

**Proposed Amendment
47
to the
Official Plan
for the
Regional Municipality
of York**

AMENDMENT 47
TO THE OFFICIAL PLAN
FOR
THE REGIONAL MUNICIPALITY OF YORK

PART A - THE PREAMBLE

1. Purpose of the Amendment:

The purpose of Regional Official Plan Amendment No. 47 is to implement the Sharon Community Plan on the basis of full municipal services, in accordance with Amendment No. 122 to the Town of East Gwillimbury Official Plan, and to satisfy the requirements of the Regional Official Plan governing expansions of the York Durham Servicing Scheme.

2. Location:

This Amendment applies to those lands within the Town of East Gwillimbury, and within the Sharon Community Plan boundary, as outlined in Amendment No. 122 to the Town of East Gwillimbury Official Plan.

3. Basis:

In January 2000, the Town of East Gwillimbury initiated a review of the Sharon Community Plan. The review of the Plan was precipitated by a number of factors including the age of the Plan (approved by the Ontario Municipal Board in 1993), changes in the planning environment, the proposed extension of the York Durham Sewage System (YDSS) through the area to service Queensville and Holland Landing, and mounting pressure to permit development within these areas based on full municipal services.

As part of the review, a Growth Forecast was prepared based on the Region's recently updated population and employment forecasts. The Town has concluded that based on the forecast to the year 2026 an additional 1998 residential units may be accommodated in Sharon, resulting in a community population of 9,200 persons by 2026. It is intended that new growth in Sharon be serviced by full municipal services.

The Town of East Gwillimbury has adopted Amendment No. 122 to the Town of East Gwillimbury Official Plan, which is intended to replace the existing Sharon Community Plan with a new Community Plan. The Town of East Gwillimbury has requested that the Region of York amend its Official Plan to provide for implementation of the Sharon Community Plan. The proposed Community Plan establishes a population projection of 9,200 persons by 2026. In accordance with the policies of the Community Plan, new urban development in the Community is to be serviced on full municipal water and sanitary sewer services through an extension of the York Durham Servicing Scheme. The proposed growth and servicing of the community by the York Durham Servicing Scheme does not currently comply with the policies of the Regional Official Plan. The policies that require amendment are identified below and in Part B – THE AMENDMENT.

Policy 5.2.8 of the Regional Plan requires that expansion of Towns and Villages proceed by way of comprehensive secondary plans. Such Secondary Plans must address criteria related to the availability of sewer and water services, the planning area being large enough to provide for long-term view of the community, and the plan considers the entire town, integrating new development with existing. In addition, criteria related to community form contained in the Regional Plan also must be addressed. The Sharon Community Plan has been prepared and adopted with knowledge of these policies and will be evaluated against these requirements in the Regional Plan.

Within Section 6.7 – Water and Sewer Strategies of the Regional Plan, Policy 6.7.4 requires an Amendment to the Regional Official Plan for expansion of sewer and water services beyond the defined Urban Area on Map 5. An Amendment to the Plan, as detailed in PART B – THE AMENDMENT, is required for the proposed servicing of the Sharon Community Plan area.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached Policy and Map changes, constitutes Amendment 47 to the Official Plan for the Region of York.

The Official Plan for the Region of York is hereby amended by the following:

1. Section 5.2 – COMMUNITY BUILDING is amended by adding the following policy:

“Policy 5.2.19 The Town of East Gwillimbury has adopted Amendment No. 122, a Community Plan for the community of Sharon. In accordance with the policies of the Sharon Community Plan, new urban development in the Community is to be serviced on full municipal water and sanitary sewer services, through an extension of the York Durham Servicing Scheme. Consideration will be given to servicing development currently on private sanitary sewage services, where appropriate.

The sanitary sewer services being provided to the Sharon Community are only intended to service lands within the boundaries of the Plan, as shown on Map 5.”

2. That Map 5 – REGIONAL STRUCTURE, is amended by refining the boundary of the “Towns and Villages” designation as shown hatched in black on the attached Figure 1 to reflect the limits of the Sharon Community.
3. That Map 6 – AGRICULTURE AND RURAL POLICY AREA, is amended by refining the boundary of the “Agricultural Policy Area” designation as shown hatched in black on the attached Figure 2 to reflect the limits of the Sharon Community.
4. That Map 9 – FUTURE ARTERIAL AND FREEWAY NETWORK, is amended by deleting the proposed Regional Arterial Road in the Community of Sharon shown outlined in black on the attached Figure 3 and by showing Highway 404 as a solid black line from Davis Drive to Green Lane East to identify the roadway as a constructed facility.
5. That Map 10 – CONCEPTUAL TRANSIT NETWORK, is amended by refining the boundary of the “Towns and Villages” designation as shown hatched in black on the attached Figure 4 to reflect the limits of the Sharon Community.



Figure 2
To Amendment 47
An excerpt from Map 6 -
Agriculture and Rural Area

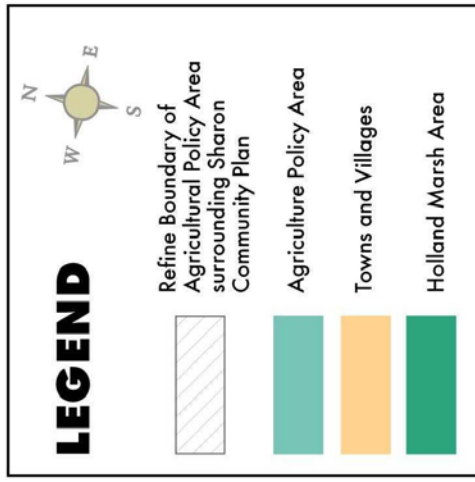
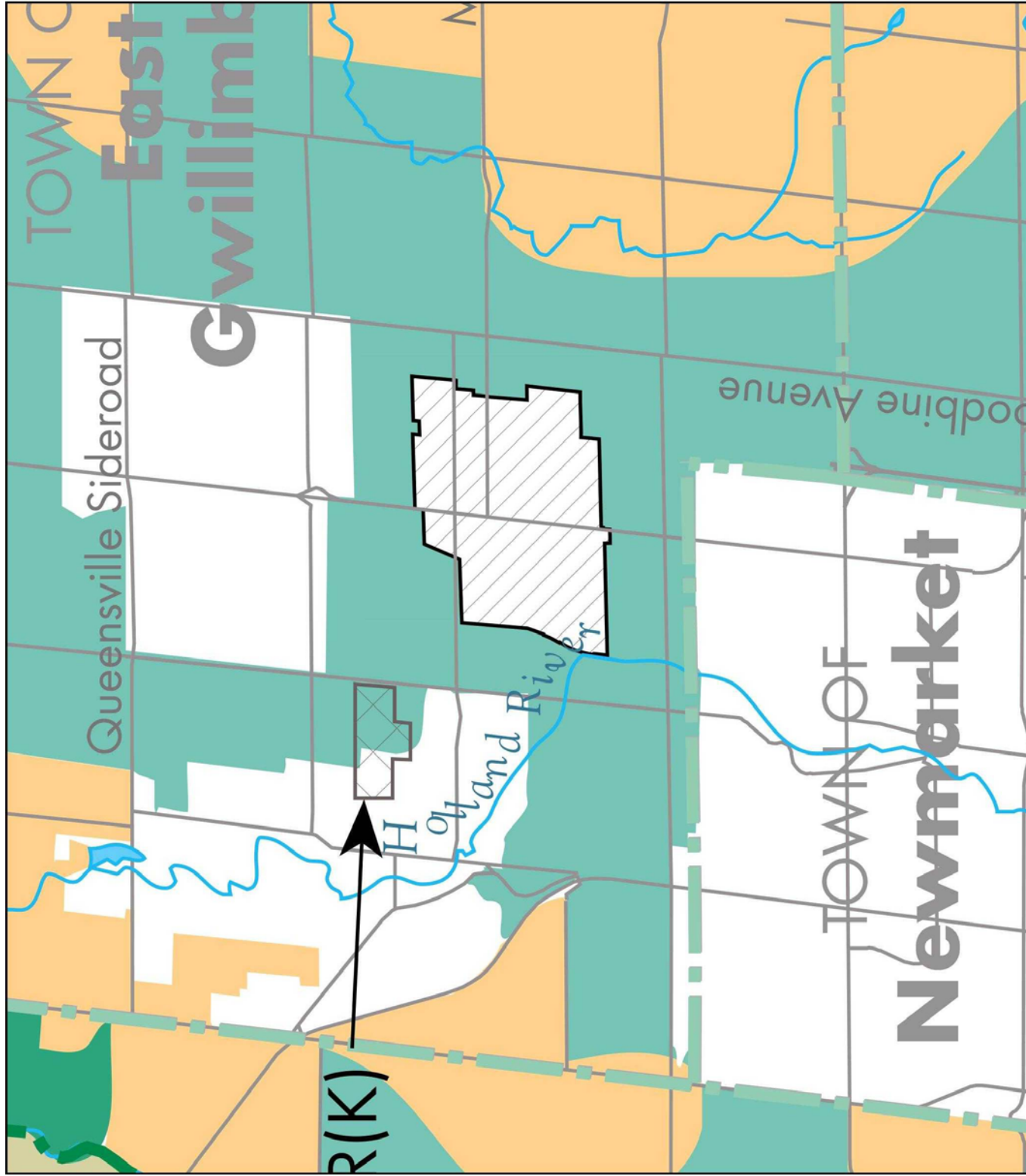




Figure 3

To Amendment 47

An excerpt from Map 9 -
Future Arterial and
Freeway Network

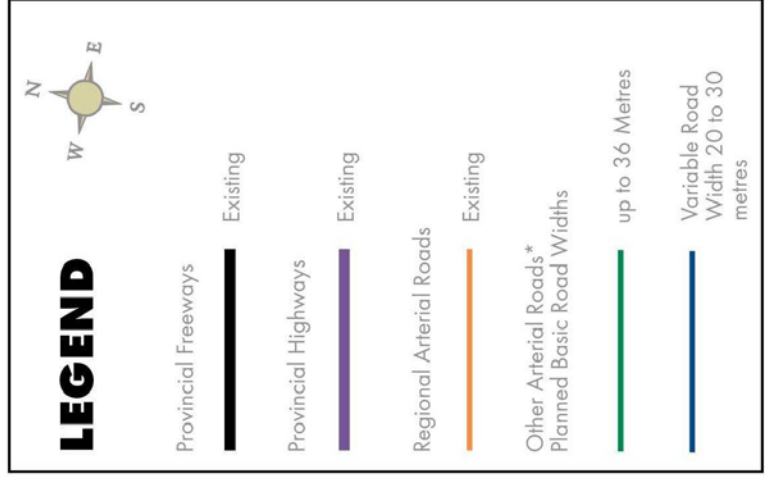
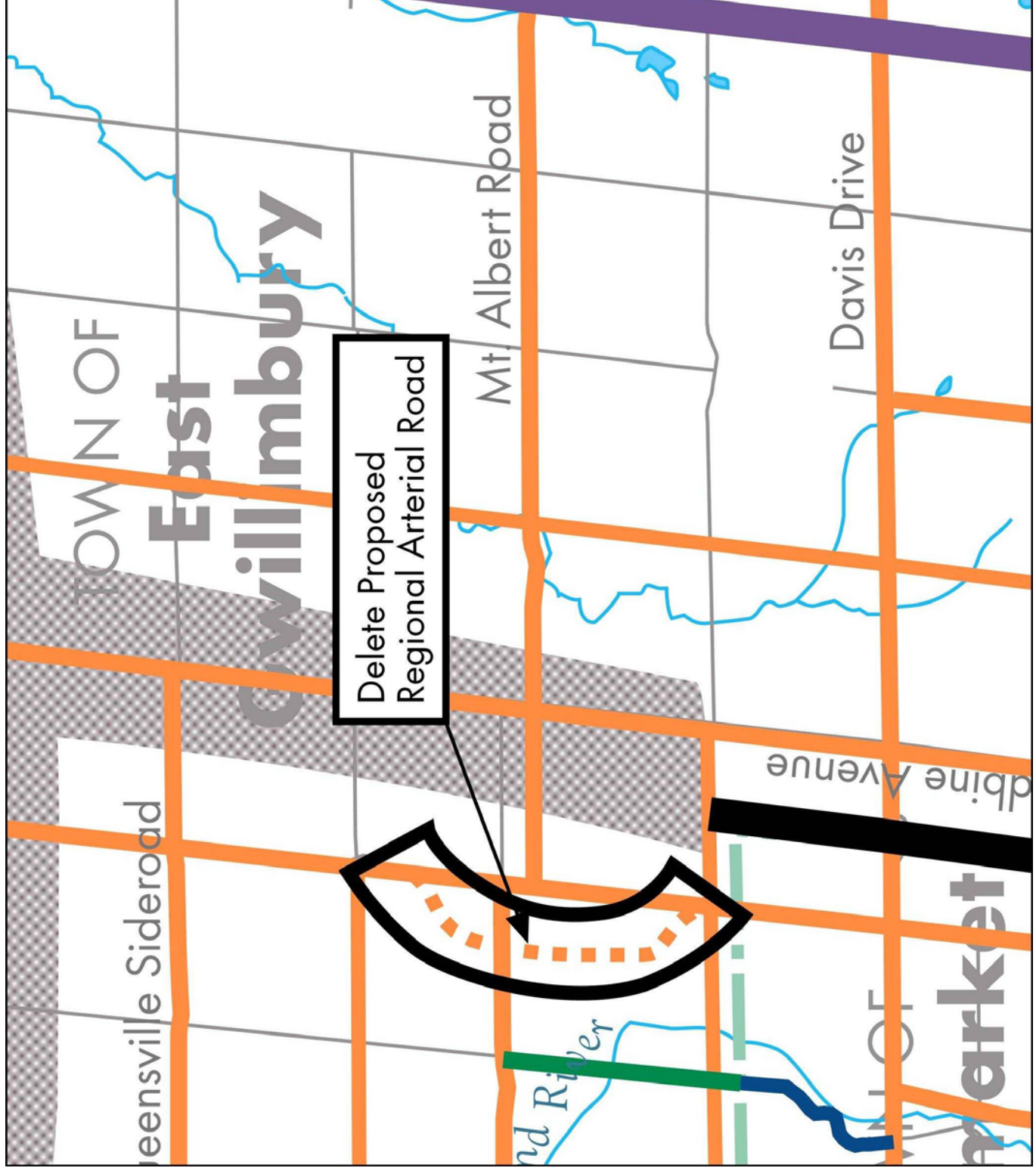


Figure 4
To Amendment 47
An excerpt from Map 10 -
Conceptual Transit Network

