

Subject: Amendment No. 3 to the
York Region Official Plan

File No.: D05.2009.003
Date of this notice: September 27, 2010
Last date of appeal: October 18, 2010

**NOTICE OF ADOPTION
OF OFFICIAL PLAN AMENDMENT NO. 3 TO THE
YORK REGION OFFICIAL PLAN**

On September 23, 2010, Council of the Regional Municipality of York passed by-law 2010-56 adopting Amendment No. 3 to the York Region Official Plan under section 17(23) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Purpose and effect of this Amendment:

Amendment No. 3 to the York Region Official Plan, a copy of which is attached, expands the Urban Area of the Town of Markham to provide opportunities for urban growth to the year 2031.

Other applications affecting the subject lands:

On May 11, 2010 Council of the Town of Markham endorsed the Town of Markham's "Recommended Markham Growth Alternative to 2031" as the basis for completing implementing studies and for preparing a new Town of Markham Official Plan. Official Plan Amendment 3 corresponds to this growth alternative

For additional information:

A copy of Official Plan Amendment No. 3, as well as background information, is available for inspection at the York Region Planning and Development Services Department (see address and telephone numbers at the end of this notice) from 8:30 am to 4:30 pm on regular business days. Please refer to the subject information and the File Number listed at the top of this notice. For assistance, please contact Barbara Jeffrey, M.C.I.P., R.P.P. Manager, Land Use Policy and Environment, 905-830-4444, ext 1526, email barbara.jeffrey@york.ca. A copy of the Official Plan Amendment has also been supplied to the Town of Markham, Municipal Clerk and Planning Department.

When the decision will become final:

Official Plan Amendment No. 3 is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal cited above.

Who may appeal:

Only the Minister, or a person or public body who, before Official Plan Amendment No. 3 was adopted, made oral submissions at a public meeting or written submissions to Council, may appeal the decision of Council to adopt the official plan amendment.

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 Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.


Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board 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.

When and how you may appeal:

The last date for filing a notice of appeal is October 18 2010.

Any notice of appeal:

- 1) must be filed with Denis Kelly, Regional Clerk, The Regional Municipality of York, 17250 Yonge Street, 4th Floor, Newmarket, ON, L3Y 6Z1; Fax 905-895 -3031, Email denis.kelly@york.ca
- 2) must set out the reasons for the appeal, and the specific part of the proposed official plan amendment to which the appeal applies; and
- 3) must be accompanied by the fee required by the Municipal Board (currently \$125.00 payable to the Minister of Finance for Ontario; contact the York Region Planning and Development Services Department for further information) and a fee of \$455.00 payable to The Regional Municipality of York for preparing the record to be submitted to the Board.



John B. Waller, M.C.I.P., R.P.P.
Director Long Range and Strategic Planning Branch

Dated September 27, 2010

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 56

BY-LAW NO. 2010-56

A by-law to adopt Amendment No. 3
to the Official Plan for the Region 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 September 23, 2010, decided to adopt Regional Official Plan Amendment No. 3 to the York Region Official Plan – December 2009;

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

1. Regional Official Plan Amendment No. 3 to the York Region Official Plan – December 2009 (ROPA No. 3) consisting of text and figures attached hereto as Schedule “A” is hereby adopted.
2. ROPA No. 3, by virtue of the Minister’s Order No. 525/97, is exempt from approval by the Minister of Municipal Affairs and Housing.
3. Schedule “A” attached hereto shall form part of this By-law.

ENACTED AND PASSED this 23rd day of September, 2010.

Denis Kelly
Regional Clerk

Bill Fisch
Regional Chair

Authorized by Clause 4, Report 6 of the Planning and Economic Development Committee, adopted by Regional Council at its meeting on 23rd September, 2010.

Schedule "A"

**Amendment 3
to the
Official Plan
for the
Regional
Municipality of York**

File 19OP-2009-003

As modified
September 2010

AMENDMENT 3
TO THE OFFICIAL PLAN
FOR
THE REGIONAL MUNICIPALITY OF YORK

PART A - THE PREAMBLE

1. **Purpose of the Amendment:**

This Amendment expands the Urban Area of the Town of Markham to provide opportunities for urban growth to the year 2031.

2. **Location:**

This urban expansion is within the Town of Markham as shown on attached Figures 1 to 8, being excerpts from Maps 1 to 6, Maps 8 and 11 of the York Region Official Plan – December 2009.

3. **Basis:**

Places to Grow, The Growth Plan for the Greater Golden Horseshoe requires that Regional population and employment forecasts prescribed through Schedule 3 to the Growth Plan be allocated to local municipalities. Further the Growth Plan requires that comprehensive municipal reviews undertake land budget analysis to justify urban expansions.

Regional population and employment forecasts and land budget was received and endorsed by Regional Council in January 2009 and population and employment forecasts were confirmed when the Draft York Regional Official Plan was released for public review and comment in June 2009.

The updated York Region Official Plan was adopted in December 2009 with Table 1 to the Plan identifying the population and employment forecasts to 2031 allocated to local municipalities.

A refined Regional land budget analysis, endorsed by Regional Council in March 2010, has resulted from ongoing discussions with local municipalities regarding land supply, the reduction in the total employment numbers to 780,000 and refinement of land take-outs for environmental features and non-developable lands within white belt areas. Further, urban expansion is not permitted into either the Protected Countryside of the Greenbelt Plan Area or into the Oak Ridges Moraine Conservation Plan Area.

The land budget analysis has indicated that additional urban land designations are required in each white belt community to meet the 2031 growth forecasts.

The Ministry of Municipal Affairs and Housing has advised that that designation of proposed urban expansions in the white belt communities requires a public review and amendment process separate from the Official Plan.

This Proposed Amendment provides for identification of an urban expansion area in the Town of Markham consistent with the growth management work undertaken by the Region and the Town of Markham and a policy that identifies the requirement to remove or amend Minister's Zoning Order 104/72 before development is approved in the portion of the urban expansion lands subject to the Ministers Zoning Order.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the attached Figures 1 to 9 being excerpts from Maps 1 to 6, Map 8, and Maps 11 and 12 of the York Region Official Plan – December 2009, constitutes Amendment 3 to the Official Plan for the Region of York.

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

1. The addition of a new Policy 7.2.89 as follows, with renumbering of subsequent policies:
 "7.2.89 That within the portion of the urban expansion area in the Town of Markham subject to Minister's Zoning Order 104/72, development shall not be approved until the Minister's Zoning Order has been removed from the lands or amended to permit the proposed development."
2. That Map 1 – Regional Structure as shown on Figure 1 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area.
3. That Map 2 - Regional Greenlands System as shown on Figure 2 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area and continuing to identify lands in the area as part of the Regional Greenlands System within the subject lands.
4. That Map 3 - Environmentally Significant Areas and Life Science Areas of Natural and Scientific Interest as shown on Figure 3 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area.

5. That Map 4 – Key Hydrologic Features as shown on Figure 4 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area and continuing to identify Wetlands and Permanent or Intermittent Streams in the area within the subject lands.
6. That Map 5 – Woodlands as shown on Figure 5 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area and continuing to identify Woodlands within the subject lands.
7. That Map 6 – Wellhead Protection Areas as shown on Figure 6 following is amended by designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area and as lands within the Greenbelt Plan.
8. That Map 8 – Agricultural and Rural Areas as shown on Figure 7 following is amended by deleting the lands hatched in black from the Agricultural Area in the Town of Markham.
9. That Map 11 Transit Network as shown on Figure 8 following is amended by:
 - (a) designating the lands outlined in black and coloured pink within the Town of Markham as Urban Area;
 - (b) designating the Woodbine Avenue bypass between Major Mackenzie Drive East and 19th Avenue, as "Regional Transit Priority Network"
 - (c) designating Warden Avenue between Major Mackenzie Drive East and the proposed Donald Cousens Parkway right-of-way as "Regional Transit Priority Network", and
 - (d) designating Kennedy Road between Major Mackenzie Drive and the proposed Donald Cousens Parkway right-of-way as "Regional Transit Priority Network".
10. That Map 12 – Street Network as shown on Figure 9 following is amended by:
 - (a) redesignating the Woodbine Avenue from Major Mackenzie Drive East following the Markham Bypass to its intersection with the existing travelled roadway from "Proposed Up to 36 metres" Regional Planned Basic Street Width to "Proposed Up to 43 metres" Regional Planned Basic Street Width and from the intersection of the Bypass with the existing travelled roadway to 19th Avenue from "Up to 36 metres" Regional Planned Basic Street Width to "Up to 43 metres" Regional Planned Basic Street Width.;
 - (b) redesignating Warden Avenue between Major Mackenzie Drive East and the proposed Donald Cousens Parkway right-of-way from "Up to 36 metres" Regional Planned Basic Street Width to "Up to 43 metres" Regional Planned Basic Street Width; and

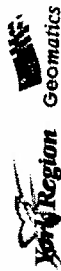
- (c) redesignating Kennedy Road between Major Mackenzie Drive and the proposed Donald Cousens Parkway right-of-way from "Up to 36 metres" Regional Planned Basic Street Width to "Up to 43 metres" Regional Planned Basic Street Width.

P07 - Planning Committee\2010\September\ROPA 1, 2 and 3\ROPA 3\Proposed ROPA 3 - Markham Urban Expansion text revised Sept 2010.doc

REGIONAL STRUCTURE

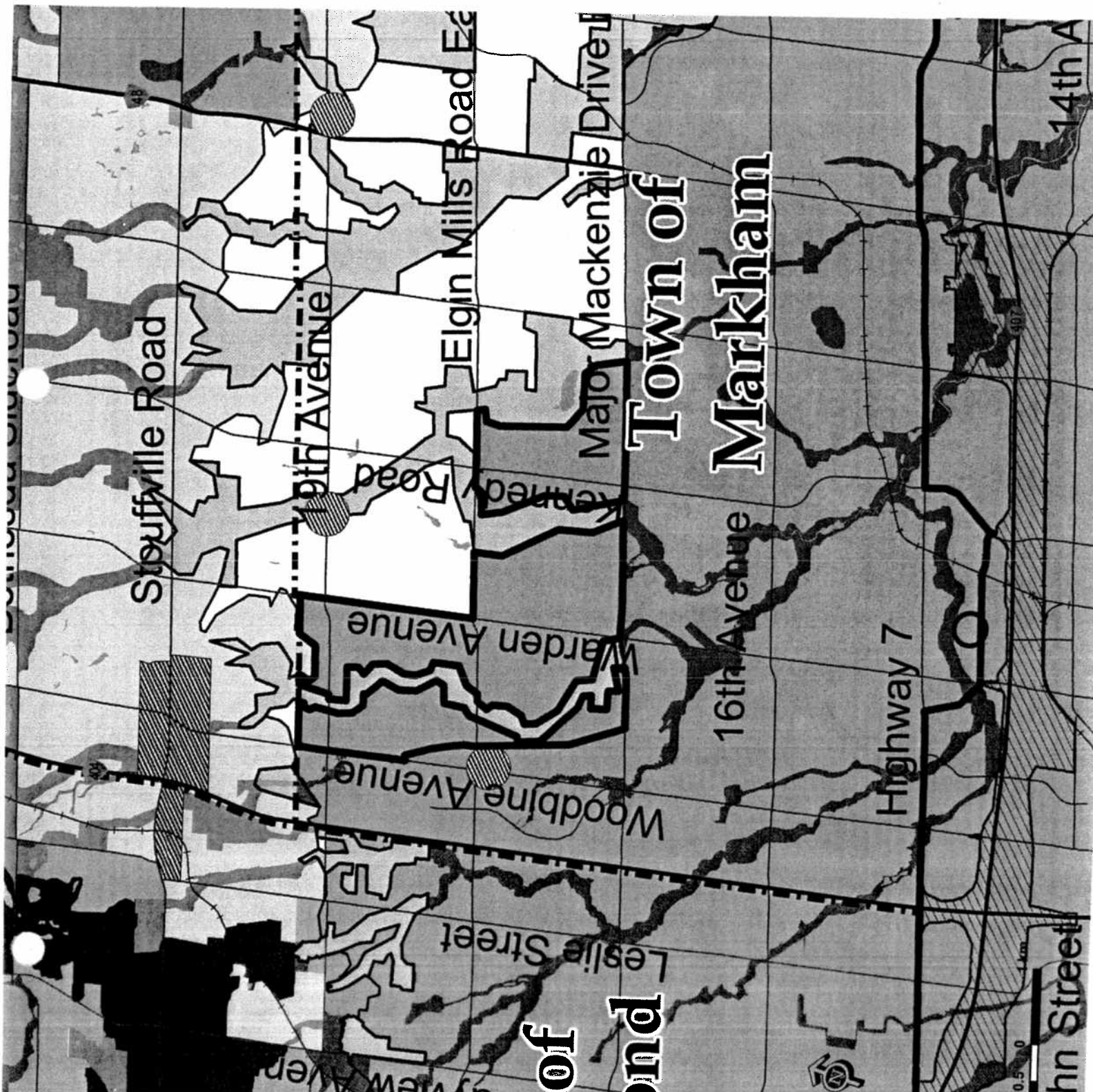
- Regional Centre
- Regional Corridor
- Subway Extension
- Urban Area
- Towns and Villages
- Regional Greenlands System (Schematic, See Map 2 for details)
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Natural Core Area Designation
- Natural Linkage Area Designation
- Countryside 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



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Figure 1 to 19OP-2009-0 as modified September 20



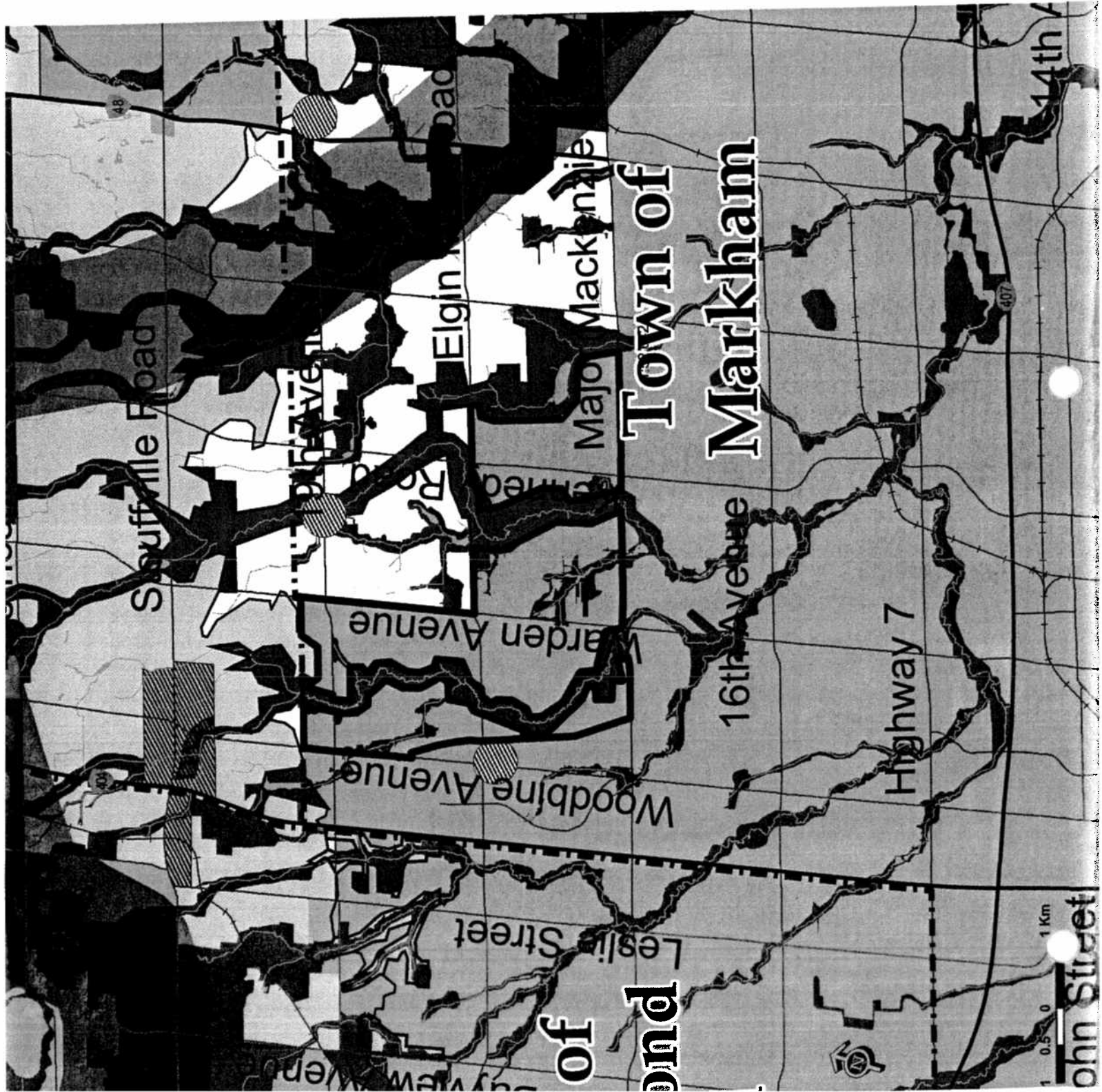
REGIONAL GREENLANDS SYSTEM

- 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
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Municipal Boundary
- Regional Boundary



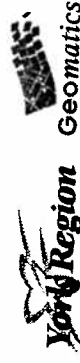
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Figure 2 to
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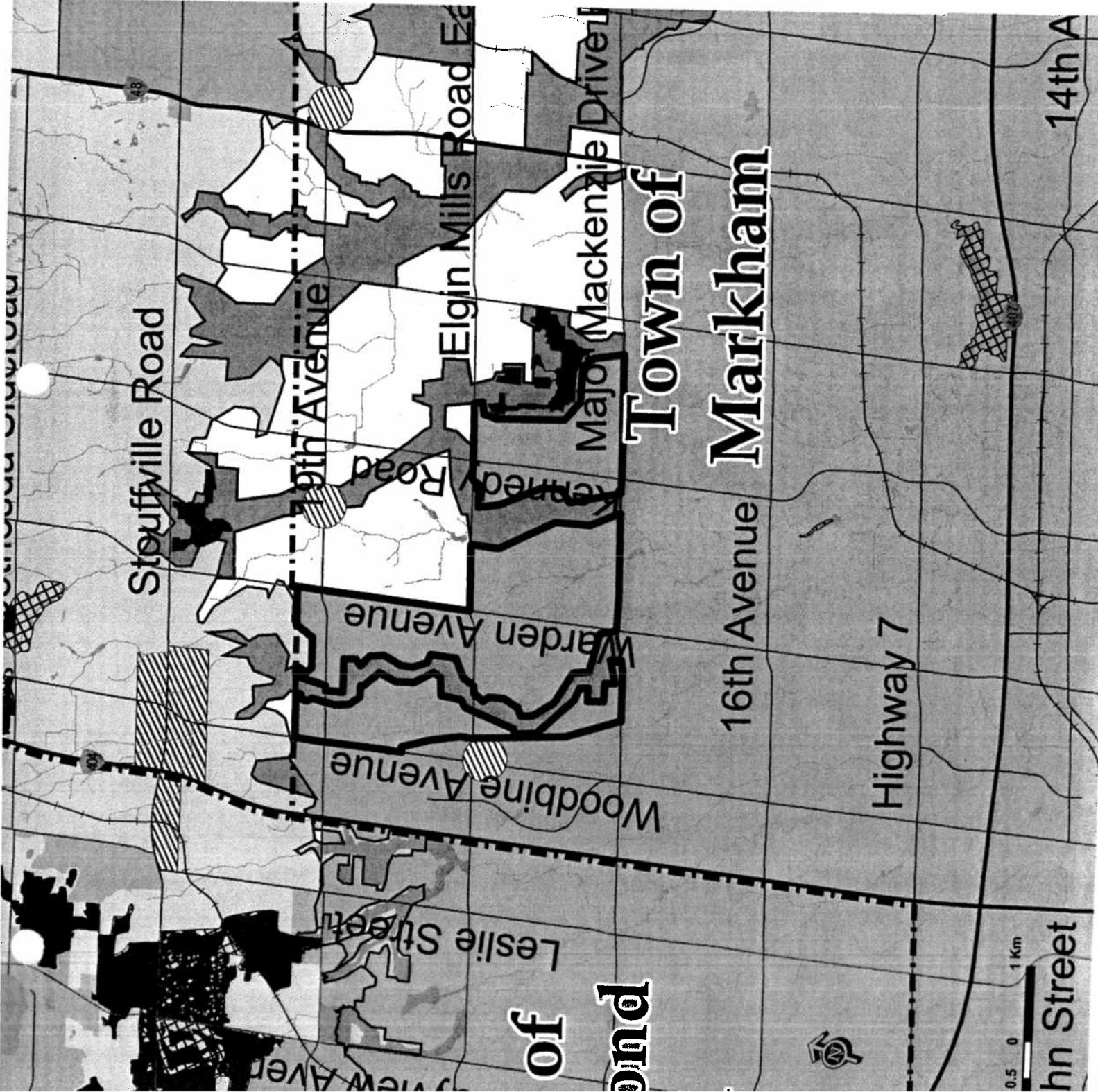
ENVIRONMENTALLY SIGNIFICANT AREAS AND AREAS OF NATURAL AND SCIENTIFIC INTEREST

- 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



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Figure 3 to
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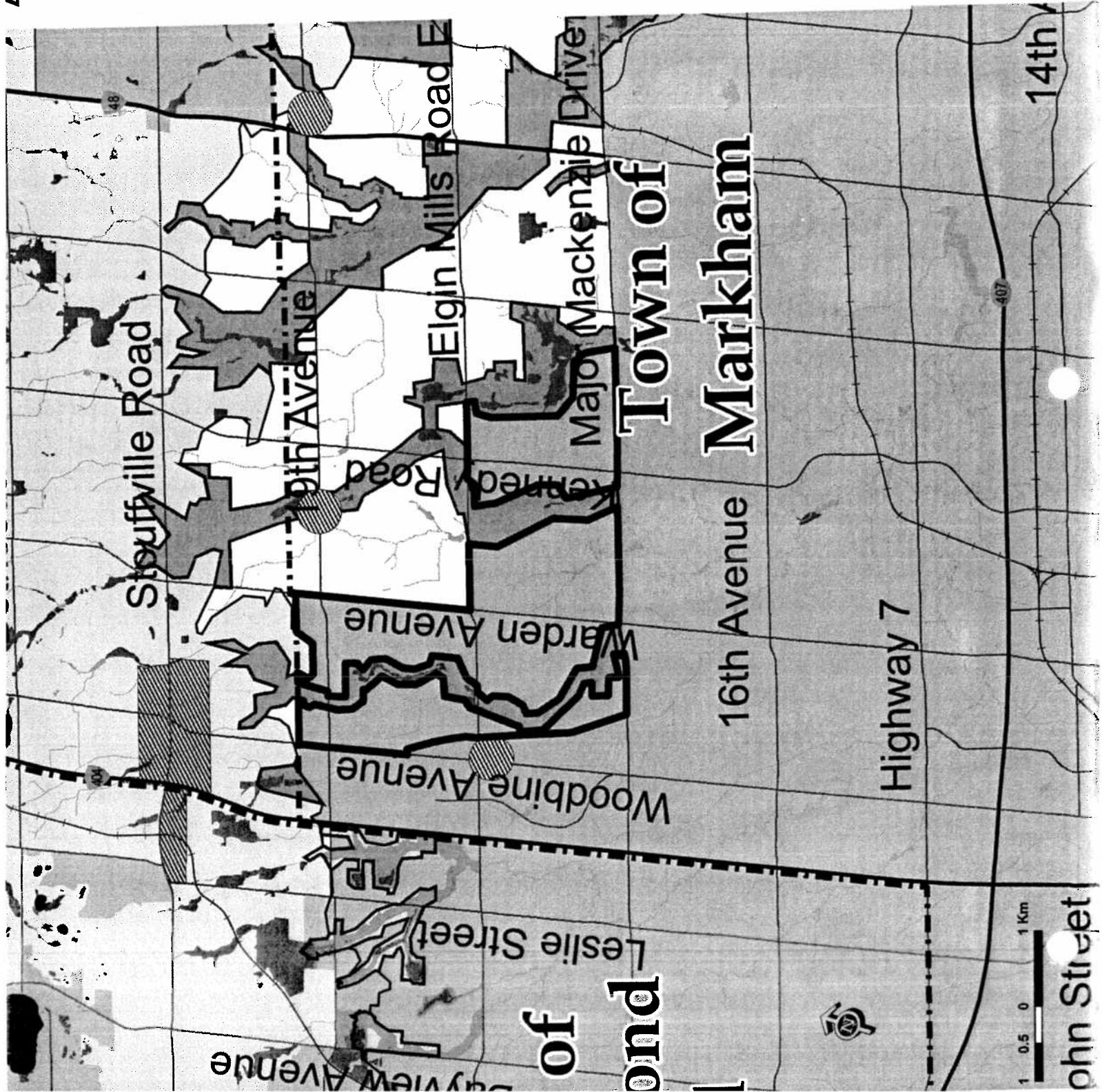
KEY HYDROLOGIC FEATURES

- 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



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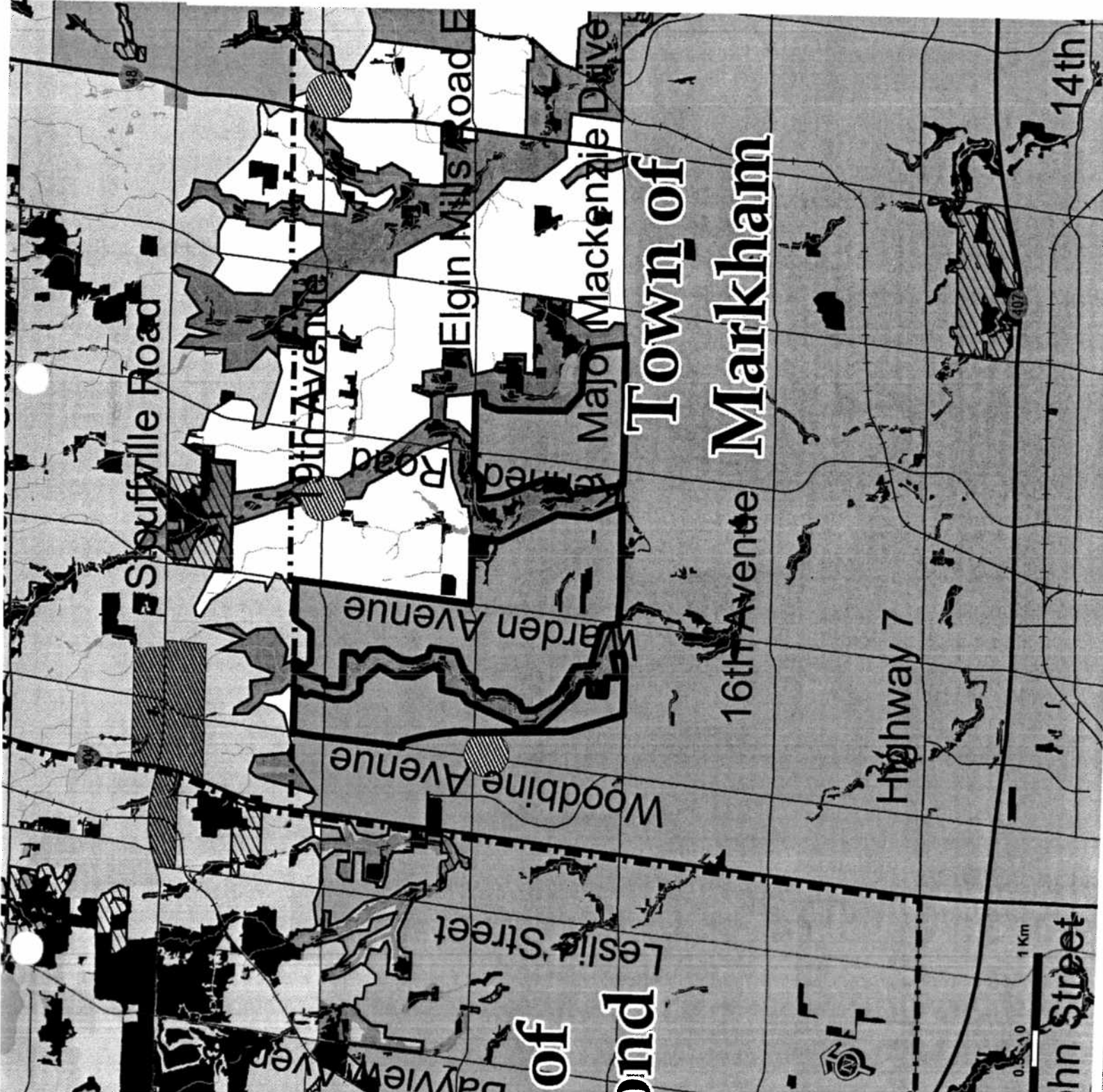
EXCERPT FROM MAP 5
WOODLANDS

- 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

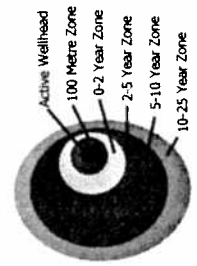


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Figure 5 to
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WELLHEAD
PROTECTION AREAS

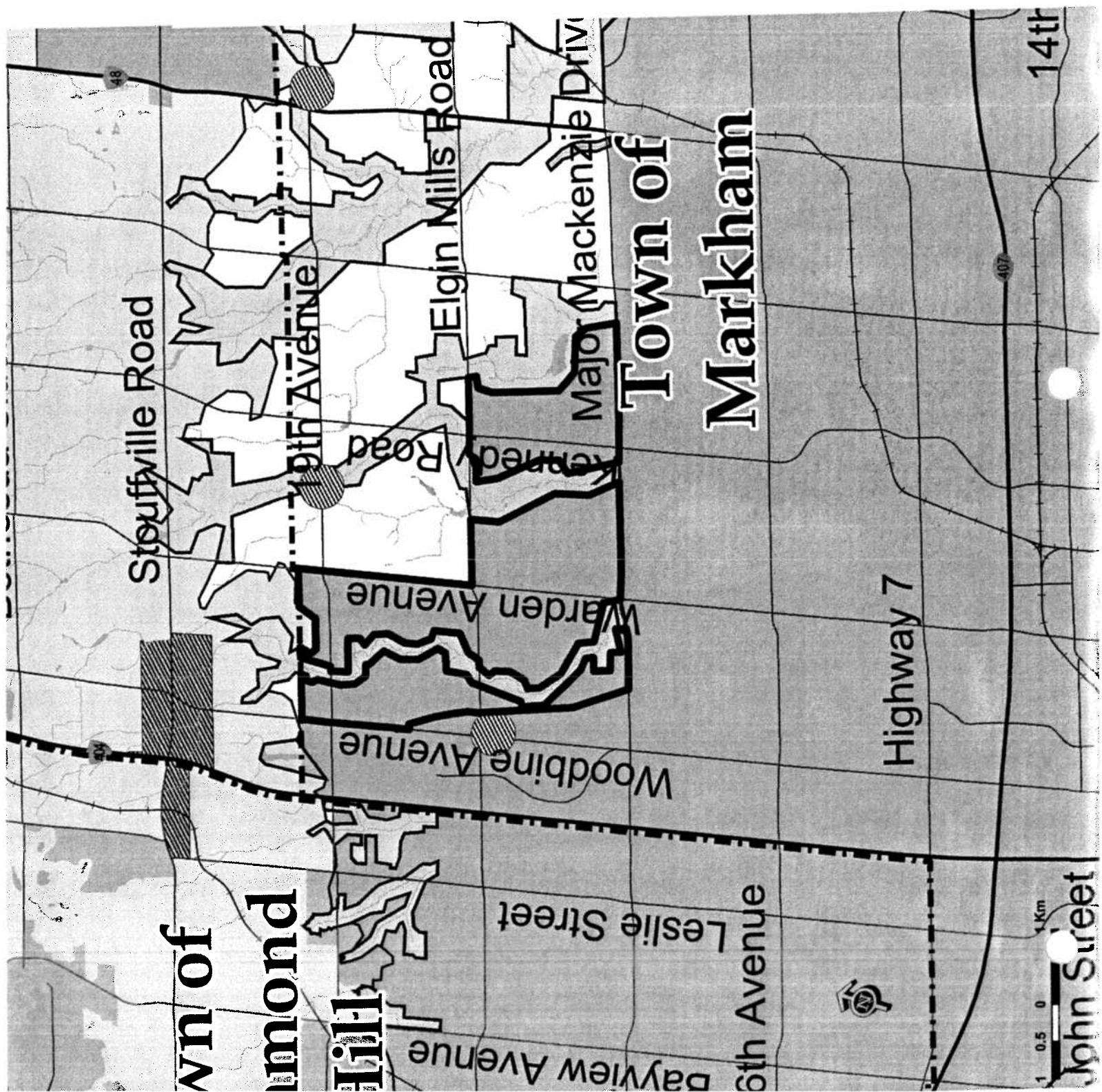


- Urban Area
- Towns and Villages
- Hamlet
- Municipal Boundary
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area
- Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Area Subject to the Lake Simcoe Protection Plan
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction















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Figure 6 to
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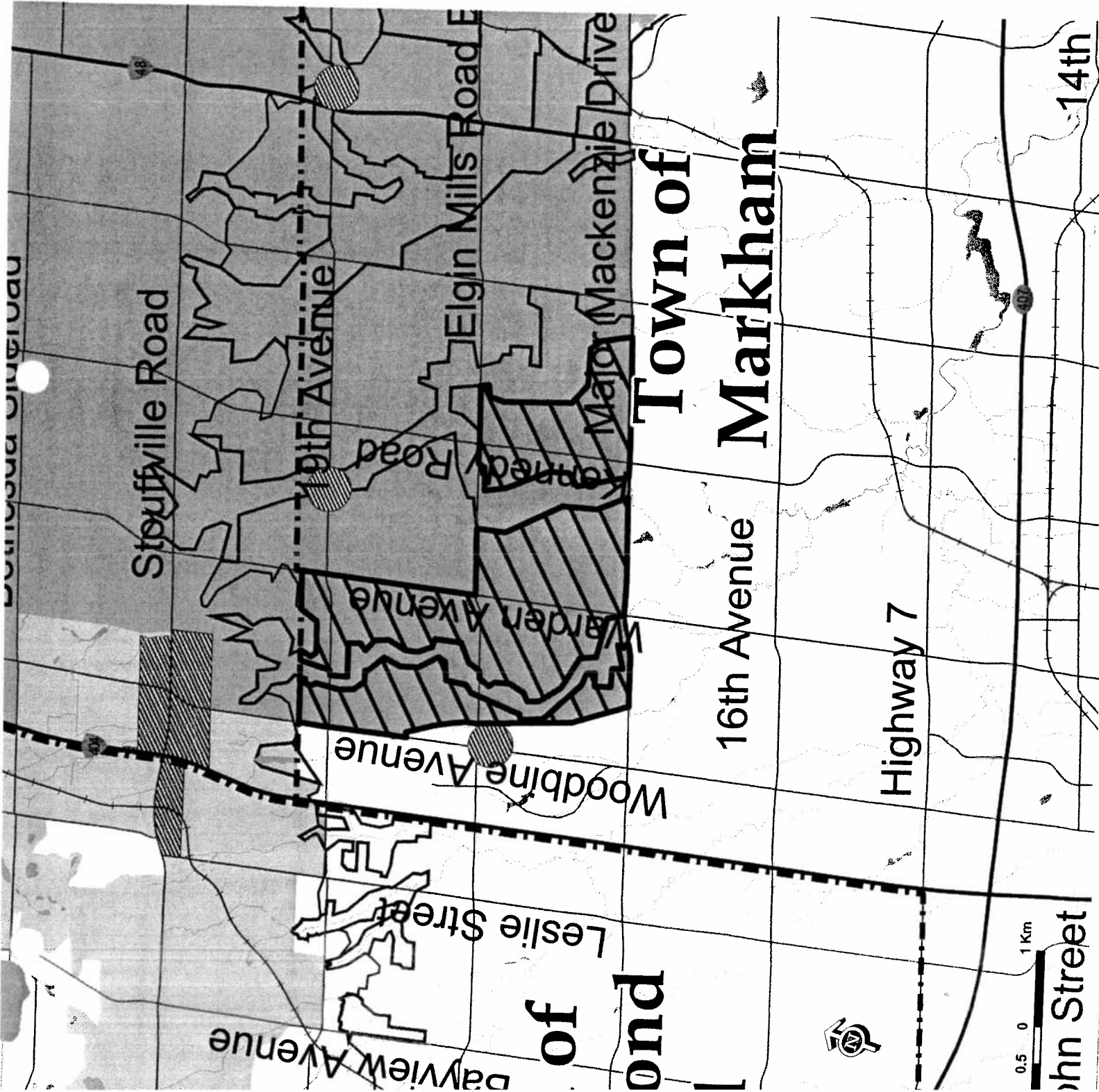
EXCERPT FROM MAP 8
AGRICULTURAL AND RURAL ARE

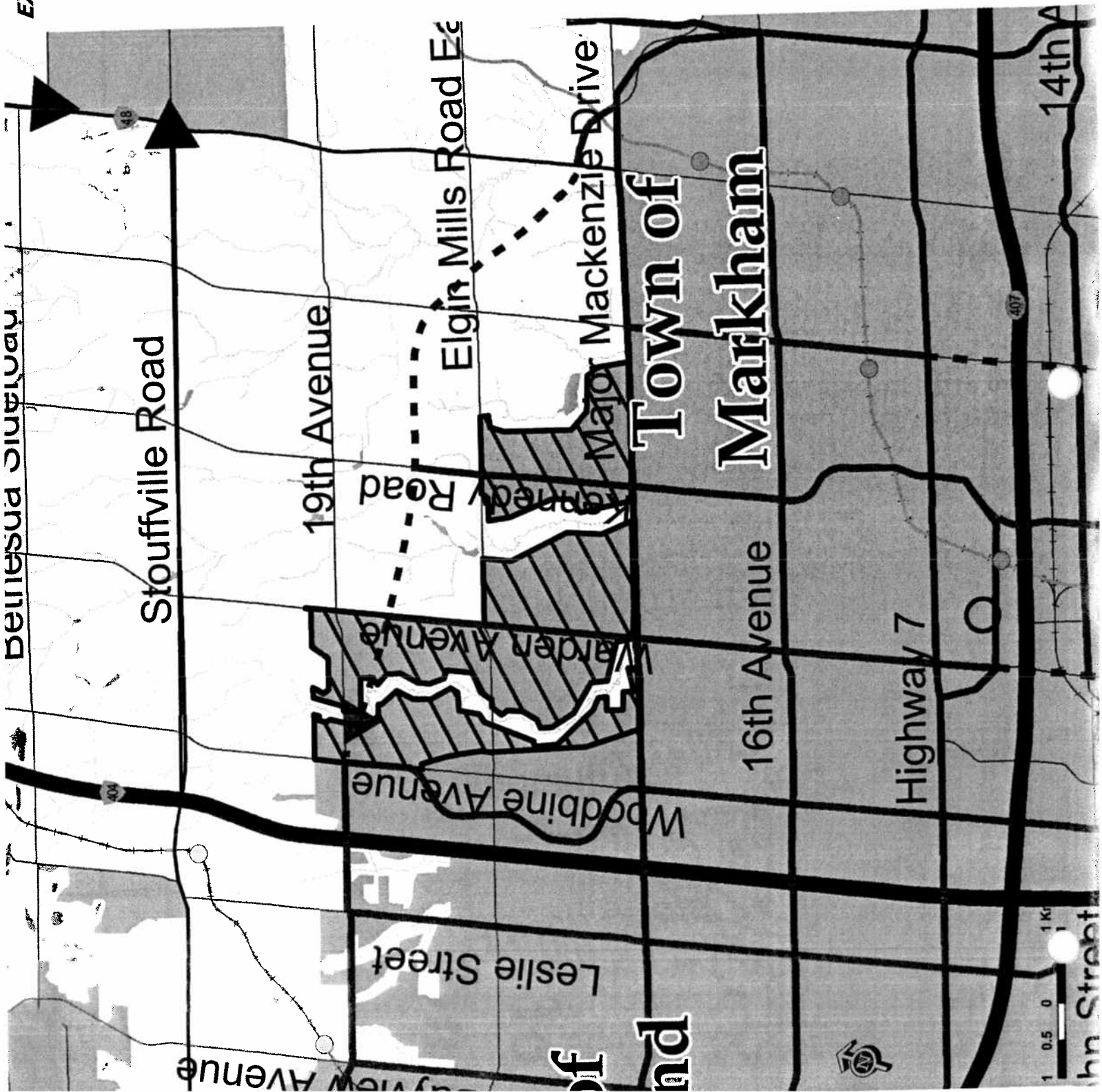
-  Rural Area
-  Agricultural Area
-  Holland Marsh Specialty Crop Area
-  Towns and Villages
-  Hamlet
-  Oak Ridges Moraine Boundary
-  Greenbelt Plan Area Boundary
-  Provincial Highways
-  Controlled Access Highway Existing
-  Controlled Access Highway Under Construction
-  Municipal Boundary
- 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



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**Figure 7 to
 19OP-2009-0
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 September 201**





TRANSIT NETWORK

- Urban Transit Service
- Towns and Villages
- Regional Centre
- Potential Commuter Rail Line
- Existing Commuter Rail Line
- Proposed GO Station
- Existing GO Station
- Railyards
- 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 404-404 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 remains conceptual and subject to change. These concepts remain subject to confirmation through the applicable regulatory and assessment process established under the Environmental Assessment Act.



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EXCERPT FROM, 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.



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Figure 9 to
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