

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 111

BY-LAW NO. OP-0038-2006-109

A by-law to adopt Amendment No. 51
to the Official Plan for the Region of York

The Council of The Regional Municipality of York under section 17(22) of the
Planning Act, R.S.O. 1990, c. P.13, as amended, HEREBY ENACTS as follows:

1. Official Plan Amendment No. 51 to the Official Plan for The Regional Municipality of York (OPA No. 51) attached hereto as Schedule "A" is hereby adopted.
2. OPA No. 51, by virtue of Ontario Regulation No. 525/97, as amended, is exempt from approval by the Minister of Municipal Affairs and Housing.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 19th day of October, 2006.

Regional Clerk

Regional Chair

#332076

SCHEDULE “A”

Council Attachment 1

**Proposed Amendment
51
to the
Official Plan
for the
Regional Municipality
of York**

AMENDMENT 51
TO THE OFFICIAL PLAN
FOR
THE REGIONAL MUNICIPALITY OF YORK

PART A – THE PREAMBLE

1. Purpose of the Amendment:

The purpose of the Amendment is to provide for the expansion of the urban area and to redesignate the subject lands from “Agricultural Policy Area” to “Urban Area”. The Amendment follows the comprehensive planning study completed for the Keswick Business Park on the east side of the Community of Keswick and represents a logical expansion to facilitate additional employment lands for the Town of Georgina and the Region.

2. Location:

This Amendment applies to those lands within the Town of Georgina, as located within the “Urban Service Area Boundary” as shown on Schedule L1 to Amendment No. 97 to the Town of Georgina Official Plan and identified as the “Keswick Business Park Secondary Plan”.

3. Basis:

In July of 2002, the Town of Georgina adopted a new Official Plan, which incorporated the employment projections for Georgina to 2021, as presently contained in the York Region Official Plan. Georgina's employment is projected to increase by over two and a half times to 20,000 jobs by the year 2021 and 22,000 by the year 2026.

The Georgina Official Plan indicates that the focus of population and employment growth in the Town will continue to be the community of Keswick. The need for more employment opportunities was a central issue in the Keswick Secondary Plan Review and Update Study.

The Employment Land Needs Analysis conducted as part of the Keswick Business Park Study (KBPS) indicates that Georgina does not have an adequate supply of strategically located serviced employment lands to provide a range of other types of jobs for the Town's increasing population.

Given the above, the Town of Georgina applied to York Region for a Regional Official Plan Amendment (ROPA) to expand the urban area of the community of Keswick in order to facilitate the implementation of the Keswick Business Park Secondary Plan.

The Town of Georgina has adopted Amendment No. 97 to the Town of Georgina Official Plan, which is intended to allow the extension of municipal water and sewer servicing outside of the current servicing boundary, into the Keswick Business Park. An amendment to the Regional Official Plan is required to ensure conformity between the Town of Georgina's Official Plan and the Regional Plan. Subsection 6.7.1. of the Regional Plan states that the extension of sewer and water services beyond the Urban Areas identified in the Plan, will require an amendment to the Plan.

The ROPA conforms to the policies of the Provincial Policy Statement, the Greenbelt Plan, the Growth Plan, and the Regional Official Plan.

The proposed Business Park will function as an important employment node in the northern portion of the Region. The substantive regional role of this employment centre has therefore been reaffirmed in OPA 97.

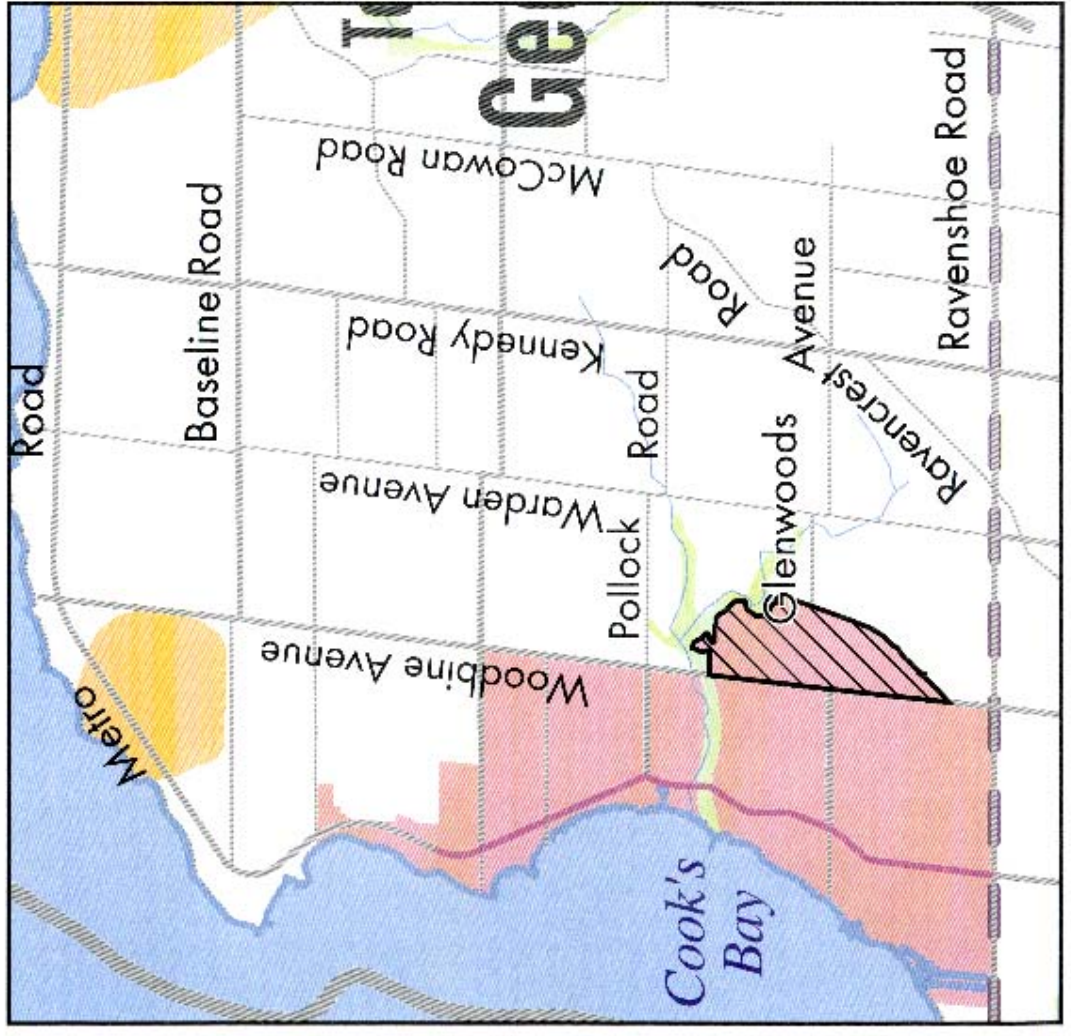
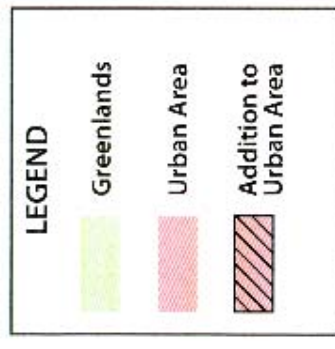
PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached Policy changes, constitutes Amendment 51 to the Official Plan for the Regional Municipality of York.

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

1. Map 5 – Regional Structure is amended by designating as “Urban Area” the lands shown hatched in black on the attached Figure 1;
2. Map 6 – Agriculture and Rural Area is amended by deleting, from both the “Agriculture Policy Area” and “Rural Policy Area”, the lands shown hatched in black on the attached Figure 2;
3. Map 10 – Conceptual Transit Network is amended by designating as “Urban Transit Service” the lands shown hatched in black on the attached Figure 3.

Figure 1
To Proposed
Amendment 51
Regional Structure



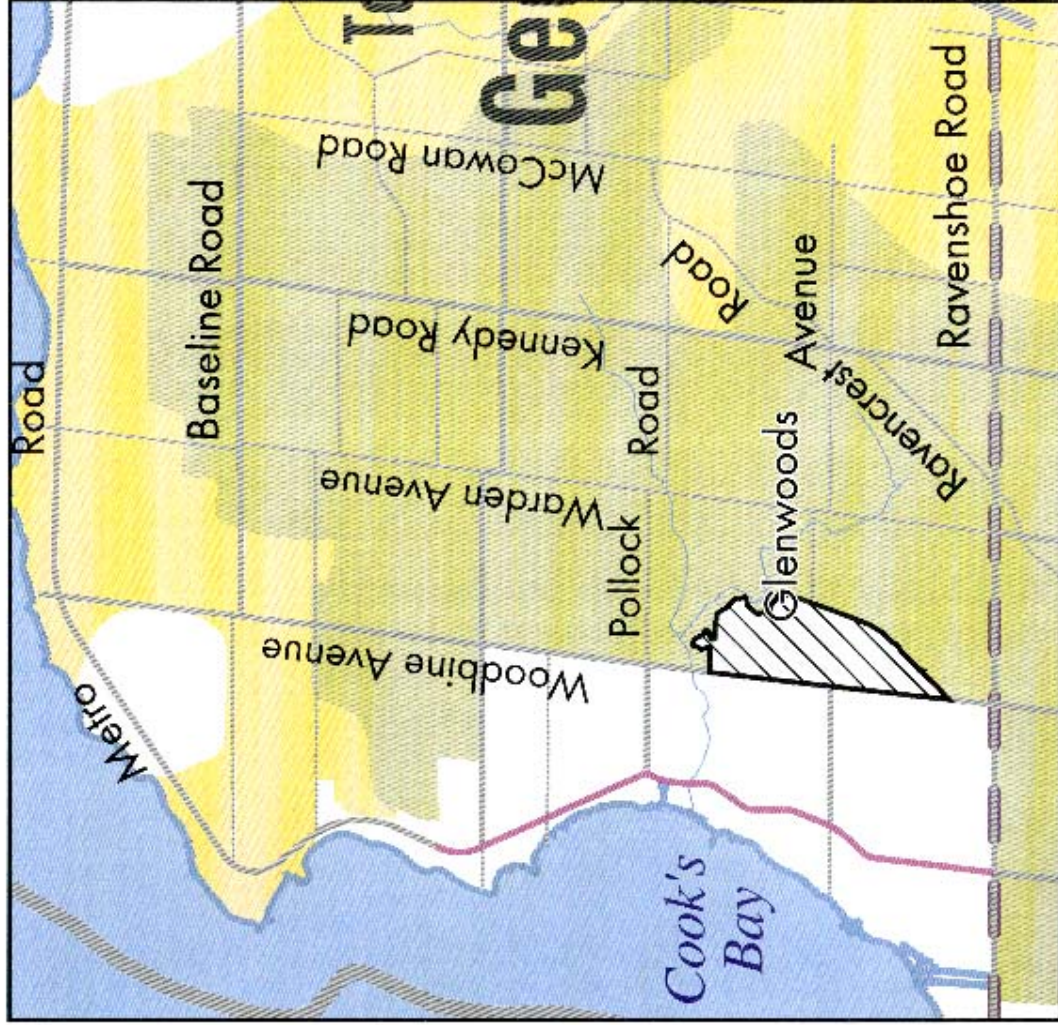


Figure 2

To Proposed
Amendment 51

Agricultural and
Rural Area

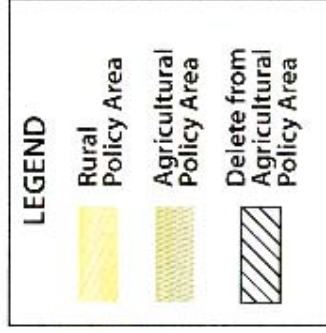


Figure 3
To Proposed
Amendment 51

Conceptual Transit Network

