

PART III – THE AMENDMENT

Amendment No. x-2023 to the Town of East Gwillimbury Official Plan

Note: ~~Strikethrough text denotes deleted text~~

Bold text denotes added text and/ or format change

1. INTRODUCTION

All of the part of this document entitled “PART III – THE AMENDMENT”, consisting of the following text and map attached hereto as Schedule “A”, constitutes Amendment No. x-2023 to the Town of East Gwillimbury Official Plan.

2. DETAILS OF THE AMENDMENT

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

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

9.4.x 14877 Yonge Street

The lands at 14877 (north of the Lowes Plaza) in the Town of East Gwillimbury and designated Commercial Mixed Use, High Density Residential, Residential Mixed Use, Medium Density Residential 1&2, Low Density Residential, and Environmental Protection Area shall be developed and used in accordance with the following additional provisions:

- a) The subject lands shall be developed on the basis of private services.
- b) The northern portion of the property (located within the future development/Whitebelt area) are excluded from this amendment
- c) Notwithstanding the policies within Section 7.3.3 of this Plan, a privately-owned and maintained wastewater treatment facility may be used to accommodate priority growth and economic activity and shall be subject to:
 - i) Compliance with and completion of an Environmental Assessment Process as mandated by the Ministry of the Environment, Conservation, and Parks
 - d) The policies contained herein shall be implemented by way of a site-specific zoning by-law amendment.

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.