

ISSUE DATE:

January 17, 2013



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

PL101128
PL101233
PL101238

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990 c. P. 13, as amended

Appellants: See Attachment "1"
Subject: Proposed Official Plan for the Regional Municipality of York
Municipality: Regional Municipality of York
OMB Case No.: PL101128
OMB File No.: PL101128

IN THE MATTER OF subsection 17(24) of the *Planning Act*, R.S.O. 1990 c. P. 13, as amended

Appellant: 1596630 Ontario Limited
Appellant: Dalton & Alan Faris
Appellant: Eden Mills Estates Inc.
Appellant: Martin Pick, Thomas Pick & 132463 Ontario Inc.
Appellant: Rice Commercial Group of Companies
Subject: Proposed Regional Official Plan Amendment No. 1 (ROPA 1)
Municipality: Regional Municipality of York (Town of East Gwillimbury)
OMB Case No.: PL101233
OMB File No.: PL101233

IN THE MATTER OF subsection 17(24) of the *Planning Act*, R.S.O. 1990 c. P. 13, as amended

Appellant: Minotar Holdings Inc., Cor-lots Developments, Cherokee Holdings & Halvan 5.5 Investments Limited (collectively referred to as "Minotar")
Appellant: Grace Chinese Gospel Church of North York
Appellant: North Markham Landowners Group
Subject: Proposed Regional Official Plan Amendment No. 3 (ROPA 3)
Municipality: Regional Municipality of York (Town of Markham)
OMB Case No.: PL101238
OMB File No.: PL101238

B E F O R E:

S. W. LEE
ASSOCIATE CHAIR

K.J. HUSSEY
VICE-CHAIR

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Thursday, the 17th day of
January, 2013

THIS MATTER having come on for a public hearing on December 10, 2012;

AND THE BOARD having heard the submissions of counsel for The Regional Municipality of York ("York Region") relating to the approval of certain policies in the York Region Official Plan – 2010 as modified and as further described herein ("ROP – 2010");

AND THE BOARD having heard the submissions of counsel for certain other parties related to the approval of certain policies in the ROP – 2010;

AND THE BOARD having received the affidavit evidence of Barbara Jeffrey, MCIP, RPP (sworn November 13, 2012) filed at Tab 2 of Exhibit 99 ("Jeffrey Affidavit") on behalf of York Region pertaining to the approval of certain policies in the ROP – 2010;

AND THE BOARD previously having approved Orders for Partial Approval with respect to the ROP – 2010 on November 8, 2011, July 11, 2012 (Order issued on August 23, 2012, "August 23, 2012 Order for Partial Approval"), September 19, 2012 and a Decision made on October 25, 2012 (collectively referred to as "Approval Orders");

AND WHEREAS the August 23, 2012 Order for Partial Approval approved certain sections and policies listed in Appendix 3 of that Order, but an Order bringing those sections and policies into force was withheld pending the final resolution of the within proceeding or at such earlier date as may be determined by the Board;

AND WHEREAS York Region and each of the following parties have executed Minutes of Settlement as well as other settlement documentation filed in these proceedings:

- a) Sanmike Construction Limited, Minutes filed as Exhibit 35;
- b) SmartCentres and Calloway Real Estate Investment Trust (collectively referred to as "SmartCentres"), Minutes filed as Exhibits 74 and 75;
- c) Times Group Corporation, Minutes filed as Exhibit 78;
- d) Rice Commercial Group of Companies, Minutes filed as Exhibit 79;

- e) North Markham Landowners Group, including Angus Glen Northwest Inc. and Angus Glen Holdings Inc. and excluding Romandale Farms Ltd. (collectively referred to as "NMLG"), Minutes filed as Exhibit 96;
- f) Yonge Green Lane, Minutes filed at Exhibit 106;
- g) Yonge Bayview Holdings Inc., Minutes filed as Exhibit 105; and
- h) Romandale Farms Limited, Minutes filed as Exhibit 107.

AND WHEREAS as a result of negotiation and mediation, and in accordance with the above mentioned Minutes of Settlement and other settlement documentation filed in these proceedings, York Region and the parties now consent to the following Order;

THE BOARD ORDERS that:

1. In accordance with section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, those policies and text attached hereto as **Schedule "A"** to this Order and associated text, including sidebars and preambles, as well as Map 1, attached hereto as **Schedule "B"**, are hereby approved (the "Approved Policies").
2. In accordance with paragraph 7 of the August 23, 2012 Order for Partial Approval, those approved policies or sections listed in Appendix 3 of the August 23, 2012 Order for Partial Approval are hereby brought into force, save and except policy 3.5.3.
3. In accordance with paragraph 13 of the August 23, 2012 Order for Partial Approval, the following modifications are hereby ordered:
 - a) Modification of the approved Table 1 Sidebar text, as contained in **Schedule "A"** herein.
4. Concurrent with the approval of the Approved Policies as set out herein, the concordant provisions of the 1994 Regional Official Plan, approved by the Minister of Municipal Affairs and Housing on October 17, 1994 and as modified from time to time up to the date of this Order, as set out in the March 1, 2009 Office Consolidation (the "1994 Plan"), marked as Exhibit 66 in these proceedings, are hereby repealed and are no longer in force, as set out in **Schedule "C"**, save and except as provided for in

Minutes of Settlement entered into by York Region with various Appellants and/or Parties for the applicable time periods set out therein.

5. As a result of this Order, Appendices 1, 2A, 2B and 3 from the August 23, 2012 Order for Partial Approval are hereby amended in the forms attached hereto as Appendices "1", "2A", "2B", and "3" respectively.

The approval to amend Appendices 1, 2A and 2B from the August 23, 2012 Order for Partial Approval to the forms attached hereto as Appendices "1", "2A" and "2B", respectively, includes the removal of the restriction on the Urban Area Designation on Maps 1 to 6 and 8 not identified as Urban under the 1994 Plan in relation to the following lands:

- a) ROPA 2 Lands; and
 - b) Lands located east of Islington Avenue, north of Rutherford Road, within the City of Vaughan not included within urban boundary in the 1994 Regional Official Plan, and as further identified as No. 18 in Appendix 2B of the August 23, 2012 Order for Partial Approval.
6. The approval of the Approved Policies as set out herein is without prejudice to, and shall not have the effect of limiting:
 - a) The rights of a party to seek to modify, delete or add to the unapproved maps, policies, figures, definitions, graphics and associated preambles and sidebar text and schedules in the ROP – 2010; or
 - b) The jurisdiction of the Board to consider and approve modifications, deletions or additions to the unapproved maps, policies, figures, definitions, graphics and associated preambles and sidebar text in the ROP – 2010 on a general area-specific or site-specific basis, as the case may be.
 7. To the extent possible, and recognizing that certain issues for the hearing are not tied to specific policy wording, the parties shall limit their remaining issues to only those portions of ROPA 3 and/or the ROP – 2010 set out in Appendices 1 and 2 on either a Region wide or site/area specific basis as set out in those respective Appendices.

8. Notwithstanding the approval herein, and in accordance with paragraph 13 of the August 23, 2012 Order for Partial Approval, the Board retains jurisdiction to consider and approve additions to approved maps, policies, figures, definitions, graphics and associated preambles and sidebar text (including consideration of an alternate definition of *Municipal Comprehensive Review* and to consider deletions or alternative wording for policy 5.1.12 (save and except for policies 5.1.12(h-j)) for the purposes of urban expansion and implementation of policies 1.3 and 5.1.12 as they may relate to the issues then before the Board, if considered appropriate by the Board.
9. York Region will not call evidence, or make submissions to the Board, that the partial resolution of the ROP – 2010 upon the consent of the affected parties is, or should be found by the Board to be, an admission or acceptance in itself by the parties of the planning merits of the maps, policies, figures, definitions, graphics and associated preambles and sidebar text approved by the Board pursuant to this Order.
10. The appendices which are attached to this Order shall form part of this Order.
11. The Board may be spoken to should any matters arise respecting the implementation of this Order.

A handwritten signature in black ink, appearing to read "Jeanne Hogg", with a stylized flourish at the end.

SECRETARY

Attachment 1 – List of Appellants

York region Official Plan – PL101128 (ROP) Appellants	Counsel
Angus Glen North West Inc. and Angus Glen Holdings Inc. (Appellant 1)	Patricia A. Foran/N. Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com
E. Manson Investments (Appellant 2)	Patricia A. Foran/N. Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com
North Leslie Residential Landowners Group Inc. (Appellant 3)	Patricia A. Foran/N. Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com
North Markham Landowners Group (Appellant 4): <ul style="list-style-type: none"> • 1212763 Ontario Limited • 1463069 Ontario Limited • 1512406 Ontario Limited • 1612286 Ontario Inc. • 4551 Elgin Mills Developments Limited • CAVCOE Holdings Ltd. • EL-EN Packaging Company Limited • EL-EN Realty Limited • First Elgin Mills Developments Inc • Glendower Properties Inc. • Haremar Plastic Manufacturing Limited • Haremar Realty Limited • Mackenzie 48 Investments Limited • Major Kennedy Developments Limited • Major Kennedy South Developments Limited • Frambordeaux Developments Inc. and Kennedy Elgin Developments Limited • Tsialtas, Peter and Cathy • Tung Kee Investment Limited Partnership • Warden Mills Development Limited • ZACORP Ventures Inc. 	Patricia A. Foran/N. Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com
Romandale Farms Ltd. (<i>initially part of Appellant 4 but now separately represented</i>)	Michael Melling/Raj Kehar michaelm@davieshowe.com / rajk@davieshowe.com Assistant: Jules Calzavara julesc@davieshowe.com
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Rice Commercial Group of Companies (Non-East Gwillimbury Lands) (Appellant 6)	Ira T. Kagan ikagan@ksllp.ca
Yonge Green Lane Developments Limited (Appellant 7)	Steven A. Zakem szakem@airdberlis.com
Mr. Allen Eng (Appellant 8)	
Mr. John Hayes (Appellant 9)	
Mr. Paul Jadilebovski (Appellant 10)	

York region Official Plan – PL101128 (ROP) Appellants	Counsel
Mr. Peter Antonopoulos (Appellant 11)	
Mr. Philip Comartin (Appellant 12)	
Mr. Shai Perlmutter (Appellant 13)	
Mr. Steven DeFreitas (Appellant 14)	
Peat Farmers of Ontario represented by Mr. Phil Comartin (Appellant 15)	
Property Owners with Rights Association represented by Paul Jadilebovski (Appellant 16)	
Kau & Associates L.P. (Appellant 17)	
Block 27 Landowners Group (Appellant 18)	
Dorzil Developments (Bayview) Ltd. (Appellant 19)	John M. Alati johna@davieshowe.com
Westlin Farms (Appellant 20)	Michael Melling michaelm@davieshowe.com
Lucia Milani and Rizmi Holdings Limited (Appellant 21)	Michael Melling/Raj Kehar michaelm@davieshowe.com / raj@davieshowe.com Assistant: Jules Calzavara julesc@davieshowe.com
Daraban Holdings Limited (Appellant 22)	Mark Flowers Email : markf@davieshowe.com
SmartCentres and Calloway Real Estate Investment Trust (Appellant 23)	Mark Flowers markf@davieshowe.com
Yonge Bayview Holdings Inc. (Appellant 24)	Mark Flowers markf@davieshowe.com
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775377 Ontario Ltd. (Appellant 26)	Susan Rosenthal susanr@davieshowe.com
Helmhorst Investments Ltd. (Appellant 27)	Susan Rosenthal susanr@davieshowe.com
Aurora 2C Landowners Group Inc. (Appellant 28)	Chris Barnett / Laura Bisset cbarnett@davis.ca / lbisset@davis.ca Assistant: Simone Oliveira soliveira@davis.ca
W. J. Smith Gardens Limited (Appellant 29)	Neil G. Davis neil.davis@daviswebb.com
Metrus Development Inc. (Appellant 30)	David Bronskill/Jennifer Drake dbronskill@goodmans.ca / jdrake@goodmans.ca
Upper City Corporation and Clear Point Developments (Appellant 31)	Roslyn Houser rhouser@goodmans.ca
Minotar Holdings Inc, Cor-lots Development, Cherokee Holdings and Halvan 5.5 Investments Limited (Appellant 32)	Catherine A. Lyons clyons@goodmans.ca
Dalton and Alan Faris and Eden Mills Estates Inc. (Appellant 33)	Susan Rosenthal susanr@davieshowe.com
Eden Mills Estates Inc. (initially part of Appellant 33)	Bobby Bhoola bobby@ballantryhomes.com
John Carlisle Robert G. Sikura (Appellant 34)	Patricia Foran / Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com
Aurora Leslie Developments Inc. (Appellant 35)	Ira T. Kagan ikagan@ksllp.ca
Fieldgate Developments and TACC	Ira T. Kagan ikagan@ksllp.ca

York region Official Plan – PL101128 (ROP) Appellants	Counsel
Developments—(Appellant 36)	
Times Group Corporation (Appellant 37)	Ira T. Kagan ikagan@ksllp.ca
Memorial Gardens Canada Limited (Appellant 38)	W. Thomas Barlow tbarlow@fasken.com
Amir Hessam Limited and 668152 Ontario Ltd. (Appellant 41)	Susan Rosenthal susanr@davieshowe.com
Arten Developments Inc. —(Appellant 42)	
Sanmike Construction Ltd. (Appellant 43)	John A.R. Dawson jdawson@mccarthy.ca
Canadian Mortgage and Housing Corporation (Appellant 44)	
Mahamevna Bhavana Asapuwa Toronto (Appellant 46)	
The Mandarin Golf and Country Club Inc. and AV Investments II Inc. (Appellant 47)	Richard R. Arblaster rick@arblasterlaw.com
Cornerstone Christian Community Church (Appellant 48)	
Tesmar Holdings Inc. (Appellant 49)	Michael Melling/Raj Kehar michaelm@davieshowe.com / rajk@davieshowe.com Assistant: Jules Calzavara julesc@davieshowe.com
Sustainable Vaughan —(Appellant 50)	
Markham Gateway Inc. —(Appellant 51)	
CHFMS aka Trinison (Appellant 52): <ul style="list-style-type: none"> • Colebay Investments Inc. • Firwood Holdings Inc. • Highcove Investment Inc. • Major McCowan Developments Limited • Summerlane Realty Corp <i>(initially part of Appellant 4 but now separately represented)</i>	Stephen J. D'Agostino sdagostino@thomsonrogers.com

Amendment 1 – Urban Expansion in the Town of East Gwillimbury – OMB Case No. PL101233 (ROPA 1)	
Appellant	Counsel
Dalton and Alan Faris	Susan Rosenthal susanr@davieshowe.com
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Martin Pick, Thomas Pick and 132463 Ontario Inc.	Mark Flowers markf@davieshowe.com
Rice Commercial Group of Companies	Susan Rosenthal susanr@davieshowe.com

Amendment 2 – Urban Expansion in the City of Vaughan – OMB Case No. PL101237 (ROPA 2)	
Appellant	Counsel
Sustainable Vaughan	

Amendment 3 - Urban Expansion in the Town of Markham – OMB Case No. PL101238 (ROPA 3)	
Appellant	Counsel
Minotar Holdings Inc., Corlots Developments, Cherokee Holdings and Halvan 5.5 Investments Ltd.	Catherine A. Lyons clyons@goodmans.ca
Grace Chinese Gospel Church of North York	Richard R. Arblaster, rick@arblasterlaw.com
North Markham Landowners Group: <ul style="list-style-type: none"> ▪ 1212763 Ontario Limited ▪ 1463069 Ontario Limited ▪ 1512406 Ontario Limited ▪ 1612286 Ontario Inc. ▪ 4551 Elgin Mills Developments Limited ▪ CAVCOE Holding Ltd. ▪ First Elgin Mills Developments Inc. ▪ Glendower Properties Inc. ▪ Kennedy Elgin Developments Limited ▪ Mackenzie 48 Investments Limited ▪ Major Kennedy Developments Limited ▪ Major Kennedy South Developments Limited ▪ Frambordeaux Developments Inc. ▪ Tsialtas, Peter and Cathy ▪ Tung Kee Investment Limited Partnership ▪ Warden Mills Developments Limited ▪ ZACORP Ventures Inc. 	Patricia A. Foran/N. Jane Pepino pforan@airdberlis.com / jpepino@airdberlis.com
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Schedule “A”

CHAPTER 1

Introduction

1.1 A Snapshot of the Region

York Region and its nine local municipalities are part of a broader economic region where over 6 million people live, work and play. Over one million people in York Region, from a variety of cultural backgrounds, live across 1,776 square kilometres (686 square miles) stretching from Steeles Avenue in the south to Lake Simcoe and the Holland Marsh in the north.

York Region’s diverse communities, emerging urban centres, competitive industries, attractive natural environment, and strategic location in the Greater Toronto and Hamilton Area continue to attract dynamic growth. By 2031, it is anticipated that York Region will reach 1.5 million residents, 780,000 jobs, and 510,000 households.

Originally a First Nations hunting, gathering and foraging society, York Region evolved into an agricultural based economy and has, over time, attracted a broad spectrum of business activity and over 29,000 businesses. Growth in recent years has seen an increase in service-oriented employment and the emergence of a strong knowledge-based economy.

Sixty-nine percent (69%) of York Region’s land base is within the Oak Ridges Moraine and the Greenbelt. Woodlands cover more than 23% of the Region and an extensive network of trails provide quality outdoor recreation for walking and cycling. The Region also has 32 small lakes and over 50 kilometres of shoreline on Lake Simcoe.

York Region’s natural beauty is complemented by a rich cultural heritage, including First Nations and Métis heritage sites, art galleries, museums and wineries. The Region’s agricultural industry produces a wide-variety of locally-grown fruit, vegetables, livestock, and dairy products.

The 1994 Regional Official Plan defined the structure of York Region which was rooted in the Region’s Vision 2026: Creating Strong, Caring, Safe Communities. The Oak Ridges Moraine and Greenbelt legislation further defined the Region by protecting 69% of its land base. It is now time to take the next step by refocusing on city building, maintaining a dynamic economy, providing integrated and responsive human services and enhancing the Regional Greenlands System.

1.2 Towards a Sustainable Region

Sustainability is the lens through which York Region formulates, enhances and implements policy. The award-winning York Region Sustainability Strategy: Towards a Sustainable Region provides a long term framework for making smarter decisions about all municipal responsibilities that fully evaluates economic, environmental and

community considerations. This “triple bottom line approach” will be used to evaluate a number of key emerging trends facing York Region, including:

- an aging and diverse society
- an urbanizing region defined by vibrant centres
- the impact of the built environment on social cohesion among and within communities
- climate change, energy conservation and renewable sources of energy
- societal health issues such as obesity, mental illnesses, and cardiovascular and respiratory diseases

This Official Plan represents York Region’s ongoing collaboration with its partners and stakeholders to rethink the way communities are designed, serviced and supported. Key elements of this Plan include:

1. City building, focusing on Regional Centres and Corridors and including innovation in urban design and green building.
2. A minimum of 40% residential intensification within the built-up area.
3. New community areas, designed to a higher standard that includes requirements for sustainable buildings, water and energy management, public spaces, mixed-use, compact development, and urban design.
4. The protection of employment lands from non-employment uses.
5. Promotion of a well-designed and intensified built form for new commercial, industrial and institutional developments.
6. Updated York Region Master Plans for transportation and transit, water and wastewater, and pedestrian and cycling.
7. Enhanced mobility systems using a “people and transit first approach” to connect land use and transportation planning.
8. Progressively higher standards in energy and water efficiency, renewable energy systems and waste reduction.
9. Urban development and infrastructure projects that contribute enhancements to the Regional Greenlands System.
10. A natural heritage legacy based on a linked and enhanced Regional Greenlands System.
11. A minimum 25% affordable new housing units.
12. A full-cost accounting approach to financial management that considers the economic, environmental and social costs.
13. Protection of the rural and agricultural countryside.

The policies in this Plan will strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity. Making these connections will also foster citizen participation in the economic, social and cultural development of the Region’s communities.

1.3 The Provincial Context

Since 2001, the Province of Ontario has approved several key plans that affect where and how York Region and other municipalities in the Greater Golden Horseshoe will grow.

The Province enacted the Oak Ridges Moraine Conservation Plan in 2002. The Plan protects, restores and enhances the Oak Ridges Moraine's ecological and hydrological features and functions. Approximately 31% of York Region is within the Oak Ridges Moraine.

In 2005, the Greenbelt Plan, affecting an additional 38% of the Region, was approved by the Province. The Greenbelt Plan identifies where urban development should not occur and provides permanent protection for the agricultural land base and ecological features and functions.

In 2006, the Province enacted Places to Grow: Growth Plan for the Greater Golden Horseshoe, and the Places to Grow Act, 2005, which guide decisions on a wide range of issues, including transportation, infrastructure and land use planning, urban form, housing, natural heritage and resource protection in the interest of promoting economic prosperity.

In 2009, the Province approved the Lake Simcoe Protection Plan which identifies measures required to restore the ecological health of Lake Simcoe. Provisions of the Plan will impact the way future growth occurs in the watershed.

As well, the Metrolinx Regional Transportation Plan: The Big Move is the 25-year blueprint to achieve a transportation system for the Greater Toronto and Hamilton Area that is effective, integrated and multi-modal. The Province's Parkway Belt West Plan also continues to apply within York Region wherein the Region and its municipalities continue to implement provincial policy regarding the protection of major linear infrastructure (such as transportation, power dissemination, and communications) and natural heritage corridors (such as major river valleys).

Under the Planning Act, the Province is the approval authority for this Regional Official Plan. Amendments to this Plan following the approval of the parent document may be exempt from provincial approval. The Province is also a major funding contributor in the Region's infrastructure investments and human services programs. During the planning horizon of this Plan, the Province and the Region will work together to ensure successful implementation of the governing Provincial Plans and legislation.

All planning decisions under the York Region Official Plan shall conform with provincial plans and be consistent with the Provincial Policy Statement.

The Provincial Growth Plan for the Greater Golden Horseshoe together with the Provincial Policy Statement, the Greenbelt Plan, and other provincial plans provide a policy framework and direction that York Region and its municipalities use to formulate new plans to accommodate additional population and employment growth to 2031 in more compact, complete communities and protect and enhance the environment and strengthen the economy. Future updates of the Growth Plan will extend the planning horizon beyond the 2031 period.

In order to accommodate future growth beyond the planning horizon, York Region may redesignate additional rural and agricultural lands outside of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Area for urban uses through Regional Official Plan Amendments, provided the redesignation meets the tests and policies of the Growth Plan and the Provincial Policy Statement and is undertaken through a Regional municipal comprehensive review of the York Region Official Plan. The Growth Plan outlines a series of tests and criteria to ensure expansions occur when necessary and where most appropriate, and in a way that ensures that infrastructure is in place and the natural environment is protected.

1.4 Purpose and Organization

The policies of this Plan will guide economic, environmental and community building decisions to manage growth. A series of regional strategies, plans and guidelines will support and implement the policies in this Plan.

The policies in this Plan will help co-ordinate and set the stage for more detailed planning by local municipalities. This Plan will also provide a framework for co-ordinated planning with adjacent municipalities, as well as with other jurisdictions. These efforts can provide certainty on how to approach environmental, economic and community issues when creating sustainable communities.

All the policies in this Plan must be considered together to determine conformity. Individual policies should not be read or interpreted in isolation. The Plan is intended to be read in its entirety and the relevant policies are to be applied to each situation.

The goals, objectives, policies, Tables 1, 2 and 3, Definitions and Maps constitute the York Region Official Plan. Chapter 1, Figures 1 and 2, other tables, graphics, text contained in the sidebars and introductory text are intended to be illustrative and are provided for information only. Italicised terms contained in this Plan are included in the definition section.

This Plan consists of three main sections: Towards a Sustainable Region, Growth Management, and Implementation.

Towards a Sustainable Region

This section details the policies as they relate to this Plan's triple bottom line objectives:

- Chapter 2: A Sustainable Natural Environment provides direction on enhancing a linked Regional Greenlands System and the treatment of its components.
- Chapter 3: Healthy Communities sets out policies to improve the health and well-being of the people who live and work in the Region by planning and developing sustainable and active communities.
- Chapter 4: Economic Vitality establishes a framework to create a competitive and flexible economic environment that encourages investment and a diversity of employment opportunities.

Growth Management

This section sets a new standard for development in York Region's communities and presents a co-ordinated and integrated approach to growth management and infrastructure delivery.

- Chapter 5: An Urbanizing Region: Building Cities and Complete Communities outlines the Regional Structure and provides development direction on:
 - city building in Regional Centres and Corridors, linked by rapid transit
 - planning for a minimum target of 40% intensification in key strategic areas
 - new community areas planned to a higher standard in urban design, sustainable buildings, mobility and sense of place
- Chapter 6: Agricultural and Rural Areas sets out policies that preserve the rural character of many York Region communities.
- Chapter 7: Servicing Our Population focuses on:
 - reducing the demand for services
 - mobility: pedestrian and cycling connections, transit, and streets
 - efficiency and savings in water and wastewater
 - composting, recycling and waste diversion
 - efficient and renewable energy systems

Implementation

Chapter 8: Implementation provides direction on the implementation of the policies in this Plan with respect to public engagement, monitoring progress, clarity in review processes, and interpretation.

Using this Plan's integrated approach to growth, infrastructure, environment and community, York Region is committed to a sustainability approach in addressing its challenges and building on its successes. This includes creating jobs, protecting and enhancing natural heritage and culture, creating well-designed communities and providing quality human services.

Over the next 25 years and beyond, York Region will continue to evolve as it experiences rapid growth. By embracing change and making smarter decisions, York Region will mature into a more attractive community in which to live, work and play.

CHAPTER 3

Healthy Communities

3.3 Provision of Human Services

Objective

To ensure that human services are provided to meet the needs of residents and workers.

It is the policy of Council:

13. To consider the introduction of social housing and hospital development charges.

3.5 Housing Our Residents

7. That in addition to policy 3.5.6, a minimum 35% of new housing units in Regional Centres and key development areas be affordable, offering a range of affordability for low and moderate income households.

CHAPTER 4

Economic Vitality

A strong and stable economy is essential to a healthy and prosperous Region. Strengthening the links between the natural environment, healthy communities and the economy is required to improve the overall well-being of York Region's residents and businesses in a sustainable manner. The Region's natural heritage and diverse communities attract a skilled labour force and progressive employers that help to maintain a high-quality of life.

The Region's economy continues to head in a new direction; one that encourages entrepreneurship and investment, protects the natural environment and local markets, and attracts a high-quality, and diverse workforce. The Region's economy will depend more in the future on well-educated and trained people, new technologies, and the exchange of ideas and information.

This Plan is intended to promote innovation, economic diversity and resilience. Its policies are intended to encourage investment and prosperity in a way that creates a competitive business environment. In an increasingly competitive world, the Region must offer employers and employees the highest level of liveability, as well as high quality public services and infrastructure systems. The Region will continue to leverage its diversity, strategic location and investment in infrastructure to respond to an ever-changing business environment.

Economic Vitality Goal To create a competitive and flexible economic environment that encourages investment and a diversity of employment opportunities.

4.1 Supporting the York Region Economic Strategy

York Region is located in one of the most attractive and vibrant economic areas on the continent. As of 2009, over 490,000 people were employed in approximately 30,000 businesses across the Region. Employment in the Region is distributed across a diverse economy within a broad range of industry sectors. Prominent high growth sectors are anticipated to play a more important role in the Region's economy, including information and communication technologies, health and life sciences, the building and land development industry, transportation and logistics, and advanced manufacturing. There are also a number of emerging sectors in York Region including green industries, such as sustainable agriculture and alternative energy, as well as an increase in knowledge based creative industries.

The York Region Economic Strategy provides an action plan to maintain and support a vibrant economy. Industry needs will increasingly be tied to continuous improvement and education, cultural, environmental, recreational and tourism opportunities and the development of a greener economy. In an increasingly competitive world, vibrant, liveable and healthy communities that offer high-quality services and infrastructure will attract employees and employers to York Region.

Objectives

To encourage and accommodate economic activities that diversify and strengthen the Region's economic base, employment opportunities for residents and competitive advantage for its businesses.

To encourage and support cultural, recreational, institutional and tourism opportunities that enhance the Region as a place to work, live and visit.

It is the policy of Council:

1. To invest in infrastructure to support job creation, strengthen the Regional economy and ensure an equal integration between economic vitality, the natural environment and healthy communities.
2. To create high-quality employment opportunities for residents with the goal of 1 job for every 2 residents.
3. To create vibrant and healthy communities that attract and retain youth, a highly skilled labour force, and quality employers.
4. To annually monitor the location, type and characteristics of business and the supply of serviced employment lands with local municipalities.
5. To work with local municipalities to create a business friendly environment that includes:
 - a. a diverse range, size and mix of available employment lands;
 - b. state-of-the-art communications facilities and networks, including broadband technology;
 - c. advanced infrastructure;
 - d. a range of quality human services facilities and programs;
 - e. a protected and enhanced natural environment; and,
 - f. employment areas that are well designed and include business support services.
6. To work with local municipalities to promote the Region as a location for knowledge-based activities by leveraging existing employment clusters and the Region's highly skilled diverse workforce, and establishing and maintaining strong links to educational and research institutions and companies.
7. To continue working with local municipalities and the agricultural community through policies and initiatives that support:
 - a. the Greater Toronto Agricultural Action Plan; and,
 - b. local agricultural production and diversification.
8. To encourage and support the development of a green industry cluster through training programs, business attraction, export development, and other support programs.
9. To research and analyze the Region's economy, including conducting an annual comprehensive survey of York Region businesses in partnership with local municipalities.

10. To work with local municipalities to encourage telecommuting where appropriate.
11. To work with local municipalities to promote work-at-home through the adoption of enabling zoning provisions that allow for live-work units where appropriate.
12. To work with local municipalities, the Province and Federal government to ensure that the Region is a high-priority location for major sporting, trade and convention facilities, natural heritage interpretive centres, and venues for showcasing arts and entertainment activities.
13. To work with local municipalities to establish and promote destinations for recreation and tourism and implement York Region's Long Term Tourism Destination Development Strategy.
14. To work with local municipalities to leverage Community Energy Plans as a tool to promote economic development.
15. To demonstrate leadership in corporate sustainability to York Region's businesses through the implementation and annual monitoring of the York Region Sustainability Strategy: Towards a Sustainable Region and associated programs.
16. To review and implement the York Region Economic Strategy at least every 5 years, concurrent with the 5-year review of this Plan.

4.5 Financial Management

It is the policy of Council:

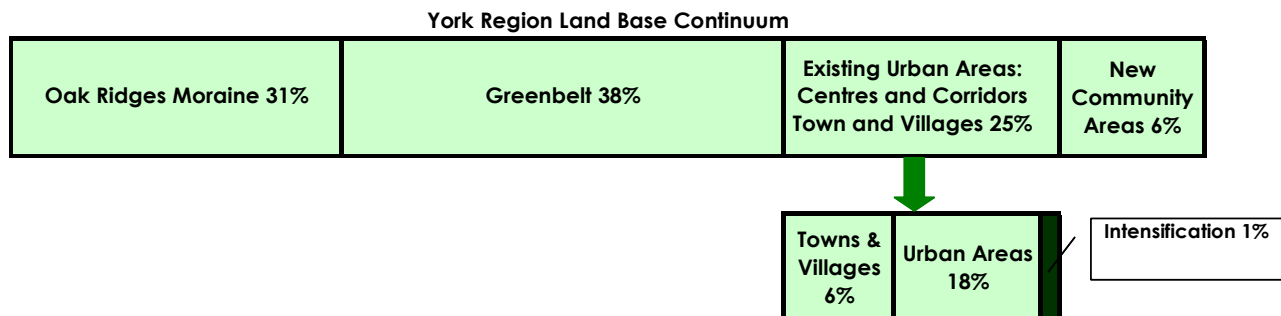
2. To ensure that development proponents provide the funds required to deliver the additional services and costs related to growth.
11. To advocate for revisions to the Development Charges Act for the recovery of costs that place greater emphasis on projected service levels, particularly for those service areas that are maturing or have had historically lower levels of capital investment, such as transit and emergency medical services.

New Policy 4.5.17

17. To ensure the most efficient and effective use of infrastructure, and to design and implement the urban services to meet the capacity requirements of the Urban Area, and where it can be demonstrated that there are long term social, environmental or economic benefits, permit the oversizing of services where it is deemed prudent by council and it is financially feasible.

CHAPTER 5:

An Urbanizing Region: Building Cities and Complete Communities



5.1 Forecasting and Phasing Growth

Revise introductory paragraph of Table 1 Side bar:

Co-ordinating land use approvals with master plans ensures key infrastructure is provided to service forecast population and employment thresholds up to and beyond the current planning horizon. Key infrastructure includes:

It is the policy of Council:

11. That the forecasts in Table 1 be monitored annually and reviewed at least every 5 years, taking the following into account:
 - a. the latest population and employment forecasts for the Region;
 - b. the fiscal policies in Section 4.5 of this Plan;
 - c. the York Region Water and Wastewater Master Plan;
 - d. the York Region Transportation Master Plan;
 - e. the York Region 10-Year Capital Plan; and,
 - f. the pace of growth and shifts in the marketplace.
12. That expansions of the Urban Area, shall only be initiated by the Region, in consultation with local municipalities, as part of a Regional municipal comprehensive review in conformity with Policy 2.2.8 of Places To Grow: Growth Plan for the Greater Golden Horseshoe and the following:
 - a. population and employment forecasts for the Region;

- b. the role of the lands proposed for expansion in the context of local municipal growth management;
- c. the protection of and integration with the Regional Greenlands System;
- d. the amendment is large enough (e.g. a concession block) with clear and identifiable boundaries, such as concession streets, major natural features, rail or major utility corridors;
- e. the role of the lands proposed for expansion that is supportive of the Region's urban structure of centres and corridors;
- f. that expansions of the Urban Area are contiguous to an existing Urban Area;
- g. the completion of local municipal strategies and policies to phase in and achieve the intensification targets of this Plan;
- h. the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;
- i. Future expansions, to the Urban Area as shown on Map 1, are directed to lands outside the boundary of that Urban Area and outside the Greenbelt Plan Area Boundary;
- j. The Region and local municipalities shall protect for the opportunity for new community areas and employment lands within such lands that could be considered through any future municipal comprehensive review; and
- k. other policies of this Plan.

5.2 Sustainable Cities, Sustainable Communities

It is policy of Council:

- 14. To require that the designated greenfield area achieve an average minimum density that is not less than 50 residents and jobs per hectare combined in the developable area.

5.5 Local Centres and Corridors

Local Centres and Corridors are important components of the local urban structure. Local Centres are focal points for residential, human services, commercial and office activities for the surrounding community and play a supporting role to Regional Centres and Corridors and enhance the network of connectivity throughout York Region. The smaller scale and scope of Local Centres do not diminish their importance to the overall urban structure. Some of these centres include Woodbridge, Downtown Newmarket, Keswick, Old Unionville, and Downtown Richmond Hill. Given the diversity of communities across York Region, Local Centres can vary greatly in size, nature and characteristics. Local Centres are also used to reflect the culture and history of York Region through heritage streetscapes and are the locations for a number of festivals.

Certain Local Corridors, which may be Regional arterial streets, in existing and proposed urban areas, have the

potential for intensive and mixed-use land development, supported by public transit services. Local Corridors link Regional and Local Centres and may be identified as routes for transit services and facilities. The appropriate level of development and density will depend on site-specific circumstances and the nature of the surrounding area.

Local Centres and Corridors have a role to play in achieving the Region's intensification objectives, and will be addressed within local intensification strategies.

Objective

To establish Local Centres as focal points of activity and culture for surrounding communities and to enhance Local Corridors as part of the network of connectivity within the urban structure.

It is policy of Council:

1. That local centres and corridors serve as important neighbourhood focal points and mainstreets that provide a range of employment, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community.
2. To require local official plans to identify and designate the location of Local Centres and Corridors within the Urban Area.
3. That local municipalities shall address in secondary plans or other appropriate studies the following criteria for Local Centres:
 - a. that the specific location and boundaries of the Local Centres are identified;
 - b. that a wide range of residential, commercial and institutional uses, including retail, offices, mixed-use and human services is provided;
 - c. that urban design requirements are consistent with policy 5.2.8 of this Plan;
 - d. that Local Centres connect efficiently with and contribute to the vitality of the surrounding area;
 - e. that focal points for community activity and civic pride are created;
 - f. that pedestrian and cycling systems, and local green spaces, including parks and natural features, are integrated;
 - g. that the size and context for development should be in relation to the surrounding community and corridors;
 - h. that specific employment targets that contribute to live/work opportunities be identified;
 - i. that land use and transit is co-ordinated to ensure that Local Centres are focal points for current and/or future public transit services and infrastructure and that they prioritize pedestrian movement, transit use and access; and,
 - j. to revitalize and preserve cultural heritage resources within core historic areas through urban

design standards which reflect local heritage, character, and streetscape.

4. That development, secondary plans, or other appropriate studies in the Local Corridors address the following criteria:
 - a. to identify the function of each section of the corridors, considering the historic function and preservation and revitalization of historic mainstreet areas;
 - b. to establish a range of residential and commercial land uses, including retail, office, mixed-use, human services and other amenities;
 - c. that new employment uses be generally located within 200 metres of transit stops;
 - d. to establish consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;
 - e. be consistent with the urban design and built form policy 5.2.8;
 - f. to encourage pedestrian activity through the arrangement and design of land development sites and related streetscaping treatments; and,
 - g. be consistent with Regional streetscaping policies.
5. That the planning and implementation of Local Centres and Corridors shall be consistent with the intensification policies of Section 5.3 of this Plan.
6. That Local Corridors located on existing or planned rapid transit corridors consider the Regional Corridor policies of Section 5.4 of this Plan.

5.6 Building Complete, Vibrant Communities

New Community Areas

It is the policy of Council:

11. That comprehensive master environmental servicing plans shall be prepared and implemented. These plans will examine all water systems in a comprehensive and integrated manner to:
 - c. minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.

New Policy 5.6.18

18. That where appropriate, infrastructure in new community areas may be planned to anticipate growth beyond the current planning horizon.

Agricultural and Rural Areas

6.3 Agricultural and Holland Marsh Specialty Crop Areas

York Region has some of the most productive agricultural lands in Canada, including the black organic soils of the provincially significant Holland Marsh Specialty Crop Area in King Township and East Gwillimbury, as well as muck soil areas in Georgina. The Region also has several areas with world-renowned equine facilities.

The agricultural sector contributes significant value to the Regional economy yearly. The Holland Marsh alone generates between \$95 and \$169 million of economic activity yearly to the Provincial economy.

While agricultural lands are protected with the Greenbelt Plan Area, there are also prime agricultural lands outside of the Greenbelt Plan and in new community areas. This Plan recognizes and encourages agricultural uses. In new community areas, this Plan encourages agricultural uses on the lands until such time as development occurs. Within and outside of the Greenbelt Plan, agricultural uses are important to the Region's economy and as a source of local agricultural production.

The municipalities of Markham, Vaughan, East Gwillimbury, King and Whitchurch-Stouffville have agricultural and rural lands that lie outside the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Area. Some of these lands may be required to accommodate growth within the planning horizon, provided any urban expansion meets the tests and policies of the Growth Plan and is undertaken through a Regional municipal comprehensive review of the York Region Official Plan.

Modification to approved policy 6.3.10:

6.3.10 "That in those portions of the Agricultural Area in Markham, Vaughan, East Gwillimbury, King and Whitchurch-Stouffville outside the Oak Ridges Moraine or Greenbelt which may accommodate future growth, and within new community areas, until such time as development occurs, normal farm practices and a full range of agricultural uses, agriculture-related uses and secondary agricultural uses shall be permitted and encouraged."

6.5 Mineral Aggregate Resource Areas

The Region has limited sand and gravel resources remaining. The majority of these are located on the Oak Ridges Moraine. Oak Ridges Moraine land use designations permit new aggregate extraction only in Natural Linkage and Countryside Areas and subject to Oak Ridges Moraine Conservation Plan provisions for key natural heritage features. It is important that remaining aggregate resource areas be protected from incompatible uses or uses that would limit the extraction of the resource in the future, as they provide local building materials for communities and infrastructure.

The availability of aggregates close to market is important for economic and environmental reasons. It is

equally important that these resources are extracted in an environmentally sensitive way and that exhausted pits and quarries be rehabilitated to uses compatible with agriculture, rural or open space.

In addition to aggregates, the Region has limited petroleum resources, which are considered in the policies of this Plan.

Objective

To protect mineral resources for possible future extraction and to ensure rehabilitation of extraction areas.

It is the policy of Council:

1. To protect remaining primary and secondary Mineral Aggregate Resource Areas as shown on Map 9.
2. To recognize and provide for the continued operation of currently licensed pits and quarries and to encourage the extraction of mineral aggregate from locations within Mineral Aggregate Resource Areas, subject to the policies of this Plan and local official plans and by-laws.
3. To protect Mineral Aggregate Resource Areas from land uses and activities incompatible with extractive operations. New uses, other than extractive uses may be considered within these areas only if it can be shown through detailed studies that:
 - a. the proposed land use would not significantly preclude future extraction of mineral aggregate resources;
 - b. the proposed land use would serve the long term interest of the public better than would aggregate extraction; and,
 - c. aggregate extraction would not be economically, socially or environmentally feasible.
4. That local official plans shall identify Mineral Aggregate Resource Areas and existing licensed Aggregate extraction uses and provide policies for the location, expansion, operation and rehabilitation of pits and quarries.
5. To consult with the Province and local municipalities regarding new licences to establish or expand pits or quarries.
6. To encourage local municipalities to enact by-laws that:
 - a. regulate truck traffic to minimize adverse impacts on surrounding residents; and,
 - b. regulate the removal of topsoil.
7. That local municipalities may protect additional areas for extraction.
8. To ensure that all extraction and processing activities are conducted in a manner that minimizes negative environmental and social impacts, in accordance with all government legislation, standards and policies.
9. To permit portable asphalt plants, wayside pits and quarries on a temporary basis, in consultation with local municipalities, without requiring an official plan amendment or zoning by-law amendment, except

within the Regional Greenlands System as identified in policy 2.1.23 of this Plan. A zoning by-law amendment shall be required to permit such facilities in areas of existing development.

10. To minimize the adverse effects of wayside pits and quarries in accordance with all government legislation, standards and policies.
11. To encourage the use of alternative materials to sand and gravel and the reuse of construction materials where possible to ensure conservation of existing aggregate supply.
12. To require the rehabilitation of abandoned pits and quarries and the progressive rehabilitation of operating pits and quarries in a manner that is in conformity with other policies of this Plan.
13. That mineral aggregate extraction may occur in the Agricultural Area on an interim basis provided rehabilitation of the site will be carried out so that substantially the same areas and same average soils quality for agriculture is restored. In the following cases, complete agricultural rehabilitation is not required:
 - a. where there is a substantial quantity of aggregate below the water table such that the depth of the extraction makes restoration to pre-extraction levels unfeasible; or,
 - b. where other alternatives have been considered by the applicant and found unfeasible in accordance with the Provincial Policy Statement.
14. That within the Greenbelt Plan Area, and the Oak Ridges Moraine Conservation Plan Area, existing and new mineral aggregate operations and wayside pits shall comply with the provisions of the applicable Provincial Plan.
15. That outside of the Oak Ridges Moraine and Greenbelt, but within the Lake Simcoe watershed, applications for new mineral aggregate operations and wayside pits and quarries shall comply with the Lake Simcoe Protection Plan.
16. To protect petroleum resources for long term use. Exploration and production of petroleum resources is a permitted activity in all land use designations except the Urban Area, Towns and Villages, the Natural Core Area of the Oak Ridges Moraine Conservation Plan, wetlands, and significant habitat of endangered and threatened species.
17. That development on, abutting, or adjacent to lands affected by oil, gas and salt hazards or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed. Buildings may not be constructed within 75 metres of an active or unplugged petroleum well.
18. That rehabilitation of petroleum wells must be conducted according to the applicable legislation and its regulations and standards and all activities adjacent to a petroleum well shall be conducted in accordance with a well licence from the Province. Mapping of these resources may be obtained from the Province.

Servicing Our Population

7.5 Energy and Utilities

12. To encourage the land development, building and construction industries to obtain the expertise and training required to implement green building standards such as LEED® and ENERGY STAR®, and other emerging technologies.
15. To advocate for flexibility in the Ontario Building Code to allow municipalities to set higher standards for energy and water efficiency, and the use of renewable energy systems.

CHAPTER 8

Implementation

8.2 Monitoring and Measuring Success

It is the policy of Council:

3. To develop, in co-operation with local municipalities, common measuring and reporting tools to monitor progress towards targets established in this Plan, including:
 - b. an average minimum density that is not less than 50 residents and jobs per hectare in the developable area within the York Region designated greenfield area;

New policy to be inserted after existing policy 8.2.4:

8.2.5 That in the monitoring and review of this plan, local official plans, subdivision applications and other planning approvals, the Region will consider commencing a municipal comprehensive review for settlement area expansion purposes earlier than a 5 year time frame based on, among other things, the:

- a) pace of growth and the developable area land supply of residential and non-residential lands;
- b) timing and delivery of capital infrastructure;
- c) achievement of targets established in this plan;
- d) applicable Growth Plan and ROP forecasts; and
- e) changes in factual information and legal regulations that impact the above.

8.3 The Planning Process

It is the policy of Council:

3. To support local official plan and secondary plan policies that are more specific or restrictive than this Plan, provided such policies are consistent with the general intent and provisions of this Plan and applicable Provincial Plans. Policies on agriculture, mineral aggregate and wayside pits may not be more restrictive than the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan.

8.4 Interpreting This Plan

It is the policy of Council:

3. That the boundaries and facilities identified on Maps 1 to 12 are intended to indicate the general location. Exact boundaries shall be defined in local official plans and zoning by-laws, except in the following cases:
 - 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 this Plan, lot and/or concession blocks, or, other clearly identifiable physical features.

Delete policy 8.4.7.b.

9. That nothing in this Plan prevents local municipal official plans and zoning by-laws from being more restrictive.

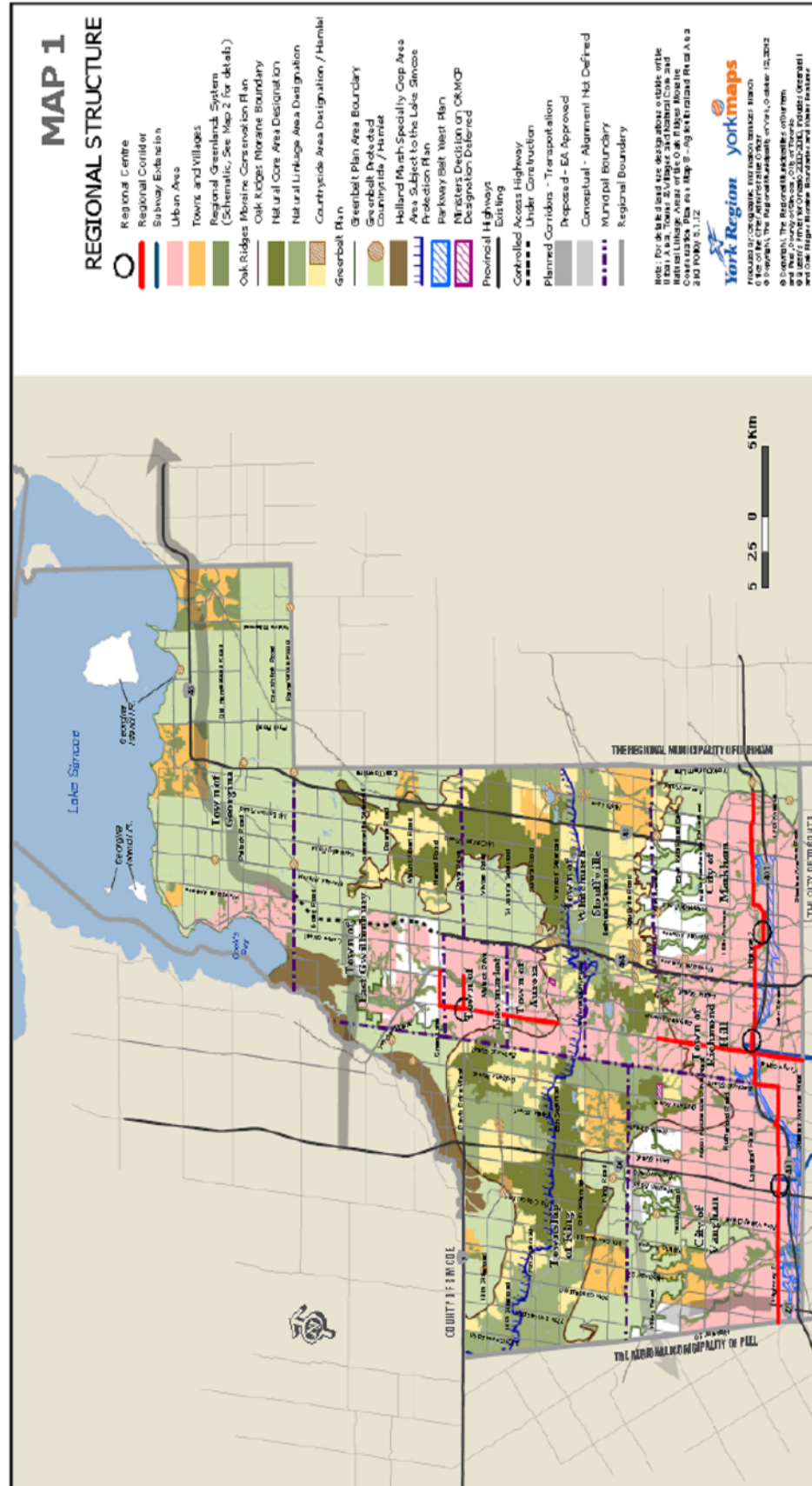
Notwithstanding the above, neither this Plan nor local municipal official plans or zoning by-laws may be more restrictive than the Greenbelt Plan or the Oak Ridges Moraine Conservation Plan Areas insofar as agricultural uses, mineral aggregate operations and wayside pits are concerned.

Definitions

NEW COMMUNITY AREAS

Lands added to the Urban Area through a Regional municipal comprehensive review, for community purposes including residential and population-related employment, beyond those designated as Urban Area at the date of approval of this Plan.

Schedule “B”



Schedule “C”

Chapter	Section	Policies to be repealed, save and except for those parties identified as having site specific appeals on Appendix 2A to the August 23, 2012 Order for Partial Approval	Page(s) in July 11, 2012 York Region Official Plan Office Consolidation
Chapter 1 – Introduction	Entirety	All	1-4
Chapter 2	Section 2.4 – Air Quality	2.4.1, 2.4.2	19-20
Chapter 4	Entirety	All	27-43
Chapter 5	Section 5.2	5.2.1-5.2.4, 5.2.6-5.2.12	49-52
	Section 5.4	All	58-60
	Section 5.6	All	64-65
	Section 5.7	All	65-66
	Section 5.10	All	71-72
	Section 5.11	All	73-75
Chapter 7	Section 7.1	7.1.3	102
	Section 7.2	7.2.3	103
	Section 7.3	7.3.1	105

Appendix 1
Portions of the Modified ROP – 2010 Remaining Under Appeal on a Region-Wide Basis
January 14, 2013

Policy or Other Part of Plan Under Region-wide Appeal
Policy 3.1.8 Policy 5.1.6 Policy 5.1.7 Policy 5.1.13 Section 5.6 sidebar - two paragraphs commencing with “Places to Grow...” Policy 5.6.3 Section 6.1 Section 6.2 Section 6.3 Save and except the preamble and policy 6.3.10 Section 6.4 Policy 7.2.50 Definitions of Developable area

- Note 1: Any sidebars which pertain to the above noted Chapters, Sections or Policies also remain under appeal Region-wide.
- Note 2: The approval of the definition of Municipal Comprehensive Review is without prejudice to the jurisdiction of the Board to consider an alternate definition of Municipal Comprehensive Review for the purposes of urban expansion and implementation of policy 5.1.12.

Appendix 2A
Portions of the Modified ROP – 2010 Remaining
Under Appeal on a Site Specific or Area Specific Basis
December 7, 2012

See Appendix 2B which identifies each of the below noted sites/areas geographically.

Policy, Amendment, or Other Part of Plan Under Appeal on Site/Area Specific Basis Only	Site or Area to Which Appeal is Restricted (Depicted on Appendix 2B)
ROP 2010 – entirety	Lucia Milani and Rizmi Holdings Lands
Chapter 2	Block 40/47 in the City of Vaughan (the “Block 40/47 Lands”) Smith Farm lands in Town of East Gwillimbury, west of 2 nd Concession Road, south of Ravenshoe Road, north of Holborn Road, east of the Holland River (“Smith Farm Lands”)
Policy 2.1.10	Part of Lots 27 and 28, Concession 7 at 10951 Kipling Avenue, City of Vaughan (the “1539253 Lands”)
Policies 2.2.44, 2.2.45, 2.2.46 and 2.2.48	Romandale Farms located at 3450 and 4044 Elgin Mills Road East in the Town of Markham (“Romandale Farms”)
Section 3.5	Block 40/47 Lands Romandale Farms
Section 4.2	4.1 Acre Parcel – Northwest Corner of Jane St. and Riverrock Gate, City of Vaughan (“Tesmar Lands”)
Policies 4.2.1, 4.2.2 and 4.2.4	Yonge Bayview - Richmond Hill Centre Lands (“Yonge Bayview Lands”)
Sections 4.3 and 4.4	Rice Commercial Group of Companies (Major Mackenzie Lands)
Section 5.2	Block 40/47 Lands
Policy 5.2.10(d)	Yonge Bayview Lands
Policies 5.2.19 to 5.2.42	Romandale Farms
Policy 5.2.26	Tesmar Lands
Policy 5.3.3	Tesmar Lands
Section 5.4	Tesmar Lands
Policies 5.4.1, 5.4.2, 5.4.5 and 5.4.6	Yonge Bayview Lands
Policy 5.4.8(c)	Yonge Bayview Lands
Policy 5.4.9	Yonge Bayview Lands
Policies 5.4.12, 5.4.19 and 5.4.20	Yonge Bayview Lands
Policies 5.4.23 and 5.4.24	Yonge Bayview Lands
Policy 5.4.29	Tesmar Lands
Policy 5.4.34	Approx. 40 hectares at northwest corner of 2 nd Concession Road and Green Lane, Town of East Gwillimbury (Dorzil)
Policy 5.5.3	Rice Commercial Group of Companies (Major Mackenzie Lands)
Policies 5.6.9, 5.6.10, 5.6.16 and 5.6.17	Romandale Farms
Policies 5.6.24 to 5.6.33 (formerly 5.6.23 to 5.6.32)	Block 40/47 Lands
Policies 7.2.60 and 7.2.74(b)	Mid Block Crossing between Elgin Mills Road and 19 th Avenue (775377 Ontario Ltd)

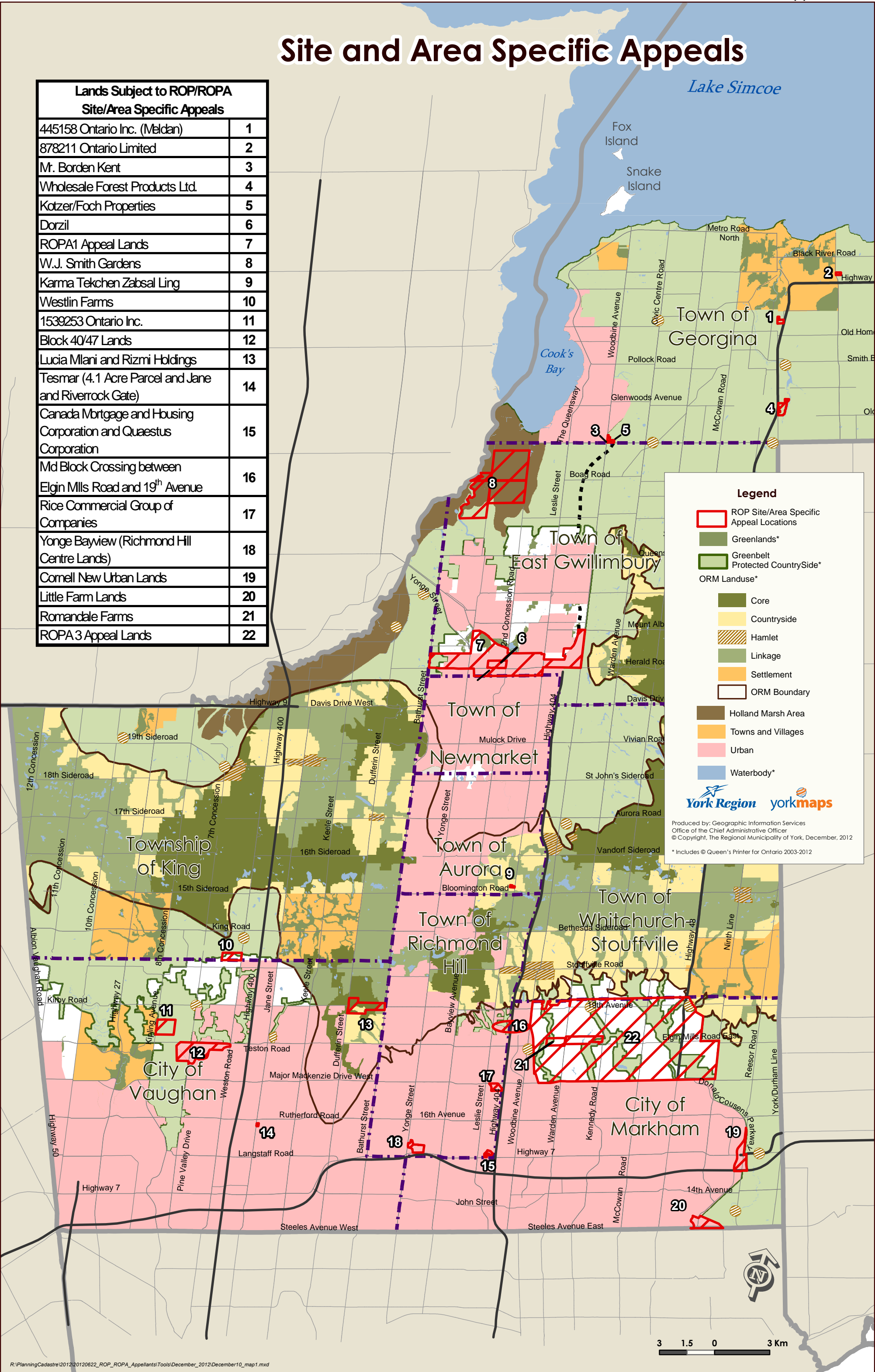
Policy 7.2.73	Rice Commercial Group of Companies (Major Mackenzie Lands)
Policies 8.2.3(d) and 8.2.3 (e)	Yonge Bayview Lands
Policies 8.4.15 to 8.4.20	Tesmar Lands
	Block 2, Reference Plan 65M-2287, Town of Richmond Hill (CMHC and Quaestus Corporation)
	1539253 Lands
	Block 40/47 Lands
	Rice Commercial Group of Companies (Major MacKenzie lands)
	445158 Ontario Inc. (Meldan) Lands
	Karma Tekchen Zabsal Ling Lands
	878211 Ontario Limited Lands
	Borden Kent Lands
	Wholesale Forest Products Ltd. Lands
	Kotzer / Foch Lands
All Designations or Identifications on Maps 1 to 6, 8 and 10 and Figure 3	ROPA 1 Appeal Lands being all ROPA 1 lands and the lands under appeal by ROPA 1 appellants plus additional lands necessary to complete concession blocks as shown on Appendix 2B (“ROPA 1 Appeal Lands”)
	ROPA 3 Appeal Lands being all Markham whitebelt lands as shown on Appendix 2B (“ROPA 3 Appeal Lands”)
Urban Area Designation on Maps 1 to 6, and 8	Lands located at the eastern limit of the Cornell Community in the Town of Markham not included within the urban boundary in the 1994 Regional Official Plan
	Lands located north of Steeles Avenue, in the vicinity of the Rouge Park in the Town of Markham not included within the urban boundary in the 1994 Regional Official Plan
Maps 1 to 6, and 8 and Figure 3	Block 40/47 Lands
Map 1	Tesmar Lands
Maps 1 and 8	Westlin Farms Inc. (Part Lot 2, Concession 6, King Township)
Maps 1, 2 and 8 and Figure 3	1539253 Lands
Maps 2 to 5	Smith Farm Lands
Maps 4 to 6	Romandale Farms
Map 12	Mid Block Crossing between Elgin Mills and 19 th Avenue (775377 Ontario Ltd)
ROPA 1	ROPA 1 Appeal Lands
ROPA 3	ROPA 3 Appeal Lands

Note 1:

Where any of the above noted Chapters, Sections or Policies make reference to a defined term, the corresponding definition shall also remain under appeal on a site or area specific basis only to the extent that it is not listed on Appendix 1 as being under appeal on a Region-wide basis. Any sidebars which pertain to the above noted Chapters, Sections or Policies also remain under appeal on a site or area specific basis only.

Site and Area Specific Appeals

Lands Subject to ROP/ROPA Site/Area Specific Appeals	
445158 Ontario Inc. (Meldan)	1
878211 Ontario Limited	2
Mr. Borden Kent	3
Wholesale Forest Products Ltd.	4
Kotzer/Foch Properties	5
Dorzil	6
ROPA1 Appeal Lands	7
W.J. Smith Gardens	8
Karma Tekchen Zabsal Ling	9
Westlin Farms	10
1539253 Ontario Inc.	11
Block 40/47 Lands	12
Lucia Mlani and Rizmi Holdings	13
Tesmar (4.1 Acre Parcel and Jane and Riverrock Gate)	14
Canada Mortgage and Housing Corporation and Quaestus Corporation	15
Md Block Crossing between Elgin Mills Road and 19 th Avenue	16
Rice Commercial Group of Companies	17
Yonge Bayview (Richmond Hill Centre Lands)	18
Cornell New Urban Lands	19
Little Farm Lands	20
Romandale Farms	21
ROPA 3 Appeal Lands	22



Appendix 3
Portions of the Modified ROP – 2010
Approved but Order Withheld

Policy or Other Part of Plan to be Approved – Order Withheld
Policy or Section
Policy 3.5.3