

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
Central Ontario
777 Bay Street, 2nd Floor
Toronto ON M5G 2E5
Phone: 416 585-6226
Fax: 416 585-6882
Toll-Free: 1 800 668-0230

**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
du Centre de l'Ontario
777, rue Bay, 2^e étage
Toronto ON M5G 2E5
Téléphone : 416 585-6226
Télécopieur : 416 585-6882
Sans frais : 1 800-668-0230



Tuesday, September 7, 2010

Denis Kelly
Regional Clerk
17240 Yonge Street
Newmarket, Ontario
L3y 6Z1

Dear Mr. Kelly:

Subject: Region of York, New Official Plan
MMAH File No. 19-OP-2009

Please find attached a copy of the Notice of Decision and Decision regarding the above-mentioned Official Plan for the Regional Municipality of York. Following the 20-day appeal period under the *Planning Act*, the Ministry of Municipal Affairs and Housing will notify you of whether any appeals were lodged.

If you have any questions, do not hesitate to contact Mr. Mark Christie, Manager, Community Planning and Development at 416-585-6063.

Yours truly,



Larry Clay
Regional Director

cc. Town of Aurora
Town of East Gwillimbury
Town of Georgina
King Township
Town of Markham
Town of New Market
Town of Richmond Hill
City of Vaughan
Town of Whitchurch-Stouffville

DECISION
With respect to an Official Plan
Subsection 17(34) of the Planning Act

I hereby approve all of the York Region Official Plan for the entire Region of York adopted by By-law No. 2009-58, as follows:

A. Chapter 1, Introduction, is approved with the following modifications:

- 1. Section 1.3 The Provincial Context** is modified by adding the following after the sixth paragraph: "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)."
- 2.** The final paragraph in Section 1.3 is deleted to be replaced by the following:
"All planning decisions under the York Region Official Plan shall conform with provincial plans and be consistent with the Provincial Policy Statement."

B. Chapter 2, A Sustainable Natural Environment, is approved with the following modifications:

- 3. The Preamble** is modified by deleting the following words in the first sentence "the rich, productive soils of the Holland marsh" to be replaced by the word "wetlands".
- 4. Section 2.1 Preamble** is modified in the second sentence of the second paragraph, by replacing the word "and" between the words "Moraine Plan" and "Greenbelt Plan" with a comma, and inserting the words ", and Lake Simcoe Protection Plan" after the words "Greenbelt Plan".
- 5. Section 2.1 Preamble** is further modified by adding the words "and vision" after the word "function" in the first sentence of the fourth paragraph.
- 6. Policy 2.1.10** is modified by deleting the words "new community areas" to be replaced by the words "the Urban Area."

7. **Policy 2.1.11** is modified by deleting the words "new community areas" to be replaced by the words "the Urban Area."
8. **Policy 2.1.12** is modified by deleting the words "in *new community areas*" before the word ", non-motorized"; and by deleting the words "within the Regional Greenlands System" after the words "shall be permitted"; and by adding the words "where applicable," after the words "Greenbelt Plan,"; and by deleting the word "that" before the words "no other" and replacing it with the word "if"; and by deleting the words "this infrastructure" at the end of the policy to be replaced by the words "these uses."
9. **Policy 2.1.13** is modified by deleting the word "Regional" before "Greenlands System Plan"; and by deleting the words "within *new community areas*" after the words "secondary plans".
10. **Policy 2.1.25** is modified by adding the words "on a one time only basis" before the words ", through an official".
11. **Section 2.2 Preamble** is modified by adding the words "those within the plan areas of" after the word "including" in the fourth paragraph.
12. **Policy 2.2.1.d** is modified by adding the words "and Earth Science Areas" after the word "Areas".
13. **Policy 2.2.2** is modified by deleting the comma and the number "5" before the words "and Figure".
14. **Policy 2.2.11** is modified by adding the words "That for lands within the Oak Ridges Moraine Conservation Plan area," at the beginning of the policy.
15. **Policy 2.2.21** is modified by inserting the word "existing" after the word "outside" and by adding the following as a sidebar:

"Existing Settlement Area – Lake Simcoe Protection Plan
Existing Settlement Areas subject to the Lake Simcoe Protection Plan are defined by the community plan boundaries that existed on June 2, 2009 for the following communities: Keswick, Sutton, Pefferlaw, Holland Landing, Sharon, Queensville, Aurora and Newmarket."

16. **Policy 2.2.23** is modified by inserting "*Earth Science Area of Natural or Scientific Interest*" after the words "*Life Science Area of Natural and Scientific Interest*" in the second paragraph.
17. **Policy 2.2.29** is modified by adding the words ", Lake Simcoe Protection Plan" after the words "Conservation Plan".
18. **Policy 2.2.31** is modified by adding the following words "and Provincially rare species on the Oak Ridges Moraine." at the end of the policy.
19. **Policy 2.2.34** is modified by deleting the words "as shown on Map 4" after the word "*wetlands*".
20. **Policy 2.2.35** is modified by deleting the words "of the following" after the words "result in any" and replacing it with the words "negative impacts to the feature or its ecological function, such as".
21. **Policy 2.2.36** is modified by deleting the words "not identified in this Plan, and" after the words "protect *wetlands*" and replacing it with a comma; by deleting the words "or enhance" after the words "new *wetlands*" to be replaced by the words "and to restore"; and by removing the italics from all three instances of "*wetland*".
22. **Section 2.2** is further modified by adding the following new policy with renumbering subsequent policies accordingly:
"2.2.37 That prior to *development* or *site alteration* approval, non-evaluated wetlands that may be impacted shall be assessed for their significance."
23. **Policy 2.2.37 (renumbered as 2.2.38)** is modified by deleting the word "evaluated" prior to the words "*wetlands* by the" and "*wetlands* are identified".
24. **Policy 2.2.39 (renumbered as 2.2.40)** is modified by deleting the words "or *key hydrologic feature*" at the end of clause (d), subclause (i); and by deleting the word "or," at the end of clause (f); and by deleting the period at the end of clause (g) to be replaced by the word "; or, "; and by adding a new subsection as follows:
"h. on lands in the Greenbelt Natural Heritage System, the *woodland* will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers."

25. **Policy 2.2.41 (renumbered as 2.2.42)** is modified by adding the words "does or" before the words "does not".
26. **Policy 2.2.44 (renumbered as 2.2.45)** is modified by deleting the policy in its entirety to be replaced by the following policy and sidebar:
- "That notwithstanding policy 2.2.40, within the Urban Area or within the existing settlement areas as defined in the Lake Simcoe Protection Plan, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas, *woodlands* would not be considered significant if the following are met:
- a. the *woodland* is considered to be *early successional* or the *woodland* is dominated by invasive non-native tree species as determined by a Woodland Species Dominance Study to the satisfaction of York Region;
 - b. the *woodland* does not contain species or communities listed in policies 2.2.40.a and 2.2.40.b of this Plan; and,
 - c. the *woodland* is located outside of the Regional Greenlands System."

Sidebar:

"Woodland Species Dominance Study

For the purpose of policy 2.2.45 of this Plan, the study required to determine native/non-native dominance would need to demonstrate that a woodland dominated by invasive, non-native tree species has more than 60% of the basal area in such species and would not have any combination of native species meeting the definition of a woodland. In situations of doubt, additional considerations to assist in making a final determination can include the following:

- Lack of native species in sub-canopy and sapling layers
- Lack of native species in ground-flora
- Conditions (disturbance, soils, moisture regime, etc.) that would inhibit restoration of the woodland
- Whether the woodland occurs on native soils or fill
- Feasibility of either restoring the woodland to a predominantly native condition or managing it into a functionally beneficial amenity in the urban(izing) environment"

27. **Policy 2.2.45 (renumbered as 2.2.46)** is modified by deleting the policy in its entirety to be replaced by the following::
- "That should policy 2.2.45 apply, *development* and *site alteration* may be permitted within all or part of the *woodland* if the

development or *site alteration* does not affect the ability of the retained portion of the *woodland* and/or adjacent *woodlands* to remain significant in accordance with the criteria in policy 2.2.40 of this Plan. A *woodland* enhancement plan and, where applicable, a Regional Greenlands System Enhancement Plan shall be completed to the satisfaction of York Region. *Woodland* enhancement will provide ecological gains in areas on or adjacent to the site or in areas within the Regional Greenlands System. Through the implementation of the enhancement plan, the Regional Greenlands System, intensification and compact community design objectives of this Plan shall be met."

28. Policy 2.2.56 (renumbered as 2.2.57) is modified by deleting the words, "Figure 1" to be replaced by "Map 3" after the words, "*Scientific Interest* on".

29. Section 2.2 is further modified by adding a new policy as follows:
"2.2.58 That where a site requires a fill permit by the local municipality, the landowner may be required to provide financial guarantees to ensure groundwater or adjacent Regional or private well supplies will not be contaminated. Further, the landowner shall be required to retain an on-site environmental inspector to ensure that all fill materials are appropriate."

30. Policy 2.3.19 is modified by deleting the second sentence to be replaced by the following:
"The identification of a new *Special Policy Area* and any change or modification to the site specific policies, designation or boundaries applying to an existing *Special Policy Area* shall be approved by the Province, prior to the approval authority issuing its approval."

31. Policy 2.3.33 is modified by deleting the words "and *new community areas*" at the end of clause (b).

C. Chapter 3, Healthy Communities, is approved with the following modifications:

32. Policy 3.2.3 is modified by capitalizing the term "transportation demand management".

33. Section 3.2 is modified by deleting policy 3.2.9 in its entirety with renumbering of subsequent policies accordingly.

- 34. Section 3.4** is modified by adding a new policy as follows:
"3.4.14 To require local municipalities to adopt official plan policies to conserve significant *cultural heritage resources* and ensure that *development* and *site alteration* on adjacent properties will conserve the *heritage attributes* of that property."
- 35. Policy 3.5.11** is modified by deleting the word "suitable" after the words "priority on"; and by adding the following text to the end of the sentence: "with a focus on locations on or near transit corridors."

D. Chapter 4, Economic Vitality, is approved with the following modifications:

- 36. Section 4.3 Objective** is modified by deleting the words "to 2031 and beyond".
- 37. Policy 4.3.1** is modified by adding the word "*Regional*" before the words "municipal comprehensive review".
- 38. Policy 4.3.2** is modified by deleting the policy in its entirety to be replaced by the following, with renumbering of subsequent policies accordingly:
"To recognize that employment lands are strategic and vital to the Regional economy and are major drivers of economic activity in the Region."
- 39. Section 4.3** is further modified by adding the following new policy and renumbering of subsequent policies accordingly:
"4.3.4 To protect, maintain and enhance the long term viability of all employment lands designated in local municipal official plans for employment land uses."
- 40. Policy 4.3.4 (renumbered as 4.3.5)** is modified by deleting the policy in its entirety to be replaced by the following words:
"To protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment land uses in local municipal official plans."
- 41. Policy 4.3.5 (renumbered as 4.3.6)** is modified by adding the words "the" and "identified in Figure 2" respectively before and after the words "strategic employment lands".

- 42. Policy 4.3.7 (renumbered as 4.3.8)** is modified by deleting the reference to policy 4.3.6 to be replaced by a reference to policy 4.3.7.
- 43. Policy 4.3.8 (renumbered as 4.3.9)** is modified by deleting the policy in its entirety with renumbering subsequent policies accordingly.
- 44. Policy 4.3.12** is modified by deleting the words "and/or adjacent to" before the words "employment lands"; and by adding the words "and to the centerline of streets adjacent to employment lands" at the end of the policy.
- 45. Section 4.3** is further modified by adding the following new policy with renumbering subsequent policies accordingly:
"4.3.13 That local municipalities, in consultation with York Region, prepare comprehensive secondary plans for new employment lands that are consistent with the applicable policies in Sections 5.2 and 5.6 of this Plan."
- 46. Policy 4.3.14 (renumbered as 4.3.15)** is modified by deleting the words "within or" before the words "adjacent to centres".
- 47. Policy 4.3.21 (renumbered as 4.3.22)** is modified by deleting the policy in its entirety with renumbering of subsequent policies accordingly.
- 48. Policy 4.3.22** is modified by adding the words "and transportation corridor policies" after the words "designation policies"; and by adding the words "to these lands" at the end of the policy.

E. Chapter 5, An Urbanizing Region: Building Cities and Complete Communities, is approved with the following modifications:

- 49. Chapter 5 Preamble** is modified by deleting the words "will face" in the first sentence to be replaced by the word "faces".

50. Chapter 5 Preamble is further modified by adding the following table as a sidebar:

"York Region Land Area Affected by Provincial Plans"

Provincial Plan	Area in Square Kilometres in York Region	% of Regional Area
Oak Ridges Moraine Conservation Plan	558	31%
Greenbelt Plan	667 (excluding the Oak Ridges Moraine Conservation Plan)	38%
Lake Simcoe Protection Plan	1,256 (overlaps the Oak Ridges Moraine Conservation Plan and Greenbelt Plan)	70%
Parkway Belt West Plan	26	2%
York Region	1,776	100%

51. Section 5.1 Preamble is modified by inserting the following as sidebars in this section:

"Growth Management Minimum Targets

(further explanation in policy 8.2.3 of this Plan)

- Minimum 40% residential intensification within the built up area by 2015 and beyond.
- Minimum 50 residents and jobs per hectare within the designated greenfield area.
- Minimum 25% new affordable housing units.
- 2.5 FSI in the Regional Centres.
- 3.5 FSI in and around major Subway Stations.
- 25% Woodland cover.
- Sustainable Building Targets in Section 5.2."

and the following **Sidebar** adjacent to Policy 5.1.12

"Urban Area Expansions 2010

In 2010, the Region initiated 3 amendments to consider urban boundary expansions within East Gwillimbury, Vaughan and Markham. These expansion amendments were a result of the Region's land budget analysis undertaken as part of its *Regional Municipal Comprehensive Review* and followed the policy requirements of policy 5.1.12 of this Plan."

52. Section 5.1, Table 1 is modified by deleting the existing Table to be replaced by the following:

Table 1
York Region Population and Employment
Forecast by Local Municipality

	2006	2016	2021	2026	2031
Aurora					
Population	49,700	63,700	68,100	69,600	70,200
Employment	20,300	29,000	32,400	33,500	34,200
East Gwillimbury					
Population	22,000	34,700	48,100	66,300	86,500
Employment	5,900	11,600	18,700	26,700	34,400
Georgina					
Population	44,600	52,800	57,900	63,900	70,300
Employment	8,000	11,000	13,900	17,400	21,200
King					
Population	20,300	27,000	29,900	32,500	34,900
Employment	7,100	9,700	11,000	11,400	11,900
Markham					
Population	273,000	337,800	370,300	398,300	421,600
Employment	144,800	200,300	221,500	231,200	240,400
Newmarket					
Population	77,600	88,700	91,900	94,500	97,100
Employment	42,100	47,600	48,700	49,000	49,400
Richmond Hill					
Population	169,800	216,900	231,400	239,100	242,200
Employment	61,100	86,100	94,300	97,400	99,400
Vaughan					
Population	249,300	329,100	360,400	388,800	416,600
Employment	162,200	226,000	248,900	257,600	266,100
Whitchurch-Stouffville					
Population	25,500	49,400	55,800	59,100	60,600
Employment	10,900	19,200	21,900	22,700	23,000
York Region					
Population	931,900	1,200,100	1,313,800	1,412,100	1,500,000
Employment	462,300	640,500	711,200	746,900	780,000

53. Policy 5.1.12 Is modified by deleting the words "identified on Map 1," after the words "Urban Area,"; by adding the word "*Regional*" before the words "municipal comprehensive review", by deleting the words "that is consistent with the policies of the" to be replaced by the words "in conformity with Policy 2.2.8 of"; and by adding the following clause with renumbering of subsequent clauses accordingly:

"f. that expansions of the Urban Area are contiguous to an existing Urban Area;"

- 54. Policy 5.1.13** is modified by deleting the policy in its entirety to be replaced by the following:
"That the land area requirements for an urban expansion are identified as part of York Region's land budget exercise."
- 55. Policy 5.2.12** is modified by deleting the word "*systems*" after the words "*renewable energy*" to be replaced by "projects"; and by adding the words "projects that are not exempt from the Planning Act" after the words "where renewable" in the second sentence; and by adding the following to the end of the policy:
"Those renewable energy undertakings that are exempted from Planning Act approvals are subject to the Green Energy and the Green Economy Act, 2009."
- 56. Policy 5.2.19** is modified by un-italicizing the word "development" before the words "shall meet"; and by deleting the last sentence in its entirety.
- 57. The Sustainable Buildings Preamble** is modified by deleting the word "being" in the third sentence to be replaced by the word "conserving", and by deleting the word "efficient" in the same sentence.
- 58. Policy 5.2.20** is modified by deleting the word "require" after the word "To" to be replaced by the words "work with local municipalities and the development community to achieve"; and by adding the words "and conservation" after the words "following energy efficiency".
- 59. Policy 5.2.21** is modified by deleting the policy in its entirety to be replaced by the following:
"To work with local municipalities and the development community to achieve 10% greater water conservation than the Ontario Building Code for all new buildings."
- 60. Policy 5.2.22** is modified by adding the words "and conservation" after the words "following energy efficiency".
- 61. Policy 5.2.23** is modified by deleting the word "efficiency" after the words "greater water" to be replaced by the word "conservation".
- 62. Policy 5.2.33** is modified by deleting the word "efficient" after the words "of water" to be replaced by the word "conserving".

- 63. Policy 5.3.4** is modified by deleting the words "be generally no more than" after the words "transit stop" to be replaced by the following, "in the Urban Area is within".
- 64. Policy 5.3.14** is modified by deleting the policy in its entirety to be replaced by the following:
"That floodplain *special policy areas* should not be planned for intensification beyond the level of development that is currently provided for in the local municipal official plan, unless it has been demonstrated that no other alternatives exist outside the floodplain. Any change in the level of development within the *special policy area* must be comprehensively assessed by the municipality and in accordance with policy 2.3.19 of this Plan."
- 65. Policy 5.4.26.c** is modified by deleting the word "in" after the word "parking" to be replaced by the word "by".
- 66. Policy 5.6.1** is modified by deleting the word "a" before the words "comprehensive secondary" in the first sentence; and by pluralizing the word "plan" after the words "comprehensive secondary"; and by removing the letter "s" from the end of the words "meets" and "exceeds" in the first sentence.
- 67. Policy 5.6.2** is modified by adding the word "each" before the words "*new community*"; by un-pluralizing the term "*new community areas*"; and by deleting the words "within each local municipality" before the words "shall be".
- 68. Policy 5.6.12.d** is modified by deleting the clause in its entirety to be replaced by the following:
"the distance to a transit stop in the Urban Area is within 500 metres of 90% of residents, and within 200 metres of 50% of residents;"
- 69. Policy 5.6.14** is modified by deleting the word "Regional" before the words "Greenlands System Plan".
- 70. Policy 5.6.23** is modified by deleting the word "growth" before the words "by individual" to be replaced by the word "use"
- 71. Policy 5.6.28** is modified by deleting the words "and the Lake Simcoe Protection Plan" at the end of the policy to be replaced by the words "only at the time of the local municipality's Greenbelt Plan conformity exercise".

F. Chapter 6, Agricultural and Rural Areas, is approved with the following modifications:

- 72. Policy 6.1.4 is modified by deleting the policy in its entirety and renumbering subsequent policies accordingly.**
- 73. Policy 6.1.6 (renumbered as 6.1.5)** is modified by adding the words "existing at the date of approval of this Plan" to the end of the policy.
- 74. Policy 6.1.8 (renumbered as 6.1.7)** is modified by deleting the words "except in the case of agriculture, mineral aggregate and wayside pits, where this Plan and local official plans cannot be more restrictive than the Greenbelt Plan" at the end of the policy and replacing it with the words "with the exception of lot creation policies as set out in the Greenbelt Plan. Local official plans and zoning by-laws shall not be more restrictive than the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resources."
- 75. Policy 6.1.10 (renumbered as 6.1.9)** is modified by deleting the number "2009/" before the number "2010".
- 76. Policy 6.1.12 (renumbered as 6.1.11)** is modified by deleting the policy in its entirety.
- 77. Policy 6.2.2.c** is modified by deleting the words "open space," after the words "*major recreational uses*," in the first paragraph; and by adding the words ", and small scale industrial, commercial and institutional uses" after the words "*major recreation uses*" in the third paragraph.
- 78. Policy 6.2.13** is modified adding the words ", as amended" after the words "Conservation Act, 2001"; and by moving the policy to Section 8.4 of the Plan as policy 8.4.22, and renumbering subsequent policies in both Sections accordingly.
- 79. Policy 6.2.14 (renumbered as 6.2.13)** is modified by adding the words ", as amended" at the end of the policy.
- 80. Section 6.3 Preamble** is modified by deleting the third paragraph in its entirety to be replaced by with the following:
"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."

81. **Policy 6.3.3** is deleted in its entirety with renumbering of subsequent policies accordingly.
82. **Policy 6.3.4 (renumbered as 6.3.3)** is modified by adding the word "*Regional*" before the words "municipal comprehensive".
83. **Policy 6.3.8 c (renumbered as 6.3.7 c)** is modified by deleting the clause in its entirety to be replaced by the following:
"minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in *specialty crop* or *prime agricultural areas* and there is no increased fragmentation of a *key natural heritage feature* or *key hydrologic feature*;"
84. **Policy 6.3.9 (renumbered as 6.3.8)** is modified by deleting the reference to policy 6.3.8 e to be replaced by a reference to policy 6.3.7 e.
85. **Policy 6.3.11 (renumbered as 6.3.10)** is modified by deleting the word "and" after the words "Markham, Vaughan" and replacing it with a comma; and by adding the words "and King" after the words "East Gwillimbury".
86. **Policy 6.3.12 (renumbered as 6.3.11)** is modified by deleting the policy in its entirety with renumbering of subsequent policies accordingly.
87. **Policy 6.3.13 (renumbered as 6.3.11)** is deleted in its entirety with renumbering of subsequent policies accordingly.
88. **Policy 6.3.17 (renumbered as 6.3.14)** is modified by adding the words "not exempt from Planning Act approvals" after the words "Any such systems".
89. **Policy 6.4.7** is modified by deleting the words "this Plan and" after the words "amendment to".

90. **Policy 6.4.9** is modified by deleting the reference to policy 6.3.8 to be replaced by a reference to policy 6.3.7.
91. **Policy 6.4.10** is modified by deleting the policy in its entirety with renumbering subsequent policies accordingly.
92. **Policy 6.5.13** is modified by deleting the policy in its entirety with renumbering subsequent policies accordingly.
- G. **Chapter 7, Servicing Our Population**, is approved with the following modifications:
93. **Section 7.1, Trip Reduction Preamble** is modified by capitalizing each word in the phrase "transportation demand management" located in both the first and second paragraphs.
94. **Policy 7.1.1** is modified by capitalizing each word in the phrase "transportation demand management".
95. **Policy 7.1.9** is modified by deleting the words "transit demand" after the words "applications include a" to be replaced by "Transportation Demand Management"; and by pluralizing the word "consider" before the words "preferential carpool".
96. **Policy 7.1.10** is modified by deleting the words "transit demand" after the words "to undertake" to be replaced by "Transportation Demand Management".
97. **Policy 7.1.11** is modified by deleting the word "alternative" after the words "that promote" to be replaced by the word "sustainable".
98. **Policy 7.1.16** is modified by adding the words "in partnership" after the words "pass program".
99. **Policy 7.1.18** is modified by capitalizing each word in the phrase "transportation demand management".
100. **Section 7.2, Transit Preamble** is modified by deleting the words "well integrated" after the words "An expanded," in the first paragraph, to be replaced by the words "comprehensive and interconnected".

101. Section 7.2, Transit Preamble is further modified by capitalizing each word in the phrase "transportation demand management" in the second paragraph.

102. Policy 7.2.24 is modified by adding the words "designated as Regional Transit Priority Network on Map 11" before the words ", including the".

103. Policy 7.2.25.a is modified by adding the words "In the Urban Area" after the words "a transit stop"; and by deleting the words "in the Urban Area" at the end of the clause.

104. Section 7.2 is further modified by adding the following new policy and renumbering subsequent policies accordingly:

"7.2.52 To plan for and protect corridors and rights-of-way for transportation and transit facilities to meet current and projected needs and not permit *development* in such *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or is actively being planned."

105. Policy 7.2.52 (renumbered as 7.2.53) is modified by deleting the first sentence in its entirety to be replaced by the following, "To work with the Province and local municipalities to plan for and protect for the following corridors and facilities:"; by deleting the words "beyond Highway 7" at the end of clause (a) and replacing it with the words "to the GTA West Corridor"; by deleting the words "Green Lane" after the word "beyond" in clause (b) and replacing it with the words "Ravenshoe Road"; and by adding the following paragraphs to the end of the policy, after clause (e):

"Local municipalities, in consultation with and to the satisfaction of the Province, shall develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the above noted transportation facilities.

Some of the above facilities (clauses (b) and (c)) are not recognized as priorities for the Province within the Growth Plan horizon to 2031."

106. Policy 7.2.58 (renumbered as 7.2.59) is modified by adding the following sentence to the end of the policy. "The location of the mid-block crossing on Highway 400 between Kirby Road and the King-

Vaughan boundary is conditional upon the alignment of the GTA West Corridor, and will be determined through an Environmental Assessment process."

107. Section 7.2 is further modified by adding the following new policy under the Transit Subsection and renumbering subsequent policies accordingly:

"7.2.64 That an Individual Environmental Assessment will be undertaken for the unopened road allowance of Teston Road between Dufferin Street and Keele Street which will include a comprehensive network analysis and environmental impact assessment to determine a preferred transportation strategy in the corridor."

108. Policy 7.2.68 (renumbered as 7.2.70) is modified by deleting the policy in its entirety to be replaced by the following:

"To discourage the location of land uses sensitive to noise and vibration and safety issues, in proximity to rail facilities, rail corridors and intermodal yards, to avoid issues of compatibility."

109. Policy 7.2.70 (renumbered as 7.2.72) is modified by deleting the "s" from the word "highways" and adding the word "interchanges" to the end of the policy.

110. Policy 7.2.71.a (renumbered as 7.2.73.a) is modified by adding the word "and" before the words "the Highway 404"; and by deleting the words ", and the Bradford Bypass" after the words "404 Extension".

111. Policy 7.2.86 (renumbered as 7.2.88) is modified by deleting the policy in its entirety to be replaced by the following:

"That the Toronto Buttonville Municipal Airport lands are designated for business park use, in the Town of Markham Official Plan, including permission to operate an airport. When airport operations at the Buttonville Airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses. The Town of Markham, in consultation with the Region, will determine the details of the future use of these lands through an implementing secondary plan process.

The re-use of the Airport site is intended to generate a range of quality employment opportunities and expand upon the number of jobs planned for the site."

112. Section 7.5 is modified by adding the following new policies and renumbering subsequent policies accordingly:

- "7.5.3 To work with municipalities to identify and protect infrastructure corridors to support expected growth within the Region and its neighbouring municipalities.
- 7.5.4 To require local official plans to identify and protect infrastructure corridors for long term servicing needs, including and in compliance with corridors identified in Provincial Plans."

H. Chapter 8, Implementation, is approved with the following modifications:

113. Section 8.3, Table 3 is modified by adding the words "on or" after the word "*Development*" within the "Circumstance/Natural Heritage Evaluation" cell; and by adding the words "outside of the Greenbelt or Oak Ridges Moraine planning areas and existing settlement areas" to the end of the sentence within the "Circumstance/Natural Heritage Evaluation" cell.

114. Section 8.3 is further modified by adding the following new policies:

"8.3.16 That if approval of a draft plan of subdivision lapses, opportunities for achieving the growth management targets established in policy 8.2.3 of this Plan shall be considered as part of the development review process.

8.3.17 That if a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the growth management targets established in policy 8.2.3 of this Plan and does not conform to the policies of this Plan, Regional Council or the Council of the respective local municipality shall use its authority under Section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision.

8.3.18 That Regional Council or the Council of the respective local municipality shall require that approvals of draft plans of subdivisions include a lapsing date in accordance with Section 51(32) of the Planning Act."

115. Policy 8.4.4 is deleted in its entirety to be replaced by the following:

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

- a. as part of a provincial review of that Plan;
- b. as provided for in the Oak Ridges Moraine Conservation Plan and the Oak Ridges Moraine Conservation Act, 2001, as amended; or,
- c. within Urban Areas or Towns and Villages."

116. Policy 8.4.5 is modified by deleting the reference to policy 8.4.12 to be replaced by a reference to policy 8.4.13.

117. Policy 8.4.7 is modified by deleting the words "part of" after the words "That as" to be replaced by the words "input to".

118. Section 8.4 is modified by adding the following new policy with renumbering of subsequent policies accordingly:

"8.4.12 No amendment to this Plan is required to construct new or expanded infrastructure subject to and approved under the Environmental Assessment Act which considers the sustainability and growth management objectives of this Plan and is in conformity with Provincial Plans."

119. Policy 8.4.17 (renumbered as 8.4.18) is modified by deleting the policy in its entirety to be replaced by the following:

"That in the Greenbelt Area, where a local municipal official plan was amended prior to December 16, 2004 to specifically designate land uses, the approval may continue to be recognized through the municipal Greenbelt conformity exercise and further applications required under the Planning Act or Condominium Act, 1998 to implement the official plan approval are not required to conform to the Greenbelt Plan and are permitted in this Plan."

120. Policy 8.4.18 (renumbered as 8.4.19) is modified by deleting the policy in its entirety to be replaced by the following:

"That where a local municipal zoning by-law was amended prior to December 16, 2004 to specifically permit land use(s), the approval may continue to be recognized through the municipal Greenbelt conformity exercise and any further applications required under the Planning Act or Condominium Act, 1998 to implement the land use permitted by the zoning by-law are not required to conform to the Greenbelt Plan.

Applications to further amend the site-specific official plan or zoning by-law permissions referred to above for uses similar to

or more in conformity with the provisions of the Greenbelt Plan are also permitted. All such applications should, where possible, seek to achieve or improve conformity with the Greenbelt Plan."

121. Policy 8.4.20 (renumbered as 8.4.21) is modified by adding the words ", as amended" after the words "Conservation Act, 2001".

I. Definitions, are approved with the following modifications:

122. Adjacent Lands definition is modified by deleting the word "an" after the words "expected to have" in the first sentence to be replaced by the words "a negative"; and by adding the following words after the first sentence: "The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objective."

123. The term and definition "**Cultural Communities**" is deleted in its entirety.

124. By adding the following definition and Table, and by italicizing the term throughout the Plan:

"Early Successional

Early successional means a previously non-wooded, currently regenerating area in which:

- a. there is less than 2 square metres of basal area per hectare in trees that are 10 centimetres or more in diameter from any combination of species listed in the following Table; and,
- b. there is less than 2 square metres of basal area per hectare in trees that are 25 centimetres or more in diameter from any combination of species listed in the following Table plus White Ash (*Fraxinus americana*), Black Cherry (*Prunus serotina*), White Cedar (*Thuja occidentalis*), White Elm (*Ulmus americana*) or Red Elm (*Ulmus rubra*)."

Mid to Late Successional or Site Restricted Tree Species

Abies balsamea - Balsam Fir	Larix laricina - Tamarack
Acer nigrum - Black Maple	Ostrya virginiana - Hop-hornbeam
Acer pensylvanicum - Striped Maple	Picea glauca - White Spruce
Acer rubrum - Red Maple	Picea mariana - Black Spruce
Acer saccharinum - Silver Maple	Pinus resinosa - Red Pine
Acer saccharum - Sugar Maple	Pinus strobus - White Pine
Betula alleghaniensis - Yellow Birch	Quercus alba - White Oak
Carpinus caroliniana - Blue-beech	Quercus macrocarpa - Bur Oak

Carya cordiformis - Bitternut Hickory	Quercus rubra - Red Oak
Carya ovata - Shagbark Hickory	Quercus velutina - Black Oak
Cephalanthus occidentalis - Buttonbush	Sorbus americana - American Mountain-ash
Fagus grandifolia - Beech	Tilia americana - Basswood
Fraxinus nigra - Black Ash	Tsuga canadensis - Hemlock
Juglans cinerea - Butternut	Ulmus thomasii - Rock Elm
Juglans nigra - Black Walnut	

125.By adding the following definition, and by italicizing the term throughout the Plan:

"Heritage Attributes

The principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property."

126.By adding the following definition, and by italicizing the term throughout the Plan:

"Lake Simcoe Watershed

- a. Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe; or,
- b. If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008)."

127.By adding the following new definition, and by italicizing the term throughout the Plan:

"Major Office

Freestanding office buildings of 10,000 m² or greater, or with 500 jobs or more."

128.**New Community Areas definition** is modified by adding the words "through a *Regional municipal comprehensive review*," before the words "for community purposes"; and by deleting the words "which are illustrated by the asterisks on Map 1" at the end of the policy and replacing it with the words ", beyond those designated as Urban Area at the date of approval of this Plan".

129.By adding the following definition, and by italicizing the term throughout the Plan:

"Planned Corridors

Corridors identified through Provincial Plans or preferred alignment(s) determined through the Environmental Assessment Act process which are required to meet projected needs."

- 130.**By adding the following definition, and by italicizing the term throughout the Plan:

"Regional Municipal Comprehensive Review

An official plan review which is undertaken by the Region, or an official plan amendment which is undertaken by the Region, in consultation with the respective local municipalities, which comprehensively applies the schedules and policies of the Growth Plan for the Greater Golden Horseshoe."

- 131.**By adding the following definition, and by italicizing the term throughout the Plan:

"Sensitive Use/Sensitive Land Uses

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities."

- 132.Special Policy Area definition** is modified by adding the words ", the criteria and procedures for approval are established by the Province" at the end of the first sentence.

- 133.Wetland definition** is modified by un-italicizing the word "wetlands" after the words "major types of" in the first paragraph; by deleting the word "Wetlands" at the beginning of the second paragraph and capitalizing the word "on"; by adding the word "wetlands" after the words "*Lake Simcoe Watershed*," in the second paragraph; and by deleting the word "under" after the words "has been evaluated" in the third paragraph, to be replaced by the words "as Provincially significant per".

- J. The Maps** are approved with the following modifications:

134. Map 1, Regional Structure is deleted in its entirety and replaced by a revised Map 1, identified as Attachment 1, reflecting the following changes from the Adopted Map 1:

- a. Deletion of the asterisks ("Potential Urban Expansions") on the map and in the legend
- b. Addition of the Lake Simcoe Protection Plan boundary to the map and legend
- c. Deletion and replacement of the Parkway Belt West Plan boundary
- d. Addition of the words "for details" after the words "See Map 2" within the legend description for the Regional Greenlands System
- e. Addition of the following text to the legend:
"Note: For detailed land use designations for lands outside of the Urban Area, Towns & Villages and the Natural Core and Natural Linkage Areas of Oak Ridges Moraine Conservation Plan see Map 8 – Agricultural and Rural Area. "
- f. Deletion of the small man-made water feature in the North Leslie Secondary Plan area
- g. Redesignation of the southwest quadrant of Pine Valley Drive and Teston Road, within the development area of the Block 47 Development Area in the Greenbelt Plan, as "Urban Area"
- h. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- i. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

135. Map 2, Regional Greenlands System is deleted in its entirety and replaced by a revised Map 2, identified as Attachment 2, reflecting the following changes from the Adopted Map 2:

- a. Addition of the Lake Simcoe Protection Plan boundary to the map and legend
- b. Refinement of the boundaries of the Regional Greenlands System in Aurora 2C community, both east and west of Leslie Street

- c. Refinement of the boundaries of the Regional Greenlands System at 11750 and 11782 Ninth Line, Whitchurch-Stouffville
- d. Deletion of the small man-made water feature in the North Leslie Secondary Plan area
- e. Realignment and re-order of municipal boundaries
- f. Addition of the Greenbelt Natural Heritage System in the northwest of the Town of East Gwillimbury, Town of Georgina and Township of King
- g. Addition of the "Greenbelt Natural Heritage System" to the legend
- h. Removal of the "Regional Greenlands System" designation on Georgina Island I.R.
- i. Redesignation of the southwest quadrant of Pine Valley Drive and Teston Road, within the development area of the Block 47 Development Area in the Greenbelt Plan, as "Urban Area"
- i. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- j. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

136. Map 3, Environmentally Significant Areas and Life Science

Areas of Natural and Scientific Interest is deleted in its entirety and replaced by a revised Map 3 re-titled "Environmentally Significant Areas and Areas of Natural and Scientific Interest", identified as Attachment 3, reflecting the following changes from the Adopted Map 3:

- a. Deletion of the small man-made water feature and small remnant hedgerows in the North Leslie Secondary Plan area
- b. Addition of Earth Science Areas of Natural and Scientific Interest to the legend and map.
- c. Redesignation of the southwest quadrant of Pine Valley Drive and Teston Road, within the development area of the Block 47 Development Area in the Greenbelt Plan, as "Urban Area"
- d. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard

- e. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

137. Map 4, Key Hydrologic Features is deleted in its entirety to be replaced by a revised Map 4, identified as Attachment 4, reflecting the following changes from the Adopted Map 4:

- a. Designation of the evaluated wetlands in the City of Vaughan, Township of King, Town of East Gwillimbury, and Town of Whitchurch-Stouffville on the Oak Ridges Moraine and within the Greenbelt Plan
- b. Deletion of the small man-made water feature and small remnant hedgerows in the North Leslie Secondary Plan area
- c. Refinement of the wetland features for approved development areas in Sutton
- d. Redesignation of the southwest quadrant of Pine Valley Drive and Teston Road, within the development area of Block the Block 47 Development Area in the Greenbelt Plan, as "Urban Area"
- e. Refinement of the Pottageville Swamp wetland boundaries in the Township of King
- f. Identification of wetlands on Georgina Island I.R.
- g. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- h. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

138. Map 5, Woodlands is deleted in its entirety to be replaced by a revised Map 5, identified as Attachment 5, reflecting the following changes from the Adopted Map 5:

- a. Refinement of the woodland boundaries in the Aurora 2C Secondary Plan Area
- b. Deletion of the woodland at the northeast corner of Major Mackenzie Drive East and Highway 404
- c. Deletion of the small man-made water feature and small remnant hedgerows in the North Leslie Secondary Plan area
- d. Redesignation of the southwest quadrant of Pine Valley Drive and Teston Road, within the development area of

Block the Block 47 Development Area in the Greenbelt Plan, as "Urban Area"

- e. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- f. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

139. Map 6, Wellhead Protection Areas is deleted in its entirety and replaced by a revised Map 6, identified as Attachment 6, reflecting the following changes from the Adopted Map 6:

- a. Addition of the Lake Simcoe Protection Plan boundary to the map and legend
- b. Redesignation of the Greenbelt Plan lands within the North Leslie Secondary Plan area in the Town of Richmond Hill and the ROPA 52 Area in the City of Vaughan, from "Urban Area" to "Greenbelt Protected Countryside"
- c. Redesignation of the southwest quadrant of Pine Valley Drive and Teston Road, within the development area of Block the Block 47 Development Area in the Greenbelt Plan, as "Urban Area"
- d. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- e. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

140. Map 7, Oak Ridges Moraine Aquifer Vulnerability Areas and Watershed Boundaries is deleted in its entirety to be replaced by a revised Map 7, identified as Attachment 7, reflecting the following changes from the Adopted Map 7:

- a. Addition of the Lake Simcoe Protection Plan boundary to the map and legend
- b. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- c. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

141. Map 8, Agricultural and Rural Area is deleted in its entirety and replaced by a revised Map 8, identified as Attachment 8, reflecting the following changes from the Adopted Map 8:

- a. Deletion of the small man-made water feature and small remnant hedgerows in the North Leslie Secondary Plan area
- b. Redesignation of the west half of Lots 32 to 34, Concession 4 in the Town of Whitchurch-Stouffville, from "Rural Area" to "Agricultural Area"
- c. Redesignation of the southwest quadrant of Pine Valley Drive and Teston Road, outside of the Block 47 Development Area, to "Agricultural Area"
- d. Designating the lands within the Greenbelt boundary on the west side of Highway 400, between Teston Road and the King-Vaughan boundary as "Agricultural Area"
- e. Properly displaying the "Agricultural Area" in the Township of King west of Bathurst Street, south of Hochreiter Road.
- f. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- g. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

142. Map 9, Mineral Aggregate Resources is deleted in its entirety and replaced with a revised Map 9, identified as Attachment 9, showing the following changes from the Adopted Map 9:

- a. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- b. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

143. Map 10, Regional Cycling Network is deleted in its entirety and replaced by a revised Map 10, identified as Attachment 10, reflecting the following changes:

- a. Redesignation of 19th Avenue between Leslie Street and Woodbine Avenue as "Cycling Facility on Non-Regional Roads"

- b. Redesignation of Old 9th Line south of Highway 407 to the Donald Cousens Parkway as a "Cycling Facility on Non-Regional Roads"
- c. Deletion of "Cycling Gateways" that do not connect to Regional or Non-Regional Cycling Facilities
- d. Addition of new "Cycling Gateway" at the intersection of Yonge Street and Steeles Avenue and at the intersection of 14th Avenue and the York-Durham Line
- f. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- g. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

144. Map 11, Transit Network is deleted in its entirety and replaced by a revised Map 11, identified as Attachment 11, reflecting the following changes from the Adopted Map 11:

- a. Designation of a "Proposed GO Station" on the Richmond Hill GO line extension at 19th Avenue and Bayview Avenue
- b. Redesignation of the proposed Bolton GO line through the City of Vaughan as "Potential Commuter Rail Line"
- c. Delete the single asterisk in the legend entry for "Special Study Areas" to be replaced by a triangle symbol and the addition of the same symbol to the detailed description starting with the following words: "Warden Avenue,..."
- d. Delete the legend note starting with the words "The proposed alignment and locations..." to be replaced by the following:

"* Highway 404 extension past Ravenshoe and
Highway 400 – 404 link – route approved
Highway 427 extension to Major Mackenzie Drive
West EA approved.

** Conceptual only. Environmental Assessment of the broad study area required to determine alignment.

The proposed alignment and locations of specific projects remains conceptual at this time. These concepts remain subject to review and confirmation through the applicable environmental assessment

process established under the Environmental Assessment Act.”

- e. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- f. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street
- g. Deletion of the “Transit Priority Network” designation on the stub road at Major Mackenzie Drive West and Highway 27
- f. Adjustment to the Bradford GO line alignment, north of Yonge Street
- g. Designate Warden Avenue between Highway 7 and Enterprise Avenue as “Transit Priority Network”
- h. Addition of arrows at both ends of the “Rural Transit Link” along both Weir Sideroad and Ravenshoe Road in the Town of Georgina
- i. Delete Greenbelt Plan lands within the North Leslie Secondary Plan area in the Town of Richmond Hill and the ROPA 52 Area in the City of Vaughan, from the “Urban Transit Service” area.
- j. Redesignation of the southwest quadrant of Pine Valley Drive and Teston Road, within the development area of Block the Block 47 Development Area in the Greenbelt Plan, as “Urban Transit Service”

145. Map 12, Street Network is deleted in its entirety and replaced by a revised Map 12, identified as Attachment 12, reflecting the following changes from the Adopted Map 12:

- a. Designation of additional locations of flyovers along Highways 400, 407, 404 and 427 Extension with “up to 26 metre” rights-of-way in the following locations:
 - i. Across Highway 427 Extension, north of Langstaff Road between Highway 27 and Huntington Road in the City of Vaughan
 - ii. Across Highway 400, between Kirby Road and King-Vaughan Line in the City of Vaughan
 - iii. Across Highway 407, between Warden Avenue and Kennedy Road in the Town of Markham
 - iv. Across Highway 404:

- (1) North of Highway 7, between Leslie Street and Woodbine Avenue in the Towns of Richmond Hill and Markham
 - (2) North of 16th Avenue, between Leslie Street and Woodbine Avenue in the Towns of Richmond Hill and Markham
 - (3) North of Major Mackenzie Drive East, between Leslie Street and the Woodbine Avenue Bypass around Victoria Square in the Towns of Richmond Hill and Markham
 - (4) North of Elgin Mills Road, between Leslie Street and Woodbine Avenue in the Towns of Richmond Hill and Markham
 - (5) North of Herald Road, between Leslie Street and Woodbine Avenue in the Town of East Gwillimbury
 - (6) North of Doane Road, between Leslie Street and Woodbine Avenue in the Town of East Gwillimbury
- b. Designation of Woodbine Avenue Bypass around Victoria Square as "Other Arterial Street" with a Planned Basic Street Width of "up to 36 metres"
 - c. Designation of Woodbine Avenue between Highway 407 and Major Mackenzie Drive east as a "Regional Street" with a Planned Basic Street Width of "up to 43 metres"
 - d. Designation of John Street between Yonge Street and Bayview Avenue as "Other Arterial Street" with a Planned Basic Street Width of "up to 26 meters"
 - e. Designation of John Street between Bathurst Street and Yonge Street, and between Bayview Avenue and Warden Avenue as "Other Arterial Street" with a Planned Basic Street Width of "up to 30 metres"
 - f. Designation of 15th Sideroad (Bloomington Road) between Bathurst Street and Keele Street as "Other Arterial Street" with a Planned Basic Street Width of "up to 36 metres"

- g. Designation of 18th Sideroad between Bathurst Street and Dufferin Street as "Other Arterial Street" with a Planned Basic Street Width of "up to 36 metres"
- h. Addition of a new "Regional Planned Basic Street Width" designation of "Proposed up to 36 metres" to the legend, using a dashed green line the same thickness as the "up to 36 metres" line
- i. Redesignation of the Teston Road right-of-way between Dufferin Street and Keele Street as a "Regional Planned Basic Street Width" of "Proposed up to 36 metres"
- j. Redesignation of Major Mackenzie Drive West from Cram Street to the GO Train crossing as a "Regional Planned Basic Street Width" of "up to 30 metres"
- k. Deletion of designation from stub road at Major Mackenzie Drive West and Highway 27
- l. Redesignation of Stouffville Road from Ninth Line to Reesor Road as "Other Arterial Street" with a Planned Basic Street Width of "up to 30 metres"
- m. Redesignation of the proposed Major Mackenzie Drive West extension from Highway 27, west to its intersection with the existing Nashville Road as a "Regional Planned Basic Street Width" of "Proposed up to 43 meters"
- n. Redesignation of Bathurst Street between Green Lane and Yonge Street as a "Regional Planned Basic Street Width" of "up to 36 metres"
- o. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- p. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

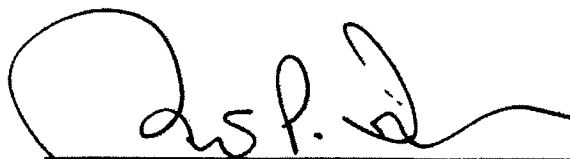
146. Figure 1, Oak Ridges Moraine Landform Conservation Areas is deleted in its entirety and replaced by a revised Figure 1, identified as Attachment 13, reflecting the following changes from the Adopted Figure 1:

- a. Deletion of all features shown as "Earth Science Areas of Natural and Scientific Interest" on the map and within the legend.
- b. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard

- c. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street

147. Figure 2, York Region Strategic Employment Lands is deleted in its entirety and replaced by a revised Figure 2, identified as Attachment 14, reflecting the following changes from the Adopted Figure 2:

- a. Deletion of all "Strategic Employment Lands" identified beyond the existing "Urban Area"
- b. Redesignation of the Greenbelt Plan lands within the North Leslie Secondary Plan area in the Town of Richmond Hill and the ROPA 52 Area in the City of Vaughan, from "Urban Area" to "Greenbelt Protected Countryside"
- c. Refinement the "Strategic Employment Lands - Conceptual" polygon to exclude the North Leslie Secondary Plan lands (except for parcels A1 and A2) and the residential lands east of the Woodbine Avenue Bypass.
- d. Addition of the words "- Conceptual" to the legend delineation of "Strategic Employment Lands"
- e. Redesignation of the southwest quadrant of Pine Valley Drive and Teston Road, within the development area of the Block 47 Development Area in the Greenbelt Plan, as "Urban Area"
- f. Extension of the constructed portion of Highway 427 from Highway 7 to Zenway Boulevard
- g. Addition of constructed portion of 15th Sideroad between Bathurst Street and Keele Street.



Robert Taylor, B.A., M. Pl., Ph. D.
Assistant Deputy Minister
Ministry of Municipal Affairs and Housing

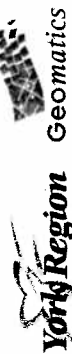
Dated at Toronto this 7th of September, 2010

MAP 1

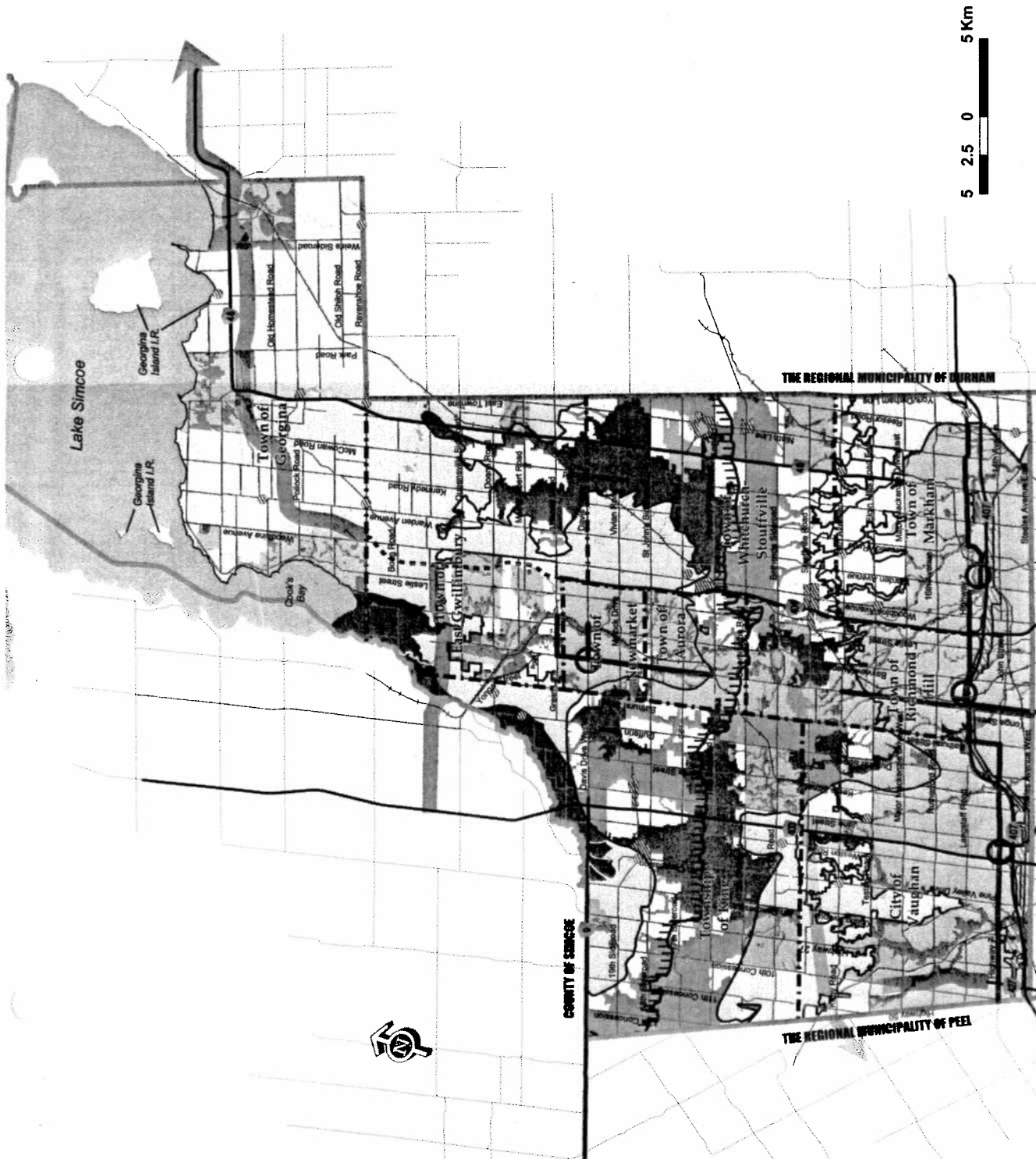
REGIONAL STRUCTURE

- Regional Centre
- Regional Corridor
- Subway Extension
- Urban Area
- Towns and Villages
- Regional Greenlands System (Schematic, See Map 2 for details)
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Natural Core Area Designation
- Natural Linkage Area Designation
- Countryside Area Designation / Hamlet
- Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Holland Marsh Specialty Crop Area
- Area Subject to the Lake Simcoe Protection Plan
- Parkway Belt West Plan
- Minister's Decision on ORMCP Designation Deferred
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Proposed
- Conceptual - Alignment Not Defined
- Municipal Boundary
- Regional Boundary

Note: For detailed land use designations outside of the Urban Area, Towns & Villages and Natural Core and Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan see Map 8 - Agricultural and Rural Area





















Produced by Geomatics
Planning and Development Services Department
© Copyright, The Regional Municipality of York, August, 2010
© Copyright, The Regional Municipality of Durham
and Peel, County of Simcoe, City of Toronto
© Queen's Printer for Ontario 2005-2010. Includes Greenbelt
and Oak Ridges Moraine Natural Heritage and Water Plan files.



5 2.5 0 5 Km

REGIONAL GREENLANDS SYSTEM

-  Regional Greenlands System (Includes Greenbelt Natural Heritage System and ORMCP Natural Core and Natural Linkage Designations)
-  Greenlands System Vision
-  Urban Area
-  Towns and Villages
-  Hamlet
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
-  Greenbelt Plan
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Area Subject to the Lake Simcoe Protection Plan
-  Provincial Highways
-  Existing
-  Controlled Access Highway
-  Under Construction
-  Municipal Boundary
-  Regional Boundary



ENVIRONMENTALLY SIGNIFICANT AREAS AND AREAS OF NATURAL AND SCIENTIFIC INTEREST



















- Environmentally Significant Area
- Earth Science Areas of Natural and Scientific Interest
- Life Science Areas of Natural and Scientific Interest
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area
- Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Natural Heritage System
- Urban Area
- Towns and Villages
- Hamlet
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Municipal Boundary
- Regional Boundary



Produced by: Geomatics
Planning and Development Services Department
© Copyright, The Regional Municipality of York, August, 2010
© Copyright, The Regional Municipality 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



KEY HYDROLOGIC FEATURES

-  Wetland
-  Kettle Lake
-  Permanent or Intermittent Stream
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
-  Greenbelt Plan
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Natural Heritage System
-  Urban Area
-  Towns and Villages
-  Hamlet
-  Provincial Highways Existing
-  Controlled Access Highway
-  Under Construction
-  Municipal Boundary
-  Regional Boundary



Produced by Geomatics
Planning and Development Services Department
© Copyright, The Regional Municipality of York, August, 2010
© Copyright, The Regional Municipality 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



MAP 5

WOODLANDS

- Woodlands
- Conservation Area / Regional Forest
- Provincial Park/ Nature Reserve
- Rouge Park
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area
- Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Natural Heritage System
- Urban Area
- Towns and Villages
- Hamlet
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Municipal Boundary
- Regional Boundary



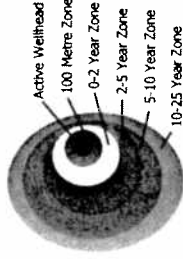
Produced by: Geomatics
Planning and Development Services Department
© Copyright, The Regional Municipality of York, August, 2010
© Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
© Queen's Printer for Ontario, 2003-2010. Includes Greenbelt and Oak Ridges Moraine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



5 2.5 0 5 Km

MAP 6

WELLHEAD PROTECTION AREAS

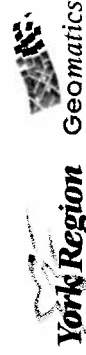


- Urban Area
- Towns and Villages
- Hamlet
- Municipal Boundary

- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area

- Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet

- Area Subject to the Lake Simcoe Protection Plan
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction

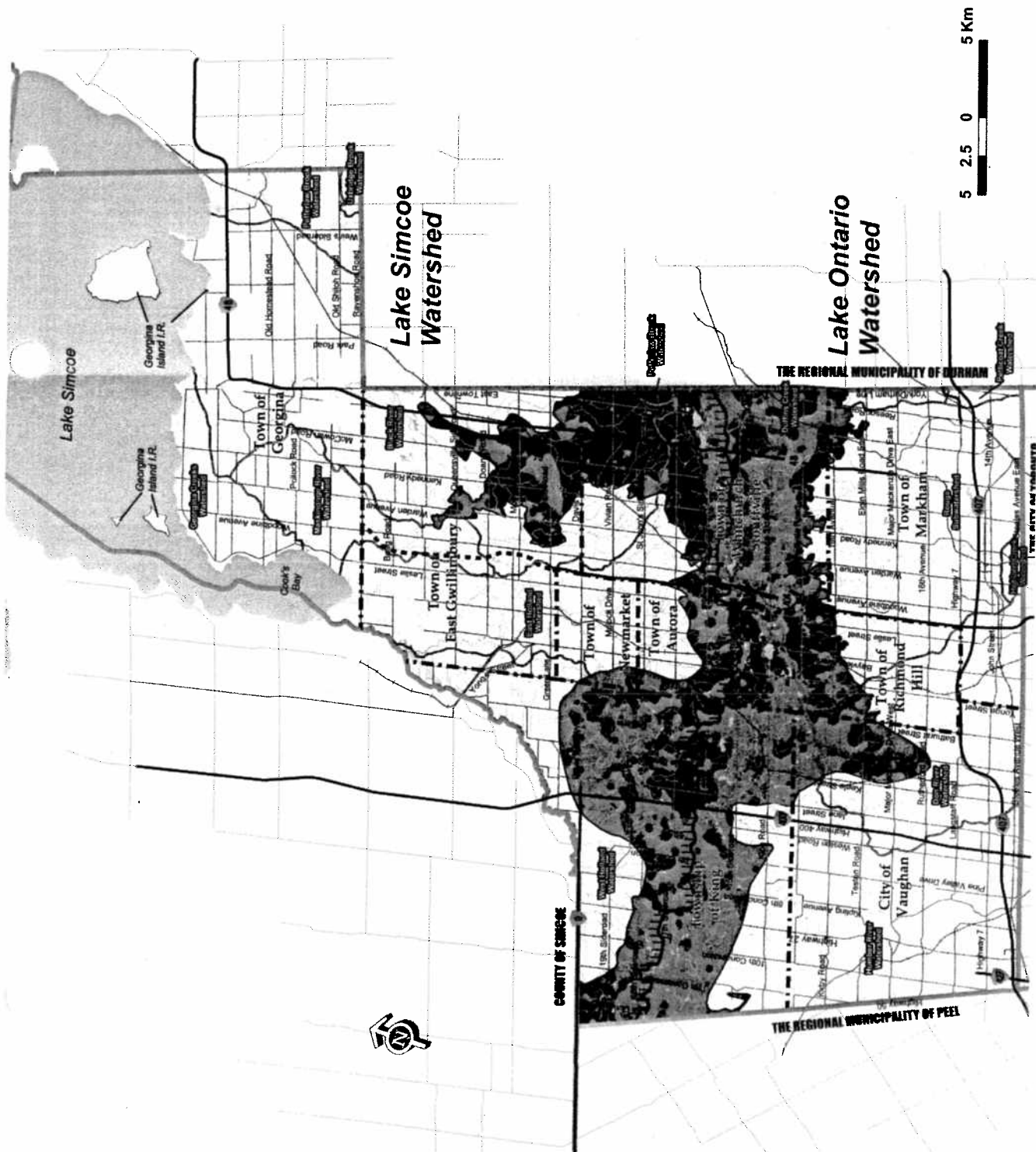


Produced by Geomatics
Planning and Development Services Department
© Copyright, The Regional Municipality of York, August, 2010
© Copyright, The Regional Municipality of Durham
and Peel, County of Simcoe, City of Toronto
© Queen's Printer for Ontario 2003-2010. Includes Greenbelt
and Oak Ridges Moraine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



OAK RIDGES MORaine AQUIFER VULNERABILITY AREAS AND WATERSHED BOUNDARIES

- Oak Ridges Moraine Conservation Plan
- Area of High Aquifer Vulnerability
 - Area of Low Aquifer Vulnerability
 - Oak Ridges Moraine Boundary
 - Watershed Boundaries
 - Area Subject to the Lake Simcoe Protection Plan
 - Provincial Highways
 - Existing
 - Controlled Access Highway
 - Under Construction
 - Municipal Boundary



MAP 8








AGRICULTURAL AND RURAL AREA

- Rural Area
- Agricultural Area
- Holland Marsh Specialty Crop Area
- Towns and Villages
- Hamlet
- Oak Ridges Moraine Boundary
- Greenbelt Plan Area Boundary
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Municipal Boundary
- Regional Boundary



Produced by Geomatics
 Planning Services Department
 Copyright, The Regional Municipality of York, August, 2010
 Copyright, The Regional Municipality of Durham
 and Peel, County of Simcoe, City of Toronto
 Copyright, The Regional Municipality of Peel
 and Oak Ridges Moraine Boundaries and Water Features

MINERAL AGGREGATE RESOURCES

-  Primary Mineral Aggregate Resource Area
-  Secondary Mineral Aggregate Resource Area
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area
- Provincial Highways
-  Existing
-  Controlled Access Highway
-  Under Construction
-  Municipal Boundary
-  Regional Boundary



5 2.5 0 5 Km



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

REGIONAL CYCLING NETWORK

Existing and Proposed Cycling Network

Cycling Facilities on Regional Roads and Right of Ways *

Cycling Facilities on Non-Regional Roads *

Proposed Lake to Lake Route

Cycling Gateways - schematic

Provincial Highways

Existing

Controlled Access Highway

Under Construction

* Facilities include but are not limited to: multi-use trails, bike lanes, paved shoulders, signed routes, and other amenities to be determined through coordination between the Region and local Municipalities.



Produced by: Geomatics

Planning and Development Services Department

© Copyright, The Regional Municipality of York, August, 2010

© Copyright, The Regional Municipality of Durham

and Peel, County of Simcoe, City of Toronto

© Copyright, The Regional Municipality of York, August, 2010

Includes Greenbelt and Oak Ridge National Boundaries and Water Features



TRANSIT NETWORK

Urban Transit Service

Towns and Villages

Regional Centre

Potential Commuter Rail Line

Existing Commuter Rail Line

Proposed GO Station

Existing GO Station

Railways

Regional Rapid Transit Corridors

Special Study Areas

Rural Transit Links

Subway Extension

Highway 407 Transit Way

Regional Transit Priority Network

Regional Transit Priority Network Proposed

Highway Bus Service

Highway Bus Service Proposed

Railway

Provincial Highways

Existing

Controlled Access Highway

Under Construction

Proposed *

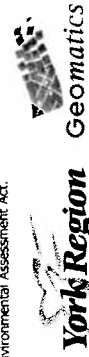
Conceptual - Alignment Not Defined **

* Warden Avenue / McCowan Road N/S Rapid Transit Corridor and Bathurst Street / Dufferin Street N/S Rapid Transit Corridor.

* Highway 404 extension past Ravenshoe and Highway 400-404 link - route approved
Highway 427 extension to Major Mackenzie Drive West EA approved

** Conceptual only. Environmental Assessment of the broad study area required to determine alignment.

The proposed alignment and location of specific projects remain conceptual at this time. These concepts remain subject to review and confirmation through the applicable environmental assessment process established under the Environmental Assessment Act.



Produced by: Geomatics
Planning and Development Services Department

© Copyright, The Regional Municipality of York, August, 2010

© Copyright, The Regional Municipality of Durham

and Peel, County of Simcoe, City of Toronto

© Queen's Printer for Ontario, 2010. Includes Greenbelt

and Oak Ridges Northbound and Water Features



MAP 12

STREET NETWORK

- Provincial Highways**
- Provincial Highway
 - Controlled Access Highways
 - Existing
 - Under Construction
 - Proposed *
- Conceptual - Alignment Not Defined ****

Regional Planned Basic Street Widths

- Up to 60 metres
- Up to 45 metres
- Up to 43 metres
- Up to 40 metres
- Up to 36 metres
- Variable 30 to 36 metres
- Up to 30 metres
- Up to 26 metres
- Proposed Up to 26 metres
- Up to 20 metres
- Proposed Up to 36 metres
- Proposed Up to 43 metres

Other Arterial Streets ***

Planned Basic Street Widths

- Up to 36 metres
- Up to 26 metres
- Up to 30 metres
- Up to 43 metres

- * Highway 404 extension past Ravenshoe and Highway 400-404 link - route approved
- Highway 427 extension to Major Mackenzie Drive West EA approved

**Conceptual only. Environmental Assessment of the broad study area required to determine alignment.

***Note: Some of these roads may be considered for transfer to the Region subject to Policies of Regional Council.

The proposed alignment and location of specific projects remain conceptual at this time. These concepts remain subject to review and confirmation through the applicable environmental assessment process established under the Environmental Assessment Act.



Produced by Geomatics
Planning and Development Services Department
© Copyright, The Regional Municipality of York, August, 2010
© Copyright, The Regional Municipality 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

















OAK RIDGES MORaine LANDFORM CONSERVATION AREAS

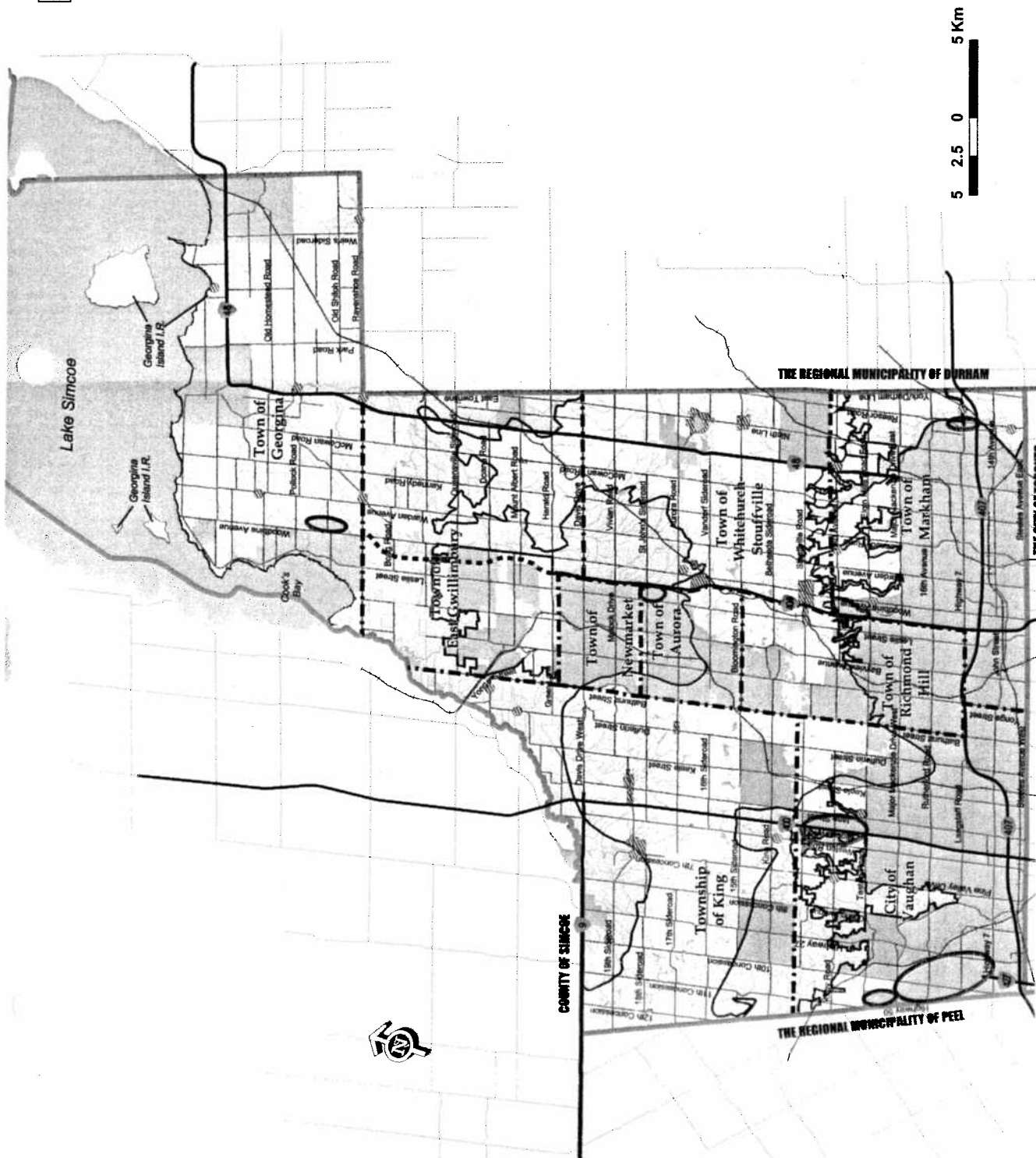
- Oak Ridges Moraine Conservation Plan
Landform Conservation
Area Category 1
- Landform Conservation
Area Category 2
- Oak Ridges Moraine Boundary
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Municipal Boundary



Figure 2

YORK REGION STRATEGIC EMPLOYMENT LANDS

-  Strategic Employment Lands - Conceptual
-  Urban Area
-  Towns and Villages
-  Hamlet
-  Oak Ridges Moraine Conservation Plan
-  Oak Ridges Moraine Boundary
-  Oak Ridges Moraine Plan Area
-  Greenbelt Plan
-  Greenbelt Plan Area Boundary
-  Greenbelt Protected Countryside / Hamlet
-  Provincial Highways
-  Existing
-  Controlled Access Highway
-  Under Construction
-  Municipal Boundary
-  Regional Boundary



York Region Geomatics

Produced by Geomatics Services Department
 Prepared for the Regional Municipality of York, August, 2010
 © Copyright The Regional Municipality of York, August, 2010
 © Copyright The Regional Municipality of Durham
 and Peel County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2010. Includes Greenbelt
 and Oak Ridges Moraine Boundaries, Lake Simcoe Protection
 Plan Area, and Water Features

File No.: 19-OP-2009
Municipality: Regional Municipality of York

Date of Decision: September 7, 2010
Date of Notice: September 8, 2010
Last Date of Appeal: September 28, 2010

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(34) of the Planning Act

A decision was made, on the date noted above, to approve with modifications, the Official Plan for the Regional Municipality of York, as adopted by By-law No. 2009-58.

Purpose and Effect of the Official Plan

The Official Plan will guide land use planning and development within the whole Region of York. The new Official Plan, once approved, repeals the existing Official Plan. Once approved, all lower tier municipalities shall update their official plans to ensure that they conform to the new York Official Plan. A copy of the decision is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice, as shown above as the last date of appeal.

The appeal should be sent to the attention of the Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

N/A.

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the Region of York.

Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay St., 2nd Floor
Toronto ON M5G 2E5

Submit notice of appeal to the attention of:

Sybelle von Kursell

Team Lead

Tele: (416) 585-6053

Fax: (416) 585-6882