



East Gwillimbury Complete Communities Secondary Plan

Public Information Session #2

June 10 . 2025



Land Acknowledgement

The Town of East Gwillimbury recognizes and acknowledges the lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of the mayor and council, we would like to thank them for sharing this land.

We would also like to acknowledge the Chippewas of Georgina Island First Nation as East Gwillimbury's closest First Nation community and recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and we join them in these responsibilities.

Guidelines for Participation

We want everyone to be comfortable to bring forward their ideas.

We respect each other's viewpoints even if we don't agree.
There is no debating.

We want to hear your ideas about the **Complete Communities Secondary Plan**. This is not the place to discuss issues outside of the Secondary Plan.

Purpose of the Session

- The purpose of **Public Information Session #2** is to present and discuss the Emerging Land Use Plan for the **Complete Communities Secondary Plan**.
- Questions or concerns that are not related to the Complete Communities Secondary Plan are best directed to your local Councillor.
- Three parts to the meeting:
 1. Presentation
 2. Questions and Comments
 3. Breakout tables to review and provide feedback on the land use plan

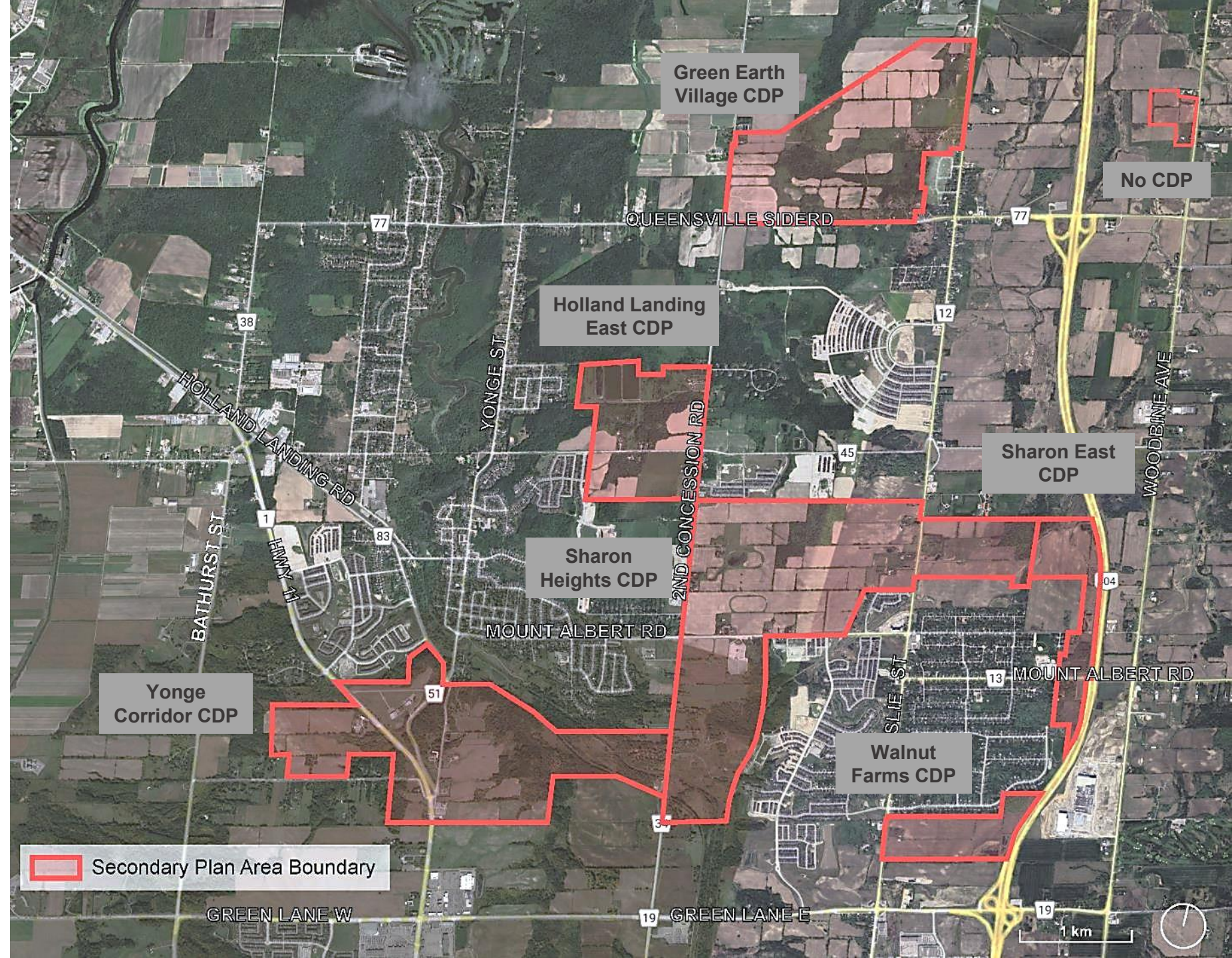
PRESENTATION

- Planning Process
- Emerging Land Use Plan
- Next Steps
- Questions/Comments

BREAKOUT SESSION

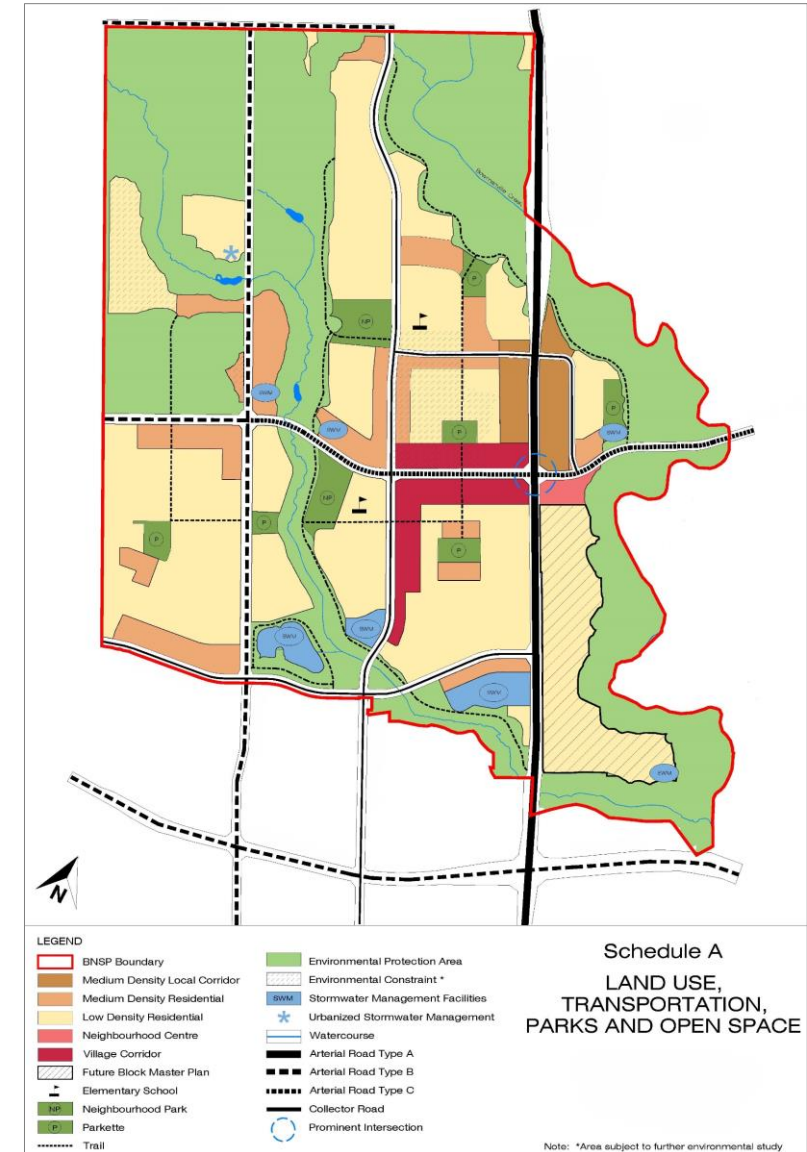
Study Area

- Approximately 1,200 hectares (2,965 acres)
- Lands are adjacent to existing development
- Comprised of 6 Community Design Plan Areas



What is a Secondary Plan?

- A **policy document** that is prepared under the Planning Act.
- A document that includes detailed local development policies that **guide growth in a defined area**.
- A Secondary Plan establishes:
 - > The protection of the Natural Heritage System;
 - > The appropriate mix and distribution of land uses;
 - > The height and density of development, and requirements for compatibility and transition;
 - > The road network, as well as trails and transit routes;
 - > The parkland system and the location of schools and other public service facilities; and
 - > The link between development approval and the allocation of municipal service infrastructure delivery, including policies for phasing and tools for implementation.



Study Process Update - Timeline



Who is Involved

- This is a Town initiated Secondary Plan therefore **Council** and **Staff** are guiding the entire process.
- **The Planning Partnership** were retained by the Town to prepare the Secondary Plan
- There is a team of **specialist consultants** tasked with providing input to the secondary plan on a host of matters.
- There is a **Technical Advisory Committee** that includes provincial and regional agencies, including the Conservation Authority and the School Boards.
- There is a **Landowners Group** including representatives of most of the major landowners.
- The **Public** is involved through Public Information Sessions and Public Meetings. The public is also invited to provide written commentary throughout the process.

Vision Statement

The **Complete Communities Secondary Plan** will be prepared on the basis of the Vision Statement and associated Guiding Principles as they are articulated in the New 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 - Ensure new development contributes to the creation of complete communities.

Principle 2 - Ensure the protection and enhancement of the natural heritage system and its ecological functions.

Principle 3 - Encourage and support a full range and mix of housing options to meet emerging needs of the population.

Principle 4 - Promote fiscal responsibility in an equitable and sustainable manner.

Principle 5 - Create cohesive, vibrant and connected urban communities through mixed-uses and excellent urban design.

Principle 6 - Promote the creation of resilient and sustainable communities that respond to climate change impacts.

Principle 7 - Provide opportunities for economic growth.



Background Studies/Technical Reports

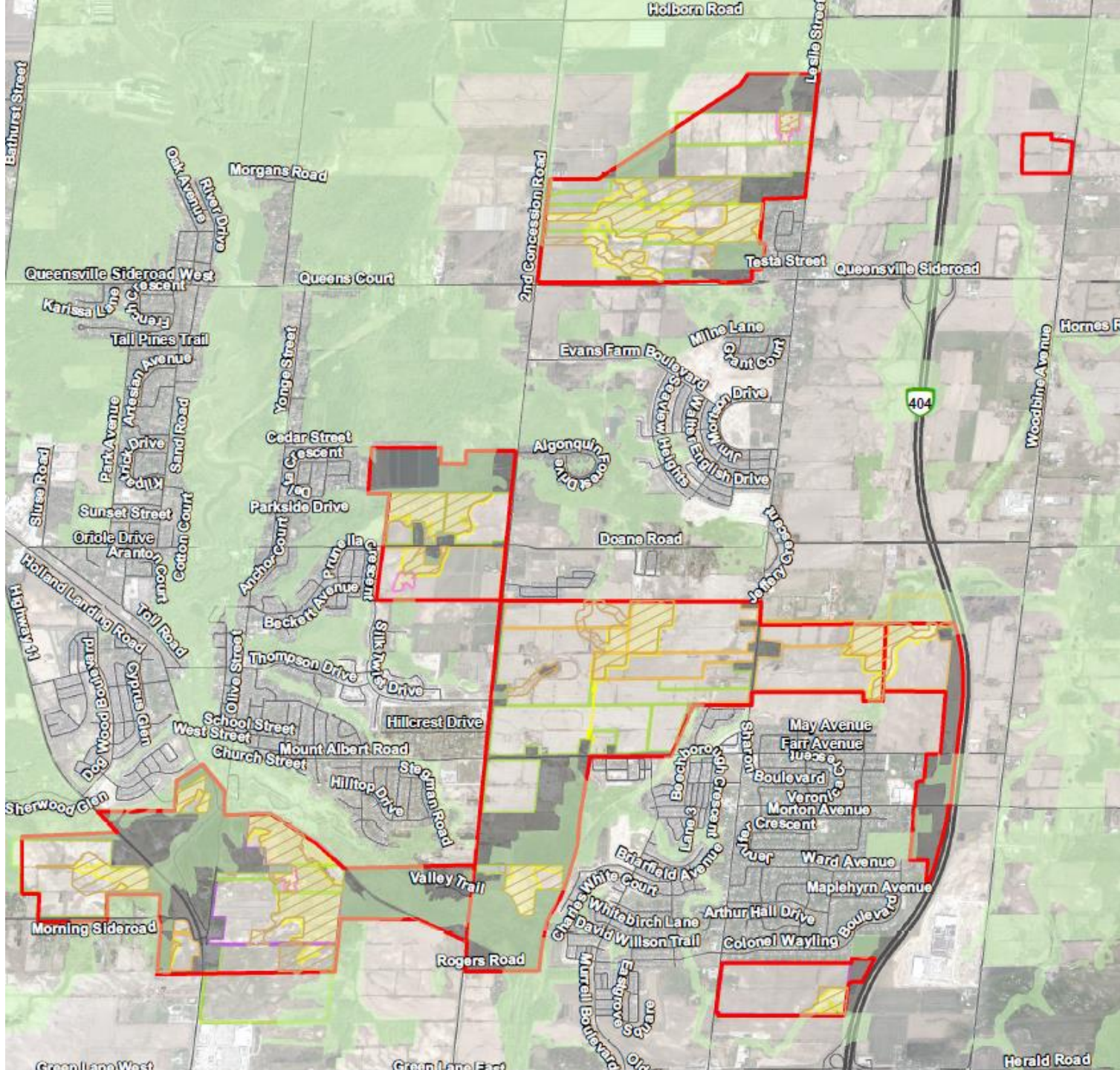
Background work is ongoing. Work will inform the Secondary Plan and will be appropriately integrated into the mapping and policy framework.

- Subwatershed Study Update
- Area Servicing Plan
- Financial Impact Study
- Archaeological Assessment/Cultural Heritage Resource Assessment
- Transportation Plan
- Community Services and Parks Strategy
- Retail/Commercial Market Analysis

Natural Heritage System Update

- GEI Consultants Canada Ltd. (GEI) has been retained by the East Gwillimbury Whitebelt Landowners Group (EGWLOG), to support the development of the Complete Communities Secondary Plan.
- An existing NHS mapping **gap analysis** was prepared in Fall 2023, by compiling the existing NHS frameworks, including York Region and Town of East Gwillimbury Official Plan policies and NHS schedules, as well as the Lake Simcoe Region Conservation Authority (LSRCA) regulation mapping.
- **NHS comparison mapping** highlighted the major changes between the Town's NHS based on the Environmental Protection Designation (EPD) from the 2024 Official Plan, Schedule 4, and the EGWLOG SWS's NHS for the 1st iteration of the Secondary Plan, dated September 25, 2024.
- Comparison mapping identified areas of either **Addition** or **Reduction**. The “Reassess in Site-Specific Studies” refers to areas where the NHS limit is subject to uncertainty at this time and further study is required.

Natural Heritage System Update

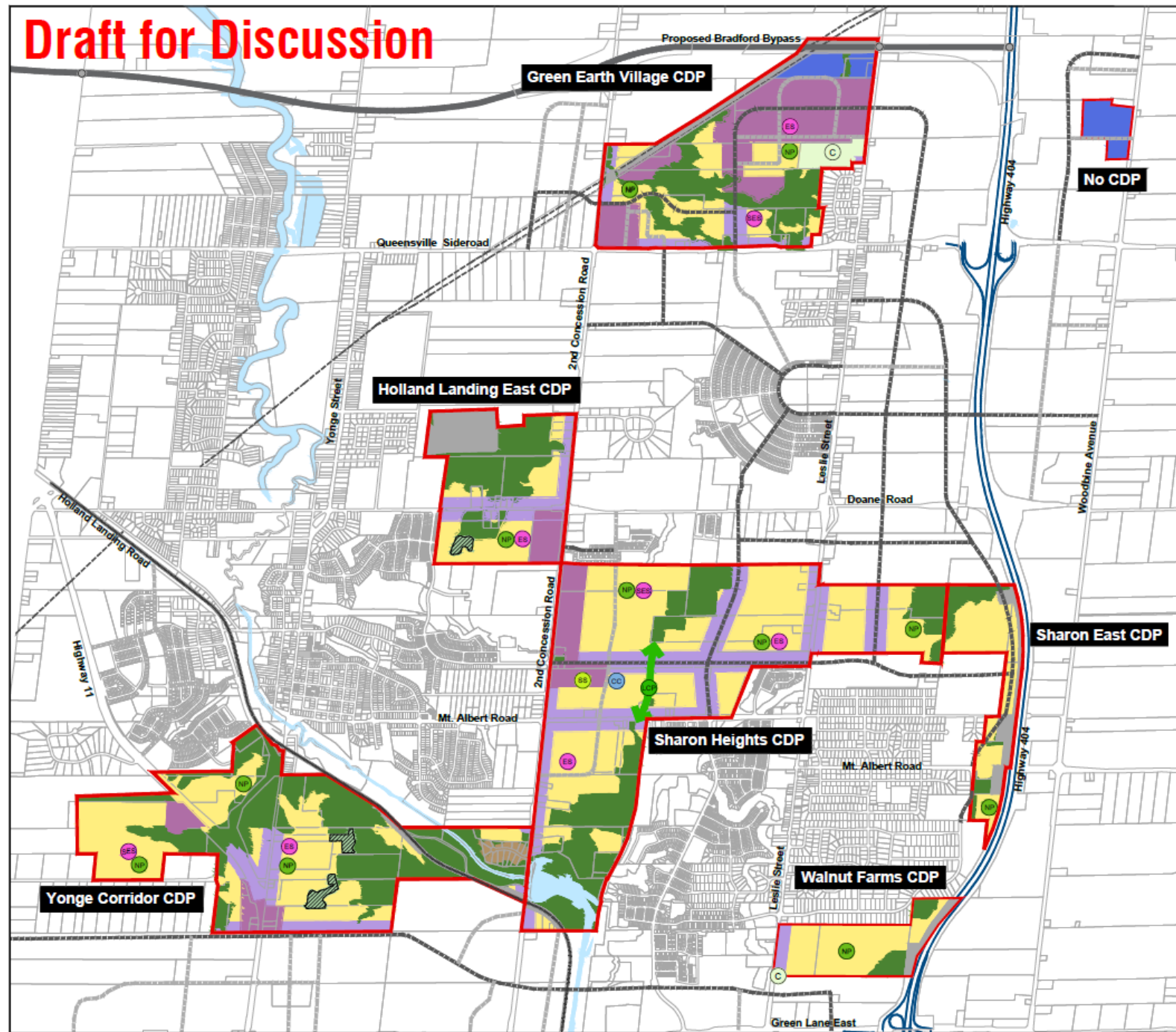


Current Baseline Assumptions

1. **Natural Heritage System** – As refined by GEI
2. **Primary Road Network** – As per the Town's Master Transportation Plan and interconnected with adjacent communities
3. **Parkland System** – To be based on 5% of Gross Land Area, used to improve connectivity of the NHS and school sites, and ensure a robust public park system
4. **Housing Mix** – Mix of Low-Rise and Mid-Rise housing forms (single and semi-detached, townhouse, apartments)
5. **Mixed-Use Opportunity** – Mixed Use Centres and Mixed-Use Corridors
6. **Public Service Facilities** – Located in conjunction with Parkland System, Mixed Use Centres, and Mixed Use Corridors, includes a Community Centre/Recreation Centre
7. **Schools** – 1 Secondary School, 5 Elementary Schools, 3 Separate Elementary Schools

Emerging Land Use Plan

Draft for Discussion

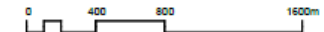


Complete Communities Secondary Plan

Land Use Plan

Legend

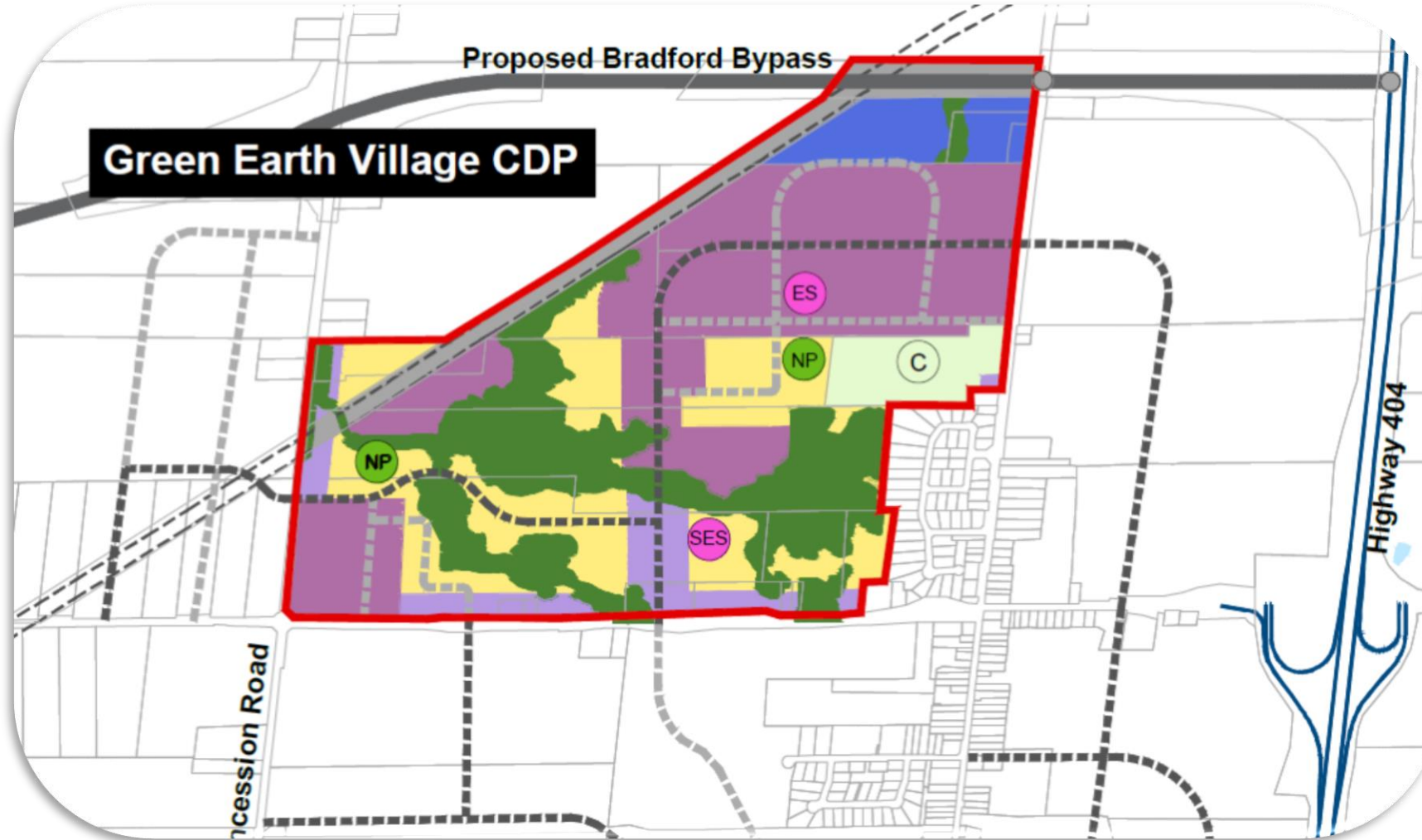
- Secondary Plan Area
- Estate Residential
- Neighbourhood Area
- Mixed-Use Corridor
- Mixed-Use Centre
- Employment Area
- Major Infrastructure
- Cemetery
- Environmental Protection Area
- Environmental Protection Area - Subject to Further Study
- Proposed Linear Community Park
- Proposed Neighbourhood Park
- Proposed Elementary School
- Proposed Secondary School
- Proposed Recreation Centre/Community Centre
- Highway 404
- Proposed Bradford By-Pass
- Existing Roads
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Railway
- Hydro Corridor



June 2025

Green Earth Village

Land Use Plan



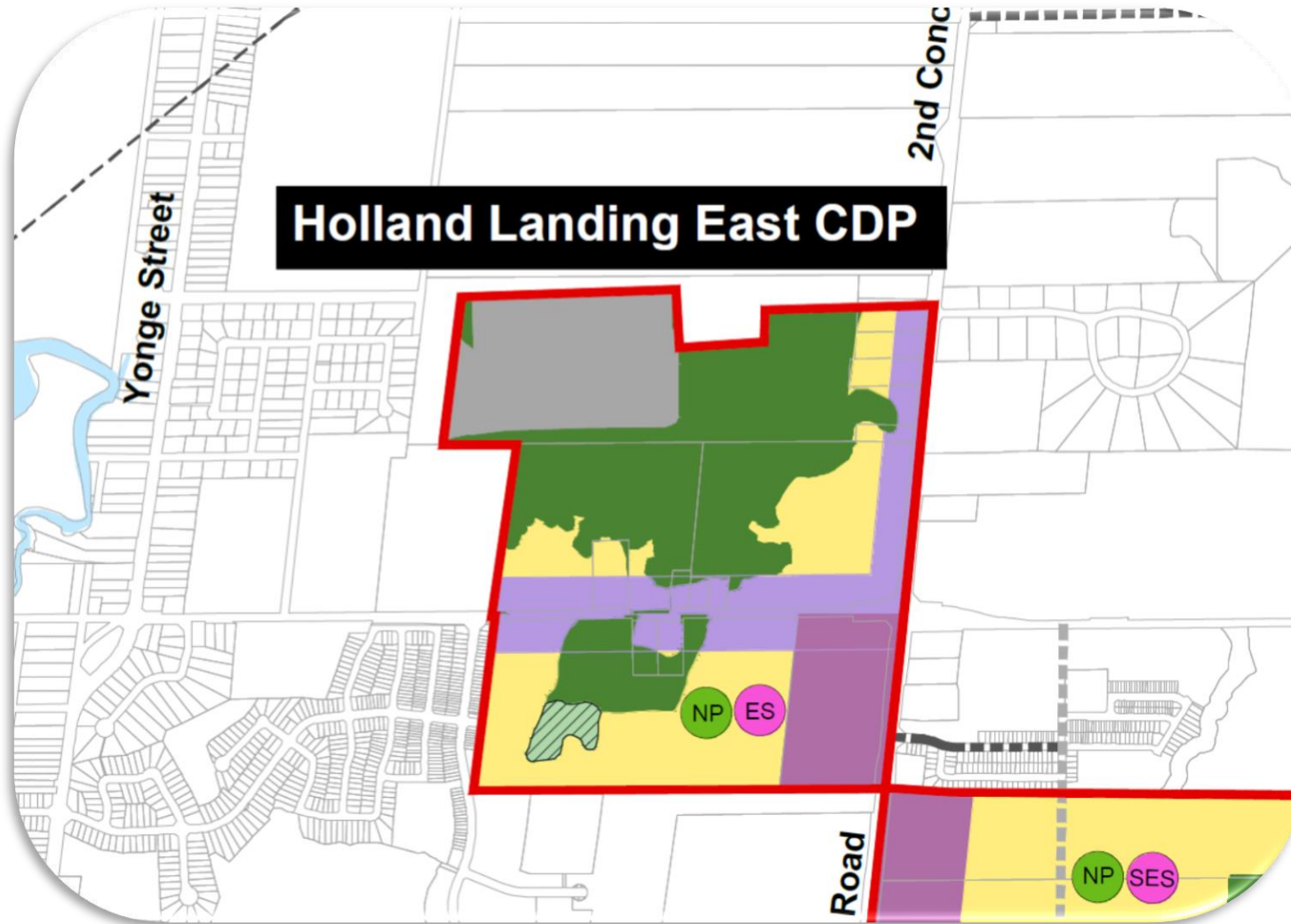
Legend

- Secondary Plan Area
- Estate Residential
- Neighbourhood Area
- Mixed-Use Corridor
- Mixed-Use Centre
- Employment Area
- Major Infrastructure
- Cemetery
- Environmental Protection Area
- Environmental Protection Area - Subject to Further Study
- Proposed Linear Community Park
- Proposed Neighbourhood Park
- Proposed Elementary School
- Proposed Secondary School
- Proposed Recreation Centre/Community Centre
- Highway 404
- Proposed Bradford By-Pass
- Existing Roads
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Railway
- Hydro Corridor



Holland Landing East

Land Use Plan



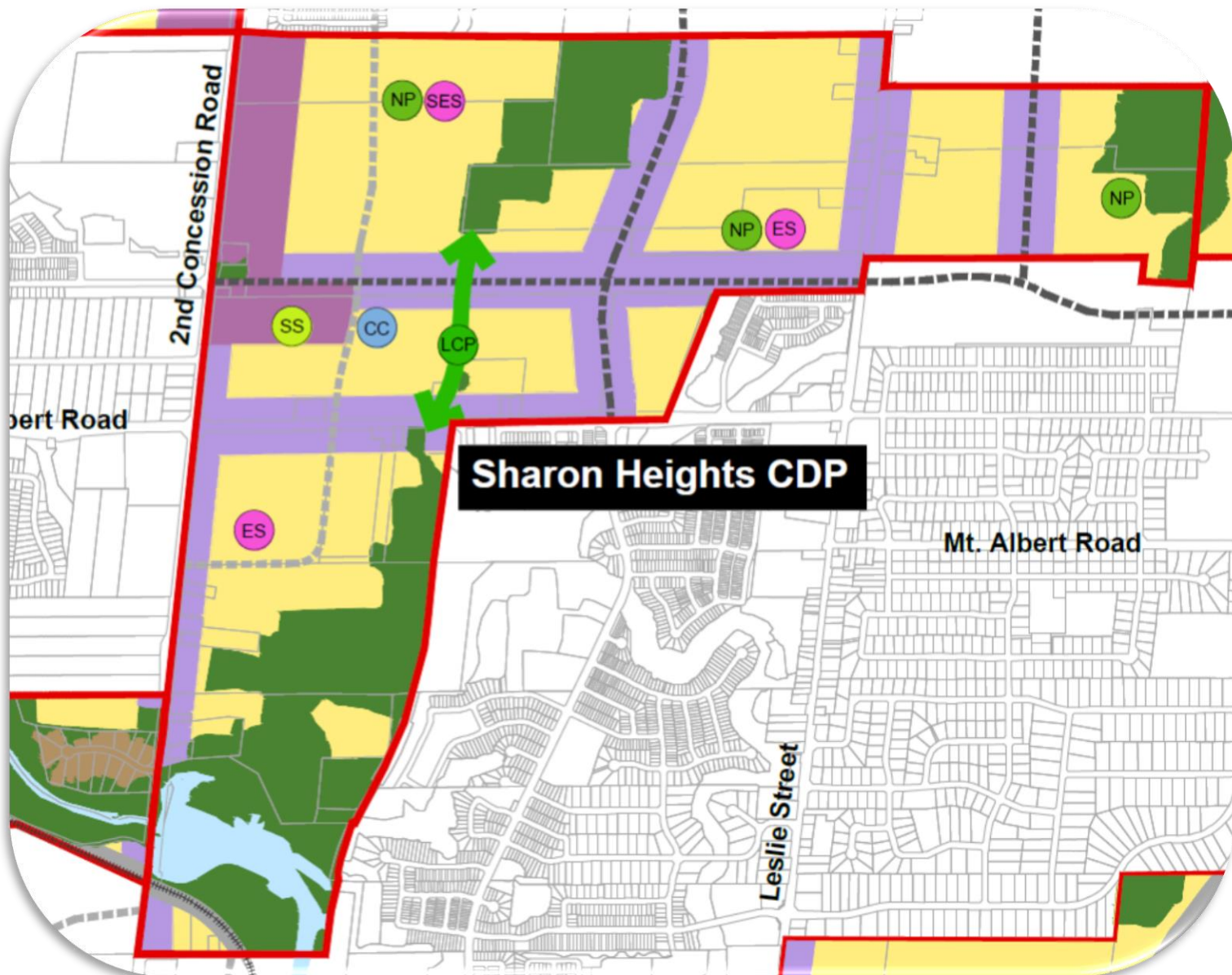
Legend

- Secondary Plan Area
- Estate Residential
- Neighbourhood Area
- Mixed-Use Corridor
- Mixed-Use Centre
- Employment Area
- Major Infrastructure
- Cemetery
- Environmental Protection Area
- Environmental Protection Area - Subject to Further Study
- Proposed Linear Community Park
- Proposed Neighbourhood Park
- Proposed Elementary School
- Proposed Secondary School
- Proposed Recreation Centre/Community Centre
- Highway 404
- Proposed Bradford By-Pass
- Existing Roads
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Railway
- Hydro Corridor
















Sharon Heights

Land Use Plan



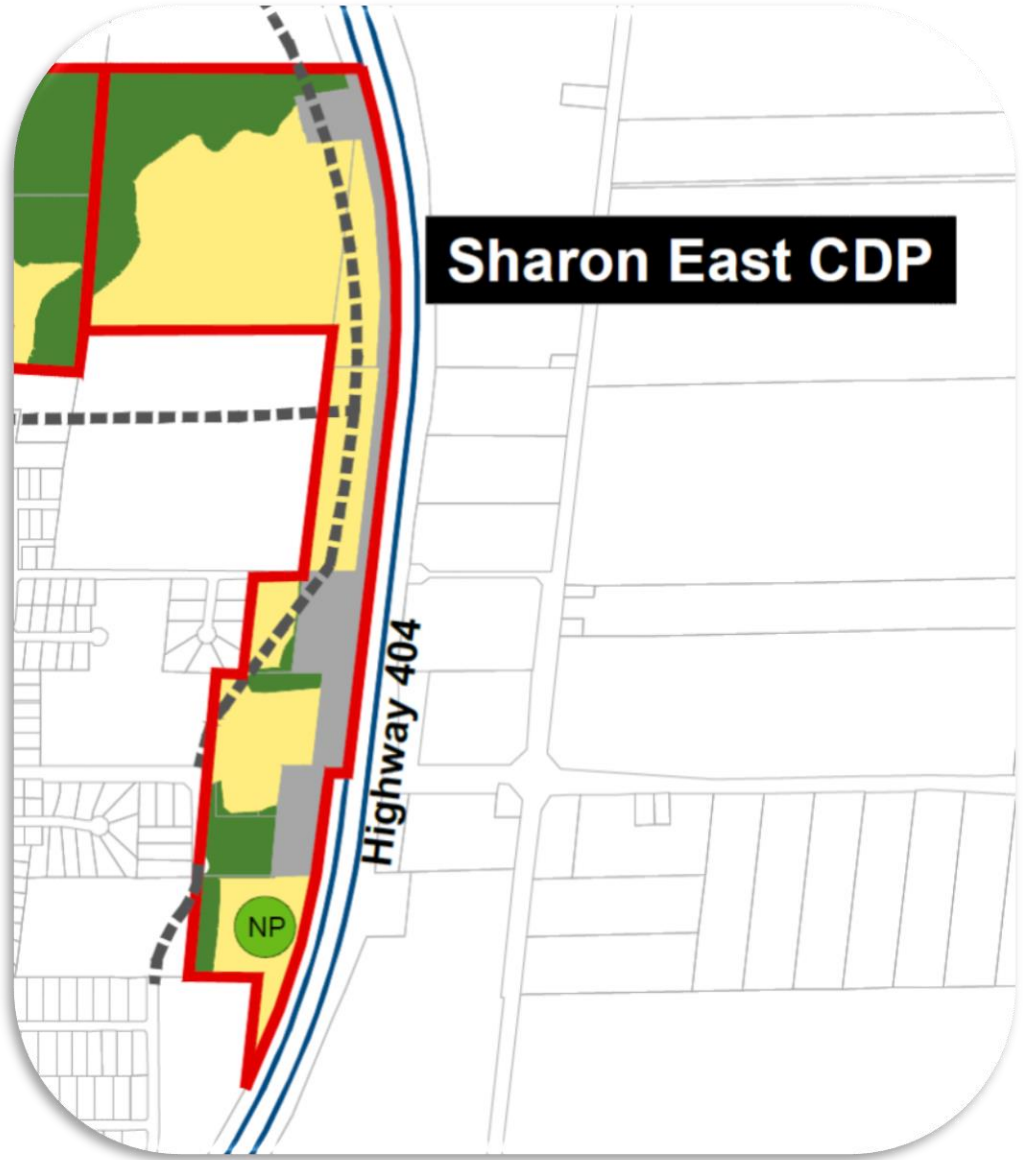
Legend

-  Secondary Plan Area
-  Estate Residential
-  Neighbourhood Area
-  Mixed-Use Corridor
-  Mixed-Use Centre
-  Employment Area
-  Major Infrastructure
-  Cemetery
-  Environmental Protection Area
-  Environmental Protection Area - Subject to Further Study
-  Proposed Linear Community Park
-  Proposed Neighbourhood Park
-  Proposed Elementary School
-  Proposed Secondary School
-  Proposed Recreation Centre/Community Centre
-  Highway 404
-  Proposed Bradford By-Pass
-  Existing Roads
-  Proposed Major Collector Road
-  Proposed Minor Collector Road
-  Railway
-  Hydro Corridor





Sharon East

Land Use Plan



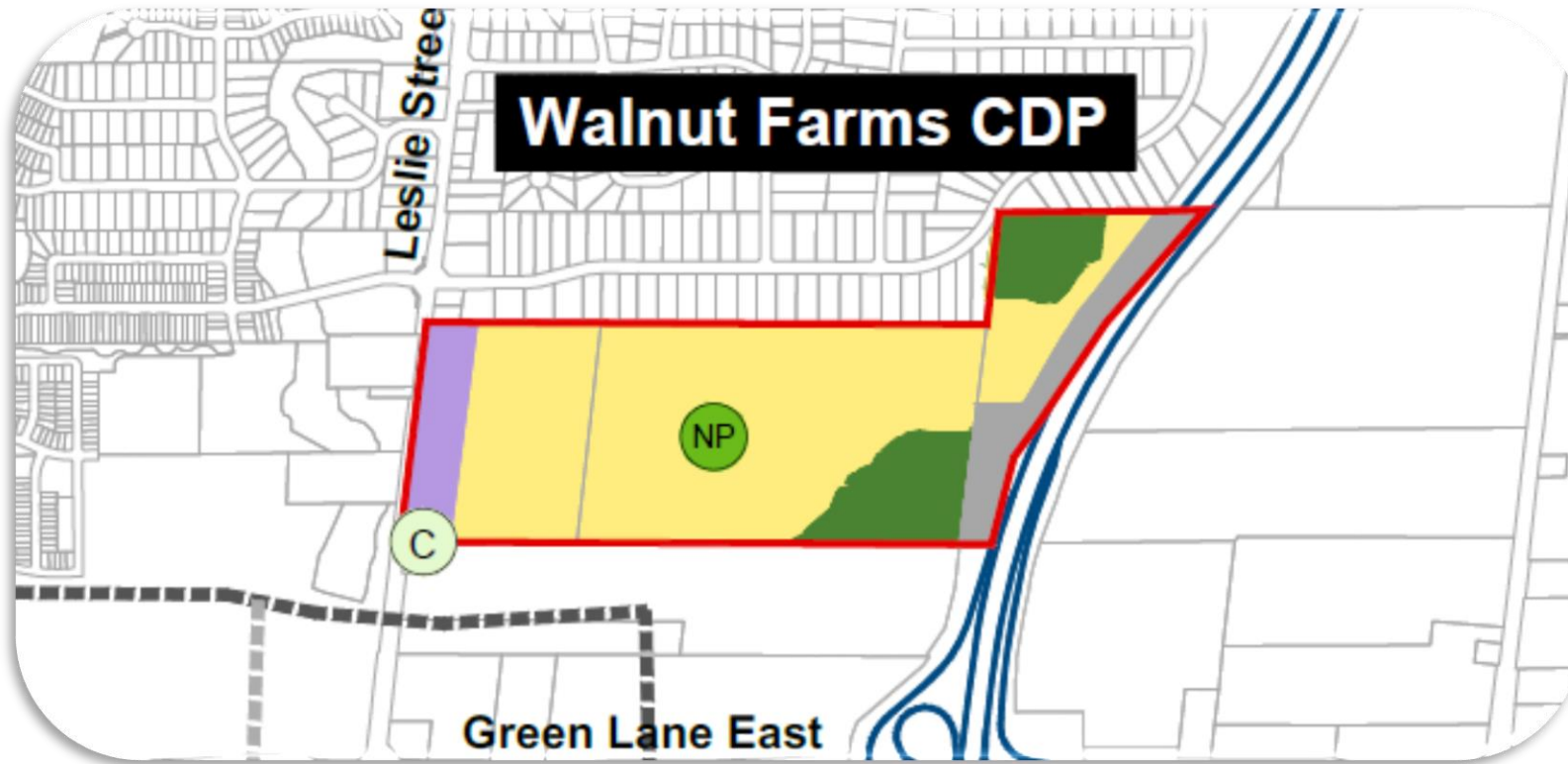
Legend

-  Secondary Plan Area
-  Estate Residential
-  Neighbourhood Area
-  Mixed-Use Corridor
-  Mixed-Use Centre
-  Employment Area
-  Major Infrastructure
-  Cemetery
-  Environmental Protection Area
-  Environmental Protection Area - Subject to Further Study
-  Proposed Linear Community Park
-  Proposed Neighbourhood Park
-  Proposed Elementary School
-  Proposed Secondary School
-  Proposed Recreation Centre/Community Centre
-  Highway 404
-  Proposed Bradford By-Pass
-  Existing Roads
-  Proposed Major Collector Road
-  Proposed Minor Collector Road
-  Railway
-  Hydro Corridor



Walnut Farms

Land Use Plan



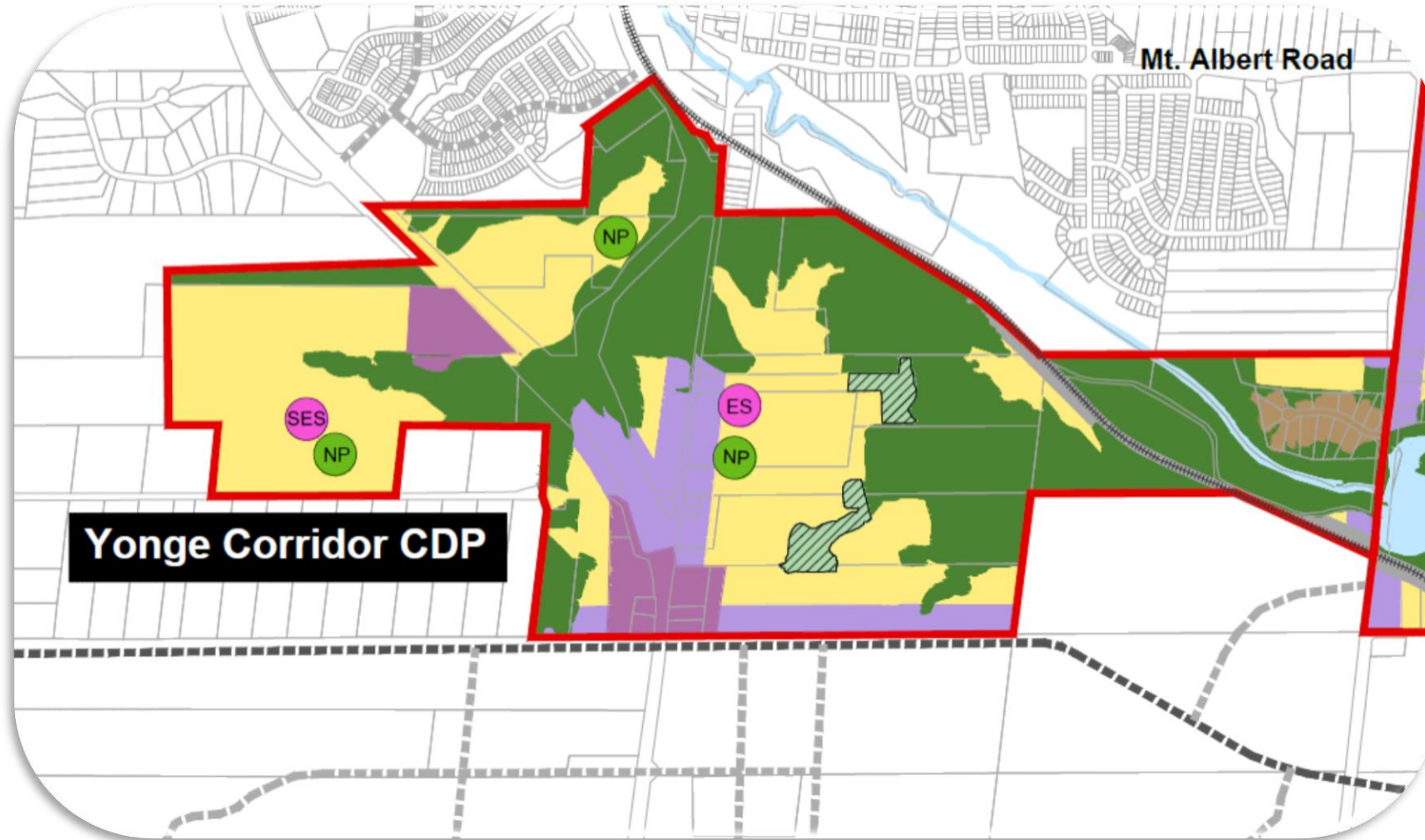
Legend

- Secondary Plan Area
- Estate Residential
- Neighbourhood Area
- Mixed-Use Corridor
- Mixed-Use Centre
- Employment Area
- Major Infrastructure
- Cemetery
- Environmental Protection Area
- Environmental Protection Area - Subject to Further Study
- Proposed Linear Community Park
- Proposed Neighbourhood Park
- Proposed Elementary School
- Proposed Secondary School
- Proposed Recreation Centre/Community Centre
- Highway 404
- Proposed Bradford By-Pass
- Existing Roads
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Railway
- Hydro Corridor



Yonge Corridor

Land Use Plan



Legend

- Secondary Plan Area
- Estate Residential
- Neighbourhood Area
- Mixed-Use Corridor
- Mixed-Use Centre
- Employment Area
- Major Infrastructure
- Cemetery
- Environmental Protection Area
- Environmental Protection Area - Subject to Further Study
- Proposed Linear Community Park
- Proposed Neighbourhood Park
- Proposed Elementary School
- Proposed Secondary School
- Proposed Recreation Centre/Community Centre
- Highway 404
- Proposed Bradford By-Pass
- Existing Roads
- Proposed Major Collector Road
- Proposed Minor Collector Road
- Railway
- Hydro Corridor



Preliminary Growth Estimates

CDP Area Minimum Targets

Community Design Plan	Population Target	Employment Target	Density Target (people + jobs/ha)
Holland Landing East	3,500	400	70
Green Earth Village	11,000	1,000	80
Sharon East	1,500	550	50
Sharon Heights	19,000	1,500	65
Walnut Farms	2,500	150	65
Yonge Corridor	8,500	900	65
Total	46,000	4,500	65

Notes:

1. Estimated Population + Jobs are rounded to the nearest 100.
2. Employment Targets do not include work from home or no assigned place of work estimates - which will be added to ensure an appropriate job to population ratio.

Land Use Designations

1. **Estate Residential** – recognizing existing estate residential areas within the Secondary Plan Area
2. **Neighbourhood Area** – locations for new primarily residential communities, including supporting facilities
3. **Mixed Use Corridor** – locations for mid-rise development, including residential and commercial opportunities
4. **Mixed Use Centre** – locations for mid- to high-rise development, including residential and commercial opportunities
5. **Employment Area** – locations for employment generating land uses: business park and industrial uses
6. **Major Infrastructure** – recognizing the existing lagoons, railway, and hydro corridor
7. **Cemetery** – recognizing the existing cemetery
8. **Environmental Protection Area** – lands that include significant features and functions to be protected from development
9. **Environmental Protection Area – Subject to Further Study** – lands requiring further study to determine significance and the need to protect them from development
10. **Parkland System** and **School Sites** are identified symbolically

After the Secondary Plan

- The **Secondary Plan** is not the final step in the development approval process.
- The **Secondary 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 Areas, including:
 - > Walnut Farms CDP;
 - > Sharon Heights CDP;
 - > Yonge Corridor CDP;
 - > Sharon East CDP;
 - > Holland Landing East CDP; and
 - > Green Earth Village CDP.
- Individual **Community Design Plans** that provide significant details that are intended to inform subsequent development approvals, including:
 - > Draft Plans of Subdivision/Condominium;
 - > Zoning By-laws; and
 - > Site Plan approval, where appropriate.
- **Community Design Plans** and **Draft Plans of Subdivision/Condominium** require Council adoption.
- **Implementing Zoning By-laws** require a full statutory approval process.

Next Steps

1. Consolidate Feedback and Confirm/Refine the Emerging Preferred Plan
2. Preparation of Draft 1 Complete Communities Secondary Plan
3. Council Workshop – **Fall 2025**
4. Public Open House #3 – **Late Fall 2025**

If you require additional information please visit
eastgwillimbury.ca/CompleteCommunities

or contact:

Jack Krubnik, MCIP RPP, CSLA OALA, PLE

Director of Planning Policy and Growth Management

Town of East Gwillimbury

905-478-4283 Ext. 1287

jkrubnik@eastgwillimbury.ca