

3

EAST GWILLIMBURY OFFICIAL PLAN

The Planning and Economic Development Committee recommends:

- 1. Receipt of the presentation by Paul Belton, Manager of Development Review, Community Planning; and**
- 2. Adoption of the recommendations contained in the following report dated September 14, 2011, from the Acting Commissioner of Planning and Development Services.**

1. RECOMMENDATIONS

It is recommended that:

1. The Ontario Municipal Board (“Board”) be advised that Regional Council supports the approval of the Town of East Gwillimbury Official Plan (2010), subject to the modifications set out in *Attachment 1* to this report.
2. Regional staff be authorized to appear before the “Board” in support of the Region’s position, if required, and execute Minutes of Settlement, if appropriate.
3. The Regional Clerk forward a copy of this report to the Ontario Municipal Board and the Clerk of the Town of East Gwillimbury.

2. PURPOSE

This report provides the Ontario Municipal Board with York Region’s position on the disposition of the new Official Plan for the Town of East Gwillimbury that was adopted by East Gwillimbury Council in June 2010, and subsequently appealed to the “Board” for lack of decision by York Region, within the prescribed 180 days.

3. BACKGROUND

The Province Requires Local Municipalities to adopt new Official Plans in compliance with Provincial Plans, including the Greenbelt Plan, Growth Plan, and Lake Simcoe Protection Plan

Local municipalities are required to bring their Official Plans into conformity with recent Provincial Plans, including but not limited to, the Growth Plan, Greenbelt Plan, and the Lake Simcoe Protection Plan. Also, local Official Plans are required to be consistent

with the Provincial Policy Statement (2005) and should be consistent with the Greater Toronto and Hamilton Area Transportation Plan.

The Planning Act requires Local Official Plans to conform to York Region Official Plan 2010

Section 27 of the *Planning Act* requires local Official Plans to be brought into conformity with the upper tier Official Plan within one year of the upper tier Official Plan coming into effect. Staff from the both Town of East Gwillimbury and the Region have been working collaboratively to ensure conformity for their new Official Plan with Places to Grow and the Regional Official Plan. Regional staff are continuing their discussions with appellants to the Regional Official Plan (2010) which is currently before the Board.

The circulation and review process ensured a full Public Process has taken place

The circulation and review process has followed the requirements of Section 26 of the Planning Act, which requires among other things, that the local municipality consult with the approval authority and prescribed public bodies, and hold a special meeting of Council, open to the public, to discuss the proposed Official Plan.

Town staff held public open houses on June 26, 2007, January 29, 2008, and June 24, 2008 and a statutory Public Open House on October 5, 2009. Town staff held the statutory Public Meeting on June 14, 2010 and adopted their new Official Plan at a special meeting of Council on June 28, 2010. The Town Clerk has advised that Notice for all meetings were sent in accordance with the requirements set out in the *Planning Act* and Ontario Regulation 543/06.

Town staff circulated their new Official Plan to public agencies and received a number of comments from the public and other stakeholders prior to its adoption. Regional staff have also circulated the Plan to a broader selection of commenting agencies, including the Province, and have incorporated their comments as appropriate into the modifications listed in *Attachment 1*.

Agency Comments

The Town of Georgina and the Town of Newmarket have no objection to the East Gwillimbury Official Plan.

The modifications of the Lake Simcoe Region Conservation Authority have been included in *Attachment 1* to this report.

The Ministry of Municipal Affairs and Housing provided comments in a letter dated July 28, 2011 which is appended to this report (see *Attachment 2*). The comments include

input from the Ministry of the Environment, Ministry of Agriculture, Food and Rural Affairs, Ministry of Tourism and Culture and Ministry of Natural Resources. Staff of the Ministry of Transportation have advised of their setback requirements for future development from Highway 404, permit requirements, and noted that MTO staff were not aware of the proposed crossings of Highway 404 during the development of their Highway 404 Extension project.

4. ANALYSIS AND OPTIONS

The Town of East Gwillimbury's new Official Plan, as modified by *Attachment 1* to this report, conforms to the Provincial Growth Plan, Greenbelt Plan, and Lake Simcoe Protection Plan, the new Regional Official Plan 2010, and takes a long term progressive approach to growth. The Plan is commendable in its response to a complex land use planning hierarchy of Provincial and Regional documents, and knits together a comprehensive framework of policies for the existing four communities and the urban expansion lands required to accommodate new growth. The Plan has proceeded by way of a thorough public process and represents good planning.

Key Themes of the new Plan include phased growth focussed on the existing communities and a new urban expansion area to accommodate the Provincial Growth Plan targets

The Town's new Official Plan articulates how the Town will grow and develop to 2031. It provides protection for the Town's natural environment, heritage and rural countryside areas, and ensures development of complete and sustainable communities.

The new Official Plan integrates the structure of the secondary plans for the existing communities of Holland Landing, Queensville, Sharon and Mt Albert and updates the policies to reflect the recent provincial and Regional Plans. The Plan establishes the overall form for the Town and responds to the Provincial Places to Grow, Oak Ridges Moraine, Greenbelt, and Lake Simcoe Protection Plans. The Plan provides clear direction and overall objectives on where and how the Town will grow to 2031.

A key theme of the Plan is the designation and long term protection of employment lands along the Highway 404 corridor. The development and protection of these lands for employment purposes are important for the long term economic success of the municipality. Non employment uses within this corridor are strongly discouraged.

New growth, which is dependant upon the availability of municipal water and sewer capacity, has been directed to the existing communities of Sharon, Queensville, Holland Landing, and Mt. Albert, and to an urban expansion area consistent with Amendment No. 1 to the Regional Official Plan 2010 (see land use schedules in *Attachments 3 and 3a*). Proposed development will be required to comply with the Town's new Official Plan

policies, subsequent secondary plan policies and the more detailed provisions set out through the block plan and subdivision approval process.

CONFORMITY ANALYSIS

Town's new Official Plan Conforms to Provincial Policy

Growth Plan

Central to the Growth Plan is the ability of the Region and its respective local municipalities to accommodate the 2031 population and employment forecasts established by the Growth Plan. The Town's Official Plan forecasts a population of 86,400 persons, and 34,400 jobs by 2031, consistent with the assignments provided by the Region to the Town in the Ministry approved Regional Official Plan (2010).

The Town's Official Plan focuses growth within its existing community areas, Sharon, Queensville, Holland Landing and Mt. Albert and provides for intensification within the Provincial built boundary to the level specified by the Regional Official Plan. The Plan directs intensification to the Green Lane Regional Corridor, local Centres and all employment areas.

A 427 ha settlement expansion into the "whitebelt" lands is required to accommodate the 2031 population and employment forecasts for the municipality. The expansion is located in the Green Lane corridor and Highway 404 corridor and is consistent with the Region's land budget exercise and depiction of urban boundary expansion in the Regional Official Plan, as amended by ROPA # 1.

Development in the urban expansion area is required to meet the provincially required 70 jobs/persons per hectare density in order to meet the overall density specified by the Province in the Growth Plan. Reference to development beyond the 2031 time horizon has been removed from the Plan, by modification.

The Transportation and infrastructure schedules and policies set out in the Town's Plan reflect the Provincial and Regional infrastructure requirements and, include among other things, a conceptual depiction of the Highway 404 – Highway 400 Link (Bradford By-pass).

Provincial Policy Statement (2005)

The East Gwillimbury Official Plan, as modified, is consistent with the Provincial Policy Statement (PPS). The Plan is a progressive document with policies that reflect the intent and major policy directions of the PPS.

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate

development while protecting resources of provincial interest, public health and safety and the quality of the natural environment. According to the *Planning Act*, decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The East Gwillimbury Official Plan, as modified, contains policies that address the PSS “building strong community” policies. The Plan directs growth to a well defined urban structure based on a connected network of centres (Regional and local) and corridors, and intensification policies. The Plan, as modified, sets out policies to protect employment lands and contains policies that encourage a mix of housing types, set affordable housing percentage targets and permits secondary suites.

The Plan ensures public spaces, parks and open spaces are well designed, and contribute to strong, vibrant, walkable streets that are framed by human-scaled built forms and attractive people places.

The Plan ensures that the provision of public infrastructure and service facilities are provided in a coordinated manner, including: water and wastewater services, stormwater management, solid waste management and utilities. To ensure long-term economic prosperity, the Plan has land use policies that foster a stable built environment for businesses and employment land protection policies.

There are also policies that encourage a wide range of commercial uses in mixed-use formats. The Plan also has policies that promote energy efficiency in new community design and for sustainable design of buildings.

The PPS also requires consideration for the wise use and management of resources. The East Gwillimbury Official Plan is consistent with the PPS in this regard, as the Plan has extensive policies that protect the natural environment. It accomplishes this by creating and protecting an Environmental Protection Area, carrying forward the provincially approved Oak Ridges Moraine policies from the current Official Plan and establishing environmental policies for all lands off the Moraine.

The East Gwillimbury Official Plan contains a balance of policies that are consistent with the Provincial Policy Statement (2005), including:

- achieving efficient development and land use patterns
- maximum 20 year supply, appropriate density and mix of land uses
- supporting long term economic prosperity.

The East Gwillimbury Official Plan conforms to the Oak Ridges Moraine Conservation Plan and Green Belt Plan

The Town’s Oak Ridges Moraine conformity amendment was adopted in 2003 by East Gwillimbury and subsequently approved by the Province. The designations and policies of this conformity Amendment have been carried forward into the new Official Plan. As

such, the policies of the Town's new Official Plan conform to the Oak Ridges Moraine Conservation Plan.

Greenbelt Plan

The Town's new Official Plan provides a two tier approach to protecting the key natural features. Core Areas and Supporting Areas are protected by policy consistent with the Greenbelt Plan. The Plan, as modified, also provides the following provisions consistent with the Greenbelt Plan:

- Ensuring the environment remains healthy and able to support people and wildlife now and in future.
- Support for agriculture and food production.
- Provision for outdoor recreation and other leisure opportunities to meet the needs of expanding population.
- Allowing infrastructure within the "Protected Countryside" designation, as set out in the Greenbelt Plan.

Lake Simcoe Protection Plan

Regional staff has worked extensively with Town staff to ensure the new Official Plan conforms to the provisions of the Lake Simcoe Protection Plan. The adopted policies and modifications set out in *Attachment 1* to this report ensure the following:

- Appropriate areas are protected from development, as required by Province.
- Level One Storm Water Protection is required and provided.
- Sufficient environmental buffers (30m, 100m, 120m, and 240m) consistent with Lake Simcoe Protection Plan are provided.
- Water and sewer servicing will be available to existing settlement areas and urban expansion lands prior to development.

Town's Official Plan conforms to new Regional Official Plan as approved by the Province

The East Gwillimbury Official Plan is an excellent policy document that incorporates the spirit and intent of provincial and Regional major policy directions. The Plan, as modified, protects the natural heritage system, plans for an urban structure of centres and corridors, provides sustainable growth management through complete communities, places a renewed emphasis on economic growth, and the timely provision of infrastructure to meet projected growth. The East Gwillimbury Official Plan, as modified, conforms to the York Region Official Plan, and represents good planning.

The Sustainable Natural Environment policies of the Regional Official Plan are further defined throughout the East Gwillimbury Official Plan, and focused in Sections 5, 6, and 7. The Plan, as modified, protects the natural heritage systems, enhances water resource management, protects significant woodlands, provides for well head protection, and prescribes sustainable design techniques to promote energy and water efficiency.

The East Gwillimbury Official Plan has employment land protection policies to protect employment lands and also encourages a wide range of employment uses to locate in the planned urban structure of centres and corridors. There are also policies that create a business friendly environment in order to retain and attract business and economic development.

Similar policies to the Region's "Building Cities" and "Complete Communities" policies can be found throughout the East Gwillimbury Official Plan, and are applied and developed in a manner that will be effective in the East Gwillimbury community and responsive to its unique circumstance.

The Region's policies on "Servicing Our Population" addressing matters pertaining to transportation options, water and wastewater servicing, waste management, energy and utilities are reflected in the East Gwillimbury Official Plan. The East Gwillimbury Official Plan, for example, integrates land use with active transportation and public transit usage, while reducing auto dependency.

The East Gwillimbury Official Plan, as modified, conforms to the Regional Official Plan (2010).

Clean Water Act: Source Protection Plans

The *Clean Water Act, 2006*, (CWA) aims to protect drinking water at the source as part of an overall commitment to human health and the environment. York Region, through continued collaboration with other Source Protection Watershed Region partners and the Province of Ontario has undertaken a number of technical studies in areas, including East Gwillimbury, to provide the necessary background for the development of Source Protection Plans (due in August 2012).

The plans will be completed for all the vulnerable drinking water protection areas, including Wellhead Protection Areas (WHPAs), Significant Groundwater Recharge Areas (SGRAs) and Highly Vulnerable Aquifers (HVAs) referenced in the Town's draft Official plan (OP). These plans will reduce the risk posed by drinking water threats identified in the CWA, and generally overlap with some groundwater protection policies in the York Regional OP (2010) and in the Town of East Gwillimbury's OP (2010).

A Draft Assessment Report submitted to the Province for approval in December 2010 includes information on East Gwillimbury's WHPAs. There are eighty-six significant threats identified in the WHPAs in the Town of East Gwillimbury. An updated Draft Assessment Report has been put together and was presented to the public for comment in the Spring of 2010. They have been recently submitted to the province for approval. Work is currently underway by the Source Protection Committees, including York Region representation, to prepare policies to protect the water supplies from drinking water threats. These policies will be developed into the Source Protection Plans, which will be implemented by York Region, its partners (including the Town of East

Gwillimbury) and the Province of Ontario. The Town's Official Plan will require updating once the Source Protection Plan is approved.

The East Gwillimbury Official Plan represents good planning

The York Region Official Plan, approved by the province on September 7, 2010, has been appealed to the Ontario Municipal Board. As such, it is not yet in full force and effect. In accordance with the *Planning Act*, the East Gwillimbury Official Plan is required to conform to York Region's Official Plan. The East Gwillimbury Official Plan has also been appealed to the Ontario Municipal Board for lack of decision within the prescribed 180 days. As of September 21, 2011, there has been a total of two appeals, both for lack of decision within the prescribed 180 days.

York Region staff has worked closely with East Gwillimbury staff in the preparation and development of the Town's Official Plan. This includes participating in the Technical Advisory Committee meetings, reviewing draft versions of the Official Plan, and attending numerous meetings. The preparation of the Town's Official Plan and the Regional Official Plan proceeded in parallel, and both were prepared to conform to provincial plans and policies.

East Gwillimbury held a Council Workshop on September 12, 2011 to review the proposed modifications from commenting agencies including the Region and Province. On September 19, 2011 East Gwillimbury Committee of Council endorsed the modifications except for those discussed in Section 6 of this report. In addition to the modifications discussed in Section 6, Regional staff are working with First Nations and will be proposing additional modifications dealing with archaeological resources. Regional staff will work with East Gwillimbury staff to finalize these modifications prior to presenting a complete list of modifications to the Ontario Municipal Board.

Objections from Stakeholders

A variety of objection letters have been received by the Region from stakeholders. As of September 12, 2011, seventeen letters have been received (see *Attachment 4*). Of the 17 letters, 8 simply request a Notice of Decision, 3 deal with urban boundary issues, one is strictly a comment, and the rest deal with specific land uses and related policies. As the Town's Official Plan has been appealed to the Ontario Municipal Board, the requests for Notice of Decision will not be applicable. These stakeholders have been provided a copy of this report and notified of the date that this report will be presented to Planning and Economic Development Committee.

The East Gwillimbury Official Plan, with the proposed modifications, conforms to provincial and Regional policies, and residual site specific issues that have arisen in the process are considered primarily local in nature

In reviewing the site specific submissions from development interests, Regional staff considered: whether the policy issue conforms to provincial and Regional policies, conflicts with Regional interests, has proceeded through the local process with Council rendering a decision, and does not identify a technical error. If these criteria are met, then generally the issue is a local matter, and local Council are best positioned to determine how to proceed. Regional and local staff have consulted on the site specific matters that have arisen.

A number of appeals to the Regional Official Plan (2010) are linked to the new East Gwillimbury Official Plan and to site specific development applications

There are a number of appeals to the Regional Official Plan (2010) and ROPA 1 that are directly linked to the new East Gwillimbury Official Plan. The primary issue pertains to the final delineation and extent of the new urban boundary.

The nature of the other appeals to the Regional Official Plan (2010), within the Town of East Gwillimbury, is primarily based on active site specific development applications. These issues pertain, on a site specific basis, to employment land policies, Regional road right-of-way widths, densities, affordable housing and permitted uses in the agriculture and/or rural area.

Specific proposal by W. J. Smith Gardens Ltd.

On behalf of W. J. Smith Gardens Ltd, Davis Webb has filed an appeal to the Regional Official Plan in respect to specific policies and designations that apply to the property located at 22655 Yonge Street. The property is approximately 2,100 acres in size and approximately 875 acres are actively being farmed. The Ministry of Natural Resources has designated a portion of the subject site as "Provincially Significant Wetland". The Smiths are seeking to expand the active farming area of the property into portions which are designated as Provincially Significant Wetland.

As this matter has not yet been resolved, and the Town of East Gwillimbury Official Plan is required to comply with the Regional Official Plan, staff are recommending that the land use policies and permissions in the new East Gwillimbury Official Plan applying to this property, be deferred until the issue(s) are resolved at the Provincial/Regional level.

Relationship to Vision 2026

The East Gwillimbury Official Plan further enhances the Region's goals established through Vision 2026. The Plan provides for quality communities for a diverse population, enhances the environment, heritage, culture, promotes a vibrant economy, responds to the needs of residents, increases housing choices, manages and balances growth, seeks timely provision of infrastructure and facilitates engaged and responsive communities.

5. FINANCIAL IMPLICATIONS

The East Gwillimbury Official Plan implements the policies of the York Region Official Plan (2010). The Town's Plan incorporates the Region's assigned projected population and employment growth numbers to 2031. As such, the required Regional infrastructure costs have been identified in the Region's Transportation Master Plan and the Water and Wastewater Master Plan. Fiscal Impact Analyses will be required at the Secondary Plan stage, in conformity to Regional policy requirements.

On September 23, 2010, Regional Council adopted Clause 4 of Report No. 7 of the Finance and Administration Committee, permitting the Regional Solicitor and Commissioner of Planning and Development Services to engage external legal and planning services for matters associated with Regional Official Plan and/or Regional Official Plan Amendment appeals. As some appeals against the Regional Official Plan directly affect properties within the Town of East Gwillimbury, the potential financial implications of defending the Regional position have been authorized through this previous Council resolution.

YDSS extension and Upper York Servicing Solution

Additional servicing infrastructure is required to service the build-out of the urban area of East Gwillimbury. A revised Pre-Paid Development Charge Credit Agreement between the Region and the Holland Landing, Queensville, Sharon Landowners Group for the extension of the YDSS to provide additional sanitary servicing to the communities of Queensville, Sharon, and Holland Landing is being finalized.

The Region has initiated the Upper York Sewage Solutions Individual Environmental Assessment (IEA) project to identify practical and sustainable solutions that will provide additional sewage servicing capacity related to planned growth in Upper York. The service area consists of the growth portions of the Towns of Aurora, Newmarket, and East Gwillimbury, including Holland Landing, Queensville, and Sharon. Given the magnitude of the cost associated with the Upper York Sewage Solution, proceeding with this project will be subject to final decision on the Lake Simcoe vs. Lake Ontario solution and adherence to the Region's annual repayment limit.

6. LOCAL MUNICIPAL IMPACT

The East Gwillimbury Official Plan (2010) was adopted by East Gwillimbury Council on June 28, 2010. The approval of the Plan is consistent with the Town's position and the proposed modifications have been reviewed and supported by the Town except in the following areas:

- i. The adopted Official Plan labels the agricultural lands located within the "Whitebelt Area" as "Agriculture/Future Urban Area". Regional staff are proposing to modify the Plan such that this area is labelled "Agricultural Area" in context of Provincial Policy Statement policies for protection of agricultural lands.
- ii. Appendix 2, which conceptually depicts a planning structure beyond 2031, is proposed to be deleted from the Plan, consistent with direction from the Province and similar to its decision on the Regional OP (2010) where the Province removed any post 2031 references and appendices.
- iii. Policy 7.3.1.2 dealing with the decommissioning of the Holland Landing Lagoons has been revised. The Region cannot support the decommissioning until the preferred undertaking to the Upper York Sewage Solution IEA has been constructed and the policy modification was necessary to reflect that recommendation of Environmental Services.
- iv. The Town supports more stringent environmental protection policies for lands located within the Natural Heritage System of the Greenbelt Plan. The Province prefers that only the requirements of the Greenbelt Plan – Natural Heritage System apply to these lands and will not support local enhancement. Proposed modifications reflect the position of the Province.

On September 8, 2011 Regional and Town staff met with Provincial staff to discuss their proposed modifications. Provincial staff verbally advised that the decision to defer the Smith Gardens property designation is reasonable until further discussions take place at the Provincial level. Provincial staff verbally advised that the Bradford by-pass should be treated the same way in the Town's new Official Plan, as the policy is set in the Regional Official Plan, (as approved by the Province). Provincial staff also advised that they are opposed to any references or appendices depicting or commenting on planning matters which are post 2031.

Provincial staff are of the opinion that there should be no specific policies and reference to the "Agricultural/Future Urban Area", which deals with land in the "whitebelt" area that is not designated for urban uses. Regional staff support the policies set out in the Towns Official Plan that deal with this area, subject to the area being designated "Agricultural Area" and not "Agricultural/Future Urban Area". The intent of the policies is to restrict the type and scale of uses in this area which will likely be brought

into the urban boundary, by way of municipal comprehensive reviews, at the time of the five year review. The modifications recommended are set out in *Attachment 1*.

7. CONCLUSION

The East Gwillimbury Official Plan, as modified, sets the tone and is a substantive and advanced public policy document that incorporates the spirit and intent of provincial and Regional policy directions. It provides a well integrated and articulated vision for the Town of East Gwillimbury. The Plan has progressed through an extensive public consultation process and a thorough municipal comprehensive review.

The Plan represents an excellent policy document that is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan, the Green Belt Plan and the Lake Simcoe Protection Plan. The Plan is responsive to the future needs of the East Gwillimbury community and its unique circumstance, conforms to the York Region Official Plan, has progressed through a full and comprehensive public consultation process, and represents good planning.

For more information on this report, please contact Paul Belton, Manager of Development Review, at (905) 830-4444, Ext. 1507 or Heather Konefat, Director of Community Planning at Ext. 1502.

The Senior Management Group has reviewed this report.

(The four attachments referred to in this clause are attached to this report.)

Modifications to East Gwillimbury Official Plan

Modifications of East Gwillimbury

1. Throughout the OP, replace references to ‘Sustainable Development Evaluation System’ to ‘Thinking Green Development Standards’.
2. Page 1, Section 1.1, first paragraph, add: “*The Town of East Gwillimbury was established in 1850 and is evolving from what was a mainly rural community to a thriving urban area, surrounded by a larger rural area. It is believed that aboriginal hunting bands may have first arrived in the area approximately 11,000 years ago. Originally a First Nations hunting, gathering and foraging society, the Town evolved into an agricultural based economy.*”
3. Page 13, policy 2.4.10, delete in its entirety and replace with ‘*The Town shall implement the Town’s Thinking Green Development Standards or target LEED® Silver certification, or enhanced alternative, for all new municipal buildings.*’
4. Page 13, policy 2.4.16, replace ‘An Energy Efficiency report’ with ‘A Sustainability Assessment Report’ and delete ‘including the calculation of greenhouse gas emissions resulting from the proposed development’ from (iii)
5. Page 18, add policy 3.2.1.3 as follows and renumber subsequent policies accordingly:
‘*Uses not permitted within Employment Areas include residential, major retail and non-ancillary uses.*’
6. Page 20, policy 3.2.3.2 v), replace ‘shall’ with ‘should’ and add ‘or planned’ after ‘existing’.
7. Page 22-23, policy 3.2.3.2.1 ii), first paragraph, last line, add an ‘s’ to ‘retail uses’
 - Third paragraph, delete the third point and add ‘*appropriately to accommodate major office uses*’ as the last point.
8. Page 23, policy 3.2.3.2.1 ii) d), replace ‘shall’ with ‘should’
9. Page 23, policy 3.2.3.2.1 iii), replace ‘Section 4.3’ with ‘Section 4.3.2’
10. Page 24, Section 3.2.3.3, first paragraph, add ‘within the Settlement Area’ after ‘Schedule A-1’
11. Page 24, Section 3.2.3.3 a), replace ‘shall have’ with ‘shall be designed to support’
12. Page 24, Section 3.2.3.3 c), add ‘wherever possible’ to the end of the first sentence.

13. Page 25, Section 3.2.3.3 i) b), delete the first and third points and add '*Appropriately to accommodate major office uses*' as the last point
14. Page 25, Section 3.2.3.3 i) e), replace '*graduate*' with '*may transition*'
15. Page 27, Section 3.3.1.3, replace '*shall be developed to*' with '*shall be designed to*'
16. Page 30, Section 3.3.3.6, delete in its entirety and renumber subsequent policies accordingly
17. Page 35, policy 3.4.2.1, add '*to be distributed within*' after '*+/-4,500 jobs*'.
18. Page 35, policy 3.4.2.3, delete in its entirety and renumber subsequent policies accordingly.
19. Page 38, Section 3.4.4, first paragraph, first sentence, add an 'a' before 'complete' and an 's' to 'include'
20. Page 39, policy 3.4.43, replace '*may allocate*' with '*may issue planning approvals for*'.
21. Page 44, policy 4.2.1.7, add an 's' to '*site*'
22. Page 46, Section 4.2.4, first paragraph, replace '*in the Rural Planning Area*' with '*on Schedule C*'
23. Page 48, policy 4.3.3.2. ii), replace '*0.5 FSI*' with '*0.75 FSI*'
24. Page 51, Section 4.3.4 is modified by deleting '*primarily*' and '*and may be permitted along Regional Corridors*' from the first sentence.
25. Page 54, policy 4.3.6.2 is modified by deleting '*ii) shopping centres*', adding '*funeral homes*' and renumbering subsequent items accordingly.
26. Page 54, policy 4.3.6.4, add '*Local Centre*' after '*Major*' and before '*and*'
27. Page 64, policy 4.5.5, add '*funeral homes*'
28. Page 68, add a new policy 4.8.4 as follows and renumber subsequent policies accordingly:

"4.8.4 Minor refinements, adjustments or the correction of mapping errors and updated information obtained through an approved Natural Heritage Evaluation, will not require an amendment to this Plan. The adjoining land

use designation(s) shall be deemed to apply to those lands removed from the Open Space designation.”

29. Page 70, policy 4.8.17, delete in its entirety and renumber subsequent policies accordingly.
30. Page 70, policy 4.8.18, is modified by deleting the policy and replacing it with *“The location of the Town’s central park facility shall be determined through future study. This study shall include a review of appropriate sites centrally located within the Urban Planning Area. Among other things, consideration shall be given to vehicular, transit, pedestrian and bicycle access.”*
31. Page 78, policy 4.11.1.5, add ‘Prime’ prior to ‘Agricultural and Rural Area designations’
32. Page 80, Section 4.11.3, objective i) delete ‘Planning’ from ‘Rural Planning Area’
33. Page 85, policy 4.12.1.13 is deleted in its entirety and subsequent policies renumbered accordingly.
34. Page 85, policy 4.12.2.1, is modified by replacing ‘Lane’ with ‘Land’
35. Page 99, Section 4.15 is modified by reformatting the Section from (i) to (vii) to 4.15.1 to 4.15.7.
 - (iii) delete ‘single or semi-detached dwelling’ and replace with ‘residential dwelling unit in any land use designation’
 - (vii) add ‘Prime’ to ‘Agricultural Area’
36. Page 104, policy 4.16.3.4 is modified by deleting ‘Greenbelt’ prior to ‘Prime Agricultural’
37. Page 104, policy 4.16.3.8 i) is modified by adding ‘for a Community Area’ after ‘within a Secondary Plan Area’
38. Page 105, policy 4.16.4.1, is modified by replacing ‘parlous’ with ‘parlours’
39. Page 106, add new Section 4.16.5 ‘Automobile Service Stations’
“To provide for the development of automobile service stations in appropriate locations in the Town and to ensure that automobile service stations are properly sited and are located in areas where such a use can be compatible with adjacent land uses. Automobile service stations are primarily used for the retail sale of automobile fuels.

Automobile service stations shall be permitted in Employment Areas, subject to the following criteria:

- i) *Located on a site not more than 0.6 hectares;*
- ii) *Generally located on a Provincial highway or arterial road;*
- iii) *Not more than one automobile service station shall be located at any one road intersection;*
- iv) *The principal building or gas bar kiosk shall generally be oriented to the intersection with the pump islands to the rear, to reduce the visual impact of the canopies and pump islands and to provide a more pedestrian-oriented environment at the intersection;*
- v) *Extensive landscaping shall be provided to improve aesthetics and to buffer adjoining properties from the vehicular activities of the automobile service station.”*

- 40. Page 123, Section 5.7.3 is modified by deleting the last sentence of the preamble in its entirety and replacing it with “*The policies of this Section shall apply outside of the Greenbelt Protected Countryside.*”
- 41. Page 140, add new policy 6.7.9 “*First Nation or Metis significant archaeological resources as identified in the archaeological assessment report shall be considered as features to be preserved. First Nation and Metis shall be consulted to identify approaches for preservation or commemoration.*” Renumber subsequent policies accordingly.
- 42. Page 141, Section 7, the preamble is modified by adding ‘local’ to the last sentence, before ‘roads, water and wastewater’.
- 43. Pages 144-145, Section 7.2.2 is modified by adding ‘Trail’ to ‘Community Linkages’ to read ‘Community Trail Linkages’ throughout the OP
 - Delete ‘within the Urban Area’ from the preamble
- 44. Page 145, policy 7.2.2.12 is modified by adding ‘or as identified through the Town’s Active Transportation and Trails Master Plan’.
- 45. Page 151, policy 7.2.4.2.4, add ‘or under’ after ‘over’
- 46. Page 153, policy 7.2.4.4.2, add ‘and/or Planning Act process’
- 47. Page 153, policy 7.2.4.4.3, delete ‘For those lands identified within a Settlement Area on Schedule A-1, which are not required for development, in accordance with the phasing policies of this Plan, the required right of way to provide for’ and add ‘or through expropriation’ to read ‘The local collector road system identified on Schedule E shall be dedicated to the Town at no cost or expropriated to ensure the completion and connection of the planned road network.’

48. Page 156, Section 7.3, add ‘new’ to read ‘*all new development within the Settlement Area shall be connected to the Regional servicing network.*’
49. Page 159, policy 7.3.5.10, add reference to Schedule B-1 also to read ‘as shown on Schedules B, B-1 and C’
50. Page 170, policy 7.7.2.7 is modified by deleting ‘*Urban Planning Area outside of the Settlement Area boundary*’ and replacing it with ‘*Agricultural Area*’.
51. Page 175, Section 8.1, 2nd paragraph, number it 8.1.1 and modify to read “*The requirements for additional reports, studies and drawings beyond the prescribed information required under Sections 22(4), 34(10.1), 51(17) and 53(2) of the Planning Act, and any related amendments thereto, that will constitute the requirements for a complete application will be determined at or following the pre-consultation meeting and may include, but not be limited to:*”
 - Delete ‘(i) *Land Use Planning Report*’ and renumber subsequent points
 - Modify (v) to read ‘*Sustainability Assessment Report*’
 - Add ‘*Wellhead Protection Area Risk Assessment and/or Management Plan*’
 - Renumber subsequent policies accordingly
52. Add new policy 8.1.5 “*Development applications that are submitted to the Town without the required studies, reports, plans or other required information and/or prior to a pre-consultation meeting in accordance with Section 8.1.7 shall be considered incomplete.*”
53. Add new policy 8.1.6 “*During the course of the review process for any development application that has been deemed to be a complete application, additional reports, studies and drawings may be required in order to address specific issues and to better enable the Town to make informed decisions in the best interests of the proposed development and the broader public interest.*”
54. Add new policy 8.1.7 “*All information may be required to be submitted in both an electronic format and hard copy so that it may be more easily made available for review*” and renumber subsequent policies accordingly.
55. Page 183, policy 8.3.4, add ‘construction’ prior to ‘works’
56. Page 185, policy 8.5.1, delete in its entirety and replace with ‘*A Zoning By-law(s) and/or Development Permit By-law pursuant to the provisions of the Planning Act shall be used to implement the policies of this Plan by regulating the use of land and the location of buildings or structures, and may be more restrictive than this Plan, where appropriate. It is not intended that the full range of uses or densities permitted by this Plan will be permitted by the Zoning By-law in all locations.*’

57. Page 187, Section 8.10 (i), add ‘Prime’ to ‘Agricultural Area’
58. Page 192, policy 8.11.6, delete in its entirety and replace with:
“Lot creation is permitted only in the following circumstances in the Greenbelt Protected Countryside, Oak Ridges Moraine and Agricultural Area, for the range of uses permitted by this Plan, the Greenbelt Plan and Oak Ridges Moraine Conservation Plan:
- i) Acquisition of land for infrastructure purposes, subject to the infrastructure policies of section 4.2 of the Greenbelt Plan and Section 41 of the Oak Ridges Moraine Conservation Plan;*
 - ii) To facilitate conveyance to public bodies or non-profit entities for natural heritage conservation, provided it does not create a separate lot for a residential dwelling;*
 - iii) Minor lot line adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature;*
 - iv) Agricultural uses where the severed and retained lots are intended for agricultural uses and provided the minimum lot size is 40 acres within Holland Marsh Specialty Crop Area and 100 acres within the Prime Agricultural Area, Agricultural Area & Oak Ridges Moraine;*
 - v) Existing or new agriculture-related uses, provided that any new lot will be limited to the minimum size needed to accommodate the use, including a sewage and water system appropriate for such a use;*
 - vi) Severance of an existing residence surplus to a farming operation as a result of farm consolidation, provided no additional residence can be constructed on the retained farmland, the lot is limited to the minimum size needed to accommodate the dwelling (including individual private sewage and water systems) and subject to the following criteria:*

Size of 1956 Landholding	Maximum Number of Consents for Non-farm Residential Purposes Permitted for the Period Commencing January 1, 1956
Less than 20 hectares (50 acres)	0
20 hectares (50 acres) to 40.06 hectares (99 acres)	1
40.07 hectares (100 acres) or greater	2

For the purposes of this subsection, the following words and phrases shall mean:

- (a) ‘1956 Landholding’ means those lands held by the owner or his predecessors in title from January 1, 1956 to the date of application for consent, and shall include any parcels of land which may have been the subject matter of a severance either with or without consent or by operation of law, but shall not*

include lands which have been added to the 1956 Landholding by the doctrine of merger or by operation of law.

(b) 'Consent' means a consent given by the Land Division Committee or Committee of Adjustment, or other relevant authority, for the creation of one new lot; in the event that a consent results in the creation of more than one new lot, there shall be deemed to be one consent given in respect of each lot created; furthermore, for the purposes of this subsection, each lot which is severed from the 1956 Landholding with or without Consent by operation of law shall be deemed to have been severed by a Consent.

(c) 'Lot' shall have the meaning ascribed to it in the Town's Zoning By-law.

(d) 'Consent for non-farm residential purposes' means a Consent as defined above to sever a lot from the 1956 Landholding."

59. Page 192, policy 8.11.7, delete in its entirety and replace with *"Notwithstanding 8.11.6(v) of this Plan, a consent for an agricultural-related use is not permitted on the Oak Ridges Moraine."*
60. Page 192, policy 8.11.8, delete in its entirety and renumber subsequent policies accordingly.
61. Page 198, Policy 8.15.1(iii), replace *'parkland dedication'* with *'Natural Heritage System'* and add *'outlined in Section 5.'*
62. Page 203, policy 8.21.1, add *'Schedules B-1, B-2, B-3 and C-1'* to the preamble.
63. Page 205, Section 9.1, first paragraph, add *"All policies of this Plan must be considered together to determine conformity. Individual policies should not be read or interpreted in isolation."*
 - Third paragraph, delete *'text'* and replace with *'policies'*.
64. Page 205, policy 9.1.1, add *'where they are identified by a municipal street, rail line, parcel fabric as it exists on the day of adoption of this Plan, lots and/or concession blocks, or, other clearly identifiable physical features'* after *'fixed'*.
65. Page 206, policy 9.1.4. replace *'Schedule B'* with *'Schedule E'*, delete *'therefore'* and *'minor'* and add *'subject to the completion of the required Environmental Assessment process and/or Planning Act application process, and'* before *'provided that the general intent of this Plan is maintained'*
66. Page 218, Section 9.3 Definitions – Garden Suite – delete (b) in its entirety and replace with *'used for the housing of person(s) with identified special needs or elderly parent(s) of an occupant of the principal dwelling unit.'*
67. Page 226, policy 9.4.3(c), add *'an'* between *'When'* and *'application'*

68. Page 229, policy 9.4.7, replace ‘ORM Special Policy Area’ with ‘Special Provision Area’
69. Page 233, policy 9.4.14(e), replace ‘Schedule A’ with ‘Schedule B’
70. Page 234, policy 9.4.16, delete the first sentence in its entirety and replace with ‘*The lands in Part of Lot 12, Concession 8 designated Village Core Area and located within the Special Provision Area on Schedule C-1, shall only be considered for development purposes following the completion of a Natural Heritage Evaluation to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.*’
71. Page 234, add new policy 9.4.17 “*Notwithstanding any other policies of this Plan to the contrary, on the lands identified as 5550 Davis Drive, a severance of a residence surplus to a farming operation as a result of farm consolidation shall be permitted, provided that the lands are re-zoned to prohibit a residence from being constructed on the retained farmland.*”
72. Schedule A is modified by deleting the Conceptual Central Park Location.
73. Schedule A-1 is modified by deleting the Conceptual Central Park Location.
74. Schedule B is modified by adding the Environmental Protection Area cross-hatching in accordance with policy 9.4.14(e) and deleting the Conceptual Central Park Location.
75. Schedule C is modified by adding the Aggregate Pit south of Mount Albert Rd, east of McCowan Rd and modifying the boundaries of the Aggregate Pit on the north side of Mount Albert Rd.
76. Schedule C is modified by deleting ‘ORM’ from the ‘ORM Special Provision Area’ label in the legend.
77. Schedule C is modified by changing the green colour of the ‘Environmental Protection Area’ to distinguish from the ‘ORM Natural Core Area’.
78. Schedule C-1 is modified by:
- Redesignating the ‘General Employment’ lands on Mount Albert Rd, east of King St to ‘Open Space’ to properly identify the Town’s Millennium Garden.
 - Adding ‘Neighbourhood Commercial’ to the legend and redesignating the Community Commercial Areas on Mount Albert Rd, west of King Street and Don Rose Blvd to ‘Neighbourhood Commercial’.
 - Redesignating the ‘Open Space’ area on the SW corner of Mount Albert Rd and Ninth Line to ‘Low Density Residential’.
79. Schedule D-1 is modified by deleting the Conceptual Central Park Location.

80. Schedule E is modified by identifying mid-block collector road crossings in the legend.
81. Schedule F is modified by deleting the Conceptual Central Park Location.
82. Schedule F-1 is modified by deleting the Conceptual Central Park Location.
83. Appendix 2 – Background Studies and Supporting Documentation – modify the date of the Commercial/Retail Needs Study to 2011.

Modifications of York Region

84. Page 4, Section 1.5, second paragraph, first sentence, add the word “*operable*” before the word “*Plan*”.
85. Page 4, Section 1.5, second sentence, delete and replace the word “*functional*” with the word “*operable*”.
86. Page 10, modify policy 2.3.11 as follows:

“2.3. 11 Direct major human services facilities to Major Local Centres and Regional Corridors.”
87. Page 10, add policy 2.3.14 as follows:

“2.3.14 Support and encourage the integration and planning of human services with land-use, infrastructure and fiscal planning.”
88. Page 10, add policy 2.3.15 as follows:

“2.3.15 Encourage the co-location or campusing of human services with other uses such as recreational, public buildings and arts and cultural facilities.”
89. Page 12, Policy 2.4.7, add the following words to complete the sentence: “as it relates to exterior design and site layout in accordance with the provisions of Section 41 of the Planning Act.”
90. Page 16, Table 3.1 - Population and Growth Forecasts, and Table 3.2 Employment Growth Forecasts, add columns for the years 2021 and 2026 consistent with the population and employment forecasts identified in Table 1 of the approved Regional Official Plan (2010),
 - Delete and replace “86,400” with “86,500” (also update pg. 1 and pg. 16)
 - Delete and replace ‘13,530’ with ‘13,600’ under 2009.

91. Page 16, Section 3.2 item ii) is deleted and reworded as follows: “identifies an Urban Planning Area which includes *Community Areas*, *Employment Areas*, and *Agricultural Areas* and ensures properly sized infrastructure to accommodate growth over the long term;”
92. Page 18, Policy 3.2.1.4, add the phrase “*and 8.20.4*” at the end of the sentence following the reference to policy number “8.20.3”.
93. Page 20, Policy 3.2.3.1 iv), add the italicized words “*and institutional*” after the word “*office*” such that the policy reads as follows: “Regional Corridors and the Major Local Centre at 2nd Concession and Green Lane are the preferred location for major office and *institutional uses*.”
94. Pg 22, Policy 3.2.3.2.1 i) – Yonge and Green Lane Centre Policies – modify subsection (g) as follows:
“g) As part of the Secondary Plan process, an affordable housing strategy shall be completed in consultation with the Region of York to achieve a minimum 35% affordable housing target in accordance with Section 4.4.1.9 of this Plan.”
95. Page 22, Policy 3.2.3.2.1 ii), second paragraph last line, insert the words “YRT/Viva” after the words “*the use of*” and before the words “*GO Transit*.” In the same line insert the word “institutional” after “office and before “uses”.
96. Pg 23, Policy 3.2.3.2.1 ii) – 2nd Concession and Green Lane Centre Policies – modify subsection (b) to read as follows:
“b) As part of the Secondary Plan process, an affordable housing strategy shall be completed in consultation with the Region of York to achieve a minimum 35% affordable housing target in accordance with Section 4.4.1.9 of this Plan.”
97. Page 32, Policy 3.3.4.9, modified by adding the following italicized words at the end of the sentence so that it reads as follows:

“3.3.4.9 The street network shall be designed on the basis of a modified grid pattern, wherever feasible, to provide for ease of movement within the Community, prioritize walkability, reduce vehicle trips *and be transit supportive.*”
98. Page 40, Policy 3.4.5.1 is modified by adding the following after item vi) “the proposed expansion does not expand into the *Holland Marsh Specialty Crop Area*” and renumbering the subsequent items accordingly.
99. Page 41, add a new policy, 3.5.3, after Table 3.3, and renumber existing policy 3.5.3 to 3.5.4, as follows:

“3.5.3 Infill and intensification is encouraged within the built boundary, particularly within Village Core Area, Low Density Residential and Medium Density Residential land use designations, and along Local Corridors. An accessory apartment or secondary suite is also permitted in a single or semi-detached dwelling.

3.5.4 Where an application ...”

100. Page 43, Section 4.1 preamble is modified by replacing the word “three” with “two” such that the first sentence reads: The *Environmental Protection Area* designation as shown on Schedules B and C-1 is further defined through the Town’s two level Natural Heritage System...”

101. Page 43, Policy 4.1.4, include the following statement at the end of the paragraph: “*Development and site alteration shall avoid supporting area features; however, if this is unavoidable, adequate compensation shall be provided for the loss or impact to Supporting Area features.*”

102. Page 43, Policy 4.1.4 is modified by adding the words “*in Core Areas and*” after the word “*prohibited*”, deleting the words “*a negative impact (Core Area) or*”, removing the parentheses from around the words “Supporting Area” and adding the words “*to the*” before “*Supporting Area*”.

103. Page 44, add policy 4.2.1.8 as follows:

“4.2.1.8 The Town will conduct a 5 year review of employment land, as part of a municipal comprehensive review, to accommodate employment intensification.”

104. Page 58, Policy 4.4.1.10, second sentence, delete the word “*may*” and replace with the word “*shall*”. Modify the policy such that the sentence now reads as follows; “This housing strategy *shall* conform to standards established by the Province and shall be completed in consultation with the Region of York, to achieve a minimum 25% affordable housing target for the Town.”

105. Add the following new policy to the end of section 4.9 Recreation Area: “Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.”

106. Policy 4.9.2 replace “*Agricultural/Future Agricultural Area*” with “*Agricultural Area*”.

107. Policy 4.9.5 is modified by adding “, the *Greenbelt Natural Heritage System, or the Town’s Natural Heritage System*” after the word “*designation*”.

108. Page 76, Section 4.10, modified by renaming the section “*Agricultural Area*” from “*Agricultural/Future Urban Area*” and any further reference of the term “*Agricultural/Future Urban Area*” replaced with “*Agricultural Area*”.
- Replace ‘Greenbelt Plan Area’ with “Greenbelt Protected Countryside’
 - Add ‘in accordance with Section 3.4.5 of this Plan’ to the end of the preamble
109. Policy 4.11.1.2 is modified by deleting the words “a *municipal comprehensive review*”.
110. Policy 4.11.1.3 ii), replace ‘*Rural Planning Area*’ with ‘*Greenbelt Protected Countryside*’.
111. Policy 4.11.2.4 is deleted in its entirety and the following policies renumbered accordingly.
112. Policy 4.11.3.2 is modified by adding the following additional clause (v) as follows: “(v) recreational uses are also subject to the policies of section 4.9 of this Plan.”
113. Policy 4.11.3.3 is modified by moving the policy to Section 4.11.1 and renumbering it as 4.11.1.5 and deleting the words “*Rural Planning Area*” and replacing them with “*Greenbelt Protected Countryside*”.
114. Policy 4.11.3.4 is modified by moving the policy to Section 4.11.1 and renumbering it as 4.11.1.6.
115. Policy 4.11.3.5 is modified by moving the policy to Section 4.11.1 and renumbering it as 4.11.1.7 and deleting the words “*Rural Planning Area*” and replacing them with “*Greenbelt Protected Countryside*”.
116. Policy 4.11.3.7 is modified by moving the policy to Section 4.11.1 and renumbering it as 4.11.1.8.
117. Policy 4.11.4 is modified by replacing ‘*Rural Planning Area*’ to ‘*Greenbelt Protected Countryside*’
118. Policy 4.12.1.7 is deleted in its entirety and replaced with the following: “*That the goals and objectives of watershed plans shall be supported through the implementation of this Plan.*”
119. Policy 4.13.11 preamble, and the title above it, is modified by adding “*Greenbelt Natural Heritage System*”.
120. Policy 4.13.20 is modified by replacing the words “*Rural Planning Area*” with “*Greenbelt Protected Countryside*”.

121. Section 4.14 preamble is modified by deleting “*Rural Planning Area*” and replacing it with “*Greenbelt Protected Countryside*”.
122. Policy 5.1.3 is modified by deleting the words “*within the Greenbelt Natural Heritage System*” and replacing them with “*as protected by the Greenbelt Plan*” and replacing ‘*Greenbelt Plan Area*’ with ‘*Greenbelt Protected Countryside*.’
123. Policy 5.1.10 is modified by adding the words “*in Core Areas and*” after the word “*prohibited*”, deleting the words “*a negative impact (Core Area) or*”, removing the parentheses from around the words “*Supporting Area*” and adding the words “*to the*” before “*Supporting Area*”.
124. Policy 5.1.16 is modified by replacing “*Greenbelt Plan Area*” with “*Greenbelt Protected Countryside*”
125. On page 110 delete “5.2.2” as there is no corresponding policy. Renumber remaining policies accordingly.
126. Policy 5.2.3 is modified by adding the words “*Notwithstanding policy 5.1.10*” to the beginning of the policy, and adding the word “*features*” after “*Core Areas*”.
127. Policy 5.4.5.2 is modified by adding the words “*, York Region*” after “*Conservation Authority*”.
128. Section 5.7.1 is modified by inserting the following preamble:
- The following policies apply to those areas that are within the Greenbelt Natural Heritage System and the Town’s Natural Heritage System, as identified on Schedule D, outside of the existing Secondary Plan Areas of Sharon, Holland Landing, Queensville and Mount Albert.*
129. Policy 5.7.1.1 is modified by adding “*Notwithstanding policy 5.2.2*” at the beginning of the policy, and adding “*subject to the policies of section 4.13 of this Plan*” after the word “*Aggregate*” in clause (vi), and adding the “*subject to the policies of section 4.9 and policy 4.11.3 of this Plan*” after the word “*recreational*” in clause (vi).
130. Policy 5.7.1.2 is modified by deleting clause (ii) and replacing it with the following “ ii) *identify a vegetation protection zone which is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction, and where possible, restore or enhance the feature and/or its function; and is*

established to achieve, and be maintained as natural and self-sustaining vegetation;”

131. The preamble to section 5.7.2 is modified by deleting the paragraph in its entirety and replacing it with *“The following policies apply to those areas that are within the Greenbelt Natural Heritage System, as identified on Schedule D of this Plan, unless otherwise specified”*.
132. Section 5.7.2 Greenbelt Natural Heritage System is modified by adding the following policy to the end of the section *“Within the Greenbelt Natural Heritage System, the full range of existing and new agricultural, agricultural-related and secondary uses and normal farm practices are permitted subject to policies 5.7.2.3 and 5.7.2.4 of this Plan.”*
133. Policy 5.7.2.5 is modified by being moved to section 5.7.1.
134. Policy 5.7.2.7 is modified by replacing ‘Greenbelt Plan Area’ with ‘Greenbelt Protected Countryside’
135. A new policy 5.7.3.18 is added as follows: *“Upon completion of a shoreline management strategy by the Province, this Plan will be amended to ensure consistency with the recommendations of the strategy.”*
136. Section 5.8 Hazards Lands is modified by adding the policy 5.8.5 as follows and renumbering the subsequent sections as appropriate:

“5.8.5 Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

 - i) *an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;*
 - ii) *an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and*
 - iii) *uses associated with the disposal, manufacture, treatment or storage of hazardous substances.”*
137. Policy 7.1.5 is modified by adding *“Notwithstanding Policy 5.2.2”* to the beginning of the policy.
138. Policy 7.1.6 is modified by deleting both instances of *“Rural Planning Area”* and replacing it with *“Greenbelt Protected Countryside”*.

139. Policy 7.1.7 is modified by deleting all instances of “*Rural Planning Area*” and replacing it with “*Greenbelt Protected Countryside*”.
140. Policy 7.1.8 is modified by deleting “*Rural Planning Area*” and replacing it with “*Greenbelt Protected Countryside*”.
141. Page 146, Policy 7.2.3.3, modified by adding the words “*and amenities*” after the word “*vehicles*” so it reads as follows:
- “7.2.3.3 Arterial and major collector roads are to be designed to accommodate transit vehicles *and amenities* to the satisfaction of the Town and York Region Transit.”
142. Page 146, Policy 7.2.3.4 modified by deleting the policy in its entirety and renumbering the remaining policies in section 7.2.3 accordingly.
143. Section 7.3.1 General Policies is modified by adding policy 7.3.1.12 as follows:
- “7.3.1.12 *All proposals for infrastructure within or crossing the Greenbelt Plan Area shall be subject to the sewage and water infrastructure policies of section 4.2.2 of the Greenbelt Plan.*”
144. Page 156, Policy 7.3.1.2, deleted and replaced with the following:
- “7.3.1.2 *The Town shall work with the Region of York to decommission the Holland Landing lagoon system for sewage treatment.*”
145. Page 156, Policy 7.3.1.4 deleted and replaced with the following:
- “7.3.1.4 *Notwithstanding any other policy of this Plan, no specific water and wastewater capacity allocation is required for the Employment Areas as identified on Schedule A-1. Notwithstanding the above, the Town shall work with York Region to ensure that the water conservation targets for the Employment Areas developed as part of the Town-wide water conservation program shall be met.*”
146. Policy 7.3.1.9 is modified by deleting “*Rural Planning Area*” and replacing it with “*Greenbelt Protected Countryside*”.
147. Policy 7.3.2.1 is modified by deleting the words “*all areas*” and replacing them with “*the Community Areas and Employment Areas*”.

148. Policy 7.3.5.1 is modified by deleting “*Rural Planning Area*” and replacing it with “*Greenbelt Protected Countryside*”.
149. Policy 7.3.5.5 is modified by adding ‘only in consultation with York Region,’ after ‘Council may’; deleting ‘ultimately’; replacing ‘once available’ with ‘within a reasonable timeframe’ and adding ‘and in conformity with 7.3.5.11’
150. Section 7.4. Stormwater Management is modified by adding policy 7.4.16 as follows and renumbering the remaining policies accordingly:
“7.4.16 *Applications for development and site alteration in the Greenbelt Plan Area shall be accompanied by a storm water management plan which demonstrates that: i) Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; ii) Where appropriate, an integrated treatment approach shall be used to minimize stormwater management flows and structures through such measures as lot level controls and conveyance techniques such as grass swales; and iii) Applicable recommendations, standards or targets within watershed plans and water budgets are complied with.*”
151. Policy 7.6.3 modified as follows:
- add the words “and manufacture” after the word storage in the first line of i;
 - add the words “as identified by the Province, including, but not limited to, those” after the word “contaminants” in the seventh bullet point in i;
 - add a new clause – iv) Storage and application of agricultural and non-agricultural source organic materials.
152. Policy 7.6.7 add the words “or use” after the word “manufacture”.
153. Policy 7.6.9 add the words “in consultation with the Town” after the words “Region of York” in the last line.
154. Page 165, add policy 7.5.7 to section 7.5 as follows and renumber the remaining policies accordingly:
“ 7.5.7 *Outside of the Oak Ridges Moraine area, an application for major development within a significant groundwater recharge area shall be accompanied by a Natural Heritage Evaluation that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored.*”
155. Policy 8.2.1.4: modified by adding clause “iv) *To require flexible and adaptable employment lands that include street patterns and building design and siting that allow for redevelopment and intensification.*”

156. Page 192, Section 8.11.7, delete and replace “*Agricultural/Future Urban Area*” with “*Agricultural Area*”.
157. Page 197, Section 8.14, Introductory paragraph, modified by adding the following sentence at the end of the second sentence.
- “The Town may partner with York Region in the Community Improvement Plan.”*
158. Policy 9.2.2 is modified by deleting “*outside of the Rural Planning Area*”.
159. Page 207, Policy 9.2.2, add the words “*in accordance with the Lake Simcoe Protection Plan*” after the date “June 2, 2009”.
160. Schedule B, modified by deleting and replacing “*Agricultural/Future Urban Area*” with the designation “*Agricultural Area*” in the legend.
161. Schedule C modified by deleting the ‘Urban Planning Area’ from the legend
162. Schedule C – Rural Planning Area Land Use Plan modified by extending the “Holland Marsh Wetland Complex” designation so that it is consistent with the land use permissions set out in the Regional Official Plan as approved and modified by the Province September 2010.
163. Schedule ‘E’ modified to show the alignment of the collector road running north from Green Lane to Doane Road and then to 2nd Concession Road consistent with the collector road alignment in the approved Master Environmental Servicing Plan for Sharon.
164. Appendix 1: Remove the post 2031 references in the 2nd paragraph on first page. Remove Figure A-1 long term concept.

Modifications of the Lake Simcoe Conservation Authority

165. Page 77, Section 4.11, add the following to the list of land uses in the Greenbelt Plan area: “v) *Greenbelt Hamlet*”.
166. Page 107, Section 5 – Protecting the Environment, introductory paragraph first sentence, add the words “*the Natural Heritage System for the Lake Simcoe Watershed (2007)*” after the word “*Plan*”,
167. Page 107, Section 5 Protecting the Environment, Objectives: modified as follows:

By deleting and replacing the word “*minimal*” with “*no*” so the second objective reads as follows:

- “ii Ensure that development and changes in land use have *no* negative impacts on the Natural Heritage System;”

By deleting the word “significantly” in the third objective so it reads as follows:

- “iii Provide opportunities for managed public access and recreational activities where they do not negatively impact natural heritage features or functions;”

168. Page 108, Policy 5.1.4, second line, delete and replace the word “requirements” with the word “policies”.

169. Page 109, Policy 5.1.11, add the following sentence, shown in italics, at the end of the paragraph so it reads as follows:

- “5.1.11 ... Such structures and uses may be also expanded or enlarged subject to the submission of a Natural Heritage Evaluation and an amendment to the Zoning By-law. *Any expansion of structures or uses within the Natural Heritage System shall be consistent with the PPS and shall conform to the Provincial Plans.*”

170. Page 109, Policy 5.1.15, delete and replace the words “*natural vegetation buffer*” with the words “*vegetation protection*” so the sentence reads as follows:
“...System, a minimum 30 metre *vegetation protection* zone shall be maintained on both sides of the watercourse.”

171. Page 111, Policy 5.2.2, Wildlife Habitat section of the chart, third bullet, delete and replace the words “*Lake Simcoe Protection Plan*” with “*Provincial Policy Statement*”.

172. Page 112, Policy 5.2.3, add the following italicized statement at the end of the paragraph so it reads as follows:

- “5.2.3 Development and Site alteration is not permitted within Core Areas and associated vegetative protection zones. *Further, site alteration and peat extraction is prohibited in all wetlands as defined in Policy 5.2.2.*”

173. Page 130, add the following section and policies after the end of section 5.9 as follows:

“5.10 Watershed and Subwatershed Planning

It is the objective of the Town to ensure that land use planning within the municipality contributes to the protection, maintenance, and enhancement

of water and related resources and aquatic ecosystems on an integrated watershed management basis.

- i. *All land use decisions within the Town shall promote water conservation and support the efficient use of water resources on a watershed basis through the development review process and SDES.*
- ii. *The East Holland River, West Holland River, Maskinonge River, and Black River Subwatershed Plans (2010) were undertaken by the Lake Simcoe Region Conservation Authority in cooperation with the Region and Town. Land use decisions in the Town shall conform to the purpose, and recommendations of these Subwatershed Plans.”*

174. Page 162, Policy 7.4.10 , delete ‘*Subject to the provision of a stable funding source,*’ and replace ‘*may*’ with ‘*shall*’

175. Page 162, Policy 7.4.11 modified by adding the following points after point ix):

- “x) *Demonstrate through an evaluation of anticipated changes in the water balance between pre-development and post development, how such changes shall be minimized.*
- xi) *Demonstrate through an evaluation of anticipated changes in phosphorous loadings between pre-development and post –development, how the loadings shall be minimized.”*

176. Page 163, Policy 7.5.4, modified by adding the following point after viii):

- “ix *Demonstrate that pre-development recharge rates and hydraulic function will be maintained.”*

177. Page 165, Policy 7.5.9, add the following italicised statement at the end of the paragraph so it reads as follows:

- “7.5.9 Schedule I is based on mapping by the Province of Ontario. Where new information is produced by the Province, refinements may be made to this schedule without an amendment to this Plan. *The Assessment Report required under the Clean Water Act shall also be used to identify areas of high aquifer vulnerability.*”

Modifications of the Ministry of Municipal Affairs and Housing

178. 1.3, page 3, Remove the references to Appendix 1.
179. 2.2 i), pg. 6, This section uses the term, “employment lands” when the terminology should be “employment areas” as per the Growth Plan and PPS terminology and to be consistent with the land use designation provided in the OP.
180. 2.2.7, pg. 7, The term, “employment lands” should be replaced with “employment areas” (see above explanation).
181. 2.3.6, pg. 9, Add the words, “including affordable housing” after the words, “Provide housing opportunities” in the first line as per PPS policy 1.4.3.
182. 2.4.12, pg. 13, Revise to say, “The Town shall continue to work with the development community to achieve 10% greater water efficiency than the Ontario Building Code for all new buildings.
183. 3.4.5.1, pg. 40, Even though the policy references Policy 2.2.8 of the Growth Plan, add wording that the settlement area boundary expansion area cannot comprise the Holland Marsh Specialty Crop Area and that any proposed expansion of Mount Albert within the Greenbelt Protected Countryside may only be considered at the 10-year Greenbelt Plan review subject to Greenbelt Plan policies 3.4.2.3 and 3.4.2.5.
184. 3.4.5.2, pg. 40, Delete this policy as per Minister’s modification #86 to the York ROP as this policy is not consistent with PPS policy 1.1.3.9 and Growth Plan policy 2.2.8.2.
185. 4.1.2, pg. 43, replace “*an amendment to the Zoning By-law*” with “*Site Plan Approval*”
186. 4.2.4, pg. 46, This section should include a policy that states, “No new lands shall be designated *Rural Industrial Area*” as these are existing areas similar to estate residential and no longer permitted in the rural areas.
187. 4.3.3.5 ii), pg. 49, The language in this section should be strengthened to say, “Cultural heritage resources shall be conserved and where possible, enhanced.” This would ensure that the policy is consistent with the language used in both the PPS, 2005 and Section 6 of the Town’s OP.
188. 4.9.2, pg. 73, delete ‘Agricultural/Future Urban Area’
189. 4.11.1.3 i), pg. 77, The Agricultural Code of Practice has been replaced with the 2006 Minimum Distance Separation formulae. It is recommended that this subsection be modified by deleting “*and the Agricultural Code of Practice.*”

190. 4.11.1.3 ii), pg. 77, The *Planning Act* is not the legislative tool under which a municipality may require a farmer to do a Nutrient Management Plan. This policy shall be modified to read “*New or expanding livestock facilities shall demonstrate that they have met the requirements of the Nutrient Management Act.*”
191. 4.11.1.4, pg. 77 Agricultural uses (i.e. growing of crops, livestock operations) are not classified as a commercial use. It is recommended that the word, “commercial” in the first line be deleted. It is noted an additional dwelling is permitted for a “bona fide” farmer. The Greenbelt Plan and the PPS allow for accommodation for full-time farm labour when the size and nature of the operation requires additional employment as per the definition of “Agricultural uses”. It is recommended the words, “for bona fide farm help is permitted” be replaced with the words, “may be permitted for accommodation for full-time farm labour when the size and nature of the operation requires additional employment”.
192. 4.11.1.5, pg. 77, it is suggested that this policy be modified by adding “the use shall be located to minimize the amount of land removed from agricultural production.”
193. 4.11.2.5, pg. 79, The Town is proposing to prohibit pits and quarries in the Holland Marsh Specialty Crop Areas. However, the Greenbelt Plan only prohibits new mineral aggregate operations, wayside pits and quarries or any accessory or ancillary use in the Niagara Peninsula Tender Fruit and Grape specialty crop area (GB Policy 4.3.2.8). Also, the Greenbelt Plan states that municipal official plans cannot be more restrictive than the policies of section 4.3.2 as they apply to mineral aggregate resources. Therefore, it is recommended that subsection ii) pits or quarries and subsection iii) wayside pits or quarries or portable asphalt plants be deleted from this policy as the Greenbelt Plan prohibition does not apply to the Holland Marsh Area.
194. 4.11.2.6, pg. 80, Non-agricultural uses are not permitted within specialty crop or prime agricultural area designations. Expansions to legally existing uses which bring the use more into conformity with the Greenbelt Plan may be permitted as per Section 4.5.3 of the Greenbelt Plan. Therefore, allowing new or “additional” non-agricultural uses is contrary to the Greenbelt Plan. It is recommended that this policy be deleted in its entirety.
195. 4.11.3, pg. 80, It is suggested that the following be added to the preamble of Section 4.11.3: “The Rural Area also contains many existing agricultural operations and agricultural, agriculture-related and secondary uses are supported and permitted.” It is recommended that “All farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from Page 15 of 22 time to time” be added as a new policy as per Section 3.1.4.6 of the Greenbelt Plan.

196. 4.11.3.3, pg. 81, As noted above, Agricultural uses are not classified as a commercial use. Therefore, it is recommended that the word, “commercial” be deleted from this policy.
197. 4.12, pg. 83, Agricultural uses are permitted in the Oak Ridges Moraine Natural Core Area and Oak Ridges Moraine Natural Linkage Area and Oak Ridges Moraine Countryside Areas. Therefore, it is recommended “All farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.” be added as a new policy to Section 4.12 similar to the general policy for the Greenbelt Protected Countryside (Section 4.11.1).
198. 4.13.10 ii), pg. 91, It is recommended that the following additional wording be added to the end of subsection ii) as per Section 2.5.4.1 b) of the PPS, 2005: “Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3; and” be added after “is feasible).”
199. 4.15 i) d), pg. 99, A definition for a public park has not been provided in this Section of the Town’s OP. Public parks are a non-agricultural use that would not be permitted in Prime Agricultural Area designated lands as per the PPS, ORMCP and the Greenbelt Plan. It is recommended that the words, “except upon Prime Agricultural or Holland Marsh Specialty Crop Area designated lands” be added after “public parks”.
200. 4.15 vii), pg. 100, The exception should also include the Holland Marsh Specialty Crop Area.
201. 4.16.1 i), pg. 101, This policy lists an “Industrial” land use designation which does not exist in the OP. Appropriate land use designations should be provided having regard to sensitive land uses and compatibility issues.
202. 4.16.2 i), pg. 101, Cemeteries are not permitted in Prime Agricultural or Specialty Crop Area designations as per the PPS, 2005 and Section 4.1.1.1 of the Greenbelt Plan. Cemeteries are permitted in Rural Areas and Settlement Areas. Therefore, it is recommended that the words, “except the expansion of such uses on Prime Agricultural or Specialty Crop Area designations” be added after “all land use designations”.
203. Chapter 5, pg. 107, A reference should be made to the Greenbelt external river valley connections that are identified on Schedule 1 to the Greenbelt Plan and the associated policies in Section 3.2.5 of the Greenbelt Plan where enhancement of these river valleys is strongly encouraged.

204. 5.1.8, pg. 108, The first sentence says that the “general” boundaries of the Natural Heritage System (NHS) are delineated on Schedule D. There is only a one-time refinement of the Greenbelt NHS which may occur when official plans are brought into conformity with the Greenbelt as per Policies 3.2.2.6 and 5.5.2 of the Greenbelt Plan. The Town has shown the Greenbelt Natural Heritage System on Schedule D which is distinguished from the Town’s NHS. It is recommended that the word ‘Town’s’ be added prior to ‘Natural Heritage System’ in the first sentence.
205. 5.1.9, pg. 108, The following sentence should be added to this policy to address major changes to the NHS: “Major changes to the boundaries of Core Areas identified on Schedule D and D-1 requires an amendment to this Plan.”
206. 5.1.11, pg. 109, The Greenbelt Plan and the ORMCP permits the expansion of legally existing agricultural buildings and structure. Therefore, it is recommended that “*an amendment to the Zoning By-law*” be replaced with “*Site Plan Approval*”
207. 5.1.13, pg. 109, As mentioned above, there is only a one-time refinement of the Greenbelt NHS which may occur when official plans are brought into conformity with the Greenbelt as per Policies 3.2.2.6 and 5.5.2 of the Greenbelt Plan. Therefore, the Greenbelt NHS boundary is set and the boundary and Greenbelt Plan features should be zoned once the OP comes into effect. This policy should be clarified by add the word, “Town’s” before “Natural Heritage System” as a further refinement may only occur to the Town’s NHS and not the Greenbelt Plan NHS.
208. 5.2, Core Area, pg. 110, within the Fish Habitat section of the Table, the following wording shall be added “*Within the Greenbelt Protected Countryside, the criteria of the Greenbelt Plan apply. Within the Oak Ridges Moraine, the criteria of the Oak Ridges Moraine Conservation Plan apply. Outside of the Greenbelt Protected Countryside, the Oak Ridges Moraine and existing Secondary Plan Areas, the criteria of the Lake Simcoe Protection Plan apply.*”
209. 5.2.2, Woodlands, Delete the words, “, except where the Town’s Natural Heritage System goes beyond the requirements of the Greenbelt Plan, then the Town’s Natural Heritage System applies.” The Province (MNR) identifies criteria relating to significance of woodlands within the Greenbelt NHS and the Town’s criteria should not apply for woodlands within the Greenbelt NHS.
210. 5.7, pg. 121, The first paragraph should be revised to state that the Greenbelt NHS contains areas of the Protected Countryside that has the highest concentrations of sensitive and/or significant natural heritage features and functions. Also, that the boundary on Schedules D and D-1 is the boundary of the Greenbelt NHS as identified in the Greenbelt Plan and the word “general” as it refers to the boundary should be deleted. As it relates to the Greenbelt NHS, policies 3.2.2.6 and 5.5.2 of the Greenbelt Plan state the boundaries of the NHS may only be refined at the time of municipal conformity. Therefore, a sentence should be added to Section 5.7 as

follows: “Revisions to the external boundary of the Greenbelt Plan Natural Heritage System shall not be permitted.”

211. 6.2.2, pg. 132, Should be revised to indicate that the Register should include a description of the “cultural heritage value” of the resource in addition to the description of its heritage attributes. This is required under Section 29 of the *Ontario Heritage Act* for designated properties. The Town may consider adding a section similar to Section 6.3.13 under Heritage Conservation Districts whereby Council may delegate to Town staff the power to grant permits for certain classes of alterations to be made to individual properties designated under Part IV of the *Ontario Heritage Act*.
212. 6.2.3, pg. 132, Recommended that this section include a specific reference to “Part IV” designations of individual properties under the *Ontario Heritage Act*.
213. 6.2.4, pg. 132, The final sentence should be revised to make explicit reference to the appropriate regulation: “The identification and evaluation of Cultural Heritage Resources will be based on the criteria outlined in Ontario Regulation 9/06 issued under the *Ontario Heritage Act* ...”
214. 6.2.18, pg. 134, In order to be more consistent with the language used in the *Ontario Heritage Act*, the phrase “historic environment” should be replaced with the “cultural heritage value of the environment”.
215. 6.7, pg. 139, The term “prehistoric” in the first sentence of the preamble should be replaced with “pre-contact” to reflect current archaeological terminology.
216. 6.7.5, pg. 140 It is recommended that the more appropriate term of “Archaeological *Management Plan*”, rather than “Archaeological *Master Plan*”, be used in this section.
217. 6.7.6, pg. 140, The requirement of an archaeological assessment in Section 6.7.6 as part of the approval conditions for a development application should be extended to infrastructure work that is subject to Environmental Assessment.
218. 6.7.8, pg. 140, This section could be modified to include additional language regarding conservation of archaeological resources in situ. It is suggested that the Town consider replacing the statement: “integrating archaeological resources into a new development as appropriate”, with: “*The Town recognizes there may be a need for archaeological preservation in situ or rescue excavation of significant archaeological resources as a result of development proposals. To ensure that the integrity of the resource is maintained, the Town may consider archaeological preservation in situ as the recommended option.*”
219. 7.1.2. This section should state that the Town should also undertake necessary EA processes in a timely manner for projects which the Town is the proponent.

220. 7.1.6 This policy references the general infrastructure policies for lands within the Greenbelt Protected Countryside. Therefore 7.1.6(i) should include the words ‘and is permitted within the Greenbelt’ at the end.
221. 7.3.1.9 This policy applies to sewage and water infrastructure within or crossing the Greenbelt Protected Countryside. Therefore, the words ‘including stream baseflow, and is sufficient to accommodate the proposed use(s)’ should be added after ‘surface water’ in the fifth line.
222. 7.3.5.1 and 7.3.5.10, pg. 158, The “Ministry of the Environment and Energy” should be changed to the “Ministry of the Environment”. Also, references to “Ministry of Environment” should be changed to “Ministry of the Environment” throughout the OP for consistency purposes.
223. 7.4.10, 7.4.12 and 7.5.5, These sections should include MOE as a consulting agency.
224. It is recommended that the following general policy be added to section 7.7.2 in accordance with the Region of York OP: “Those renewable energy undertakings that are exempted from *Planning Act* approvals are subject to the *Green Energy and Green Economy Act, 2009*.”
225. 8.3.4. Should mention the requirement to obtain Certificates of Approval and Permits to Take Water as necessary.
226. 8.3.8(vi) Should add ‘and in accordance with Ministry of the Environment requirements.’
227. 9.1.1 Delete and replace ‘outer limits’ with ‘boundaries.’
228. 9.1.2 Delete the word ‘internal’ in the first line before the word “boundaries”.
229. Reference to the Bradford By-pass on the schedules and text shall be consistent with policy 7.2.53 of the Ministry approved Regional Official Plan (2010).

Modifications of the School Boards

230. Table 7.1 – Local Roads, is modified by adding “*In certain circumstances, sidewalks may be required on both sides of the road (i.e. near schools, parks, transit routes).*”

I:\Development\D06 - Official Plans - Area Municipalities\OPA\East Gwillimbury OP General\New EG OP\emails\YR Mods w EG Comments & Mods (Jul 4 11).doc

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
Central Ontario
777 Bay Street, 2nd Floor
Toronto ON M5G 2E5
Phone: 416 585-6226
Fax: 416 585-6882
Toll-Free: 1 800 668-0230

**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
du Centre de l'Ontario
777, rue Bay, 2^e étage
Toronto ON M5G 2E5
Téléphone : 416 585-6226
Télécopieur : 416 585-6882
Sans frais : 1 800-668-0230



July 28, 2011

Paul Belton, MCIP, RPP
Manager of Development Review
The Regional Municipality of York
17250 Yonge Street
Newmarket ON L3Y 6Z1

Dear Mr. Belton:

Subject: **Adopted Town of East Gwillimbury Official Plan (June 2010)
One-Window Provincial Comments**
MMAH File No.: 19-DP-3200-10010

Thank you for circulating the adopted new Town of East Gwillimbury Official Plan (OP) to the Ministry of Municipal Affairs and Housing (MMAH) for Provincial One Window Planning review. The new East Gwillimbury OP articulates a vision of how the Town will grow and develop to the 2031 planning horizon to achieve the development of a vibrant, healthy, sustainable and complete community while also protecting the Town's natural heritage and rural resources. The ministry acknowledges that the OP review has been guided by recent provincial planning initiatives such as the Bill 51 changes to the *Planning Act*, Greenbelt Plan, Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Lake Simcoe Protection Plan, the *Green Energy Act* and the new Region of York Official Plan which was recently approved with modifications by the Minister.

Overall, the new East Gwillimbury OP sets out a progressive vision to guide land use planning, development decisions and other strategic directions for the Town to the year 2031. The following are some key policy elements:

- Sustainability approach to planning its future by integrating environmental, economic and social elements;
- Incorporation of policies to implement the Town's Community Energy Plan focused on energy conservation;
- Emphasis on sound financial planning, in particular as it relates to growth and development;
- Emphasis on developing a sustainable community by promoting more compact urban form, mixed uses and sustainable buildings and

development policies;

- Sustainable development evaluation system to evaluate applications to measure how they contribute to achieving the Town's vision and policies;
- Incorporation of urban and public realm general design policies such as streetscapes, gateways, edges and landmarks to guide community planning and serve as a basis for more detailed urban design guidelines in the future for centres, corridors, mixed use areas, open spaces, etc.
- Policies that support and promote a pedestrian and transit-oriented environment, in particular within the centres and corridors, community areas and employment areas components of the urban structure;
- A key educational policy that encourages the designing of multi-use school facilities (i.e. community centre uses, public recreational and other institutional uses);
- Implementation of the *Planning Act* changes (Bill 51) enabling policies such as pre-consultation and complete applications, site plan control, exterior design and employment land conversion policies.

The new OP was circulated to provincial One-Window partner ministries for review. The comments contained in this letter include input from the Ministry of the Environment (MOE), Ministry of Agriculture, Food and Rural Affairs (OMAFRA), Ministry of Transportation (MTO), Ministry of Tourism and Culture (MTC) and Ministry of Natural Resources (MNR).

The following are overall comments regarding the ministry's review of the Plan. More detailed comments relating to specific policies of the OP are included in an Appendix to this letter.

Population Growth Forecasts

The Table 1 population and employment forecasts in the York OP were modified to conform to Schedule 3 of the Growth Plan. As a result, the Town's population forecast to 2031 was adjusted from 88,000 to 86,500 persons while the employment forecast remained at 34,400 jobs. However, the Plan references 86,400 jobs in Table 3.1 and in the first paragraph of Chapter 3, Community Building and Chapter 1, Preamble, second paragraph. The population forecast in Table 3.1 should be revised to conform with Table 1 to the York OP.

Planning Horizon Beyond 2031

The OP includes policies and an Appendix 1 to reflect the Town's long-range potential urban structure to 2051. More specifically, the OP states that the long-term vision for the future of the Town extends beyond the 2031 planning horizon of the Plan which is described with a precise level of detail in Appendix 1 entitled, "Long Range Planning and the Vision for the Future of the Town". The Growth Plan and PPS, 2005 state that land use designations cannot exceed 20 years. Appendix 1, however, proposes a development concept to 2051 and this approach is not in keeping with the provincial policy framework or the Regional

policy framework which requires municipal comprehensive reviews to be undertaken at the Regional level. A proponent driven process as described in this appendix is not in keeping with the York OP, PPS, 2005 or Growth Plan.

Therefore, MMAH recommends that Appendix 1 and the associated policy references be deleted from the OP.

Future Urban Areas Beyond 2031

Section 4.10 of the OP establishes an “Agricultural/Future Urban Area” designation as shown Schedule B that identifies agricultural and rural lands outside the Greenbelt Area, which may be required to accommodate long term growth.

With respect to future urban growth areas, the Growth Plan requires that municipalities will undertake *municipal comprehensive reviews* prior to implementing any settlement area boundary expansions and the results of the of these reviews will be implemented through an official plan amendment(s). Our experience has been that the use of future urban areas as an interim step creates a number of issues which could be avoided by following and completing a municipal comprehensive review and formal urban expansion process (e.g. it creates public and landowner uncertainty regarding the management and development of these lands, predetermines an outcome before all of the facts are known and it undermines the protection of the lands for agricultural uses until such time as they are brought into the settlement area boundary through a formal urban expansion, among other matters).

The new York OP has designated the lands within this area as “Agricultural Area” and the existing East Gwillimbury OP currently designates these lands as “Agriculture Area.” As such, these lands should be managed and developed for agricultural purposes without limitation (i.e. policy 4.10.2 which proposes limitations on new livestock-based agricultural operations) as these are to be determined pursuant to the Minimum Distance Separation Formulae and the *Nutrient Management Act*.

Therefore, MMAH recommends that Section 4.10 be deleted in its entirety and that Schedule B be modified to reflect Map 8 of the Region of York OP which delineates the Agricultural and Rural area designations.

Potential Urban Expansions

The Region of York has adopted three (3) official plan amendments to expand the urban boundary. More specifically, the Region is proposing to expand the urban areas of the Town of East Gwillimbury (ROPA 1), the City of Vaughan (ROPA 2) and the Town of Markham (ROPA 3) to accommodate the Growth Plan population and employment forecasts to the year 2031.

As you are aware, the urban expansion ROPA 1, 2 and 3 are currently before the OMB. When ROPA 1 is approved, the Town may proceed to amend its urban boundary to conform to the regional structure.

Section 3.2 of the OP references two new Secondary Plan Areas B-4 and B-5 and it is assumed that these are placeholder secondary plan references for lands within the proposed urban expansion areas. It is important to note that this expansion area is subject to the LSPP and the related secondary plan will need to be in conformity with the designated policies of this Plan.

Agricultural Expansion in the Holland Marsh Specialty Crop Area

The Town has included a policy (Section 4.11.2.4) in the OP that promotes the potential expansion of farming and agricultural uses in the Holland Marsh Specialty Crop Area, in particular within natural heritage features. Both the PPS, 2005 and Greenbelt Plan support the ability of existing agricultural uses to continue; however there are also policies to provide for the protection of key natural heritage features and key hydrologic features for the long-term.

As you are aware, MMAH modified the York OP to delete this policy. Therefore, MMAH recommends that this policy be deleted. Notwithstanding this, the ministry has been engaged in further discussions with the Region of York.

Sustainable Building and Development Policies

The new OP includes sustainable buildings policies that establish standards for energy and water performance that are greater than the current requirements of the Ontario Building Code (OBC). The ministry acknowledges that the Town is committed to achieving high standards in new construction and advancing energy efficiency and sustainability measures and that this is an overall progressive approach. Further, the Region of York also included sustainable buildings policies in the new York OP.

However, it was determined that as written in the adopted York OP there was a perception of conflict with certain of the policies and the OBC. As a result of discussions with regional and ministry staff, consensus was reached as to how these policies could be modified to ensure the intent of the policy was maintained and the perception of conflict with the OBC was removed.

Similarly, it is recommended that Section 2.4.12 be modified to conform to the approved policies as modified by MMAH in its Decision on the York OP.

Proposed Highway 400-404 Link:

Within York Region there are two transportation corridors that are identified in the Growth Plan. These are the Highway 427 extension and the Greater Toronto Area West (GTA West) Corridor.

The OP identifies the proposed Highway 400-404 Link within the 2031 planning horizon and it is shown on Schedules E and E-1 and described in Policies 7.2.4.2.5 to 7.2.4.2.8 inclusive. More specifically, the road identified as “Proposed Provincial Freeway” on Schedules A, A-1, B, C, D, D-1, D-2, E, E-1, F, F-1, G, H and I and “Proposed Highway 400-404 Link” in Schedules E, E-1 are referring to the same road but inconsistent in reference.

The transportation corridor identified as “Proposed Provincial Freeway” or “Proposed Highway 400-404 Link” on the Schedules represents a conceptual alignment of the proposed east-west connection between Highway 400 and Highway 404. This is also known as the Bradford Bypass. The descriptor “proposed” is incorrect since it is not identified in the Growth Plan.

The new OP should be clear on the Province's transportation infrastructure priorities and the Town should reflect York Region OP's reference and labeling. References in the OP should clearly indicate that this project is not recognized by the Province within the 2031 horizon, as illustrated in the Growth Plan.

Provincial Highways

With regards to proposed developments along Provincial Highways, MTO will need to review and approve all the new developments (Site Plans or Plans of Subdivision/Condominium, etc) located within the highways permit control area. Further, a 14 metre setback will be applied from the highways property for all new above and below structures including retention ponds and internal roads.

Cultural Heritage Resources

The term “significant” or “significance” is used throughout the document when referring to cultural heritage resources. There is some inconsistency as to when the word is *italicized* and our understanding is that italics are an indication that a definition is included in the OP. The definition of “significant” is important. Without consistent italicization of the definition, it could imply there is a range of cultural heritage value which could in turn lead to the conservation and protection of only a select group of cultural heritage resources that are seen to be more important than others.

Since the OP makes reference to “Heritage Impact Assessments”, it is recommended that the Town include a policy to develop detailed criteria and/or terms of reference for this tool. This would include information on the measurement of development and site alteration impacts as this relates to cultural heritage resources (i.e. demolition, shadowing, view obstruction, alterations, etc). This information would be provided in a separate document that the OP could reference similar to detailed urban design guidelines.

Lake Simcoe Protection Plan

On June 2, 2009, the Lake Simcoe Protection Plan (LSPP) came into effect under the authority of the *Lake Simcoe Protection Act, 2008*. The LSPP generally applies to the Lake Simcoe watershed of which when making land use decisions all planning authorities are to ensure that the policies of the LSPP are addressed. The new OP was adopted in June 2010 and is therefore subject to the LSPP.

In addition to incorporating the applicable policies of the LSPP, the OP schedule(s) should indicate that the Town is located within the Lake Simcoe watershed boundary.

The following are sections of the OP which should be expanded to address designated policies of the LSPP:

- Section 7.4 should be expanded to address Policy 4.7-DP of the LSPP;
- Section 7.4.13 needs to be expanded to address Policy 4.8-DP of the LSPP;
- Section 4.9 should be expanded to include Policy 5.6-DP of the LSPP;
- Section 5.7.3.3 needs to be expanded to include natural areas abutting lake Simcoe to conform with Policy 6.21-DP of the LSPP. Once these areas are defined and mapped by the MNR, they will need to be incorporated on a land use schedule if applicable;
- Section 7.5 should be expanded to conform to Policy 6.40-DP of the LSPP;
- The Lake Simcoe Shoreline section of the OP needs to be expanded to conform to Policy 7.14-HR of the LSPP.

Green Energy and Green Economy Act, 2009

The *Green Energy and Green Economy Act, 2009* received Royal Assent on May 14, 2009. This included an amendment to the *Planning Act* where certain projects described in Regulation under the *Green Energy Act* are no longer subject to *Planning Act* approval. More specifically, as of September 24, 2009, renewable energy projects that meet the definition of "renewable energy undertaking" as defined in the *Planning Act* are generally no longer subject to *Planning Act* approval as provided in Section 62.0.2 of the *Planning Act*.

The *Planning Act* exemption means the following planning instruments do not apply to or affect renewable energy undertakings:

- Official Plans;
- Demolition control by-laws;
- By-laws or orders passed under Part V of the *Planning Act* including zoning, site plan, holding and interim control by-laws;
- Development Permit System by-laws

Therefore, some modifications are required to Section 7.7.2, Renewable Energy Systems and the definition of “renewable energy systems” of the OP to address the recent legislation. Please see the Appendix for technical comments on where revisions are required.

It is also recommended that the following general policy be added to section 7.7.2 in accordance with the Region of York OP:

“Those renewable energy undertakings that are exempted from *Planning Act* approvals are subject to the *Green Energy and Green Economy Act, 2009*.”

Greenbelt Plan

Prime Agricultural/Rural Area Refinement

Policy 4.11.1.2 of the OP speaks to refinements to the Prime Agricultural Area or Rural Area designations found in the Greenbelt Plan through a municipal comprehensive review or the provincial review of the Greenbelt Plan in 2015.

Section 3.1.3.2 of the Greenbelt Plan states that, “prime agricultural areas shall not be redesignated in municipal official plans for non-agricultural uses except for: a) refinements to the prime agricultural and rural area designations, subject to the criteria identified in the municipal implementation policies.” The municipal implementation policies in section 5.3 state that municipalities “may amend the designation for prime agricultural areas at the time they bring their official plans into conformity with this Plan.” Therefore, the redesignation (refinement) of prime agricultural areas (boundaries) is only permitted as a one-time opportunity at the time of Greenbelt conformity.

The Region of York undertook a refinement of its prime agricultural and rural area designations as part of its comprehensive official plan review and Greenbelt Plan conformity exercise. Therefore, the East Gwillimbury OP needs to conform to the York OP which has already been amended.

It is recommended that this policy be revised as follows:

“4.11.1.2 Lands designated *Prime Agricultural Area* found in the Protected Countryside of the Greenbelt on Schedule C shall not be redesignated for non-agricultural uses.”

Environmental Protection Area

Currently, section 4.1.4 of the OP states: “development and site alteration shall be prohibited where a natural heritage evaluation indicates that development would have a negative impact (Core Area) or net negative impact (Supporting Area) (after replacement and enhancement has been applied if appropriate) on

the Natural Heritage System or the environmental functions, attributes or linkages for which the lands were identified.”

This section appears to be consolidating a number of provincial policies into a single policy for ease of interpretation. These concepts should be broken down into separate policies.

This section should be revised to require a Natural Heritage Evaluation where development or site alteration is proposed on or adjacent to a key natural heritage feature or a key hydrological feature. Also, to ensure compliance with sections 2.1.4, 2.1.5 and 2.1.6 of the PPS, this section of the OP should be expanded to prohibit development and site alteration unless the natural heritage evaluation demonstrates no negative impact on the natural features or on their ecological functions. Further, the Town should include a definition for ‘adjacent lands’ for properties outside the ORMCP and Greenbelt Plan area to help clarify when a natural heritage evaluation is required.

Lastly, both the PPS and Greenbelt Plan do not support a replacement or enhancement concept for provincial features therefore this statement should be revised to clarify that it does not apply to provincially significant features.

Replacement or Enhancement for Natural Features

A number of policies for lands within the Natural Heritage System and environmental features are providing a “net gain” or “replacement approach” policy test. This is not consistent with the PPS test of not permitting development and site alteration in provincially significant natural features unless it has been demonstrated that there will be “no negative impacts” on the natural features or their ecological functions. Therefore the applicable policies should be revised to clarify that this policy test does not apply to provincially significant features. Further discussion may be warranted between the Region, Town and Province to understand the Town's intent.

Sewage and Water and Infrastructure Policies

The Greenbelt Plan includes specific policies for sewage and water infrastructure policies in Section 4.2.2. These have not been incorporated into the OP and therefore need to be addressed in order to ensure Greenbelt Plan conformity. Please see the detailed comments in the Appendix to this letter.

Conditional Zoning

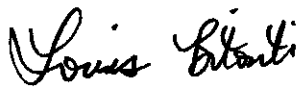
Section 8.6 of the OP includes policies for Conditions of Zoning. The addition of a new subsection 34(16) to the *Planning Act*, enables municipalities to impose zoning by-laws with prescribed conditions if an official plan contains policies relating to zoning with conditions. Subsection 34(16.1), to the *Planning Act* states that prescribed conditions may also be subject to limitations, and subsection 34(16.2), provides that when conditions are imposed on zoning by-

laws, the municipality may require the owner of land to enter into an agreement registered against the land to enforce the conditions related to the zoning by-law.

However, the regulation on zoning with conditions, wherein "prescribed conditions" would be provided is still forthcoming therefore it is premature to implement zoning with conditions policies into the OP at this time when it is unknown what the prescribed conditions and limitations may be. In addition, more detailed policies may be required when the regulation is released. Therefore, the Ministry recommends that Section 8.6 be deleted as it is premature at this time.

MMAH looks forward to discussing any comments in this letter further with the Region and Town so that York Region can move forward with their approval. We have reviewed the proposed modifications that the Region has kindly shared with us and acknowledge many of the proposed modifications address concerns raised herein. However, there still remain some outstanding matters that we anticipate that the Region will address in its decision-making. Should you have any questions, please feel free to contact the undersigned at (416) 585-6563.

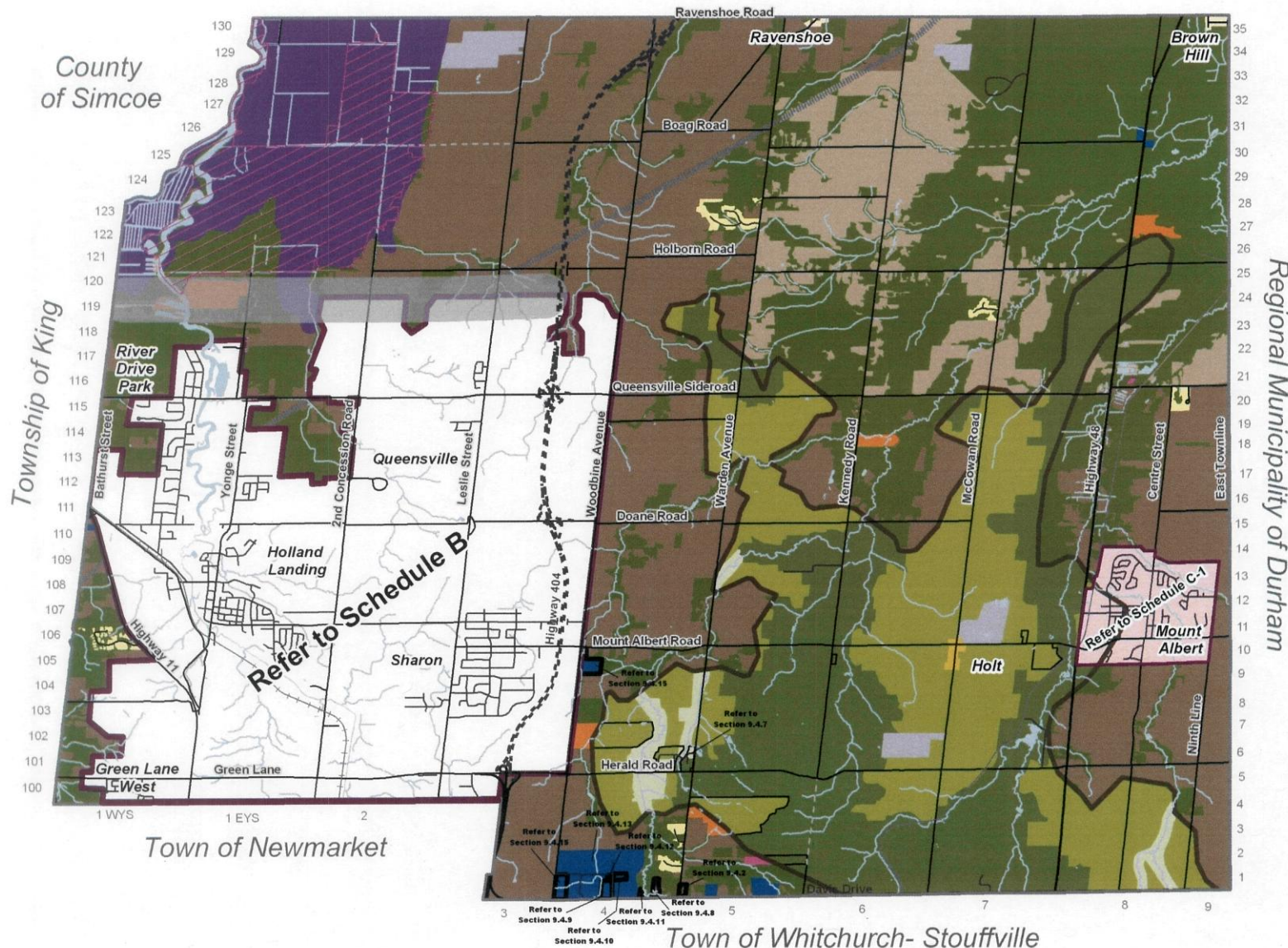
Sincerely,



Louis Bitonti, MCIP, RPP
Senior Planner
Municipal Services Office – Central

- c. Ray Valaitis, OMAFRA
Dorothy Moszynski, MOE
Katherine Kirzati, MTC
Heather Doyle, MTO
Steven Strong, MNR

Town of Georgina



Town of
East Gwillimbury

Official Plan Schedule C Rural Planning Area Land Use Plan

- Greenbelt Protected Countryside**
- Prime Agricultural Area
 - Rural Area
 - Greenbelt Settlement Area
 - Greenbelt Hamlet
 - Holland Marsh Specialty Crop Area
 - Holland Marsh Wetland Complex
 - Environmental Protection Area
 - Aggregate Extraction Area
 - Estate Residential Area
 - Recreation Area
 - Rural Industrial Area
 - Closed Waste Disposal Sites
- Oak Ridges Moraine (ORM) Conservation Plan Area ***
- ORM Natural Core Area
 - ORM Countryside Area
 - ORM Hamlet
 - ORM Natural Linkage Area
 - ORM Special Provision Areas
- Urban Planning Area**
- Hydro Corridor
 - Provincial Freeway Route (approved)
 - Proposed Provincial Freeway
 - Existing Road
 - Unopened Road Allowance
 - Railway
 - Waterbody*
 - Watercourse*

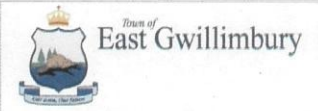
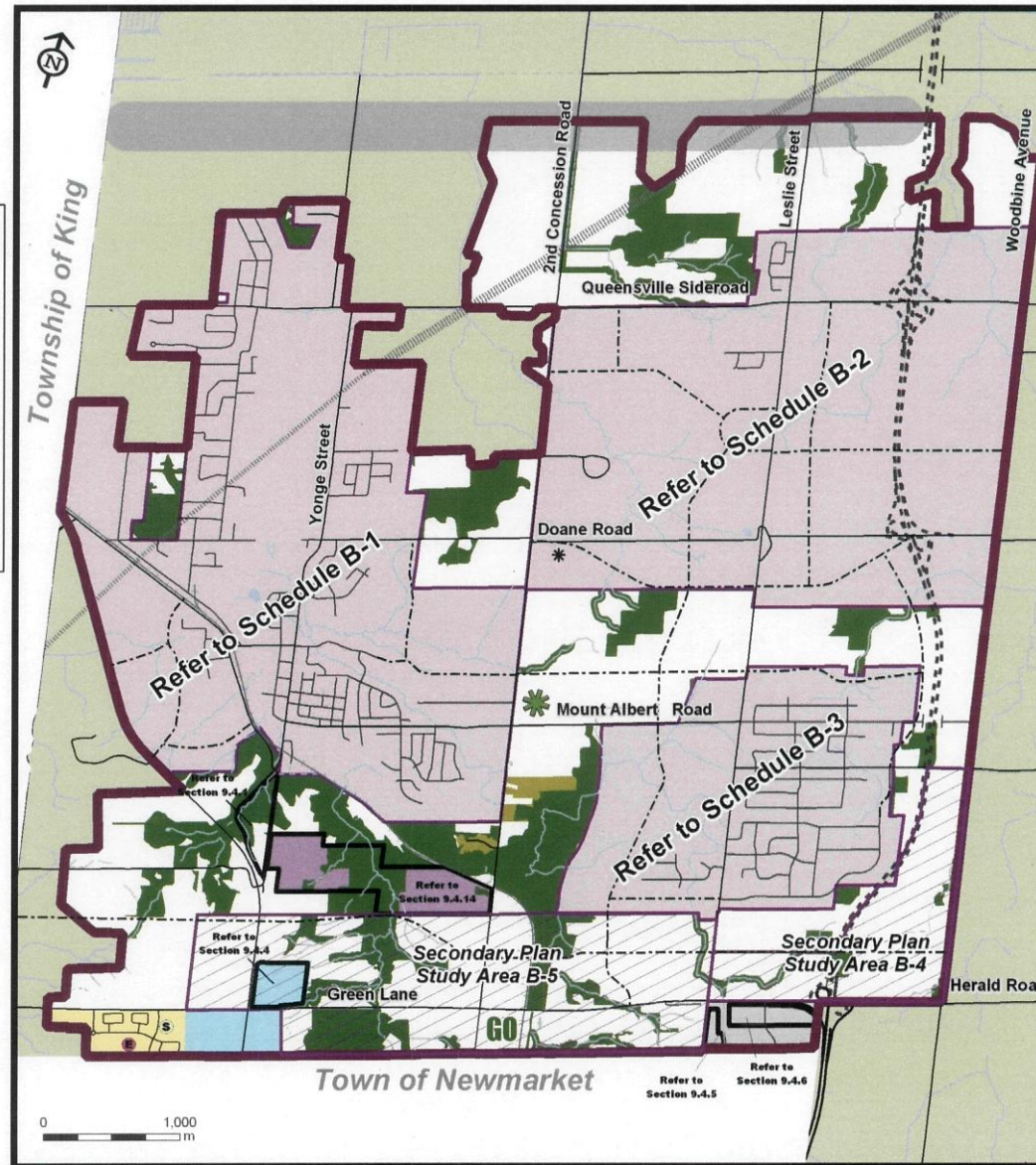
Note:
This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.

© Copyright The Town of East Gwillimbury, June 2010
© Copyright The Regional Municipality of York, 2008-09
* Includes Queen's Printer for Ontario 2003-2008

0 1,000
m



Town of East Gwillimbury Key Map



Official Plan Schedule B Urban Planning Area Land Use Plan

- Greenbelt - Protected Countryside*
- Existing Secondary Plan Area
- New Secondary Plan Area
- General Employment
- Low Density Residential
- Estate Residential
- Commercial Mixed Use
- Environmental Protection Area (Refer to Schedule D)
- Recreation Area
- Agricultural/Future Urban Area
- Special Provision Area (Refer to Section 9.4)
- Conceptual Central Park Location
- GO Station
- Proposed Elementary School
- Proposed Secondary School
- Hydro Corridor
- Provincial Freeway Route (approved)
- Proposed Provincial Freeway
- Road
- Proposed Collector Road
- Railway
- Waterbody*
- Watercourse*

* Doane Road Alignment Under Review Through EA Process

Note:
This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.

© Copyright, The Town of East Gwillimbury, June 2010
© Copyright, The Regional Municipality of York, 2008-09
* Includes © Queen's Printer for Ontario 2003-2008

East Gwillimbury Official Plan (June 2010)
Submission Review

Submission No.: D06.2010.EG.01.001	Submission Author: Labreche Paterson & Associates Inc. Client: Various restaurants and the Ontario Hospitality Restaurant Hotel and Motel Association Location: Municipal wide Local Participation: Yes
Submission Comments	York Region Responses
Object to the prohibition of drive-through restaurants in OP. Their position is that these types of policies should be dealt with at secondary plan level and/or zoning by-law stage and not at the OP level.	Regional OP (2010) contains policies in the Air Quality and Climate Change section that require the Region to work with agencies and stakeholders to implement clean air initiatives and best practises. Prohibition is consistent with Growth Plan policy 4.2.4.c) and above Regional OP policies. Regional staff support policies in Town's new OP which can be elaborated upon in secondary plan and zoning by-law.

Submission No.: D06.2010.EG.01.002	Submission Author: IBI Group Client: Dorzil Development and Bazil Developments. Location: 100 acre site at northwest corner of Green Lane & 2 nd Conc. Rd. Local Participation: Yes
Submission Comments	York Region Responses
- Green Lane and Bayview (2nd Concession). - Density requirement of 2.5 FSI is not achievable. 35 % Affordable Housing is not achievable. - Tableland woodlots should be accepted as parkland dedication. - Sustainable Development Evaluation System needs a public process prior to finalization. - Policies should be consistent with Development Charges Act. - Residential development linkage to development of employment land is unfair. - Policies on medium density too prescriptive.	2.5 FSI is long term objective and may not be met in the short term. 35% affordable housing is a Provincial requirement. - Tableland woodlot is a local issue. - For energy efficiency matters, the local municipality may be more stringent than the Region or Province. - Contact information has been added to the mailing list.

East Gwillimbury Official Plan (June 2010)
Submission Review

• Energy efficiency standards should be encouraged rather than mandated. • Community Energy Plan needs to be finalized. • Compliance to District Energy policies too prescriptive.	
Request for meeting with Regional staff.	

Submission No.: D06.2010.EG.01.003	Submission Author: Paul Hope Client: N/A Location: NW corner of Green Lane & Woodbine Ave. Local Participation:
Submission Comments	York Region Responses
Request to relocate road at north end of his property so it aligns with access to Shawniki golf course.	Can be dealt with at secondary plan stage. Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.004	Submission Author: Donna Nason Client: Peat Farmers of Ontario Location: Rural/Agricultural area of municipality Local Participation: Yes
Submission Comments	York Region Responses
Object to policies that restrict private landowner rights to extract peat moss. Request for Notice of Decision	• Regional OP (2010) contains policies that limit site alteration. No specific policy dealing with peat moss extraction. • The Conservation Authority does not support peat extraction in wetland areas. • Same issue identified in appeal to Regional Official Plan. Await outcome of this appeal and potentially apply similar resolution to local appeal/objection. • Contact information has been added to the mailing list.

East Gwillimbury Official Plan (June 2010)
Submission Review

Submission No.: D06.2010.EG.01.005	Submission Author: Fraser Milner Casgrain LLP Client: Not identified. Location: Local Participation:
Submission Comments	York Region Responses
Issue not identified. Request for Notice of Decision.	Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.006	Submission Author: Augusta National Inc. Client: not identified Location: Local Participation:
Submission Comments	York Region Responses
Location and issue not identified. Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.007	Submission Author: Westin Consulting Group Client: Owners in Mt. Albert and Queensville areas. Location: Local Participation:
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.008	Submission Author: Aird & Berlis LLP Client: Location:
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

East Gwillimbury Official Plan (June 2010)
Submission Review

Submission No.: D06.2010.EG.01.009	Submission Author: FMC Law Client: J.C. Murrell Location: Local Participation:
Submission Comments	York Region Responses
Size and location of proposed Town park. Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.010	Submission Author: HBR Planning Centre Client: Location: Mt. Albert Local Participation:
Submission Comments	York Region Responses
Feb 4, 2011 letter identifies “Parks and Open Space” issue in Mt. Albert. Applicant requests link to Natural Heritage Evaluation policies to determine precise limits of development for “Parks” and “Open Space” lands. Additional Feb 4, 2011 letter identifies issue with severance policy in “rural” area for farm consolidation. Policy revision requested. Request for Notice of Decision	Town working with applicant . Policy revisions or deferral may be required. Policy being requested appears consistent with Provincial and Regional policy. Local issue. Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.011	Submission Author: Chris Barnett – Davis LLP Client: Location: Local Participation:
Submission Comments	York Region Responses
Specific issue not identified. Request for Notice of Decision	Contact information has been added to the mailing list.

East Gwillimbury Official Plan (June 2010)
Submission Review

Submission No.: D06.2010.EG.01.012	Submission Author: Lezlie Phillips Client: Liberty Developments Location: Property located on west side of Woodbine, Pt. Lots 13, 14, Conc 3 Local Participation:
Submission Comments	York Region Responses
Property formerly within designated employment area in earlier version of Towns OP. Adopted version excludes lands from “Urban Area”, now designated for “Agricultural” uses. Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.013	Submission Author: QX4 Investments Limited Client: Living Water Faith Fellowship Location: north side of Green Lane, near Leslie Street. Local Participation:
Submission Comments	York Region Responses
No provision in EG OP to allow institutional uses in employment areas. Proponent has application for multi-use place of worship facility on north side of Green Lane, near Leslie Street. Request for Notice of Decision	Transition provisions should apply Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.014	Submission Author: Deborah Firestone Client: Location: 18839 2 nd Concession. Local Participation:
Submission Comments	York Region Responses
Request to be included in urban area – Low Density Residential designation within Holland Landing Secondary Plan. Request for Notice of Decision	Subject to ROPA #1. Contact information has been added to the mailing list.

East Gwillimbury Official Plan (June 2010)
Submission Review

Submission No.: D06.2010.EG.01.015	Submission Author: Black Sutherland LLP Client: Stone Valley Developments Location: . Local Participation:
Submission Comments	York Region Responses
Concern with ROPA # 1 (urban expansion) No comment/issue on EG OP filed with Region. Urban boundary/designation issue expressed at local level. Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.016	Submission Author: Townsend and Associates Client: Not identified. Location: Not identified. Local Participation:
Submission Comments	York Region Responses
No specific issue identified. Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.EG.01.017	Submission Author: FMC Law Client: Cliff Murrell, Ted Murrell Location: 878 & 893 Mt. Albert Road Local Participation:
Submission Comments	York Region Responses
Issue with proposed "Conceptual Central Park" designation on portion of property. Request for Notice of Decision	Contact information has been added to the mailing list.

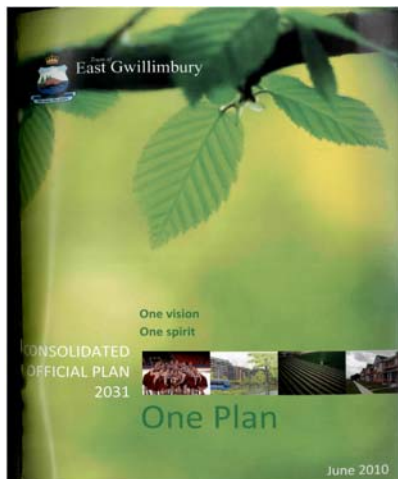


East Gwillimbury Official Plan (2010)

Presentation to the Planning
and Economic Development
Committee
(Report #3)

Paul Belton, Manager, Community Planning
October 5, 2011

East Gwillimbury Official Plan (2010)



Overview

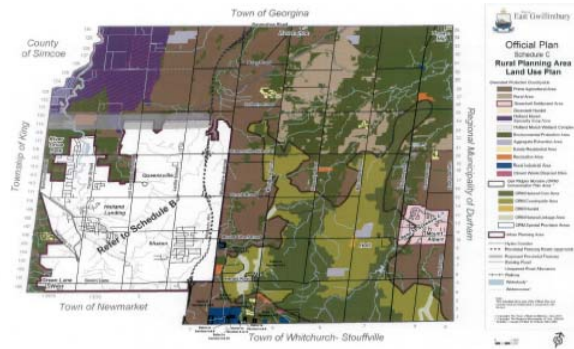
- ❑ "New vision for the municipality"
- ❑ Extensive Public Engagement
- ❑ Respecting Provincial and Regional Policies
- ❑ Recommendation - York Region supports approval



Planning and Economic Development Committee
Oct 5, 2011

Slide 2

The East Gwillimbury Plan represents good planning



“A New Municipal Vision - One Town”

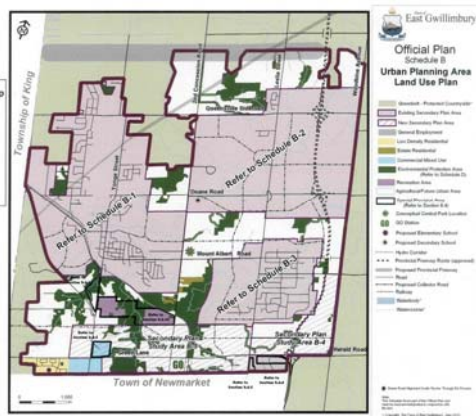
- Complete, Sustainable, Comprehensive Community
- Balanced approach for agriculture, natural environment, eco tourism



Planning and Economic Development Committee
Oct 5, 2011

Slide 3

The East Gwillimbury Plan represents good planning



“A New Municipal Vision - One Town”

- ❑ Connected series of urban areas.
- ❑ Planned urban structure: orderly and functional
- ❑ Mixed use, transit oriented, vibrant centres,



Planning and Economic Development Committee
Oct 5, 2011

Slide 4

Residents, business community,
agencies have had meaningful participation

Extensive Public Engagement

- ❑ Consultation process started in late 2006
- ❑ Numerous Council meetings, Open Houses, and Statutory Public Meetings;
- ❑ Thorough detailed background studies
- ❑ Local Council reviewed and fully considered submission comments.



Planning and Economic Development Committee
Oct 5, 2011

Slide 5

The East Gwillimbury Official Plan respects
Provincial and Regional policies

The Plan, as modified, is consistent and conforms to Provincial and Regional policies

- ❑ The Provincial Policy Statement (2005)
- ❑ Provincial Plans (Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan)
- ❑ Regional Official Plan (2010)



Planning and Economic Development Committee
Oct 5, 2011

Slide 6

OMB is now the approval authority

York Region supports approval of the East Gwillimbury Plan

- ❑ The Plan has been appealed to the Ontario Municipal Board (OMB) for no decision within 180 days
- ❑ OMB be advised that York Region supports the approval of the East Gwillimbury Official Plan, subject to modifications.
- ❑ Regional staff be authorized to attend the OMB in support of Regional Council's decision, and sign Minutes of Settlement, if appropriate .



*Planning and Economic Development Committee
October 5, 2011*

Slide 7