

# **OFFICIAL PLAN**

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**~ FOR COUNCIL REVIEW AND DISCUSSION ~**

## **PART 1 EXECUTIVE SUMMARY - OVERVIEW**

### **1.1. Purpose of the Plan**

A portion of the Town of East Gwillimbury is poised to make a dramatic transition from Rural to Urban. This is occurring at a time when we realize the importance of sustainable communities for this generation, our children, our grandchildren and generations to come. This Plan is designed to bring to reality a sustainable and vibrant community in a conscious and deliberate way. It recognizes the existing beautiful pastoral landscape and the cultural history that is part of that landscape.

The most dramatic change will occur within approximately thirty per cent (30%) of the Town that has been identified as the Central Growth Area. Approximately seventy per cent (70%) will remain “rural” and be protected from significant development under the provincial Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

The Town of East Gwillimbury’s Official Plan provides a framework for land use decision making within the municipality and is used to guide development with respect to land use, built form, transportation, cultural heritage and the natural environment. The Official Plan sets the groundwork for addressing the challenges of growth and establishing the Town as a complete community and a desirable place to live, work and play.

The purpose of this Plan is:

- (i) To consolidate and update the policies of the various Community Plans and establish a set of consistent Town-wide policies;
- (ii) To provide goals, policies and implementation mechanisms to guide decision making by the Town on land use matters;
- (iii) To provide for the timely and efficient delivery of services, community facilities and infrastructure required to support the Town’s growing population;
- (iv) To establish a framework for the development of new urban areas with a particular focus and priority on the development of employment land and non-residential uses to achieve a balanced community;
- (v) To provide a comprehensive policy approach with respect to the protection and enhancement of the Town’s natural environment;
- (vi) To encourage and create strong, cohesive urban neighbourhoods and growth areas that are sensitive to the Town’s rich cultural heritage and history;

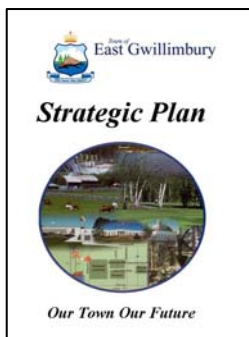
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- (vii) To promote economic development and ensure employment is provided concurrently with residential development;
- (viii) To promote and secure a post-secondary institution as part of the Town's economic development strategy;
- (ix) To establish a progressive policy approach with respect to energy efficiency and conservation;
- (x) To ensure a high quality of life for present and future residents with respect to security, health, safety, convenience and general economic welfare;
- (xi) To continue to support and foster a healthy and vibrant agricultural and rural community.

This Official Plan recognizes the approved urban boundaries and designations of previously approved secondary plans (Holland Landing – River Drive Park, Queensville, Sharon, Mount Albert and Green Lane West), as well as the Town's Rural Official Plan. It includes all approved Official Plan amendments; both site specific and comprehensive, including the approved conformity amendments for the Oak Ridges Moraine Conservation Plan. As a consolidated Official Plan, it is the intent that this Plan replaces the policies in the existing secondary plans.

## 1.2. Basis for the Official Plan

### 1.2.1 East Gwillimbury Strategic Plan



In 2005, Council adopted its first Strategic Plan outlining Council's vision for the future direction of the Town and serves as the foundation for Municipal decision making and program delivery. The 5 Strategic Pillars outlined in the Strategic Plan provide guidance to the delivery of Town programs and services:

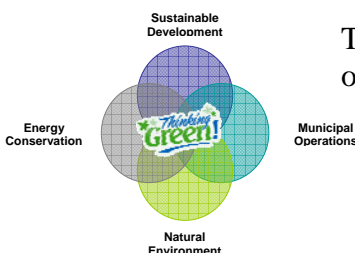
- i) Protecting and Enhancing the Natural Environment
- ii) Providing and Advocating for Quality Programs and Services to the Community
- iii) Investing in Municipal Infrastructure
- iv) Managing Growth to Ensure a Sustainable Community
- v) Supporting a Municipal Organization Focused on Excellence

The Official Plan is an important part of implementing the Strategic Plan by managing growth and change and providing the necessary protection of the Town's natural and cultural heritage features.

### 1.2.2 East Gwillimbury "Thinking Green" Strategy

The Town's "Thinking Green" Strategy was adopted by Council in 2006 and is organized under four distinct areas of policy development:

- i) Municipal Operations
- ii) Sustainable Development
- iii) Energy Conservation



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## iv) Protection of Natural Environment.

The “Thinking Green” Strategy continues to develop in these four areas with specific policies and implementation strategies, which are intended to define the Town as one of the greenest and progressive communities. This Plan will provide additional direction with respect to how these four areas will be implemented.

### 1.2.3 Provincial and Regional Planning Context

The need for a new Official Plan is based on the requirement to address and conform with recent changes to Provincial and Regional planning policy implemented since the adoption of the previous Official and Secondary Plans. These changes include:

- (i) Planning Act and Bill 51 amendments;
- (ii) Provincial Policy Statement, 2005;
- (iii) Provincial “Places to Grow” Growth Plan for the Greater Golden Horseshoe;
- (iv) Oak Ridges Moraine Conservation Act and Plan;
- (v) Greenbelt Act and Plan;
- (vi) Region of York Official Plan;
- (vii) Ontario Heritage Act amendments.

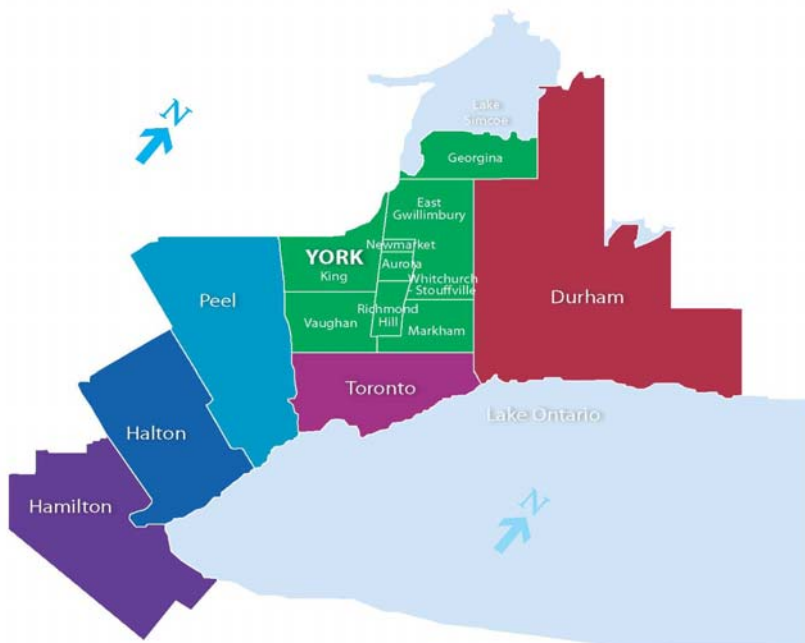


Figure 1. Greater Toronto Area Context

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## ***1.2.3.1 Oak Ridges Moraine Conservation Plan (ORMCP)***

The Oak Ridges Moraine is an irregular ridge, which stretches 160 kilometres from the Trent River to the Niagara Escarpment. It divides the watersheds draining south into western Lake Ontario from those draining north into Georgian Bay and Lake Simcoe. The Moraine has a unique concentration of environmental, geological and hydrological features that make its ecosystem vital to south-central Ontario.

The Oak Ridges Moraine Conservation Plan was adopted in April 2002 by the Province of Ontario as an ecologically based plan to provide land use and resource management direction for the land and water within the Moraine. The Province's vision for the Moraine is that of "a continuous band of green rolling hills that provides form and structure to south-central Ontario, while protecting the ecological and hydrological features and functions that support the health and well-being of the region's residents and ecosystems."

The Town's planning decisions must conform with the Oak Ridges Moraine Conservation Plan and the Official Plan has been prepared in conformity with the Conservation Plan.

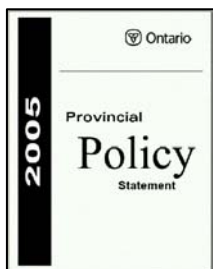
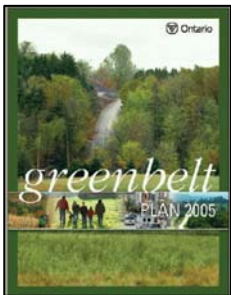
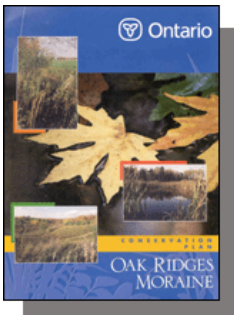
## ***1.2.3.2 Greenbelt Plan***

The Greenbelt Plan is empowered by the Greenbelt Act, which was passed by the Provincial Government in 2005. In February 2005, the Province of Ontario introduced the Greenbelt Plan for the Greater Golden Horseshoe. The purpose of the Greenbelt Plan is to protect against the loss and fragmentation of this area's agricultural land base, support agriculture as the predominant land use, provide permanent protection to natural heritage and water resource systems and provide for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses. The Greenbelt Plan seeks to achieve these goals through a protected countryside area and related policies. The Plan identifies where urbanization should not occur, and protects the agricultural land base and the ecological features associated with this landscape. The Greenbelt Plan builds upon the ecological protections provided by the Oak Ridges Moraine Conservation Plan (ORMCP).

## ***1.2.3.3 Provincial Policy Statement, 2005***

The revised Provincial Policy Statement (PPS) came into effect on March 1, 2005, and provides direction on matters of provincial interest related to land use planning, development and community building. The new PPS provides a higher degree of protection for employment lands against conversions to residential uses. The new policies also provide for:

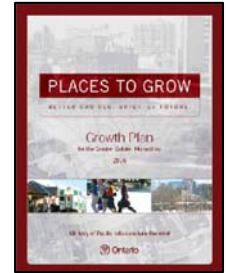
- i) Intensification to ensure the maximum use of sewer, water, roads, transit, and energy systems; and,
- ii) More compact, higher density development, as a means of bringing more people closer to transit routes.



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## 1.2.3.4 Places to Grow Growth Plan

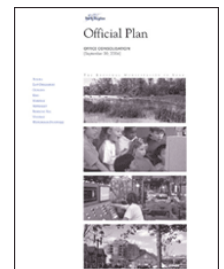
The Places to Grow Growth Act came into effect on June 13, 2005. This Act provides the necessary legal framework for the government to designate any geographic area of the Province as a “growth area” and develop a growth plan in collaboration with local officials and stakeholders to meet specific needs across the Province.



The Places to Grow Act enables the government to plan for population growth, economic expansion and the protection of the environment, agricultural lands and other valuable resources. The Growth Plan for the Greater Golden Horseshoe outlines growth targets for the Greater Toronto Area (GTA) requiring a higher proportion of development within current built-up areas and mandating higher density development patterns.

## 1.2.3.5 Region of York Official Plan and Planning for Tomorrow

The Regional Official Plan (ROP) provides policies, land use designations and criteria to direct economic, environmental and community-building decisions affecting the use of land across the Region of York.



There are nine area municipalities within the Region with differing attitudes towards growth. The ROP provides considerable latitude for each lower tier municipality to create detailed planning policies within the overall framework contained in the ROP.

East Gwillimbury is the only municipality in the central part of the Region (East Gwillimbury, Newmarket, Aurora) with significant capacity to grow to 2031 and beyond.

In addition to the ROP, there are other Regional strategies, plans and guidelines that provide a policy framework for the Town’s growth.

The Town’s Official Plan Review was undertaken concurrently and coordinated with York Region’s Official Plan Review process, *Planning for Tomorrow*, to ensure consistency and conformity.

## 1.2.4 Background Studies and Supporting Documents

The Official Plan is based on a detailed Official Plan Review, which commenced in 2006. The Review involved the preparation of the following background studies and documents:

- *Strategic Employment Lands Study (Watson & Associates - 2006)*
  - Provides direction on the supply and demand of employment, lands within the Town over the long term;
- *Community Facilities Study Master Plan (Totten Sims Hubicki - 2006)*
  - Analyzes existing municipal facilities and ties growth and land use planning to the development of new facilities;

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- *Natural Heritage System Update (Beacon Environmental - 2008)*
  - Establishes a Town-wide system to protect and enhance significant environmental features and functions;
- *Water and Wastewater Master Plan (Genivar - 2008)*
  - Identifies servicing infrastructure requirements to accommodate projected build-out growth;
- *Transportation Master Plan (MMM Group - 2008)*
  - Identifies transportation infrastructure requirements to accommodate projected build-out growth and provides recommendations around transit, cycling and pedestrian, and Transit Demand Management (TDM) initiatives;
- *Parks, Recreation and Culture Strategic Master Plan (Monteith Brown Planning Consultants – 2008)*
  - Provides a comprehensive framework for planning and developing recreation programs, facilities, culture, parks, trails and open space
- *Sustainable Development Background Study (Dillon Consulting - 2008)*
  - Identifies sustainable development standards and establishes an evaluation system to measure the sustainability and help reduce the environmental footprint of new development;
- *Development Charges Background Study and Fiscal Impact Analysis (Watson & Associates - 2008)*
  - Establishes new Development Charges to address growth costs and analyzes the costs of growth to minimize the fiscal impact on existing residents;
- *Growth Management Status Report (Malone Given Parsons - 2008)*
  - Establishes a growth management strategy to help plan the Town's long term urban structure and develop EG into a complete and sustainable community;
- *Community Energy Plan (Garforth International – underway, not yet complete)*
  - Will present a comprehensive long term framework to achieve breakthrough levels of energy and water conservation that will ensure the competitiveness and environmental performance of the Town.

The Official Plan is based on a detailed analysis of the physical, economic, social and environmental conditions of the community through the work outlined above. The Master Plan work noted previously for servicing infrastructure and community facilities has been undertaken in the context of the Town's long term planning horizon and build out of the Central Growth Area by 2051. In this manner, capital funding and decisions on development can be coordinated with the delivery of the necessary infrastructure.

The Town's Official Plan Review process involved extensive public consultation and stakeholder input. The Transportation Master Plan work was undertaken

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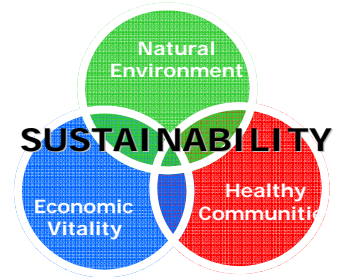
pursuant to the integrated Class Environmental Assessment process, to avoid duplication, and satisfy the initial phases of the EA process and consultation requirements.

## 1.3. The Guiding Principles for the Future of East Gwillimbury

### 1.3.1 Sustainable Development and Complete Communities

The Town will ensure that growth is based on the principles of sustainable development, with respect to considering the social, economic and environmental impacts of growth. Growth will be managed in a manner that protects the environment, enhances the Town's heritage, contributes to the economy and enhances quality of life. The Official Plan integrates sustainable development and environmental protection into the land use framework.

The Town shall develop as a complete community that enables its residents to live, work, play, and learn within a convenient walking, cycling, or transit-riding distance.



### 1.3.2 Principles for Community Development

The policies of the Official Plan are based on the principles of sustainable development and promote a holistic approach to planning and land use decisions to achieve a balance between the environmental, social and economic needs of the Town. Each of the following principles for Community Development forms the basis for specific policies and implementation requirements detailed in this Plan.

It is the intent of Council that the growth will occur founded on the following principles:

#### 1.3.2.1 Environment First

- i) Minimize the Town's ecological footprint through environmental sustainability practices and the protection and enhancement of natural features and systems, such as woodlots, wetlands, areas of natural and scientific interest (ANSI), rivers and streams;
- ii) Minimize the net negative impact of growth and development on the natural environment;
- iii) Ensure new growth provides net contributions to the environment; and,
- iv) Encourage and support the conservation of significant landscapes, views and vistas.

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### *1.3.2.2 Protect and Enhance our Heritage, Character and Culture*

- i) Ensure the Town's cultural features and rich heritage are preserved for future generations by requiring development be integrated into, and compatible with, existing cultural and heritage features;
- ii) Provide opportunities to celebrate arts and culture throughout the community to support the Town's identity and attractiveness;
- iii) Ensure the traditional rural lifestyle including agriculture and food production is respected and preserved; and,
- iv) Preserve and enhance the unique style and character of the Town by recognizing and protecting cultural landscapes and historic built form particularly within village core areas and along historic main streets.

### *1.3.2.3 Balanced Residential Growth and Quality Employment*

- i) Create a balanced community where local employment opportunities are consistent with the available labour force, targeting 1 job for every 2 residents;
- ii) Enhance quality of life by promoting a mix of uses and providing opportunities within the Town to live, work and play;
- iii) Develop an Economic Development Strategy to attract quality employment;
- iv) Provide employment targets and promote economic development to ensure that an appropriate amount of designated employment land is protected for future job opportunities;
- v) Employment and other non-residential uses shall be provided concurrently with residential growth to ensure an appropriate employment activity rate and sustainable tax base;
- vi) Support everyday needs by providing retail and commercial uses in neighbourhoods in addition to the continued function of the Town's historic main street areas. Larger regional-scale retail opportunities will be provided to support the growing residential population in the Town and surrounding areas; and,
- vii) Advocate, promote and work to develop a quality post-secondary institution for higher learning in the Queensville area.

### *1.3.2.4 Innovative Energy Alternatives*

- i) Encourage new, innovative technologies and alternative energy sources, such as district energy, ground source heating, geothermal energy, and renewable energy sources such as wind and solar;
- ii) Support and encourage energy efficient development;

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- iii) Promote energy conservation and reduce energy consumption by encouraging the upgrading/retrofitting of existing buildings and facilities; and,
- iv) Promote net zero development, and where feasible, net positive development that provides energy back to the grid.

### *1.3.2.5 Fiscal Responsibility*

- i) Develop long-range financial strategies that maintain a competitive level of municipal taxation and user fees; and,
- ii) Minimize the financial impacts of growth on existing taxpayers by ensuring development pays for growth-related costs to build complete communities.

### *1.3.2.6 Coordinated Commitment to Provision of Infrastructure*

- i) Coordinate growth with capital planning for public infrastructure, including roads, transit, water and wastewater servicing, energy production and supply, and waste management;
- ii) Ensure commitment from various levels of government (Province, Region and Town) to ensure infrastructure is designed, approved and constructed in a timely manner; and,
- iii) The provision of institutional uses such as schools, hospitals and health care facilities, as well as recreational facilities, such as community centres, parks, and trails, shall also be considered in order to help build complete communities.

### *1.3.2.7 Mixed Land Uses and Housing Types*

- i) Promote balanced land use development through Planning Districts that will accommodate housing and employment growth, as well as higher density and mixed-use development in key nodes and corridors;
- ii) Provide for a range of housing opportunities in terms of dwelling types, densities, tenure, and cost to meet the diverse needs of people from various social, cultural and economic backgrounds, including persons with disabilities; and,
- iii) Ensure a range of housing types are provided to ensure that people have the opportunity to live in the community as they pass through the various stages of their lives.

### *1.3.2.8 Compact, Pedestrian-Oriented Development*

- i) Promote and establish a Town-wide trail and open space system to link neighbourhoods together and provide ease of mobility;
- ii) Promote transit-supportive densities and a healthy mix of residential and employment uses; and,

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- iii) Identify community nodes and corridors to help create mixed use and employment centres that allow businesses and services to be closer to homes and provide greater opportunities for walking, cycling and transit for residents.

### *1.3.2.9 Active Transportation*

- i) Promote vehicular and pedestrian environments that respond to the needs of residents;
- ii) Promote and establish a Town-wide trail and open space system that is accessible to all, including persons with disabilities, through a series of walking, cycling and multi-use trails that connect major destinations and provide linkages to other trail systems outside Town boundaries; and,
- iii) Coordinate growth and development with the Region of York, GO Transit, and Metrolinx to provide a balanced and integrated multi-modal transportation system that gives priority to transit and pedestrians but also contributes to the efficient movement of goods and services.

### *1.3.2.10 Community and Stakeholder Consultation*

- i) Foster a high level of citizen participation and maintain an environment of open communication that invites the public to participate in an open decision-making process concerning Town services and operations.

Within the context of these 10 principles, the Town of East Gwillimbury intends to be the preferred community of choice to live, work and play, by ensuring the development of complete communities.

## **1.4. Context of the Plan**

### *1.4.1 A Brief History of the Town*

The Town of East Gwillimbury was incorporated in 1850. Governor John Graves Simcoe named the area in honour of his wife, whose maiden name was Gwillim. In the late 1700's, Governor Simcoe was looking for the best route north from York (now Toronto) to the British naval posts on Georgian Bay. To assist in his search for the best route, he commissioned the first survey of East Gwillimbury in 1800.

Many of the early settlers were United Empire Loyalists and Quakers who were attracted to the area by grants of land and the ability to practice their faith in peace. Hamlets sprung up throughout East Gwillimbury due, in part, for a need for shops, churches and schools. The Town consists of a number of communities including Holland Landing-River Drive Park, Sharon, Queensville, and Mount Albert, each with their own rich history, unique charms and opportunities. Early settlement of these areas date back to the late 1700s. The historical atmosphere of the Town is enhanced by the many attractive historic buildings still in use today.

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### *1.4.2 Emerging and Long Term Town Structure*

The Town of East Gwillimbury is located on the fringe of the Greater Toronto Area in the Region of York. Within the last decade these areas have shown the highest rate of growth in Canada. As a result, the Town of East Gwillimbury faces considerable pressures for growth, particularly in and adjacent to its urban areas, as well as for the location of land intensive uses in the rural area.

Currently, the Town of East Gwillimbury is primarily a rural area with many environmental features. However, it also includes four small communities (Mount Albert, Sharon, Holland Landing - River Drive Park and Queensville) dispersed within its boundaries.

The Town has a wide range of environmental features and includes a portion of the Oak Ridges Moraine Area and surrounding Greenbelt Area. As a general overlay, the Town's Natural Heritage System has been designed to provide permanent protection and linkages between the existing and proposed urban developments Town-wide.

The Official Plan's structure shall provide protection for the Oak Ridges Moraine and Greenbelt Plan Area, which constitute approximately 70% of the Town's land area, within the context of a Protected Countryside designation. As a result, the Central Growth Area is generally delimited by the boundaries of the Greenbelt Plan in the southwest corner of the municipality. The Central Growth Area will face considerable growth pressures, particularly within and adjacent to the historical urban areas of Holland Landing – River Drive Park, Queensville, and Sharon.

The Future Urban Area identifies lands located within the Central Growth Area that will accommodate all of the Town's future growth needs beyond the capacity of approved settlement area boundaries, which will be required to support additional growth beyond the planning horizon of this plan. These future urban areas will be designated for growth subject to provincial policies and in a manner that contributes to the achievement of a complete community.

Mount Albert has been identified as a Settlement Area within the Greenbelt and therefore is planned to accommodate modest growth (including appropriate opportunities for residential intensification and employment) within the planned limits of the municipal servicing system for this community.

The Town's structure will evolve over time through growth and development, with hopes of achieving a complete and sustainable community by 2031 and ultimate build-out of the Central Growth Area by 2051.

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## 1.4.3 Urban and Rural Planning Areas

The operative land use schedules for this plan identify the Town's existing and growing urban areas, as well as the rural planning area.

### *Urban Area*

Within the urban area, this plan shall incorporate a land use designation to address community growth within the villages of Holland Landing, Queensville, Sharon and Mount Albert. The designation shall include specific policies and criteria for the development of more detailed Planning District plans, which will in turn be used to assess individual development applications. The Official Plan shall contain a single and consistent land use designation to address the Town's distinctive traditional main street areas within the villages and provide guiding principles and specific policies for how these historic downtown areas shall develop over time. The Official Plan shall also designate additional lands for employment uses within key strategic locations associated with the Highway 404 extension.

The Town's urban structure recognizes the planned provincial road network alignments associated with the Highway 404 extension and the proposed east-west connection between Highways 400 and 404. The urban structure has been defined by planned and existing Town and Regional transportation and transit corridors, which shall be designed and protected for the movement of people, goods and services throughout the Town.

Other key elements of the urban structure include the identification and protection of the Town's various historical downtown core areas, the designated University site, strategic employment corridors, and mixed use nodes at strategic locations.

The Official Plan shall incorporate guiding principles and land uses for strategic nodes of activity within the *Central Growth Area*. The development of lands within the specified nodes shall take place through Council's approval of Planning District studies to be developed in consultation with the Region of York and other regulatory agencies. The extent and range of commercial retail facilities to be provided throughout the Town shall be guided by a comprehensive needs analysis, which will provide minimum target requirements for a hierarchy of commercial retail uses within the Town and identify locations where such uses will be accommodated.

The Yonge Street Corridor north of Green Lane will develop primarily as an area supporting population-serving jobs and retail uses, which will be integrated with higher density residential development, office uses and additional Regional-scale uses, such as entertainment venues and hotels.

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The Second Concession and Green Lane intersection node will be reserved for major office uses and higher density residential use that will be integrated with and provide connections to the Holland River, which is recognized as a significant focal point of cultural and natural heritage.

The Second Concession and Mount Albert Road corridors will emerge as major hubs of urban development along Regional arterials, which will be planned and designed as public transit-ways with associated transit supportive densities and mixed uses anchored by the commuter rail GO Station at Green Lane.

The corridors and nodes concept will also identify areas of lower order mixed uses in other strategic locations within the Central Growth Area.

## *Rural Area*

The rural area will continue to be used primarily for agriculture, with limited other uses such as existing rural and estate residential development, aggregate areas and recreation and open space uses. The agricultural industry is supported by large areas with good soil capability for agriculture. There is a significant area of organic soil in the northwest portion of the municipality, which forms part of the Holland Marsh.

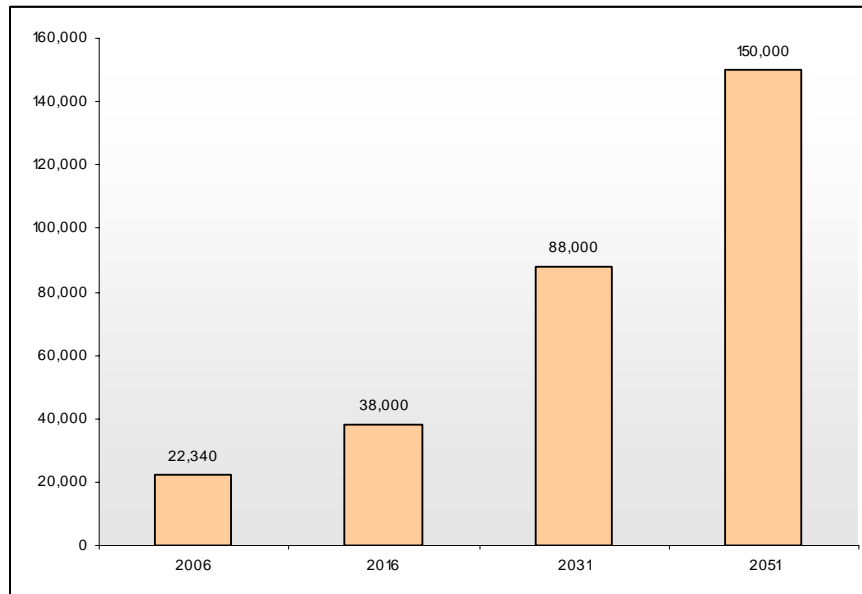
## **1.5. Planning Horizon, Population and Employment Forecasts**

The planning period for the Official Plan is to 2031.

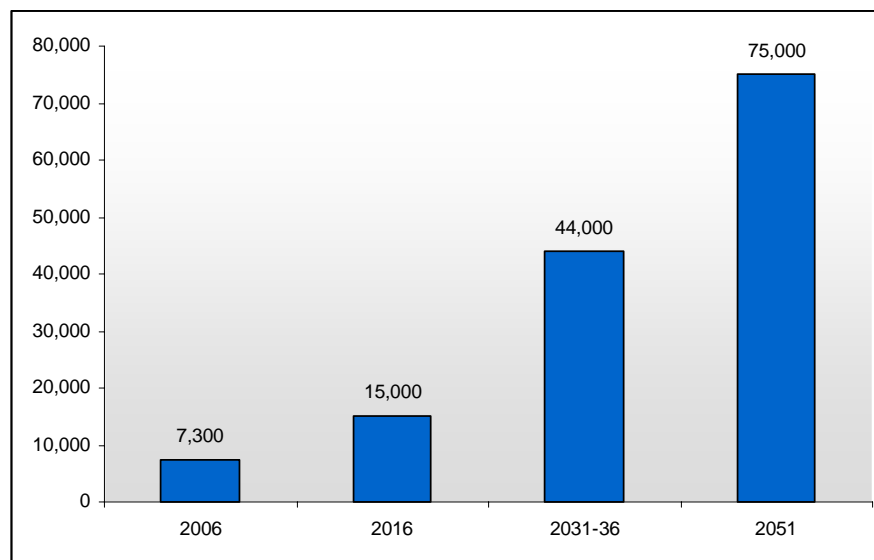
Implementation of development over the planning period will occur in a manner that matches growth with the capacity for full municipal servicing, transportation and other services which can be made available through improvements identified by the Town, Region, Province and other services providers as expressed through approved coordinated infrastructure Master Plans.

This Plan has been prepared as a long-range document which establishes the framework for the growth of the Town of East Gwillimbury from its present population of approximately 22,340 to a population of approximately 150,000 people by the year 2051. At the same time, employment is anticipated to expand from 7,300 to 75,000. The majority of this new growth will be directed to the serviced urban communities within the Town.

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*Table 1. Long Term Population Projections*



*Table 2. Long Term Employment Projections*

## 1.6. Growth Management Strategy

As the Town anticipates significant growth in both the short and long term, a growth management strategy has been prepared to help guide and direct the Town's overall approach to growth. This strategy will ensure that as the population grows there are services available to meet their requirements. 2031 and 2051 growth forecasts are being used in order to plan for a long term urban structure and develop the Town into a complete and sustainable community.

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The Town's growth management strategy is based on the following principles:

- i) Planning shall be done for the long term (approximately 2051) while designating sufficient lands to the 2031 planning horizon.
- ii) Logical employment areas have been identified to provide a variety of employment choices and satisfy employment needs to 2031. These areas include additional population-serving retail along the Yonge and Green Lane corridors and employment along the base of the Highway 404 corridor, in addition to land currently within employment designations in Queensville.
- iii) Nodes and corridors shall be a focus for compact, higher density development in the Town to support existing and future public transit service.
- iv) In recognition of the importance of Regional corridors and transit nodes, areas of medium and high density residential use and major office space will be planned for and protected particularly within the Green Lane corridor and in proximity to existing or planned public transit facilities.
- v) The Town and the Region will monitor employment area development to ensure sufficient employment lands are designated in order to keep pace with residential development and achieve the Town's long term target of one job for every two residents.
- vi) The Town will develop policies relating to development approval requirements and conditions to ensure that residential and employment development occur concurrently.
- vii) The Town shall develop an Economic Development Strategy to help attract and establish a post-secondary institution, which would form a significant component of the Town's economy.
- viii) In order to ensure that adequate services are available, detailed Infrastructure Master Plans (water, wastewater and transportation) have been undertaken based on the long term planning horizon and population projections for 2051. The Infrastructure Master Plans identify essential infrastructure that will require a commitment from various levels of government to ensure infrastructure is provided in a timely manner.
- ix) New growth outside of the existing Settlement Areas should occur within Planning Districts. Planning District Plans and implementing Comprehensive Development Plans will be approved by Council prior to draft plan of subdivision or zoning approvals.

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- x) The Oak Ridges Moraine, Greenbelt and Natural Heritage System shall be protected for environmental, agricultural and rural uses over the long term.

## 1.6.1 Phasing of Growth

Initially, the Town will see modest growth made possible through the provision of Regional servicing infrastructure. In particular, the planned extension of the York Durham Sanitary Sewer (YDSS) will extend wastewater services into the Central Growth Area. In order to provide for further growth to the end of the planning period of this Plan (2031), additional servicing through the Region's development of the Upper York Sanitary System (UYSS) is necessary to achieve the 2031 and 2051 growth forecasts.

### *Initial Growth*

The initial phase of the Town's growth will be concentrated within the existing communities of Sharon, Holland Landing and Queensville, and will include limited growth along the Green Lane Corridor and Highway 404 Employment Corridor. It is expected that the initial phase of growth will provide an additional  $\pm 16,000$  people and  $\pm 8,000$  jobs.

The Town is undertaking a Water and Wastewater Conservation Study in consultation with the Region of York to address capacity limitations in the short term. If additional capacity is identified, the Region of York may allocate more population and employment growth to the Town, subject to the provisions of this Plan.

In order to achieve the overall principles and objectives of this Plan, the initial phase of growth in the Town will be subject to Council's review and approval of detailed phasing strategies for each of the growth areas to ensure:

- i) adequate provision of community and recreation facilities;
- ii) the provision of schools and other institutional uses in accordance with the policies of this Plan;
- iii) logical and sequential extension of services and infrastructure;
- iv) the provision of employment opportunities and jobs in the strategic economic corridors of Highway 404 and Green Lane;
- v) the provision of transportation networks identified in the town's Transportation Master Plan;
- vi) the Town remains in a sustainable financial position through the preparation of Fiscal Impact Studies to support growth;
- vii) disruption to existing communities and neighborhoods is minimized; and
- viii) the Town's environmental standards are achieved.

In order to ensure that the phasing of growth through the initial period achieves the stated objectives of this Plan, each Planning District Plan and related phasing

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strategy shall be tested against the policies and criteria of this Plan prior to the granting of development approvals.

Due to the additional growth anticipated by the Provincial Growth Plan and to address the objectives of this Plan to provide for balanced growth, Phase I of the Town's growth shall include the servicing and development of the employment areas along the Highway 404 corridor, as well as additional employment and population-servicing uses within the Green Lane corridor. The Town will reserve development approvals for residential and mixed uses in these areas for the type of growth and built form that achieves the overall vision and objectives of the Plan, delivers the highest quality of urban design, and incorporates the elements of design which best support the sustainable community objectives of this Plan.

## *Midterm Growth*

Upon completion of the Upper York Sanitary System, the Town may grant servicing allocation within the 2031 time horizon in the Central Growth Area to facilitate:

- the build-out of the Holland Landing-River Drive Park, Queensville, and Sharon Settlement Areas;
- the realization of strategic employment lands along the Highway 404 corridor;
- development along the Green Lane corridor, with higher intensity uses within key nodes and corridors;
- completion of key servicing and transportation infrastructure, including the proposed east-west collector road north of Green Lane and the proposed north-south collector road west of Leslie Street.

## *Long Term Growth*

2051 is the expected timeframe for the complete build-out of the Central Growth Area, including the areas identified as Future Urban Areas. All work undertaken by the Town and others with respect to the installation of roads, sewers and any other public infrastructure, over the short and long term shall consider and contribute to the expected 2051 urban structure.

## **1.7. Reading this Plan**

The basis for the Plan is to promote the development of a sustainable and complete community. In the context of this Plan, sustainable development is defined in Section 1.3. Town Council or staff are ultimately responsible for interpreting the goals, policies, general provisions and maps contained within the Official Plan.

# *OFFICIAL PLAN*

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In preparing this document, it was determined that in order to clearly articulate the concept of sustainable development, the Plan would need to communicate the following items in each Section:

- (a) Purpose,
- (b) Goals and Objectives,
- (c) Policies.

Each of these items is used to implement the overarching vision of the community, sustainability, and therefore forms part of this Plan. When determining conformity with this Plan, reference should be made to both the policies contained in the text of this Plan and the designations shown on Schedules.

The boundaries between various land uses, specific quantities, proportions, dates and locations of this Plan represent the desired intent of the municipality but are not to be considered as rigid, absolute standards. Sufficient flexibility is intended to permit minor variations without the necessity of a formal amendment to the Plan.

Schedules X to X of this Plan are graphical expressions or representations of various policies of this Plan. To ascertain the policies applying to a particular area, all of the Schedules of the Plan must be consulted. Schedule X indicates the General Land Use Designations, and the remaining Schedules should be considered overlays that impose further restrictions or indicate additional detail. The text will take precedence in the case of any discrepancy between the text and the schedules of the Official Plan.

The Appendices provides background information related to the interpretation and implementation of policies, but are not part of the approved Plan.