

**Proposed  
Amendment 1  
to the  
Official Plan  
for the  
Regional  
Municipality of York**

**File 19OP-2009-001**

AMENDMENT 1  
TO THE OFFICIAL PLAN  
FOR  
THE REGIONAL MUNICIPALITY OF YORK

PART A - THE PREAMBLE

1. Purpose of the Amendment:

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

2. Location:

This urban expansion is within the Town of East Gwillimbury 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. 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 East Gwillimbury consistent with the growth management work undertaken by the Region and the Town of East Gwillimbury as well as amending policies that referred to future urban expansion and the definition of New Community Area which referred to asterisks on Map 1.

## 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 1 to the Official Plan for the Region of York.

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

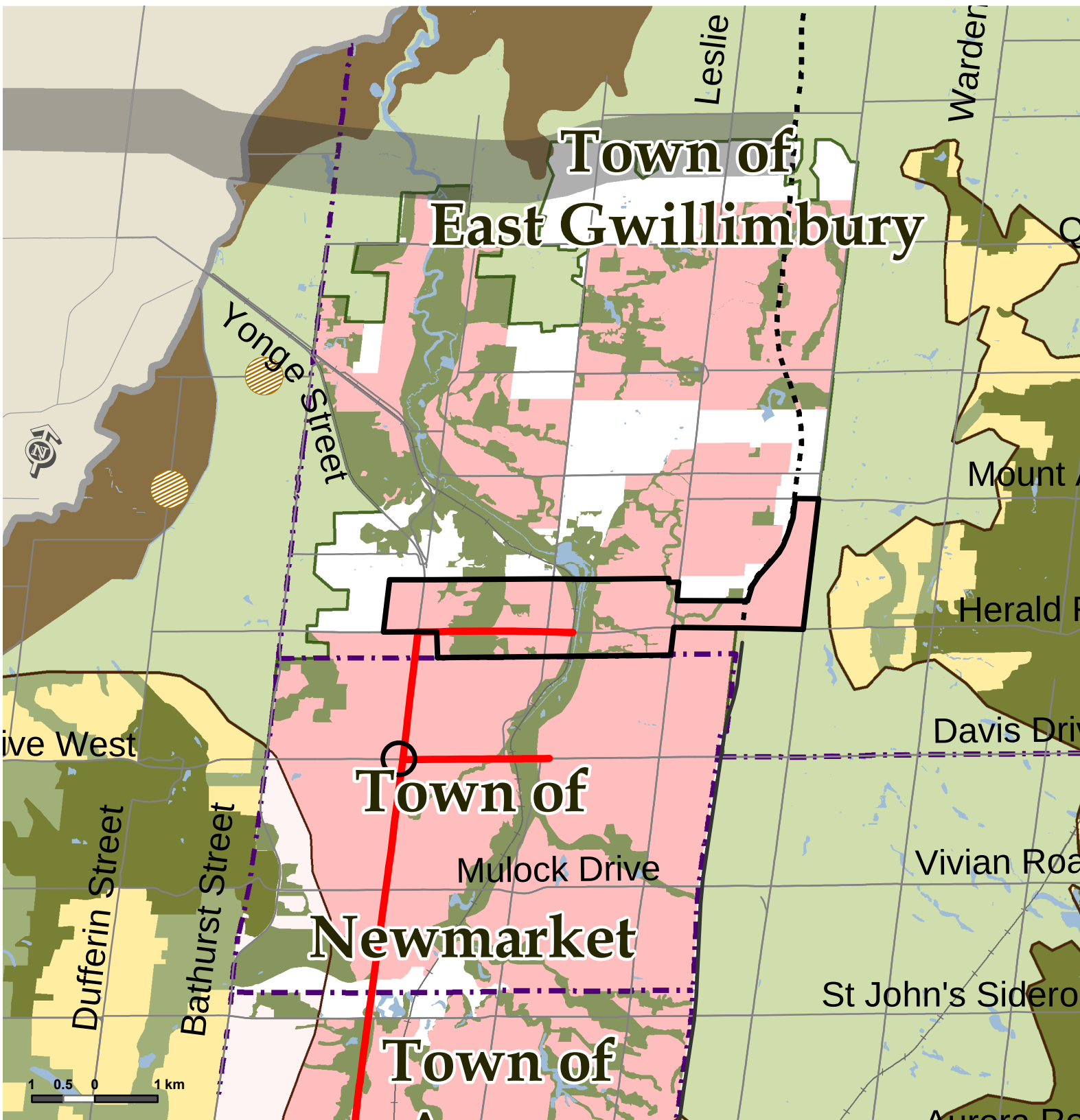
1. That Policy 5.1.13 is deleted in it's entirety with renumbering of subsequent policies.
2. That Map 1 – Regional Structure as shown on Figure 1 following is amended:
  - a. By deleting the magenta coloured asterisk in the Town of East Gwillimbury;
  - b. By deleting the legend reference to "Potential Urban Expansions Location, Size and Phasing to be determined" and the asterisk in the legend.
  - c. By designating the lands outlined in black and coloured pink within the Town of East Gwillimbury as Urban Area and continuing to identify lands within the subject lands as part of the Regional Greenlands System and a Regional Corridor.
3. 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 East Gwillimbury as Urban Area and continuing to identify lands within the subject lands as part of the Regional Greenlands System.
4. 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 East Gwillimbury as Urban Area.

5. 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 East Gwillimbury as Urban Area and continuing to identify Wetlands and Permanent or Intermittent Streams within the subject lands.
6. 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 East Gwillimbury as Urban Area and continuing to identify Woodlands and Conservation Areas/Regional Forest within the subject lands.
7. 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 East Gwillimbury as Urban Area and continuing to identify lands within the subject lands as part of the Wellhead Protection Area.
8. 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 East Gwillimbury.
9. 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 East Gwillimbury as Urban Area and continuing to identify Regional Rapid Transit Corridors and Regional Transit Priority Network and Existing Commuter Rail Line within the subject lands.

# EXCERPT FROM MAP 1

## REGIONAL STRUCTURE

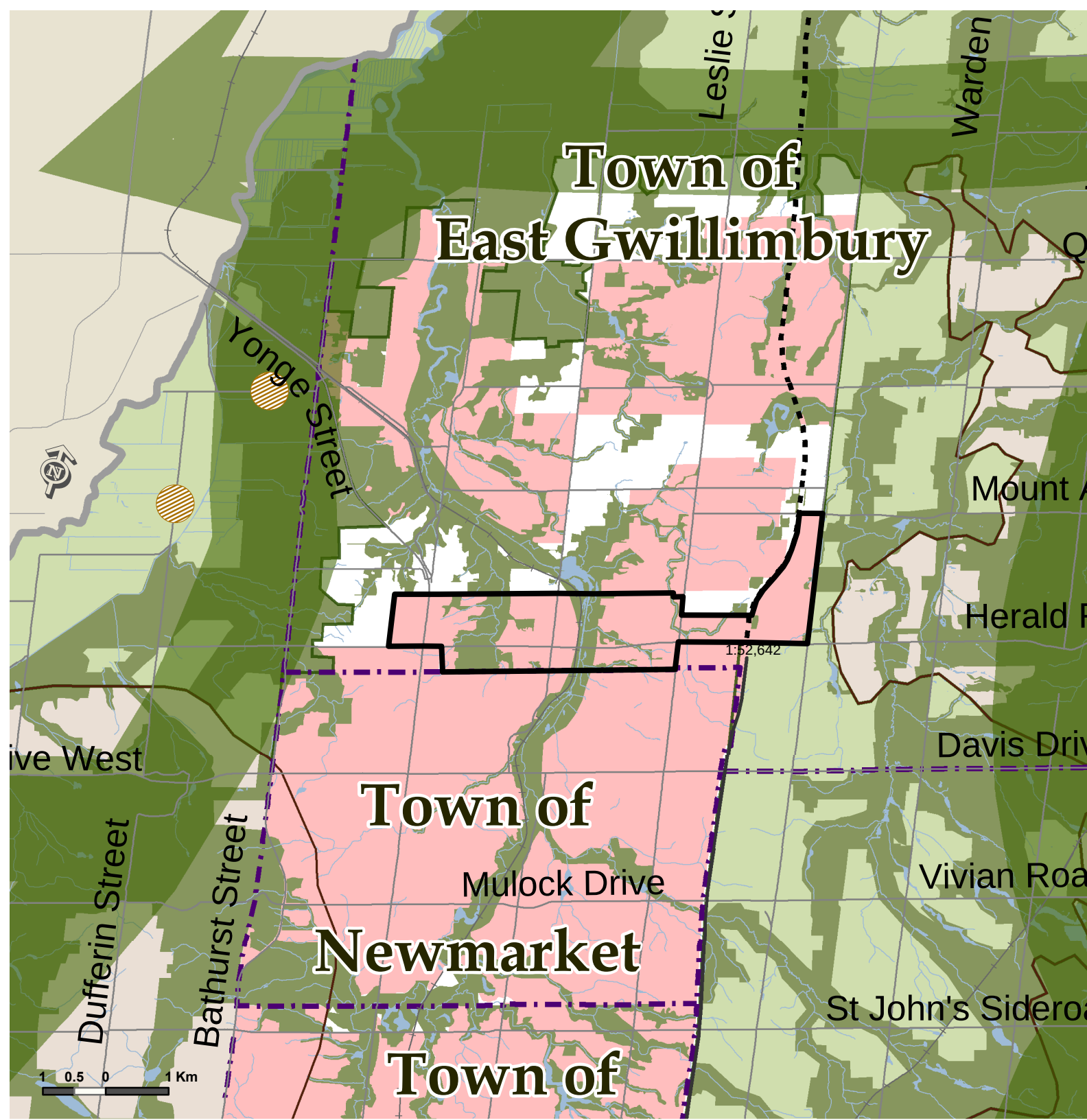
-  Regional Centre
-  Regional Corridor
-  Subway Extension
-  Urban Area
-  Potential Urban Expansions
-  Location, Size and Phasing to be Determined
-  Towns and Villages
-  Regional Greenlands System (Schematic, See Map 2)
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Natural 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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Figure 1 to  
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**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
- Under Construction
- Municipal Boundary
- Regional Boundary

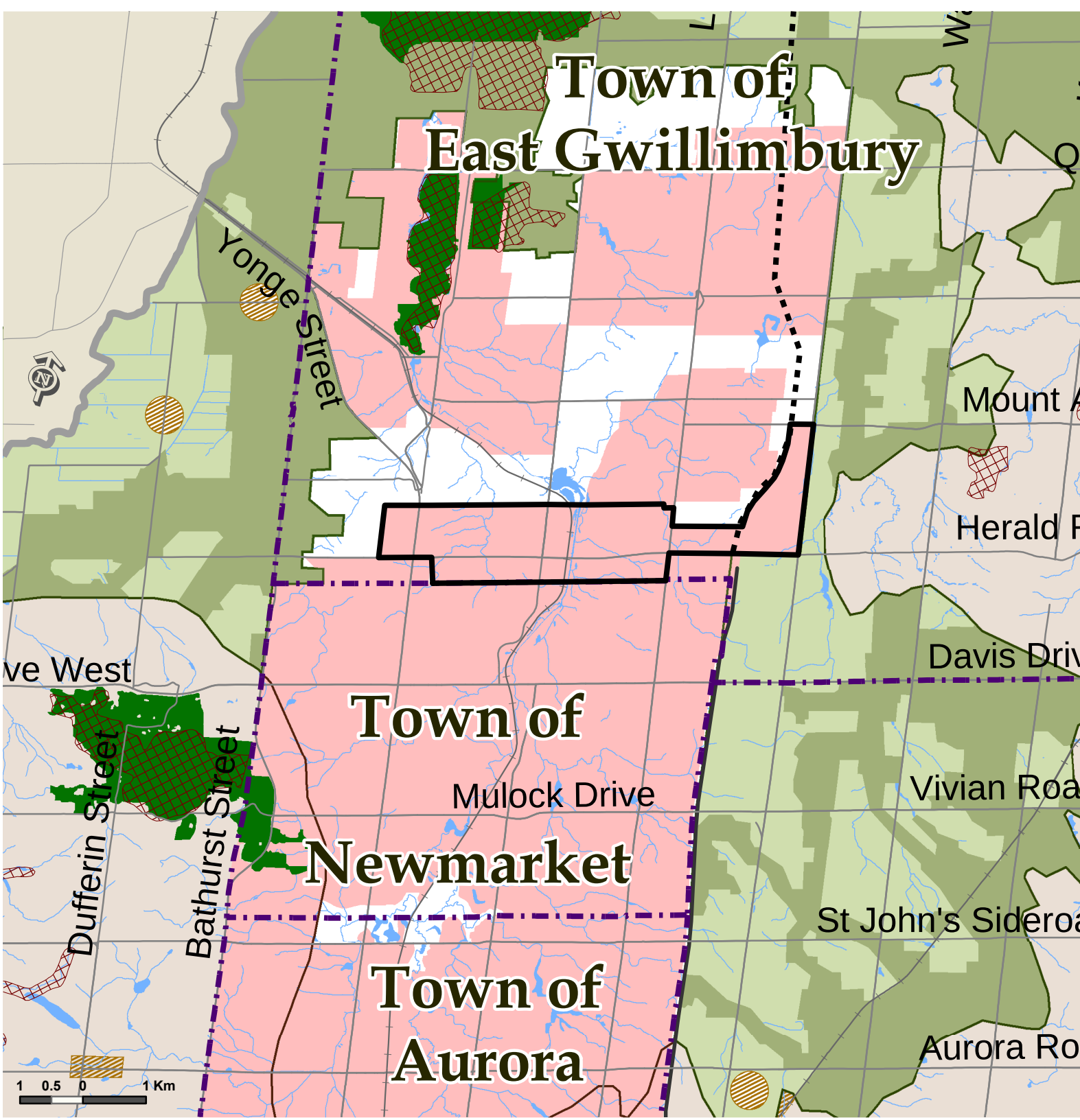


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# EXCERPT FROM MAP 3

## 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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**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

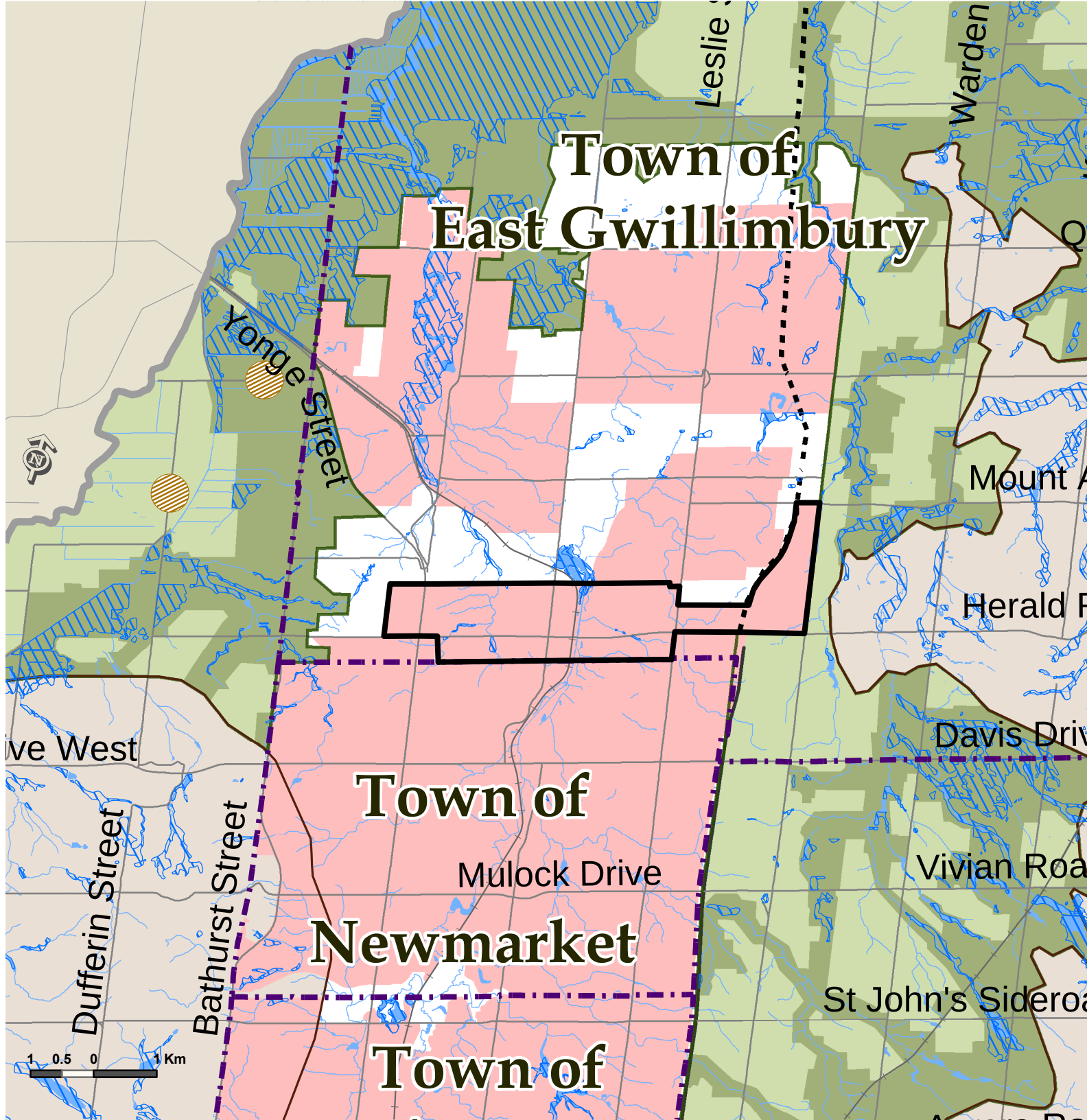
- Provincial Highways
  -  Existing

- Controlled Access Highway
  -  Under Construction
  -  Municipal Boundary
  -  Regional Boundary



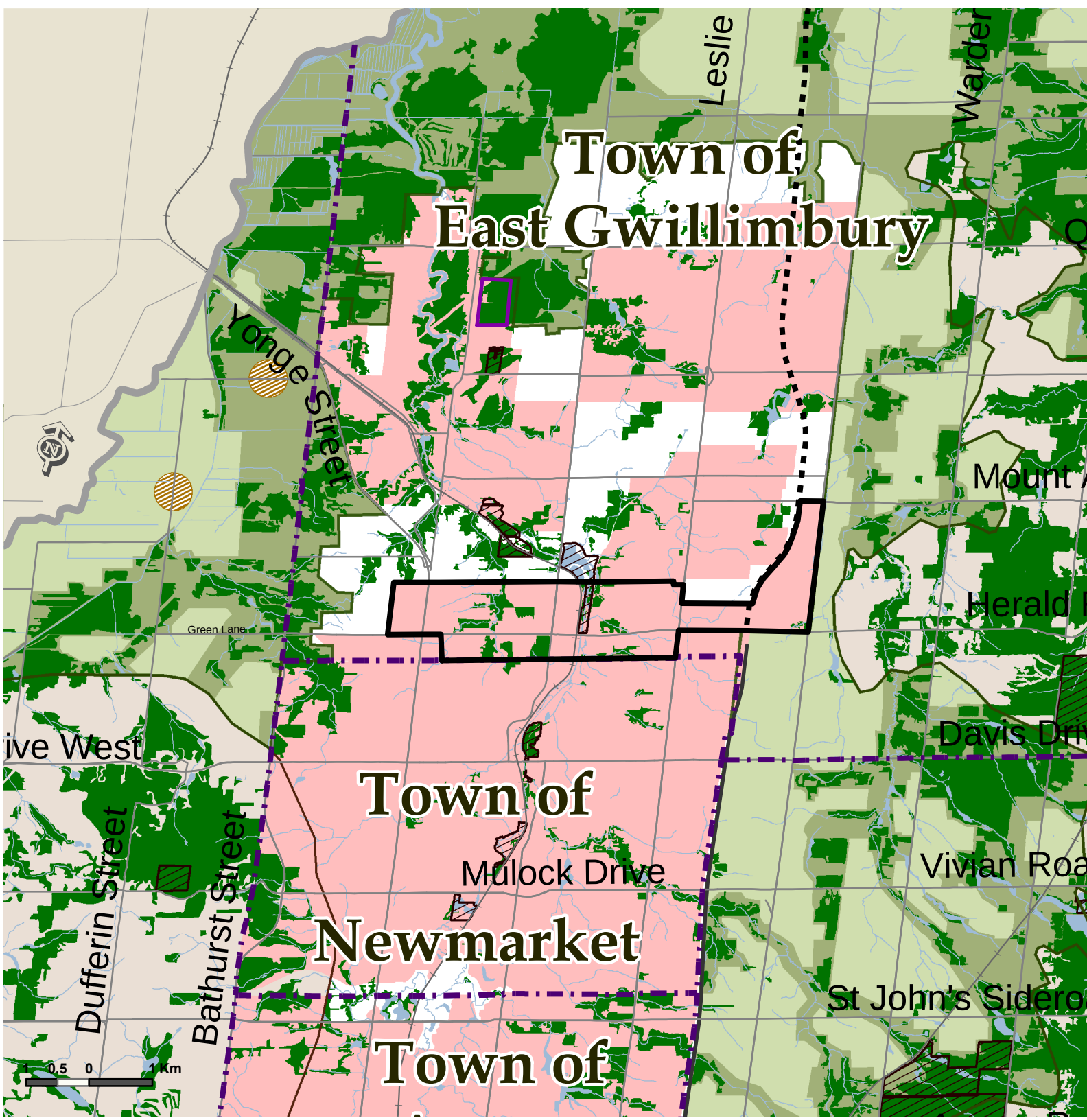
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**EXCERPT FROM MAP 5**  
**WOODLANDS**



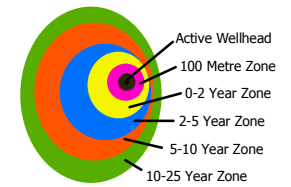
- Woodlands
- Conservation Area / Regional Forest
- Provincial Park / Nature Reserve
- Rouge Park
- Oak Ridges Moraine Conservation Plan
  - Oak Ridges Moraine Boundary
  - Oak Ridges Moraine Plan Area
- Greenbelt Plan
  - Greenbelt Plan Area Boundary
  - Greenbelt Protected Countryside / Hamlet
- Natural Heritage System
- Urban Area
  - Urban Area
  - Towns and Villages
  - Hamlet
- Provincial Highways
  - Existing
- Controlled Access Highway
  - Under Construction
  - Municipal Boundary
  - Regional Boundary



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# EXCERPT FROM MAP 6

## WELLHEAD PROTECTION AREAS



- 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

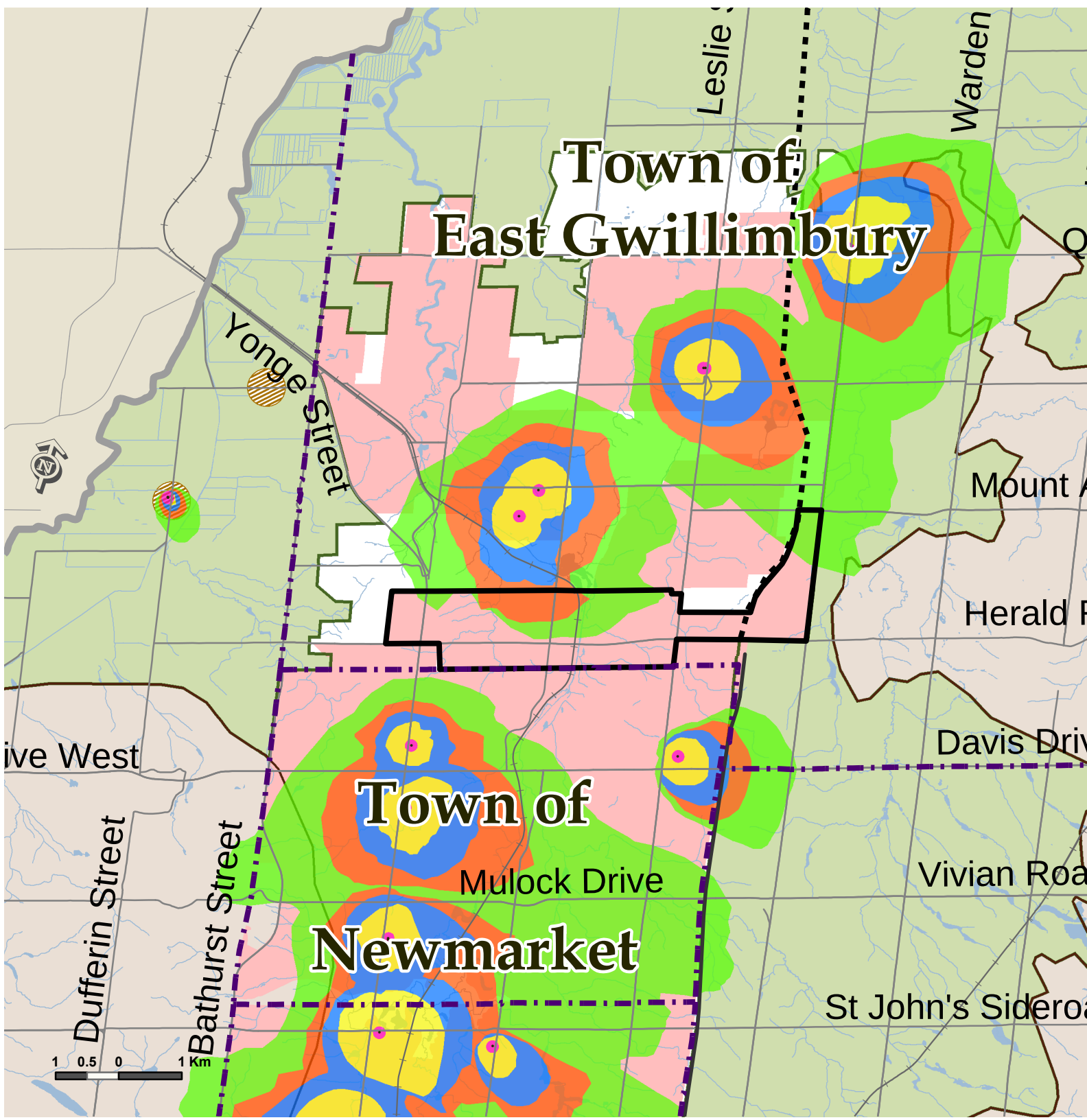
- Provincial Highways
- Existing
  - Under Construction



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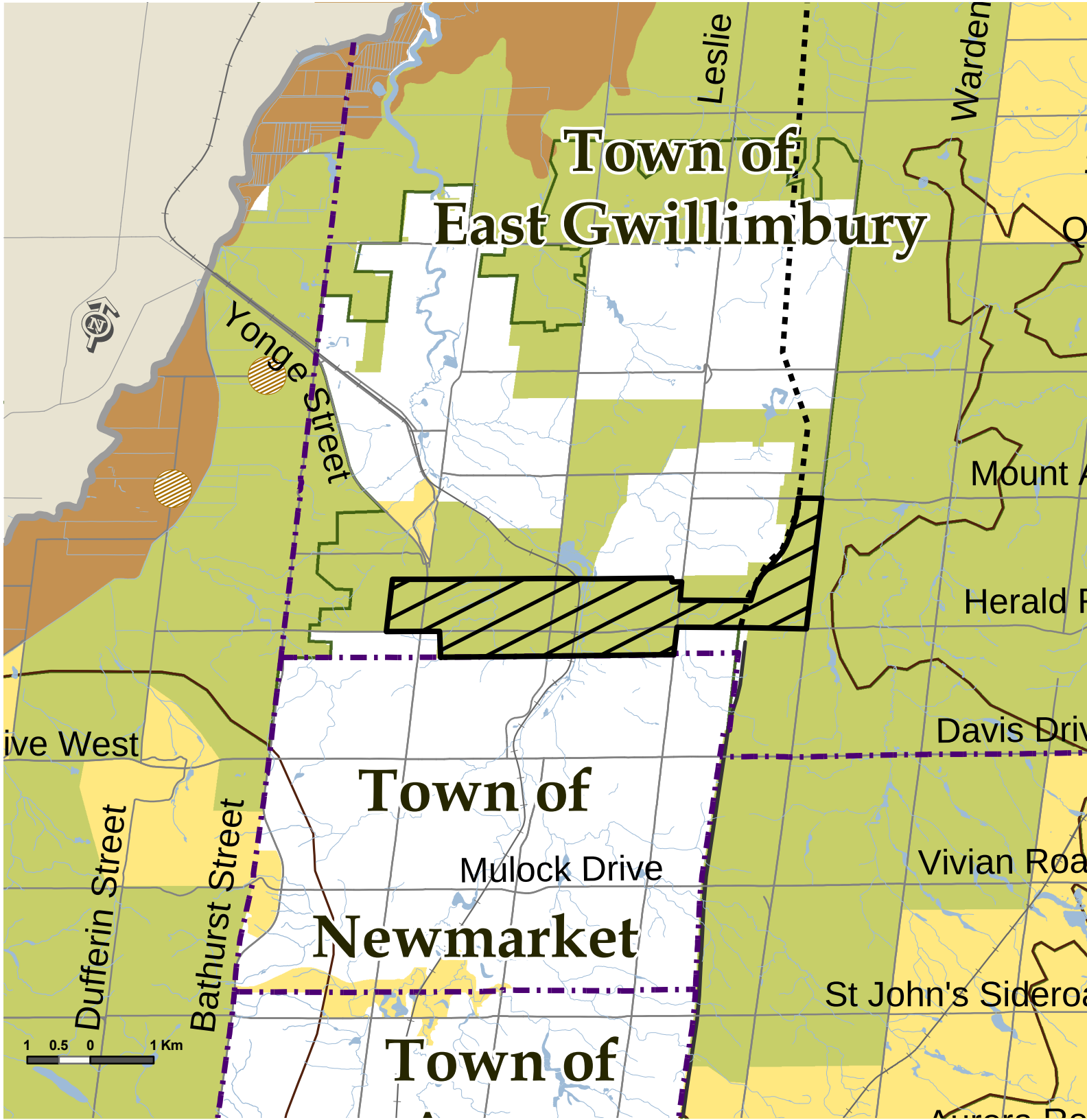
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Figure 6 to  
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**EXCERPT FROM MAP 8**  
**AGRICULTURAL AND RURAL AREA**

-  Rural Area
-  Agricultural Area
-  Holland Marsh Specialty Crop Area
-  Towns and Villages
-  Hamlet
-  Oak Ridges Moraine Boundary
-  Greenbelt Plan Area Boundary
- Provincial Highways
-  Existing
-  Under Construction
-  Municipal Boundary
-  Regional Boundary



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**Figure 7 to  
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# East G **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  
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