

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

**A By-law to Adopt Amendment No. ____-2024 to the Official Plan of the
Town of East Gwillimbury**

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. _-2024 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 forward Official Plan Amendment -2024 to the Regional Municipality of York for final approval;
3. This By-law shall come into force and effect on the day of the final passing thereof.

ENACTED and PASSED this _____ day of _____, 2024.

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

PART I INTRODUCTION

1. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment to the Town of East Gwillimbury Official Plan is to amend the mapping and policies applying to certain lands identified on Schedule “A” of the Town of East Gwillimbury Official Plan. This entails the amendment of the policies of the “Neighbourhood Commercial” land use designation to permit the following uses on the subject lands.

- i. All uses permitted in the Neighbourhood Commercial Designation
- ii. Industrial Mall
- iii. Industrial Use
- iv. Warehouse
- v. Wholesale Establishment
- vi. Grocery Store

2. LOCATION OF THIS AMENDMENT

The lands subject to this amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule “A” attached hereto as “Lands Subject to Official Plan Amendment”. The Subject Lands are located on the north side of Crimson King Way along Highway 11.

3. BASIS OF THIS AMENDMENT

This Amendment is adopted by Council in response to an application to amend the existing land use policies applied to the subject property to include the following uses:

- vii. All uses permitted in the “Neighbourhood Commercial” land use designation
- viii. Industrial Mall
- ix. Industrial Use
- x. Warehouse
- xi. Wholesale Establishment
- xii. Grocery Store

The proposed Amendment is considered by Council to be appropriate for the following reasons:

- a. The subject lands are located within the Urban Area of the Regional Municipality of York’s Official Plan (2022).
- b. The subject lands are located between prestige employment areas as shown in the Holland Landing Secondary Plan Area in the Town of East Gwillimbury Official Plan.
- c. The subject property is located within a local corridor and is designated as Community Area. The proposed uses support an urban, mixed use

character that is pedestrian-oriented and supports transit uses as encouraged by the Town of East Gwillimbury Official Plan (2018).

- d. The proposed uses are a natural extension of the uses permitted for the northern part of the site.
- e. The proposed Amendment is consistent with the PPS and conforms to the Growth Plan and the York Region Official Plan.
- f. The proposed uses reflect the intended historical flexibility approved through OPA 60 and By law 2011-138.
- g. The existing transportation network along Highway 11 is to remain.

PART II THE AMENDMENT

Amendment No. XX-2024 to the Town of East Gwillimbury Official Plan

1. INTRODUCTION

All of the part of this document entitled “PART II – THE AMENDMENT”, consisting of the following text and map attached hereto as Schedule “A”, constitutes Amendment No. xx-2024 to the Town of East Gwillimbury Official Plan.

2. DETAILS OF THE AMENDMENT

The 2018 Town of East Gwillimbury Official Plan is further amended as follows:

Section 9.4 Special Provisions and Exceptions

By adding the following to Section 9.4 (Special Provisions & Exceptions) of the East Gwillimbury Official Plan:

9.4.x Block 226, Plan 65M4560

Notwithstanding the provisions of section 4.3.7.2, in respect to “Neighborhood Commercial” permitted uses, the following uses shall also be permitted on the subject property as identified on Schedule “A”:

- a) **Industrial Mall;**
- b) **Industrial Use;**
- c) **Warehouse;**
- d) **Wholesale Establishment; and**
- e) **Grocery Store”**

Schedule B-1 Holland Landing Land Use Plan

Schedule B-1 is revised to make reference to site specific policy **9.4.x** on the subject

property.

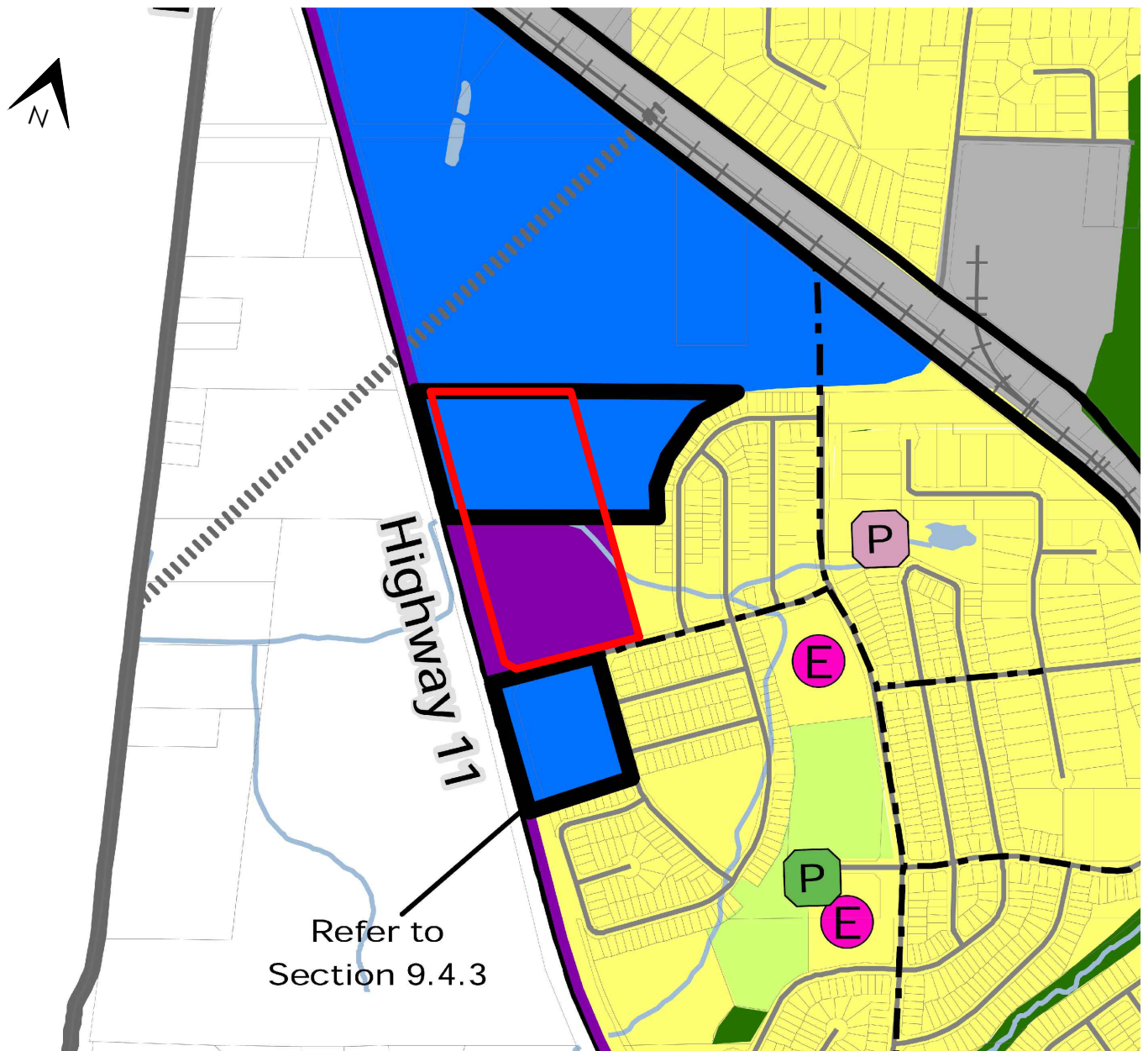
3. IMPLEMENTATION AND INTERPRETATION

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 a conflict with the Official Plan or any Amendment thereto, the provisions of this Official Plan Amendment shall prevail unless otherwise specified.

SCHEDULE 'A' to the
TOWN OF EAST GWILLIMBURY OFFICIAL PLAN
AMENDMENT No. _____ , 2024.

SCHEDULE 'B-1' - HOLLAND LANDING LAND USE PLAN



Lands Subject to Official Plan Amendment

DRAFT