

Places to Grow – Section 2.2.8 Urban Area Expansions

Policy	Comment
A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that –	
a) sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, are not available: i. within the regional market area, as determined by the upper- or single-tier municipality, and	i) The Region’s Planning for Tomorrow exercise has identified a need for preliminary estimate of 1,220 ha of employment land employment within the “white belt” area, to meet York Region’s 2031 employment land needs and job target. The need for a estimated 1,220 ha of additional employment land takes into consideration intensification and designated Greenfield areas. The Region is supplementing its Planning for Tomorrow work has assigned sufficient jobs to the City of Vaughan for 2031 to accommodate the ROPA 52 lands. • Vaughan has historically accommodated a large portion of the Region’s employment growth 50 - 55%, and although it is expected to decline marginally, it will continue to be a significant share of the Region’s total supply. ii) the Hemson Employment Needs Report, dated December 2005 and prepared for the City of Vaughan, has identified the need for the Highway 400 employment land expansion. The need is based on various factors including, but not limited to, provision of a second major supply source other than the ROPA 19 area, which is currently constrained awaiting the final alignment of the Highway 427 extension.

ii. within the applicable lower-tier municipality to accommodate the growth allocated to the municipality pursuant to this plan.	
b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in Policy 2.2.8.2(a)	The Urban Area expansion will provide future employment lands that may go beyond a 2028 (20 year) time horizon, depending on the timing of buildout. However, these lands are required to meet the employment forecasts of 2031. Securing these lands for employment purposes is consider appropriate given their strategic location adjacent to Hwy 400, a planned interchange, the future East West Freeway, and the limited availability of such strategically located land within the “White belt” of York Region.
c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan	The Planning for Tomorrow exercise is sufficiently progressed and identifies the need for Greenfield employment land expansion after taking into consideration intensification, and density targets established by the Growth Plan.
d) where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans	The Natural Heritage provisions of the Greenbelt Plan apply to the lands on the west side of Highway 400. Applicable Natural Heritage policies will be reflected in the related Secondary Plan document and implemented at the Block Plan and plan of subdivision stage. The site is not located in the Oak Ridges Moraine.
e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner.	The necessary infrastructure planning for this area will be identified by the Region’s Water Master Plan, Sewer Master Plan, Transportation Master Plan and Pedestrian and Cycling Master Plan. Specific engineering details will be provided at the secondary plan stage. A Fiscal Impact Analysis in respect to the required infrastructure will be carried out prior to the approval of the secondary plan.

f) in prime agricultural areas: i. the lands do not comprise specialty crop areas, ii. there are no reasonable alternatives that avoid prime agricultural areas iii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas	• The lands are not within a Specialty Crop Area. • There are no reasonable alternatives within the City of Vaughan to avoid prime agricultural land.
g) impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible.	• Mitigation requirements, if applicable, will be determined at the secondary plan stage.
h) in determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied.	• Section 2 of the PPS deals with Natural Heritage, protection of natural features, and improving the quality and quantity of water. These issues will be dealt with through the land use designations and policies of the related secondary plan. A Natural Heritage Evaluation/Study is required at the secondary plan stage. The Study and its implementation shall be to the satisfaction of the City and TRCA, in consultation with York Region. • Section 3 of the PPS does not permit certain types of development on hazardous lands, and generally restricts development and site alteration within flood areas and floodways. Development permissions will be established at the secondary plan stage and these policies of the PPS will be addressed at that time.