

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2021-XX

A bylaw to adopt Amendment No. X  
to the Official Plan for The Regional Municipality of York

WHEREAS the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits The Regional Municipality of York to adopt an Official Plan or amendments thereto;

AND WHEREAS Regional Council at its meeting on MONTH, X, 2021 decided to adopt Regional Official Plan Amendment No. X to the York Regional Official Plan – 2010;

The Council of The Regional Municipality of York HEREBY ENACTS as follows:

1. Regional Official Plan Amendment No. X to the York Region Official Plan – 2010 (ROPA No. X) consisting of text and figures in the attached Schedule “A” is hereby adopted.
2. ROPA No. 6, by virtue of Ontario Regulation 525/97, is exempt from approval by the Minister of Municipal Affairs and Housing.
3. Schedule “A” shall form part of this Bylaw.

ENACTED AND PASSED on MONTH, X, 2021.

Chris Raynor  
Regional Clerk

Wayne Emmerson  
Regional Chair

Authorized by Clause X, Report X, of the Committee of the Whole, adopted by Regional Council at its meeting on MONTH, X, 2021.

**Proposed Amendment  
X  
to the  
Official Plan  
for the  
Regional Municipality  
of York**

AMENDMENT X  
TO THE OFFICIAL PLAN  
FOR  
THE REGIONAL MUNICIPALITY OF YORK

PART A – THE PREAMBLE

1. Purpose of the Amendment:

This amendment redesignates lands from Agricultural Area to Rural Area within the City of Vaughan and City of Markham to provide opportunities for parkland, trails, and other recreational uses in portions of the Greenbelt Plan that are outside of natural heritage features and their associated vegetative protective zones.

2. Location:

This redesignation applies to the New Community Area lands within the City of Vaughan and City of Markham, as shown on attached Figure 1, being an excerpt of Map 8 of the York Region Official Plan.

3. Basis:

Policies of the Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”) support the achievement of complete communities that improve social equity and overall quality of life, including human health and expand convenient access to an appropriate supply of safe, publicly accessible open spaces, parks, trails, and other recreational facilities.

Similarly, the Greenbelt Plan includes policies which permit a range of economic and social activities, including recreation in the Protected Countryside Area, which would contribute to building complete communities. Specifically, Section 3.3.1 of the Greenbelt Plan describes Parkland, Open Space and Trails as: *“A system of parklands, open spaces, water bodies and trails across the Greenbelt is necessary to provide opportunities for recreation, tourism and appreciation of cultural heritage and natural heritage. They serve as an important component of complete communities and provide important benefits to support environmental protection, improved air quality and climate change mitigation”*. Section 1.2.2.3.b also supports this intention by calling for the provision of a wide range of publicly accessible built and natural settings for recreation, including facilities, parklands, open space areas, and trails in the Protected Countryside.

However, the Greenbelt Plan directs these uses to lands designated as “Rural Lands” in the Protected Countryside. Section 4.1 of the Greenbelt Plan states: *“The rural lands of the Protected Countryside are intended to continue to accommodate a range of commercial, industrial and institutional (including cemetery) uses serving the rural resource and agricultural sectors. They are also intended to support a range of recreation and tourism uses such as trails, parks, golf courses, bed and breakfasts and other tourism-based accommodation, serviced playing fields and campgrounds, ski hills and resorts”* [emphasis added].

When the New Community Area/Future Urban Area greenfield development blocks were brought into the Urban Area and re-designated to permit urban development, the adjacent Greenbelt Plan

Area within each block was excluded and has inadvertently maintained the “Agricultural Area” designation. The Agricultural Area designation is no longer appropriate for these lands and the maintenance of the Agricultural Area designation conflicts with the surrounding urban uses and Greenbelt Plan permissions for parkland, trails, and other recreational uses outside of natural features and their vegetative protection zones.

Today, the majority of urban expansion areas are actively farmed or used for golf course purposes, including lands within the Greenbelt Plan Area. When developed, the adjacent urban expansion areas will transition from farmland to urban uses. The unintended consequence of having a remnant Agricultural Area designation within adjacent Greenbelt Plan Areas will result in small fragmented parcels of lands that are too small to be economically viable and if farmed would create land use conflicts. These lands that are within the Protected Countryside area of the Greenbelt but outside of natural features and their vegetative protection zones will be essentially sterilized, contributing neither to the residents nor providing any agricultural benefit to either the community or municipality.

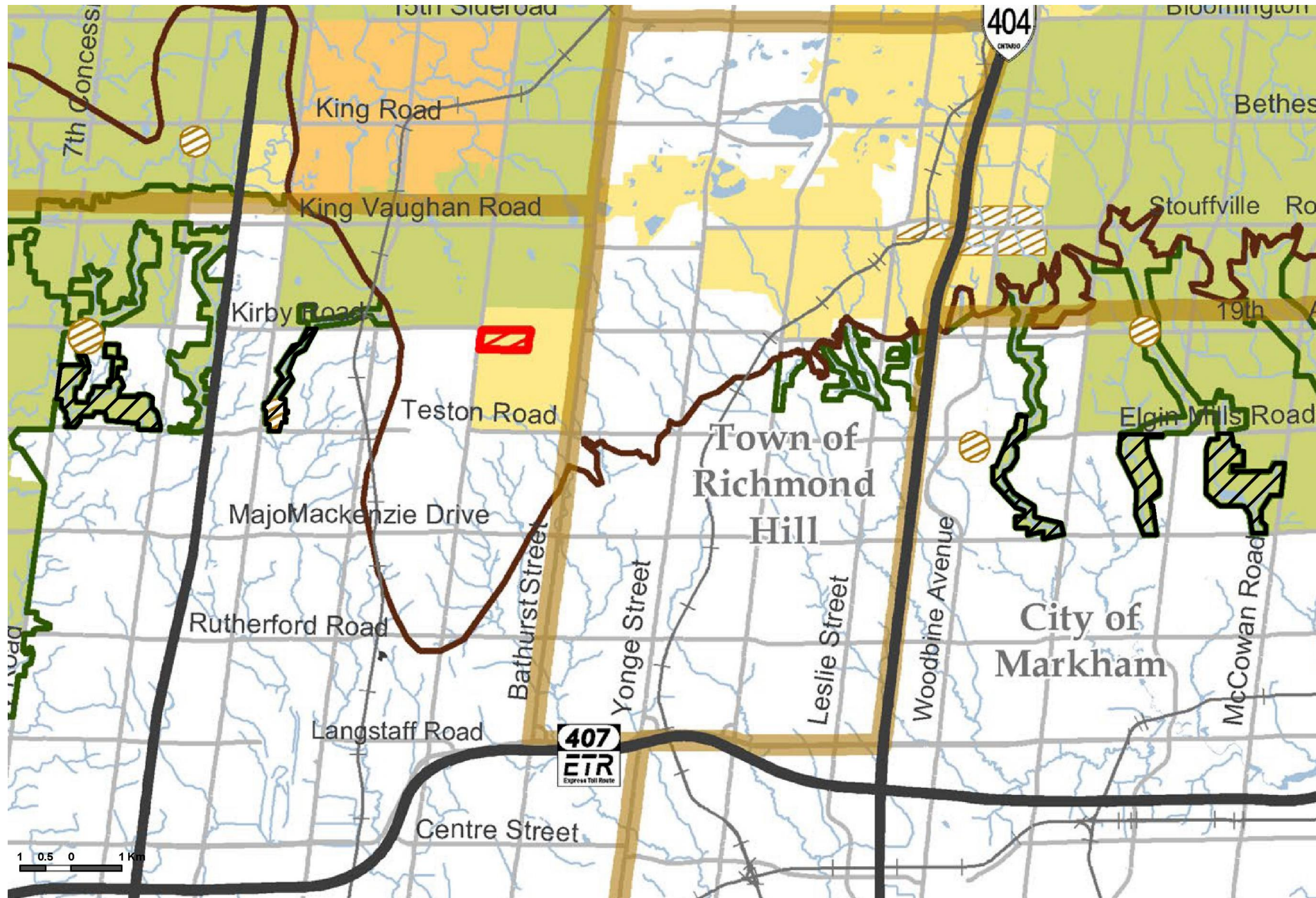
Redesignation from Agricultural Area to Rural Area will allow opportunities for parkland, trails, serviced playing field, golf courses, and recreational use within portions of the Greenbelt Plan Area that are outside of natural heritage features and their vegetative protection zones, in accordance with existing Greenbelt Plan policies. The proposed redesignation further allows for the accommodation of uses integral to delivering complete communities, as envisioned by the New Community Area and Future Urban Area Secondary Plans and directed by the Growth Plan.

## PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached Figure 1 being an excerpt from Map 8 of the York Region Official Plan, constitutes Amendment X to the Official Plan for the Region of York.

The Official Plan for the Region of York is hereby amended by the following:

1. That Map 8 – Agricultural and Rural Areas as shown on Figure 1 following is amended:
  - (a) By designating the lands outlined in black within the City of Vaughan and the City of Markham as Rural Area.



**EXCERPT FROM MAP 8**  
**AGRICULTURAL AND RURAL AREA**

- Rural Area
  - Agriculture Area
  - Holland Marsh Specialty Crop Area
  - Towns and Villages
  - Subject to Minister's Order February 3, 2015 and special provision policies 6.2.19 and 6.4.14
- Greenbelt Plan**
- Greenbelt Plan Boundary
  - Hamlet
- Oak Ridges Moraine Conservation Plan (ORMCP)**
- ORMCP Boundary
  - Hamlet
- Provincial Highways**
- Controlled Access Highways
  - Controlled Access Highways (Under Construction)
  - Other Provincial Highways
- Municipal Boundaries**
- Regional Municipal Boundary
  - Local Municipal Boundary
  - Lands Subject to ROPA X



Produced by: Geomatics  
 Planning and Development Services Department  
 © Copyright, The Regional Municipality of York, August, 2010  
 © Copyright, The Regional Municipalities of Durham  
 and Peel, County of Simcoe, City of Toronto  
 © Queen's Printer for Ontario 2003-2010, Includes Greenbelt  
 and Oak Ridges Moraine Boundaries and Water Features

**Figure 1 to ROPA X**