



# East Gwillimbury

## Complete Communities Secondary Plan

### What We Heard Summary

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.

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# 1. Introduction

## 1.1 Project Purpose

The East Gwillimbury Complete Communities Secondary Plan is being prepared to establish a detailed planning framework and urban land uses in accordance with the policies of the Town of East Gwillimbury Official Plan and York Region Official Plan (2022) to allow the Town to begin the long-range planning of the Town's six new community areas.

- **Green Earth Village**
- **Holland Landing East**
- **Sharon East**
- **Sharon Heights**
- **Walnut Farms**
- **Yonge Corridor**

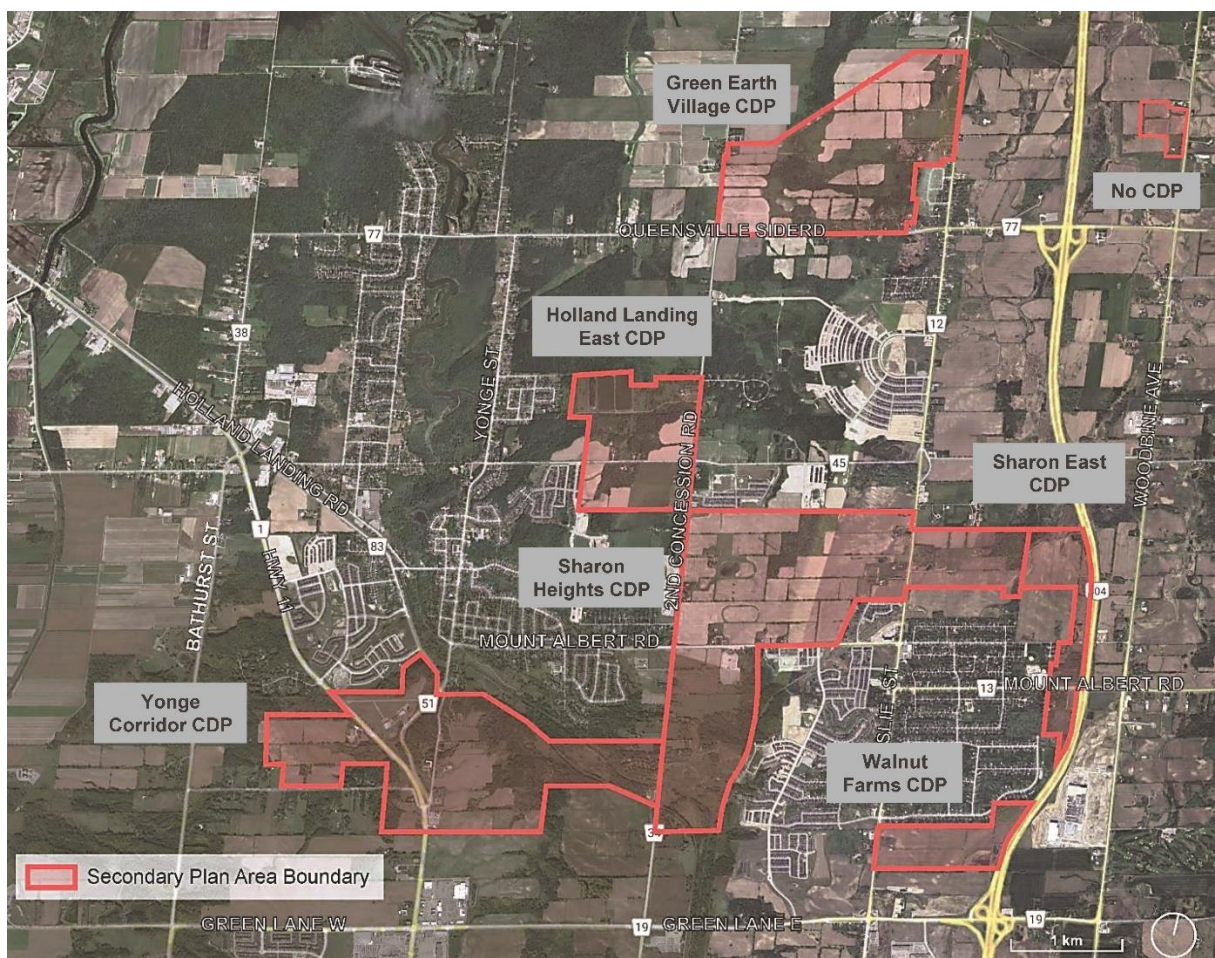


Figure 1: East Gwillimbury Complete Communities Secondary Plan Community Design Plan areas.

## 2. Engagement Process

The East Gwillimbury Complete Communities Secondary Plan consists of four phases, each of which has unique goals, objectives, and deliverables. Public engagement will occur through Public Information Sessions and on-going online engagement to ensure ample opportunities to receive and integrate feedback on the Secondary Plan.

### 2.1 Engagement and Consultation Goals

- To build awareness and understanding of the purpose of the East Gwillimbury Complete Communities Secondary Plan;
- To effectively engage all stakeholders in the process of preparing the Secondary Plan;
- To generate broad-based support for the Secondary Plan;
- To have meaningful conversations focused on providing the planning, design, and development framework for a successful, implementable, and complete Secondary Plan; and,
- To encourage participation and ensure stakeholders can contribute their ideas through a variety of forums.

The Secondary Plan is currently in **Phase 2 Background** of a four phase process. This Phase includes the preparation and presentation of a refined Emerging Plan based on the findings of the technical analysis and studies for feedback. An overview of consultation in each phase of the Study Process is provided below.

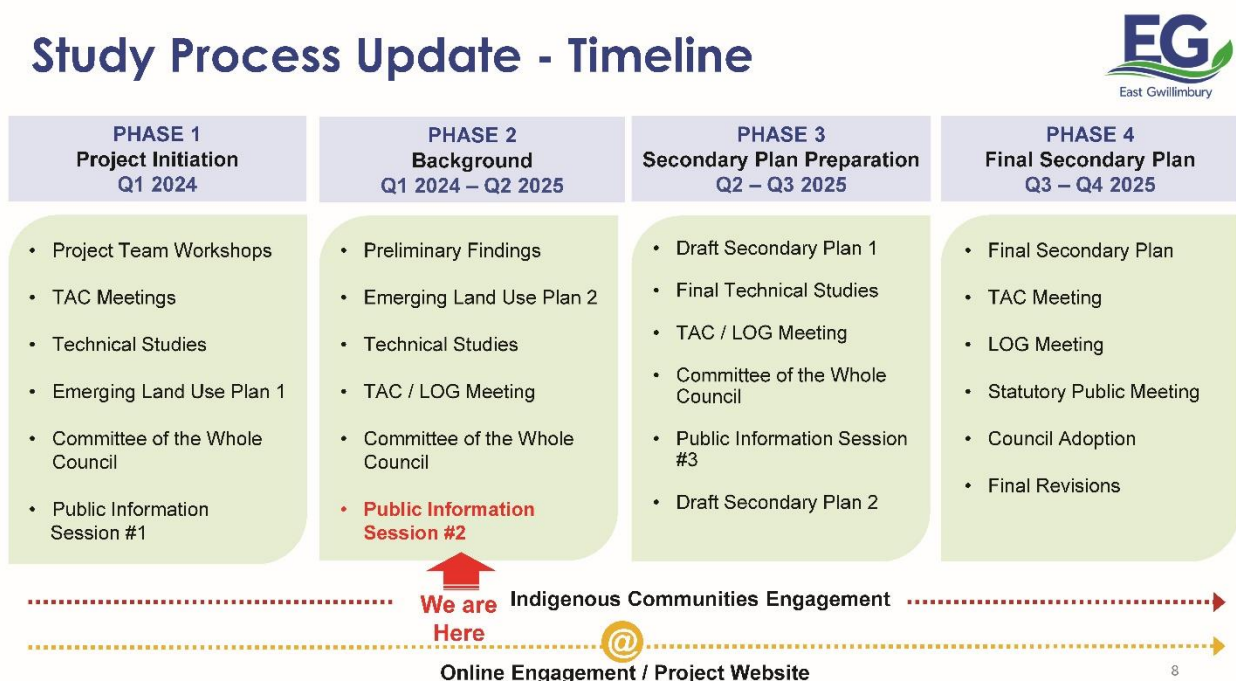


Figure 2: East Gwillimbury Complete Communities Secondary Plan Study Timeline.

Key members of the project team in attendance included.

## **TOWN OF EAST GWILLIMBURY**

Jack Krubnik, Director of Planning Policy and Growth Management

Sean Lapenna, Senior Planner

Andrea Staples, Administrative Assistant, Development Services

Kevin Brake, Director of Engineering, Engineering and Public Works (EPW)

## **CONSULTING TEAM**

### **Project Management**

[HBR Planning Centre Inc.](#)

Howard Friedman, Project Manager

### **Municipal Planning and Public Consultation**

[The Planning Partnership](#)

Donna Hinde, Principal

Stacey McCulloch, Associate

Ron Palmer, Special Advisor

### **Natural Environment**

[GEI Consultants](#)

Natalie Dunn, Senior Ecologist, Restoration Ecologist

Holly Stemberger, Environmental Planner

### **Transportation**

[Paradigm](#)

Tom Willis, Senior Project Manager



### 3. Meeting Overview - Public Information Session #2

The East Gwillimbury Complete Communities Secondary Plan **Public Information Session #2** was held on June 10, 2025 from 3 to 5 p.m. and 7 to 9 p.m. at the East Gwillimbury Operations Centre located at 19850 Woodbine Avenue in Queensville.

There was a total of **26 participants** that attended the information session.

The purpose of the meeting was to present and discuss the Emerging Land Use Plan for the Complete Communities Secondary Plan. The sessions were initiated by a Land Acknowledgement followed by a presentation by the consultant team and a question and answer period. The second half of the session included break out tables for participants to review and provide feedback on the land use plan. Worksheets were provided for people to markup and provide feedback. The consultant team and Town staff circulated the room and provided support for those who had any questions, comments, or concerns to discuss.

This report includes a summary of the comments provided on the worksheets, discussion with team members, as well as any additional comments sent directly to the Town's email for the Secondary Plan. A summary of input provided by The Mississaugas of Scugog Island First Nation (MSIFN) is also included.

The presentation is available on the project webpage:

[eastgwillimbury.ca/CompleteCommunities](http://eastgwillimbury.ca/CompleteCommunities)



Figure 3: Photo of people sitting at the breakout tables from the Public Information Session.

## 4. Summary of What We Heard

### General Comments

- Province has to approve the new official plan, process underway. Official Plan projections to 2051
- Why are there so few employment areas?
- 55 sites identified by the public school board, not assigned yet.
- Airport lands were not identified. The Holland Landing Airpark should be included on the land use plan. Concerns with ensuring an appropriate designation, impacts on future surrounding uses, safety, and trespassing.

### Natural Heritage System + Parks

- Please ensure that Natural Heritage Systems preserve wildlife corridor viability. Roads going through the Natural Heritage System will disrupt wildlife corridors – what are the plans to remediate this?
- Development has caused significant silt runoff into Sharon Creek & East Holland River – How will this be prevented in the future?



Figure 4: Photo of people sitting at the breakout tables from the Public Information Session.

### Mixed Use Centres and Corridors

- Some preferred more area allocated for employment to relieve the pressure on 400-series corridors.
- **Sharon Heights**
  - Concern about having a mixed-use corridor running through part of a farm
  - Would road access in this area dissect the Environmentally Protected Area?



- **Yonge Corridor**

- Will land expropriation be a concern for residents?
- Will there be a buffer between existing homes and the new mixed-use corridor?
- Will there be a tree protection plan?
- Will sanitary sewers be replacing existing septic, and is it mandatory for existing residents?

### Institutional

- Would parks and schools be part of the mixed-use corridor or neighbourhood?
- **Sharon Heights**
  - What is major infrastructure? R: Existing lagoons, railway, highway 404, and hydro corridor
  - What is planned for the area marked in grey?
  - Why is there a park planned for this area as there is an existing park to the south?

### Road Network


- Active transportation trail (biking and walking) should be added to the plans as a legend item in the land use plan.



Figure 5: Photo of people sitting at the breakout tables from the Public Information Session.

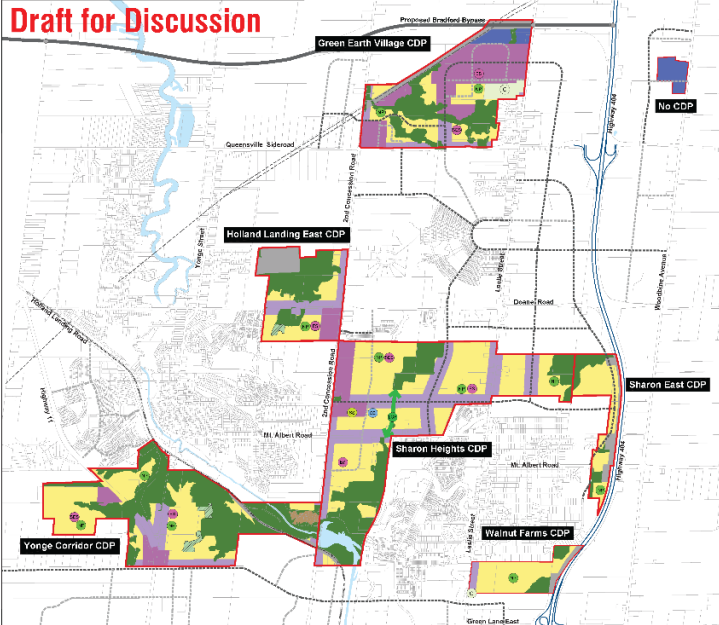
## 5. Worksheet for the Breakout Session


# COMPLETE COMMUNITIES SECONDARY PLAN



## 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

## COMMENTS

## ADDITIONAL COMMENTS

Figure 6: Example of the worksheet provided at the Public Information Session.

## 6. Input from The Mississaugas of Scugog Island First Nation

The Mississaugas of Scugog Island First Nation (MSIFN) provided input on the presentation from **Public Information Session #1** that was held in March of 2024. Below is a summary of the comments.

### Insufficient Wetland Buffer

- Wetlands protect downstream communities from climate exacerbated flooding and must be protected and restored (including small and unevaluated wetlands).
- Wetland evaluations have and continue to undervalue (if not ignore) Indigenous rights, interests, and knowledge.
- Relying on existing evaluations that are based on western science and policy without meaningful engagement with Indigenous communities understates the high cultural significance of these ecosystems, and risks negatively impacting First Nation rights.
- A wetland buffer of 15m is insufficient. Both evaluated and unevaluated wetlands must have a minimum buffer of 30m.

### Land Use Designations

- Will the Neighbourhood Area designation allow for small-scale commercial uses (e.g., corner café, restaurant, etc.)?
- Strongly support residential neighbourhoods with gentle density and gentle mixed use that allows residents to easily walk to a café, bakery, or other small shop, rather than needing to drive for a coffee or a bag of milk.

### Housing Mix

- Encourage focus on solving for the missing middle, promoting duplexes, triplexes, quadplexes, and low-rise housing options.
- Strongly oppose the continued building of single and semi-detached houses where higher density homes can be built.

### Draft for Discussion

- Request more information on the three Environmentally Protected Areas subject to further study.

## 7. Next Steps

The next steps for the study process were presented during the presentation component of the Public Information Session and included:

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 Information Session #3 – **Late Fall 2025**