Council Attachment 3

Proposed Amendment 3 to the Official Plan for the Regional Municipality of York

File 19OP-2009-003

AMENDMENT 3
TO THE OFFICIAL PLAN
FOR
THE REGIONAL MUNICPALITY OF YORK

PART A - THE PREAMBLE

1. Purpose of the Amendment:

This Amendment expands the Urban Area of the Town of Markham to provide opportunities for urban growth to the year 2031.

2. Location:

This urban expansion is within the Town of Markham as shown on attached Figures 1 to 8, being excerpts from Maps 1 to 6, Maps 8 and 11 of the York Region Official Plan – December 2009.

3. Basis:

Places to Grow, The Growth Plan for the Greater Golden Horseshoe requires that Regional population and employment forecasts prescribed through Schedule 3 to the Growth Plan be allocated to local municipalities. Further the Growth Plan requires that comprehensive municipal reviews undertake land budget analysis to justify urban expansions.

Regional population and employment forecasts and land budget was received and endorsed by Regional Council in January 2009 and population and employment forecasts were confirmed when the Draft York Regional Official Plan was released for public review and comment in June 2009.

The updated York Region Official Plan was adopted in December 2009 with Table 1 to the Plan identifying the population and employment forecasts to 2031 allocated to local municipalities.

A refined Regional land budget analysis, endorsed by Regional Council in March 2010, has resulted from ongoing discussions with local municipalities regarding land supply, the reduction in the total employment numbers to 780,000 and refinement of land take-outs for environmental features and non-developable lands within white belt areas. Further, urban expansion is not permitted into either the Protected Countryside of the Greenbelt Plan Area or into the Oak Ridges Moraine Conservation Plan Area.

The land budget analysis has indicated that additional urban land designations are required in each white belt community to meet the 2031 growth forecasts.

The Ministry of Municipal Affairs and Housing has advised that that designation of proposed urban expansions in the white belt communities requires a public review and amendment process separate from the Official Plan.

This Proposed Amendment provides for identification of an urban expansion area in the Town of Markham consistent with the growth management work undertaken by the Region.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached Figures 1 to 8 being excerpts from Maps 1 to 6, Map 8, and Map 11 of the York Region Official Plan – December 2009, constitutes Amendment 3 to the Official Plan for the Region of York.

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

1. That Map 1 – Regional Structure as shown on Figure 1 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area.

2. That Map 2 - Regional Greenlands System as shown on Figure 2 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area and continuing to identify lands in the area as part of the Regional Greenlands System within the subject lands.

3. That Map 3 - Environmentally Significant Areas and Life Science Areas of Natural and Scientific Interest as shown on Figure 3 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area.

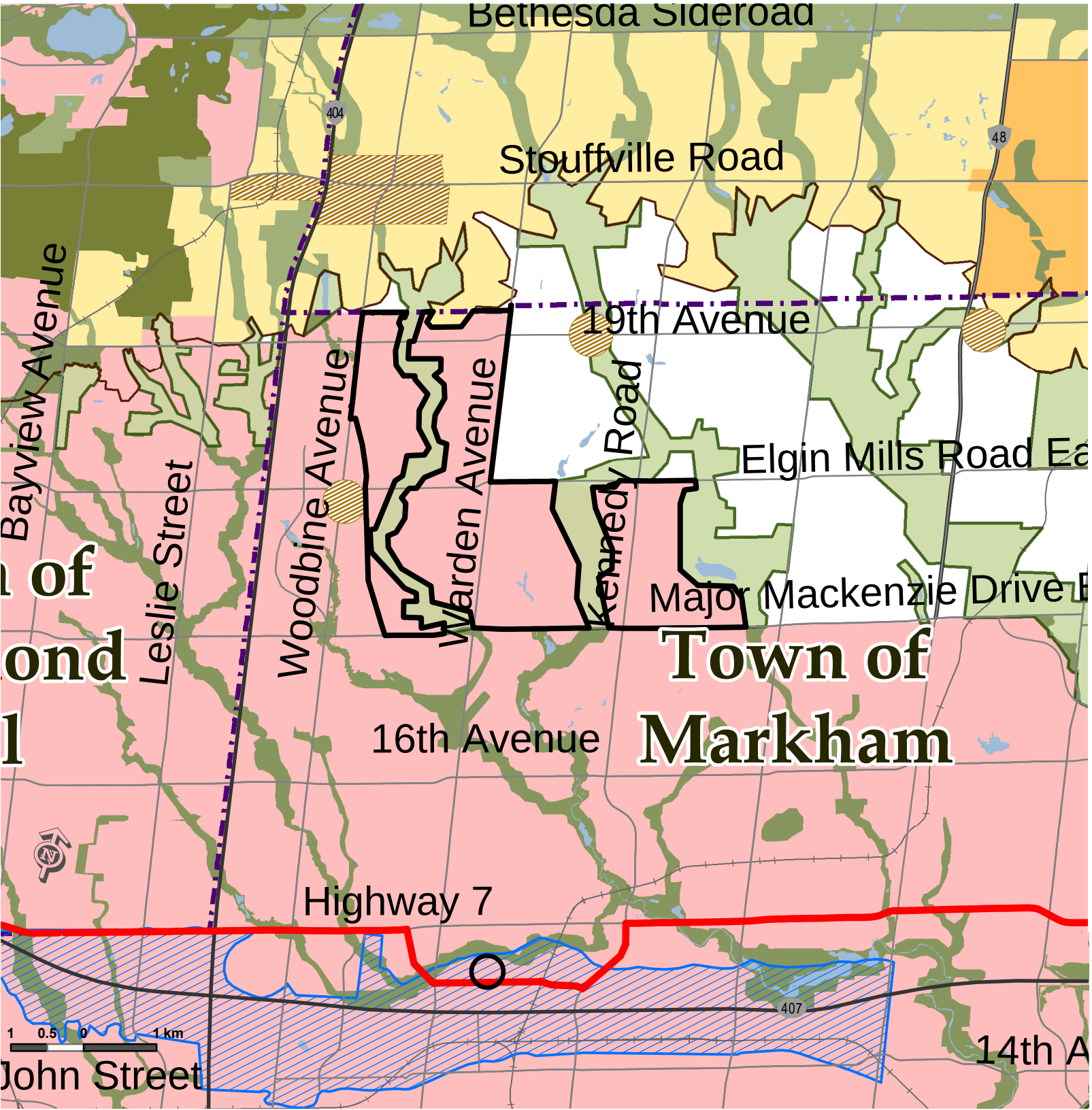
4. That Map 4 – Key Hydrologic Features as shown on Figure 4 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area and continuing to identify Wetlands and Permanent or Intermittent Streams in the area within the subject lands.

5. That Map 5 – Woodlands as shown on Figure 5 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area and continuing to identify Woodlands within the subject lands.

6. That Map 6 – Wellhead Protection Areas as shown on Figure 6 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area and as lands within the Greenbelt Plan.

7. That Map 8 – Agricultural and Rural Areas as shown on Figure 7 following is amended by deleting the lands hatched in black from the Agricultural Area in the Town of Markham.

8. That Map 11 Transit Network as shown on Figure 8 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area and by designating. Woodbine Avenue between Major Mackenzie Drive East and 19th Avenue and Warden Avenue between Major Mackenzie Drive East and the proposed Donald Cousens Parkway right-of-way as "Regional Transit Priority Network".



EXCERPT FROM MAP 1

REGIONAL STRUCTURE

- Regional Centre
- Regional Corridor
- Subway Extension
- Urban Area
- Potential Urban Expansions
  Location, Size and Phasing to be Determined
- Towns and Villages
- Regional Greenlands System
  (Schematic, See Map 2)

Oak Ridges Moraine Conservation Plan

- Oak Ridges Moraine Boundary
- Natural Core Area Designation
- Natural Linkage Area Designation
- Countryside Area Designation / Hamlet

Greenbelt Plan

- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Holland Marsh Specialty Crop Area
- Parkway Belt West Plan
- Ministers Decision on ORMCP Designation Deferred

Provincial Highways

- Existing

Controlled Access Highway

- Under Construction
- Proposed
- Conceptual - Alignment Not Defined
- Municipal Boundary
- Regional Boundary

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Planning and Development Services Department
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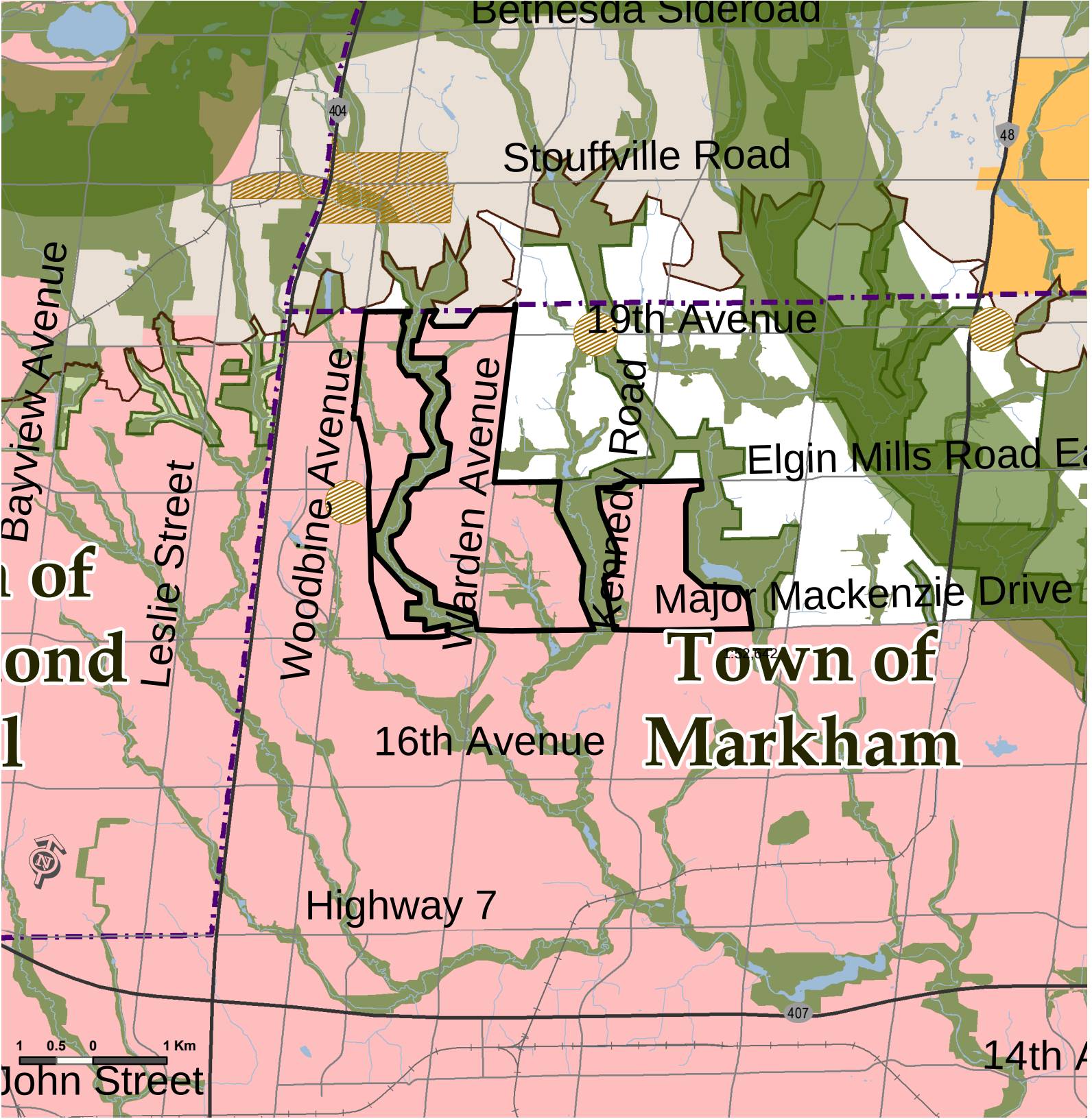
Figure 1 to 19OP-2009-003



EXCERPT FROM MAP 2

REGIONAL GREENLANDS SYSTEM

- Regional Greenlands System
- Greenlands System Vision
- Urban Area
- Towns and Villages
- Hamlet

Oak Ridges Moraine Conservation Plan

- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area

Greenbelt Plan

- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet

Provincial Highways

- Existing

Controlled Access Highway

- Under Construction
- Municipal Boundary
- Regional Boundary

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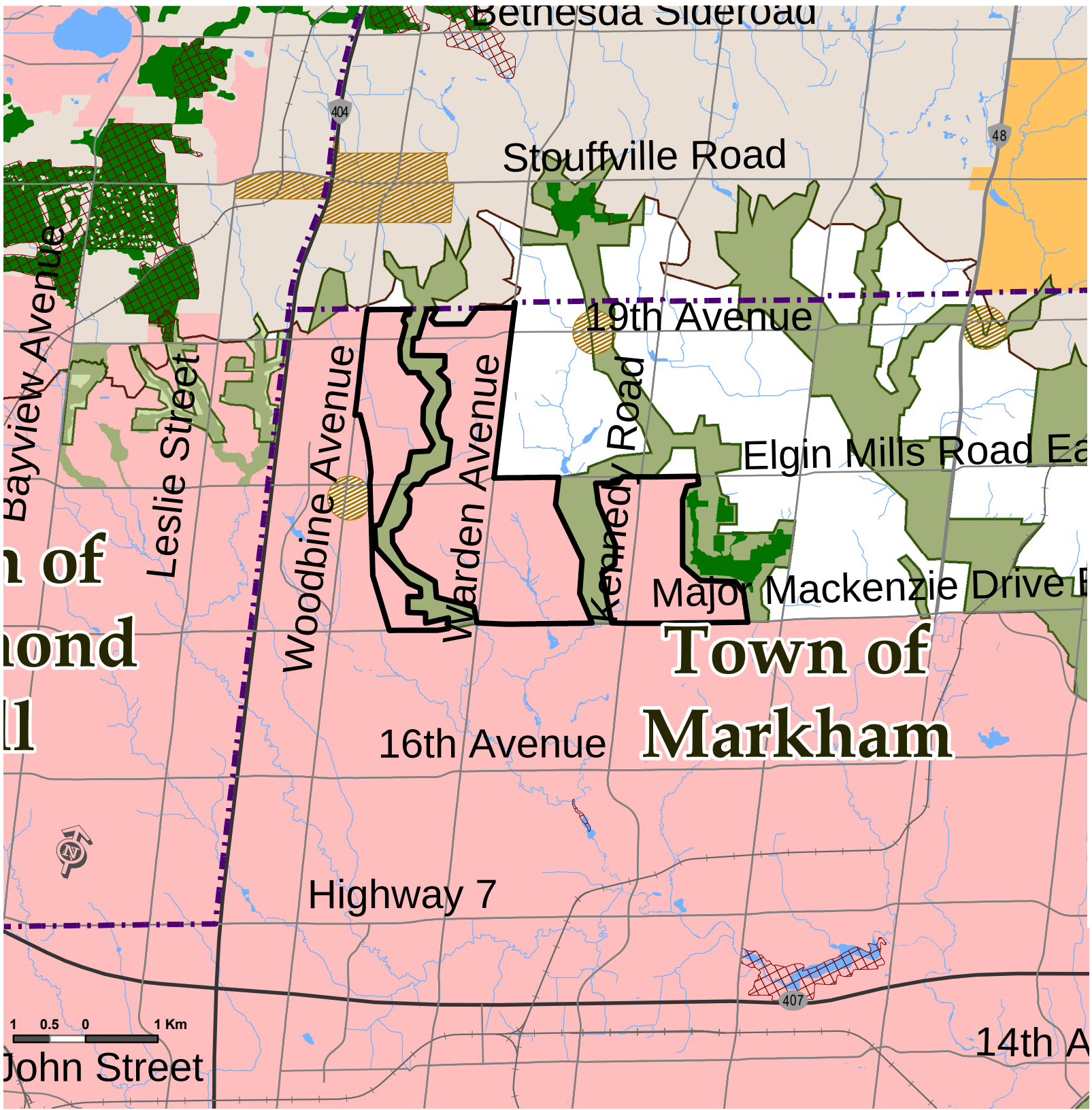
Figure 2 to 19OP-2009-003



EXCERPT FROM MAP 3

ENVIRONMENTALLY SIGNIFICANT AREAS AND LIFE SCIENCE AREAS OF NATURAL AND SCIENTIFIC INTEREST

- Life Science Areas of Natural or Scientific Interest
- Environmentally Significant Area

Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area

Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Natural Heritage System

- Urban Area
- Towns and Villages
- Hamlet

Provincial Highways
- Existing

Controlled Access Highway
- Under Construction

- Municipal Boundary
- Regional Boundary

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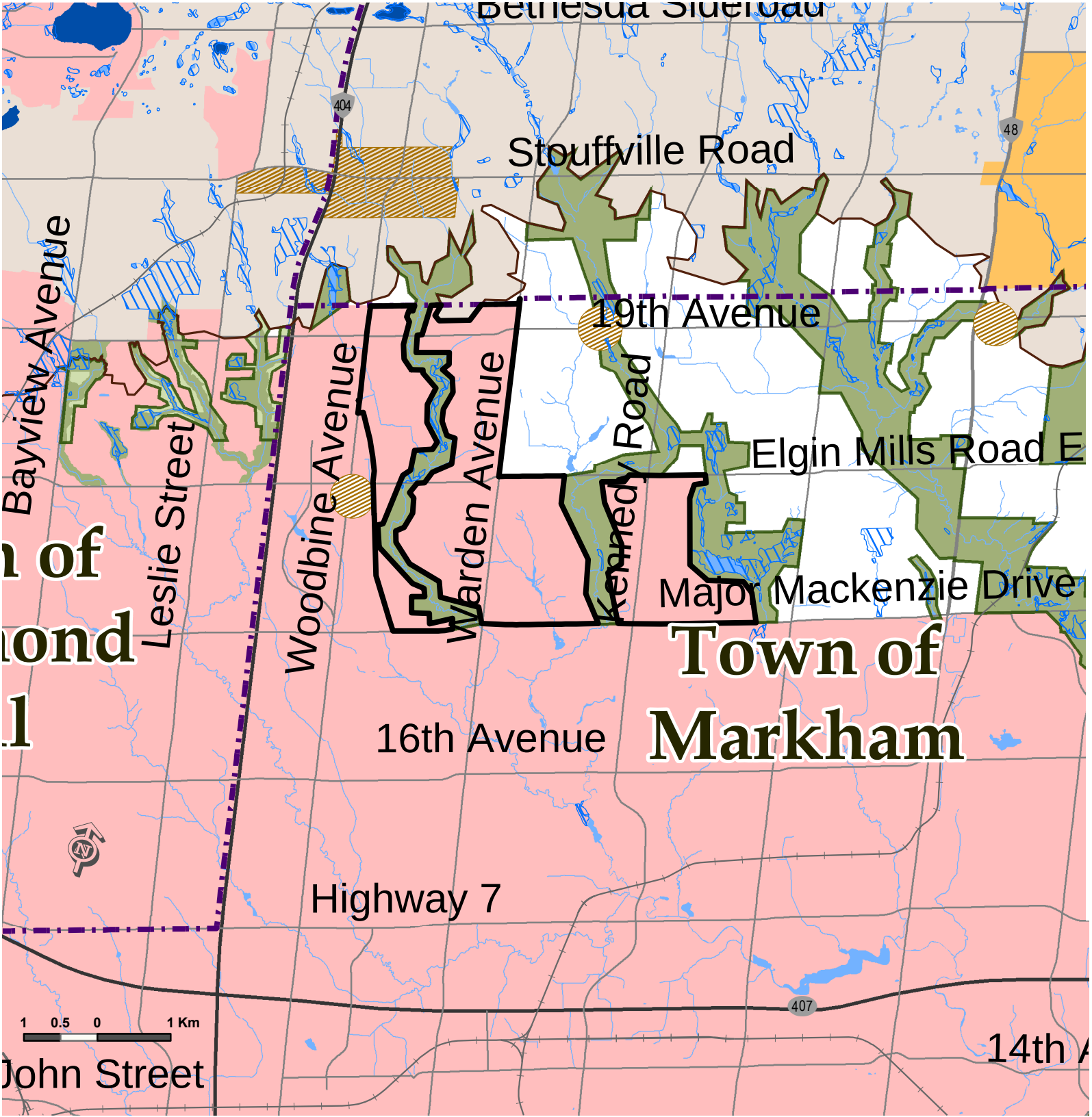
Figure 3 to 19OP-2009-003



EXCERPT FROM MAP 4

KEY HYDROLOGIC FEATURES

- Wetland
- Kettle Lake
- Permanent or Intermittent Stream

Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area

Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Natural Heritage System

- Urban Area
- Towns and Villages
- Hamlet

Provincial Highways
- Existing

Controlled Access Highway
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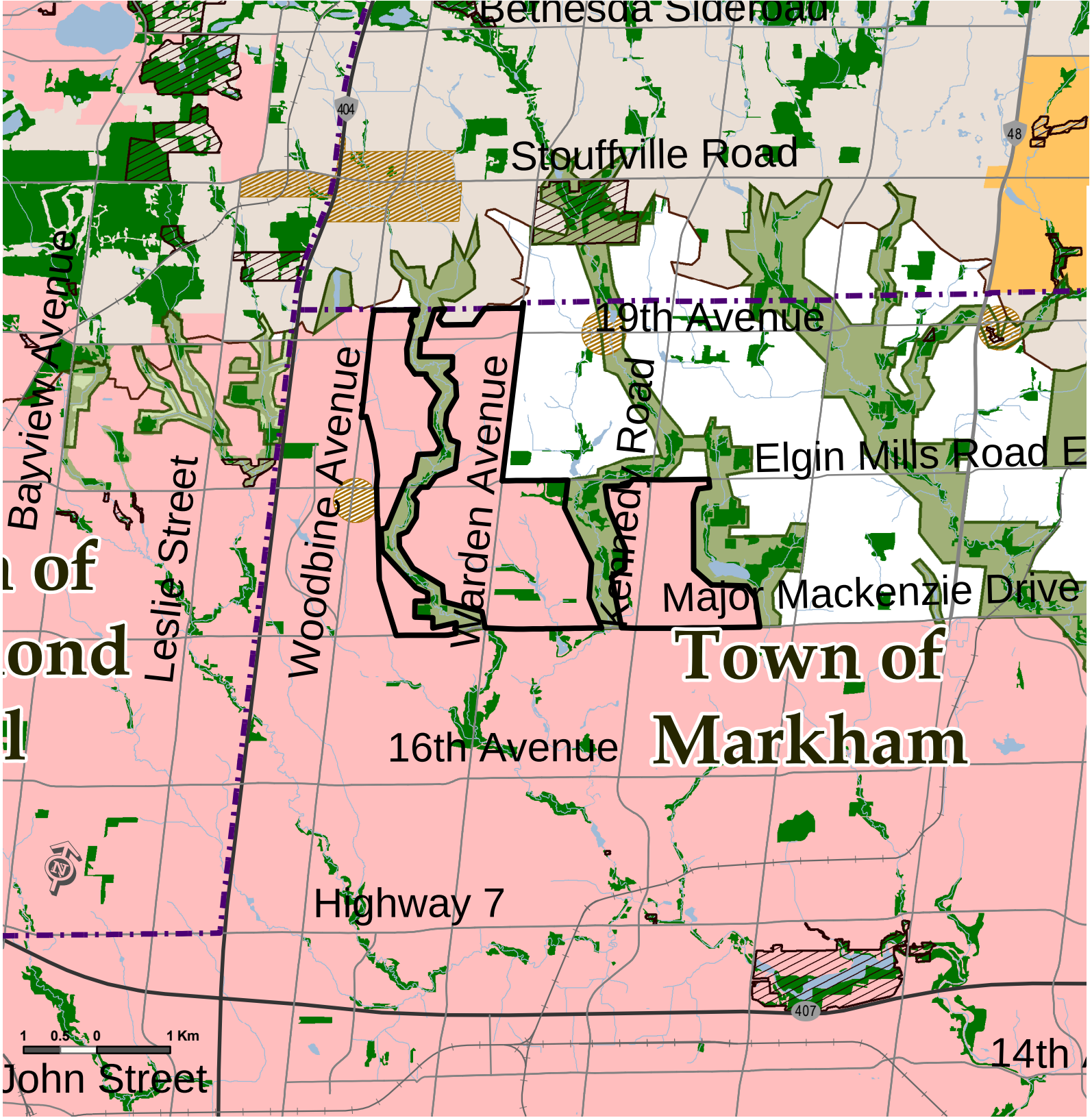
Figure 4 to 19OP-2009-003



EXCERPT FROM **MAP 5**

WOODLANDS

- Woodlands
- Conservation Area / Regional Forest
- Provincial Park/ Nature Reserve
- Rouge Park

Oak Ridges Moraine Conservation Plan

- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area

Greenbelt Plan

- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Natural Heritage System

- Urban Area
- Towns and Villages
- Hamlet

Provincial Highways

- Existing

Controlled Access Highway

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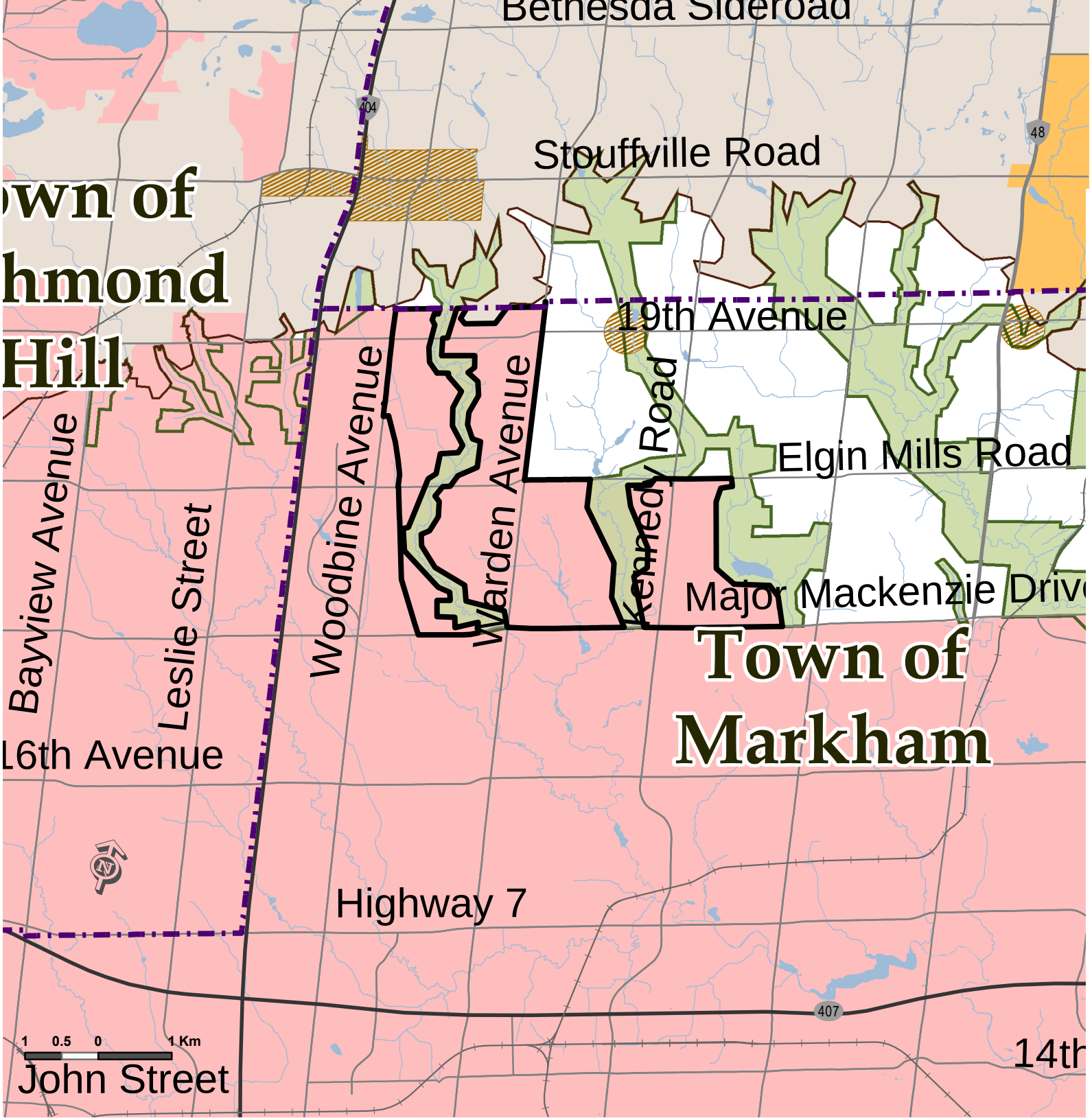

EXCERPT FROM MAP 6

WELLHEAD PROTECTION AREAS

Active Wellhead
100 Metre Zone
0-2 Year Zone
2-5 Year Zone
5-10 Year Zone
10-25 Year Zone

Urban Area
Towns and Villages
Hamlet
Municipal Boundary

Oak Ridges Moraine Conservation Plan
Oak Ridges Moraine Boundary
Oak Ridges Moraine Plan Area

Greenbelt Plan
Greenbelt Plan Area Boundary
Greenbelt Protected Countryside / Hamlet

Provincial Highways
Existing
Controlled Access Highway
Under Construction

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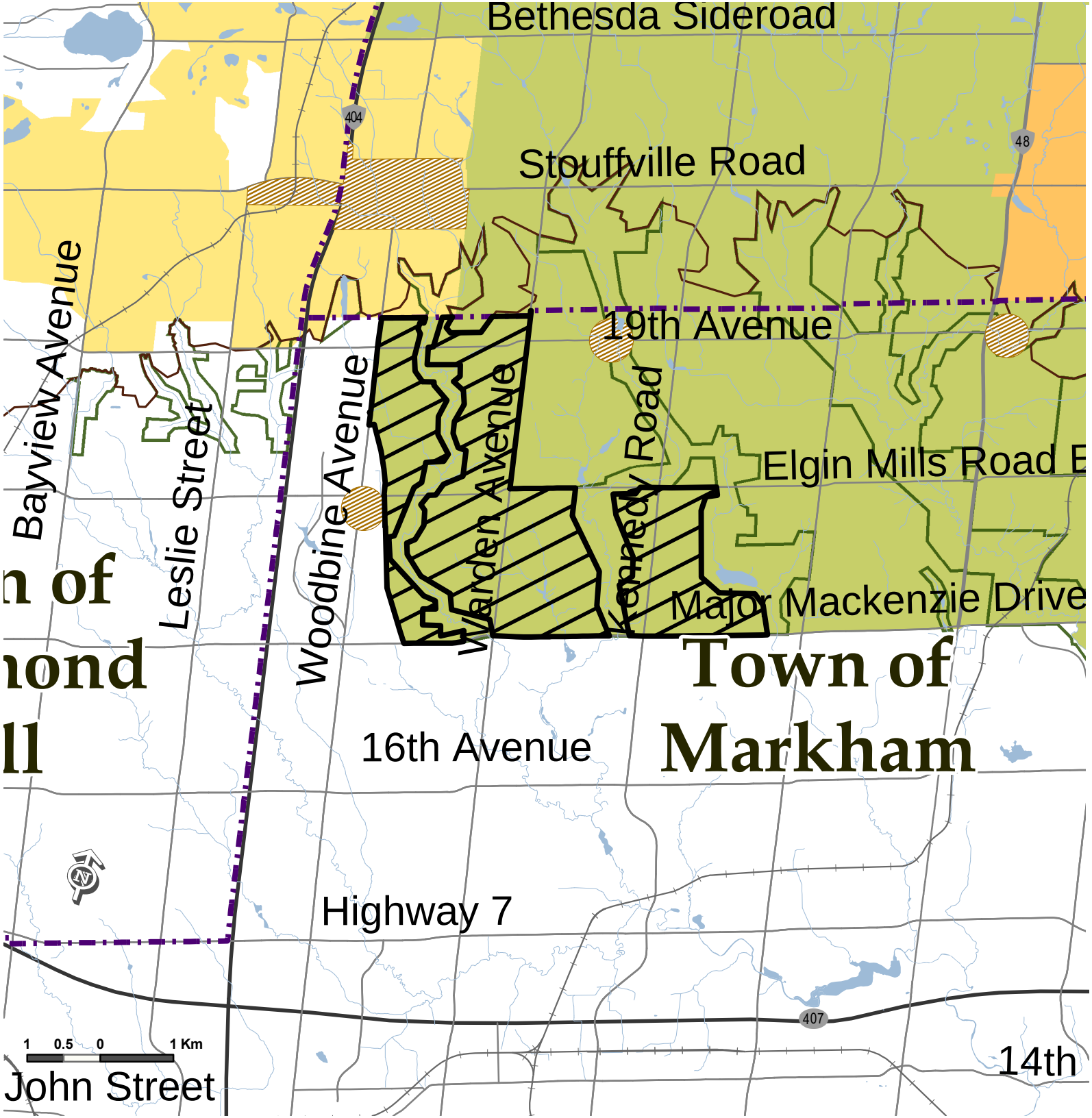
Figure 6 to 19OP-2009-003



EXCERPT FROM **MAP 8**

AGRICULTURAL AND RURAL AREA

- Rural Area
- Agricultural Area
- Holland Marsh Specialty Crop Area
- Towns and Villages
- Hamlet
- Oak Ridges Moraine Boundary
- Greenbelt Plan Area Boundary

Provincial Highways
- Existing

Controlled Access Highway
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- Municipal Boundary
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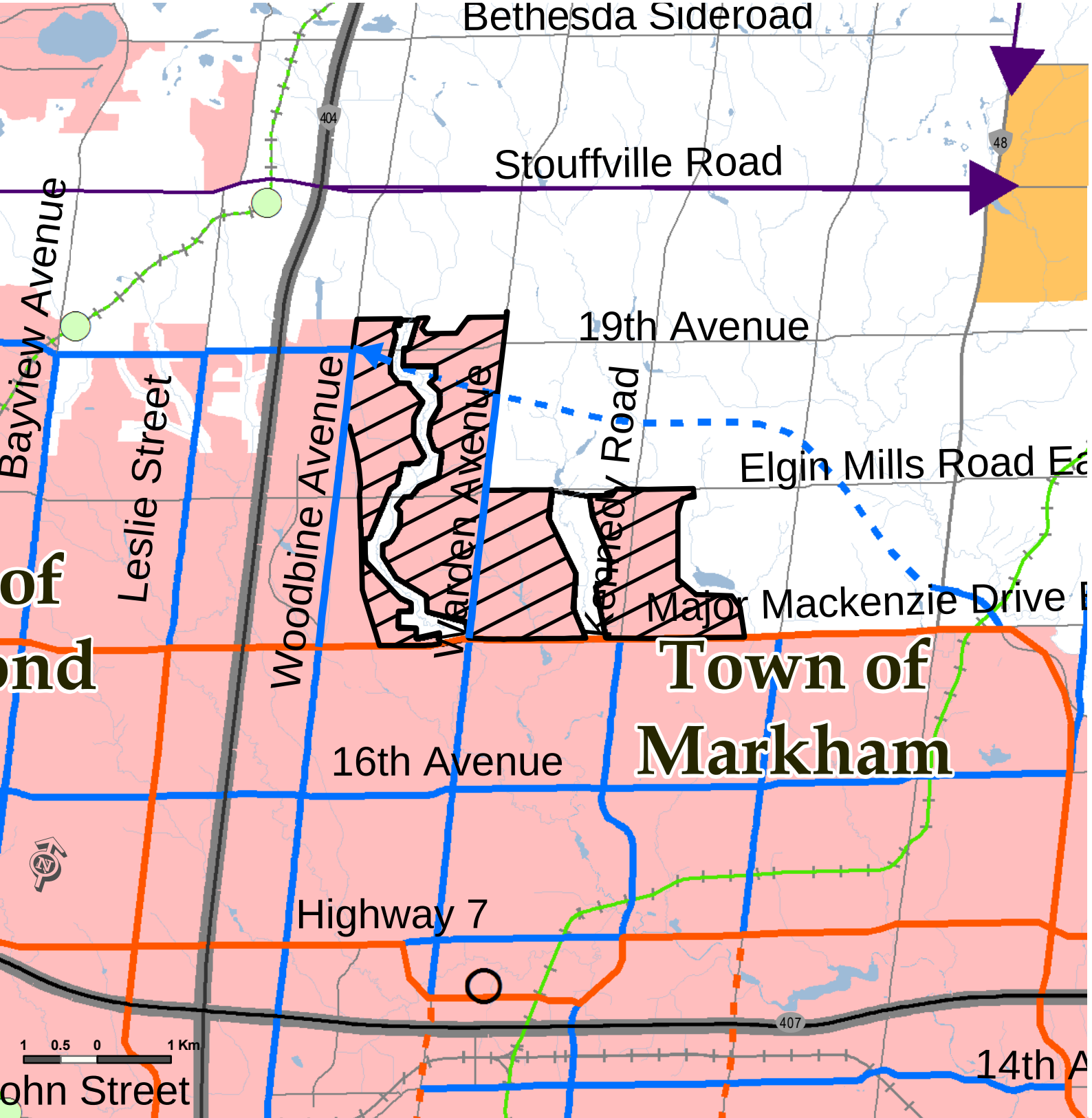

EXCERPT FROM **MAP 11**

TRANSIT NETWORK

- Urban Transit Service
- Towns and Villages
- Regional Centre
- Potential Commuter Rail Line
- Existing Commuter Rail Line
- Proposed GO Station
- Existing GO Station
- Railyards
- Regional Rapid Transit Corridors
- Special Study Areas*
- Rural Transit Links
- Subway Extension
- Highway 407 Transit Way
- Regional Transit Priority Network
- Regional Transit Priority Network Proposed
- Highway Bus Service
- Highway Bus Service Proposed
- Railway

Provincial Highways

- Existing

Controlled Access Highway

- Under Construction
- Proposed *
- Conceptual - Alignment Not Defined **

* Warden Avenue / McCowan Road N/S Rapid Transit Corridor and Bathurst Street / Dufferin Street N/S Rapid Transit Corridor.

The proposed alignment and location of specific projects remains conceptual at this time. These concepts remain subject to review and confirmation through the applicable environmental assessment process established under the Environmental Assessment Act.

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Figure 8 to 19OP-2009-003