

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: _____

**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. 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 accordance with Schedule B: Urban Planning Area Land Use Plan, and in Low Density Residential, Medium Density Residential 1 and Medium Density Residential 2 in Schedule B-5: Green Lane Corridor Land Use Plan of the 2010 East Gwillimbury Official Plan.

2. LOCATION OF THIS AMENDMENT

The lands affected by this Amendment are located on Part Lot 101/102, Concession W.Y.S. in the Town of East Gwillimbury. They consist of approximately 10.22 hectares (25.3 acres) and are generally located north of Green Lane between Yonge Street and Bathurst Street.

3. BASIS OF THIS AMENDMENT

This Amendment is adopted by Council in response to an application to amend the existing land use designations 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 applicable 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 June 2022 Adopted East Gwillimbury Official Plan, the subject lands are designated as “Designated Greenfield Area” on Schedule 2: Urban Structure; are within the “Settlement Area Boundary” and designated “DGA Community Area” and “DGA Community Area” on Schedule 2: Urban Structure; and, are 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 and medium density residential uses within the overall community plan. The proposed amendment is in keeping with the goals and policies of the Official Plan by providing low-density and medium-density residential uses in this area and it 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 south-west corner of the Green Lane Secondary Plan, west of Yonge Street, North of Green Lane. The subject lands are designated for low-density and medium-density residential uses and are physically suitable for development.

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

The subject lands will be accessible. They are located adjacent to Green Lane which maximizes their accessibility and proximity to transit. In addition, they can be served by internal roads that connect to a proposed Minor Collector Road which connects Yonge Street to Green Lane. The subject lands are adequately sized to accommodate internal local roads which will provide safe and efficient access to the proposed units. The proposed development can be serviced from a sewage, water and stormwater management perspective.

(vi) Compatibility with Surrounding Uses

The proposed development complements the development planned as part of the Green Lane Secondary Plan and the existing development south of Green Lane.

(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 lands are intended to be developed for low-density and medium – 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 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”, “Medium Density Residential 1” and “Medium Density 2”. This revision shall be carried through to the Town’s Draft Official Plan’s Schedule 3D: Green Lane Corridor Land Use Plan.

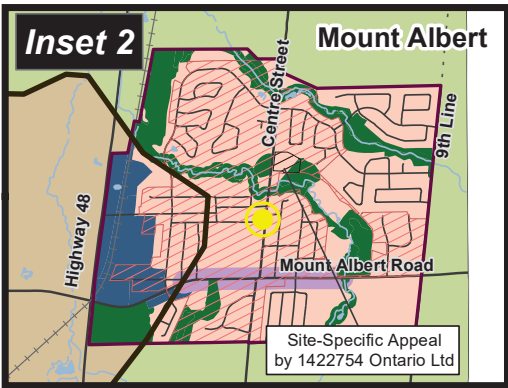
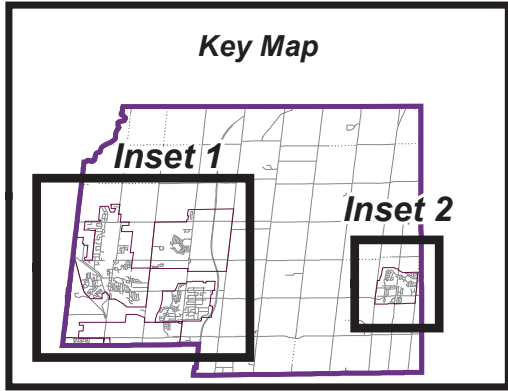
3. IMPLEMENTATION AND INTERPRETATION

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.

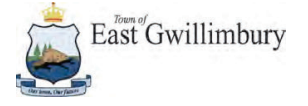
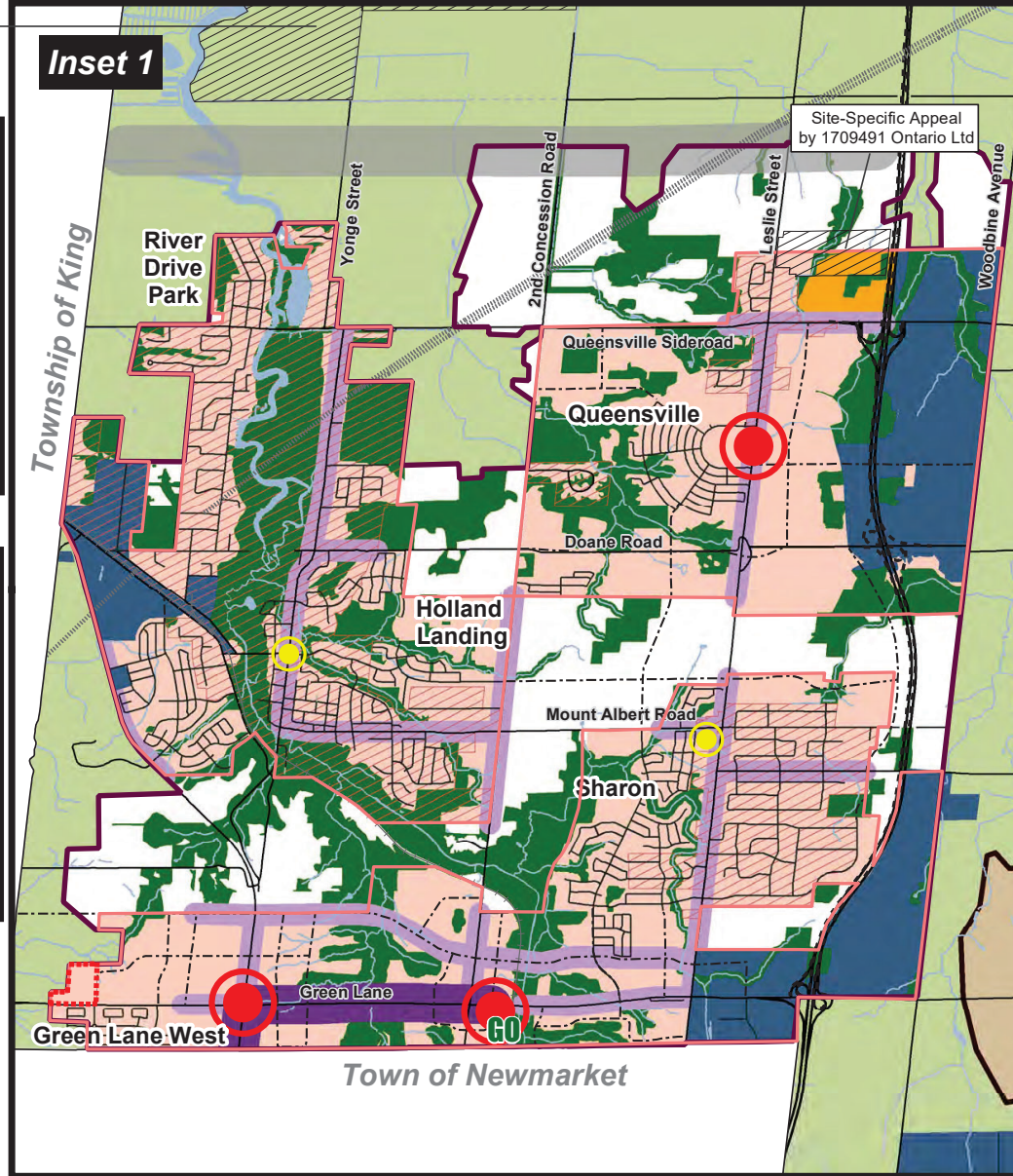
The provisions of the Official Plan as amended from time to time regarding the interpretation of the Official Plan of the Town of East Gwillimbury, apply in regard to this Official Plan Amendment. In the event of conflict with the Official Plan or any Amendment thereto, the provisions of the Official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

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

Site-Specific Deferral
by WJ Smith Gardens



--- Subject Lands



Official Plan Schedule A-1 Urban Structure

- Rural Planning Area**
- Greenbelt - Protected Countryside*
 - Greenbelt Settlement Area
 - Oak Ridges Moraine*
- Urban Planning Area**
- Settlement Area Boundary
 - Community Area
 - Employment Area
 - Post-Secondary Institution
 - Built Boundary*
 - Natural Heritage System (Refer to Schedule D-1)
 - GO Station
 - Major Local Centre
 - Local Centre
 - Regional Corridor
 - Local Corridor
 - Hydro Corridor
 - Provincial Freeway Route (approved)
 - Proposed Provincial Freeway
 - Road
 - Proposed Collector Road
 - Unopened Road Allowance
 - Railway
 - Waterbody *
 - Watercourse*

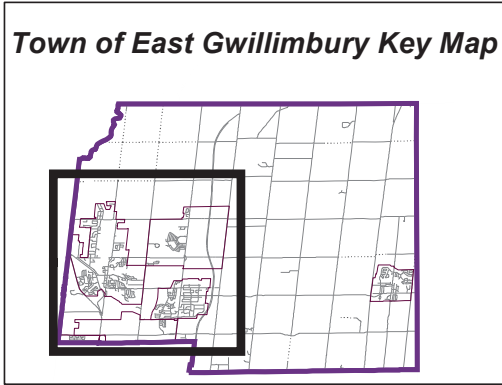
Note:
This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.
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Note:
This Schedule illustrates the Urban Structure and does not represent land use designations.
For specific land use designations refer to Schedules B and C-1.

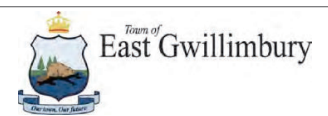
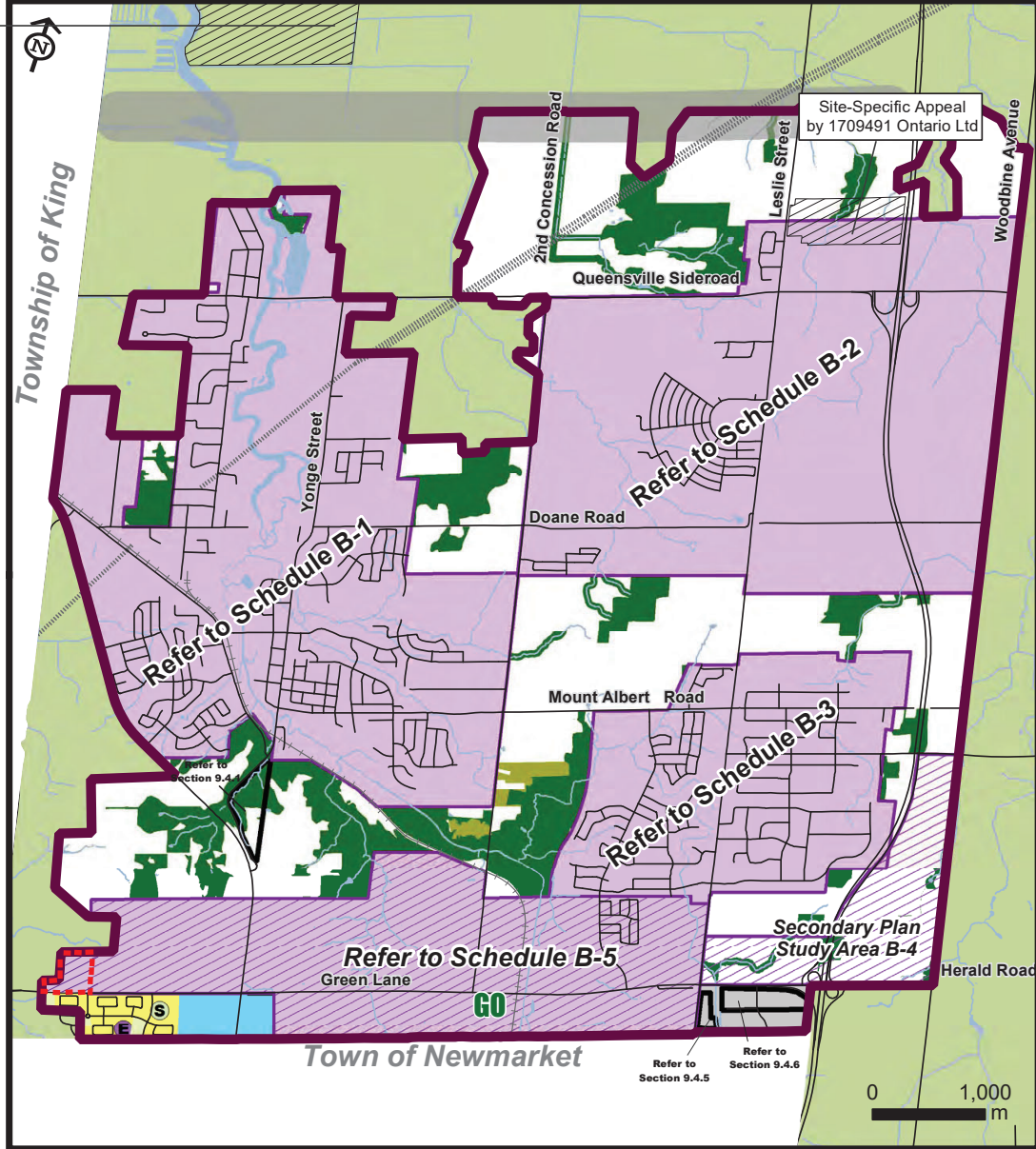


SCHEDULE "BB" - URBAN PLANNING AREA LAND USE PLAN OFFICIAL PLAN AMENDMENT NO. XX-2024 TO THE TOWN OF EAST GWILLIMBURY OFFICIAL PLAN

Site-Specific Deferral
by WJ Smith Gardens



--- Subject Lands



Official Plan Schedule B Urban Planning Area Land Use Plan

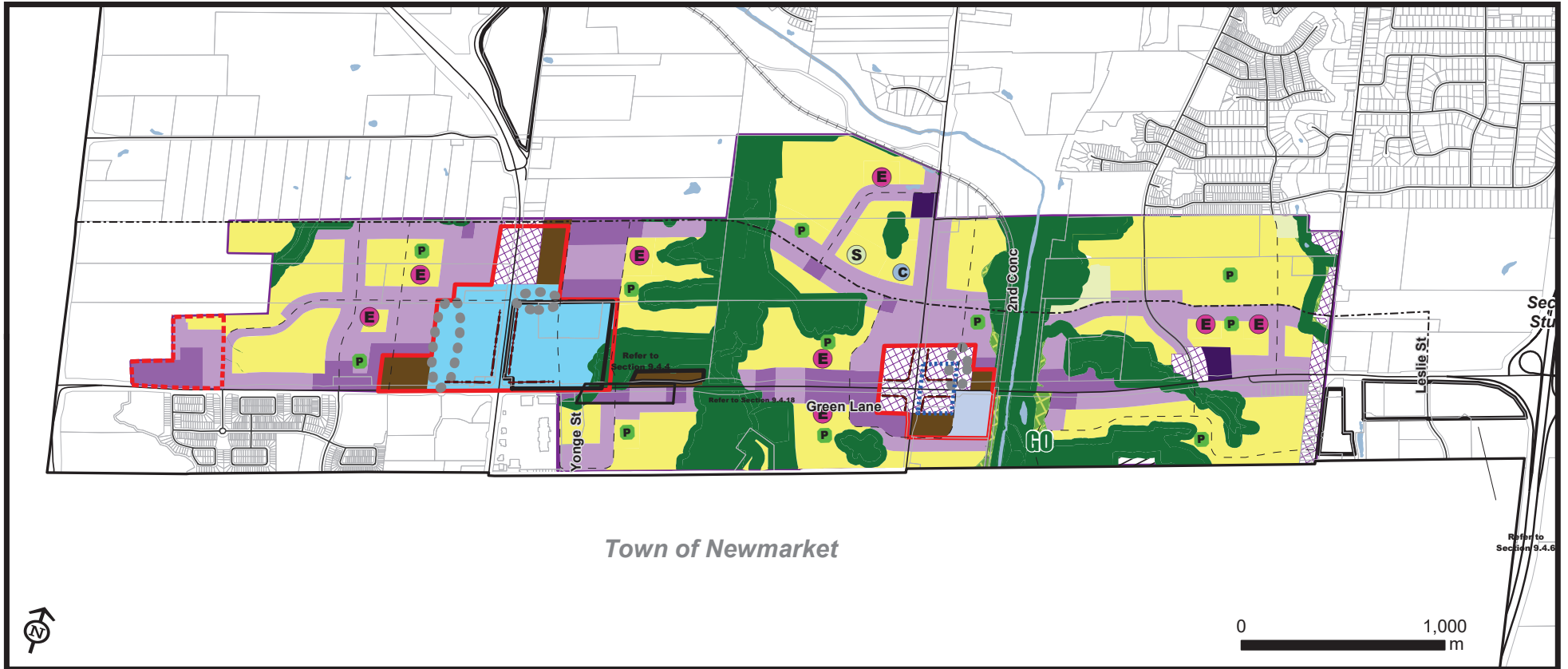
- Greenbelt Protected Countryside*
- Existing Secondary Plan Area
- New Secondary Plan Area
- General Employment
- Low Density Residential
- Estate Residential
- Commercial Mixed Use
- Residential Mixed Use
- Environmental Protection Area (Refer to Schedule D)
- Parks & Open Space
- Agricultural/Long Term Growth Area
- Special Provision Area (Refer to Section 9.4)
- GO GO Station
- E Elementary School
- S Proposed Secondary School
- Hydro Corridor
- Proposed Provincial Freeway
- Road
- Railway
- Waterbody*
- Watercourse*

Note:
This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.

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



- - - - Subject Lands

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