

THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY 2025

**AMENDMENT NO. XXX.2025
TO THE OFFICIAL PLAN FOR THE TOWN OF EAST GWILLIMBURY**

Mayor

Virginia Hackson

Councillors

Loralea Carruthers

Terry Foster

Brian Johns

Tara Roy-DiClemente

Scott Crone

Susan Lahey

**GENERAL MANAGER OF
DEVELOPMENT SERVICES**

Margot Bégin

**AMENDMENT NO. XXX-2025 TO THE OFFICIAL PLAN
FOR THE TOWN OF EAST GWILLIMBURY**

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CERTIFICATE OF APPROVAL

**AMENDMENT NO XXX-2025
TO THE OFFICIAL PLAN FOR THE
TOWN OF EAST GWILLIMBURY**

This Official Plan document which was adopted by the Council of the Corporation of the Town of East Gwillimbury is approved pursuant to Sections 17 and 21 of the Planning Act. Official Plan Amendment No. XXX-2025 came into force on _____

Date: _____

**THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY
BY-LAW NUMBER XXX-2025**

**A BY-LAW TO ADOPT AMENDMENT NO. XXX-2024 TO THE OFFICIAL
PLAN OF THE EAST GWILLIMBURY PLANNING AREA**

The Council of the Corporation of the Town of East Gwillimbury, in accordance with the provisions of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. XXX-2025 to the Official Plan of the East Gwillimbury Planning Area, consisting of the attached Part Three is hereby adopted.
2. The Clerk is hereby authorized and directed to inform the Regional Municipality of York of the aforementioned Amendment No. XXX-2025 to the Town of East Gwillimbury Official Plan.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED and PASSED this _____ day of _____

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

PART II THE PREAMBLE

1. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment to the Town of East Gwillimbury Official Plan is to incorporate the subject lands into the current in-force East Gwillimbury Official Plan 2010. This amendment seeks to redesignate the subject lands from Employment Area to Community Area on Schedules A and A-1, Prestige Employment to Community Commercial on Schedule B-1, and to remove the Core Area designation on Schedules D and D-1 to the 2010 East Gwillimbury Official Plan. This amendment also seeks to redesignate the subject lands from Employment Area to Community Area on Map 1A to the 2022 Region of York Official Plan.

2. LOCATION OF THIS AMENDMENT

The lands affected by this Amendment are located on Part of A, Block 1 and Part of the Road Allowance Between Lots 110 and 111 in the Town of East Gwillimbury. They consist of approximately 1.5 hectares (3.9 acres) and is municipally known as 19820 Holland Landing Road.

3. BASIS OF THIS AMENDMENT

This Amendment is adopted by Council in response to an application to redesignate the subject property to address the limitations of the employment area as defined by the Provincial Planning Statement and conforms to Section 4.3.6 of the Plan for the Community Commercial land use designation.

(i) Limitations to Permitted Uses Within an Employment Area

The Provincial Planning Statement, 2024, has revised the definition of employment area to remove retail and office uses that are not associated with primary employment uses such as manufacturing and warehousing. Therefore, to continue with the proposed development of the property for office and retail uses, a redesignation from the existing Prestige Employment designation is required.

(ii) Gateway Designation in Official Plan

The subject lands are identified as being a Town Gateway on Schedule E-1 to the Official Plan. The gateway policies are more aligned with the Community Commercial designation as the subject lands are located along from major roads and is therefore suitable to service the surrounding residential and employment community.

(iii) Official Plan Policies for Community Commercial

The Official Plan is set up to allow for applications to redesignate to the Community Commercial designation. The Community Commercial designation aims to provide for retail and service needs of the surrounding community. The properties' unique location along three major roads allows for the creation of a strong focal point to the community of Holland Landing through thoughtful urban design elements.

(vi) Removal of Core Area Designation

Based on the work undertaken by the ecologist and through extensive discussions with the Town and their peer reviewer, we conclude that the work prepared has been sufficient to justify removal of the Core Area land use designation from the Official Plan schedules.

(vii) Municipal Financial Impact

It is anticipated that the commercial development of this property will have a positive impact on the financial position of the Town through the generation of non-residential tax revenues and opportunities for employment. Additionally, Development Charges collected through the proposed development of this property will be used to pay for services for the new growth within the Town.

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PART III THE AMENDMENT

1. INTRODUCTION

All of the parts of this document entitled “PART III: THE AMENDMENT”, consisting of the following text and attached Schedules constitutes Amendment No. XXX-2025 to the Official Plan of the Town of East Gwillimbury.

2. DETAILS OF THE AMENDMENT

The Town of East Gwillimbury Official Plan is further amended as follows:

1. Schedule A is revised to redesignate the subject lands from the “Employment Area” designation to the “Community Area” designation.
2. Schedule A-1 is revised to redesignate the subject lands from the “Employment Area” designation to the “Community Area” designation.
3. Schedule B-1 is revised to redesignate the subject lands from the “Prestige Employment” designation to the “Community Commercial” designation.
4. Schedule D is revised to remove the “Core Areas” designation from the subject lands.
5. Schedule D-1 is revised to remove the “Core Areas” designation from the subject lands.

The Region of York Official Plan is further amended as follows:

1. Map 1A is revised to redesignate the subject lands from the “Employment Area” designation to the “Community Area” designation.

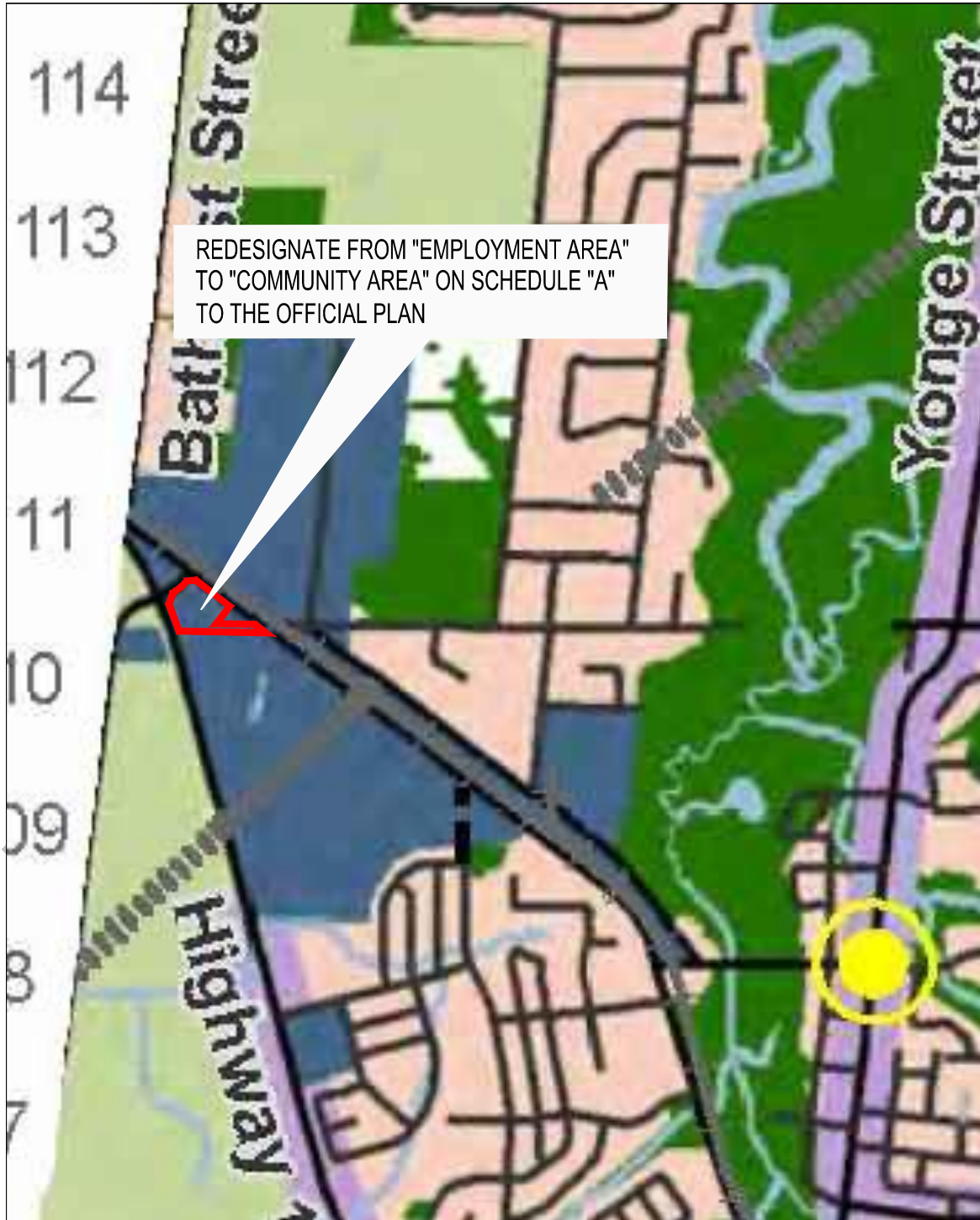
3. IMPLEMENTATION AND INTERPRETATION

The implementation of this Amendment shall be in accordance with the provisions of the Planning Act, R.S.O. 1990, the relevant policies of the applicable Provincial Plans, and the respective policies of the York Region Official Plan and the Town of East Gwillimbury Official Plan.

The provisions of the Official Plan as amended from time to time regarding the interpretation of the Official Plan of the Town of East Gwillimbury, apply in regard to this Official Plan Amendment. In the event of conflict with the Official Plan or any Amendment thereto, the provisions of the Official Plan shall prevail unless otherwise specified.

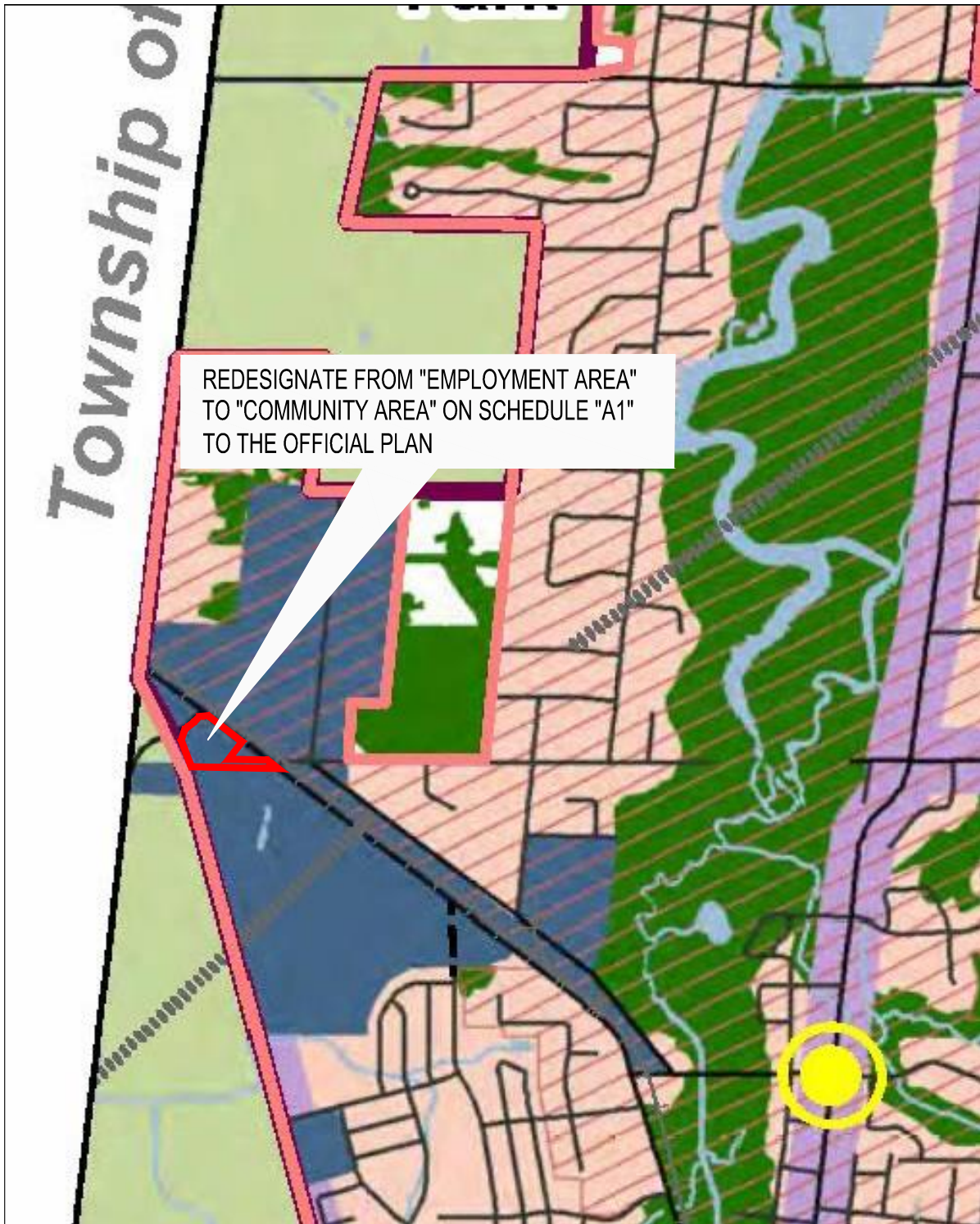
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SCHEDULE '1' TO OPA No. XX
19820 HOLLAND LANDING ROAD
TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK



Lands Subject to this OP Amendment

SCHEDULE '2' TO OPA No. XX
19820 HOLLAND LANDING ROAD
TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK



REDESIGNATE FROM "EMPLOYMENT AREA"
TO "COMMUNITY AREA" ON SCHEDULE "A1"
TO THE OFFICIAL PLAN

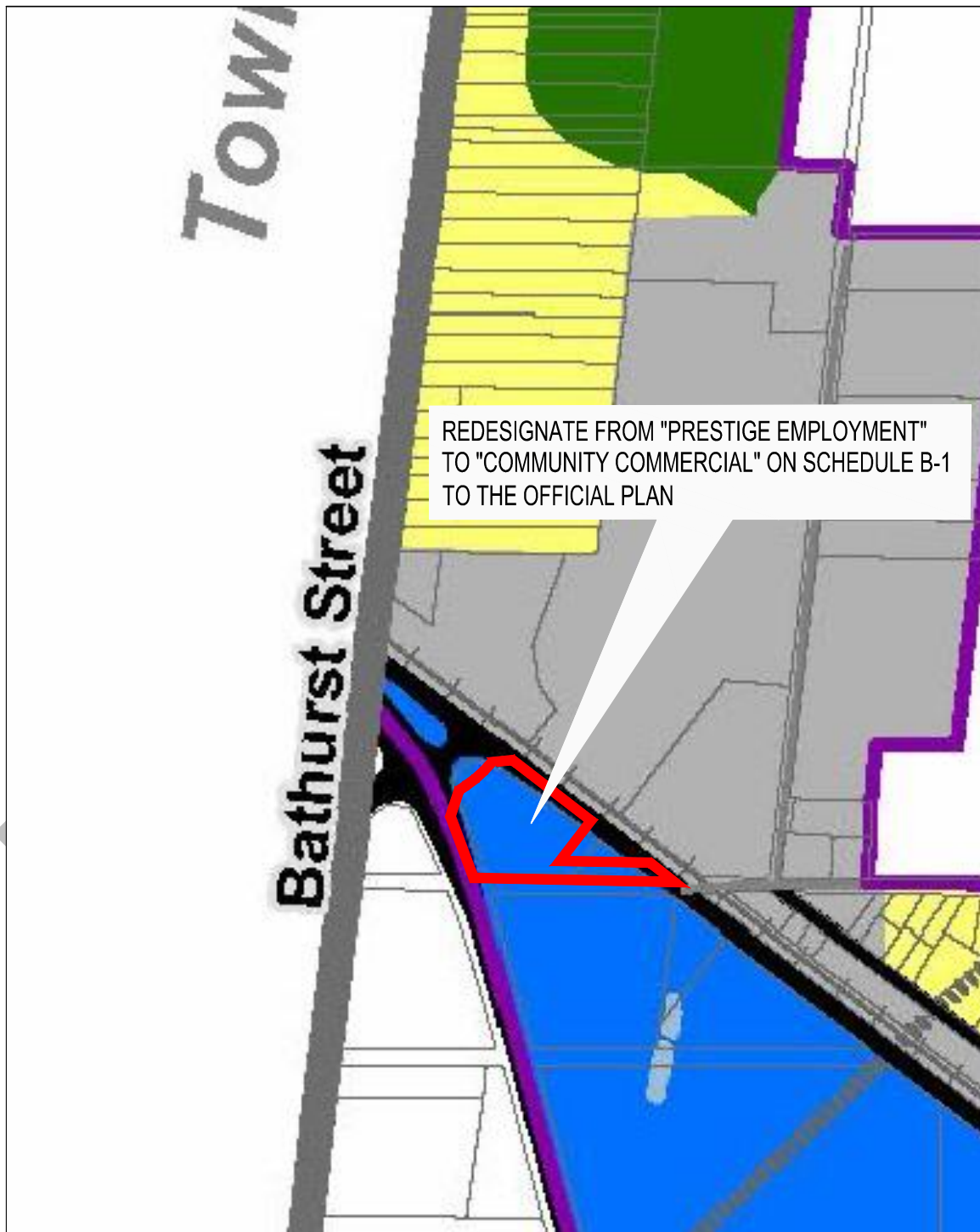


Lands Subject to this OP Amendment

SCHEDULE '3' TO OPA No. XX

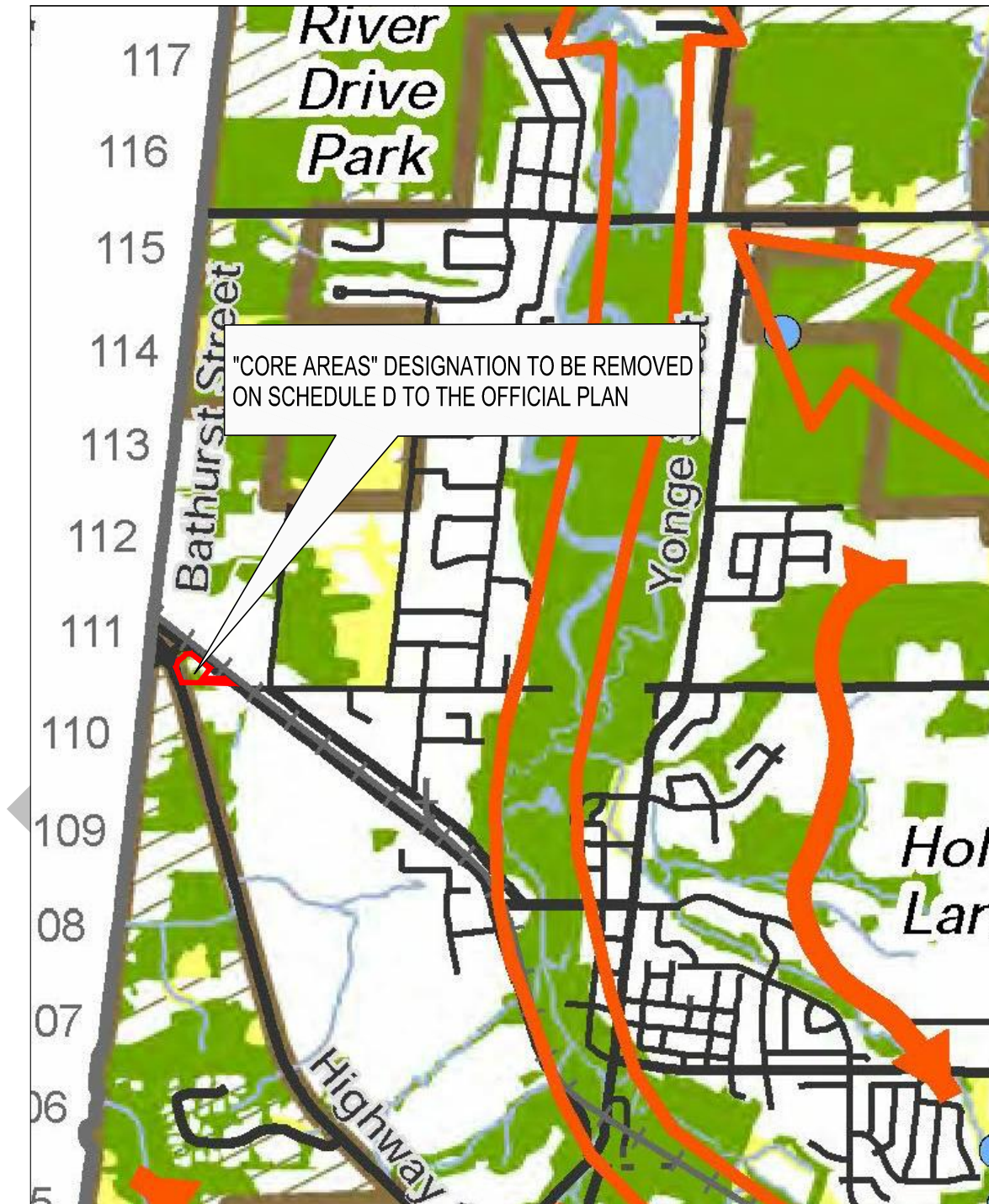
19820 HOLLAND LANDING ROAD

TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK



Lands Subject to this OP Amendment

SCHEDULE '4' TO OPA No. XX
19820 HOLLAND LANDING ROAD
TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK



Lands Subject to this OP Amendment

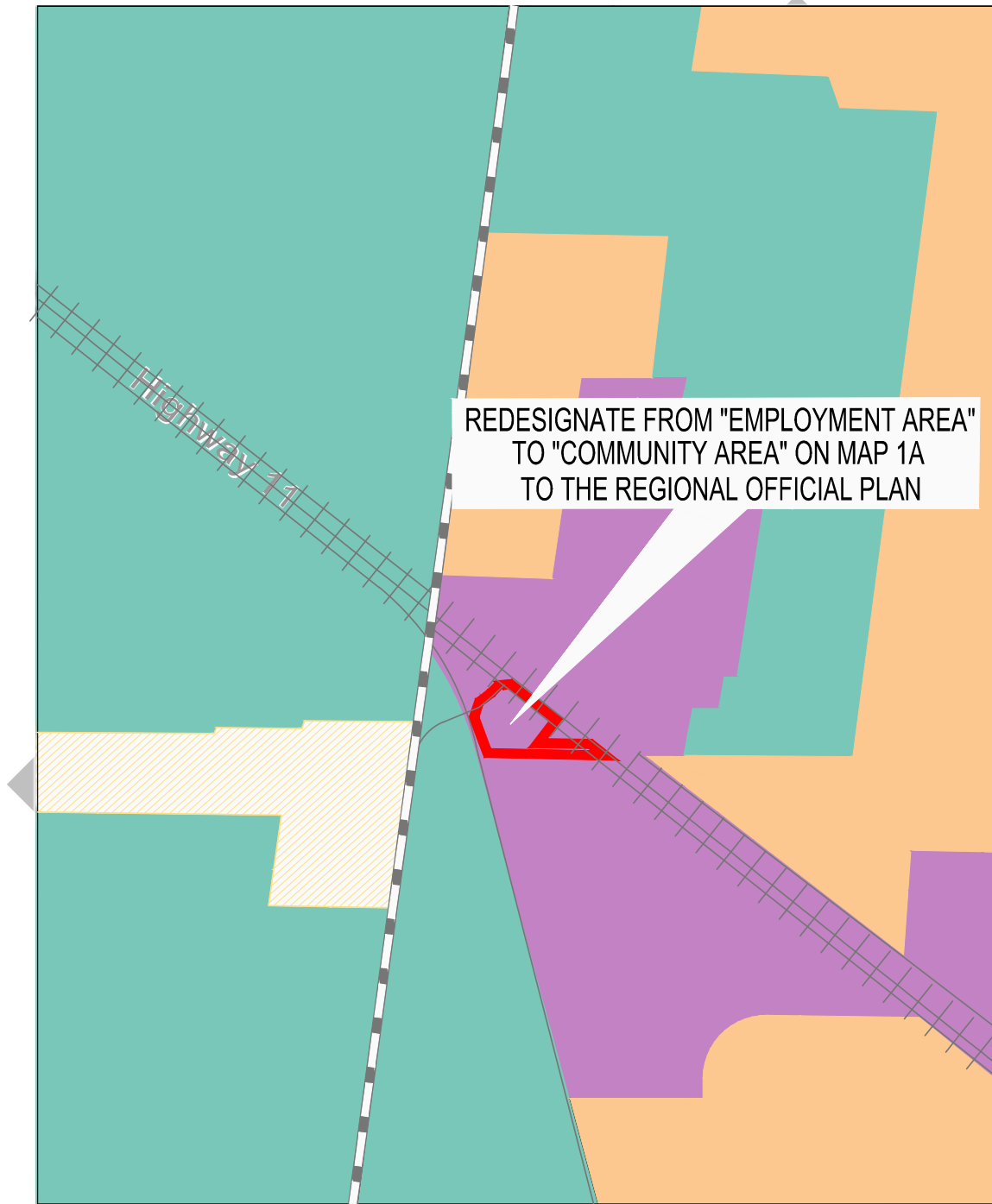
SCHEDULE '5' TO OPA No. XX
19820 HOLLAND LANDING ROAD
TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK



Lands Subject to this OP Amendment

SCHEDULE '6' TO OPA No. XX
MAP 1A - LAND USE DESIGNATIONS

19820 HOLLAND LANDING ROAD
TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK



Lands Subject to this OP Amendment