

# PLANNING JUSTIFICATION REPORT

## OFFICIAL PLAN AMENDMENT APPLICATION

Town of East Gwillimbury  
Part Lot 101/102, Concession W.Y.S.

Prepared for: **Sundial Homes  
(Green Lane) Limited**

Prepared by: **Macaulay Shiomi  
Howson Ltd.**

JULY 2024



## Table of Contents

<b>1. INTRODUCTION.....</b>	<b>1</b>
<b>1.1 Context.....</b>	<b>1</b>
<b>1.2 Purpose.....</b>	<b>2</b>
<b>2. DEVELOPMENT PROPOSAL .....</b>	<b>3</b>
<b>2.1 Subject Lands and Surrounding Uses .....</b>	<b>3</b>
<b>2.2 Development Proposal.....</b>	<b>3</b>
<b>2.3 Official Plan Amendment .....</b>	<b>4</b>
<b>3. PLANNING POLICY REVIEW .....</b>	<b>5</b>
<b>3.1 The Planning Act .....</b>	<b>5</b>
<b>3.2 PPS.....</b>	<b>5</b>
<b>3.3 Growth Plan .....</b>	<b>6</b>
<b>3.4 Regional Official Plan.....</b>	<b>6</b>
<b>3.5 Current Town of East Gwillimbury Official Plan 2010 .....</b>	<b>7</b>
<b>3.6 Draft East Gwillimbury Official Plan (Draft Town Plan).....</b>	<b>8</b>
<b>4. PLANNING OPINION .....</b>	<b>9</b>



## **1. INTRODUCTION**

### **1.1 Context**

Sundial Homes (Green Lane) Limited own +/- 53.28 hectares of land north of Green Lane West, west of Yonge Street, east of Bathurst Street in the Town of East Gwillimbury ("Town"). The lands are legally described as Part Lot 101/102, Concession W.Y.S. (See Figure 1).

The majority of the property is located in the Settlement Area boundary as designated in the current, approved East Gwillimbury Official Plan 2010 (Schedule A-1: Urban Structure See Figure 2). However, a +/- 10.22 hectare area at the west end of the property is located outside the Town's Settlement Area boundary in the current 2010 Official Plan. The 10.22 hectares (ha)(Subject Lands) are designated "Agricultural/Long Term Growth Area" in the current approved East Gwillimbury Official Plan 2010(Current Town Plan) (See Figure 3).

The recently approved 2022 York Regional Official Plan (Regional Plan), and the Draft East Gwillimbury Official Plan (Draft Town Plan), which was adopted by Town Council in June 2022 and modified in 2023 in response to comments by the Region, both bring the Subject Lands into the Settlement Area.

Through discussions with the Town of East Gwillimbury (Town), the Region of York (Region) and the Lake Simcoe Conservation Authority (LSRCA), including a pre-consultation meeting, it was determined that an application for an administrative Official Plan Amendment to the Current Town Official Plan is required to ensure the Subject Lands are recognized for development to allow their incorporation in the Northwest Green Lane Community Design Plan(Community Design Plan). No technical background studies are necessary as part of the application as such studies are being prepared as part of the Community Design Plan (See Figure 1 for Community Design Plan area).

The sole purpose of the administrative Official Plan Amendment, therefore, is the incorporation of the Subject Lands into the Settlement Area Boundary in the Current Town Official Plan 2010.

It should be noted that this Amendment is being filed separately, but in conjunction with, a similar administrative Official Plan Amendment application for 0.861 hectares of land in the northwest corner of the area which is subject to the Community Design Plan and which forms part of the property at 18474 Yonge Street, legally described as Part of Lot 102, Concession 1. Those lands are owned by Beechway Developments Inc. (Beechway).

## **1.2 Purpose**

The purpose of this Planning Justification Report is to provide a planning opinion with respect to the application for an Official Plan Amendment to the current Town Plan for the Subject Lands.

The report provides a description of the Subject Lands and development proposal. An analysis of the planning policy context is then outlined as a basis for the planning opinion. The report addresses the requirements of the Provincial policy framework, as well as the Regional Plan and the current and Draft Town Plan.

## **2. DEVELOPMENT PROPOSAL**

### **2.1 Subject Lands and Surrounding Uses**

The Subject Lands has topography which is slightly rolling. The lands are currently used for agriculture.

There are vegetated areas to the west, and to the north of the western portion of the Subject Lands which are in the Greenbelt. To the south is Green Lane and existing low rise residential development including a stormwater management facility.

### **2.2 Development Proposal**

The application for an administrative Official Plan Amendment to the current Official Plan will have the effect of incorporating the Subject Lands into the Town's Settlement Area Boundary to facilitate their development for low and medium density residential uses. The concept plan (See Figure 4) will be refined through the Community Design Plan and plan of subdivision process. However, it is currently proposed to develop the Subject Lands for +/- 418 residential units, with a mix of densities in conformity with the Low Density Residential, Medium Density Residential 1 and Medium Density Residential 2 designations including :

- +/- 74 single detached dwelling units;
- +/- 61 street townhouses;
- +/- 170 back to back townhouses; and,
- +/- 113 units in a medium density block.

In addition, it should be noted that through the Community Design Plan process, a stormwater management facility and pump station are planned to be located in the Greenbelt Protected Countryside designation adjacent to the Subject Lands in conformity with Section 4.2 of the Greenbelt Plan. Section 4.2 provides policies with respect to the location and construction of infrastructure.

Such facilities are also in conformity with the policies of the Regional Plan, in particular Sections 3.2.5 d/3.2.6, and the policies of Section 5, Protecting the Environment, of the Current Town Plan. The Current Town Plan identifies this area as "Greenbelt Protected Countryside" and designates it as "Agricultural". Section 5.1.3 of the Current Town Plan states that:

"Within the Greenbelt Protected Countryside, the requirements of the Greenbelt Plan, 2005, shall apply."

## **2.3 Official Plan Amendment**

The draft Official Plan Amendment (OPA) is found in Appendix A to this report. It proposes, as discussed previously, to incorporate the Subject Lands into the Settlement Area Boundary of the Current Official Plan. More specifically, the OPA would amend the Current Official Plan schedules as follows:

- Schedule A-1, Urban Structure – To add the Subject Lands to the Settlement Area Boundary and to designate them “Community Area”.
- Schedule B, Urban Planning Area Land Use Plan – To add the Subject Lands to the “Existing Secondary Plan Area” designation; and,
- Schedule B-5 Green Lane Corridor Land Use Plan – To add the Subject Lands to the Green Lane Secondary Plan boundary and designate them “Low Density Residential”, “Medium Density Residential 1” and “Medium Density Residential 2”.

### **3. PLANNING POLICY REVIEW**

The draft OPA is reviewed in the context of the *Planning Act* R.S.O. 1990, c. P. 13 (*Planning Act*); the Provincial Policy Statement, 2020 (PPS); A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Office Consolidation (Growth Plan); the Regional Official Plan and the Draft Town Plan.

#### **3.1 The Planning Act**

The *Planning Act* provides for a land use planning system led by provincial policy (Section 1.1). Section 2 of the *Planning Act* identifies matters of Provincial interest which municipalities, in carrying out their responsibilities under the Act, must have regard for. This includes protection of ecological systems and natural resources, as well as the adequate provision and efficient use of transportation and sewage and water services, the orderly development of safe and healthy communities and the provision of a full range of housing.

Further, Section 3(5) of the Act states:

“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date the comments, submissions or advice are provided; and
- b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”

The draft OPA is consistent with the PPS and conforms with the Growth Plan and Regional Official Plan. As such, the OPA has appropriate regard for the requirements of the *Planning Act*.

#### **3.2 PPS**

As established in Section 3(5) of the *Planning Act* all planning decisions must be consistent with policy statements under the Act. The PPS “provides policy direction on matters of provincial interest related to land use planning and development” (Part I: Preamble).

The policies direct development to settlement areas, encourage more intense forms of development than has occurred in the past both through intensification and in greenfield areas, encourage a mix of housing types, and the optimization of existing infrastructure and public service facilities, as well as directing support of energy conservation and

efficiency and other sustainability measures and protecting resources of provincial interest and public health and safety. In particular, the PPS provides direction related to:

“Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.” (PPS Part V, Section 1.0)

The PPS also requires that sufficient land

“be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.” (PPS Section 1.1.2).

The proposed OPA will facilitate residential development of the Subject Lands with a mix of housing types and densities – lands which have now been included in the Settlement Area boundary in the Regional Official Plan. Such development in a settlement area is consistent with the direction in the PPS. Further, the form of any proposed development must be consistent with the directions in the PPS, in particular with respect to the efficient use of land, infrastructure and public service facilities.

### **3.3 Growth Plan**

The Growth Plan “is about accommodating forecasted growth in complete communities”, while also recognizing the need to protect agricultural lands, water resources and natural areas (Growth Plan Section 2.1). It establishes a framework for growth that directs “the vast majority of growth” to settlement areas (Section 2.2.1.2) and requires that upper-tier and single tier municipalities “undertake integrated planning to manage the forecasted growth to the horizon of the Plan” (Section 2.2.1.3).

The Subject Lands are located in the Growth Plan Area and within the Designated Greenfield Area as identified on Schedule 2 – A Place to Grow Concept” of the Growth Plan (See Figure 5 – Growth Plan Schedule 2).

The proposed OPA will provide for residential development within the Designated Greenfield of the Town of East Gwillimbury, lands which have now been included in the Urban Area boundary in the Regional Official Plan. Such development will be designed in conformity with the directions in the Growth Plan including supporting the achievement of complete communities, active transportation and transit services (Section 2.2.7.1). The development of the Subject Lands will also assist in the achievement of the minimum density target for the Region of York (Section 2.2.7.2).

### **3.4 Regional Official Plan**

The Regional Official Plan was approved with modifications by the Ministry of Municipal Affairs and Housing in November 2022. However, Provincial Bill 150 (December 2023)

and Bill 162 (May 2024) reversed some of the modifications but none which impact on the proposed OPA.

The Regional Official Plan describes how to accommodate future growth and development in the Region. It provides policies for economic, environmental and community planning decisions that are to be reflected in Local Municipal Official Plans.

Section 2.0 of the Plan provides policies related to the Regional structure, growth management, supporting complete communities and conservation of cultural heritage resources. Section 2.1 establishes policies with respect to the Regional Structure and confirms where growth will be accommodated and where urbanization is not permitted:

“That the policies of the Plan be based on the Regional Structure on Map 1 outlining:

- a. Areas that provide the focus for growth and development including the Urban Area, Towns and Villages, and Regional Centres and Corridors;”

Map 1: Regional Structure (See Figure 6) designates the Subject Lands “Urban Area” identifying them as an area for growth and development. In addition, Map 1A: Land Use Designations designates the Subject Lands as “Community Area” (See Figure 7).

The Urban Area is intended to accommodate the majority of growth planned for the Region. Further, the Community Area designation establishes in Section 4.2.2:

“That Community Areas shall contain a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life. To require that local municipal official plans implement this mix and range of housing consistent with other Regional forecasts, intensification and density targets and the objectives of the Plan.”

The proposed OPA will designate the Subject Lands for development in conformity with the Regional Official Plan.

### **3.5 Current Town Plan**

The Current Town Plan designates the Subject Lands as “Agricultural/Long Term Growth” on Schedule B, Urban Planning Area Land Use Plan (See Figure 3). The Subject Lands are located outside the current Settlement Area Boundary but are not located in the “Greenbelt – Protected Countryside” (See Figure 2). The Subject Lands forms a natural extension of the Settlement Area as has now been recognized as part of the Urban Area in the Regional Official Plan. As such the OPA will bring the Subject Lands into the Town’s Settlement Area and designate the area “Low-Density Residential”, “Medium Density Residential 1” and “Medium Density Residential 2”. These residential designations

complement the proposed development to the east as established in the Community Design Plan (See Figure 1) and the Current Town Plan Green Lane Corridor Land Use Plan (See Figure 8). The development will assist in implementing the Town's vision for a well-planned and vibrant community.

### **3.6 Draft Town Plan**

The Draft Town Plan identifies the Subject Lands as part of the "Designated Greenfield Areas (DGA) and designates them "DGA Community Area" (See Figure 9). Further, the Draft Town Plan includes the Subject Lands as part of the Existing Secondary Plan designation (See Figure 10).



#### 4. PLANNING OPINION

The proposed OPA, in my opinion, has regard for the *Planning Act*, is consistent with the PPS, and conforms with the Growth Plan, the Regional Official Plan, the current Town Plan and the Draft Town Plan. It represents good planning and will assist in implementing the Town's vision for a well-planned and vibrant community.



---

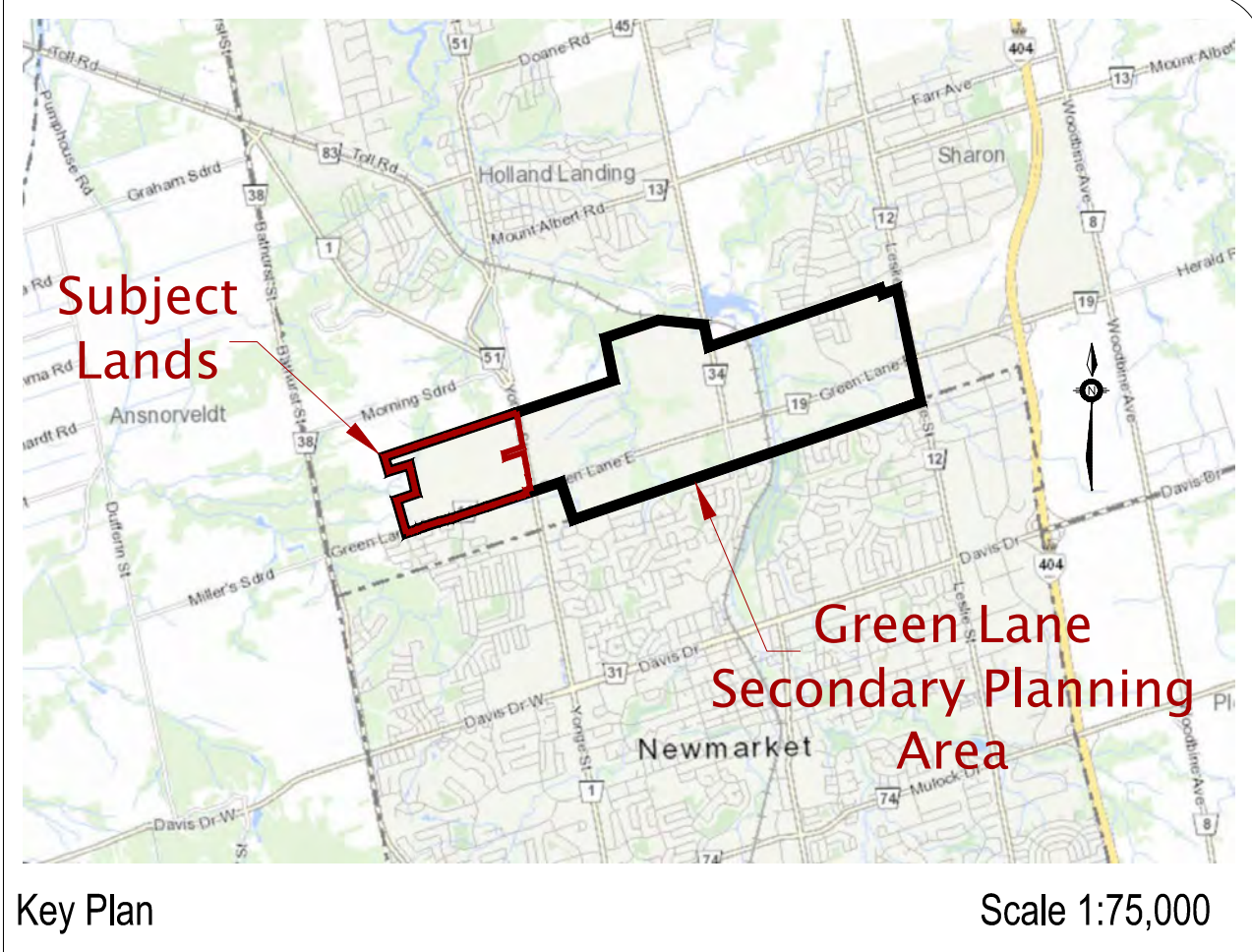
Elizabeth Howson, MCIP, RPP  
Principal



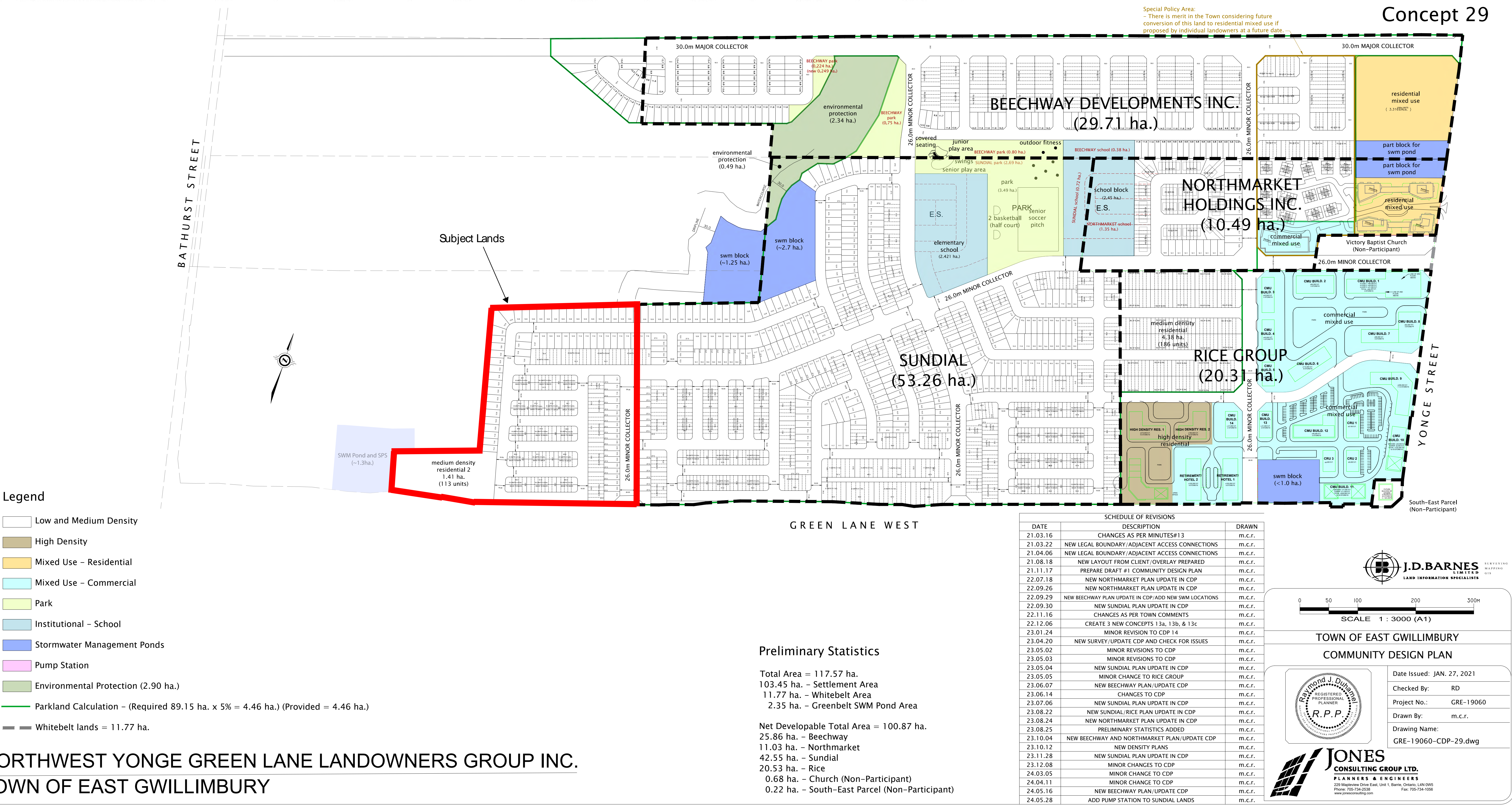
FIGURE 1 - CONTEXT

Town of East Gwillimbury  
Northwest Green Lane Community Design Plan

Community Design Plan  
Compiled Plan of  
Part of Lots 100, 101 and 102  
Concession 1  
West of Yonge Street  
Part of Lots 101 102  
Concession 1  
East of Yonge Street  
Geographic Township of East  
Gwillimbury  
Town of East Gwillimbury  
Regional Municipality of York  
2024

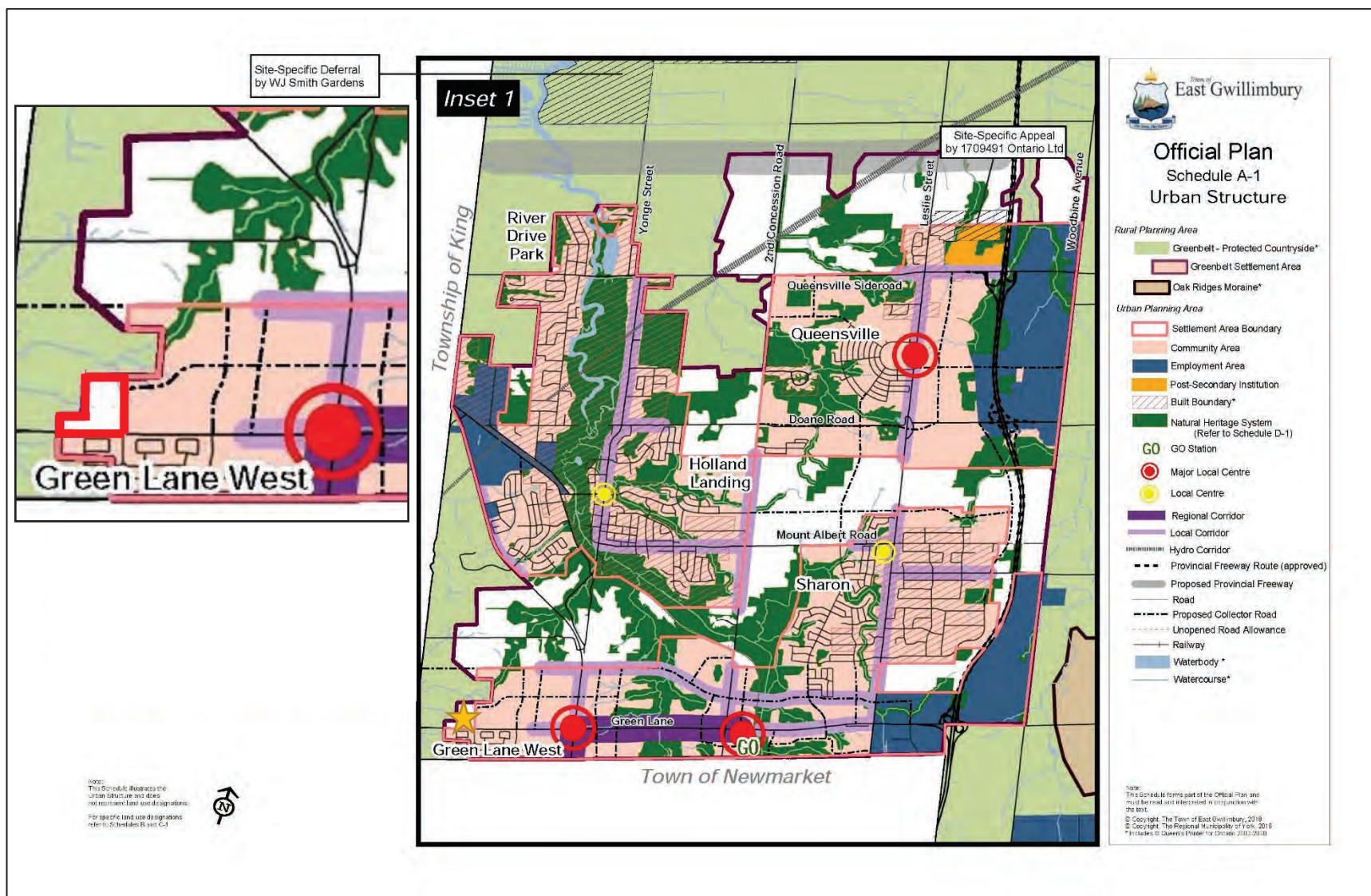


Preliminary Statistics By Ownership	Unit Breakdown						Total Units
	Singles	Townhomes	Back to Back Towns	High Density	Mixed Use Residential	Mixed Use Commercial	
Beechway Developments Inc.	135	264	32	0	1290	0	1721
Northmarket Holdings Inc.	22	75	110	0	661	130	998
Sundial	395	464	562	113	0	0	1534
Rice Group	0	186	0	1033	0	1526	2745
Sub Total (Includes Whitebelt)	552	989	704	1146	1951	1656	6998





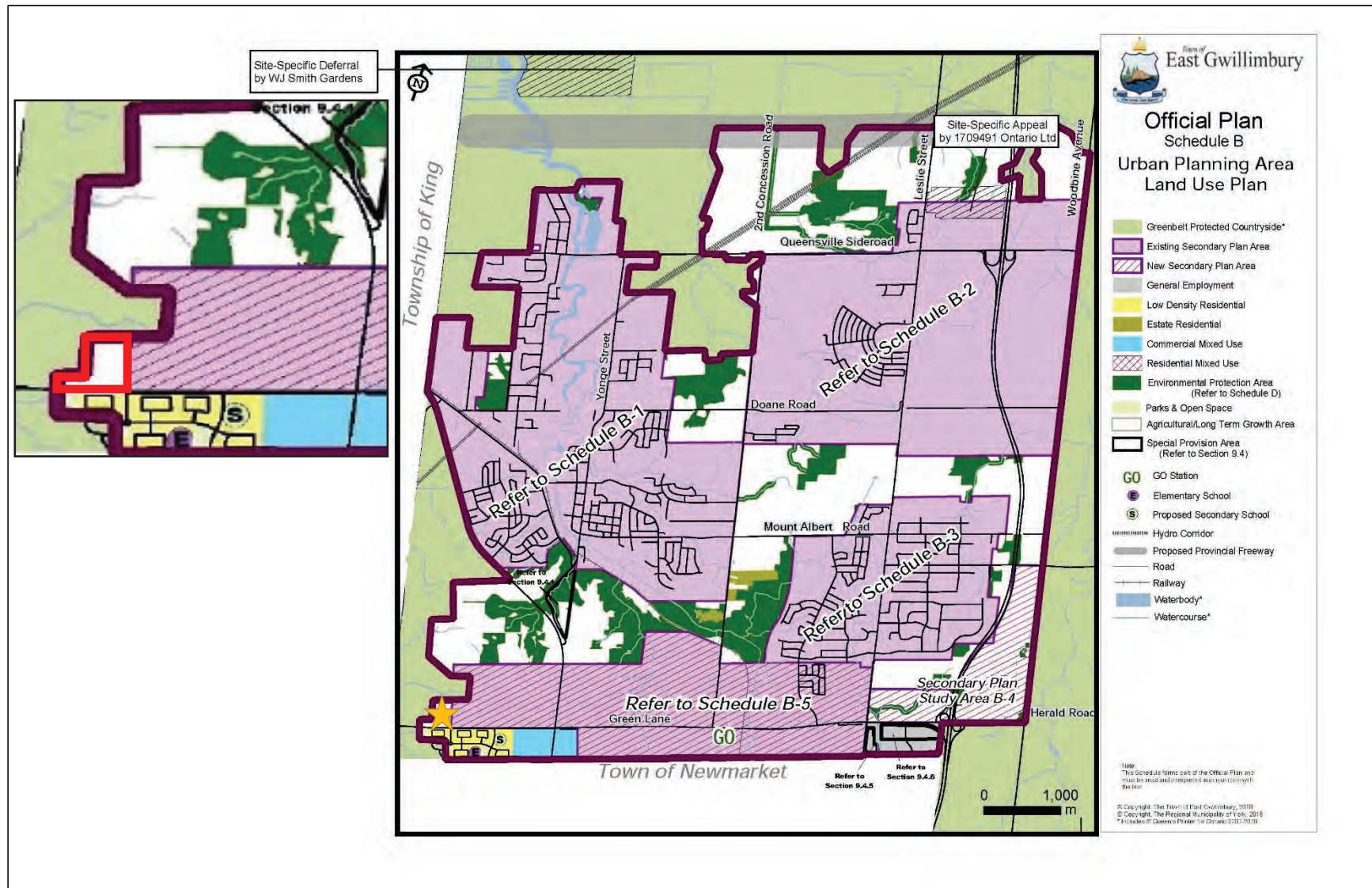
# FIGURE 2 – EAST GWILLIMBURY OFFICIAL PLAN 2010 SCHEDULE A-1: URBAN STRUCTURE



★ Subject Lands



FIGURE 3 – EAST GWILLIMBURY OFFICIAL PLAN 2010 SCHEDULE B: URBAN PLANNING AREA LAND USE PLAN



★ Subject Lands



FIGURE 4 - CONCEPT PLAN

SUNDIAL HOMES GREEN LANE - EAST GWILLIMBURY



# FIGURE 5 - GROWTH PLAN SCHEDULE 2

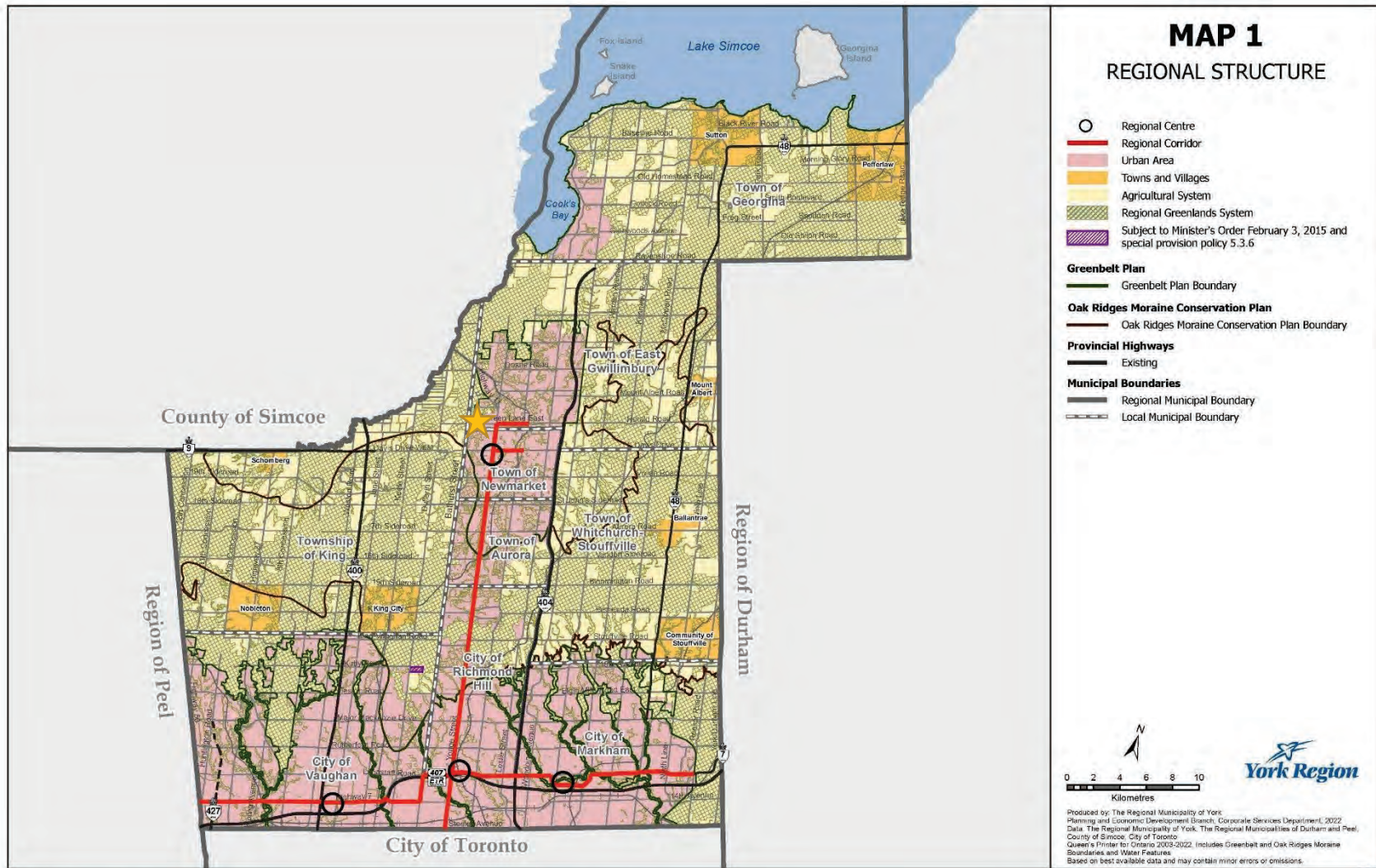


★ Subject Lands

Legend	
● Urban Growth Centres	— Priority Transit Corridors*
— Future Transportation Corridors*	— Existing Higher Order Transit*
— Existing Major Highways*	--- Committed GO* Transit Rail Extensions
--- Highway Extensions*	--- Future High-Speed Rail Corridor*
— Welland Canal*	✈ International Airports
✂ Gateway Economic Zone	✈ Proposed Airport
◆ Gateway Economic Centre	⚓ Major Ports
— Border Crossings	
■ Built-Up Area – Conceptual	■ Greenbelt Area*
■ Designated Greenfield Area – Conceptual	■ Greater Golden Horseshoe Growth Plan Area <sup>14</sup>

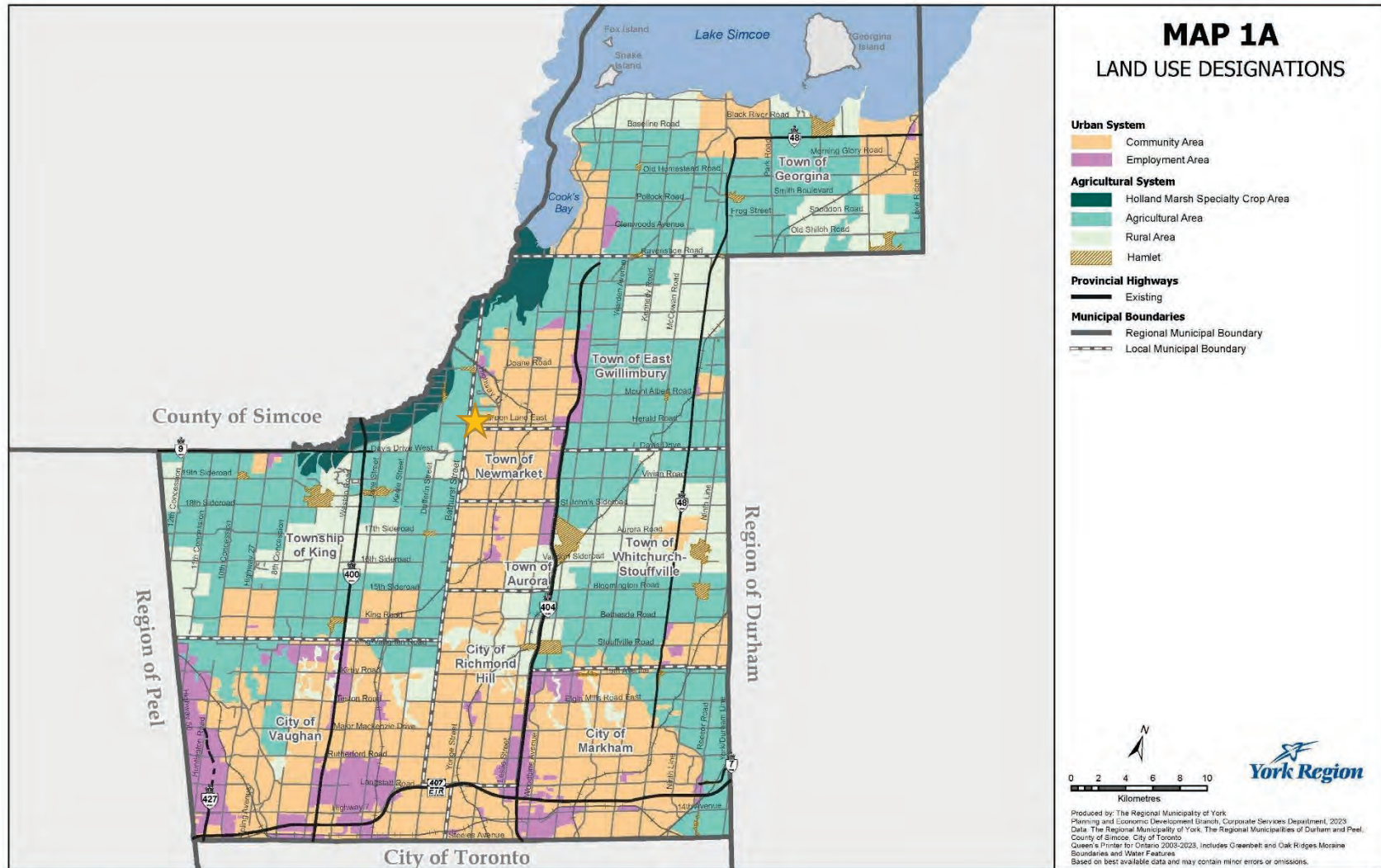


FIGURE 6 – MAP 1: REGIONAL STRUCTURE (2022)



★ Subject Lands

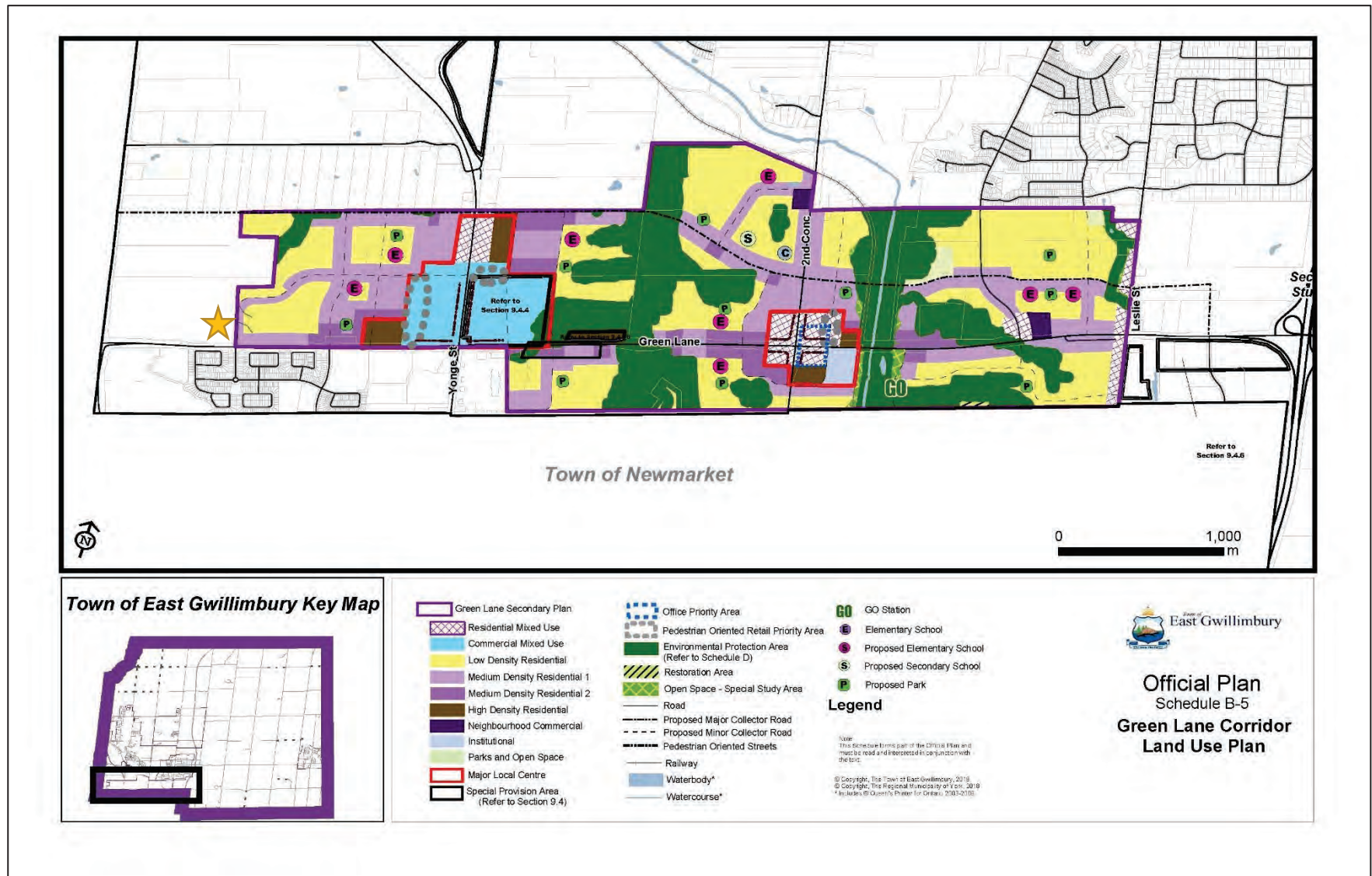
FIGURE 7 – MAP 1A: LAND USE DESIGNATIONS (2022)



★ Subject Lands



# FIGURE 8 – EAST GWILLIMBURY OFFICIAL PLAN 2010 SCHEDULE B-5: GREEN LANE CORRIDOR LAND USE PLAN



★ Subject Lands

# FIGURE 9 - DRAFT OP SCHEDULE 2: URBAN STRUCTURE

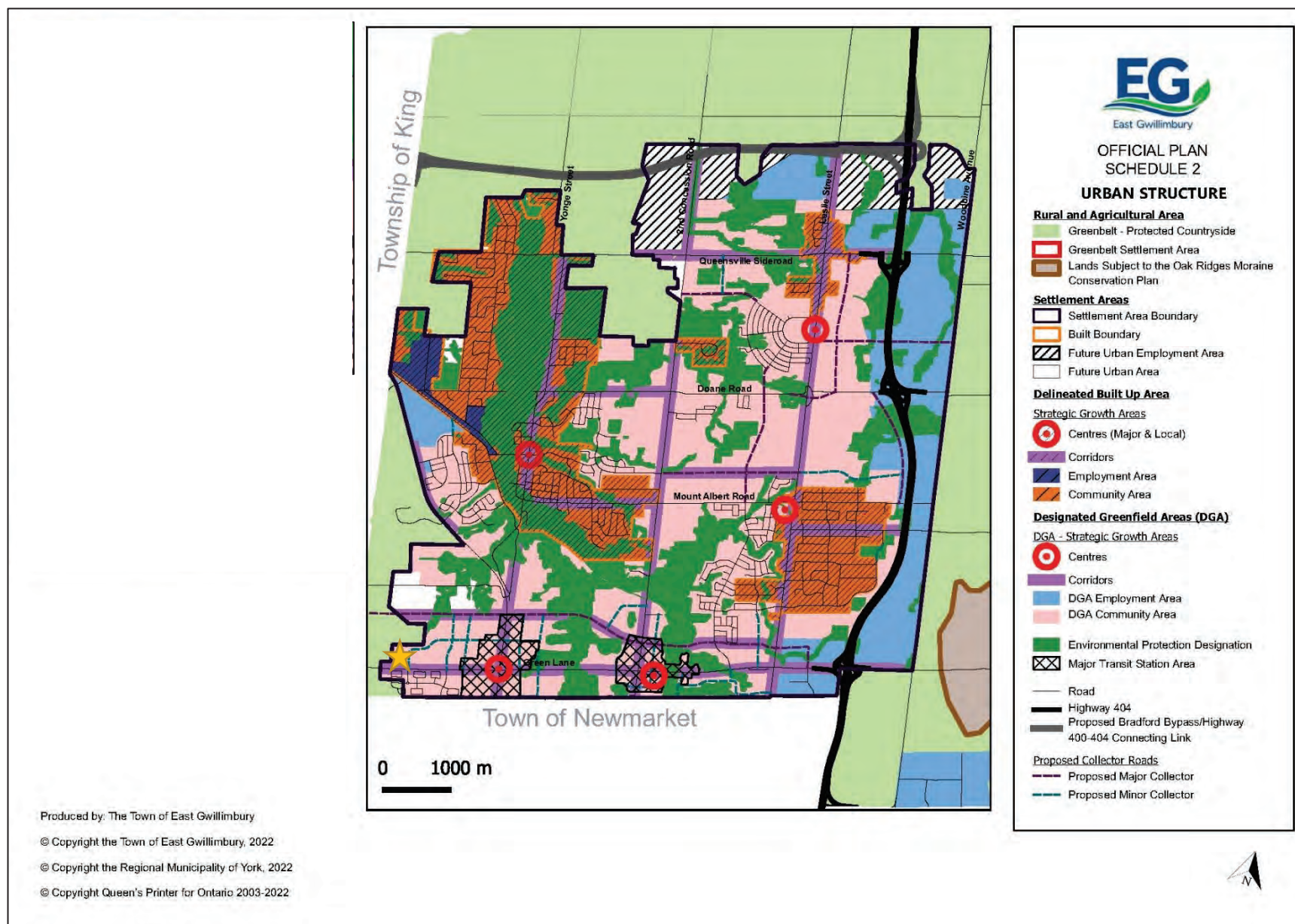
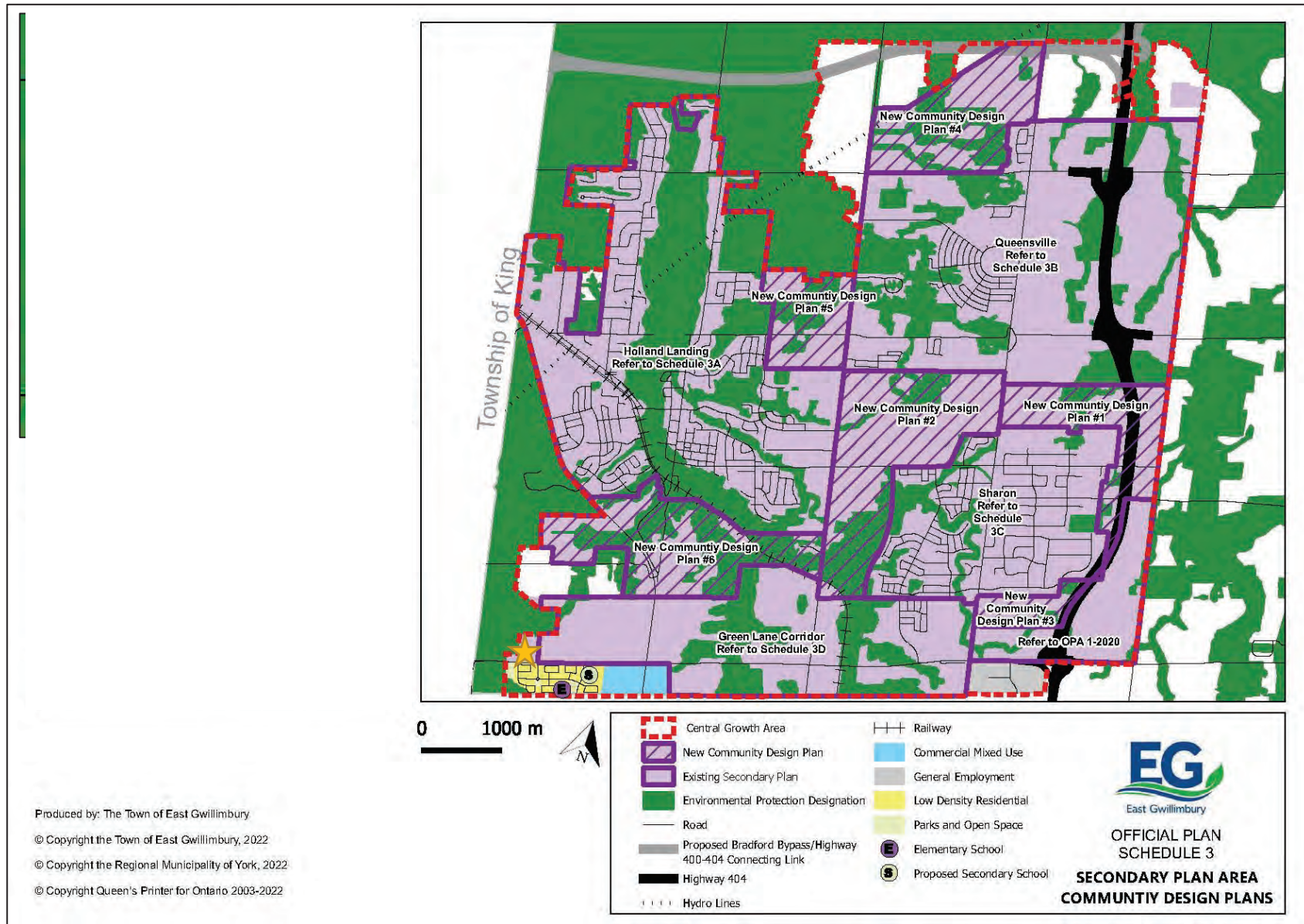




FIGURE 10 - DRAFT OP SCHEDULE 3: SECONDARY PLAN AREA COMMUNITY DESIGN PLANS



## **Appendix A**

### **Official Plan Amendment**

**THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY 2024**

**AMENDMENT NO. XXX.2024  
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-2024 TO THE OFFICIAL PLAN  
FOR THE TOWN OF EAST GWILLIMBURY**

**CONTENTS OF THIS DOCUMENT**

**PART I            THE DOCUMENTATION**

1. APPROVAL PAGE - 4
2. ADOPTING BY-LAW - 5

**PART II           THE PREAMBLE**

1. PURPOSE OF THIS AMENDMENT - 6
2. LOCATION OF THIS AMENDMENT - 6
3. BASIS OF THIS AMENDMENT - 6

**PART III          THE AMENDMENT**

1. INTRODUCTION - 8
2. DETAILS OF THE AMENDMENT - 8
3. IMPLEMENTATION AND INTERPRETATION - 8

**SCHEDULE AA – URBAN STRUCTURE**

**SCHEDULE BB – URBAN PLANNING AREA LAND USE PLAN**

**SCHEDULE CC – GREEN LANE SECONDARY PLAN LAND USE PLAN**

**CERTIFICATE OF APPROVAL**

**AMENDMENT NO XXX-2024  
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-2024 came into force on \_\_\_\_\_

Date: \_\_\_\_\_

**THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY  
BY-LAW NUMBER XXX-2024**

**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-2024 to the Official Plan of the East Gwillimbury Planning Area, consisting of the attached Part Three is hereby adopted.
2. 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 include the subject lands within the Settlement Area Boundary and Community Area in accordance with Schedule A-1: Urban Structure, Existing Secondary Plan Area, in accordance with Schedule B: Urban Planning Area Land Use Plan, and in Low Density Residential, Medium Density Residential 1 and Medium Density Residential 2 in Schedule B-5: Green Lane Corridor Land Use Plan of the 2010 East Gwillimbury Official Plan.

### **2. LOCATION OF THIS AMENDMENT**

The lands affected by this Amendment are located on Part Lot 101/102, Concession W.Y.S. in the Town of East Gwillimbury. They consist of approximately 10.22 hectares (25.3 acres) and are generally located north of Green Lane between Yonge Street and Bathurst Street.

### **3. BASIS OF THIS AMENDMENT**

This Amendment is adopted by Council in response to an application to amend the existing land use designations applied to the subject property.

In considering an amendment to the Official Plan, Subsection 8.21.1 of the Plan identifies the criteria to which the Town shall have regard. Council is satisfied that the applicable clauses (i) to (viii) of said Subsection have been met in the following respective way:

#### **(i) The Need for Proposed Use**

The subject lands are located within the Urban Area and are designated as “Urban Area” and “Community Area” on Map 1: Regional Structure and Map 1A: Land Use Designations of the Regional Municipality of York’s Official plan (2022). Additionally, in the June 2022 Adopted East Gwillimbury Official Plan, the subject lands are designated as “Designated Greenfield Area” on Schedule 2: Urban Structure; are within the “Settlement Area Boundary” and designated “DGA Community Area” and “DGA Community Area” on Schedule 2: Urban Structure; and, are within the “Central Growth Area” and designated as part of an “Existing Secondary Plan” on Schedule 3: Secondary Plan Area Community Design Plans. The proposed amendment will facilitate additional low and medium density residential uses within the overall community plan. The proposed amendment is in keeping with the goals and policies of the Official Plan by providing low-density and medium-density residential uses in this area and it implements the policies of the Region of York Official Plan.

#### **(ii) Physical Suitability of the Property for the Proposed Use**

The subject lands are part of a larger community plan and are generally located on the south-west corner of the Green Lane Secondary Plan, west of Yonge Street, North of Green Lane. The subject lands are designated for low-density and medium-density residential uses and are physically suitable for development.

**(iii) Location Considerations: (iv) Adequacy of Roads/Accessibility (v) Services**

The subject lands will be accessible. They are located adjacent to Green Lane which maximizes their accessibility and proximity to transit. In addition, they can be served by internal roads that connect to a proposed Minor Collector Road which connects Yonge Street to Green Lane. The subject lands are adequately sized to accommodate internal local roads which will provide safe and efficient access to the proposed units. The proposed development can be serviced from a sewage, water and stormwater management perspective.

**(vi) Compatibility with Surrounding Uses**

The proposed development complements the development planned as part of the Green Lane Secondary Plan and the existing development south of Green Lane.

**(vii) Municipal Financial Impact**

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

**(viii) Potential Effect on Population and Community**

The subject lands are intended to be developed for low-density and medium – density residential uses. The population increase anticipated as a result of this development will assist the Town of East Gwillimbury and the Regional Municipality of York in achieving their annual growth targets.

## **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-2024 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-1 is revised to include the subject lands within the “Settlement Area Boundary” and the “Community Area” designation.
2. Schedule B is revised to include the subject lands within the “New Secondary Plan Area”.
3. Schedule B-5 is revised to include the subject lands within the “Green Lane Secondary Plan” and designated “Low Density Residential”, “Medium Density Residential 1” and “Medium Density 2”. This revision shall be carried through to the Town’s Draft Official Plan’s Schedule 3D: Green Lane Corridor Land Use Plan.

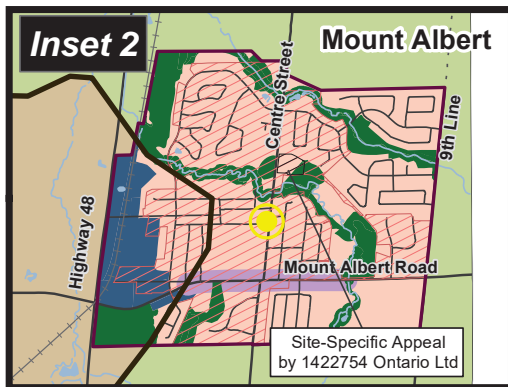
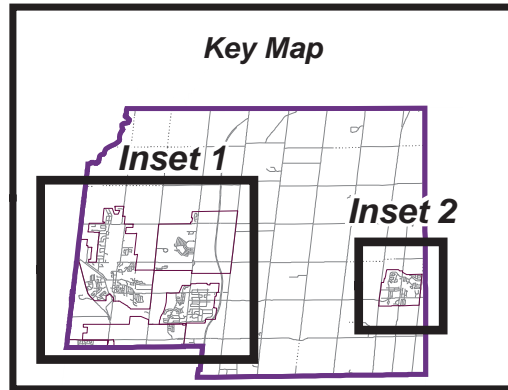
### **3. IMPLEMENTATION AND INTERPRETATION**

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

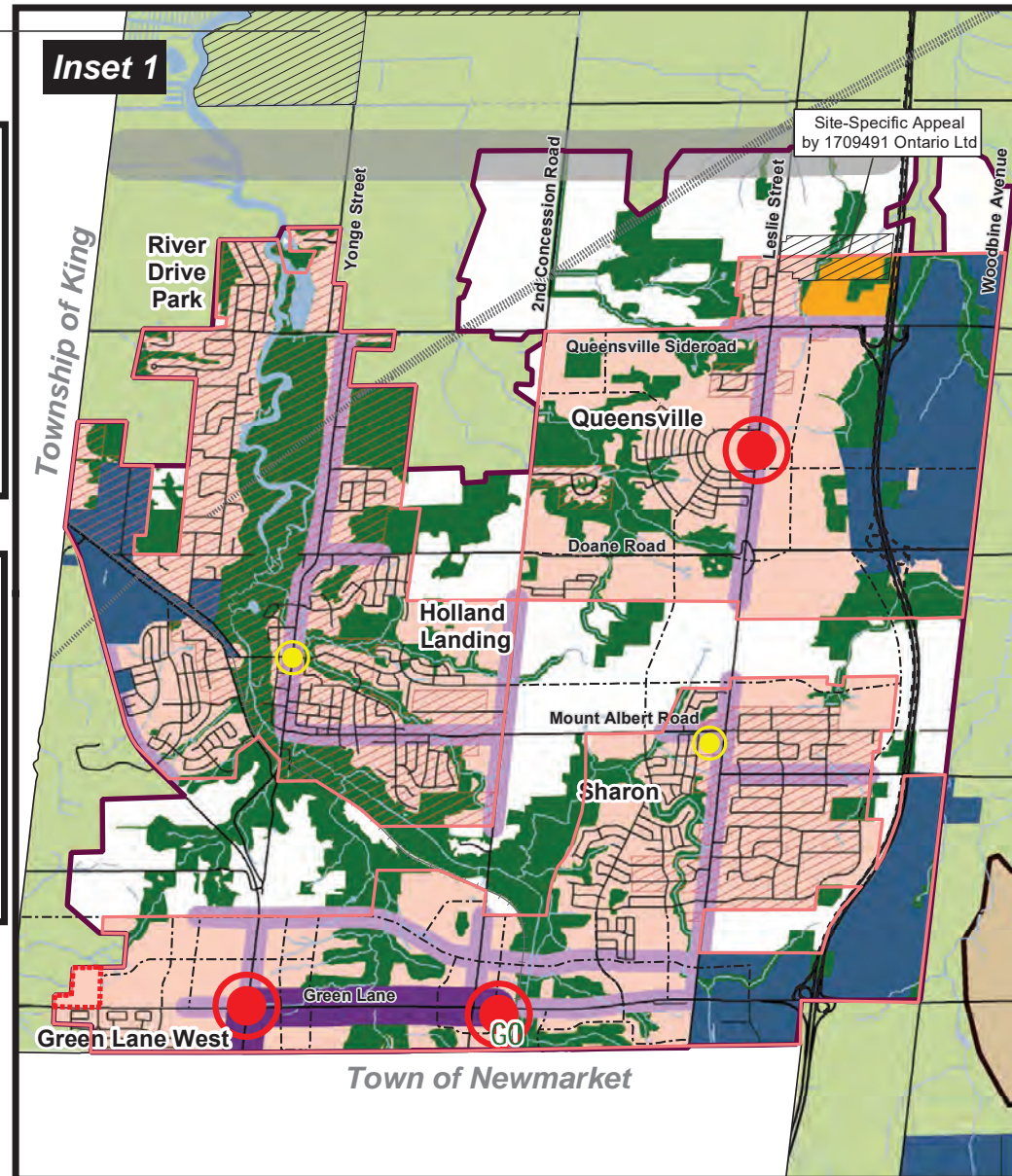
**SCHEDULE "AA" - URBAN STRUCTURE  
OFFICIAL PLAN AMENDMENT NO. XX-2024  
TO THE TOWN OF EAST GWILLIMBURY OFFICIAL PLAN**

## Site-Specific Deferral by WJ Smith Gardens



■ ■ ■ ■ Subject Lands

Note:  
This Schedule illustrates the  
Urban Structure and does  
not represent land use designations.  
For specific land use designations  
refer to Schedules B and C-1.























Official Plan  
Schedule A-1  
**Urban Structure**

Rural Planning Area

- Greenbelt - Protected Countryside\*  
 Greenbelt Settlement Area  
 Oak Ridges Moraine\*

Urban Planning Area

- |   |                                     |
|---|-------------------------------------|
|    | Settlement Area Boundary            |
|    | Community Area                      |
|    | Employment Area                     |
|    | Post-Secondary Institution          |
|    | Built Boundary*                     |
|    | Natural Heritage System             |
|   | (Refer to Schedule D-1)             |
|    | GO Station                          |
|    | Major Local Centre                  |
|    | Local Centre                        |
|    | Regional Corridor                   |
|    | Local Corridor                      |
|    | Hydro Corridor                      |
|   | Provincial Freeway Route (approved) |
|  | Proposed Provincial Freeway         |
|  | Road                                |
|  | Proposed Collector Road             |
|  | Unopened Road Allowance             |
|  | Railway                             |
|    | Waterbody *                         |
|    | Watercourse*                        |

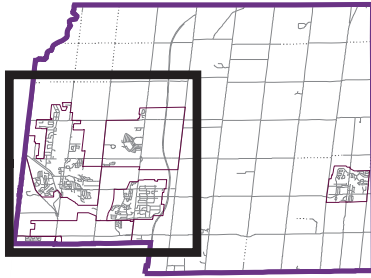
Note:  
This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.

© Copyright, The Town of East Gwillimbury, 2018  
© Copyright, The Regional Municipality of York, 2018  
\* Includes © Queen's Printer for Ontario 2003-2008

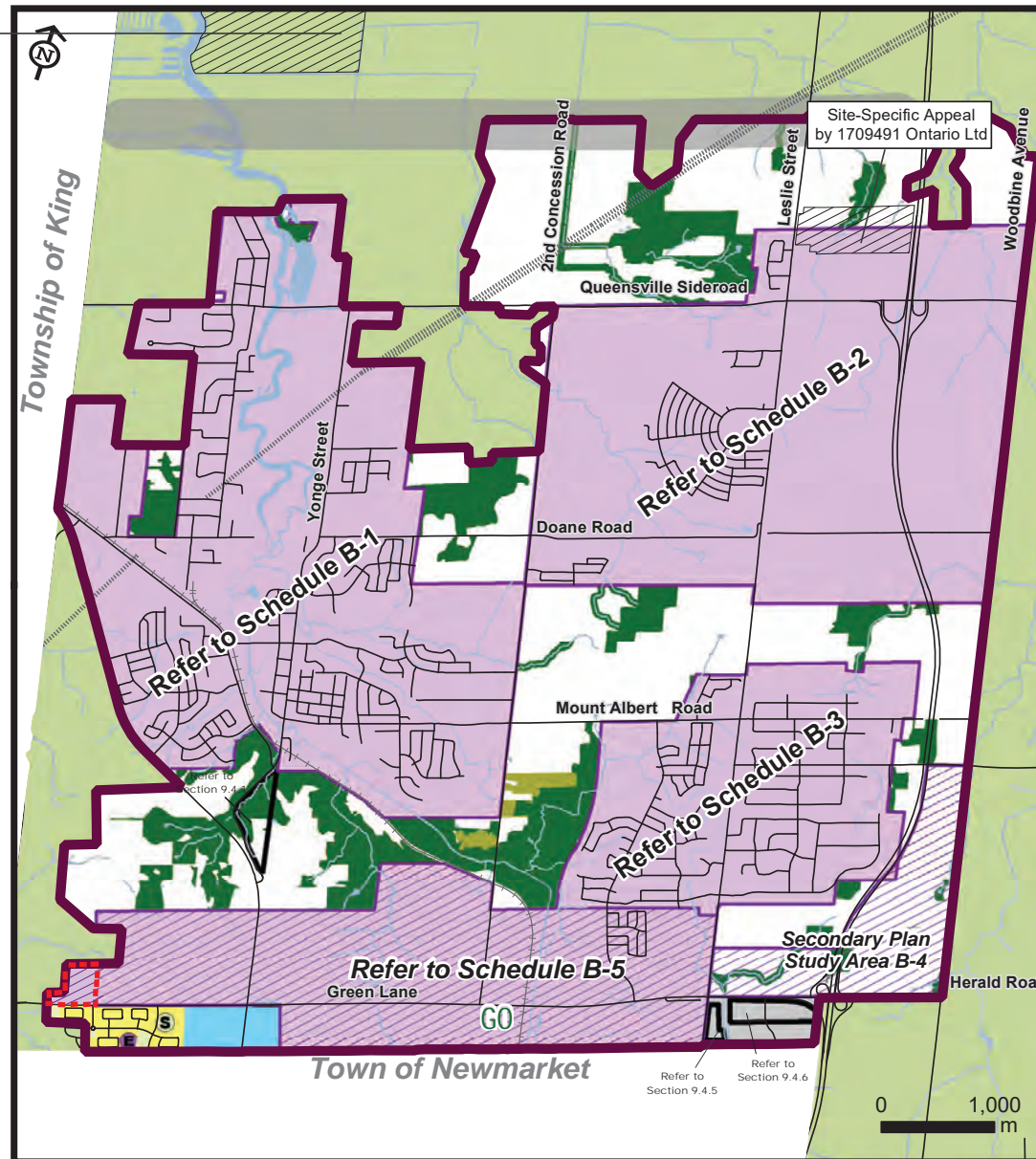
# SCHEDULE "BB" - URBAN PLANNING AREA LAND USE PLAN OFFICIAL PLAN AMENDMENT NO. XX-2024 TO THE TOWN OF EAST GWILLIMBURY OFFICIAL PLAN

Site-Specific Deferral  
by WJ Smith Gardens

**Town of East Gwillimbury Key Map**



--- Subject Lands



## Official Plan Schedule B Urban Planning Area Land Use Plan

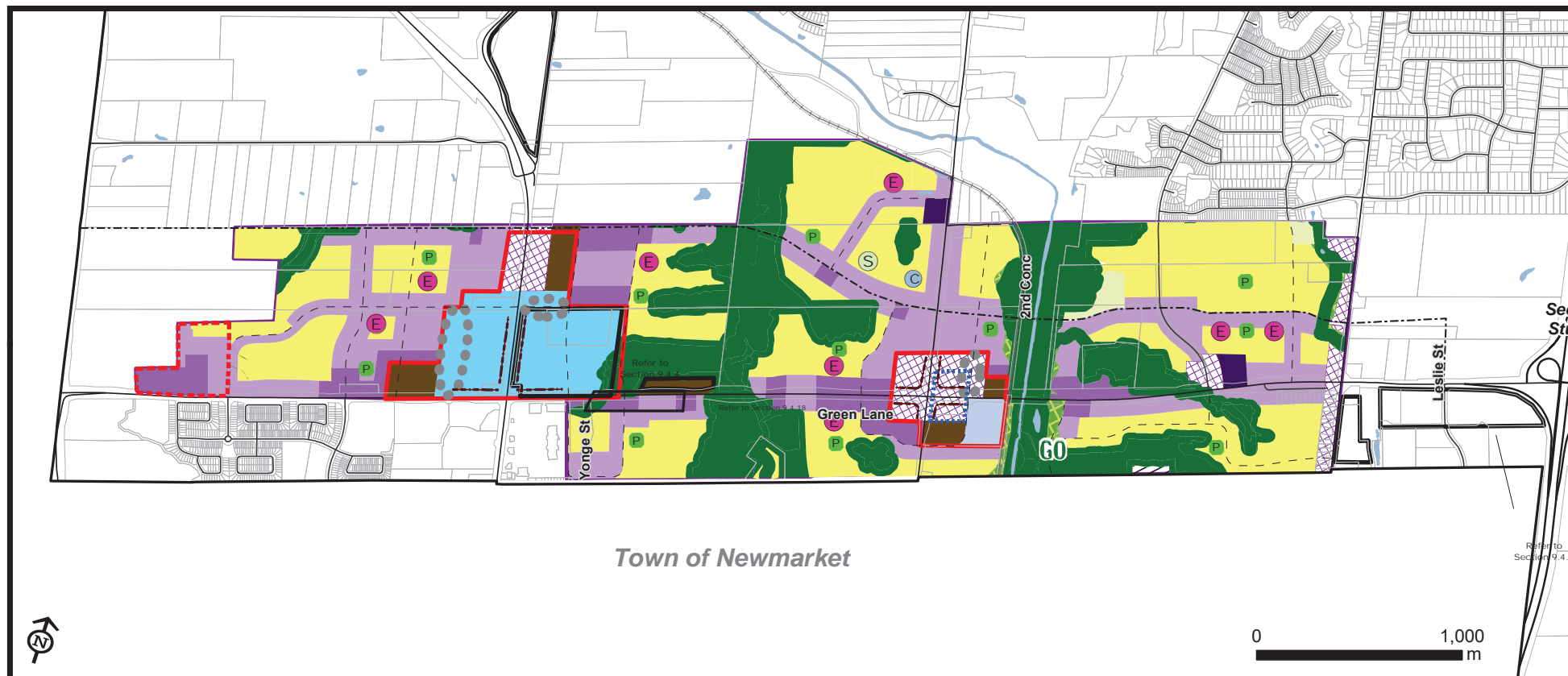
- Greenbelt Protected Countryside\*
- Existing Secondary Plan Area
- New Secondary Plan Area
- General Employment
- Low Density Residential
- Estate Residential
- Commercial Mixed Use
- Residential Mixed Use
- Environmental Protection Area  
(Refer to Schedule D)
- Parks & Open Space
- Agricultural/Long Term Growth Area
- Special Provision Area  
(Refer to Section 9.4)
- GO Station
- Elementary School
- Proposed Secondary School
- Hydro Corridor
- Proposed Provincial Freeway
- Road
- Railway
- Waterbody\*
- Watercourse\*

Note:  
This Schedule forms part of the Official Plan and  
must be read and interpreted in conjunction with  
the text.

© Copyright, The Town of East Gwillimbury, 2018  
© Copyright, The Regional Municipality of York, 2018  
\*Includes © Queen's Printer for Ontario 2003-2008



# SCHEDULE "CC" - GREEN LANE LAND USE PLAN OFFICIAL PLAN AMENDMENT NO. XX-2024 TO THE TOWN OF EAST GWILLIMBURY OFFICIAL PLAN



--- Subject Lands

## Town of East Gwillimbury Key Map



- |   |   |                            |
|---|---|----------------------------|
| Green Lane Secondary Plan                     | Office Priority Area                                | GO Station                 |
| Residential Mixed Use                         | Pedestrian Oriented Retail Priority Area            | Elementary School          |
| Commercial Mixed Use                          | Environmental Protection Area (Refer to Schedule D) | Proposed Elementary School |
| Low Density Residential                       | Restoration Area                                    | Proposed Secondary School  |
| Medium Density Residential 1                  | Open Space - Special Study Area                     | Proposed Park              |
| Medium Density Residential 2                  | Road  |                            |
| High Density Residential                      | Proposed Major Collector Road                       |                            |
| Neighbourhood Commercial                      | Proposed Minor Collector Road                       |                            |
| Institutional                                 | Pedestrian Oriented Streets                         |                            |
| Parks and Open Space                          | Railway   |                            |
| Major Local Centre                            | Waterbody*  |                            |
| Special Provision Area (Refer to Section 9.4) | Watercourse*  |                            |

### Legend

Note:  
This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.

© Copyright, The Town of East Gwillimbury, 2019  
© Copyright, The Regional Municipality of York, 2018  
\* Includes © Queen's Printer for Ontario 2003-2008



## Official Plan Schedule B-5 Green Lane Corridor Land Use Plan