

THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY 2024

**AMENDMENT NO. XXX.2024
TO THE OFFICIAL PLAN FOR THE TOWN OF EAST GWILLIMBURY**

Mayor

Virginia Hackson

Councillors

Loralea Carruthers

Terry Foster

Brian Johns

Tara Roy-DiClemente

Scott Crone

Susan Lahey

**GENERAL MANAGER OF
DEVELOPMENT SERVICES**

Margot Bégin

**AMENDMENT NO. XXX-2024 TO THE OFFICIAL PLAN
FOR THE TOWN OF EAST GWILLIMBURY**

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CERTIFICATE OF APPROVAL

**AMENDMENT NO XXX-2024
TO THE OFFICIAL PLAN FOR THE
TOWN OF EAST GWILLIMBURY**

This Official Plan document which was adopted by the Council of the Corporation of the Town of East Gwillimbury is approved pursuant to Sections 17 and 21 of the Planning Act. Official Plan Amendment No. XXX-2024 came into force on _____

Date: _____

Karen Whitney, MCIP, RPP
Director of Development Services,
Planning and Economic Development
The Regional Municipality of York

**THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY
BY-LAW NUMBER XXX-2024**

**A BY-LAW TO ADOPT AMENDMENT NO. XXX-2024 TO THE OFFICIAL
PLAN OF THE EAST GWILLIMBURY PLANNING AREA**

The Council of the Corporation of the Town of East Gwillimbury, in accordance with the provisions of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. XXX-2024 to the Official Plan of the East Gwillimbury Planning Area, consisting of the attached Part Three is hereby adopted.
2. The Clerk is hereby authorized and directed to inform the Regional Municipality of York of the aforementioned Amendment No. XXX-2024 to the Town of East Gwillimbury Official Plan.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED and PASSED this _____ day of _____

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

PART II THE PREAMBLE

1. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment to the Town of East Gwillimbury Official Plan is to incorporate the subject lands into the current in-force East Gwillimbury Official Plan 2010. This amendment seeks to include the subject lands within the Settlement Area Boundary and Community Area in accordance with Schedule A-1: Urban Structure, Existing Secondary Plan Area in Schedule B: Urban Planning Land Use Plan, and Low Density Residential in Schedule B-5: Green Lane Corridor Land Use Plan of the 2010 East Gwillimbury Official Plan. This amendment will also provide site specific density relief from policy 4.4.2.2 as the subject lands will provide a density of less than 20-30 units per net hectare; however, this density target will be met across the entirety of the overall community plan.

2. LOCATION OF THIS AMENDMENT

The lands affected by this Amendment are located on Part of Lot 102 Concession 1 in the Town of East Gwillimbury. They consist of approximately 0.861 hectares (2.13 acres) and generally located on the west side of 18474 Yonge Street.

3. BASIS OF THIS AMENDMENT

This Amendment is adopted by Council in response to an application to amend the existing land use policies applied to the subject property.

In considering an amendment to the Official Plan, Subsection 8.21.1 of the Plan identifies the criteria to which the Town shall have regard. Council is satisfied that the clauses (i) to (viii) of said Subsection have been met in the following respective way:

(i) The Need for Proposed Use

The subject lands are located within the Urban Area and are designated as “Urban Area” and “Community Area” on Map 1: Regional Structure and Map 1A: Land Use Designations of the Regional Municipality of York’s Official plan (2022). Additionally, in the Adopted East Gwillimbury Official Plan that was endorsed by the Regional Municipality of York in 2023, the subject lands are designated as “Designated Greenfield Area” and “Central Growth Area” on Schedule 1: Town Structure; within the “Settlement Area Boundary” and designated “DGA Community Area” and “New Community Area” on Schedule 2: Urban Structure; and, within the “Central Growth Area” and designated as part of an “Existing Secondary Plan” on Schedule 3: Secondary Plan Area Community Design Plans. The proposed amendment will facilitate additional low-density residential uses within the overall community plan. The proposed amendment is in keeping with Section 4.4.2 of the Official Plan by providing low-density residential uses in an area currently designated for low-density residential development and implements the policies of the Region of York Official Plan.

(ii) Physical Suitability of the Property for the Proposed Use

The subject lands are part of a larger community plan and are generally located on the north-west corner of the Green Lane Secondary Plan, west of Yonge Street, North of Green Lane. The subject lands are located away from major roads and are designated for low-density residential uses.

(iii) Location Considerations: (iii) Adequacy of Roads/ (vi) Accessibility/ (v) Services

The subject lands will be accessible by internal roads that connect to a proposed Major Collector Road which connects Yonge Street to Bathurst Street. The subject lands are adequately sized to accommodate an internal local road and cul-de-sac which will provide safe and efficient access to the proposed units. The proposed development seeks to intensify an underutilized site that can sufficiently accommodate the proposed density from a sewage, water and stormwater management perspective.

(vi) Compatibility with Surrounding Uses

The proposed development is compatible with the existing Green Lane Secondary Plan policies and land uses designations surrounding the subject lands.

(vii) Municipal Financial Impact

It is anticipated that the future residential development of this property will have a positive impact on the financial position of the Town through the generation of tax revenues. Additionally, Development Charges collected through the proposed residential development of this property will be used to pay for services for the new growth within the Town.

(viii) Potential Effect on Population and Community

The subject land is intended to be developed for low-density residential uses. The population increase anticipated as a result of this development will assist the Town of East Gwillimbury and the Regional Municipality of York in achieving their annual growth targets.

PART III THE AMENDMENT

1. INTRODUCTION

All of the parts of this document entitled “PART III: THE AMENDMENT”, consisting of the following text and attached Schedules constitutes Amendment No. XXX-2024 to the Official Plan of the Town of East Gwillimbury.

2. DETAILS OF THE AMENDMENT

The Town of East Gwillimbury Official Plan is further amended as follows:

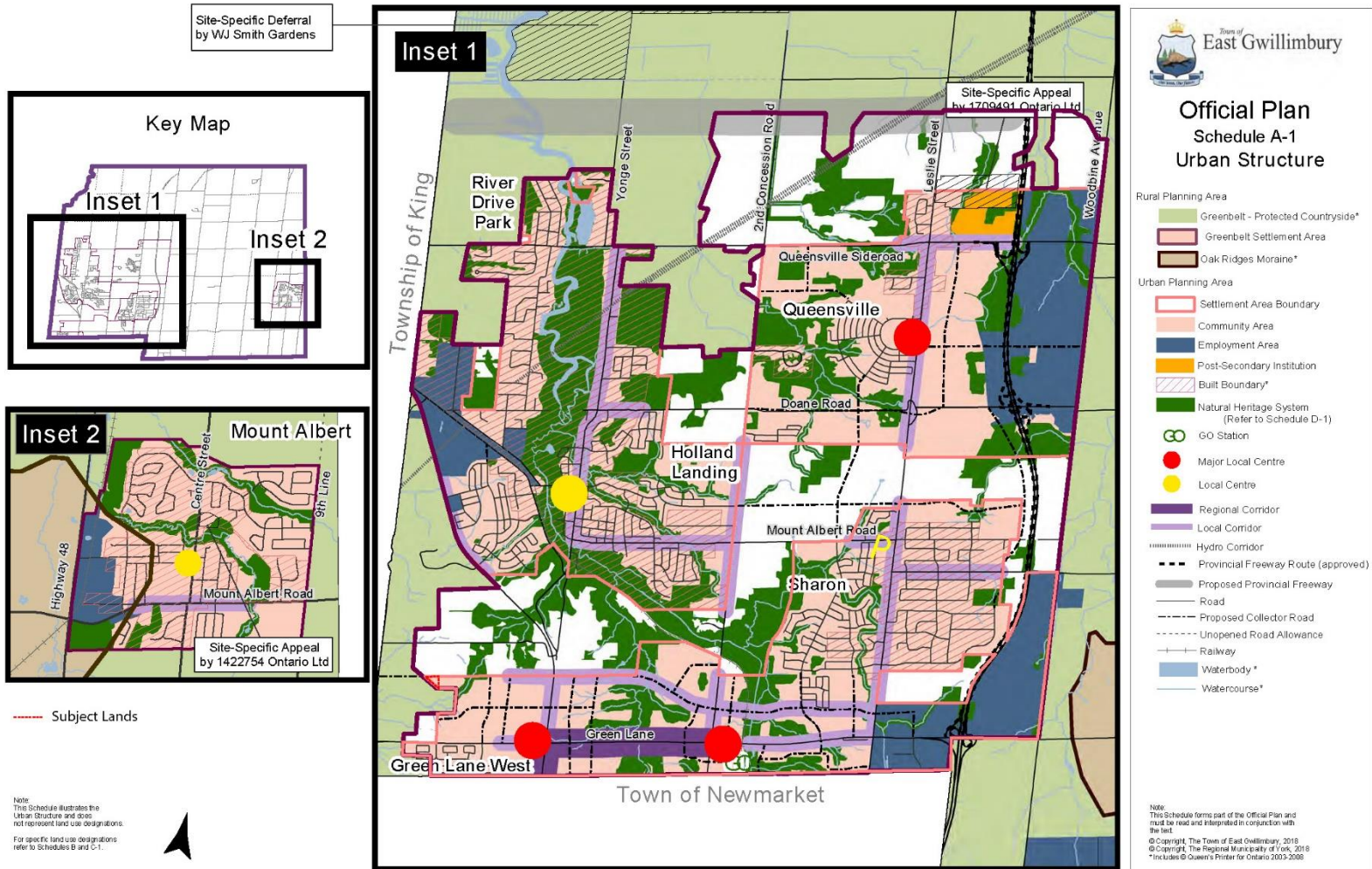
1. Schedule A-1 is revised to include the subject lands within the “Settlement Area Boundary” and prescribed the “Community Area” designation.
2. Schedule B is revised to include the subject lands within the “New Secondary Plan Area”.
3. Schedule B-5 is revised to include the subject lands within the “Green Lane Secondary Plan” and designated “Low Density Residential”. This revision shall be carried through to the Town’s Draft Official Plan’s Schedule 3D: Green Lane Corridor Land Use Plan.

3. IMPLEMENTATION AND INTERPRETATION

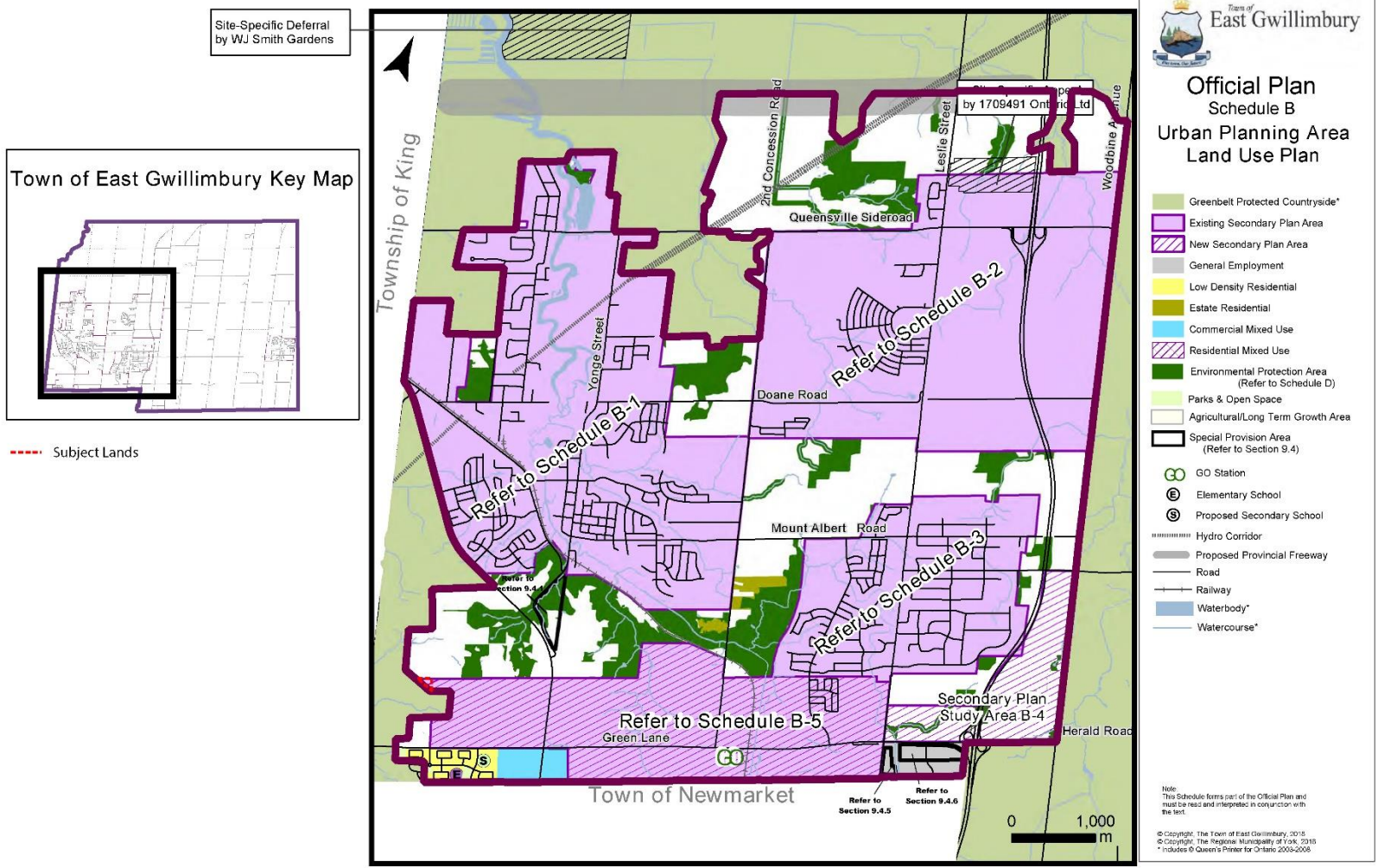
The implementation of this Amendment shall be in accordance with the provisions of the Planning Act, R.S.O. 1990, the relevant policies of the applicable Provincial Plans, and the respective policies of the York Region Official Plan and the Town of East Gwillimbury Official Plan.

The provisions of the Official Plan as amended from time to time regarding the interpretation of the Official Plan of the Town of East Gwillimbury, apply in regard to this Official Plan Amendment. In the event of conflict with the Official Plan or any Amendment thereto, the provisions of the Official Plan shall prevail unless otherwise specified.

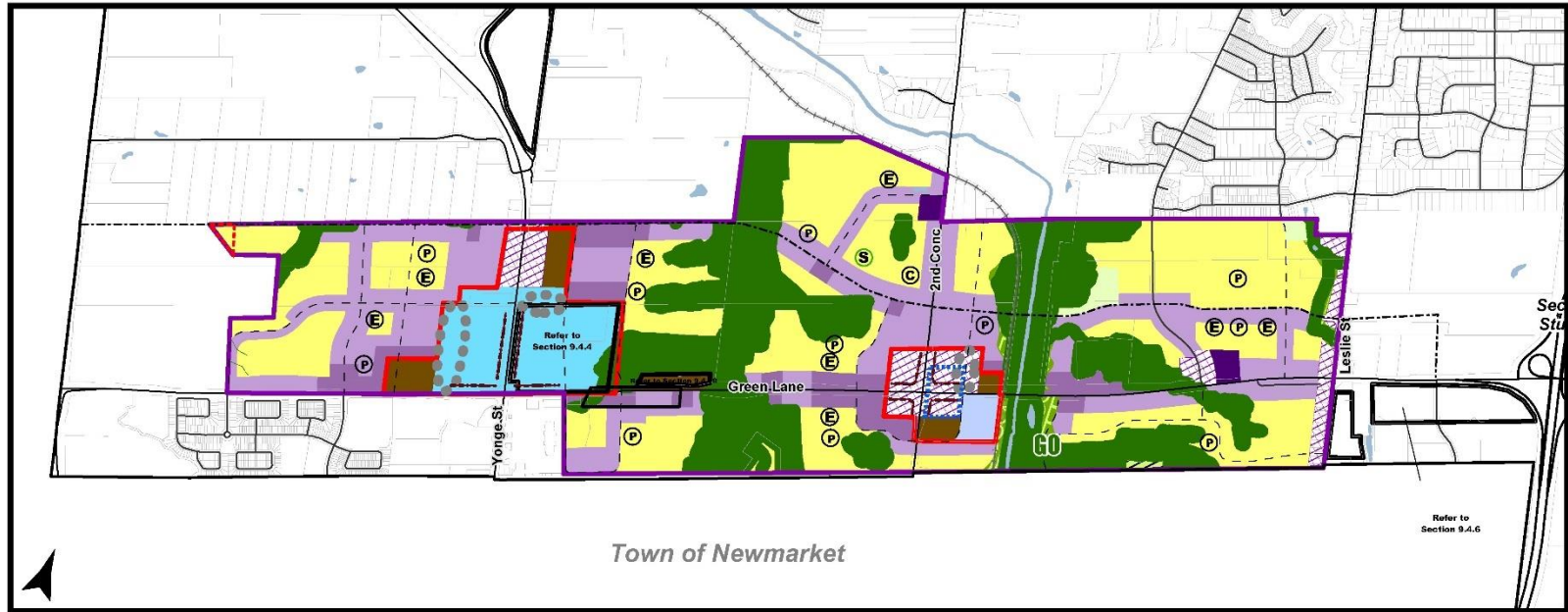
**SCHEDULE "AA" – URBAN STRUCTURE
OFFICIAL PLAN AMENDMENT NO. XX-2024
TO THE TOWN OF EAST GWILLIMBURY OFFICIAL PLAN**



**SCHEDULE "BB" – URBAN PLANNING AREA LAND USE PLAN
 OFFICIAL PLAN AMENDMENT NO. XX-2024
 TO THE TOWN OF EAST GWILLIMBURY OFFICIAL PLAN**



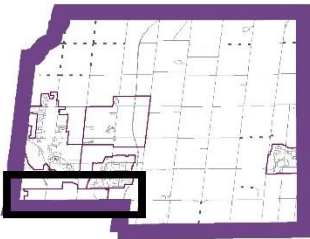
**SCHEDULE "CC" – GREEN LANE LAND USE PLAN
OFFICIAL PLAN AMENDMENT NO. XX-2024
TO THE TOWN OF EAST GWILLIMBURY OFFICIAL PLAN**



----- Subject Lands

0 1,000
m

Town of East Gwillimbury Key Map



Green Lane Secondary Plan	Office Priority Area	GO Station
Residential Mixed Use	Pedestrian Oriented Retail Priority Area	Elementary School
Commercial Mixed Use	Environmental Protection Area (Refer to Schedule D)	Proposed Elementary School
Low Density Residential	Restoration Area	Proposed Secondary School
Medium Density Residential 1	Open Space - Special Study Area	Proposed Park
Medium Density Residential 2	Road	
High Density Residential	Proposed Major Collector Road	
Neighbourhood Commercial	Proposed Minor Collector Road	
Institutional	Pedestrian Oriented Streets	
Parks and Open Space	Railway	
Major Local Centre	Waterbody*	
Special Provision Area (Refer to Section 9.4)	Watercourse*	

Legend

Note:
This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.
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**Official Plan
Schedule B-5
Green Lane Corridor
Land Use Plan**