

# 7.0 IMPLEMENTATION of the OFFICIAL PLAN

- 7.1 ENGAGEMENT and PARTNERSHIPS
- 7.2 MONITORING and MEASURING SUCCESS
- 7.3 The PLANNING PROCESS
- 7.4 INTERPRETING the PLAN

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- 7.3 The PLANNING PROCESS
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The policies of the Regional Official Plan aim to achieve the realization of complete communities. Planning decisions in York Region should produce value and positive outcomes for communities and residents, including economic growth, community development and environmental protection.

The primary goal in implementing the policies of the Plan is to ensure resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity. The effectiveness of the Plan is contingent upon the following principles as set out in this Chapter:

- › Applying innovative approaches and integrated solutions to planning processes;
- › Regular monitoring of policies;
- › Coordinating with the public, governments, agencies, and the development industry to ensure proactive; implementation, consensus-building, accountability and transparency; and
- › Coordinating human services delivery and infrastructure investment with population and employment growth.

➤ *Goal: To apply the policies of the Plan fairly and equitably and bring diverse perspectives into the planning process.*



York Region's Chief Planner, Paul Freeman answers resident questions about urban corridors in the Region.

## 7.1 ENGAGEMENT and PARTNERSHIPS

York Region is committed to engaging its diverse population and strengthening community inclusivity in the planning process and application of the Plan to help deliver planning decisions that consider the input of all residents and communities. Engagement and ongoing discussions with members of the public, Regional partners, Indigenous communities and stakeholders are essential to implement the objectives and policies of the Plan.

Stakeholders involved in the planning process and implementation of the Plan include, but are not limited to, local municipalities, senior levels of government, conservation authorities, local utilities, the development industry, adjacent municipalities, and others. Through continued engagement and effective partnerships, York Region's policies, strategies and operations will continue to respond to the unique community needs of residents and businesses.

➤ **Objective:** To engage York Region's diverse communities, while partnering with other levels of government and a variety of stakeholder and partners to deliver the objectives of the Plan.

### ENGAGEMENT and PARTNERSHIPS POLICIES:

#### **It is the policy of Council:**

**7.1.1** To engage in a timely manner with the public, Indigenous communities, stakeholders and governments to ensure accountable and transparent planning processes that deliver the key objectives and policies of the Plan.

**7.1.2** To periodically review and ensure that engagement through the planning process is inclusive and reaches diverse communities.

**7.1.3** To continue to work in partnership with local municipalities to deliver the objectives of the Plan and to engage a variety of stakeholders through local municipal planning initiatives.

**7.1.4** To provide sufficient information about proposed amendments and engage the public using a variety of print, in person and virtual methods.

**7.1.5** To advocate to senior levels of government for funding partnerships to support sustainable growth in York Region.

#### **Indigenous Communities**

Indigenous communities in the Regional Official Plan refers to First Nations (as recognized under the *Indian Act*) as well as Indigenous peoples including urban Indigenous who live throughout York Region and are not officially recognized under the *Indian Act*. This inclusive approach reflects a range of Indigenous peoples that have historical interests and/or treaty rights or live in York Region. [View the treaty map.](#)

## 7.1 ENGAGEMENT and PARTNERSHIPS

**7.1.6** To engage with Indigenous communities and coordinate on land use planning matters, in accordance with Provincial policy and guidance, subject to further guidance from the Province.

**7.1.7** That local municipalities shall engage with Indigenous communities and coordinate on land use planning matters, in accordance with Provincial policy and guidance.

**7.1.8** To encourage local municipalities to continue to build relationships and understanding with Indigenous communities to support meaningful engagement.

**7.1.9** To encourage local municipalities to consider the archaeological process and protocols of Indigenous communities.

**7.1.10** To develop in conjunction with Indigenous communities, having *traditional territories* in or an interest in the archaeological or cultural heritage of York Region, local municipalities, and the Province, an Indigenous engagement framework or equivalent strategy, which will provide principles for engaging Indigenous communities on planning matters and will consider the interests of Indigenous communities in conserving cultural heritage and *archaeological resources*.

## 7.2 MONITORING and MEASURING SUCCESS

Comprehensive monitoring and sharing data with York Region's partners and stakeholders will help measure the success of the Plan. Monitoring allows York Region to respond to new trends and to continuously improve the effectiveness of the Plan. Ongoing monitoring and assessment will:

- › Identify emerging trends and related issues that could impact the relevancy of the policies in the Plan;
- › Analyze the effectiveness of the policies and strategies within the Plan and other Regional initiatives; and
- › Provide the basis for adjustments and updates where required.

➤ *Objective: To monitor the implementation of the Plan's key objectives and targets.*

### MEASURING and MONITORING SUCCESS POLICIES:

#### **It is the policy of Council:**

**7.2.1** To measure the success of the Plan by developing a series of indicators and producing regular reports that monitor progress towards targets established in the Plan.

**7.2.2** To regularly monitor and report on planning and *development* activity, including summarizing activity within priority *intensification* areas such as Regional Centres and Corridors and *major transit station areas*.

**7.2.3** To regularly monitor the location, type and characteristics of business and supply of serviced employment land with local municipalities.

**7.2.4** To review the Plan within 10 years of approval and at least every 5 years thereafter to ensure that the Plan conforms with Provincial Plans, is consistent with Provincial Policy Statements and that the objectives and targets of the Plan are being met or exceeded.

**7.2.5** To collaborate with all levels of government to share data to help inform decision making.

**7.2.6** To work in partnership with local municipalities to make land use planning data publicly accessible.

**7.2.7** To monitor the co-ordination of growth, *infrastructure* and servicing capacity to inform updates to Regional forecasts, *infrastructure* master plans, and 10-year capital plans to ensure financial sustainability.

## 7.3 The PLANNING PROCESS

Construction in the Vaughan Metropolitan Centre

The Regional Official Plan sets the strategic policy framework for the structural elements of York Region. Local official plans establish policies that refine the policies of the Plan. Within this mutually supportive framework, a clear and effective planning process is established. An effective and efficient development review process is essential to successful implementation of the Plan. This section guides the review process and includes working with partners and stakeholders to achieve excellence in planning and implementation:

- › Ensuring positive outcomes for the economy, community and environment;
- › Ensuring that new development meets or exceeds the standards specified in the Plan emphasizing excellence in urban design and transit-oriented development; and to ensure a diversity in housing types and affordability; and
- › Involving interested stakeholders at the outset of the review process to ensure that concerns and requirements are identified early and options to address are explored.

› *Objective: To ensure that the planning process is conducted in a transparent and timely manner.*

### PLANNING PROCESS POLICIES:

#### **It is the policy of Council:**

**7.3.1** That local official plans and comprehensive zoning bylaws shall be brought into conformity with the Plan in accordance with the *Planning Act*.

**7.3.2** That when considering local official plan and Regional official plan policies, the more restrictive policies shall apply.

**7.3.3** To work with communities, agencies, and governments to co-ordinate the planning review process by measures such as engaging early in the process, eliminating duplication, coordinating reviews, simplifying procedures and resolving conflicts.

**7.3.4** To support local official plan and *secondary plan* policies that are more specific or restrictive than this Plan, provided:

- a. Such policies are consistent with the general intent and provisions of the Plan and applicable Provincial Plans;
- b. Policies on agriculture, mineral aggregate and wayside pits may not be more restrictive than the Oak Ridges Moraine Conservation Plan; and,
- c. Policies on the *agricultural system*, non-renewable resources may not be more restrictive than the Greenbelt Plan, as they apply to *agricultural uses* and *mineral aggregate resources*, respectfully.

## 7.3 THE PLANNING PROCESS

- 7.3.5** To consider the following factors in determining conformity between the Plan and local official plans:
- Conformity with Provincial Plans, statutes, and regulations;
  - Consistency between the overall direction and long-term objectives of the local official plan and those of the Plan; and,
  - Reasonable efforts in the local official plan to accommodate matters encouraged by the policies of this Plan, or to provide a statement indicating why such a policy direction is not appropriate in the local context.
- 7.3.6** To consider the use of the Community Improvement provisions of the *Planning Act* to implement the policies of the Plan. In doing so, York Region may:
- Designate any part of York Region as a Community Improvement Project Area
  - Enact a Regional Community Improvement Plan that utilizes incentive programs including making grants or loans within the Community Improvement Plan Area; and,
  - Participate in a Community Improvement Plan of a local municipality.
- 7.3.7** That York Region may use Community Improvement Plans for:
- Infrastructure* that is within York Region’s jurisdiction;
  - land and buildings within and adjacent to existing or planned transit corridors that have the potential to provide a focus for higher density mixed-use *development* and redevelopment;
  - Affordable* housing;
  - Sustainable buildings (or *development*) designed to mitigate greenhouse gas emissions and adapt to changing climate; and,
  - Other matters as the Province may prescribe in accordance with the *Planning Act*.
- 7.3.8** That amendments to local official plans may be exempt from Regional approval where they are of local significance, no Regional interest is adversely affected, and they conform with Provincial plans and policies of this Regional Official Plan. Amendments impacting any one of the following areas are not eligible for exemption:
- Applications directly and substantially affecting Regional servicing *infrastructure* including, but not limited to, transportation, water, and wastewater;
  - Applications that substantially change Regional capital forecasts;
  - Applications that substantially change the planned local and Regional urban structure;
  - Approval of new or changes to a *Special Policy Area*;
  - Applications pursuant to Section 26 to the *Planning Act*;
  - Applications for employment land conversions;
  - Major secondary plans;
  - Retail applications having a Regional impact;
  - Applications within the Regional Greenlands System; or,
  - Applications with cross-boundary impacts.
- 7.3.9** That amendments to the Plan shall follow prescribed information required by the *Planning Act* and its regulations, as amended.
- 7.3.10** To determine whether an application to amend the Plan is complete, the following will be required:
- A completed Regional Official Plan Amendment application form;
  - The current application fee;
  - A draft of the proposed amendment, including the proposed text and all proposed schedules;
  - At least one pre-application meeting to determine the required information and materials; and,
  - Other requisite information and materials as determined through the pre-application meeting(s).

## 7.3 THE PLANNING PROCESS

**7.3.11** That Table 7 contains a list of studies that may be required to properly evaluate proposed amendments to the Plan. Required studies will be determined during the pre-application meeting.

**Table 7: Possible Regional Planning Studies Required to Evaluate a Proposed Amendment to the Plan**

Planning Studies	Circumstance
Affordable Housing Contribution Plan	All Regional Official Plan Amendment applications
Archaeological Assessment	<i>Development</i> of lands containing significant or potentially significant <i>archaeological resources</i>
Agricultural Impact Assessment	Non-agricultural <i>development</i> with potential impact on agricultural operations and the <i>Agricultural System</i>
Contaminant Management Plan	<i>Major development</i> within <i>highly vulnerable aquifers</i>
Earth Science Heritage Evaluation	<i>Development</i> within the minimum area of influence of an <i>earth science area of natural or scientific interest</i>
Environmental Impact Study	<i>Development</i> on or within 120 metres of a <i>key natural heritage feature</i> , or <i>key hydrologic feature</i> , or the Regional Greenlands System
Landform Conservation Plan	<i>Development</i> on landform conservation areas within the Oak Ridges Moraine
Aggregate Study	<i>Development</i> within and/or adjacent to <i>mineral aggregate resources</i>
Subwatershed Study or Equivalent	Prior to approval of <i>Secondary Plans</i> within <i>New Community Areas</i>
Planning Justification Report (including Provincial Plan Conformity Evaluation, where applicable)	All Regional Official Plan Amendment applications
Section 59 Notice	Application for any land use, except <i>low density residential</i> in Wellhead Protection Areas A, B, C and Intake Protection Zone 1
Source Water Impact Assessment and Migration Plan	<i>Development</i> within <i>wellhead protection areas</i> and <i>intake protection zones</i>
Transportation Plan	All Regional Official Plan Amendment applications
Water and Wastewater Servicing Plan	All Regional Official Plan Amendment applications

**7.3.12** That for an amendment application that has been deemed complete, additional reports and studies may be identified and required. These additional requirements do not affect the original complete application date.

**7.3.13** That required studies and plans shall comply with Terms of Reference, Standards and Guidelines prepared by the municipality, as amended.

**7.3.14** That all Regional studies required in the Plan be included in local municipal official plan complete applications requirements.

## 7.3 THE PLANNING PROCESS

**7.3.15** That if a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the growth management targets of the Plan and does not conform to the policies of the Plan, Regional Council or the Council of the respective local municipality shall use its authority under Section 50(4) of the *Planning Act* to deem it not to be a registered plan of subdivision.

**7.3.16** That local municipalities shall require that approvals of draft plans of subdivision include a lapsing date in accordance with Section 51(32) of the *Planning Act*.

## 7.4 INTERPRETING the PLAN



The following policies provide a guide for the interpretation of individual policies of the Plan.

➤ **Objective:** To provide clarity in the interpretation of the Plan.

### INTERPRETING THE PLAN POLICIES:

#### It is the policy of Council:

**7.4.1** That Chapters 1 through 7, inclusive of preambles, goals, objectives, policies, and tables, definitions, maps, figures and appendices contained herein constitute the York Region Official Plan.

**7.4.2** That all policies of the Plan must be considered together to determine conformity. Individual policies should not be read or interpreted in isolation.

**7.4.3** That the boundaries and elements identified on *Maps 1 to 13* are fixed unless otherwise specified in the policies of the Plan. Where permitted, exact boundaries shall be defined in local official plans and zoning bylaws, except in the following cases:

- a. The boundary of the Oak Ridges Moraine Conservation Plan, and the Greenbelt Plan, 2017. In this case, the boundaries are fixed and may only be clarified through reference to the applicable Provincial Regulations; and,
- b. The boundaries of the Urban Area identified on *Map 1*, are fixed where they are identified by a municipal street, rail line, parcel fabric as it exists on the day of adoption of the Plan, lot and/or concession blocks, or other clearly identifiable physical features.

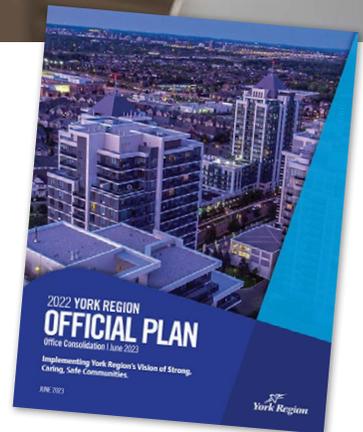
**7.4.4** That where a term is defined in the Oak Ridges Moraine Conservation Plan, 2017, those definitions shall prevail over those contained in the Plan for the purposes of planning matters within that Plan area.

**7.4.5** That amendments to land use designations will only be considered within the Oak Ridges Moraine Conservation Plan Area:

- a. As part of a provincial review of that Plan;
- b. As provided for in the Oak Ridges Moraine Conservation Plan, and the *Oak Ridges Moraine Conservation Act*, as amended; or,
- c. Within Urban Areas, Towns and Villages and *Hamlets*, not requiring boundary modifications.

**7.4.6** That amendments to the Protected Countryside of the Greenbelt Plan, will not be considered unless part of the provincial review of that Plan, except as provided for in the Greenbelt Plan, or the *Greenbelt Act*, as amended.

**7.4.7** That for lands identified as being in the Parkway Belt West Plan, Provincial approvals are required before planning applications will be considered. Where the Parkway Belt West Plan is amended to remove lands, the underlying Regional land use designation will apply without amendment to the Plan.



## 7.4 INTERPRETING the PLAN

**7.4.8** That in the case of a discrepancy between the text and the related map, the policies will take precedence.

**7.4.9** That no amendment to the Plan is required to construct new or expanded *infrastructure* subject to and approved under the *Environmental Assessment Act* which considers the sustainability and growth management objectives of the Plan and is in conformity with Provincial Plans.

**7.4.10** That an amendment to the Plan is not required and changes may be made during office consolidations for:

- a. Additions or deletions to York Region's area and application of the land use designation of the abutting lands, when the addition is a result of realignments to Provincial highways or Regional boundary streets;
- b. Altering the numbering and arrangement of provisions in the Plan;
- c. Updating the base mapping used in the Plan or adding base information to maps to show existing and approved *infrastructure*;
- d. Updating environmental *Maps 2 through 5* in accordance with the policies of Section 3.4 of the Plan;
- e. Updating *Maps 6, 7 and 12A* in accordance with policy 6.4.24 of the Plan;
- f. Correcting clerical, grammatical, spelling and technical mapping errors;
- g. Changing format or presentation; or,
- h. Altering punctuation to obtain a uniform mode of expression.

### TRANSITION

**7.4.11** That all planning decisions shall conform to the Provincial Plans and shall be consistent with the Provincial Policy Statement, subject to applicable Provincial transition provisions.

**7.4.12** That legally existing and permitted land uses that conform with in-force local official plans, zoning bylaws and *Ministerial Zoning Orders*, at the time the Plan is approved, are permitted to continue to the extent provided for in the local official plans and zoning bylaws and *Ministerial Zoning Orders* in accordance with Provincial plans as applicable.

**7.4.13** That *development* applications which have not been deemed complete by the date of the Plan's approval shall be subject to the policies of the Plan.

**7.4.14** That existing uses and residential dwellings on existing lots of record in the Greenbelt Plan Area are subject to Section 4.5 of the Greenbelt Plan.

**7.4.15** That in the Greenbelt Plan Area, where a local municipal official plan was amended prior to December 16, 2004 to specifically designate land uses, the approval may continue to be recognized and further applications required under the *Planning Act* or *Condominium Act* to implement the official plan approval are not required to conform to the Greenbelt Plan, and are permitted in the Plan.

**7.4.16** That where a local municipal zoning bylaw was amended prior to December 16, 2004 to specifically permit land use(s), the approval may continue to be recognized and any further applications required under the *Planning Act* or *Condominium Act* to implement the land use permitted by the zoning bylaw are not required to conform to the Greenbelt Plan.

Applications to further amend the site-specific official plan or zoning bylaw permissions referred to above for uses similar to or more in conformity with the provisions of the Greenbelt Plan, 2017 are also permitted. All such applications should, where possible, seek to achieve or improve conformity with the Greenbelt Plan, 2017.

**7.4.17** That within the Oak Ridges Moraine Conservation Plan Area, uses, buildings and structures legally existing on November 15, 2001 are permitted in every land use designation, subject to the provisions of the Oak Ridges Moraine Conservation Plan.

**7.4.18** That all applications, matters or proceedings as defined under the *Oak Ridges Moraine Conservation Act*, commenced on or after November 17, 2001 are required to conform with the Oak Ridges Moraine Conservation Plan.