



East Gwillimbury

Official Plan + Complete Community Plan Area

Council Workshop

February 18 . 2026



Study Process Update - Timeline

PHASE 1 Project Initiation Q1 2024

- Project Team Workshops
- TAC Meetings
- Technical Studies
- Emerging Land Use Plan 1
- Council Workshop
- Public Open House #1

PHASE 2 Background Q1 2024 – Q2 2025

- Preliminary Findings
- Emerging Land Use Plan 2
- Technical Studies
- TAC / LOG Meeting
- Council Workshop
- Public Open House #2

PHASE 3 Secondary Plan Preparation Q2 – Q4 2025

- Draft Secondary Plan 1
- Final Technical Studies
- TAC / LOG Meeting
- Council Workshop
- Public Open House #3
- Draft Secondary Plan 2

PHASE 4 Final Secondary Plan Q1 – Q2 2026

- TAC/LOG Meetings
- Public Open House #4
- **Council Workshop**
- Revise OP/CCSP
- Statutory Public Meeting/Council Adoption
- Submission to Province

Indigenous Communities Engagement



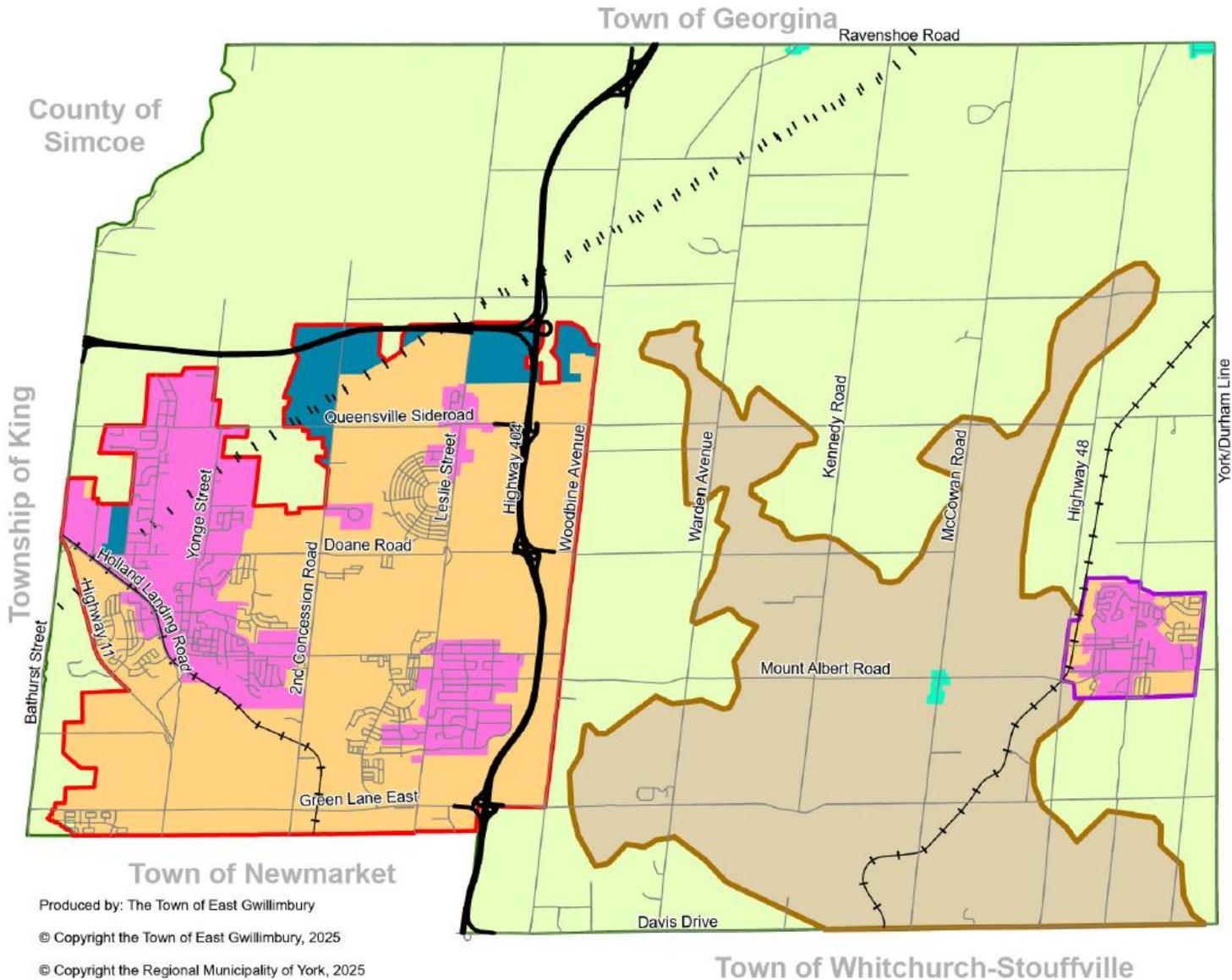
Online Engagement / Project Website

Official Plan/Complete Community Plan Area



- The Town’s **Official Plan** has been prepared based on the **Council Adopted DRAFT Official Plan, dated June 2022.**
- Changes to the **Official Plan** reflect a fulsome consideration of the commentary provided by the Region of York, updates based on legislative requirements and directives from the Province and comments from other agencies and from the public heard as this process has unfolded.
- One key change is the identification of 3 areas as **“Future Urban Area”**. These lands have been added because:
 - > They are identified as appropriate for urban development in the **Current Official Plan**; and
 - > There is a need to facilitate comprehensive planning.
- The Town’s **Official Plan**, and the associated policy framework for the **Complete Community Plan Area** were released in DRAFT form to all stakeholder’s, including the Province on **November 21, 2025.**

Official Plan/Complete Community Plan Area



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**Official Plan
Schedule 1
Growth Management**

The Settlement Areas

- Central Growth Area
- Greenbelt Settlement Area
- Designated Greenfield Area
- Delineated Built Up Area
- Future Urban Area

Agricultural System

- Oak Ridges Moraine Conservation Plan
- Greenbelt Plan Protected Countryside
- Hamlet



2,000



Metres

Vision Statement

All development, including development within the **Complete Community Plan Area** will be prepared on the basis of the Vision Statement and associated Guiding Principles as they are articulated in the **Official Plan**:

Vision Statement

East Gwillimbury will evolve as a balanced, sustainable and complete community, with a mixture of housing options to meet the needs of a diverse population and a range of employment opportunities, public service facilities and commercial uses supported by appropriate municipal infrastructure and a well-connected multi-modal transportation network.

The Town's unique villages will be supported as they grow and diversify with new compatible development and a mix of uses, while character giving natural areas and farmland are protected for the long-term.

East Gwillimbury will continue to support and celebrate a high quality of life for current and future residents of all backgrounds and abilities and will ensure that health, accessibility, safety, equity, prosperity and resilience are prioritized.



Fundamental Principles

Principle 1 – Protect and enhance the Natural Heritage System.

Principle 2 – Foster a vibrant agricultural and rural community.

Principle 3 - Ensure new development contributes to the creation of complete communities.

Principle 4 - Encourage and support a full range and mix of housing options to meet emerging needs of the population.

Principle 5 - Promote fiscal responsibility in an equitable and sustainable manner.

Principle 6 - Create cohesive, vibrant and connected urban communities through mixed-uses and excellent urban design.

Principle 7 - Promote the creation of resilient and sustainable communities that respond to climate change impacts.

Principle 8 - Provide opportunities for economic growth.

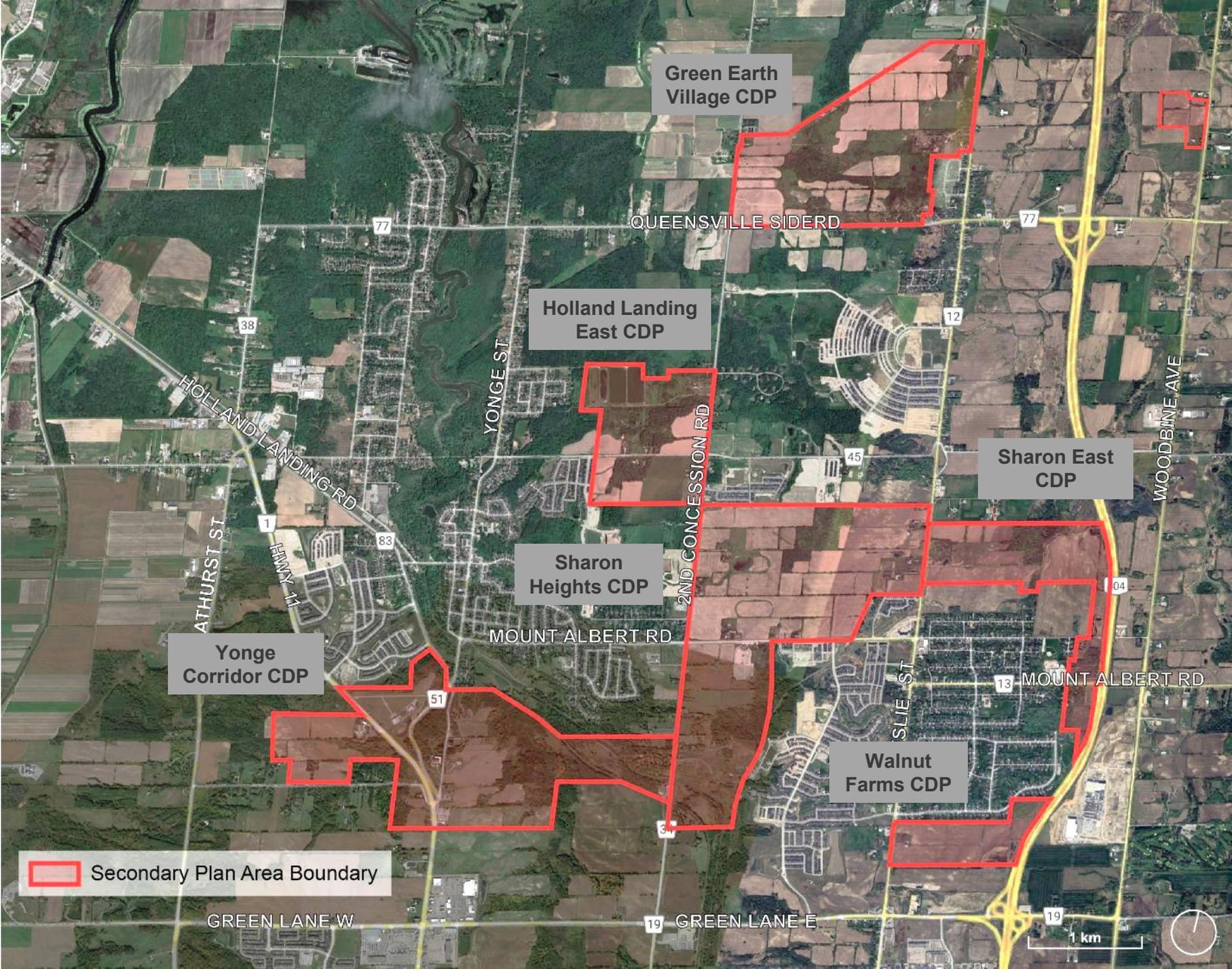


Official Plan/Complete Community Plan Area

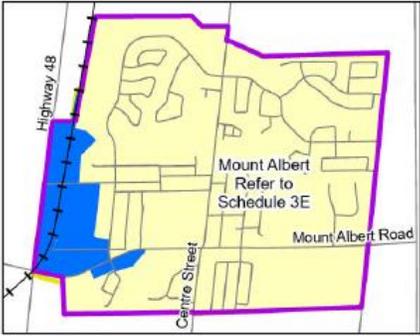
- The **Complete Community Plan Area** is integrated into the latest version of the Town's **Official Plan**. As such, all of the relevant policies of the **Official Plan** are applicable to the future development of the **Complete Community Plan Area**.
- The overall intent of this approach is to:
 - > Establish both baseline expectations and an appropriate urban structure for future development of the **Complete Community Plan Area**.
 - > Enshrine appropriate development opportunities in the context of the requirement to protect the Natural Heritage System, provide for a complete community and to facilitate land use/development planning in coordination with identified municipal service infrastructure requirements - sewer, water, stormwater and transportation facilities.
- The approach to future urban development within the **Complete Community Plan Area** is flexible. Land use designations and symbols are conceptual, and are to be further refined through a required, non-statutory **Community Design Plan** that will be subsequently confirmed through statutory **Draft Plan, Zoning By-law** and, where appropriate **Site Plan Approvals**.

Complete Community Plan Area

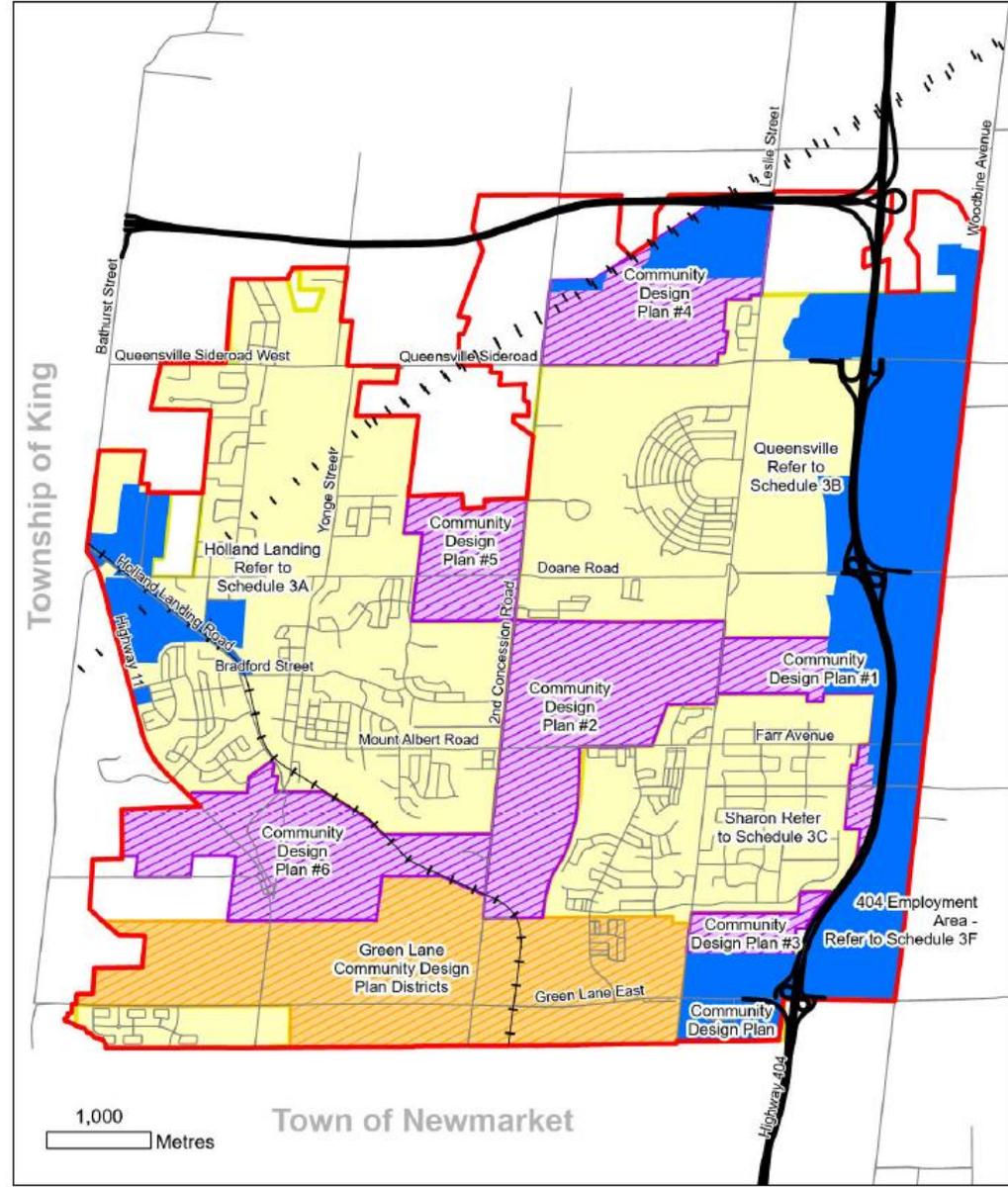
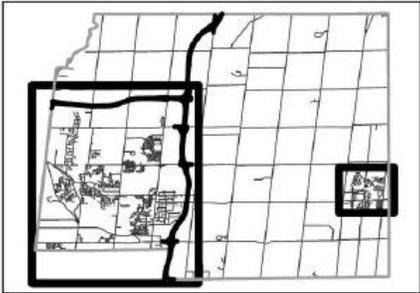
- Approximately 1,160 hectares (2,865 acres).
- Lands are adjacent to existing development.
- Comprised of 6 **Community Design Plan Districts**.



Schedule 3



1,000 Metres



1,000 Metres



Official Plan
Schedule 3

**Complete Communities/
Community Design
Plan Districts**

- Community Areas
- Green Lane Community Design Plan Districts
- Community Design Plan Districts
- Employment Districts
- Settlement Area Boundary
- Greenbelt Settlement Area (Mount Albert)



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Development Yields/Density Targets



TABLE 3: Community Design Plan Districts – Development Yields/Minimum Density Targets

Community Design Plan Districts	Population+Employment Yield	Gross Density Target
Community Design Plan District 1 - Sharon East	2,050 people+jobs	50 people+jobs/ha
Community Design Plan District 2 - Sharon Heights	20,500 people+jobs	65 people+jobs/ha
Community Design Plan District 3 - Walnut Farms	2,650 people+jobs	65 people+jobs/ha
Community Design Plan District 4 - Green Earth Village	12,000 people+jobs	80 people+jobs/ha
Community Design Plan District 5 - Holland Landing East	3,900 people+jobs	70 people+jobs/ha
Community Design Plan District 6 - Yonge Corridor	9,400 people+jobs	65 people+jobs/ha
TOTAL	50,500 people+jobs	65 people+jobs/ha

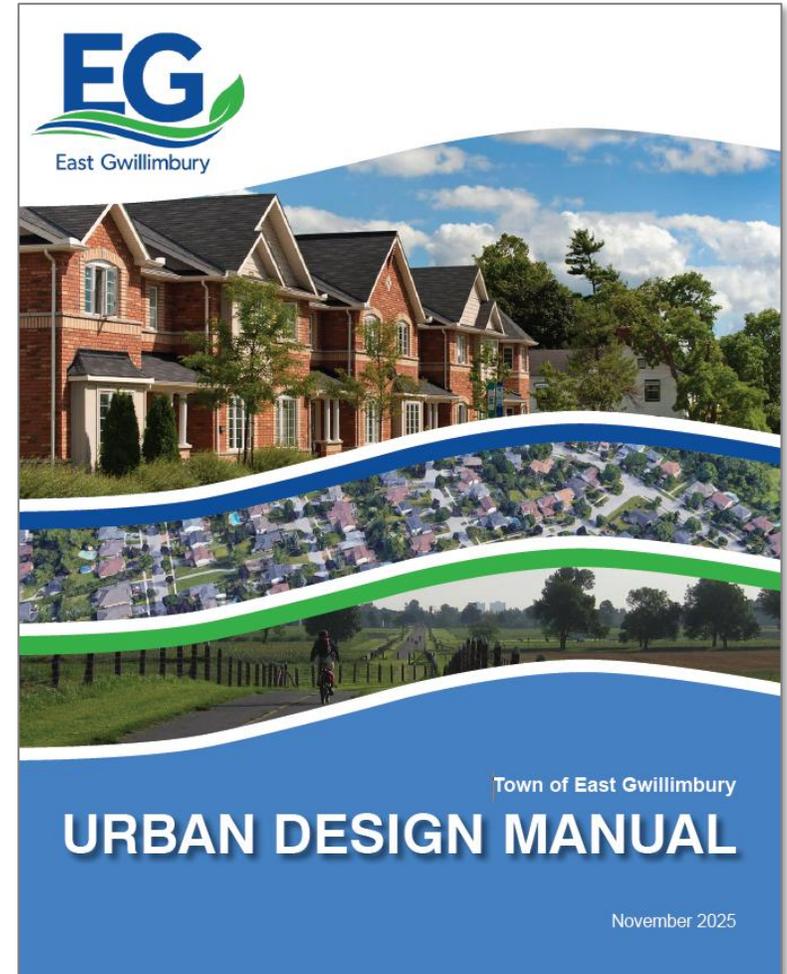
- Development yields and gross density targets are minimums to be achieved within each **Community Design Plan District**.
- These development yields form the basis for the calculation of need for municipal service infrastructure, for schools, for indoor recreation facilities and libraries and for retail and service commercial Gross Floor Area.

Supporting Background Studies

- The Complete Community Plan Area development strategy is supported by a host of more detailed technical studies. Those studies may need to explore further detail in support of the required **Community Design Plans**, including:
 - > **Subwatershed Study Update** (including Natural Heritage System, Geotechnical and Hydrogeological, Stormwater Management, Fluvial Geomorphological and Climate Change subcomponents) - **GEI Consultants**
 - > **Area Servicing Plan** - **GEI Consultants**
 - > **Community Services and Parks Strategy** - **Monteith Brown Planning Consultants**
 - > **Retail/Commercial Market Analysis** - **urbanMetrics**
 - > **Transportation Plan** - **Paradigm Transportation Solutions Limited**
 - > **Financial Impact Study** - **Randy M. Grimes Enterprises Ltd**
 - > **Archaeological Assessment** - **ACC Archaeological Consultants**
 - > **Cultural Heritage Resource Assessment** - **ASI (Archaeological Services Inc.)**
 - > **Agricultural Impact Assessment** - **Colville Consulting Inc.**

Supporting Implementation Tools

- The Terms of Reference for the required **Community Design Plans** is included as part of the **Official Plan** as **APPENDIX A**.
- The **Official Plan** is supported by a comprehensive set of **Urban Design Guidelines**, as amended, and as previously adopted by Council.



Key Policy Elements

- Key policy elements within the **Official Plan** that are specifically focused on the **Complete Community Plan Area** include:
 - > Minimum Gross Density Targets are included within Section 2.2.2, Table 2 of the **Official Plan**. The Minimum Density Target for the **Complete Community Plan Area** is:
 - For Community Areas - 65 people and jobs/hectare.
 - For General Employment Areas - 25 jobs/hectare.
 - For Other Employment Areas - 55 jobs/hectare.
 - > Development Phasing is based on achieving a number of criteria, articulated in Section 2.2.4 of the **Official Plan**. The criteria include the important link between urban development and the provision of municipal service infrastructure – sewer, water, stormwater and transportation facilities.

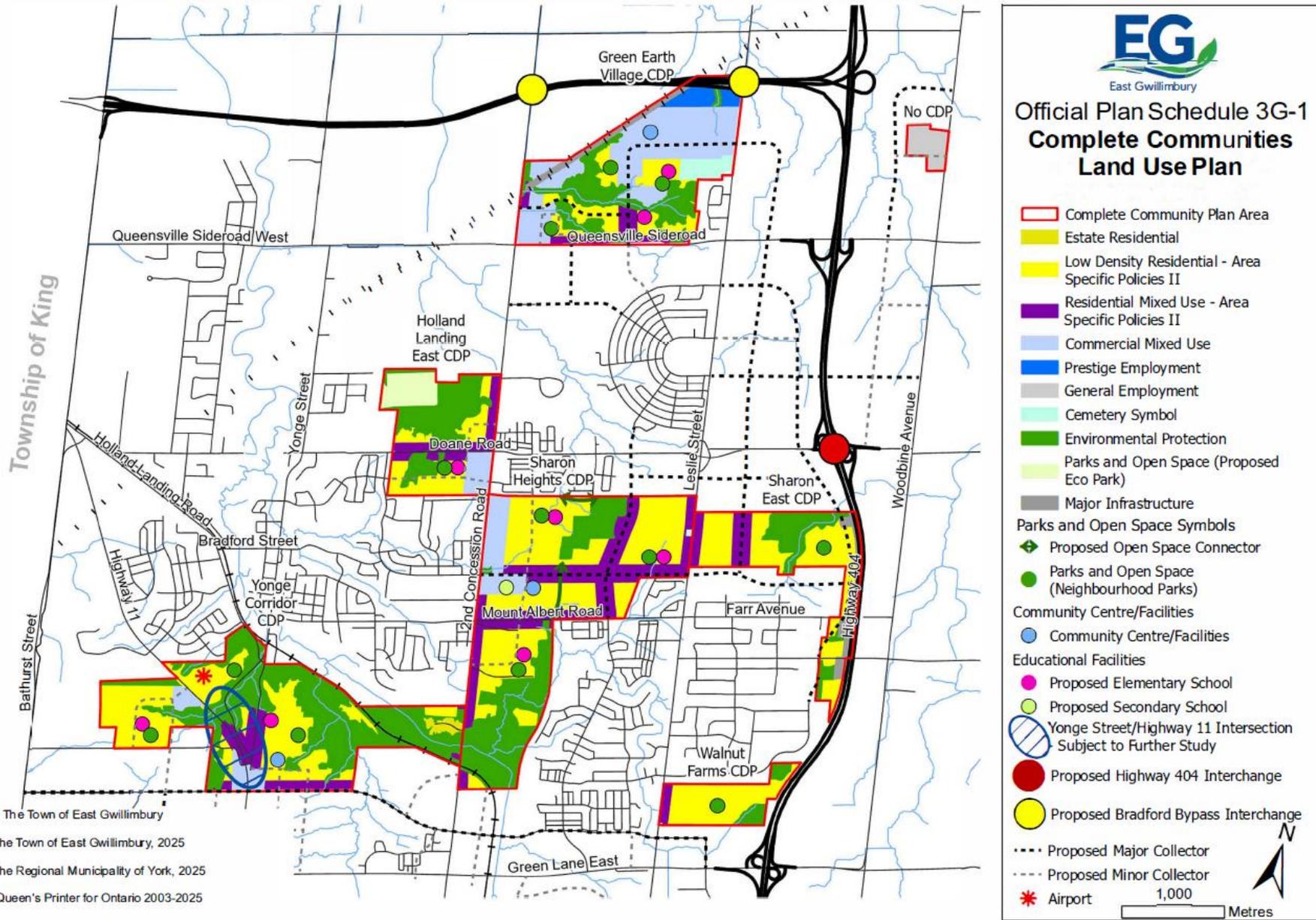
Land Use Designations + Symbols

- The Land Use Designations and Symbols that are included in Chapter 4 of the **Official Plan** are generally applicable to the corresponding Land Use Designations and Symbols for the **Complete Community Plan Area** applied on Schedules 3G-1 and 3G-2.
- Where appropriate, these Land Use Designations and Symbols include **Area Specific Policies** that are applicable only to the **Complete Community Plan Area**.
- In a general sense, the **Area Specific Policies** for the Land Use Designations and Symbols that are included in Chapter 4 of the **Official Plan** are intended to provide opportunities for further refinement through the **Community Design Plan** process - and subsequently approved through required **Draft Plan, Zoning By-law** and, where appropriate, **Site Plan Approval** processes.

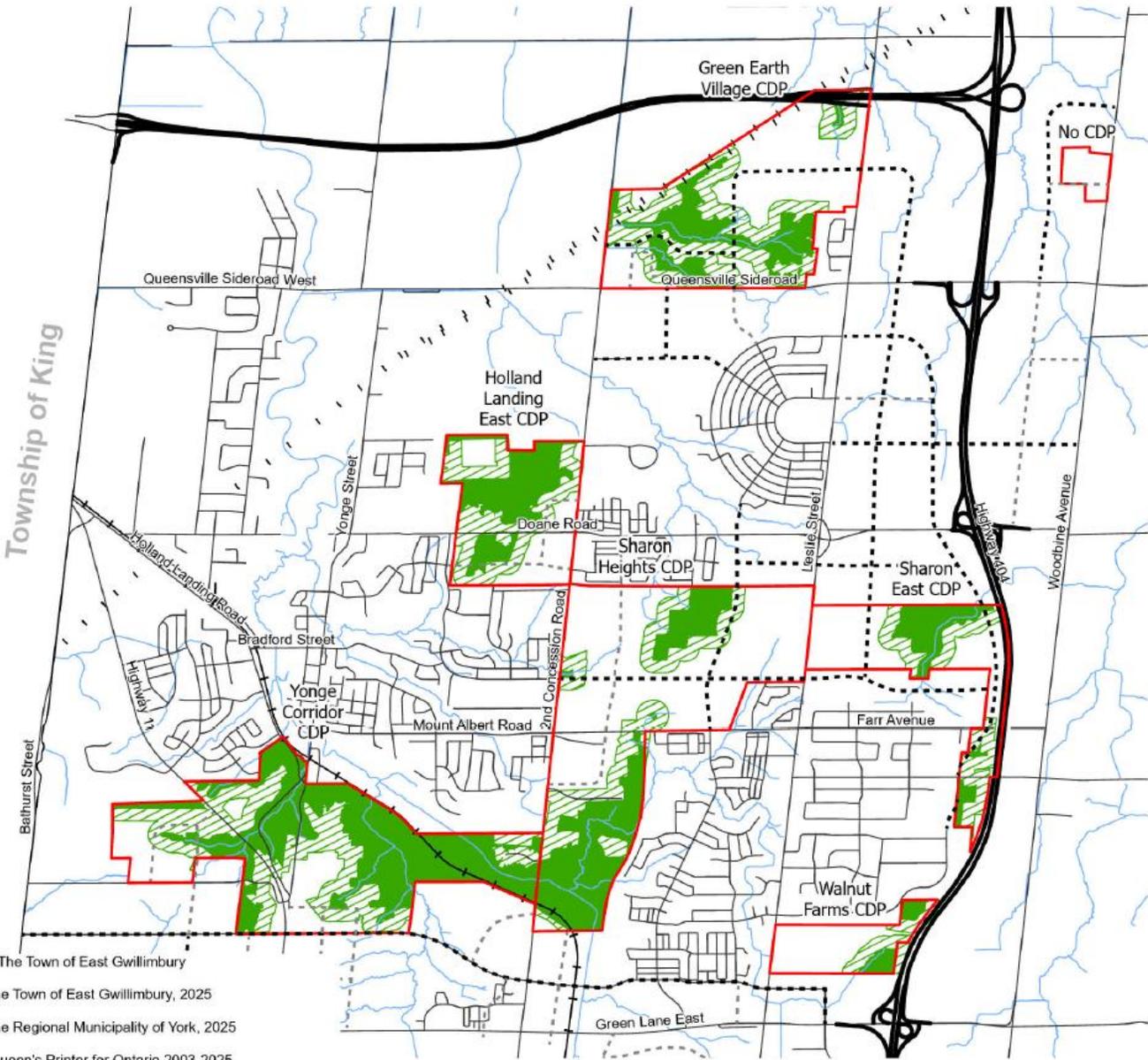
Land Use Designations + Symbols

- In addition to the Environmental Protection Designation, the Adjacent Lands Overlay and the Environmental Feature Assessment Overlay, the key Land Use Designations in the **Official Plan** that are applicable within the **Complete Community Plan Area** include:
 - > Commercial Mixed Use.
 - > Residential Mixed Use.
 - > Low Density Residential.
 - > Estate Residential.
 - > Prestige Employment.
 - > General Employment.
- The Symbols applicable within this **Complete Community Plan Area** include:
 - > Proposed Open Space Connector.
 - > Parks and Open Space (Neighbourhood Parks).
 - > Community Centres/Facilities.
 - > Proposed Elementary School.
 - > Proposed Secondary School.
 - > Yonge Street/Highway 11 Intersection – Subject to Further Study.
 - > Proposed Highway 404 Interchange.
 - > Proposed Bradford Bypass Interchange.

Schedule 3G-1



Schedule 3G-2



East Gwillimbury
Official Plan
Schedule 3G-2
Natural Heritage System
Complete Communities
Plan

- Complete Community Plan Area
- Environmental Protection
- Adjacent Lands Overlay
- Proposed Major Collector
- Proposed Minor Collector

1,000

Metres

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Complete Community - Parkland

TABLE 4: Community Design Plan Districts – Minimum Parkland Required

Community Design Plan Districts	Gross Land Area	Minimum Parkland Dedication Required
Community Design Plan District 1 - Sharon East	45 ha	2 ha
Community Design Plan District 2 - Sharon Heights	300 ha	14 ha
Community Design Plan District 3 - Walnut Farms	44 ha	2 ha
Community Design Plan District 4 - Green Earth Village	178 ha	8 ha
Community Design Plan District 5 - Holland Landing East	77 ha	3 ha
Community Design Plan District 6 - Yonge Corridor	151 ha	7 ha
TOTAL	795 ha	36 ha (4.5%)

- The **Official Plan** supports a high-quality parks system that supports active recreation and community connections, with most residents being within a five-minute walk of a public park.
- Within the **Complete Community Plan Area** approximately 85 to 90 hectares of parkland (or 1.9 ha/1000 persons) – are required to accommodate the recommended amenities:
 - > It is estimated that the Planning Act will provide 36 to 40 hectares of this amount.
 - > Neighbourhood Parks are identified symbolically on Schedule 3G-1.

Complete Community - Recreation + Library Facilities

- Additional recreation and library facilities will be needed to support the **Complete Community Plan Area** to maintain current service levels. This includes:
 - > A major community centre and twin pad arena (different sites).
 - > Three library branches, co-located with community facilities where possible.
 - > A variety of outdoor park amenities such as playgrounds, splash pads, sport courts, sports fields, and off-leash areas within appropriate park types.
- Major facilities are identified symbolically within the **Complete Community Plan Area** on Schedule 3G-1.
- The required **Community Design Plans** will confirm the distribution and location of major facilities, in accordance with the policies of the **Official Plan**.



Complete Community - Retail + Service Commercial GFA



TABLE 5: Community Design Plan Districts – Retail and Service Commercial Minimum GFA Targets

Community Design Plan Districts	Minimum Retail + Service Commercial GFA Target
Community Design Plan District 1 - Sharon East	-
Community Design Plan District 2 - Sharon Heights	23,250 m ²
Community Design Plan District 3 - Walnut Farms	4,750 m ²
Community Design Plan District 4 - Green Earth Village	14,000 m ²
Community Design Plan District 5 - Holland Landing East	23,250 m ²
Community Design Plan District 6 - Yonge Corridor	14,000 m ²
TOTAL	79,250 m²

- The **Community Design Plan Districts** are required to accommodate retail and service commercial uses, generally in relation to their expected population and locational attributes, and generally in accordance with the estimated minimum Gross Floor Area requirements identified in Table 5.
- Locations for retail and service commercial uses generally correspond to the Commercial Mixed Use and Residential Mixed Use Designations on Schedule 3G-1

Complete Community - Schools

- The **Complete Community Plan Area** identifies the need for a total of 8 Elementary Schools and 1 Secondary School. The number and location of schools was established in consultation with the School Boards. The **Complete Community Plan Area** includes:
 - > 1 Secondary School and 3 Elementary Schools in District 2 – Sharon Heights;
 - > 2 Elementary Schools in District 4 – Green Earth Village;
 - > 1 Elementary School in District 5 - Holland Landing; and
 - > 2 Elementary Schools in District 6 – Yonge Corridor.
- All schools are identified symbolically on Schedule 3G-1.



Next Steps

- Public Open House #4– **February 17, 2025**
- **Special Council Education Workshop – February 18, 2026**
- Comments from the Province - **February 26, 2026**
- TAC/LOG to provide comments – **February 26, 2026**
- Refine New Official Plan/CCSP and release to all stakeholders, except the Province – **Late March, 2026**
- Statutory Public Meeting/Council Adoption – **May, 2026**
- Final Revisions
- Submission to the Province for Approval

After Provincial Approval of the Official Plan

- The approval of the **Official Plan** is not the final step in the development approval process for lands within the **Complete Community Plan Area**.
- The **Official Plan** provides a comprehensive planning policy framework that is intended to inform the preparation of **Community Design Plans** for each of the 6 **Community Design Plan Districts**, including:
 - > Walnut Farms CDP.
 - > Sharon Heights CDP.
 - > Yonge Corridor CDP.
 - > Sharon East CDP.
 - > Holland Landing East CDP.
 - > Green Earth Village CDP.
- Individual **Community Design Plans** are intended to inform subsequent development approvals, including:
 - > Draft Plans of Subdivision/Condominium.
 - > Zoning By-laws.
 - > Site Plan approval, where appropriate.
- **Community Design Plans** and **Draft Plans of Subdivision/Condominium** require additional and more detailed technical support and Council adoption.
- **Implementing Zoning By-laws** require a full statutory approval process.
- Where applicable, development may also require **Site Plan Approval**.