

**Proposed
Amendment No. 53
to the Region of
York
Official Plan**

AMENDMENT NO. 53 TO THE YORK REGION OFFICIAL PLAN

PART A – THE PREAMBLE

Purpose of the Amendment

The purpose of the amendment is to expand the urban area boundary of the Town of Aurora by redesignating approximately 445 ha (1,100 acres) of land from “Rural Policy Area” to “Urban Area”.

Location

This Amendment applies to lands located in the northeast portion of the Town of Aurora. They are known as the 2C lands and shown on Figure 1. The site is located between the Marsh Creek and Highway 404, extending from the Newmarket/Aurora boundary to north of Wellington Street.

Basis

The 2C lands are required to meet the Town’s 2026 population and employment projections set out in Table 1 of the Regional Official Plan. The Town needs to accommodate an additional 18,000 to 19,000 persons and 12,450 jobs to meet the Region’s 2026 forecasts.

The 2C lands are the Town’s only remaining option for greenfield development as there are no other greenfield lands available for development within the Town. Development and servicing of the 2C lands represents a logical and contiguous expansion of the 2B lands.

Hemson Consulting has completed a fiscal impact analysis as part of the planning justification for the ROPA and concluded that development of the 2C lands will have a net fiscal surplus to both the Town and the Region at full built out.

A Secondary Plan that includes land policies and schedules will be prepared by the Town of Aurora. The Secondary Plan is required to conform to the density, intensification targets, community design and other provisions of the Provincial Growth Plan. Preliminary conclusions set out in background reports prepared by Hemson Consulting and endorsed by the Town of Aurora indicate that an overall density of 51 residents and jobs per net hectare can be achieved by applying a residential density of 32 units per net hectare and 45 jobs per net hectare.

PART B – THE AMENDMENT

Introduction

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the following map changes constitutes proposed Amendment No. 53 to the Official Plan for York Region.

Details of the Amendment

The Official Plan for York Region is hereby amended by:

1. Map 5 – Regional Structure, is amended by designating the area bounded by Marsh Creek, Highway 404, lot lines north of Wellington Street and the Aurora/Newmarket boundary as “Urban Area”, as shown on Figure 1, being an excerpt of Map 5.
2. Map 6 – Agriculture and Rural Area, is amended by deleting the “Rural Policy Area” designation, as shown on Figure 2, being an excerpt of Map 6.
3. Map 10 – Conceptual Transit Network by designating the area shown on Figure 3 as “Urban Transit Service Area”. Figure 3 is an excerpt of Map 10.












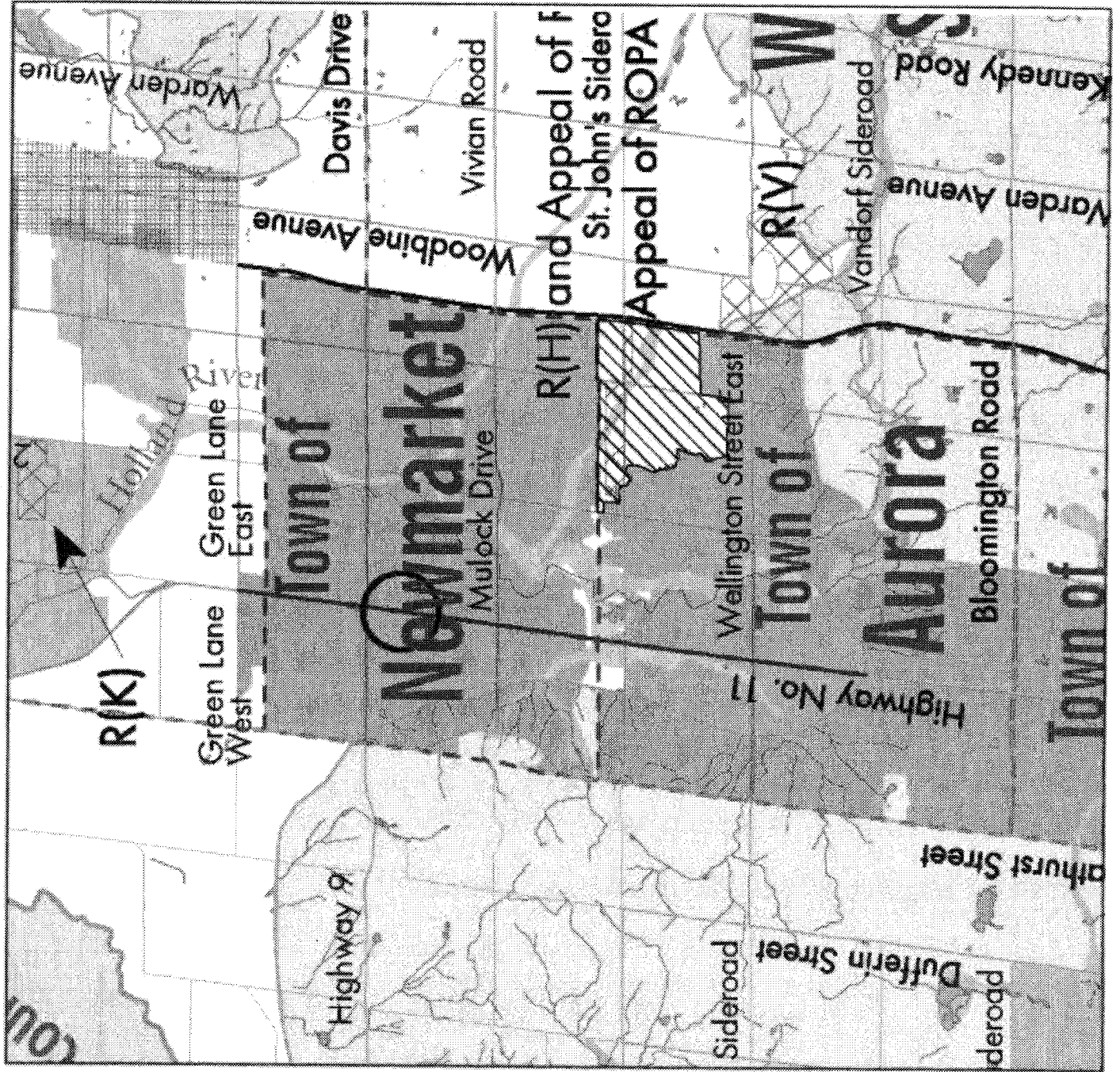
Figure 1

To Proposed
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 Redesignate to "Urban Area"

Regional Structure

	Urban Area
	Towns and Villages
	Regional Centres
	Airport
	Provincial Freeway Alignment Not Defined**
	Regional Corridor
	Local Corridor
	Schematically shown are those portions of the Greenlands System that assist in defining the regional structure. Refer to Map 4
	Oak Ridges Moraine Conservation Plan Area - Refer to Section 2.5 and all other applicable sections of this Plan as it relates to the Oak Ridges Moraine, including the Oak Ridges Moraine Conservation Plan itself



** Consistent with the Greenlands System, the alignment of provincial freeways is not shown on this map.







Figure 2

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 Delete from "Rural Policy Area"

Agriculture and Rural Area

	Agricultural Policy Area
	Rural Policy Area
	Holland Marsh Area
	Oak Ridges Moraine Conservation Plan Area - Refer to Section 2.5 and all other applicable sections of this Plan as it relates to the Oak Ridges Moraine, including the Oak Ridges Moraine Conservation Plan itself

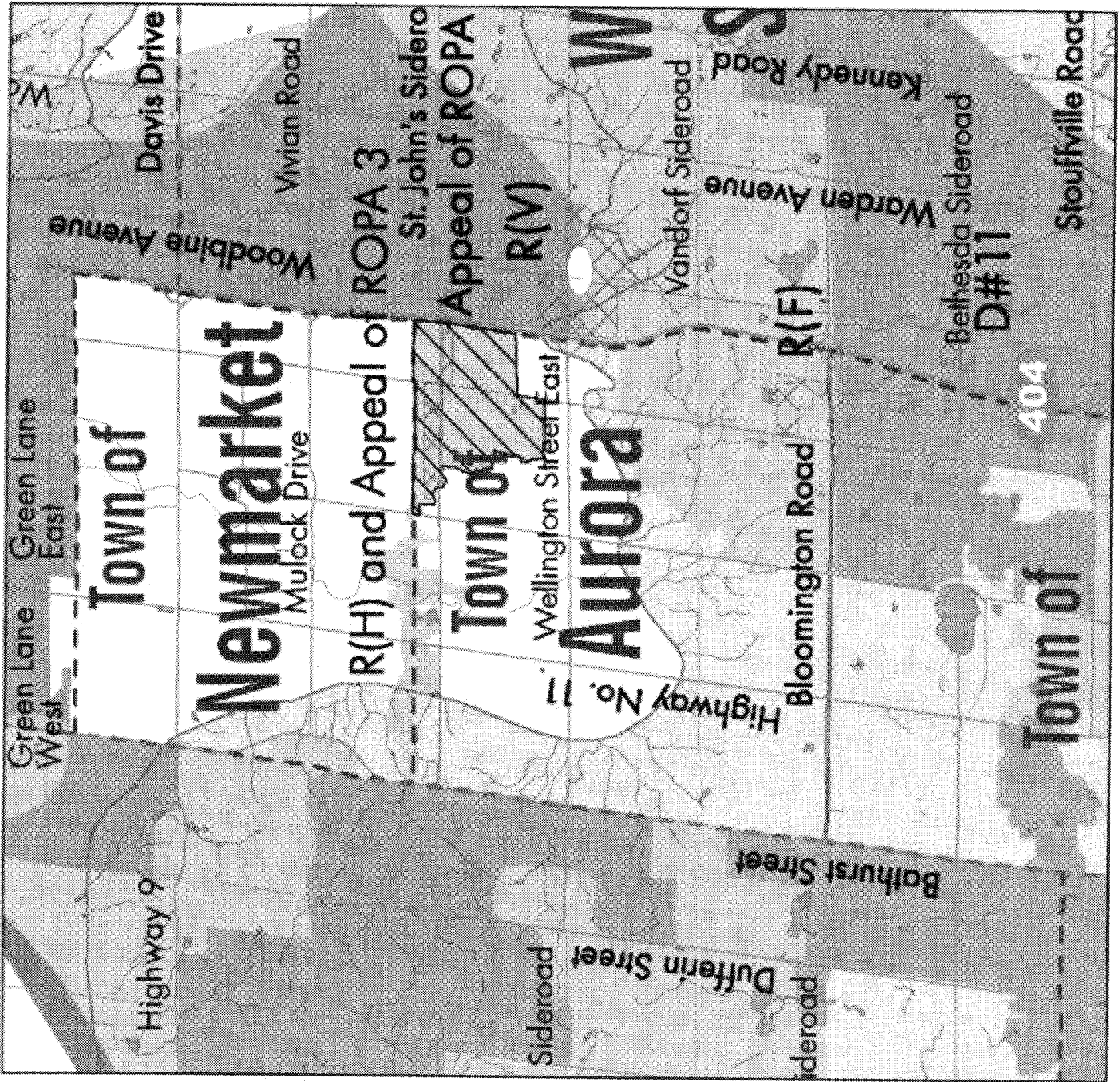














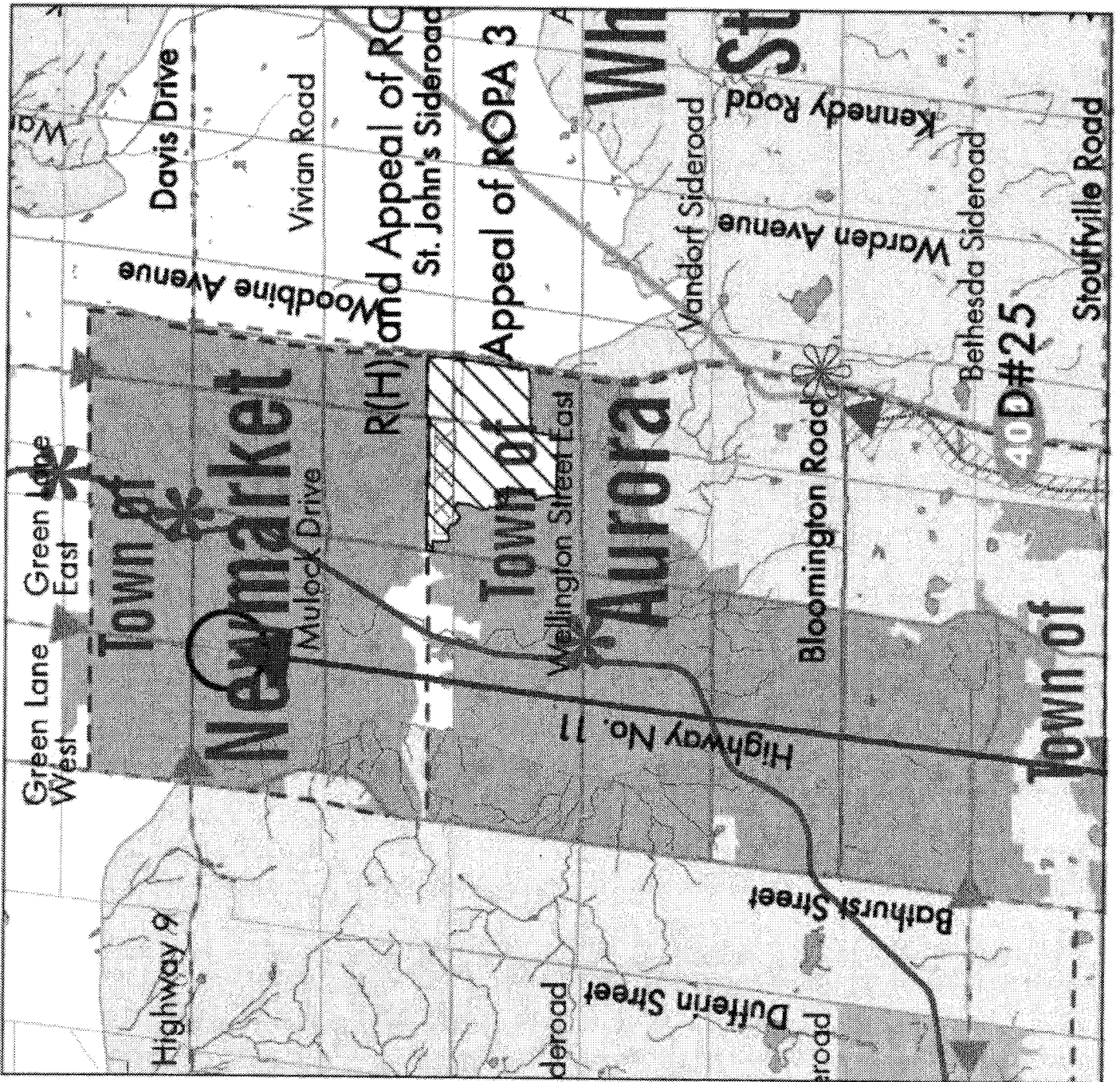


Figure 3
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 Includes in "Urban Service Area"

Conceptual Transit Network

	Urban Transit Service
	Town and Villages
	Regional Centres
	Potential Commuter Rail Lines
	Existing Commuter Rail Lines
	Existing GO Stations
	Proposed GO Stations
	Regional Rapid Transit Corridors
	Regional Transit Grid Trunk Routes
	Rural Bus Service Connections
	Railways
	Oak Ridges Mainline Conservation Plan Area - Refer to Section 2.5 and all other applicable sections of this Plan as it relates to the Oak Ridges Mainline, including the Oak Ridges Mainline Conservation Plan itself



PART C – LOCATION MAP

(Not an operable part of Amendment No. 57)

Location Map

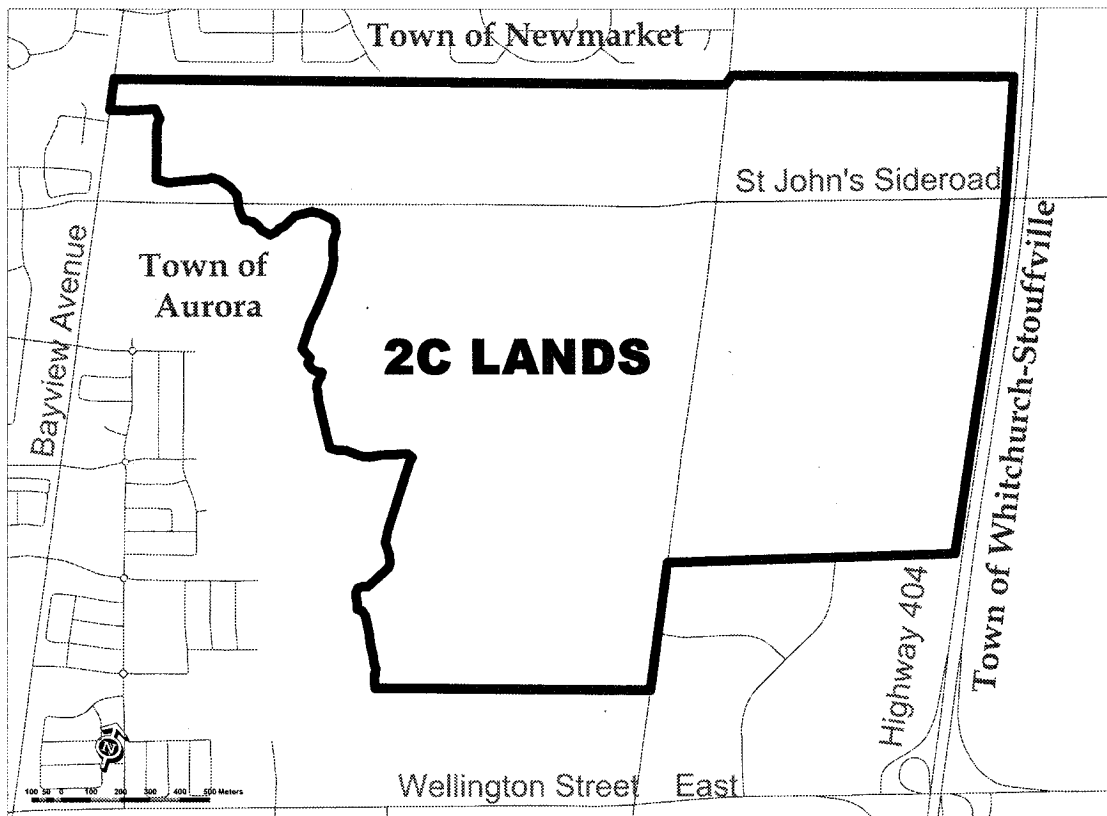


Figure 1