



Regional File No.: LOPA.18.E.0031 (OPA 1-2020)

Applicant: Town of East Gwillimbury

Date of this notice: **November 20, 2020**

Last date of appeal: **December 10, 2020**

## **Notice of Decision to Approve an Amendment to the Official Plan of the Town of East Gwillimbury**

The Regional Municipality of York is the approval authority for this Official Plan Amendment. This notice of decision is given in accordance with Section 17(35) of the *Planning Act*, R.S.O. 1990, c. P.13. The decision of The Regional Municipality of York is to **MODIFY and APPROVE** Amendment No. 1-2020 to the Official Plan of the Town of East Gwillimbury.

### **Lands Subject to the Amendment:**

**Municipality:** Town of East Gwillimbury

**Location:** Refer to Key Map

### **Purpose and effect of the Amendment:**

Official Plan Amendment No. 1-2020 (OPA 1-2020), known as the Highway 404 Employment Corridor Secondary Plan, amends the Town of East Gwillimbury Official Plan as it pertains to the subject lands by adding detailed policies to guide future development of an employment area within the Highway 404 Employment Corridor Area.

### **Proposed modifications to the Amendment:**

York Region proposes to approve OPA 1-2020 with modifications as shown in Attachment 1.

### **Effect of Written Submissions on Decision:**

No written submissions addressed to York Region were received.

### **Other applications affecting the subject lands:**

N/A

### **For additional information:**

A copy of the proposed Official Plan Amendment and the decision is available for inspection electronically upon request. To make a request, obtain a copy, for assistance or for any inquiries, please contact Sara Brockman, Senior Planner, at 1-877-464-9675, extension 75750 or [sara.brockman@york.ca](mailto:sara.brockman@york.ca) or York Region Community Planning and Development Services at 1-877-464-9675, extension 71550 or [developmentservices@york.ca](mailto:developmentservices@york.ca).

### Who may appeal:

If applicable, only individuals, corporations or public bodies may appeal a decision of the approval authority to the Local Planning Appeal Tribunal (“Tribunal”). 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 Tribunal, there are reasonable grounds to add the person or public body as a party.

### When and how you may appeal:

The last day for filing an appeal is no later than 4:30 pm on **December 10, 2020** and it must be received in writing. A notice of appeal may not be sent by email. A notice of appeal must:

1. Be filed with the approval authority, addressed to:  
Ms. Karen Whitney, MCIP, RPP  
Director, Community Planning and Development Services  
Corporate Services Department  
York Region Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario L3Y 6Z1
2. Be accompanied by the completed Tribunal appeal form, setting out the reasons for the appeal and the specific part of the proposed Official Plan or Official Plan Amendment to which the appeal applies; and,
3. Be accompanied by the fee required by the Tribunal and a fee of \$530.00 payable to The Regional Municipality of York for preparing the record to be submitted to the Tribunal.



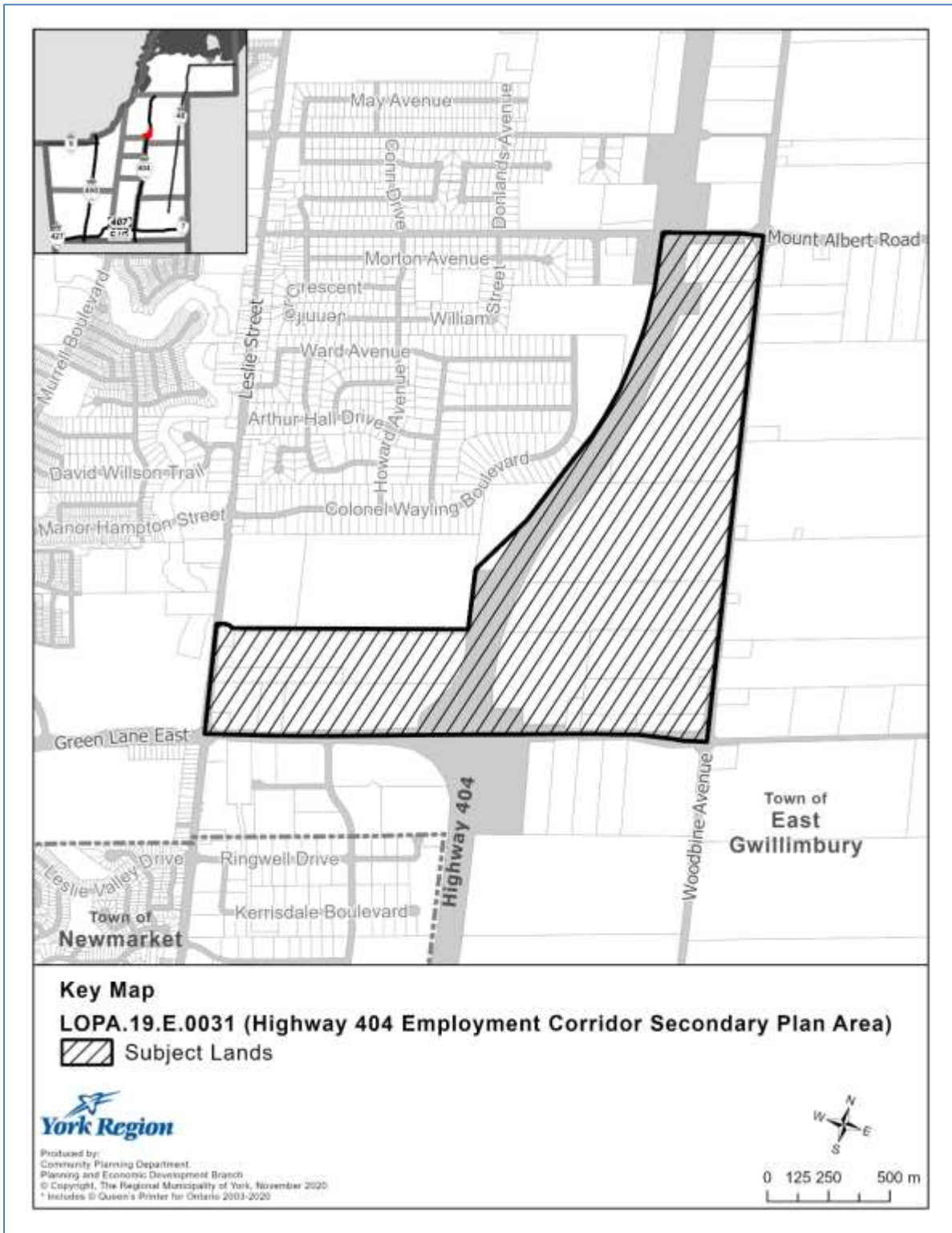
Karen Whitney, MCIP, RPP  
Director, Community Planning and Development Services

Dated: **November 20, 2020**

YORK-#11936285

Attachments (1) 1. Regional Council approved Modifications to OPA 1-2020: Highway 404  
Employment Corridor Secondary Plan

# KEY MAP



**Notice of Decision - Regional Council Approved Modifications to OPA 1-2020:  
Highway 404 Employment Corridor Secondary Plan**

Note: ~~Strikethrough~~ text denotes deleted text  
**Bold** text denotes added text and/ or format change

Section 11.2.2 Retail & Service Commercial Uses

1. Section 11.2.2 is amended as follows to address conformity with the York Region Official Plan:

“11.2.2 The lands within the Secondary Plan are designated by ~~York Region~~ and the Town for Employment Uses, and do not permit *major retail uses* and **other retail and commercial non-*ancillary uses***. It is the intent of the Secondary Plan to permit a limited amount of *ancillary uses*, which include small scale retail and commercial uses that primarily serve the business functions on employment lands ~~such as banks, restaurants, and business supply stores~~. Notwithstanding section 4.2.1.3 of the Official Plan, *ancillary uses* will not collectively exceed 15 per cent of ~~the~~ **this** employment area.”

Section 11.2.4 Sustainability

2. Policy 11.2.4.b) is amended as follows:

“As part of the Community Design Plan process established in Section 8.2.2, the creation of **a Community Energy Plan**, district energy **plan** or an appropriate alternative, and a solar design strategy that maximizes solar gains, and ensures that buildings are constructed in a manner that facilitates future solar installations, will be addressed prior to approval of implementing development planning approvals.”

3. Policy 11.2.4.c) is amended as follows:

“Consideration **and preparation for** of the effects of climate change **impacts of a changing climate** will be included in the review of development applications and infrastructure approvals, in order to maximize resiliency of ecosystems and communities, manage the risks associated with climate change and provide sustainable natural environmental services for future generations. Considerations and **preparation** should include, but are not limited to, climate change health impacts such as exposure to extreme heat, increase in vector-borne diseases, illness and injury from extreme rainfall events/flooding. The design and orientation of development should maximize energy efficiency and conservation, consider the

mitigating effects of vegetation and *green infrastructure* and maintain existing trees, where feasible.

### Section 11.3 Land Use Designations

4. Amending Section 11.3 to add a new policy to address York Region Official Plan Policy 3.2.6 and consistency with the Provincial Policy Statement, 2020 as follows:

“e) **That sensitive land uses such as schools, daycares and seniors’ facilities not be located near significant known air emission sources such as controlled access provincial 400-series highway.**”

### Section 11.3.2 Prestige Employment

5. Amending Policy 11.3.2 b) as follows:

“11.3.2.b) 3<sup>rd</sup> Bullet **Notwithstanding policy 11.3 e)**, A a Major Health Care Facility, provided it is located west of Highway 404, **the Land Use Compatibility policies of Section 11.9 are addressed**, and subject to the provision of **an air quality study**, a noise study and a transportation study in addition to the planning justification.”

“11.3.2 b) i) All individual ~~retail and service commercial~~ **ancillary uses** will not exceed 600 sq m in total floor area within the Prestige Employment designation ~~except for automotive dealerships which include full service and repair facilities~~. The total **ancillary use** space on individual sites designated Prestige Employment will not exceed 2,500 sq m in total floor area”.

“11.3.2.b) iii) Take-out restaurants and convenience stores will be integrated into industrial malls, free-standing office buildings ~~or service stations~~.

### Section 11.3.3 General Employment

6. Amending Policy 11.3.3 b) to reflect updated term by replacing “sensitive use” with **“sensitive land use”**.

### Section 11.4 Natural Heritage System

7. Amending Policy 11.4 j) to provide clarity and include updated terms as follows:

“11.4 j) Any hazard lands, **including floodplains and erosion prone areas**, will be addressed in accordance with the **Hazard Land** policies in Section 5.8 of the Official Plan.

Section 11.8 Wellhead Protection Areas, Significant Groundwater Recharge Areas and Area High Aquifer Vulnerability

8. The title of Section 11.8 is amended to, “Wellhead Protection Areas, Significant Groundwater Recharge Areas and ~~Areas of High Aquifer Vulnerability~~ **Highly Vulnerable Aquifers**”.
9. Section 11.8 is amended as follows:
  - “11.8 a) Portions of the Secondary Plan Area are identified as being within *Significant Groundwater Recharge Areas* as shown on Schedule K and ~~the Areas of High Aquifer Vulnerability~~ **within Highly Vulnerable Aquifers** as shown on Schedule L. Development should maintain pre-development recharge rates to the greatest extent possible by implementing best management practices such as LID (low impact development) techniques and addressing the requirement of Section 7.5 of the Official Plan.

Section 11.9 Land Use Compatibility

10. Amending Policy 11.9 to reflect the policies of the Provincial Policy Statement, 2020 regarding sensitive land uses as follows:
  - “a) The Official Plan recognizes that residential and institutional uses are sensitive to noise, vibration, odour, dust or other emissions from industrial, transportation and utility sources. Wildlife may also be sensitive to these emissions. Where new facilities are proposed in proximity to existing sensitive land uses, or where a sensitive use sensitive **land** use is proposed in proximity to an industrial use or Highway 404, the proponent will be required to undertake the necessary impact analysis and to implement, as a condition of approval, the appropriate abatement measures, in accordance with Ministry of Environment, Conservation and Parks (MECP) guidelines. The potential for impacts (Air and Noise) associated with new facilities will be addressed by provincial permitting and review tools.”
  - “b) **Sensitive land uses will be carefully planned and developed to avoid, or if avoidance is not possible, minimize their impact and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, where any such uses are permitted by this Plan.**”

### Section 11.9.1 Noise

11. Amending Policy 11.9.1 a) as follows:

“11.9.1 a) Noise can be expected to vary within the Secondary Plan Area will occur from both stationary sources (the industrial and commercial land uses) and transportation sources including Highway 404. The objective is to minimize the impact of noise **between sensitive land uses and** ~~on~~ employment uses ~~and vice versa.~~”

### Section 11.9.2 Air Quality

12. Amending Policy 11.9.2 a) to reflect updated term by replacing “sensitive uses” with “**sensitive land uses**”.

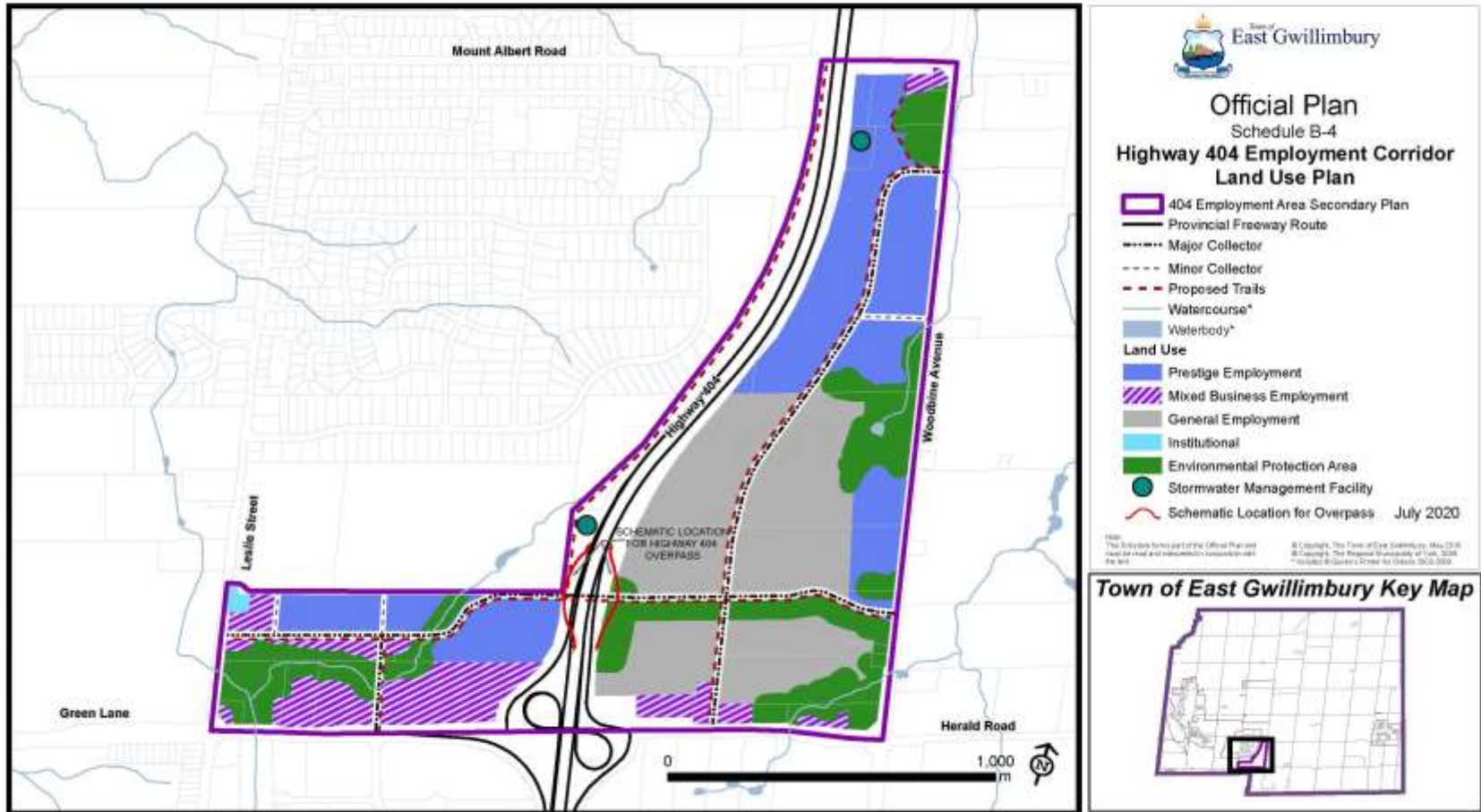
### Schedules/ Appendices

13. Schedules 1 & 2 are amended to show watercourses within the secondary plan area.

14. Appendix 1 is amended to relocate the Minor Gateway along Woodbine Avenue to the intersection with the proposed East-West Collector.

**SCHEDULE 1 - LAND USE SCHEDULE FOR THE HIGHWAY 404 EMPLOYMENT CORRIDOR SECONDARY PLAN  
OFFICIAL PLAN AMENDMENT NO. 1 -2020 TO THE TOWN OF EAST GWILLIMBURY OFFICIAL PLAN**

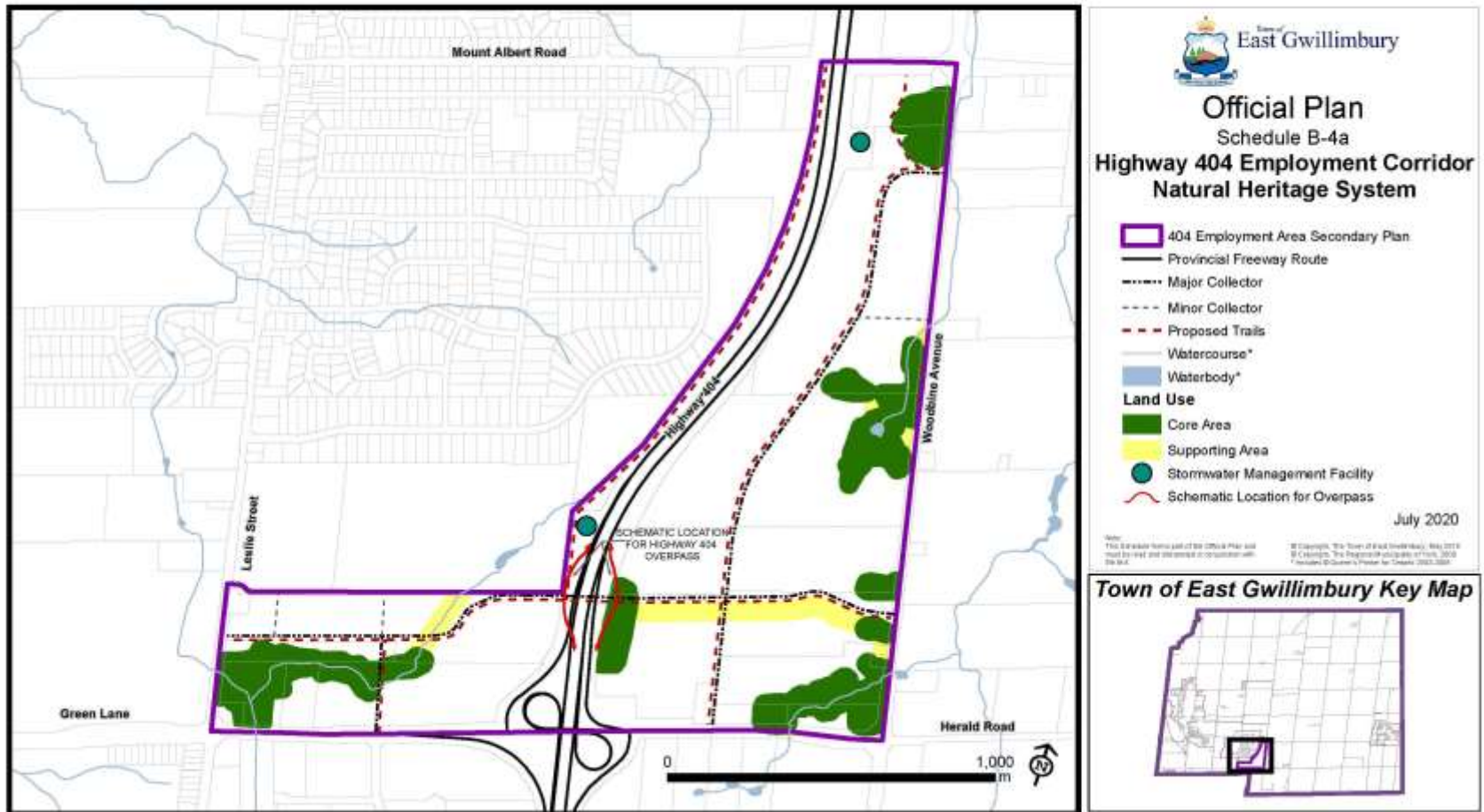
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**SCHEDULE 2 – NATURAL HERITAGE SYSTEM FOR THE HIGHWAY 404 EMPLOYMENT CORRIDOR**  
**SECONDARY PLAN OFFICIAL PLAN AMENDMENT NO. 1 -2020 TO THE TOWN OF EAST GWILLIMBURY**  
**OFFICIAL PLAN**

**SCHEDULE 2 – NATURAL HERITAGE SYSTEM FOR THE HIGHWAY 404 EMPLOYMENT CORRIDOR SECONDARY PLAN**  
**OFFICIAL PLAN AMENDMENT NO. 1-2020**  
**TO THE TOWN OF EAST GWILLIMBURY OFFICIAL PLAN**



## APPENDIX 1 – HIGHWAY 404 EMPLOYMENT CORRIDOR URBAN DESIGN GUIDELINES PRECINCT PLAN

