

Matrix and Analysis of the Draft Provincial Modifications to the York Region Official Plan, - December 2009			
Modification	Policy	Proposed Modification	Regional Response
Chapter 1: Introduction			
1.	Section 1.3	Modify – add the following after the 6th paragraph: “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).” Further, 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.”	Region agrees Region agrees
Chapter 2: A Sustainable Natural Environment			
3.	S.2.1 Preamble	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.”	Region agrees

4.	S 2.1 Preamble	Section 2.1 Preamble is modified by adding the word "and vision" after the word "function" in the first sentence of the fourth paragraph. The sentence now reads: "The primary function and vision of the Regional Greenlands System is the protection of natural heritage features in a system of cores connected by corridors and linkages."	Region agrees
5.	2.1.10	Modify to replace "new community areas" with "Urban Area" Policy now reads as: "That in the Urban Area, local official plans shall include policies, programs and initiatives to link and enhance the Regional Greenlands System through community design and the development process. Enhancement opportunities shall be focussed on the Natural Heritage System within the Protected Countryside of the Greenbelt."	Region agrees
6.	2.1.11	Modify to replace "new community areas" with "Urban Area" Policy now reads: "That local greenlands systems within the Urban Area, identified in accordance with policies 2.1.4 and 2.1.10 and shown schematically on Map 2 of this Plan within the Regional Greenlands System, shall be permanently protected from development and site alteration."	Region agrees
7.	2.1.12	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." Policy now reads:	Region agrees

		"That notwithstanding policy 2.1.11, within the Regional Greenlands System non-motorized trails, community gardens, passive recreational uses, and new infrastructure required to service the community including stormwater management systems/facilities, water and wastewater systems, and streets shall be permitted within the Regional Greenlands System subject to the policies of the Greenbelt Plan, where applicable, and that no other practical location exists for these uses."	
8.	2.1.13	Section 2.1.13 is modified by deleting the words "within new <i>community areas</i>." Policy now reads: "To require a Regional Greenlands System Plan as a component of secondary plans that is consistent with policy 5.6.14 of this Plan."	Region agrees
9.	2.1.25	Section 2.1.25 is modified by inserting the following "on a one time only basis" in the first sentence after the word "may". Policy now reads: "That local municipalities may on a one time only basis through an official plan amendment, at the time of a local municipal conformity exercise, refine the boundaries of the Natural Heritage System of the Protected Countryside, consistent with the provisions of the Greenbelt Plan, if the refinement is supported by a comprehensive natural heritage system study. Such refinements may be reflected in this Plan through on-going consolidations without an amendment."	Region agrees

10.	Section 2.2 Preamble	Section 2.2 Preamble is modified by adding the words "those within the plan areas of" after the word "including" in the fourth paragraph. Paragraph now reads: "The following sections contain specific requirements for <i>key natural heritage features</i> and <i>key hydrologic features</i> throughout the Region, including those within the plan areas of the Oak Ridges Moraine, Greenbelt and Lake Simcoe watershed."	Region agrees
11.	2.2.1	Section 2.2.1 d. is modified by adding the words "and Earth Science Areas" after the word "Areas" . List now reads: "d. <i>Life Science Areas and Earth Science Area of Natural and Scientific Interest</i>;"	Region agrees
12.	2.2.2	Section 2.2.2 is modified by deleting the comma and the number "5." Policy now reads: "That <i>key natural heritage features</i> and <i>key hydrologic features</i> in policies 2.2.1.c through 2.2.1.e, and 2.2.1.j through 2.2.1.l above are shown on Maps 3, 4 and Figure 1 of this Plan."	Region agrees
13.	2.2.11	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. Policy now reads: "For lands within the Oak Ridges Moraine Conservation Plan area, to prohibit lands identified on Map 3 as <i>Environmentally Significant Areas</i> or <i>Life Science Areas</i> of	Region agrees

		Natural and Scientific Interest from being used for the purpose of a pit or quarry, a wayside pit or quarry, "batching/asphalt plants or a new waste disposal site."	
14.	2.2.21	Section 2.2.21 is modified by inserting the word "existing" after the word "outside" Policy now reads: "That outside existing settlement areas as defined by the Lake Simcoe Protection Plan, a proposal for <i>development</i> or <i>site alteration</i> within 240 metres of the Lake Simcoe Shoreline must demonstrate that it will maintain, enhance or restore functional wildlife movement corridors between <i>key natural heritage features</i> or <i>key hydrologic features</i>." 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."	Region agrees
15.	2.2.23	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. Policy 2nd paragraph now reads: "However, where there is a boundary refinement to a <i>wetland, Life Science Area of Natural and Scientific Interest, Earth Science Area of Natural or Scientific Interest</i> or significant habitat of endangered or threatened species, confirmation will be required from the Province prior to	Region agrees

16.	2.2.29	any development or site alteration occurring in these areas. In regard to minor changes to Environmentally Significant Areas, approval will be required by the appropriate conservation authority." Section 2.2.29 is modified by adding the words "Lake Simcoe Protection Plan" after the words "Conservation Plan". Policy now reads: "That the technical papers associated with the Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan and the Greenbelt Plan be consulted to provide clarification in implementing the policies related to key <i>natural heritage features</i> and key <i>hydrologic features</i> within the Provincial Plans. In the event of a conflict in the interpretation of the provincial technical papers and the policies of this Plan, the policy which is more protective of the feature will apply."	Region agrees	
17.	2.2.34	Section 2.2.34 is modified by deleting the words "as shown on Map 4" after the word "wetlands" Policy now reads: "To prohibit <i>development</i> or <i>site alteration</i> within <i>wetlands</i>, notwithstanding policy 2.2.4 of this Plan, and to require a minimum <i>vegetation protection</i> zone of 30 metres from any part of the feature."	Region opposes deletion of "on Map 4" as the reference provides certainty to the public with respect to the mapping of wetlands.	
18.	2.2.35	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". Policy now reads: 1. To permit <i>development</i> or <i>site alteration</i> in accordance with other policies of this Plan within	Region agrees	

		120 metres of <i>wetlands</i>, but not within the 30-metre minimum <i>vegetation protection zone</i>, only if it does not result in any negative impacts to the feature or its ecological function, such as: a. loss of <i>wetland</i> function, including management of water balance; b. demand for future development that will negatively affect existing <i>wetland</i> functions; c. conflict with existing site-specific <i>wetland</i> management practices; or, d. loss of contiguous wetland area.	
19.	2.2.36	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." Policy now reads: "To encourage local municipalities, public agencies and private landowners to protect <i>wetlands</i>, to create new wetlands and to restore existing wetlands where appropriate."	Region agrees
20.	2.2.39	Section 2.2.39 is modified by adding a new subsections as follows: "h) on lands in the Greenbelt Natural Heritage System, the <i>woodland</i> will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers."	Region opposes The Region's Significant Woodlands Study is more protective of woodlands than the Greenbelt Technical papers. Further,

			we do not know what the LSPP technical papers say for woodlands as they have not been prepared. We have amended policy 2.2.29 to ensure that the Provincial Plan technical papers are used, and that if there is a conflict between those and the ROP, that the most protective of the feature apply. Policy has been renumbered to 2.2.40 due to Proposed Provincial Modification 26.
21.	2.2.41	Section 2.2.41 is modified by adding the words "does or" before the words "does not". Policy now reads: "That site specific studies can be used to determine or verify the significance of woodlands. An amendment to this Plan shall not be required if a site specific study determines that a woodland does or does not meet any of the criteria identified in policy 2.2.39 of this Plan."	Region agrees Policy has been renumbered to 2.2.42 due to Proposed Provincial Modification 26.
22	2.2.44	Section 2.2.44 is modified by deleting the policy and replacing it with the following words: "Notwithstanding policy 2.2.39, a <i>woodland</i> would not be considered significant, and <i>development</i> and <i>site alteration</i> may be permitted within all or part of the <i>woodland</i>, if all of the following are met: a) the <i>woodland</i> is located within the urban area and/or within the "existing settlement area" in the Lake Simcoe	Explanation which justifies the current policy approach: Region respectfully requests the province to accept the proposed Regional modifications to policies 2.4.44 and 2.4.45 These policies are intended to provide some assistance

		Protection Plan, and is outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas; b) the <i>woodland</i> is considered to be early successional; c) the <i>woodland</i> 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 <i>woodland</i> does not include criteria in policies 2.2.39a and 2.2.39b of this Plan; e) the <i>woodland</i> is not located within the Regional Greenlands System and/or similar Greenlands system determined by the local municipality; f) <i>development</i> or <i>site alteration</i> within all or part of the <i>woodland</i> does not affect the ability of the retained portion of the <i>woodland</i> and/or adjacent <i>woodlands</i> to remain significant in accordance with criteria in policy 2.2.39 of this Plan.”	in urban areas and new <i>communities</i> where there are other objectives, such as community design that could be better served by replanting the woodland elsewhere Policy has been renumbered to 2.2.45 due to Proposed Provincial Modification 26.
23.	2.2.45	Section 2.2.45 is modified by deleting the policy and replacing it with the following words, “If a <i>woodland</i> is deemed to not be significant in accordance with policy 2.2.44, a <i>woodland</i> 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.”	See above comment Policy has been renumbered to 2.2.46 due to Proposed Provincial Modification 26.
24.	2.2.56	Section 2.2.56 is modified by deleting the words, “Figure 1”	Region agrees

		and replacing it with "Map 3" after the words, "Scientific Interest on". Policy now reads: "That applications for <i>development</i> and <i>site alteration</i> in an <i>Earth Science Area of Natural and Scientific Interest</i> on Map 3, or within the related minimum area of influence, shall be accompanied by an earth science heritage evaluation that meets the requirements of the Oak Ridges Moraine Conservation Plan."	Policy has been renumbered to 2.2.57 due to Proposed Provincial Modification 26.
25.	2.2.57	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 local 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." Section 2.2 is further modified by adding the following new policy and renumbering accordingly: "2.2.37 Prior to <i>development</i> or <i>site alteration</i> approval, non-evaluated <i>wetlands</i> that may be impacted shall be assessed for their significance." Section 2.3.19 is modified by deleting the second sentence and replacing it with the following: "The identification of a new <i>Special Policy Area</i> and any change or modification to the sites specific policies, designation or boundaries applying to an existing <i>Special Policy Area</i> shall be approved by the Province, prior to the approval authority issuing its approval."	Region agrees Policy has been renumbered to 2.2.58 due to Proposed Provincial Modification 26.
26.	New Policy 2.2.37		Region agrees
27.	2.3.19		Region agrees

28.	2.3.33	Section 2.3.33 is modified by deleting the words "and new community areas."	Region agrees
Chapter 3: Healthy Communities			
29	5.3.4	Section 3.4 is modified by adding a new policy after Section 3.4.13, as follows: "3.4.14 To require local municipalities to adopt official plan policies to conserve significant <i>cultural heritage resources</i> and ensure that <i>development</i> and <i>site alteration</i> on adjacent properties will conserve the <i>heritage attributes</i> of that property."	Region agrees
30	3.5.11	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." Policy now reads: "That <i>affordable</i> housing initiatives be given priority on publicly owned lands with a focus on locations on or near transit corridors"	Region agrees
Chapter 4: Economic Vitality			
31.	Section 4.3 Preamble	Section 4.3 Objective is modified by deleting the words, "to 2031 and beyond." Objective now reads: "To ensure the long term supply and effective planning and design of employment lands."	Region agrees

32.	4.3.4 (renumbered as 4.3.6)	Section 4.3.4 (renumbered as 4.3.6) 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." Policy now reads: "To protect strategic employment lands, as identified in Figure 2. Strategic employment lands are identified based on their proximity to existing or planned 400-series highways. Strategic employment lands should be identified and protected in local municipal official plans."	Region agrees however a modified versions of this policy has been included in the Proposed Regional modifications as follows: "To protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and should be identified and protected in local municipal official plans."						
Chapter 5: An Urbanizing Region: Building Cities and Complete Communities									
33.	Preamble	Chapter 5, Preamble is modified by deleting the first sentence and replacing it with, "York Region faces significant growth." Sentence now reads: "In the next 25 years, York Region faces significant growth."	Region agrees						
34.	Preamble Chart	Preamble is modified by inserting the following Table as a side bar: <table><tr><th>Provincial Plan</th><th>Area in sq. Kms in York Region</th><th>% of Regional Area</th></tr><tr><td>Oak Ridges</td><td>558</td><td>31%</td></tr></table>	Provincial Plan	Area in sq. Kms in York Region	% of Regional Area	Oak Ridges	558	31%	Region agrees
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		<table><tr><td>Moraine Conservation Plan</td><td></td><td></td></tr><tr><td>Greenbelt Plan</td><td>677 (excluding ORMCP)</td><td>38%</td></tr><tr><td>Lake Simcoe Protection Plan</td><td>1256 (overlaps ORMCP and GB)</td><td>70%</td></tr><tr><td>Parkway Belt West Plan</td><td>26</td><td>2%</td></tr><tr><td>York Region</td><td>1776</td><td>100%</td></tr></table>	Moraine Conservation Plan			Greenbelt Plan	677 (excluding ORMCP)	38%	Lake Simcoe Protection Plan	1256 (overlaps ORMCP and GB)	70%	Parkway Belt West Plan	26	2%	York Region	1776	100%	
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York Region	1776	100%																
35.	S.5.1	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 <i>designated greenfield area</i>. • Minimum 25% new <i>affordable</i> housing units. • 2.5 <i>floor space index</i> in the Regional Centres. • 3.5 <i>floor space index</i> in and around major Subway Stations. • 25% Woodland cover. • Sustainable Building Targets in Section 5.2."	Region agrees															

36.	S.5.1 Table 1	Section 5.1, Table 1 is modified by deleting and replacing it with the above Table. Full size version of the Table 1 is attached to this matrix.	Region agrees
37.	5.1.13	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."	Region agrees
38.	5.2.12	Section 5.2.12 is modified by deleting the existing policy and replacing it with the following:	Region agrees

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

		"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.	5.3.14	Section 5.3.14 is modified by deleting the policy and replacing it with the following: "That floodplain <i>Special Policy Areas</i> 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 <i>Special Policy Area</i> must be comprehensively assessed by the municipality and in accordance with policy 2.3.19 of this Plan."	Region agrees
40.	Section 5.6 Objective	The introduction to the policies of Section 5.6 following the Objective is modified by adding the words, "where a new community area is justified" after the words "of Council". The introduction now reads: "It is the policy of Council where a <i>new community area</i> is justified :"	Unnecessary This is not consistent with the language and style within the documents. The Plan must be read in its entirety, and policy 5.1.12 clearly applies to the new community area.

41.	5.6.23	Section 5.6.23 is modified by deleting the word, “growth” after the words, “service the” and replacing with the word “use”. Policy now reads: “That limited small-scale industrial, commercial and institutional uses may be permitted in local official plans, subject to the ability to service the use by individual private on-site water and wastewater systems.”	Region agrees
42.	5.6.28	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.” Policy now reads: “That local municipalities may undertake minor rounding out of Hamlet boundaries in accordance with the Greenbelt Plan only at the time of the local municipality’s Greenbelt Plan conformity exercise.”	Region agrees
Chapter 6: Agricultural and Rural Areas			
43.	6.1.4	Section 6.1.4 is modified by deleting the policy in its entirety and renumbering the subsequent policies accordingly.	Region disagrees, but recognizes this is a Greenbelt Plan Policy. The nature of the rural/agricultural areas will change over time. It is recommended that local municipalities be permitted to undertake some fine tuning of the Rural/Agricultural split. The Regional LEAR study

			did not get down to the fine tuning level, whereas the local municipalities have the opportunity at the time of their official plan updates to make some adjustments to accommodate local issues. It may be necessary at the 5-year review to undertake a further analysis of the Agriculture/Rural split and some justification provided for changing designations
44.	6.2.2 c)	Section 6.2.2 c) is modified by deleting the words, "open space" after the words, "recreational uses" in the first paragraph 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" . Policy 6.2.2.c) now reads: "Countryside Areas contain rural land uses, which may include agriculture, land extensive <i>major recreational uses</i>, major institutional, Hamlets, mineral aggregate operations, recreational and open space. Small-scale industrial, commercial, institutional and recreational uses shall be directed to Hamlets, Towns and Villages and the Urban Area. Hamlets, designated within local official plans and located within the Countryside Area are generally depicted on Map 1 and are intended to provide opportunities for minor residential infill and small-scale industrial, commercial and	Region agrees

		institutional and recreational uses in accordance with the policies of this Plan and local official plans. Land extensive <i>major recreational uses</i> , and small scale industrial, commercial and institutional uses are not permitted to locate in the Agricultural Area shown on Map 8."	
45.	Section 6.3 Preamble	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 <i>new community areas</i>. This Plan recognizes and encourages agricultural uses. In <i>new community areas</i>, 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."	Region agrees
46.	6.3.8 c)	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 <i>specialty crop</i> or <i>prime agricultural areas</i> and there is no increased fragmentation of a <i>key natural heritage feature</i> or <i>key hydrologic feature</i>."	Region agrees
47.	6.3.12	Section 6.3.12 is modified by deleting the policy in its entirety and renumbering the subsequent policies accordingly.	Region opposes

48.	6.3.13	Section 6.3.13 is modified by deleting the policy in its entirety and renumbering the subsequent policies accordingly.	Region opposes. This is a Council position and we cannot consent to this being deleted. If this policy does not contravene any PPS or Provincial plan then do not delete it. We request the opportunity to speak to the Province before a decision on this is made Region agrees Policy has been renumbered to 6.3.15 due to Proposed Provincial Modifications 47 & 48.
49.	6.3.17	Section 6.3.17 is modified by adding the words, "not exempt from Planning Act approvals" after the words, "Any such systems". Policy now reads: <i>"That alternative energy systems and renewable energy systems shall be permitted within the Agricultural Area, but not within the Holland Marsh Specialty Crop Area except in accordance with provincial and federal requirements. Any such systems not exempt from Planning Act approvals, within the Greenbelt shall be subject to the policies of the Greenbelt Plan and shall be designed to minimize disturbance on agricultural operations."</i>	Region agrees Policy has been renumbered to 6.3.15 due to Proposed Provincial Modifications 47 & 48.
50.	6.4.10	Section 6.4.10 is modified by deleting this policy in its entirety and renumbering subsequent policies accordingly.	Region agrees
51.	6.5.13	Section 6.5.13 is modified by deleting this policy and renumbering subsequent policies accordingly	Region agrees, policy has been moved to Section 2.2 as new policy 2.2.57

Chapter 7: Servicing Our Population			
52.	7.2.52	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."	The Region continues to oppose this modification, however if the Ministry feels strongly about this we will concede to it's inclusion at the end of the Policy. Policy has been renumbered to 7.2.53 due to Proposed Provincial Modifications 55.
53	7.2.68 (renumbered as 7.2.69)	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" Section 7.2.71 a. is modified by deleting the words ", and the Bradford Bypass".	Region agrees Policy has been renumbered to 7.2.70 due to Proposed Provincial Modifications 55.
54.	7.2.71 a) (renumbered as 7.2.72.a)		The Region continues to oppose this modification. This is an approved policy in the existing official plan of the Region.

			Policy has been renumbered to 7.2.73 due to Proposed Provincial Modifications 55.
55.	New Policy 7-2.52	Section 7.2 is further modified with the insertion of a new policy and subsequent renumbering, as follows: "7.2.52. 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." Section 7.5 is modified by adding a new policy as follows and renumbering subsequent policies accordingly: "3. To work with municipalities to identify and protect infrastructure corridors to support expected growth within the Region and its neighbouring municipalities."	Region agrees
56.	New Policy 7-5.3	Section 7.5 is modified by adding a new policy as follows and renumbering subsequent policies accordingly: "3. To work with municipalities to identify and protect infrastructure corridors to support expected growth within the Region and its neighbouring municipalities."	Covered elsewhere in policy, however the question arises whether this refers to infrastructure corridors beyond the 2013 ¹ planning horizon? The Province may wish to clarify this.
57.	New Policy 7-5.4	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."	Covered elsewhere in policy, however the question arises whether this refers to infrastructure corridors beyond the 2013 ¹ planning horizon? The Province may wish to clarify this.
Chapter 8: Implementation			
58.	Section 8.3	Section 8.3 is modified by adding the following new subsections and wording:	Region agrees, but notes that local municipalities

	New policies 8.3.16, 8.3.17, 8.3.18	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".	have not had an opportunity to review these policies, further in proposed policy 8.3.17, should likely reference plans that have been "draft approved" not "registered" for 8 years,		
59.	S.8.3 Table 3	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". Table 3 reference now reads: <table><tr><td>Natural Heritage Evaluation</td><td>Development on or within 120 metres of a key <i>natural heritage</i> feature on the Oak Ridges Moraine, or the Natural Heritage System of the Greenbelt, or the <i>Lake Simcoe watershed</i> outside of the Greenbelt or Oak Ridges</td></tr></table>	Natural Heritage Evaluation	Development on or within 120 metres of a key <i>natural heritage</i> feature on the Oak Ridges Moraine, or the Natural Heritage System of the Greenbelt, or the <i>Lake Simcoe watershed</i> outside of the Greenbelt or Oak Ridges	Region agrees The list of required studies in Table 3 is not all inclusive. However, rather than including external commenting agency studies in the table, we suggest the ministry may also wish to modify policy 8.3.13 as follows in underlining: "That Table 3 below contains a list of studies
Natural Heritage Evaluation	Development on or within 120 metres of a key <i>natural heritage</i> feature on the Oak Ridges Moraine, or the Natural Heritage System of the Greenbelt, or the <i>Lake Simcoe watershed</i> outside of the Greenbelt or Oak Ridges				

			Morraine planning areas and existing settlement areas	that may be required to properly evaluate the proposed amendment. The required studies will be determined in consultation with the applicant during the pre-application meeting. <u>Additional studies may also be required by external commenting agencies.</u> "
60.	8.4.7		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". Policy now reads: "That as input to the 2015 review of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, the Region, in consultation with the local municipalities, will monitor and review...."	Region agrees
61.	8.4.17-18 (renumbered as 8.4.18-19)		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."	Region agrees providing this modification deals with new policy numbers 8.4.18 and 8.4.19.

		"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."	
Definitions			
62.	<i>Adjacent Lands</i>	Adjacent Lands is modified by deleting the definition and replacing it with the following definition: "Those lands contiguous to a <i>key natural heritage feature</i> or <i>key hydrologic feature</i> where it is likely that <i>development or site alteration</i> can reasonably be expected to have a negative impact on the feature. The extent of the <i>adjacent lands</i> 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."	Region agrees
63.	<i>Heritage Attributes</i>	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."	Region agrees
64.	<i>Lake Simcoe Watershed</i>	Lake Simcoe Watershed is italicised throughout the Official Plan and the following is added to the definitions	Region agrees

		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	Major Office is added to the definitions section as follows, "Freestanding office buildings of 10,000 m ² or greater, or with 500 jobs or more."	Region agrees
66.	New Community Areas	New Community Areas is modified by deleting the definition and replacing it with the following: "Lands added to the Urban Area through a <i>Regional municipal comprehensive review</i> for community purposes including residential and population-related employment, beyond those designated as Urban Area at the date of approval of this Plan."	Region agrees
67.	Regional Municipal Comprehensive Review	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."	Region agrees
68.	Planned Corridors	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."	Covered elsewhere Consistent with the inclusion of recommended modifications to section 7.2 with respect to planned corridors.

69.	<i>Sensitive Land Uses</i>	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. <i>Sensitive land uses</i> 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."	Region agrees
70.	<i>Special Policy Area</i>	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. " Definition now reads: "An area within a community that has historically existed in the flood plain and where site-specific policies, approved by the Province, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and to address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development, the criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified development and site alteration if a community has feasible opportunities for development outside the flood plain."	Region agrees, but suggests the addition should be a new standalone sentence as sentence 2 in the definition as follows in underlining: An area within a community that has historically existed in the flood plain and where site-specific policies, approved by the Province, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and to address the significant social and economic hardships to the community that would result from strict

			adherence to provincial policies concerning development. <u>The criteria and procedures for approval of Special Policy Areas are established by the Province. A Special Policy Area is not intended to allow for new or intensified development and site alteration if a community has feasible opportunities for development outside the flood plain."</u>
71.	Wetland	Wetland is modified by adding, "and identified as significant" after the word, "evaluated" in the last paragraph.	Region agrees
Maps			
72.	Map 1 Regional Structure	Delete map in it's entirety and replace to include following modifications • Delete the asterisks (Potential Urban Expansions) • Identify Hamlets separate from the GB and ORMCP association. • Add Lake Simcoe Watershed boundary to map and legend.	Region opposes Region opposes Region agrees
73.	Map 6 Wellhead Protection Areas	Delete map in it's entirety and replace to include following modifications: • Add Lake Simcoe Watershed boundary to map and legend. • Redesignate Greenbelt lands in North Leslie Secondary	Region agrees

74.	Map 7 Oak Ridges Moraine Aquifer Vulnerability Areas and Watershed Boundaries	Plan area in Richmond Hill and ROPA 52 Area in Vaughan from "Urban Area" to "Greenbelt Protected Countryside" Delete map in it's entirety and replaced to include Lake Simcoe Watershed boundary on map and legend	Region agrees
75.	Map 8 Agricultural and Rural Area	Delete map in it's entirety and replace to redesignate the west half of lots 32 to 34, Concession 4, Town of Whitchurch-Stouffville from "Rural Area" to "Agriculture Area"	Region agrees
76.	Map 11 – Transit Network	Delete map in it's entirety and replace to redesignate Greenbelt lands in North Leslie Secondary Plan area in Richmond Hill and ROPA 52 Area in Vaughan, from "Urban Area" to "Greenbelt Protected Countryside"	Region agrees the lands should not be shown as "Urban Area", but Greenbelt is not shown on this Map. Therefore recommend that the lands in the greenbelt be shown as a cutout
77.	Figure 2 – York Region Strategic Employment Lands	Figure 2, York Region Strategic Employment Lands is deleted in its entirety and replaced to: • Delete all "Strategic Employment lands" identifications beyond the existing "Urban Area" • Redesignate Greenbelt lands in North Leslie Secondary Plan area in Richmond Hill and ROPA 52 Area in Vaughan, from "Urban Area" to "Greenbelt Protected Countryside" The Region is directed to revise Figure 2 accordingly.	Region agrees, subject to additional policy modifications being permitted as part of the Regional modifications (see Attachment 3 modification 74)

Proposed Ministry Modification 36 – Table 1
York Region Population and Employment Forecast by Local Municipality

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