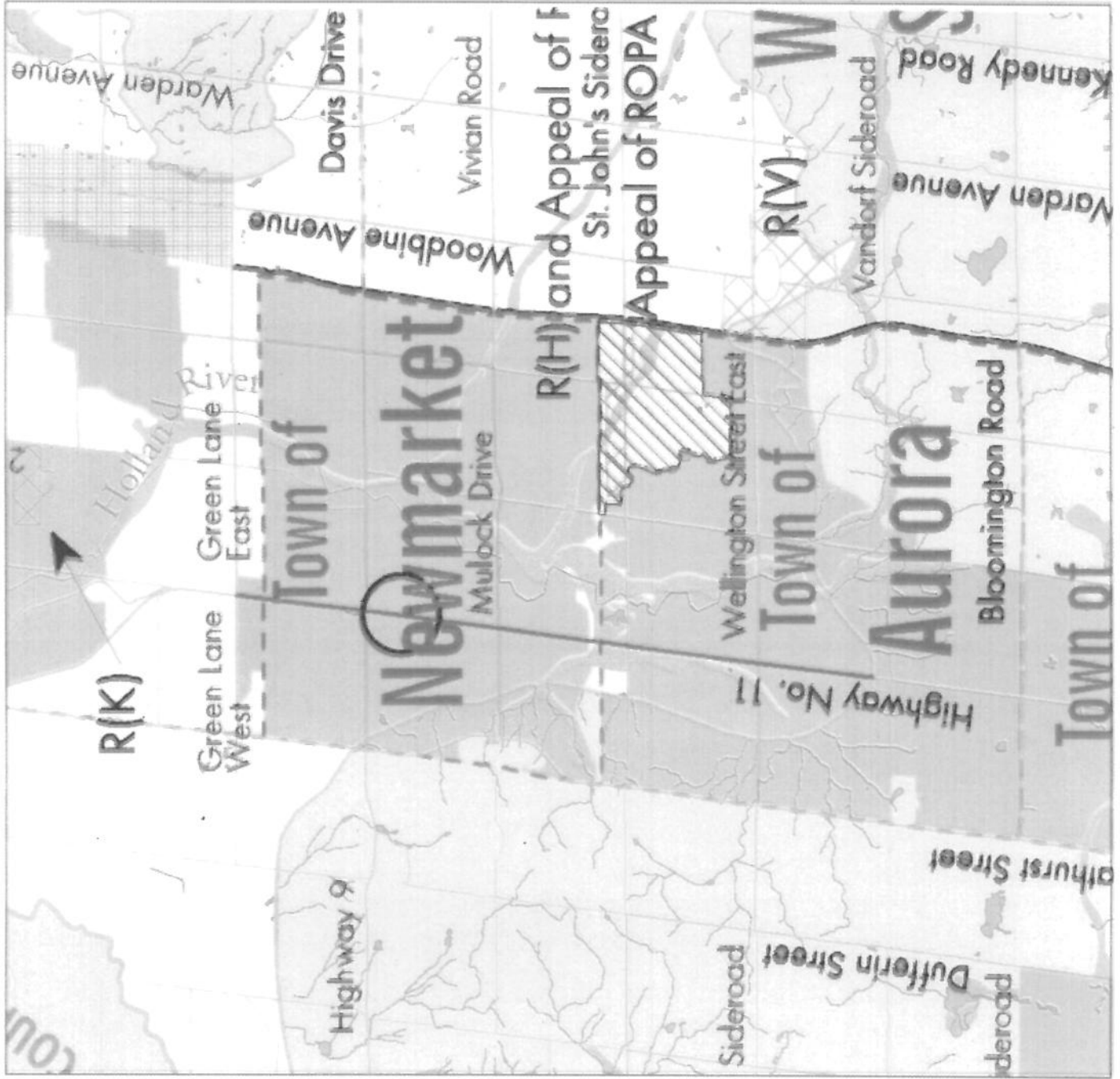
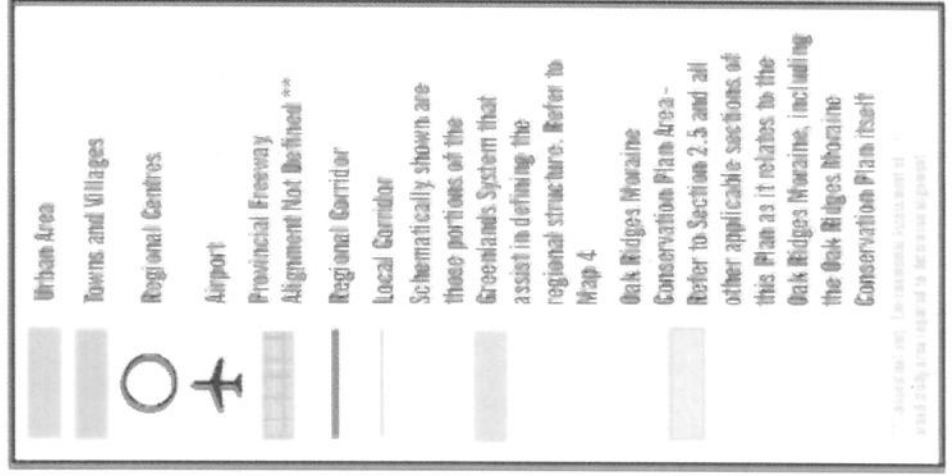
## Figure 1

To Proposed  
Amendment 53



Redesignate to "Urban Area"

Regional Structure

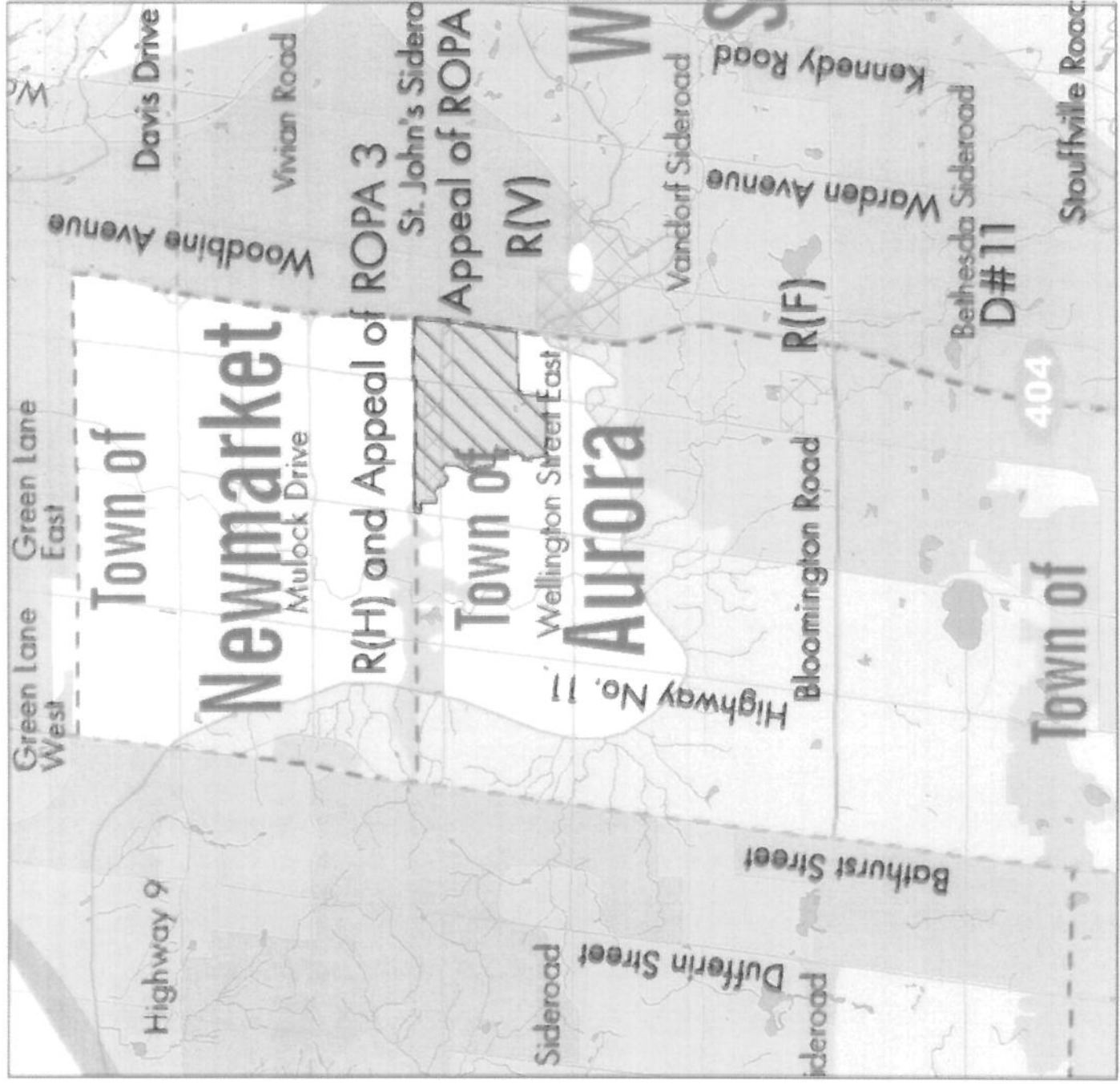
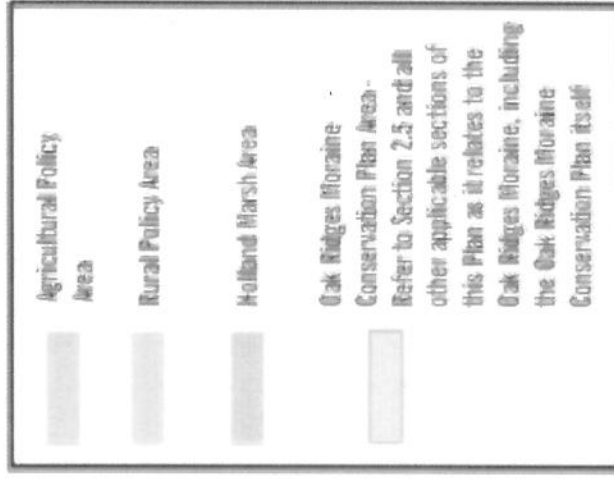


## Figure 2

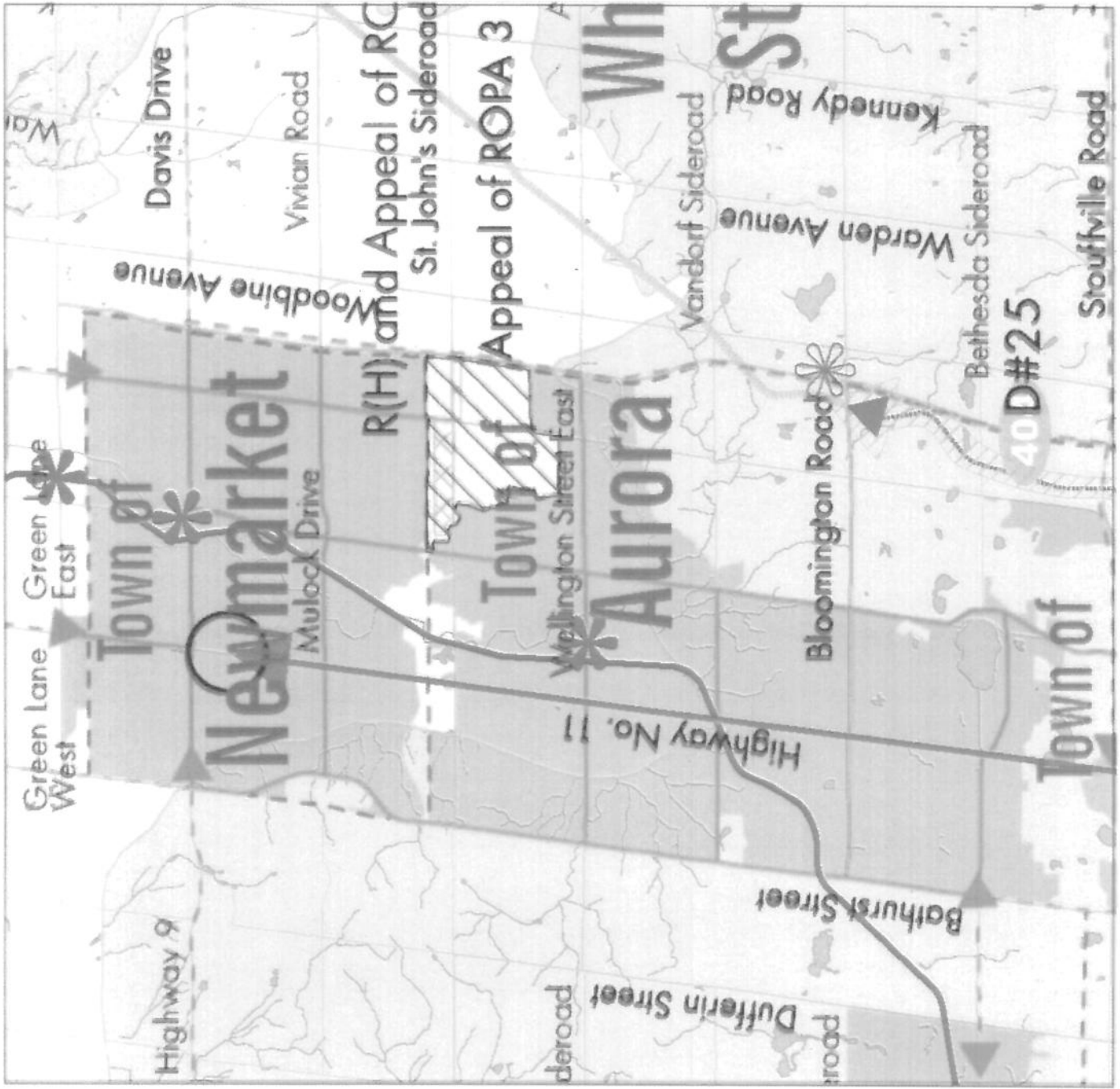
To Proposed  
Amendment 53

 Delete from "Rural Policy Area"

Agriculture and Rural Area







**Figure 3**  
To Proposed  
Amendment 53

Include in 'Urban Service Area'

**Conceptual Transit Network**

|  |                                                                                                                                          |
|--|------------------------------------------------------------------------------------------------------------------------------------------|
|  | Urban Transit Service                                                                                                                    |
|  | Town and Villages                                                                                                                        |
|  | Regional Centres                                                                                                                         |
|  | Potential Commuter Rail Lines                                                                                                            |
|  | Existing Commuter Rail Lines                                                                                                             |
|  | Existing GO Stations                                                                                                                     |
|  | Proposed GO Stations                                                                                                                     |
|  | Regional Rapid Transit Corridors                                                                                                         |
|  | Regional Transit Grid                                                                                                                    |
|  | Transit Routes                                                                                                                           |
|  | Rural Bus Services                                                                                                                       |
|  | Connections                                                                                                                              |
|  | Railways                                                                                                                                 |
|  | Dark Ridges Wastewater                                                                                                                   |
|  | Conservation Plan Area - Refer to Section 2.5 and all other applicable sections of this Plan as it relates to the Dark Ridges Wastewater |
|  | Conservation Plan itself                                                                                                                 |