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May 31, 2010

Mr. John Waller, MCIP, RPP
Director
Land Use Policy and Environment
Regional Municipality of York
Administration Offices
17250 Yonge Street
Newmarket ON L3Y 6Z1

Dear Mr. Waller:

Subject: **New 'York Region Official Plan'**
(Adopted by Council December 16, 2009)
Draft Proposed Provincial Modifications
MAH File No.: 19-OP-2009

The Ministry of Municipal Affairs and Housing is in receipt of the proposed new Official Plan for the Region of York ("adopted plan"), which was adopted by Council on December 16, 2009.

Ministry staff and its partner ministry staff have reviewed the adopted plan through the provincial One Window Planning Service. The focus of our review is to ensure conformity with the Growth Plan, Greenbelt Plan, and Lake Simcoe Protection Plan, as well as consistency with the Provincial Policy Statement (PPS) and recent provincial initiatives including the Green Energy and Green Economy Act and the Big Move, the Regional Transportation Plan.

We acknowledge the dedication, commitment and effort the Region has demonstrated towards completing its new official plan program. We appreciate the collaborative approach between the Region and Province to ensure effective implementation of provincial policies and plans and are particularly pleased with the pre-consultation process and the on-going dialogue of staff from our respective organizations throughout the review of the draft and adopted plans. We look forward to continuing this collaborative approach prior to a decision on the adopted plan being finalized.

Building on our comments on the draft plan, the adopted plan successfully integrates

the visions, goals and objectives of recent provincial initiatives in a progressive, comprehensive and inter-disciplinary fashion while also providing regional leadership by tailoring these provincial directions to the Region's communities. We note the Regional tailoring in many of the Plan's progressive policy areas related to matters such as sustainability, transforming a predominantly suburban Region to an urbanizing Region, and balancing city building with protection of agricultural and rural resource areas.

The Ministry appreciates the efforts made by Regional staff in meeting with ministry staff to clarify and resolve matters, and to assist with the development of policy modifications which more closely address matters of provincial interest while being mindful of the Regional context and official plan structure. This is reflected in the attached draft decision page, as the majority of the proposed provincial modifications are minor or technical in nature. Some of the proposed modifications include policy additions which are more substantive and have been the subject of discussions with York Region staff.

These substantive issues are as follows:

Lake Simcoe Protection Plan

In June 2009, the Lake Simcoe Protection Plan came into effect. When making land use planning decisions all planning authorities are to ensure that the policies of the Lake Simcoe Protection Plan are addressed. The new York Official Plan was adopted in December 2009. Regional staff advised that not enough research and background information has been conducted in order for the Regional Plan to address all of the policies of the Lake Simcoe Protection Plan. As such, for the purpose of this official plan update, key mapping and policies of the Lake Simcoe Protection Plan have been introduced through Provincial modifications, with an understanding that through a future amendment to the Plan, more specific policies and mapping may be introduced.

Potential Urban Expansions

While the adopted Plan does not include any formal urban area expansions, Map 1 – Regional Structure of the Plan includes “potential urban expansions” identified by asterisks (location, size and phasing to be determined) and a policy reference in Policy 5.1.13. Provincial policy does not support the use of asterisks to identify future urban areas and as such we are proposing to remove these from Map 1.

We understand that the Region is proposing to proceed with three (3) official plan amendments to expand the urban area boundary in the white belt and that this will proceed through a public review and amendment process separate from the adoption of this new Official Plan. More specifically, the Region is proposing to expand the urban areas of the Town of East Gwillimbury, the City of Vaughan and the Town of Markham to provide opportunities for urban growth and to accommodate the Growth Plan population and employment forecasts to the year 2031.

The Growth Plan requires that a settlement area boundary expansion may only occur as part of a municipal comprehensive review where certain criteria have been demonstrated, including a land budget analysis to justify urban expansions (Policy 2.2.8).

We are satisfied that the Region has completed a municipal comprehensive review and undertaken a land budget analysis to justify the need for additional land to accommodate forecasted growth through urban expansions as proposed in the above mentioned forthcoming amendments. The Region's 2031 land budget assessment was based on a comprehensive demand/supply analysis for residential and employment growth, a consideration of both residential and employment intensification, and an analysis of the Region's ability to achieve the Growth Plan's designated Greenfield area density target of 50 residents and jobs per hectare. Given that the proposed expansions are being addressed through a separate amendment process, one Window comments with respect to those expansions will be provided in forthcoming correspondence.

Strategic Employment Lands and Future Urban Areas beyond 2031

In Figure 2 of the Official Plan, the Region is proposing to identify Strategic Employment Lands which are not presently within the Urban Area. As noted above, Provincial Policy does not support the delineation of land for urban uses that exceed the 20-year planning horizon as noted in both in the Growth Plan and the Provincial Policy Statement. Therefore, Figure 2 is proposed to be modified by removing the strategic employment lands which are outside the Urban Area.

Provincial policy supports planning for employment areas to capitalize on associated infrastructure to accommodate the employment forecasts allocated to York Region by the Growth Plan; as such we continue to support the Region's efforts and policies to ensure the long-term supply and protection of employment lands to 2031. Further, we encourage the Region to consider the identification of additional existing and designated strategic employment areas within the Region's existing Urban Area area. The Region is encouraged to consider additional employment lands that are integral to the Region's economy and also located in strategic locations that capitalize on associated infrastructure.

Green Energy and Green Economy Act, 2009

The *Green Energy and Green Economy Act, 2009* and related amendments to other legislation received Royal Assent on May 14, 2009. Regulations and other tools to implement the legislation were introduced shortly thereafter, in particular as of September 24, 2009, renewable energy projects that meet the definitions in the legislation are generally no longer subject to *Planning Act* approval with certain exceptions. This *Planning Act* exemption means that the following planning instruments do not apply to or affect renewable energy projects: official plans, demolition control by-laws, by-laws or orders passed under Part V of the *Planning Act* including zoning, site plan control, holding and interim control by-laws and development permit system by-laws. In lieu of *Planning Act* approval, the Province has established provincial standards and a stream-lined province-wide permitting process for renewable energy projects.

In light of the foregoing, a number of modifications are proposed to the Sustainable Cities, Sustainable Communities section relating to renewable energy projects to address the recent legislation.

Technical Modifications

There are a number of technical modifications that are being proposed. These modifications are being proposed to enhance policies and bring them into greater conformity with provincial policy as it relates to: recognition of Provincial Plans such as the Parkway Belt West Plan, Greenbelt Plan, Growth Plan, and Provincial technical guidelines; woodlands; wetlands; cultural heritage; affordable housing; floodplain Special Policy Areas; and transportation and infrastructure corridors. As noted above, many of these modifications were prepared in consultation with Regional staff and are generally accepted.

For example, Table 1 to the Plan identifies the Growth Plan population and employment forecasts to 2031 allocated to the Region's local municipalities. The adopted Table included forecasted numbers that slightly differed from those in Schedule 3 of the Growth Plan. Regional staff have since provided a revised table which is in conformity with the Schedule 3 figures. These revised figures are included in the proposed modifications.

Matters not yet addressed in the Draft Decision

Sustainable Buildings

Section 5.2 of the OP includes sustainable buildings policies. Overall, we are supportive of the progressive approach to integrate land use and built form to ensure sustainable buildings as a key component of developing more compact, sustainable and complete communities. While no modifications have been proposed in the draft decision, the we are still considering the policies to ensure there is no conflict with the Ontario Building Code. Ministry staff would also like to have further discussions with Regional staff and our ministry's building colleagues to continue discussions and our collaborative efforts thus far, as we work towards a final decision.

Matters before the Ontario Municipal Board

MMAH continues to be in discussions with Regional staff as to the appropriate approach for addressing matters presently before the OMB in the final decision.

The Draft Decision

Please find enclosed a draft of proposed provincial modifications for your review (**Attachment "1"**). Please note that the draft decision does not yet reflect any proposed modifications the Region may request; however, these will be incorporated in the final decision.

Upon receipt of the Region's input regarding the proposed draft modifications, the Ministry will be in a position to move forward to finalize its approval of the York Region OP. Please contact me directly at (416) 585-7264 if you would like to discuss these matters further. We look forward to continued collaboration in proceeding with

the Region's new Official Plan through to approval as expeditiously as possible.

Yours truly,

A handwritten signature in dark ink, appearing to read 'David Sit', with a stylized, cursive script.

David Sit

Regional Director (Acting)

Municipal Services Office – Central

- c. D. Kelly, Clerk, Region of York
- T. Merchant, MEI
- T. Fancy, MNR
- D. Moszynski, MOE
- H. Doyle, MTO
- W. Wong, MCT
- R. Valaitis, OMAFRA
- D. Burnett, TRCA
- B. Booth, LSRCA
- L. Salsberg, Metrolinx

DRAFT DECISION
With respect to an Official Plan
Subsection 17(34) of the Planning Act

I hereby approve the new York Region Official Plan for the entire Region of York adopted by By-law No. 2009-58 as follows:

A. Chapter 1, Introduction, is approved with the following modifications:

1. **Section 1.3 The Provincial Context** is modified by adding after the sixth paragraph the following: "The Province's Parkway Belt West Plan also continues to apply within York Region wherein the Region and its municipalities continue to implement provincial policy regarding the protection of major linear infrastructure (such as transportation, power dissemination, and communications) and natural heritage corridors (such as major river valleys)."
2. **The final paragraph in section 1.3 is deleted and replaced with the following:**
"All planning decisions under the York Region Official Plan shall conform with provincial plans and be consistent with the Provincial Policy Statement."

B. Chapter 2, A Sustainable Natural Environment, is approved with the following modifications:

3. **The Preamble** to this chapter is modified by deleting the first sentence of the second paragraph and replacing it with the following words: "The original Regional Greenlands System was established in 1994, and there have been a number of successes in identifying, protecting and securing elements of the System through the Regional Greening Strategy partnerships and programs. The Province's Oak Ridges Moraine Plan, Greenbelt Plan, and Lake Simcoe Protection Plan have expanded the System."
4. **Section 2.1 Preamble** is modified by adding the word "and vision" after the word "function" in the first sentence of the fourth paragraph.
5. **Section 2.1.10** is modified by replacing "new community areas" with "the Urban Area."
6. **Section 2.1.11** is modified by replacing "new community areas" with "the Urban Area."

7. **Section 2.1.12** is modified by deleting the words "*in new community areas*" and by adding the words and punctuation ",where applicable," after the words "Greenbelt Plan"; and by replacing the words "this infrastructure" at the end of the sentence with "these uses."
8. **Section 2.1.13** is modified by deleting the words "*in new community areas.*"
9. **Section 2.1.25** is modified by inserting the following "on a one time only basis" in the first sentence after the word "may".
10. **Section 2.2 Preamble** is modified by adding the words "those within the plan areas of" after the word "including" in the fourth paragraph.
11. **Section 2.2.1 d.** is modified by adding the words "and Earth Science Areas" after the word "Areas".
12. **Section 2.2.2** is modified by deleting the comma and the number "5."
13. **Section 2.2.11** is modified by adding the words, "For lands within the Oak Ridges Moraine Conservation Plan area," at the beginning of the sentence.
14. **Section 2.2.21** is modified by inserting the word "existing" after the word "outside" and by adding the following as a side bar:

"Existing Settlement Area – Lake Simcoe Protection Plan

Existing Settlement Areas subject to the lake Simcoe Protection Plan are defined by the community plan boundaries that existed on June 2, 2009 for the following communities: Keswick, Sutton, Pefferlaw, Holland Landing, Sharon, Queensville, Aurora and Newmarket."

15. **Section 2.2.23** is modified by inserting "*Earth Science Area of Natural or Scientific Interest,* " after the words "*Life Science Area of Natural and Scientific Interest*" in the second paragraph.
16. **Section 2.2.29** is modified by adding the words "Lake Simcoe Protection Plan" after the words "Conservation Plan".
17. **Section 2.2.34** is modified by deleting the words "as shown on Map 4" after the word "wetlands".
18. **Section 2.2.35** is modified by deleting the words "of the following" and replacing with the words "negative impacts to the feature or its ecological

function, such as”.

19. **Section 2.2.36** is modified by deleting the policy and replacing it with the following words “To encourage local municipalities, public agencies and private landowners to protect *wetlands*, to create new *wetlands* and to restore existing *wetlands* where appropriate.”
20. **Section 2.2.39** is modified by adding a new subsections as follows:

“h) on lands in the Greenbelt Natural Heritage System, the *woodland* will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers.”
21. **Section 2.2.41** is modified by adding the words “does or” before the words “does not”.
22. **Section 2.2.44** is modified by deleting the policy and replacing it with the following words:

“Notwithstanding policy 2.2.39, a woodland would not be considered significant, and development and site alteration may be permitted within all or part of the woodland, if all of the following are met:

 - a) the wood land is located within the urban area and/or within the "existing settlement area" in the Lake Simcoe Protection Plan, and is outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas;
 - b) the woodland is considered to be *early successional*;
 - c) the woodland is dominated by invasive non-native tree species where native tree species cover less than 10% of the ground and are represented by less than 100 stems of any size per hectare;
 - d) the woodland does not include criteria in policies 2.2.39a and 2.2.39b of this Plan;
 - e) the woodland is not located within the Regional Greenlands System and/or similar Greenlands system determined by the area municipality;
 - f) development or site alteration within all or part of the woodland does not affect the ability of the retained portion of the woodland and/or adjacent woodlands to remain significant in accordance with criteria in policy 2.2.39 of this Plan.”

23. **Section 2.2.45** is modified by deleting the policy and replacing it with the following words, "If a woodland is deemed to not be significant in accordance with policy 2.2.44, a woodland compensation plan and where applicable, a Regional Greenlands System Enhancement Plan shall be completed to the satisfaction of York Region. Woodland enhancement will provide ecological gains in areas on or adjacent to the site or in areas within the Regional Greenlands System and/or similar area municipal Greenlands System. Through the implementation of the compensation/enhancement plan, the Regional Greenlands System, intensification and compact community design objectives of this Plan shall be met."
24. **Section 2.2.56** is modified by deleting the words, "Figure 1" and replacing it with "Map 3" after the words, "*Scientific Interest* on".
25. **Section 2.2** is modified by adding a new policy as follows:
- "2.2.57 That where a site is subject of a fill permit by the area municipality, the landowner may be required to provide financial guarantees to ensure groundwater or adjacent Regional or private well supplies will not be contaminated. Further, the landowner shall be required to retain an on-site environmental inspector to ensure that all fill materials are appropriate."
26. **Section 2.2** is further modified by adding the following new policy and renumbering accordingly:
- "**Section 2.2.37** Prior to development or site alteration approval, non-evaluated wetlands that may be impacted shall be assessed for their significance."
27. **Section 2.3.19** is modified by deleting the second sentence and replacing it with the following: "The identification of a new Special policy Area and any change or modification to the sites pecific polices, designation or boundaries applying to an existing Special Policy Area shall be approved by the Province, prior to the approval authority issuing its approval."
28. **Section 2.3.33** is modified by deleting the words "and new community areas."
- B. Chapter 3, Healthy Communities**, is approved with the following modifications:
29. **Section 3.4** is modified by adding a new policy section after Section 3.4.13, as follows:

“Section 3.4.14 To require local municipalities to adopt official plan policies to conserve significant *cultural heritage resources* and ensure that *development* and *site alteration* on adjacent properties will conserve the *heritage attributes* of that property.”

30. **Section 3.5.11** is modified by deleting the word “suitable” and adding to the end of the sentence: “with a focus on locations on or near transit corridors.”

B. Chapter 4, Economic Vitality, is approved with the following modifications:

31. **Section 4.3 Objective** is modified by deleting the words, “to 2031 and beyond.”
32. **Section 4.3.4** is modified by deleting the following words, “including lands beyond the planning horizon of this Plan” after the words, “Figure 2” and by adding a period after “2.”

C. Chapter 5, An Urbanizing Region: Building Cities and Complete Communities, is approved with the following modifications:

33. **Chapter 5, Preamble** is modified by deleting the first sentence and replacing it with, “York Region faces significant growth.”
34. **Preamble** is modified by inserting the following table as a side bar:

Provincial Plan	Area in sq Kms in York Region	% of Regional Area
Oak Ridges Moraine Conservation Plan	558 (in York Region)	31%
Greenbelt Plan	677 (in York Region excluding ORMCP)	38%
Lake Simcoe Protection Plan	1256 (overlaps ORMCP and GB)	70%
Parkway Belt West Plan	26	2%
York Region	1776	100%

35. **Section 5.1 Preamble** is modified by inserting the following as a side bar:

**"Growth Management
Minimum Targets**

(Further explanation in policy 8.2.3.)

- Minimum 40% residential intensification within the built up area by 2015 and beyond.
- 50 residents and jobs per hectare within the designated greenfield area.
- Minimum 25% new affordable housing units.
- 2.5 FSI in the Regional Centres.
- 3.5 FSI in and around major Subway Stations.
- 25% Woodland cover.
- Sustainable Building Targets in Section 5.2."

36. **Section 5.1, Table 1** is modified by deleting and replacing it with the following:

Revised Table 1 York Region Population and Employment Forecast by Local Municipality					
	2006	2016	2021	2026	2031
Aurora					
Population	49,700	63,700	68,100	69,600	70,200
Employment	20,300	29,000	32,400	33,500	34,200
East Gwillimbury					
Population	22,000	34,700	48,100	66,300	86,500
Employment	5,900	11,600	18,700	26,700	34,400
Georgina					
Population	44,600	52,800	57,900	63,900	70,300
Employment	8,000	11,000	13,900	17,400	21,200
King					
Population	20,300	27,000	29,900	32,500	34,900
Employment	7,100	9,700	11,000	11,400	11,900
Markham					
Population	273,000	337,800	370,300	398,300	421,600
Employment	144,800	200,300	221,500	231,200	240,400
Newmarket					
Population	77,600	88,700	91,900	94,500	97,100
Employment	42,100	47,600	48,700	49,000	49,400
Richmond Hill					
Population	169,800	216,900	231,400	239,100	242,200
Employment	61,100	86,100	94,300	97,400	99,400
Vaughan					
Population	249,300	329,100	360,400	388,800	416,600
Employment	162,200	226,000	248,900	257,600	266,100
Whitchurch-Stouffville					
Population	25,500	49,400	55,800	59,100	60,600
Employment	10,900	19,200	21,900	22,700	23,000
York Region					
Population	931,900	1,200,100	1,313,800	1,412,100	1,500,000
Employment	462,300	640,500	711,200	746,900	780,000

37. **Section 5.1.13** is modified by deleting the policy and replacing it with the following:
- “5.1.13 That the land area requirements for an urban expansion are identified as part of York Region’s land budget exercise.”
38. **Section 5.2.12** is modified by deleting the existing policy and replacing it with the following:
- “That *renewable energy projects* and *alternative energy systems* shall be permitted throughout the Region in accordance with provincial and federal requirements, and that these permissions be incorporated into local official plans and zoning by-laws. Local municipalities shall specify in more detail where renewable projects that are not exempt from the *Planning Act* and alternative technologies will be permitted. Those renewable energy undertakings that are exempted from *Planning Act* approvals are subject to the *Green Energy Act* and the *Green Economy Act, 2009*.”
39. **Section 5.3 .14** is modified by deleting the policy and replacing it with the following:
- “That floodplain Special Policy Areas should not be planned for intensification beyond the level of development that is currently provided for in the local municipal Official Plan, unless it has been demonstrated that no other alternatives exists outside of the floodplain. Any change in the level of development within the SPA must be comprehensively assessed by the municipality and in accordance with policy 2.3.19 of the Plan.”
40. **Section 5.6 Objective** is modified by adding the words, “where a new community area is justified” after the words “of Council”.
41. **Section 5.6.23** is modified by deleting the word, “growth” after the words, “service the” and replacing with the word “use”.
42. **Section 5.6.28** is modified by deleting the words “and the Lake Simcoe Protection Plan” and replacing with the words “only at the time of the area municipality’s Greenbelt Plan conformity exercise.”
- D. **Chapter 6, Agricultural and Rural Areas**, is approved with the following modifications:

43. **Section 6.1.4** is modified by deleting the policy in its entirety and renumbering the subsequent policies accordingly.
44. **Section 6.2.2 c)** is modified by deleting the words, "open space" after the words, "recreational uses" and in the third paragraph of the same section, by adding the words and punctuation ", and small scale industrial, commercial and institutional uses" after the words "Land extensive *major recreational uses*".
45. **Section 6.3 Preamble** is modified by deleting the third paragraph and replacing it with the following:
- "While agricultural lands are protected with the Greenbelt Plan Area, there are also prime agricultural lands outside of the Greenbelt Plan and in *new community areas*. This Plan recognizes and encourages agricultural uses. In *new community areas*, this Plan encourages agricultural uses on the lands until such time as development occurs. Within and outside of the Greenbelt Plan, agricultural uses are important to the Region's economy and as a source of local agricultural production."
46. **Section 6.3.8 c)** is modified by deleting the policy and replacing it with the following:
- "Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in *specialty crop or prime agricultural areas* and there is no increased fragmentation of a *key heritage feature or key hydrologic feature*."
47. **Section 6.3.12** is modified by deleting the policy in its entirety and renumbering the subsequent policies accordingly.
48. **Section 6.3.13** is modified by deleting the policy in its entirety and renumbering the subsequent policies accordingly.
49. **Section 6.3.17** is modified by adding the words, "not exempt from Planning Act approvals" after the words, "Any such systems".
50. **Section 6.4.10** is modified by deleting this policy in its entirety and renumbering subsequent policies accordingly.
51. **Section 6.5.13** is modified by deleting this policy and renumbering subsequent policies accordingly.

E. Chapter 7, Servicing Our Population, is approved with the following modifications:

52. **Section 7.2.52** is modified by deleting the first sentence and replacing it with:

"To work with the Province and the local municipalities to plan for and protect for the following corridors and facilities:" and by adding the following words after the subsection e.:

"Local municipalities, in consultation with and to the satisfaction of the province, shall develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the above noted transportation facilities.

Some of the above facilities (items b. and c.) are not recognized as priorities for the Province within the Growth Plan horizon to 2031."

53. **Section 7.2.68** is modified by deleting the existing policy and replacing it with the following, "To discourage the location of land uses sensitive to noise and vibration and safety issues, in proximity to rail facilities, rail corridors and inter-modal yards, to avoid issues of compatibility."

54. **Section 7.2.71 a.** is modified by deleting the words ", and the Bradford Bypass".

55. **Section 7.2** is further modified with the insertion of a new policy and subsequent renumbering, as follows:

"52. To plan for and protect corridors and rights-of-way for transportation and transit facilities to meet current and projected needs and not permit *development* in such corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or actively being planned."

56. **Section 7.5** is modified by adding a new policy and renumbering subsequent policies accordingly, as follows:

"3. To work with municipalities to identify and protect infrastructure corridors to support expected growth within the Region and its neighbouring municipalities."

57. **Section 7.5** is further modified by adding a new policy and renumbering

subsequent policies accordingly, as follows:

"4. To require local official plans to identify and protect infrastructure corridors for long term servicing needs, including and in compliance with corridors identified in Provincial Plans."

F. Chapter 8, Implementation, is approved with the following modifications:

58. **Section 8.3** is modified by adding the following new subsections and wording:

8.3.16 "If approval of a draft plan of subdivision lapses, opportunities for achieving the growth management targets established in this Plan in Policy 8.2.3 shall be considered as part of the development review process."

8.3.17 "If a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the growth management targets established in this Plan in Policy 8.2.3 and does not conform to the policies of this Plan, Regional Council or the Council of the respective area municipality shall use its authority under section 50(4) of the *Planning Act* to deem it not to be a registered plan of subdivision."

8.3.18 "Regional Council or the Council of the respective area municipality shall require that approvals of draft plans of subdivisions include a lapsing date in accordance with Section 51(32) of the *Planning Act*".

59. **Section 8.3 Table 3** circumstance for a Natural Heritage Evaluation is modified by inserting the words "on or within" after "Development" and by adding "outside of the Greenbelt or ORM planning areas and existing settlement areas" after the word "watershed".

60. **Section 8.4.7** is modified by deleting the words, "That as part of the" in the first sentence and replacing it with the words, "That as input to".

61. **Section 8.4.17-18** are modified by deleting the policies and replacing them with the following:

"17. That in the Greenbelt Plan Area, where a local municipal official plan was amended prior to December 16, 2004 to specifically designate land uses, the approval may continue to be recognized through the municipal Greenbelt conformity exercise and further applications required under the *Planning Act* or *Condominium Act* to implement the official plan approval are not required to conform to the Greenbelt Plan and are permitted in this Plan."

"18. Where a local municipal zoning bylaw was amended prior to December 16, 2004 to specifically permit land use(s), the approval may continue to be recognized through the municipal Greenbelt conformity exercise and any further applications required under the *Planning Act* or Condominium Act, 1998 to implement the land use permitted by the zoning bylaw are not required to conform to the Greenbelt Plan.

"Applications to further amend the site-specific official plan or zoning by-law permissions referred to above for uses similar to or more in conformity with the provision of the Greenbelt Plan are also permitted. All such applications should, where possible, seek to achieve or improve conformity with the Greenbelt Plan."

G Definitions 124-134, is approved with the following modifications:

62. **Adjacent Lands** is modified by deleting the definition and replacing it with the following definition:
"Those lands contiguous to a *key natural heritage feature* or *key hydrologic feature* where it is likely that *development* or *site alteration* can reasonably be expected to have a negative impact on the feature. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives. Generally, adjacent lands area considered to be within 120m from any part of the feature."
63. **Heritage Attributes** is added to the definitions section as follows, "the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property."
64. **Lake Simcoe Watershed** is italicised throughout the Official Plan and the following is added to the definitions section as follows, "(a) Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe, or (b) If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008)."
65. **Major Office** is added to the definitions section as follows, "Freestanding office buildings of 10,000 m² or greater, or with 500 jobs or more."
66. **New Community Areas** is modified by deleting the definition and replacing it with the following:

"Lands added to the urban Area through a Regional municipal comprehensive

review for community purposes including residential and population related employment, beyond those designated as Urban Area at the date of approval of this Plan.”

67. **Regional Municipal Comprehensive Review** is italicised throughout the Official Plan and is added to the definitions section as follows:

“An official plan review which is undertaken by the Region, or an official plan amendment which is undertaken by the Region, in consultation with the respective area municipalities, which comprehensively applies the schedules and policies of the Growth Plan for the Greater Golden Horseshoe.”

68. **Planned Corridors** is added to the definitions section with the following words, “Corridors identified through *provincial plans* or preferred alignment(s) determined through the *Environmental Assessment Act* process which are required to meet projected needs.”

69. **Sensitive Use/Sensitive Land Uses** are italicised throughout the Official Plan and is added to the definitions section with the following words, “Means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.”

70. **Special Policy Area** is modified by adding the words, “the criteria and procedures for approval are established by the Province.” at the end of the sentence.

71. **Wetland** is modified by adding, “and identified as significant” after the word, “evaluated” in the last paragraph.

H Maps, is approved with the following modifications:

72. **Map 1, Regional Structure** is deleted in its entirety and replaced with a revised Map 1 identified as **Attachment “1”**; ¹

¹Map 1 is modified by deleting the asterisks (Potential Urban Expansions) and by adding the Lake Simcoe Protection Plan boundary and identifying N. Leslie GB fingers as Protected Countryside which reflects the actual Council adopted Map 1)

73. **Map 6, Wellhead Protection Areas** is deleted in its entirety and replaced with a revised Map 6 identified as **Attachment “2”**;²
74. **Map 7, Oak Ridges Moraine Aquifer Vulnerability Areas and Watershed Boundaries** is deleted in its entirety and replaced with a revised Map 7 identified as **Attachment “3”**;³
75. **Map 8, Agricultural and Rural Area** is modified by redesignating the lands identified within concession 4, west half of lots 32 to 34, Town of Whitchurch-Stouffville from “Rural Area” to “Agricultural Area”;
76. **Map 11, Transit Network** is deleted in its entirety and replaced with a revised Map 11 identified as **Attachment “4”**;⁴
77. **Figure 2, York Region Strategic Employment Lands** is deleted in its entirety and replaced with a revised Figure 2 identified as **Attachment “6”** and is further modified by deleting the “Strategic Employment Lands” symbol from all areas that are outside the current Urban Area boundary. The Region is directed to revise Figure 2 accordingly.⁵

² Map 6 is modified by adding the Lake Simcoe Protection Plan boundary and by designating the Greenbelt lands in the North Leslie Secondary Plan Area and the ROPA 52 Area in Vaughan as Greenbelt Protected Countryside.

³ Map 7 is modified by adding the Lake Simcoe Protection Plan boundary.

⁴ Map 11 is modified by designating the Greenbelt lands in the North Leslie Secondary Plan Area and the ROPA 52 Area in Vaughan as Greenbelt Protected Countryside.

⁵ Figure 2 is modified by designating the Greenbelt lands in the North Leslie Secondary Plan Area and the ROPA 52 Area in Vaughan as Greenbelt Protected Countryside.