



Draft Updated Official Plan

Public Open House
March 3, 2022

Official Plan Review

-  **Vision & Guiding Principles**
-  **Complete Communities & Balanced Growth**
-  **Housing**
-  **Community Design**
-  **Sustainability & Climate Change**
-  **Agriculture & Rural Lands**



Project Milestones and Engagement to Date

August 2020 → Project website launched. **70 registered interested parties**

September 2020 → Mayor and Councillor Interviews on goals for the Updated OP

October 2020 → Public Visioning Workshops. **42 and 51 Attendees each session**

March 2021 → Growth Management Council Presentation

March 2021 → Launch of Chat with a Planner Engagement. **16 individual sessions**

April 2021 → Discussion Papers Council Workshop and Special Meeting of Council

June 2021 → Discussion Papers Community Workshop. **111 Attendees total**

September 2021 → Whitebelt Property owner mail outs to inform about MCR

September 2021 → Presentation of final Discussion Papers and LNA

October – January 2021 → Development of Draft Updated OP

January 2021 → Senior Management Team review of Draft Updated OP




Official Plan Review

Virtual Community Meetings

June 2	June 3
5:00 - 6:30 pm Growth Management	5:00 - 6:30 pm Sustainability & Climate Change
7:00 - 8:30 pm Complete Communities, Housing & Community Design	7:00 - 8:30 pm Agriculture & Rural Lands

www.eastgwillimbury.ca/opreview

Chapters 1 – Purpose, Vision and Guiding Principles

- Vision Statement and principles to 2051

Chapter 2 – Growth Management

- Minimum growth forecasts, provincial and regional context, secondary and block plans and phasing policies

Chapter 3 – Building a Successful Community

- Complete Community / Viable and Financially Responsible / Beautiful and High Quality / Healthy / Sustainable and Resilient

Chapter 4 – Land Use Policies (Designations)

- Strategic Growth Areas / Community Areas / Employment Areas / The NHS / Rural/Ag Area / Land Use Specific Policies

Chapter 5 – Sustainable Infrastructure

- Road Network / Water and Wastewater / Storm Water / Energy Production

Chapter 6 – Implementation and Interpretation

- Integrated planning process and additional planning tools

Schedules and Appendices

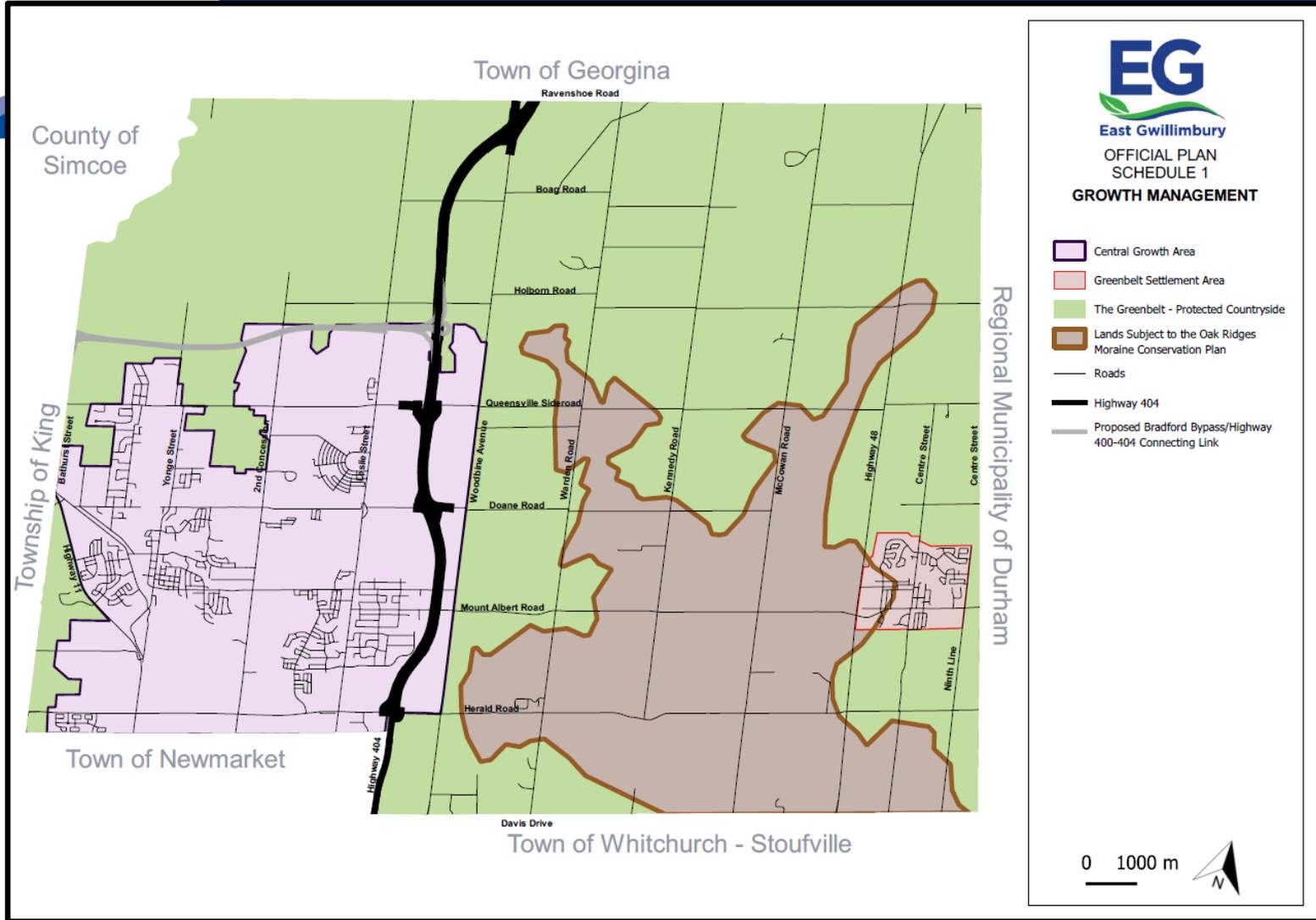
- Urban Structure / Natural Heritage System / Community Plans / Rural Agricultural Area / Road Network / Additional Schedules

Section	General Description
1.1 Purpose	Defines what the OP is used for as a long term policy document to implement provincial, regional and Town-wide policy to 2051
1.2 Envisioning Our Town to 2051	Articulates the Town’s vision statement to 2051
2.3 Guiding Principles	Elaborates on the vision statement and outlines how the policies of the OP build on 8 key guiding/underlying principles

Vision Statement:

*East Gwillimbury will evolve as a **balanced, sustainable, and complete community**, with a **mix 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 multimodal 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** and ensure that health, safety, equity, prosperity, and resilience are prioritized.*

Section	General Description
2.1 Population and Employment Forecasts	Recognizes the Region’s 127,600 persons and 43,800 jobs allocated to EG for 2051 as minimum growth estimates that can be exceeded
2.2 Planning for Growth in an Urban Structure	Overviews the ‘Urban Structure’. Defines Settlement Areas, the Delineated Built-up Area, the Designated Greenfield Area, and Future Urban Lands
2.3 Accommodating Projected Growth	<p>Outlines the Region’s assigned density and intensification targets for growth.</p> <p>Provides Phasing Policies – one Whitebelt secondary plan, multiple Community Design Plans, and the ability to allocate servicing on consistent criteria (meeting housing mix, providing community services etc.)</p>

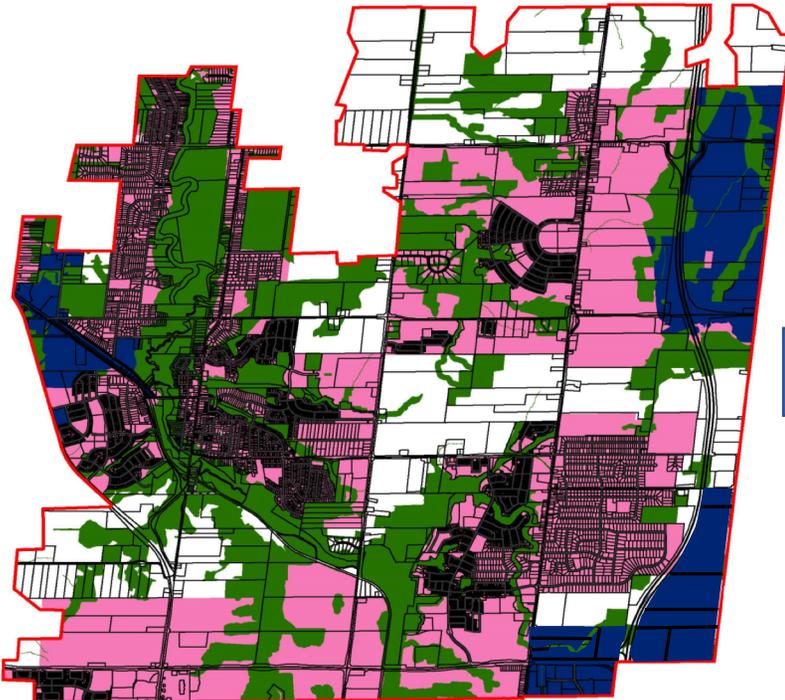


Population and Employment Forecast to 2051

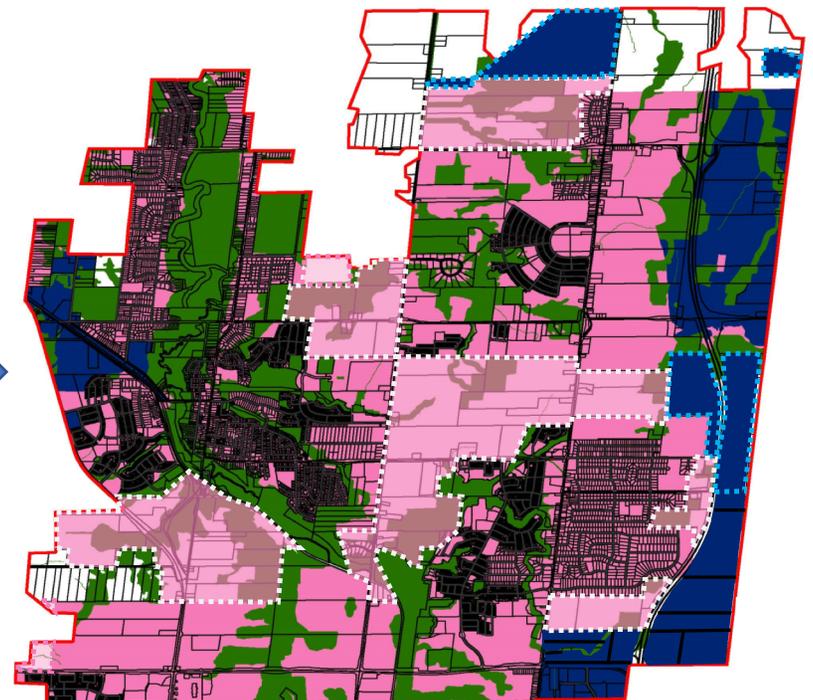
	Population Forecast to 2051	Employment Forecast to 2051
Central Growth Area	+/- 113,600	+/- 40,800
Mount Albert	+/- 8,000	+/- 2,000
Rural Area	+/- 6,000	+/- 1,000
TOTAL	+/- 127,600	+/- 43,800

Urban Boundary and Planning for Complete Communities

Previous Urban Boundary



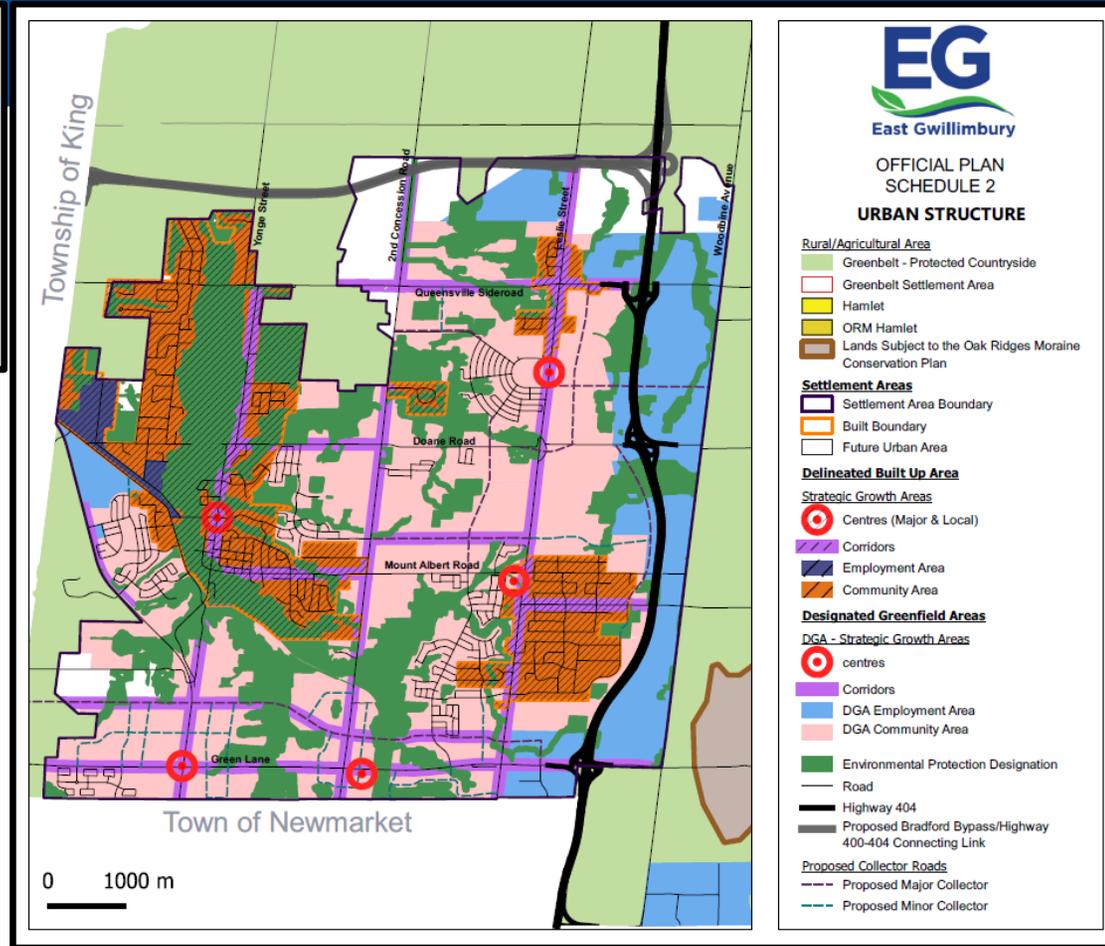
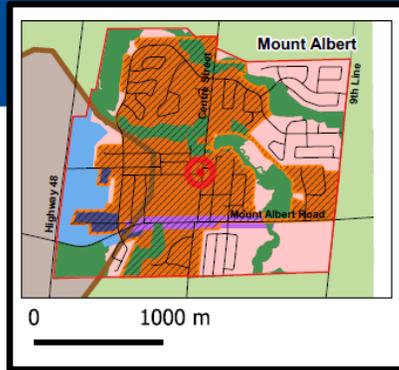
2021 Regional Council approved Urban Boundary



70% of Whitebelt now
Urban Area

Urban Structure

- Implements the (70%) Region approved Urban Area expansion and shows the employment vs. community area mix
- Identifies the Built Boundary for the purposes of measuring intensification

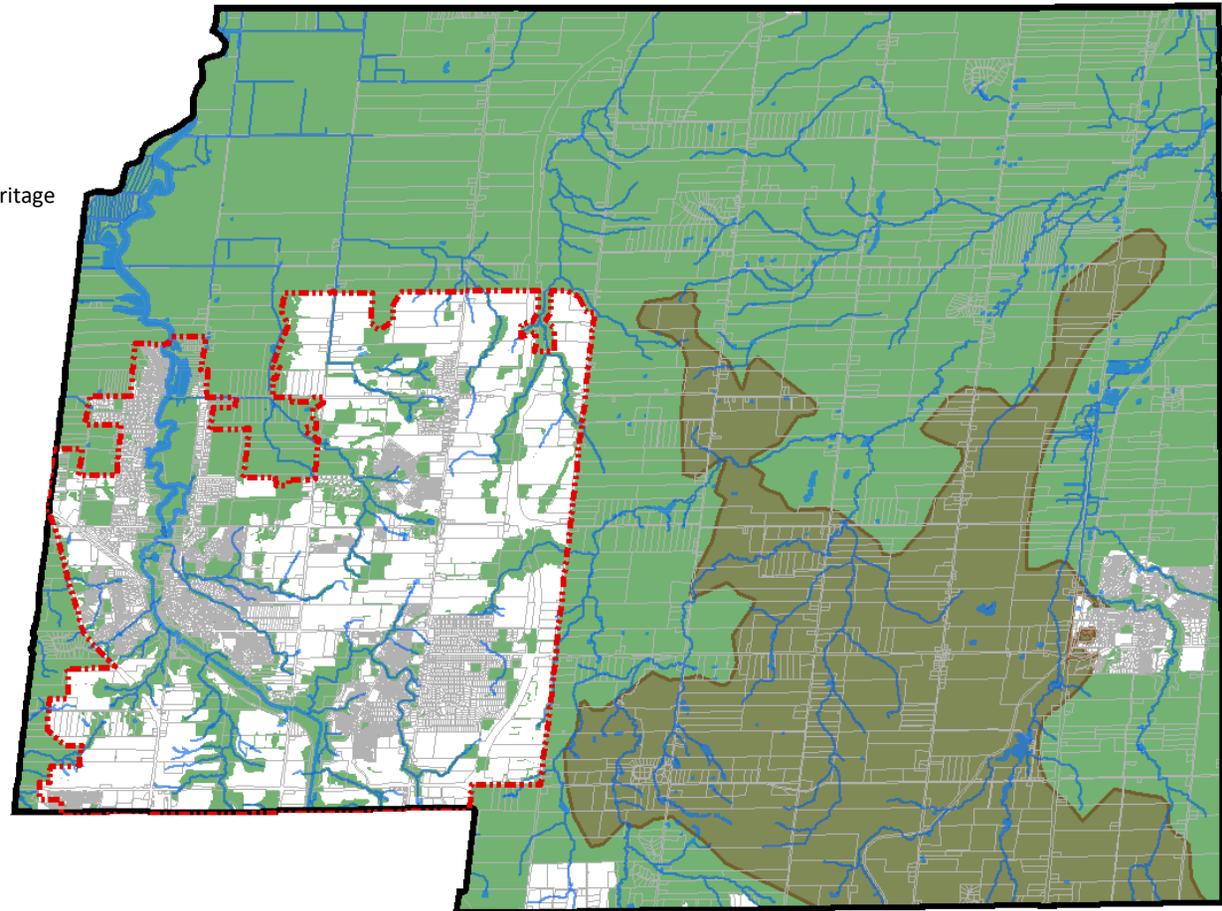


Section	General Description
3.1 A Successful Community	Introduces ‘Successful Community’ concept – about making informed choices on interrelated land use matters. Defined by the five sections below
3.2 A Complete Community	Promotes housing opportunities, walkability, strategic growth, accessibility, connectivity, and proximity to public service facilities as part of developing and promoting 15-minute neighbourhoods
3.3 A Viable and Financially Responsible Community	Supports economic development and the creation of a full range of employment. Policies are aimed at enhancing the economy through attracting and retaining labour, diversifying commercial uses and promoting major institutions and creative industries. Policies also ensure that development is efficient and cost-effective.

Section	General Description
3.4 A Beautiful and High Quality Community	<p>Promotes high quality design, ‘community of communities’ with urban separators, Crime Prevention Through Environmental Design, designing with nature, Public Art, Heritage preservation, and the Town-wide Urban Design manual</p> <p>Urban separators and ‘community of communities’ – includes continuing ORM and GB protection, gateway features for historic areas, utilizing 2nd Concession and strategic collector roads as mixed use corridors, protection of NHS and buffering, and the ability to further explore the concept through Secondary and Block Plans</p>
3.5 A Healthy Community	<p>Supports public health considerations, urban agriculture, active transportation, walkability, and the promotion of cycling</p>
3.6 A Sustainable and Resilient Community	<p>Describes a range of practice for sustainability including protection of GB, ORM local NHS and implementation of the Town’s Thinking Green Development Standards. Promotes a climate change action plan, planning around the NHS and watersheds, emergency planning, conservation, air quality, green building design</p>

Growing Sustainably - even at full build-out East Gwillimbury will remain over 83% greenspace

-  Central Growth Area
-  ORM
-  Greenbelt, Natural Heritage System, Woodlands Floodplains and Parks





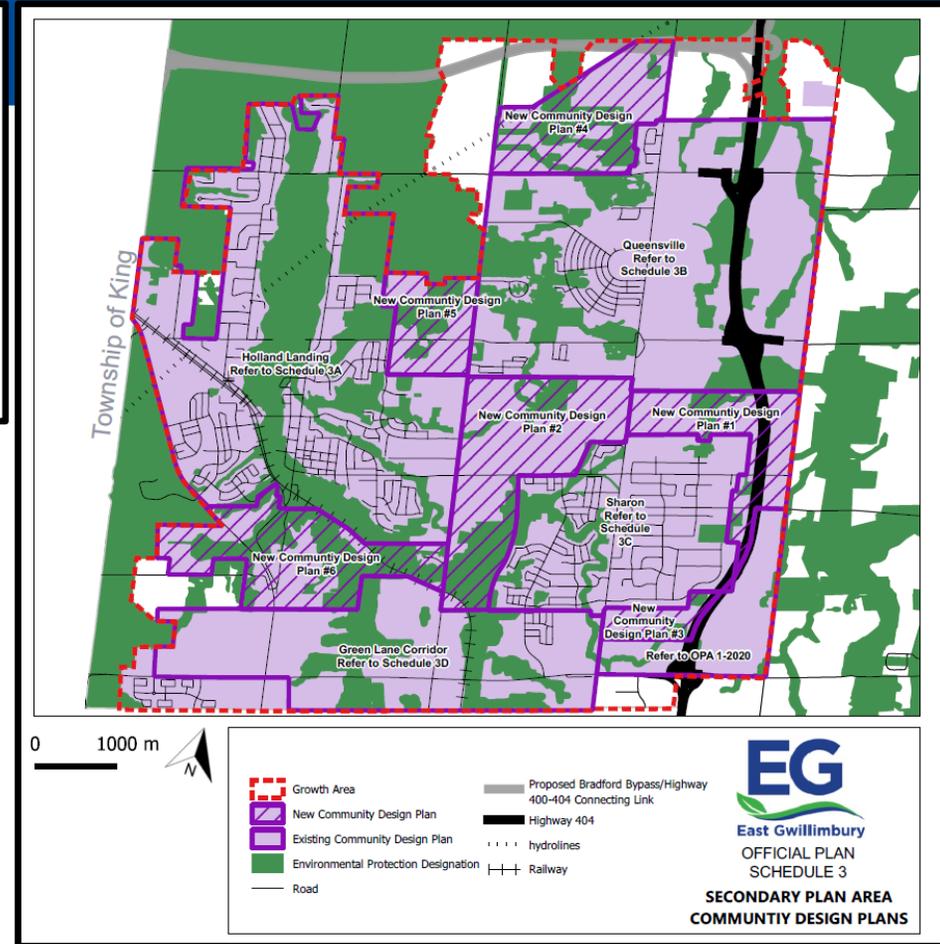
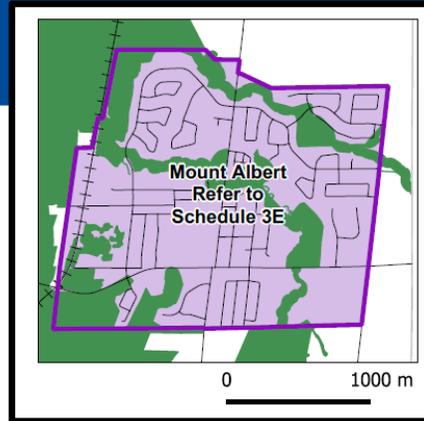
Growing Sustainably - even at full build-out East Gwillimbury will remain over 83% greenspace

Land Area of East Gwillimbury (EG)	61,188 acres
Provincially Protected Greenspace <ul style="list-style-type: none"> • Greenbelt • Oak Ridges Moraine 	46,170 acres <ul style="list-style-type: none"> • 33,940 acres • 12,230 acres
Percentage of EG Land that is Provincially Protected	75.5%
Land Area of Central Growth Area <ul style="list-style-type: none"> • Existing Urban Area • Whitebelt (gross) 	14,070 acres <ul style="list-style-type: none"> • 10,628 acres • 3,442 acres
Natural Heritage System, Woodlands, Floodplains and Parks Within the Central Growth Area <ul style="list-style-type: none"> • Portion within Existing Urban Area • Portion within Whitebelt 	4,653 acres <ul style="list-style-type: none"> • 3,957 acres • 696 acres
Percentage of Natural Heritage System, Woodlands, Floodplains and Parks Within the Central Growth Area	33.1% <small>(approximately 8% of Town Overall)</small>
Total Overall Greenspace within EG (Provincially Protected Greenspace + Natural Heritage System, Woodlands, Floodplains and Parks Within the Central Growth Area)	50,823 acres
Total percentage of greenspace land in EG at full build out	83%

Section	General Description
4.1 Strategic Growth Areas	Queensville Centre, Village Core (heights), Commercial mixed Use, Residential Mixed Use, Community Commercial, Neighbourhood Commercial
4.2 Community Areas	Low Medium and High Density Residential, Estate, Institutional, Parks and Open Space, The Future Urban Area
4.3 Employment Areas	General Employment, Prestige Employment, Public Education/Health Care Facility Major Public Use (previously just post-secondary designation)
4.4 The Natural Heritage System	Environmental Protection Designation and Adjacent Lands Overlay. Existing NHS protections maintained
4.5 The Rural/Agricultural Area	Hamlets, Prime Agricultural, Holland March Specialty Crop Area, Rural Designation, Recreation, Waste Disposal Sites, Aggregate Extraction
4.6 Land Use Specific Policies	Required policies specific for 'unique' uses – ex. cemeteries, adult entertainment
4.7 Special Provisions and Exceptions	List of existing approved Official Plan Amendments

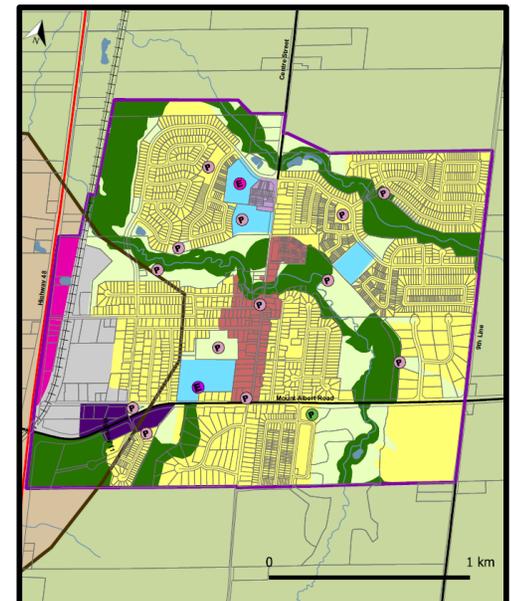
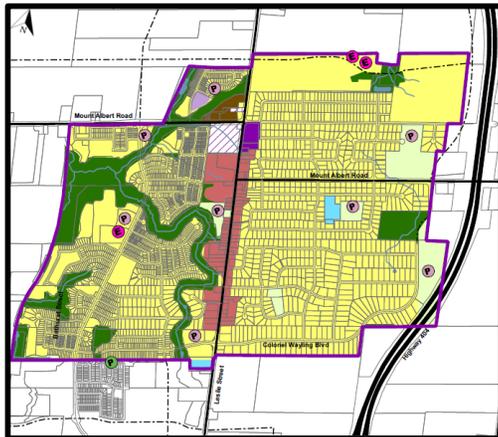
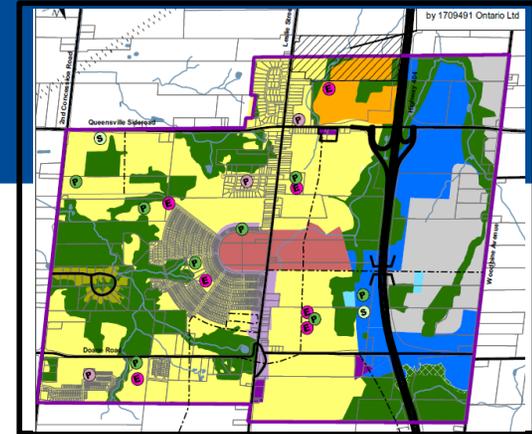
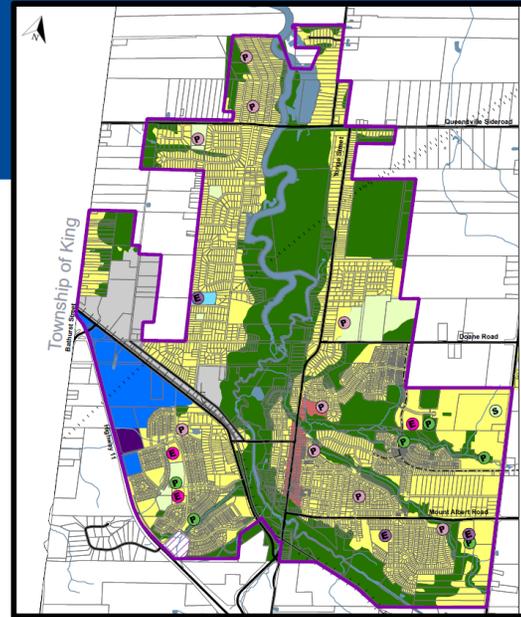
Secondary Plan and Community Design Plans

- One Secondary Plan for Whitebelt expansion area
- Then multiple Community Design Plans to manage phasing and the pace of growth at the new neighbourhood level



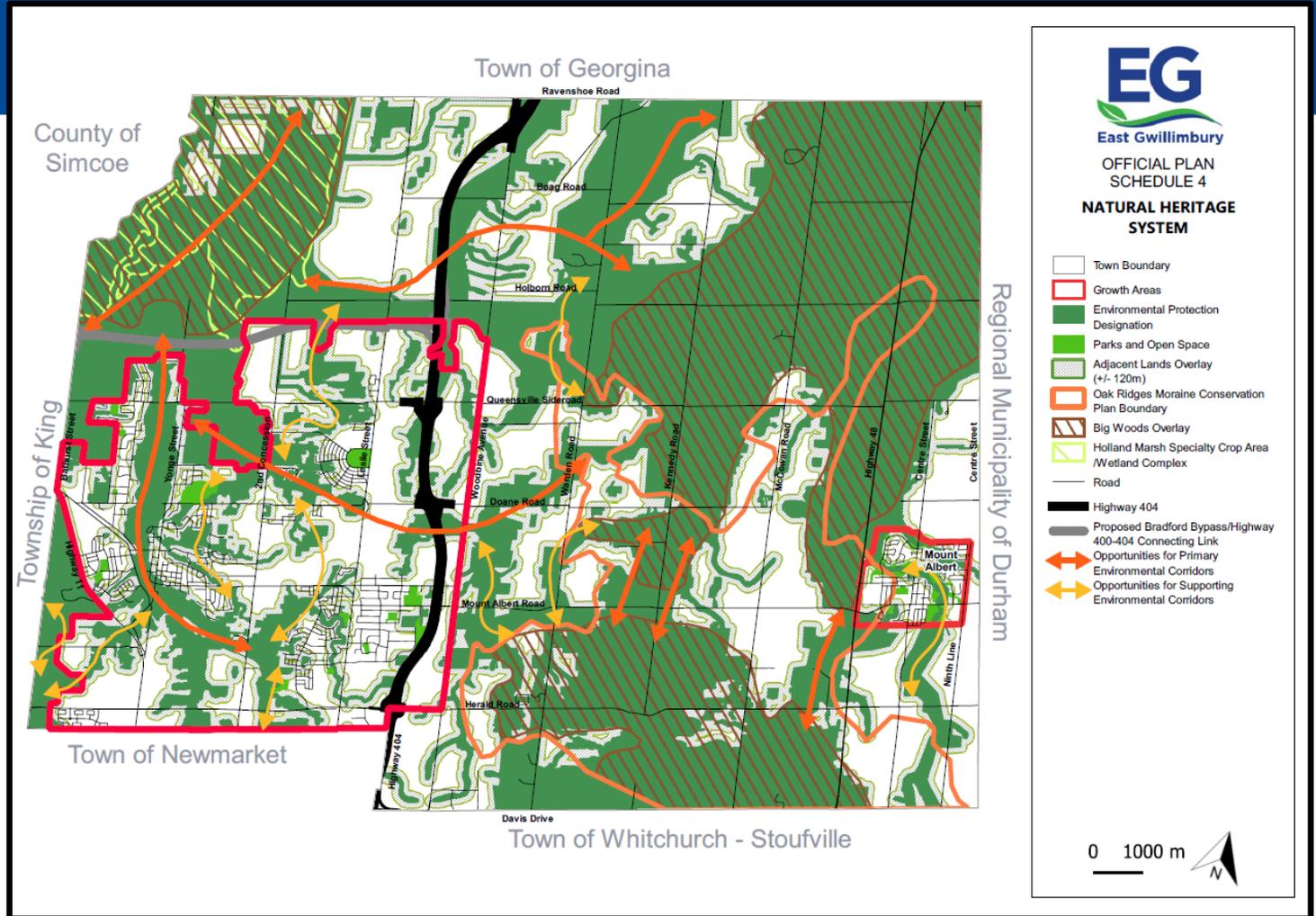
Community Plans

- Largely unchanged from our current OP
- MTSA boundaries now included for Green Lane
- Local road networks to be updated
- Post-secondary institution in Queensville – ‘Major Public Use’



NHS

- Existing NHS protections maintained
- Town will remain over 83% protected greenspace
- Environmental Lands Overlay from the Region
- EP layer can be subject to refinement based on an approved Natural Heritage Evaluation

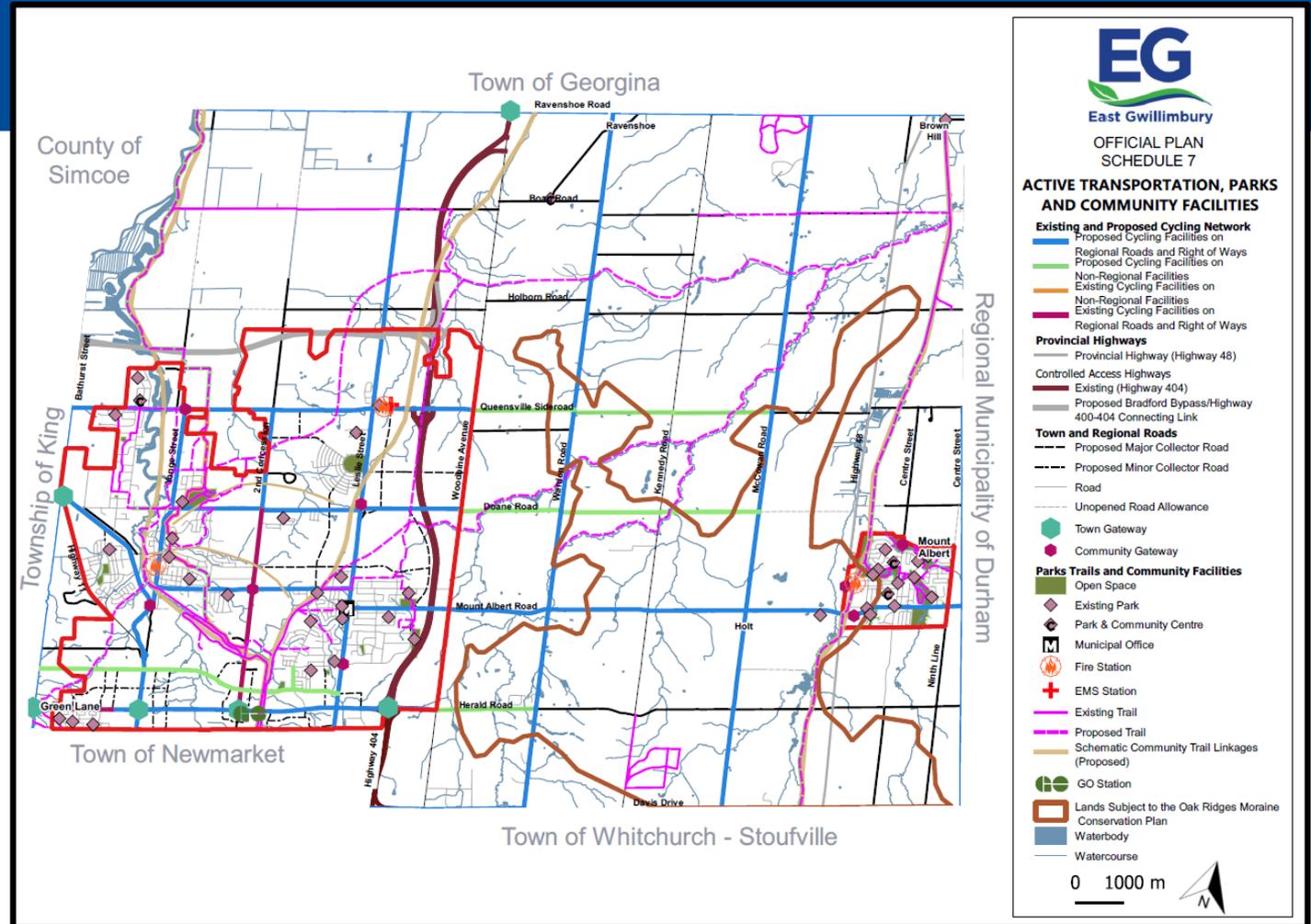


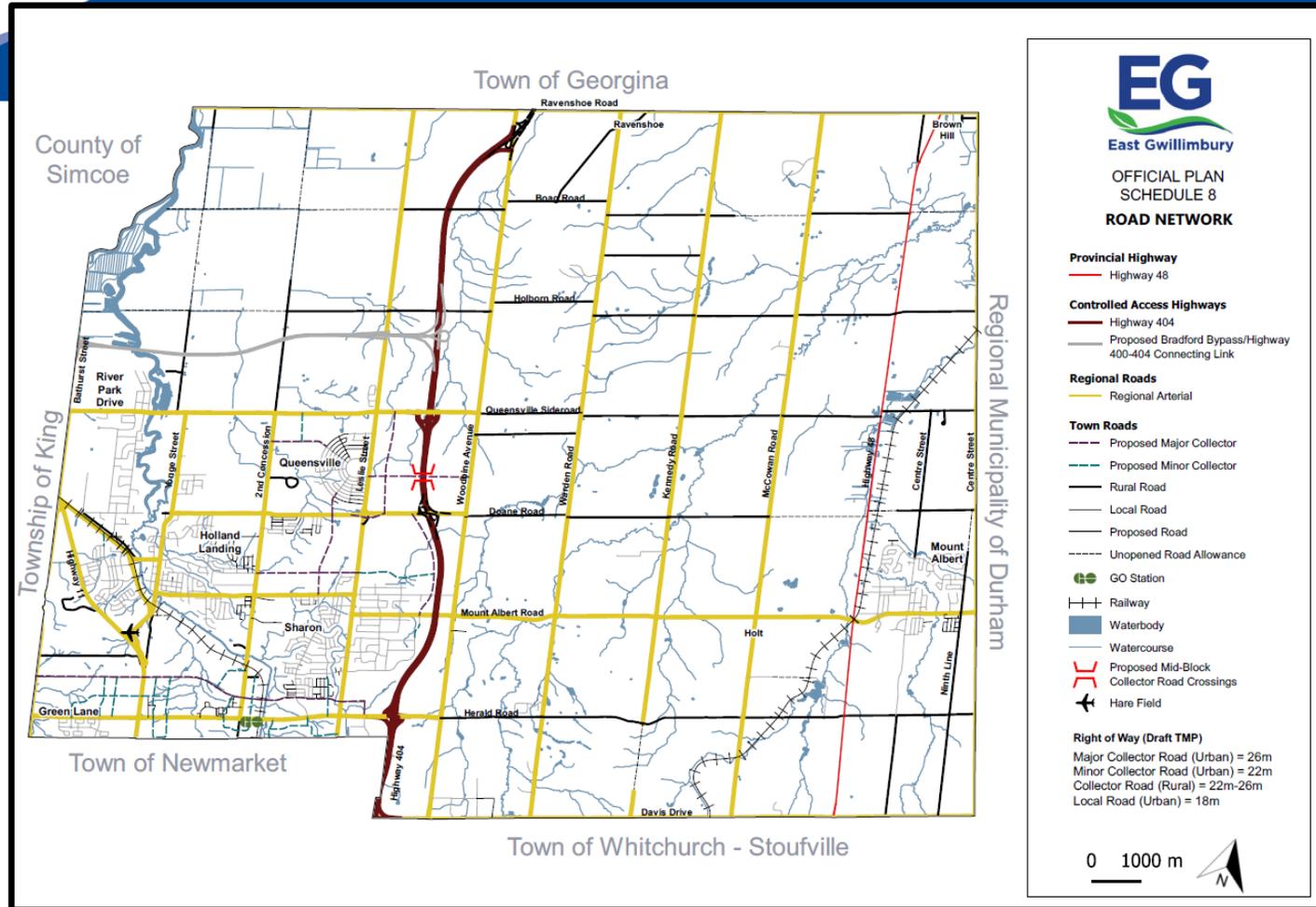
Chapter 5 – Sustainable Infrastructure

Section	General Description
5.1 General Policies for Infrastructure	OP ensures coordinated infrastructure, with the necessary EA's, that allows infrastructure to be developed with the best sustainability, energy efficiency, and fiscal responsibility
5.2 The Transportation System	Promotes the efficient movement of people and goods – an integrated system, that accommodates various modes of transportation and protects corridors. Policies focus on alternative forms of transportation and complete streets and promote design policies for sidewalks, bike lanes, roads, parking and policies on MTSA's and public transit. Details the road hierarchy, ROWs and has specific section on the Highway 400-404 Connecting Link/Bradford Bypass. Also provides policies on rail and airports
5.2.4 Municipal Service Infrastructure Systems	Provides policies for municipal water and wastewater servicing infrastructure as well as private servicing. Also elaborates on storm water management, wellhead protection, energy production (renewable and district), telecommunications utility and technology infrastructure, and waste management and diversion

Active Transportation, Parks and Community Facilities

- Refresh of our current OP
- Improved visualization for proposed trails and linkages





Section	General Description
6.1 Implementation	<p>Speaks to the role of the upper tier and requirement for conformity in the local OP</p> <p>Overviews the process for OPA's and the relationship with the ZBL to implement policies of the OP. Also provides description of Planning Act tools and applications – subdivision of land, the CofA, Holding Bylaws, Parkland Dedication, ICBL's, etc.</p>
6.2 Interpretation	<p>Section details the inherently interconnected nature of the policies of the Plan and that the Plan is to be read as a whole, and not in isolation of other Provincial or Regional Plans.</p>

February 15, 2022 → Presentation of Draft Updated OP to Council

February and March 2022 → Circulation and Presentation of Draft Updated OP to Advisory Committees and other agencies for review

March 3, 2022 → Virtual Public Open House to review Draft Updated OP

April 12, 2022 → Council Workshop

[Refinements to the Draft Updated OP are to be made iteratively based on the comments received from these rounds of engagement]

May 2022 → Statutory Public Meeting

[Additional refinements to be made based on the comments received]

June 2022 → Council adoption of finalized OP and forwarding to the Region for approval



- Draft Updated Official Plan and all related documents available at:

www.eastgwillimbury.ca/opreview

Contact staff at anytime with any comments or questions:

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