

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

**File 19OP-2009-001**

As approved by the Ontario Municipal Board  
through orders issued  
December 13, 2012 and March 5, 2013

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

**PART A - THE PREAMBLE**

**1. Purpose of the Amendment:**

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

**2. Location:**

This urban expansion is within the Town of East Gwillimbury as shown on attached Figures 1 to 8, being excerpts from Maps 1 to 6, Maps 8 and 11 of the York Region Official Plan – December 2009 (as amended through Ontario Municipal Board Decision of December 13, 2012).

**3. Basis:**

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

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

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

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

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

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

This Proposed Amendment provides for identification of an urban expansion area in the Town of East Gwillimbury consistent with the growth management work undertaken by the Region and the Town of East Gwillimbury as well as amending policies that referred to future urban expansion and the definition of New Community Area which referred to asterisks on Map 1.

## **PART B - THE AMENDMENT**

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached Figures 1 to 8 being excerpts from Maps 1 to 6, Map 8, and Map 11 of the York Region Official Plan – December 2009 (as amended through Ontario Municipal Board Decision of December 13, 2012), constitutes Amendment 1 to the Official Plan for the Region of York.

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

1. That Map 1 – Regional Structure as shown on Figure 1 following is amended by designating the lands outlined in black and coloured pink within the Town of East Gwillimbury as Urban Area and continuing to identify lands within the subject lands as part of the Regional Greenlands System and a Regional Corridor.
2. That Map 2 - Regional Greenlands System as shown on Figure 2 following is amended by designating the lands outlined in black and coloured pink within the Town of East Gwillimbury as Urban Area and continuing to identify lands within the subject lands as part of the Regional Greenlands System.
3. That Map 3 - Environmentally Significant Areas and Life Science Areas of Natural and Scientific Interest as shown on Figure 3 following is amended by designating the lands outlined in black and coloured pink within the Town of East Gwillimbury as Urban Area.
4. That Map 4 – Key Hydrologic Features as shown on Figure 4 following is amended by designating the lands outlined in black and coloured pink within the Town of East Gwillimbury as Urban Area and continuing to identify Wetlands and Permanent or Intermittent Streams within the subject lands.

5. That Map 5 – Woodlands as shown on Figure 5 following is amended by designating the lands outlined in black and coloured pink within the Town of East Gwillimbury as Urban Area and continuing to identify Woodlands and Conservation Areas/Regional Forest within the subject lands.
6. That Map 6 – Wellhead Protection Areas as shown on Figure 6 following is amended by designating the lands outlined in black and coloured pink within the Town of East Gwillimbury as Urban Area and continuing to identify lands within the subject lands as part of the Wellhead Protection Area.
7. That Map 8 – Agricultural and Rural Areas as shown on Figure 7 following is amended by deleting the lands hatched in black from the Agricultural Area in the Town of East Gwillimbury.
8. That Map 11 Transit Network as shown on Figure 8 following is amended by designating the lands outlined in black and coloured pink within the Town of East Gwillimbury as Urban Area and continuing to identify Regional Rapid Transit Corridors and Regional Transit Priority Network and Existing Commuter Rail Line within the subject lands.

# EXCERPT FROM MAP 1

## REGIONAL STRUCTURE

-  Regional Centre
-  Regional Corridor
-  Subway Extension
-  Urban Area
-  Towns and Villages
-  Regional Greenlands System (Schematic, See Map 2 for details)
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Natural Core Area Designation
-  Natural Linkage Area Designation
-  Countryside Area Designation / Hamlet
- Greenbelt Plan**
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Holland Marsh Specialty Crop Area
-  Area Subject to the Lake Simcoe Protection Plan
-  Parkway Belt West Plan
-  Ministers Decision on ORMCP Designation Deferred
- Provincial Highways**
-  Existing
- Controlled Access Highway**
-  Under Construction
- Planned Corridors - Transportation**
-  Proposed - EA Approved
-  Conceptual - Alignment Not Defined
-  Municipal Boundary
-  Regional Boundary

Note: For detailed land use designations outside of the Urban Area, Towns & Villages and Natural Core and Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan see Map 8 - Agricultural and Rural Area and policy 5.1.12



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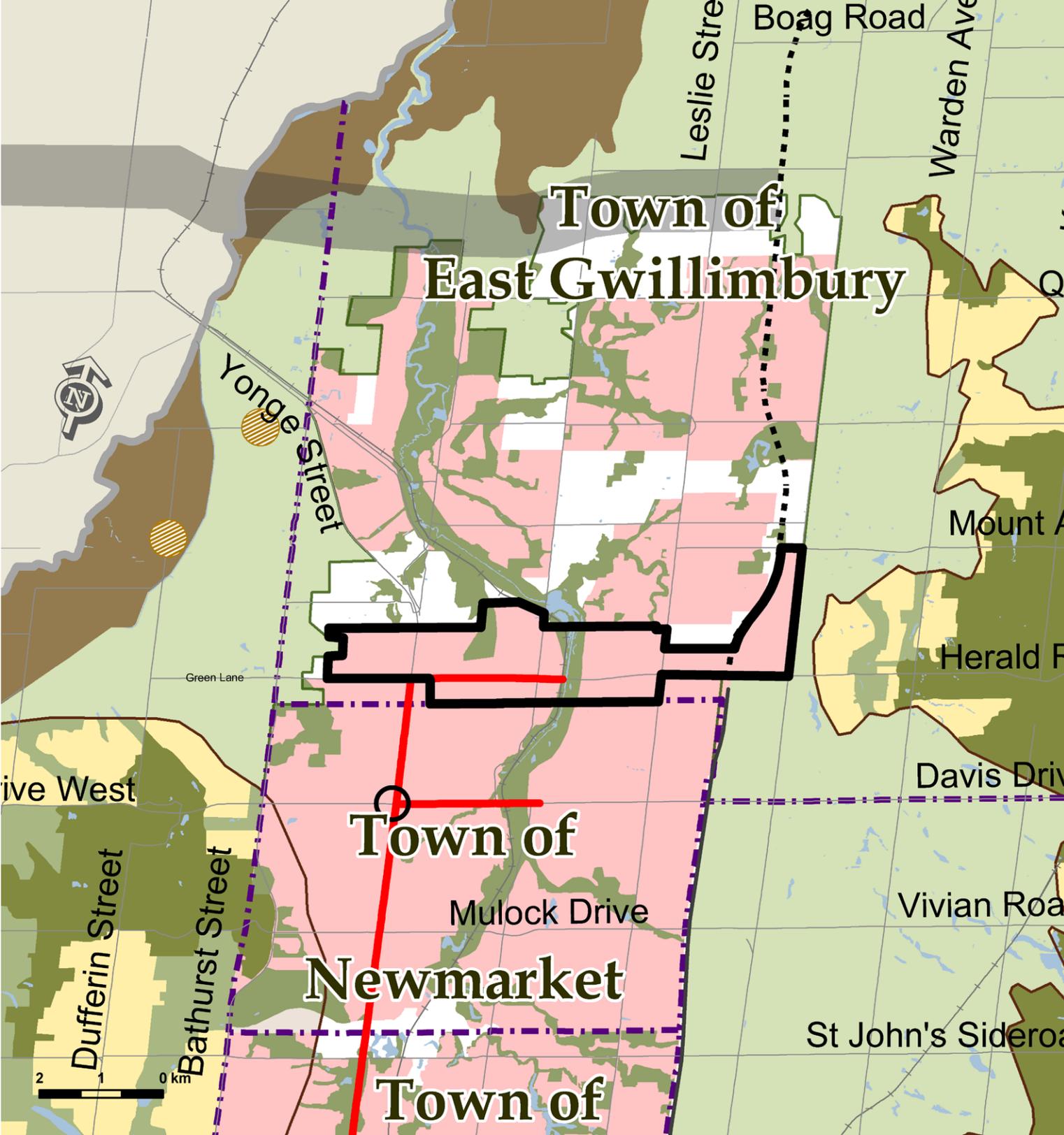


Figure 1

**EXCERPT FROM MAP 2**  
**REGIONAL GREENLANDS**  
**SYSTEM**

-  Regional Greenlands System
-  Greenlands System Vision
-  Urban Area
-  Towns and Villages
-  Hamlet
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
-  Greenbelt Plan
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Area Subject to the Lake Simcoe Protection Plan
-  Provincial Highways
-  Existing
-  Under Construction
-  Municipal Boundary
-  Regional Boundary

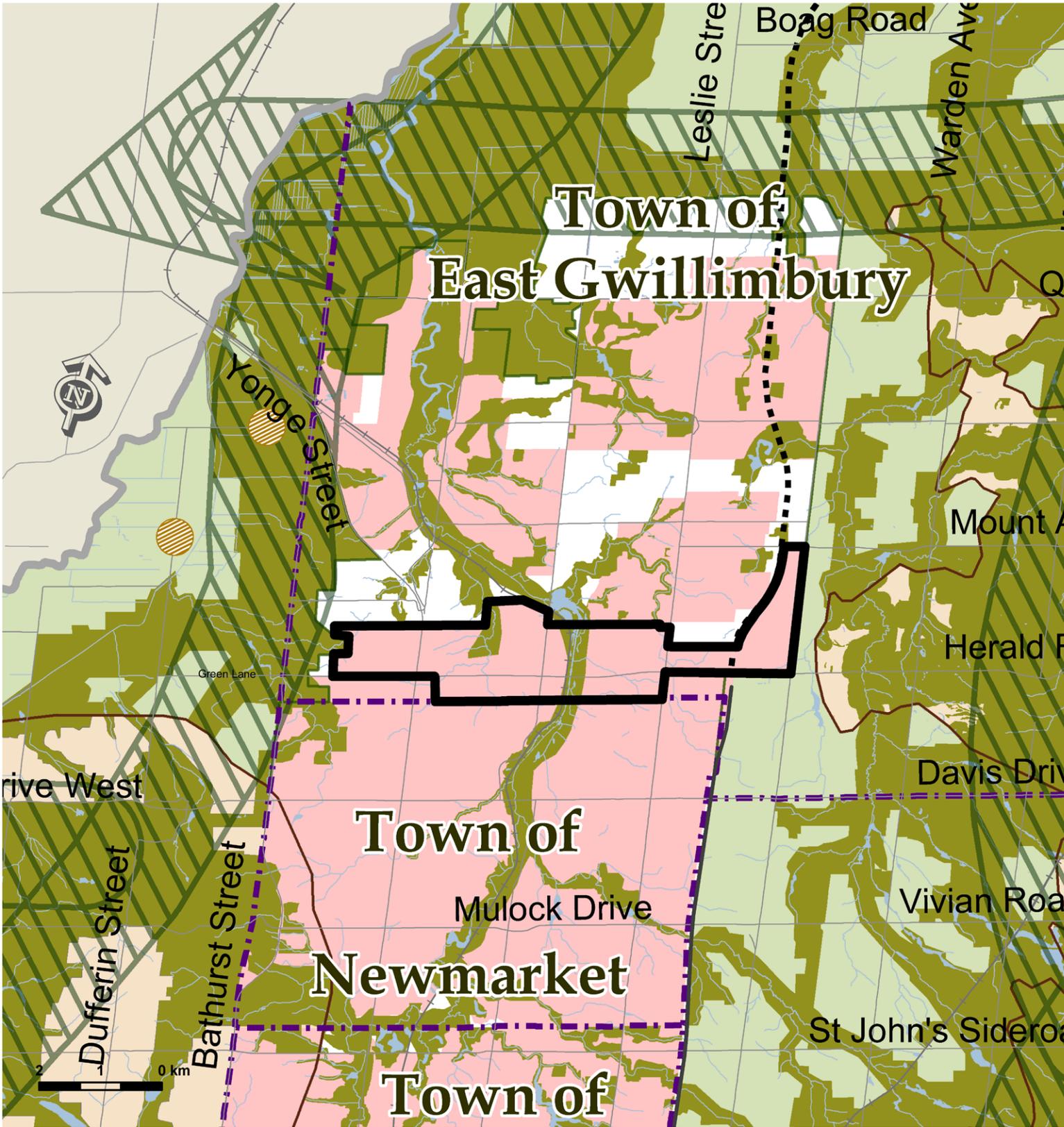
\*The Greenlands System Vision identified on Map 2 of this Plan is intended to conceptually identify, with broad arrows, the general location of corridors within and beyond the Region that will perform major linkage functions on a Regional scale and will be further assessed as part of ongoing planning initiatives



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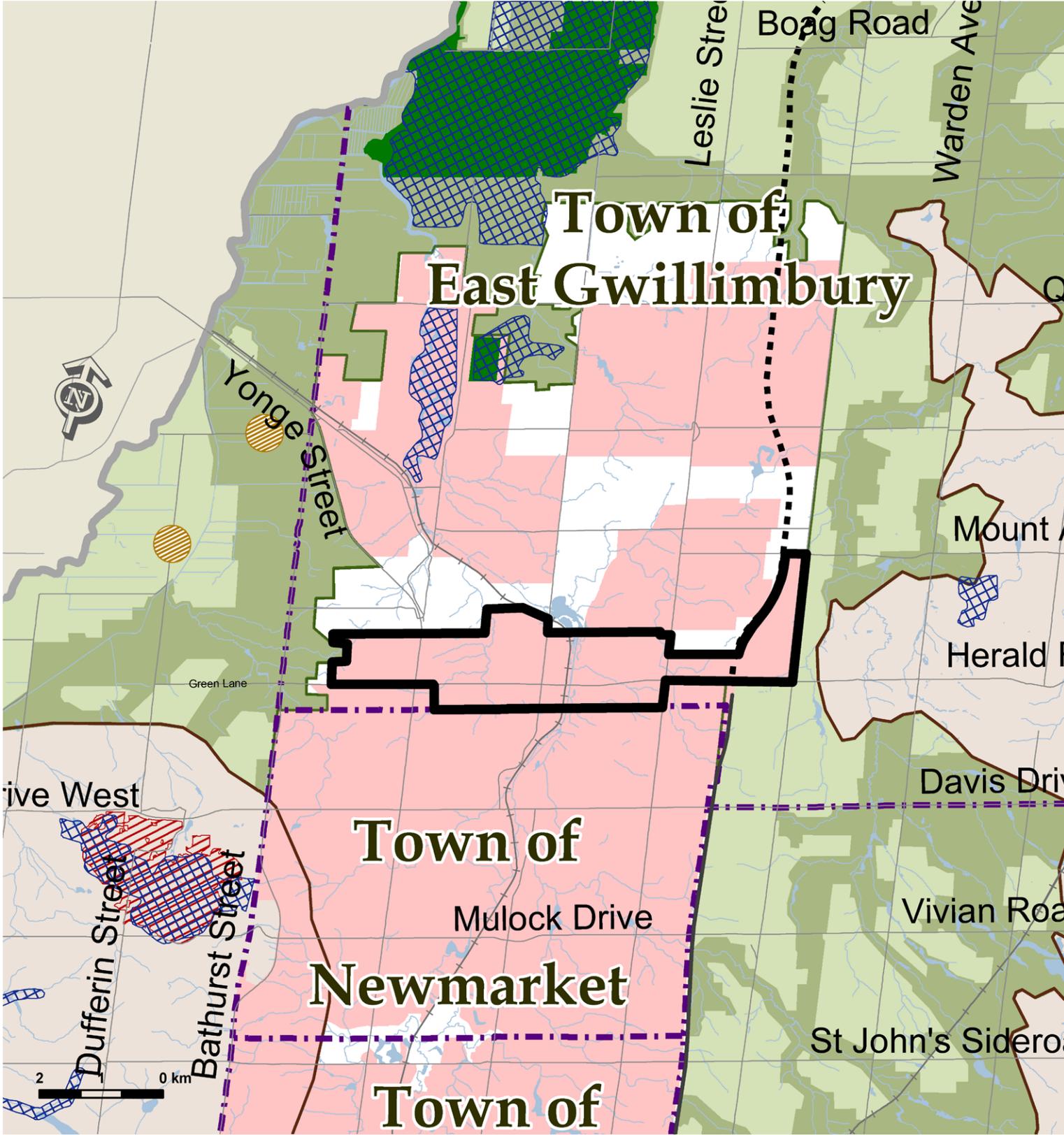
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**Figure 2**



**EXCERPT FROM MAP 3**

**ENVIRONMENTALLY SIGNIFICANT AREAS AND AREAS OF NATURAL AND SCIENTIFIC INTEREST**



-  Environmentally Significant Area
-  Earth Science Areas of Natural and Scientific Interest  
-Provincial and Regional\* Approved
-  Life Science Areas of Natural and Scientific Interest  
-Provincial and Regional Approved
- Oak Ridges Moraine Conservation Plan**
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
- Greenbelt Plan**
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Natural Heritage System
-  Urban Area
-  Towns and Villages
-  Hamlet
- Provincial Highways**
-  Existing
-  Under Construction
-  Municipal Boundary
-  Regional Boundary

\*Excludes Regionally Significant Earth Science ANSI's that are not on the Oak Ridges Moraine



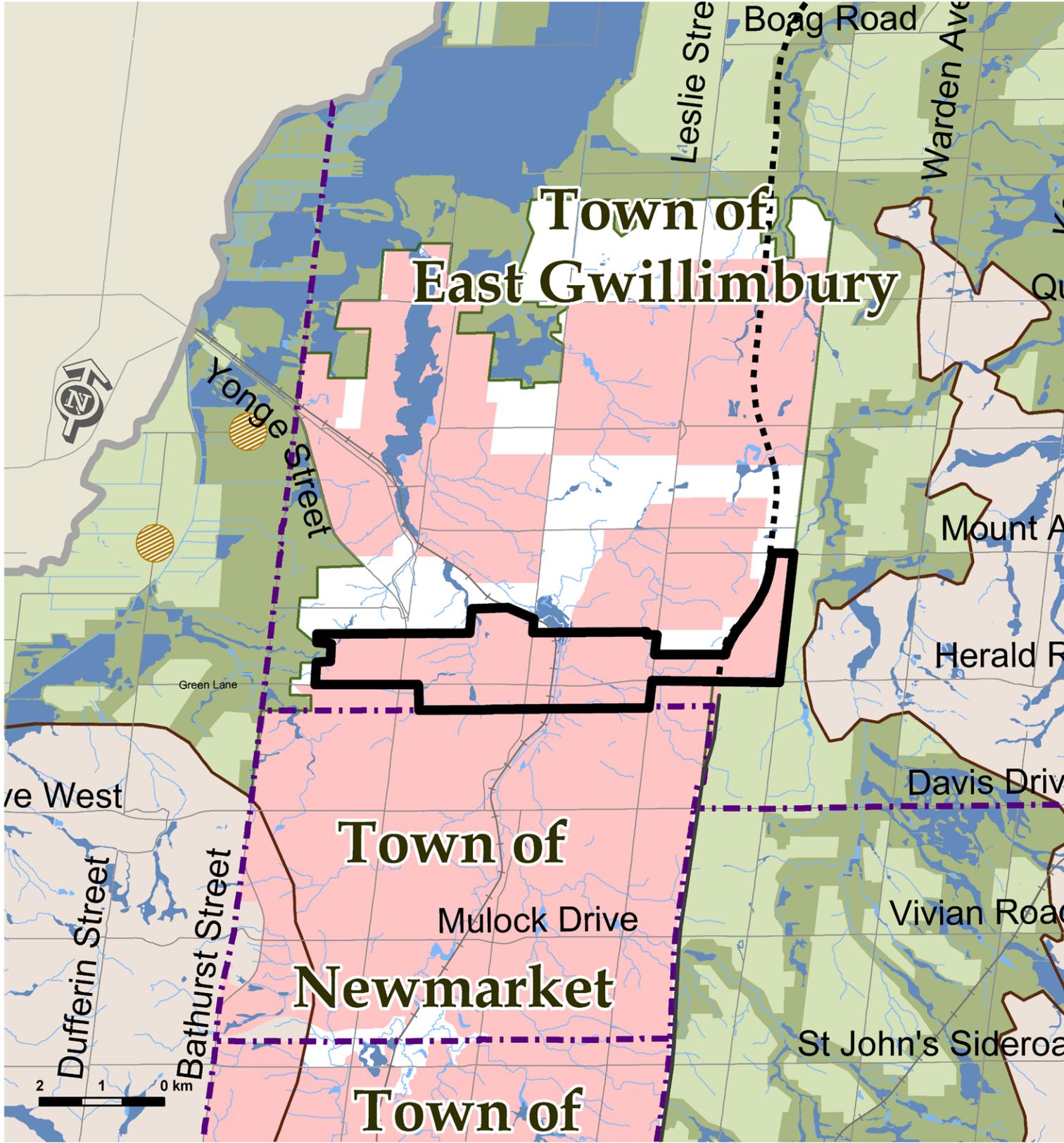
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**Figure 3**

**EXCERPT FROM MAP 4**

**KEY HYDROLOGIC FEATURES**



- Provincially Significant and Provincial Plan Area Wetlands
- Other Evaluated Wetlands
- Kettle Lake
- Permanent or Intermittent Stream\*
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area
- Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Natural Heritage System
- Urban Area
- Towns and Villages
- Hamlet
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Municipal Boundary
- Regional Boundary

\* to be confirmed through application of the policies of this plan

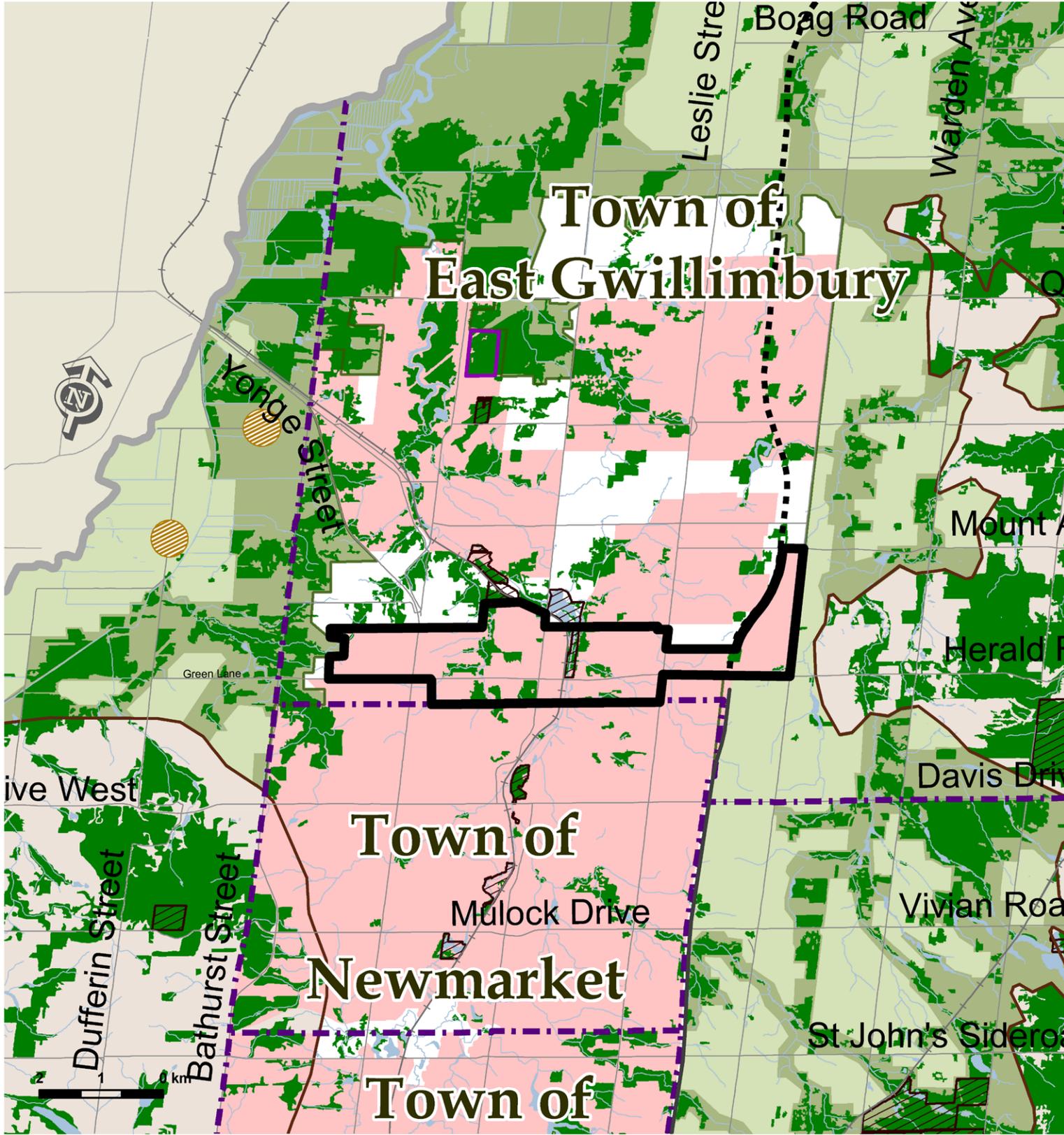
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**Figure 4**

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



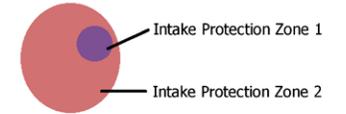
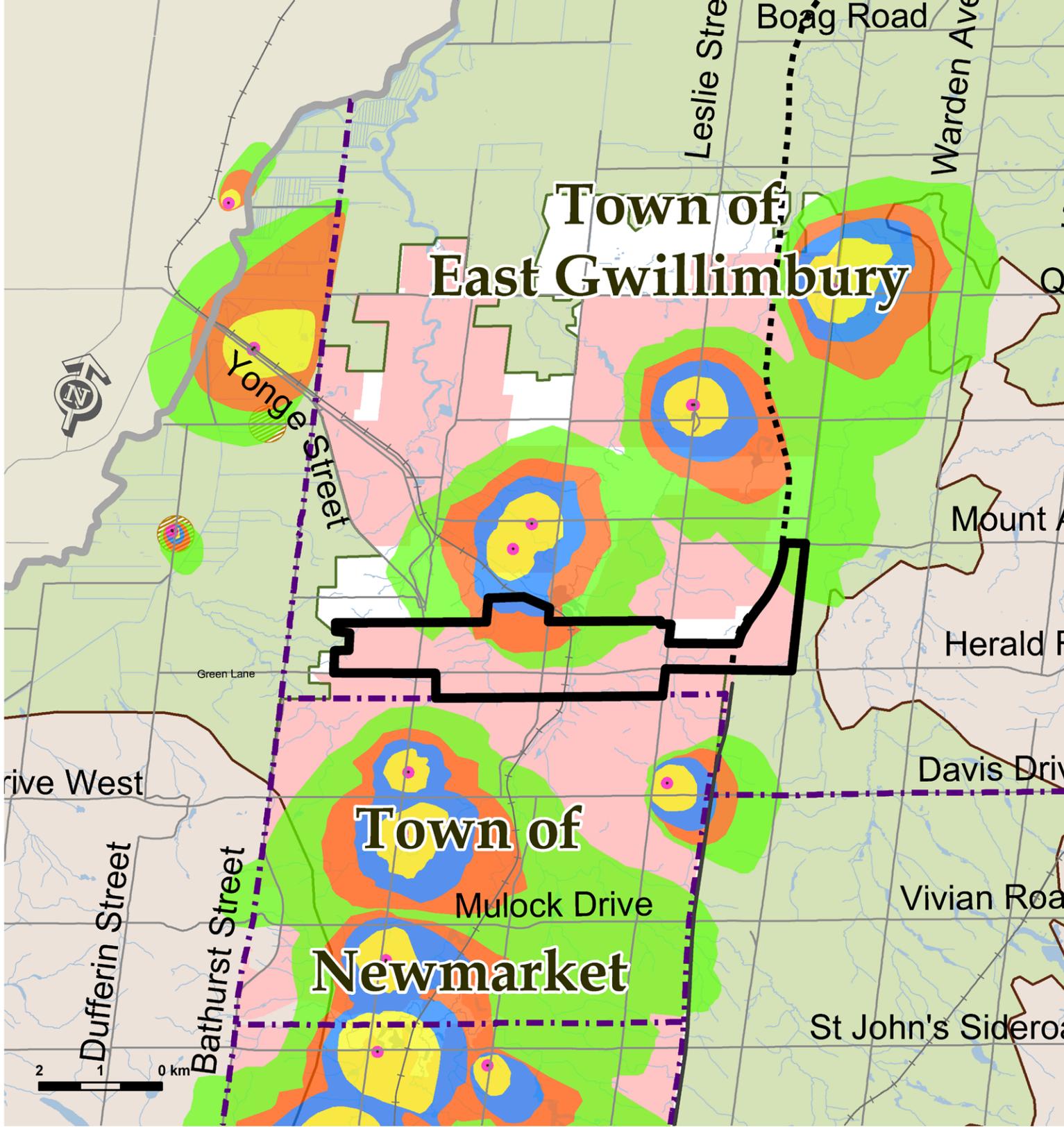
- Woodlands
- Conservation Area / Regional Forest
- Provincial Park/ Nature Reserve
- Rouge Park
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area
- Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Natural Heritage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

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**Figure 5**

**EXCERPT FROM MAP 6**

**WELLHEAD PROTECTION AREAS and INTAKE PROTECTION ZONES**



- Urban Area
- Towns and Villages
- Hamlet
- Municipal Boundary
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area
- Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Area Subject to the Lake Simcoe Protection Plan
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction



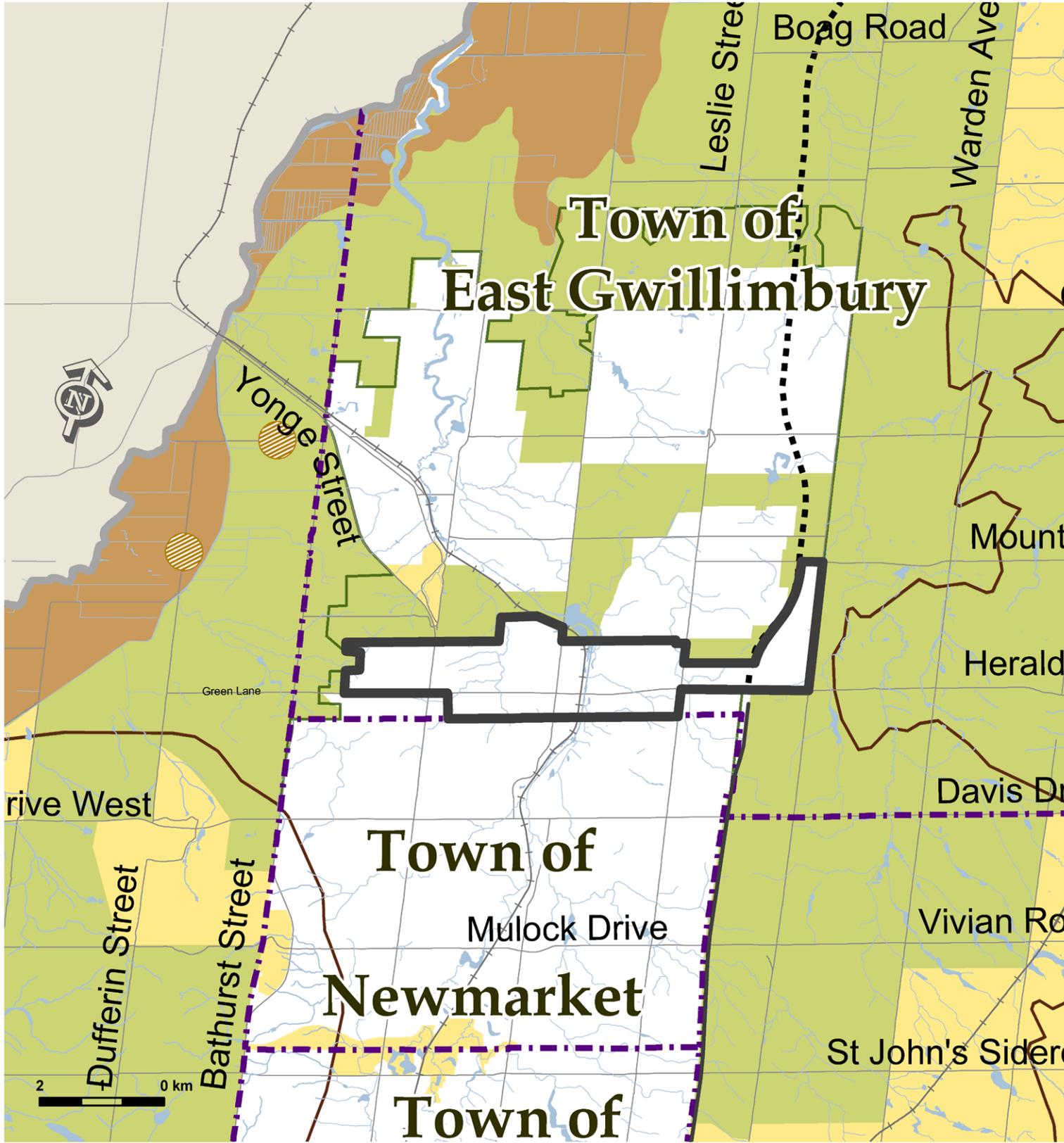
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**Figure 6**

**EXCERPT FROM MAP 8**

**AGRICULTURAL AND RURAL AREA**



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

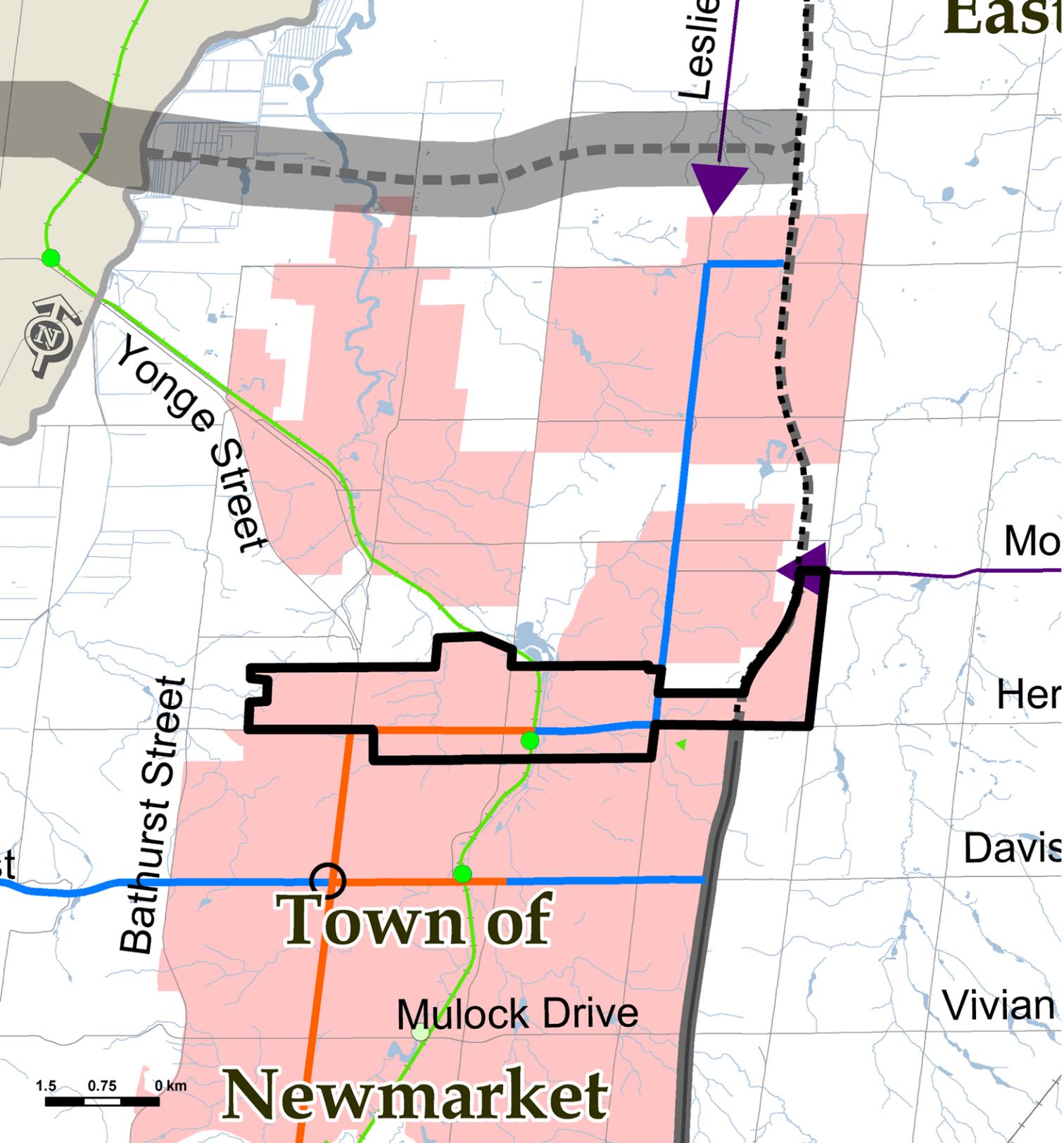


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**Figure 7**

**EXCERPT FROM MAP 11  
TRANSIT NETWORK**



- Urban Transit Service
  - Towns and Villages
  - Regional Centre
  - Potential Commuter Rail Line
  - Existing Commuter Rail Line
  - Proposed GO Station
  - Existing GO Station
  - Railyards
  - Regional Rapid Transit Corridors
  - Special Study Areas ^
  - Rural Transit Links
  - Subway Extension
  - Highway 407 Transit Way
  - Regional Transit Priority Network
  - Regional Transit Priority Network Proposed
  - Highway Bus Service
  - Highway Bus Service Proposed
  - Railway
- Provincial Highways**
- Existing
  - Under Construction
- Controlled Access Highway**
- Existing
  - Under Construction
- Planned Corridors - Transportation**
- Proposed -EA Approved\*
  - Conceptual - Alignment Not Defined \*\*

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

\* Highway 404 extension past Ravenshoe and Highway 400-404 link - route approved  
Highway 427 extension to Major Mackenzie Drive West EA approved

\*\*Conceptual only. Environmental Assessment of the broad study area required to determine alignment.

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



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**Figure 8**