

East Gwillimbury Official Plan and PPS (2024) Consistency Review

PPS (2024)	East Gwillimbury OP
Chapter 1: Introduction	
Legislative Authority	
The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the <i>Planning Act</i> and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In respect of the exercise of any authority that affects a planning matter, section 3 of the <i>Planning Act</i> requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.	Importantly, the PPS is the in-force reference to the Province's most up to date planning policy. The EGOP is required to be "consistent with" the PPS, and has been reviewed and updated to ensure it represents an appropriate and responsive document, appropriate for Provincial approval. It is also important to note that the test is "consistency", and not specifically "conformity" and not the former test of "have regard for". The Province has not provided any definition of the differences among these tests.
Policies Represent Minimum Standards	
The policies of the Provincial Planning Statement represent minimum standards. Within the framework of the provincial policy-led planning system, planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Planning Statement.	The EGOP is permitted to interpret the PPS, and to include policies that go beyond the minimum requirements that are included in the PPS.
Chapter 2: Building Homes, Sustaining Strong and Competitive Communities	

2.1 Planning for People and Homes	
2.1.1 Planning authorities shall base growth forecasts on Ministry of Finance population projections, modifying as appropriate.	See below
2.1.2 However, municipalities may also continue to forecast growth with previously issued Provincial forecasts for land use planning.	The EGOP includes growth forecasts for population and employment that are directly derived from the Provincial Growth Plan, as they were assigned by the Region of York. These growth forecasts were adopted by the Town, and are considered to be minimum growth target to be achieved by the Town. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.1 Population and Employment Forecasts
2.1.3 Land shall be made available to accommodate appropriate ranges of land uses for a projected needs range of 20-30 years. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.	The EGOP utilizes a 2051 planning horizon, and the Plan includes sufficient land and a policy framework to accommodate planned population and employment growth. It is recognized that Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth Schedule: Schedule 1 - Growth Management Schedule 2 - Urban Structure
2.1.4a To provide an appropriate range of housing options/density for a regional market area, planning authorities shall maintain the ability to accommodate residential growth for minimum of 15 years through designated and available residential land.	The approach to growth management within the EGOP includes sufficient land at appropriate densities to ensure that a range and mix of housing is achieved. Further, the intensification target will also promote denser and small dwelling units throughout the built-up areas of the Town. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth 3.2.3 Providing Housing Opportunities Schedule: Schedule 1 - Growth Management Schedule 2 - Urban Structure
2.1.4b To provide an appropriate range of housing options/density for a regional market area, planning authorities shall maintain sufficient land with servicing capacity for new development, for at least a three-year supply of residential units with suitably zoned land and draft approved units/ registered plans.	The Town has an ample supply of housing in designated areas within the EGOP to accommodate at least a 5-year time frame. Municipal Service Infrastructure capacity is managed comprehensively by the Town and the Region of York. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth Schedule: Schedule 1 - Growth Management Schedule 2 - Urban Structure

2.1.5 Lower-tier municipalities land and unit supply (identified by 2.1.4) shall reflect the allocation of population and units by the upper-tier municipality.	The growth projections within the EGOP are based on York Region population and employment growth projections, which are a reflection of the Provincial Growth Plan. York Region is no longer the planning approval authority, and the Provincial Growth Plan is no longer in effect. However, these growth forecasts were adopted by the Town, and are considered to be minimum growth target to be achieved by the Town. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.1 Population and Employment Forecasts
2.1.6a Planning authorities should support the achievement of complete communities by accommodating appropriate ranges of land use, housing options, multimodal transportation, public service facilities, employment, institutional uses, parks, open space, and other uses.	The EGOP supports the desire to be a complete community. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community Further, the EGOP includes a host of land use designations, including policy frameworks that support opportunities for the achievement of complete communities. The land use designations and policies accommodate appropriate ranges of land use, housing options, multimodal transportation, public service facilities, employment, institutional uses, parks, open space, and other uses. Chapter: 4.0 LAND USE POLICIES Schedule: Schedule 3A through Schedule 3G-2
2.1.6b Planning authorities should support the achievement of complete communities by improving accessibility for all ages and abilities by addressing land use barriers restricting participation in society.	The EGOP support the AODA, which is recognized and is applicable legislation. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.4 A Beautiful and High Quality Community, Sub. 3.4.1 Objectives Subsection I)
2.1.6c Planning authorities should support the achievement of complete communities by improving social equity and quality of life.	The EGOP, in its entirety, is written in non-discriminatory language supporting equality in interpretation and access to all. The quality of life is expected to be enhanced by promoting a complete community, including a full range and mix of housing, ensuring adequate parks and public service facilities and protecting the natural heritage system.
2.2 Housing	
2.2.1a Shall provide for an appropriate range of housing options and densities meeting projected and current needs of the regional market area by implementing minimum targets for providing housing that is affordable to low and moderate	It is an objective of the Town that a minimum of 25% of all new housing be affordable to low and moderate income households. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY

income households, coordinating with service managers to address a full range of housing options.	Section: 3.2.3 Providing Housing Opportunities, Subsection 3.2.3.2 a)
2.2.1b(1) Shall provide for an appropriate range of housing options and densities meeting projected and current needs of the regional market area by permitting and facilitating all housing options required to meet the needs of current and future residents, including additional needs housing and other needs arising from demographic and employment changes.	Within the EGOP all housing forms are permitted in appropriate land use designations throughout the Town, including opportunities for Additional Needs Housing. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2.3 Providing Housing Opportunities, Subsection 3.2.3.1 c) ii. Chapter: 4.0 LAND USE POLICIES Schedule: Schedule 3A through Schedule 3G-1
2.2.1b(2) Shall provide for an appropriate range of housing options and densities meeting projected and current needs of the regional market area by permitting and facilitating all types of residential intensification , developing and redeveloping underutilized sites for residential use, and introducing new housing options within developed areas/ redeveloping to increase net residential units.	The EGOP establishes an intensification target of a minimum of 25% of all residential development within the Delineated Built-Up Areas on an annual basis. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth, Subsection 2.2.1 a) Schedule: Schedule 2 - Urban Structure The EGOP includes opportunities for a full range of housing types including Additional Needs Housing and Additional Residential Units. These opportunities will increase net residential units within the built-up areas of the Town. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2.3 Providing Housing Opportunities Chapter: 4.0 LAND USE POLICIES Schedule: Schedule 3A through Schedule 3G-1
2.2.1c Shall provide for an appropriate range of housing options and densities meeting projected and current needs of the regional market area by promoting densities for new housing which support surrounding land uses, infrastructure, public service facilities, and active transportation.	The EGOP accommodates growth within a structure of higher density and mixed use Strategic Growth Areas, including two PMTSAs and regional and local corridors. The defined urban structure supports surrounding land uses, infrastructure, public service facilities, and active transportation. The EGOP identifies a minimum density target for new development within the identified Designated Greenfield Areas of 55 residents and jobs combined per hectare, with up to 70 residents and jobs per hectare in one of the Plan Areas. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth, Subsection 2.2.2 d) Schedule: Schedule 1 - Town Structure Schedule 2 - Urban Structure

2.2.1d Shall provide for an appropriate range of housing options and densities meeting projected and current needs of the regional market area by requiring transit supportive development and supporting intensification in proximity to transit.	The EGOP accommodates growth within a structure of higher density and mixed use Strategic Growth Areas, including two MTSAs and regional and local corridors. The defined urban structure is fundamentally established to support existing and future transit. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth Schedule: Schedule 1 - Growth Management Schedule 2 - Urban Structure
2.3 Settlement Areas and Settlement Area Boundary Expansions	
2.3.1 General Policies for Settlement Areas	
2.3.1.1 Settlement areas shall be the focus of growth and development, specifically focusing on strategic growth areas, including major transit station areas.	Growth within East Gwillimbury is specifically focused on strategic growth areas, including 2 MTSAs. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2.2 Structural Elements of a Complete Community, Subsection 3.2.2.2 a) Schedule: Schedule 2 - Urban Structure
2.3.1.2a Land use patterns in settlement areas should be based on densities and a mix of land use which efficiently uses land and resources.	The urban structure and associated land use policies promote land uses and a mix of densities that efficiently use land and resources. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.1.2 Planning for Growth in an Urban Structure, Subsection a) Schedule: Schedule 1 – Growth Management
2.3.1.2b Land use patterns in settlement areas should be based on densities and a mix of land use which optimize existing and planned infrastructure and public service facilities.	The urban structure and associated land use policies optimize existing and planned infrastructure and public service facilities. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.3 A Viable and Financially Responsible Community, Subsection 3.3.1 a) iii. Schedule: Schedule 1 – Growth Management
2.3.1.2c Land use patterns in settlement areas should be based on densities and a mix of land use which support active transportation.	The urban structure and associated land use policies support active transportation. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.5.2 Active Transportation, Subsection a) Schedule: Schedule 1 – Growth Management
2.3.1.2d Land use patterns in settlement areas should be based on densities and a mix of land use which are transit-supportive, as appropriate.	Within the EGOP growth is accommodated within a structure of higher density and mixed use Strategic Growth Areas, including two MTSAs and regional and local corridors. The defined urban structure is fundamentally established to support existing and future transit.

	Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2.2 Structural Elements of a Complete Community, Subsection 3.2.2.2 a), b) and c) Schedule: Schedule 2 - Urban Structure
2.3.1.2e Land use patterns in settlement areas should be based on densities and a mix of land use which are freight-supportive.	The EGOP implements a land use pattern within the identified settlement areas based on densities and a mix of land use which are freight-supportive, in recognition of the existing Highway 404 and the proposed Bradford By-pass facility. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.2 The Transportation System, Subsection 5.2.2.2 Policies for Goods Movement, Policy b) iii. Schedule: Schedule 8B - Road Network
2.3.1.3 Shall support general intensification and redevelopment to create complete communities, by planning for housing options, and investing in/ planning for infrastructure and public service facilities.	The EGOP supports intensification and redevelopment to create complete communities, by planning for housing options, and investing in/ planning for infrastructure and public service facilities. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community Schedule: Schedules 3G-1 – Complete Communities Land Use Plan and Schedule 3G-2 – Complete Communities Natural Heritage System
2.3.1.4 Planning authorities shall implement minimum targets for intensification and redevelopment in built-up areas.	The EGOP includes a minimum intensification target of 25% within built-up areas. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth, Subsection 2.2.1 a) Schedule: Schedule 1 – Growth Management
2.3.1.5 Planning authorities are encouraged to establish density targets for designated growth areas. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.	The EGOP includes minimum density targets for the Designated Greenfield Areas. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth, Subsection 2.2.2 New Development Opportunities within the Designated Greenfield Areas d) Schedule: Schedule 1 – Growth Management
2.3.1.6 Planning authorities should establish and implement phasing policies, where appropriate, to ensure orderly development of designated growth areas aligned with infrastructure and public service facility provision timing.	The EGOP includes phasing policies that specifically link future growth to the provision of municipal service infrastructure and public service facilities. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth, Subsection 2.2.4 Development Phasing Schedule:
2.3.2 New Settlement Areas and Settlement Area Boundary Expansion	
2.3.2.1a When identifying a new settlement area or allowing boundary expansions, planning authorities	It is a policy of the EGOP that, in permitting a Settlement Area Boundary Expansion, planning

shall consider the need to designate/ plan for additional land to accommodate mixed land uses.	authorities shall consider the need to designate and plan for additional land to accommodate an appropriate range and mix of urban land uses. Chapter: 6.0 IMPLEMENTATION + INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.4 a) i. Schedule:
2.3.2.1b When identifying a new settlement area or allowing boundary expansions, planning authorities shall consider if there is sufficient existing or planned infrastructure and public service facilities.	It is a policy of the EGOP that, in permitting a Settlement Area Boundary Expansion, planning authorities shall consider if there is sufficient capacity in existing or planned municipal service infrastructure and public service facilities/community facilities. Chapter: 6.0 IMPLEMENTATION + INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.4 a) ii. Schedule:
2.3.2.1c When identifying a new settlement area or allowing boundary expansions, planning authorities shall consider whether applicable lands compromise specialty crop areas.	It is a policy of the EGOP that, in permitting a Settlement Area Boundary Expansion, planning authorities shall consider whether the applicable lands comprise specialty crop areas. Chapter: 6.0 IMPLEMENTATION + INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.4 a) iii. Schedule:
2.3.2.1d When identifying a new settlement area or allowing boundary expansions, planning authorities shall consider the of alternative locations avoiding prime agricultural lands, or locations on lower priority agricultural lands. evaluation	It is a policy of the EGOP that, in permitting a Settlement Area Boundary Expansion, planning authorities shall consider the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas. Chapter: 6.0 IMPLEMENTATION + INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.4 a) iv. Schedule:
2.3.2.1e When identifying a new settlement area or allowing boundary expansions, planning authorities shall consider whether the settlement area complies with the minimum distance separation formulae.	It is a policy of the EGOP that, in permitting a Settlement Area Boundary Expansion, planning authorities shall consider whether the expanded Settlement Area complies with the minimum distance separation formulae. Chapter: 6.0 IMPLEMENTATION + INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.4 a) v. Schedule:
2.3.2.1f When identifying a new settlement area or allowing boundary expansions, planning authorities shall consider whether impacts on the agricultural system are avoided, or where impossible, minimized	It is a policy of the EGOP that, in permitting a Settlement Area Boundary Expansion, planning authorities shall consider whether impacts on the Agricultural System are avoided, or where avoidance

to the extent feasible as determined through an agricultural impact study or equivalent provincial guidance.	is not possible, minimized and mitigated to the extent feasible as determined through an Agricultural Impact Assessment or equivalent analysis, based on Provincial guidance. Chapter: 6.0 IMPLEMENTATION + INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.4 a) vi. Schedule:
2.3.2.1g When identifying a new settlement area or allowing boundary expansions, planning authorities shall consider providing for phased urban development.	It is a policy of the EGOP that, in permitting a Settlement Area Boundary Expansion, planning authorities shall consider the expanded Settlement Area provides for the phased progression of urban development. Chapter: 6.0 IMPLEMENTATION + INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.4 a) vii. Schedule:
2.3.2.2 Planning authorities may only identify a new settlement area where infrastructure and public service facilities are planned or available to support development.	The EGOP incorporates within the defined Central Growth Area substantial lands that are identified as Designated Greenfield Areas and Future Urban Development Areas, which establishes substantial opportunity to accommodate long-term population and employment growth within the Town, in addition to opportunities to accommodate growth through intensification within the Delineated Built-Up Area. As such, no new Settlement Areas or Settlement Area Boundary Expansions are necessary to accommodate growth to the 2051 planning horizon.
2.4 Strategic Growth Areas	
2.4.1 General Policies for Strategic Growth Areas	
2.4.1.1 Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.	The EGOP provides an urban structure and policy framework that focuses growth and development in strategic growth areas, including two MTSAs and a number of identified centres and corridors. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2.2 Structural Elements of a Complete Community, Subsection 3.2.2.2 a), b), and c) Schedule: Schedule 2 - Urban Structure
2.4.1.2a To support complete communities, housing options, intensification, and mixed-use development, strategic growth areas should be planned to accommodate significant population and employment growth.	For the Strategic Growth Areas, the EGOP includes a host of land use designations, including policy frameworks that support opportunities for the achievement of complete communities. The land use designations and policies accommodate appropriate ranges of land use, housing options, multimodal

	transportation, public service facilities, employment, institutional uses, parks, open space, and other uses. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community, Subsection 3.2.1 Schedule: Schedule 2 - Urban Structure
2.4.1.2b To support complete communities, housing options, intensification, and mixed-use development, strategic growth areas should be planned as focal areas for education, commercial, recreational, and cultural uses.	Strategic Growth Areas within the EGOP are planned as focal areas for education, commercial, recreational, and cultural uses, thereby supporting complete communities. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community, Subsection 3.2.1 and 3.2.2 Schedule: Schedule 2 - Urban Structure
2.4.1.2c To support complete communities, housing options, intensification, and mixed-use development, strategic growth areas should be planned to support the transit network and provide connection to inter- and intra-regional transit.	Strategic Growth Areas within the EGOP are planned to support the transit network and provide regional transit connections, including two MTSAs and regional and local corridors. The defined urban structure is fundamentally established to support existing and future transit. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community, Subsection 3.2.2 b) Schedule: Schedule 2 - Urban Structure
2.4.1.2d To support complete communities, housing options, intensification, and mixed-use development, strategic growth areas should be planned to support affordable, accessible and equitable housing.	Strategic Growth Areas within the EGOP will promote higher density housing forms, where housing is more affordable with a range of unit sizes. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community, Subsection 3.2.3.2 a), b), and c) Schedule: Schedule 2 - Urban Structure
2.4.1.3a Planning authorities should prioritize planning/ investment for infrastructure in strategic growth areas.	The EGOP sets forth policies that prioritize planning/ investment for infrastructure in Strategic Growth Areas, as well as the Town's two identified MTSA's. Chapter: 2.0 GROWTH MANAGEMENT and; 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 2.1 Population and Employment Forecasts, Subsection 2.1.1 c) v. and; 3.2 A Complete Community, Subsection 3.2.2.2 a) Schedule: Schedule 2 - Urban Structure
2.4.1.3b Planning authorities should appropriately identify the type and scale development in strategic growth areas and the transition of the built-form to adjacent areas.	The EGOP appropriately identifies the type and scale of development that is necessary within the land use categories of the Strategic Growth Areas, with consideration and acknowledgment to the transition of the built form to adjacent areas. The land use designations that comprise the Strategic Growth Areas include: Queensville Centre Designation, Village Core Areas Designation, Commercial Mixed Use

	Designation, Residential Mixed Use Designation, and Community Commercial Designation. Chapter: 4.0 LAND USE POLICIES Section: 4.1 Strategic Growth Areas Schedule: Schedule 3 – Plan Areas/ Community Design Plan Districts
2.4.1.3c Planning authorities should permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form	The EGOP permits development and intensification in Strategic Growth Areas to support the achievement of complete communities and a compact built form. Chapter: 3.0 GROWTH MANAGEMENT Section: 3.2.2 Structural Elements of a Complete Community Subsection 3.2.2.1 a) i. Schedule: Schedule 1: Growth Management
2.4.1.3d Planning authorities should consider a student housing strategy when planning for strategic growth areas.	Prior to the development of any permitted land use, a comprehensive Master Campus Development Plan shall be prepared by the proponent and approved by the Town. The Master Campus Development Plan shall include a Student Housing Strategy. Chapter: 4.0 LAND USE POLICIES Section: 4.3.6 Post Secondary Education Facility Design. Subsection 4.3.6.3 c) ii. Schedule:
2.4.1.3e Planning authorities should support redevelopment of underutilized commercial lands to support mixed-use residential.	The EGOP considers the development potential of underutilized buildings, lots, or blocks where the Town designates areas for community improvement under the Planning Act. Chapter: 6.0 IMPLEMENTATION + INTERPRETATION Section: 6.1 Implementation, Subsection 6.1.11.2 b) v. Schedule:
2.4.2 Major Transit Station Areas (MTSA)	
2.4.2.1 Planning authorities shall delineate an area of a 500 to 800 metre radius of a major transit station on higher order transit corridors as its boundary on new official plans or amendments to maximize the number of potential transit users in walking distance of a station.	The EGOP currently requires an overall density of 160 persons and jobs per hectare within a radius of between 500 and 800 metres of the boundary of the Green Lane Bus Rapid Transit MTSA. Highest density housing, commercial and mixed-use developments and Major Office developments are to be within 200 to 400 metres of the station facility. Chapter: 4.0 LAND USE POLICIES Section: 4.1 Subsection 4.1.6.4 b) ii. And iii. Schedule: Schedule 3D – Green Lane Corridor Land Use Plan
2.4.2.2a Within MTSA's on higher transit order corridors, planning authorities shall plan for a minimum density target of 200 residents and jobs combined/ hectare for those served by subways.	The EGOP does not address this as there are no subways in East Gwillimbury. Chapter: Section Schedule:

2.4.2.2b Within MTSAs on higher transit order corridors, planning authorities shall plan for a minimum density target of 160 residents and jobs combined/ hectare for those served by light rail or bus rapid transit.	The EGOP establishes an overall density of 150 persons and jobs per hectare within the boundary of Green Lane Bus Rapid Transit MTSA. The EGOP currently requires an overall density of 160 persons and jobs per hectare within a radius of between 500 and 800 metres of the boundary of the Green Lane Bus Rapid Transit MTSA. Highest density housing, commercial and mixed-use developments and Major Office developments are to be within 200 to 400 metres of the station facility. Chapter: 4.0 LAND USE POLICIES Section: 4.1 Subsection 4.1.6.4 b) i., ii., and iii. Schedule: Schedule 3D – Green Lane Corridor Land Use Plan
2.4.2.2c Within MTSAs on higher transit order corridors, planning authorities shall plan for a minimum density target of 150 residents and jobs combined/ hectare for those served by commuter or regional rail.	The EGOP establishes an overall density of 150 persons and jobs per hectare within the boundary of the GO MTSA. Chapter: 4.0 LAND USE POLICIES Section: 4.2.4 High Density Residential Designation, Subsection 4.2.4.4 e) i. Schedule: Schedule 3D -
2.4.2.3a Planning authorities are encouraged to promote development and intensification within MTSAs by planning built forms supporting minimum density targets.	The EGOP locates the highest density housing, commercial and mixed-use developments and Major Office developments within the two MTSA's. The EGOP also prohibits the establishment of land uses and built forms that would adversely affect the achievement of the MTSA minimum density targets. Chapter: 4.0 LAND USE POLICIES Section: 4.1.6 Community Commercial Designation, Subsection 4.1.6.4 b) iii. and iv., 4.2.4.4 e) iii. and iv. Schedule: Schedule 3D - Green Lane Corridor Land Use Plan
2.4.2.3b Planning authorities are encouraged to promote development and intensification within MTSAs by redeveloping surface parking lots within MTSAs to be transit-supportive and promote complete communities.	It is a policy of the EGOP that The Town will work with applicable Provincial and Regional Transit Authorities to promote the redevelopment and intensification of surface parking facilities within the 2 Major Transit Station Areas identified on Schedule 8A. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.2.2 General Transportation Policies, Subsection 5.2.2.4 g) Schedule:
2.4.2.4a Planning authorities may request the Minister to approve OPs or OPAs with lower targets than in 2.4.2.2, where the target cannot be achieved because development is prohibited by provincial policy or severely restricted on delineated lands.	The Development Yields and Gross Density Targets identified in the EGOP are to be considered as minimums to be achieved and may be exceeded subject to confirmation that there is existing or planned capacity in all of the required municipal service infrastructure systems.

	The approval of development applications shall be contingent upon, and explicitly linked to, the availability of existing or planned municipal service infrastructure and public service facilities/community facilities. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2.5 Community Design Plan Districts, Subsection 2.2.5.3 b) ii., and; 2.2.4 Development Phasing, Subsection 2.2.4 a) Schedule:
2.4.2.4b Planning authorities may request the Minister to approve OPs or OPAs with lower targets than in 2.4.2.2, where the target cannot be achieved because there are a limited number of residents or jobs in the delineated area, but it may act as a major trip generator, with high stop ridership.	Within the EGOP, the Town supports the investment in transit within the Major Transit Station Areas by requiring an overall density of 150 persons and jobs per hectare within the boundary of the GO MTSA and encouraging a resident to job ratio of 2:1 within all Major Transit Station Areas. Chapter: 4.0 LAND USE POLICIES Section: 4.1.6 Community Commercial Designation, Subsection 4.1.6.4 b) i. and vii. Schedule:
2.4.2.5 Planning authorities may plan for MTSA's not on higher order transit corridors by delineating boundaries and creating minimum density targets.	N/A – MTSA's within East Gwillimbury are on higher order transit corridors. Chapter: Section: Schedule:
2.4.2.6a All MTSA's should be designed to be transit-supportive, multimodal, and nearby major trip generators, providing connections to local and regional transit (transit service integration).	Both the GO MTSA and the Green Lane Bus Rapid Transit MTSA are designed to be transit supportive, providing an efficient, convenient, and safe public transit service by ensuring that the layout of new arterial roads and collector roads promotes efficient and direct transit routes within and between neighbourhoods. Chapter: 4.0 LAND USE POLICIES Section: 4.1 Subsection 4.1.6.4 b) iv., 4.2.4.4 e) iv. Schedule: Schedule 3D - Green Lane Corridor Land Use Plan
2.4.2.6b All MTSA's should be designed to be transit-supportive, multimodal, and nearby major trip generators, providing infrastructure for a range of mobility needs and for active transportation.	The EGOP directs development in MTSA's to include supportive, safe and comfortable public transit facilities. Chapter: 4.0 LAND USE POLICIES Section: 4.1 Subsection 4.1.6.4 b) v., 4.2.4.4 e) v. Schedule: Schedule 3D - Green Lane Corridor Land Use Plan
2.4.2.6c All MTSA's should be designed to be transit-supportive, multimodal, and nearby major trip generators, providing commuter pick-up/ drop-off.	It is a policy of the EGOP that the Town shall support and assist Metrolinx, GO Transit and York Region Transit to secure lands for facilities such transit

	stations including intermodal terminals, mobility hubs, bus and light rail stations and related passenger drop-off/pick-up facilities. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.2.4.2 Policies for the Transit System, Subsection c) i. Schedule: Schedule 8A – Rapid Transit Network
2.4.3 Frequent Transit Corridors	
2.4.3.1 Planning authorities shall plan for intensification on lands adjacent to existing and planned frequent transit corridors, where appropriate.	Development within Strategic Growth Areas is prioritized along the rapid transit and frequent transit corridors, with more intensive forms of development and widest range of uses directed to MTSAs, in the EGOP. Chapter: 3.0 GROWTH MANAGEMENT Section: 3.2.2 Elements of a Complete Community Subsection 3.2.2.2 b) Schedule: Schedule 8A – Rapid Transit Network
2.5 Rural Areas in Municipalities	
2.5.1a Rural areas should be supported by building upon rural character, amenities and assets.	The Rural Designation is the land use designation within the EGOP that contains many existing agricultural operations, and agricultural, agriculture-related, and secondary uses. It also provides the primary location for a range of institutional and commercial/ industrial uses serving the rural and agricultural sectors. It is the intent of the EGOP that the Rural Area Designation protect the rural character of the Town and to maintain elements that contribute to the open space character of the Rural Area. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.1 a) Schedule: Schedule 6 – Agricultural System
2.5.1b Rural areas should be supported by promoting regeneration and the redevelopment of brownfield sites.	The EGOP encourages compatible development, redevelopment and rehabilitation throughout the Rural Designation, in conformity to the relevant policies of the Greenbelt Plan, the Oak Ridges Moraine Protection Plan, and the Lake Simcoe Protection Plan, as well as policies within the EGOP and the ZBL. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.3 b) Schedule: Schedule 6 – Agricultural System

2.5.1c Rural areas should be supported by accommodating a mix of housing in rural settlement areas.	The Rural Designation in the EGOP primarily focuses on accommodating low density housing, consistent with the rural character of East Gwillimbury. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.2 a) Schedule: Schedule 6 – Agricultural System
2.5.1d Rural areas should be supported by using infrastructure and public service facilities efficiently.	General policies for the Rural/Agricultural Area support the efficient use of infrastructure and public service facilities. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.2 Schedule: Schedule 6 – Agricultural System
2.5.1e Rural areas should be supported by promoting diversification of the economic and employment base through goods and services, sustainable management.	On-farm diversified uses, agriculture-related uses, and home-based businesses are permitted in the EGOP. Additional uses such as bed and breakfast establishments, agricultural research and training, recreational, tourism, institutional, and resource-based commercial/industrial uses may be permitted. These uses promote economic diversification. The EGOP also requires development to minimize negative impacts on agriculture, natural heritage, and water resources, and be serviced by appropriate water/sewage. The EGOP emphasizes Agricultural Impact Assessments, vegetation enhancement, and natural heritage conservation within these rural areas. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.1, 4.5.5.2 a) and b), 4.5.5.3 g) and h) Schedule: Schedule 6 – Agricultural System
2.5.1f Rural areas should be supported by utilizing historical, cultural and natural assets for sustainable tourism.	The EGOP supports the intent that rural areas should be supported by utilizing historical, cultural and natural assets for sustainable tourism. Tourism is a supported land use in the Rural Designation, and the EGOP recognizes the existing historic uses within the designation. The EGOP permits tourism uses (subject to an Agricultural Impact Assessment) so long as there are no negative impacts on key natural heritage or hydrologic features, they are appropriate for the Rural Area, they are serviced sustainably, and that they are buffered from adjacent agricultural uses if needed. Chapter: 4.0 LAND USE POLICIES

	Section: 4.5 The Agricultural System, Subsection 4.5.5.1 a), 4.5.5.2 a) and b) Schedule: Schedule 6 – Agricultural System
2.5.1g Rural areas should be supported by conserving biodiversity and ecological benefits.	Conserving biodiversity or connectivity of the NHS is supported within the Rural Area Designation of the EGOP. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, 4.5.5.2 b) iv. Schedule: Schedule 6 – Agricultural System
2.5.1h Rural areas should be supported by providing economic opportunity in prime agricultural areas.	The Prime Agricultural Area Designation in the EGOP provides a continuous and permanent land base necessary to support long term agricultural production and economic activity. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.3 Prime Agricultural Area Designation a) Schedule: Schedule 6 – Agricultural System
2.5.2 Rural settlement areas shall be the focus of growth, promoting their vitality in rural areas.	The Hamlet Designation, as identified on Schedule 6 of the EGOP, includes the Hamlets of Ravenshoe and Brown Hill. These Hamlets are Rural Settlement Areas as identified in the Provincial Planning Statement. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.6.1 a) Schedule:
2.5.3 When developing in rural areas, planning authorities shall give consideration to local rural characteristics, the scale of developments and the provision of appropriate service levels, including in areas where a municipality does not have a settlement area.	Non-agricultural related development within rural areas is limited. In addition to the policies of the EGOP, the policy frameworks associated with the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan are also applicable to the Rural/Agricultural Area. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.1 a) Schedule: Schedule 6 – Agricultural System
2.6 Rural Lands in Municipalities	
2.6.1a The management or use of resources is permitted on rural lands.	The Rural Area Designation provides the primary location for a range of non-farm related uses serving the rural resource and agricultural sectors that are appropriate in a rural setting. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.1 a) Schedule: Schedule 6 – Agricultural System
2.6.1b Resource-based recreational use is permitted on rural lands.	Parks and open spaces and resource-based recreational uses may be permitted within the Prime

	Agricultural Designation and the Rural Designation, subject to an Agricultural Impact Assessment. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.3.2 c), and; Subsection 4.5.5.2 b) Schedule:
2.6.1c Residential development and lot creation are permitted on rural lands where there are suitable provisions for sewage and water services.	The EGOP requires development within the Rural Area Designation to minimize negative impacts on agriculture, natural heritage, and water resources, and be serviced by appropriate water/sewage. The Rural Area Designation permits development on individual private on-site services. New lot creation is limited and would only occur under certain conditions, and often requires amendments to the plan. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.3 e), i) Schedule: Schedule 6 – Agricultural System
2.6.1d Agricultural uses, -related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards are permitted on rural lands.	The EGOP permits agricultural uses, agricultural - related uses, on-farm diversified uses and normal farm practices in the Rural Designation. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.2 a) Schedule: Schedule 6 – Agricultural System
2.6.1e Home occupations and home industries are permitted on rural lands.	The EGOP permits home-based businesses in the Rural Area Designation. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.2 a) Schedule: Schedule 6 – Agricultural System
2.6.1f Cemeteries are permitted on rural lands.	Cemeteries are permitted within the Rural Designation. Cemeteries are permitted within all land use designations of the EGOP, with the exception of the Prime Agricultural Area Designation and the Holland Marsh Specialty Crop Designation. Chapter: 4.0 LAND USE POLICIES Section: 4.6.5 Land Use/Built-Form Specific Policies, Subsection 4.6.5.11 a) Schedule: Schedule 6 – Agricultural System
2.6.1g Other rural land uses are permitted on rural lands.	Other rural land uses, like single detached dwelling unit on an existing lot of record, bed and breakfast establishments, and agricultural research and training establishments are also permitted in the Rural Designation within the EGOP.

	Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.2 a) Schedule: Schedule 6 – Agricultural System
2.6.2 Development that can be sustained by rural service levels should be promoted.	Recreational, tourism, institutional, and resource-based recreational and commercial/industrial uses may be permitted in the Rural Designation, subject to an Agricultural Impact Assessment, and under certain conditions. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.2 b) Schedule: Schedule 6 – Agricultural System
2.6.3 Development shall be appropriate to planned/available infrastructure, avoiding the need for uneconomic expansion.	The Rural Designation in the EGOP permits development on individual private on-site services provided the adequacy of the proposed method of water supply and sanitary sewage disposal is demonstrated to the satisfaction of the Town. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.3 f) Schedule: Schedule 6 – Agricultural System
2.6.4 Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses, developing in areas that will minimize constraints on these uses.	The Rural Designation in the EGOP provides the primary location for a range of non-farm related uses serving the rural resource and agricultural sectors that are appropriate in a rural setting. These areas also contain many historic uses that would now generally be directed to Settlement Areas but are recognized as existing uses and will be allowed to continue. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.1 a) Schedule: Schedule 6 – Agricultural System
2.6.5 New land uses and expansions shall comply with the minimum distance separation formulae.	The EGOP requires all new development within the Rural Area Designation to comply with the Province's Minimum Distance Separation Formulae requirements. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.5.3 c) Schedule: Schedule 6 – Agricultural System
2.7 Territory Without Municipal Organization	Not Applicable to East Gwillimbury
2.8 Employment	

2.8.1 Supporting a Modern Economy	
2.8.1.1a Planning authorities shall promote economic development by providing a mix and range of uses for long-term needs.	The EGOP supports collaboration with the Town and York Region, as well as neighbouring municipalities, in an effort to grow in a manner that provides a range of employment opportunities. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.3.2 Enhance the Economy, Subsection 3.3.2.2 a) Schedule:
2.8.1.1b Planning authorities shall promote economic development by providing opportunities for a diversified existing and future economic base.	The EGOP supports collaboration with the Town and York Region, as well as neighbouring municipalities, in an effort to grow in a manner that supports a diverse economy. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.3.2 Enhance the Economy Subsection 3.3.2.2 a) Schedule:
2.8.1.1c Planning authorities shall promote economic development by identifying strategic sites for investment, monitoring employment site availability, and addressing barriers to investment.	The EGOP promotes economic development through supporting the Town's Economic Development Strategy in order to plan for a strong and healthy economy and anticipate changing economic trends. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.3.2 Enhance the Economy, Subsection 3.3.2.1 a) Schedule:
2.8.1.1d Planning authorities shall promote economic development by encouraging intensification of employment uses and mixed-use development (complete communities).	Intensification of the Employment Areas within the Delineated Built-Up Area is encouraged in the EGOP, where appropriate. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.2 Accommodating Projected Growth, Subsection 2.2.1 a) iii. Schedule:
2.8.1.1e Planning authorities shall promote economic development by providing appropriate transitions and land use compatibility to sensitive land uses from employment areas.	The EGOP requires that within Strategic Growth Areas, Secondary Plans, Community Design Plans or other comprehensive planning studies or development applications address the interface between major facilities and sensitive land uses to matters of Land Use Compatibility are appropriately addressed in accordance with Provincial guidelines, standards and procedures. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.4.4 Good Urban Design, Subsection 3.4.4.4 a) iv. Schedule:

2.8.1.2 Small-scale industrial uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and frequent transit service areas, outside of employment areas.	Non-noxious, small-scale industrial uses may be permitted within the Queensville Centre Designation, Village Core Designation, Commercial Mixed Use Designation, and Community Commercial Designation, as long as no adverse effects are generated that impact adjacent sensitive land uses. Chapter: 4.0 LAND USE POLICIES Section: 4.1 The Strategic Growth Areas, Subsection 4.1.2.2 a), 4.1.3.2 d), 4.1.4.2 c), 4.1.6.2 d) Schedule:
2.8.1.3 On lands within 300 metres of employment areas, development shall avoid (mitigate/ minimize when avoidance is impossible) potential impacts on long term economic viability of employment uses within existing or planned employment areas, within provincial guidelines.	In the EGOP, new sensitive land uses within 300 metres of any lands within the General Employment Designation and Prestige Employment Designation shall be designed to ensure that any adverse impacts from any existing or permitted industrial land use shall be appropriately mitigated through the planning approval process. The onus for mitigation shall be on the new sensitive land use. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.3.2 e), Subsection 4.3.4.2 d) Schedule:
2.8.1.4 Major office and institutional development should be directed to MTSA's or frequent transit serviced strategic growth areas.	Major office developments are directed to be located within 200 to 400 metres of MTSA facilities within the EGOP. Chapter: 4.0 LAND USE POLICIES Section: 4.1.6 Community Commercial Designation, Subsection 4.1.6.4 b) iii. Schedule: 3D – Green Lane Corridor Land Use Plan
2.8.2 Employment Areas	
2.8.2.1 Planning authorities shall plan for, protect and preserve current and future employment areas and their supporting infrastructure.	Principle 8 of the EGOP seeks to provide opportunities for economic development, including support for new and existing economic generators, protection of employment areas, and the provision of appropriate municipal service infrastructure. Chapter: 1.0 PURPOSE, VISION + GUIDING PRINCIPLES Section: 1.3 Guiding Principles, Principle 8 Schedule:
2.8.2.2 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors, (including those identified in prov. transportation plans) for uses requiring those locations.	The EGOP seeks to protect employment areas in proximity to major goods movement facilities and corridors. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.2 g) ii. Schedule:

2.8.2.3a Planning authorities shall designate, protect and plan for all employment areas in settlement areas by planning for long-term uses that require those locations.	The EGOP seeks to protect, designate and plan for all employment areas in settlement areas by planning for long-term uses that require these locations. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.2 g) i. Schedule:
2.8.2.3b Planning authorities shall designate, protect and plan for all employment areas in settlement areas by prohibiting residential, commercial, institutional and public service facility uses.	The EGOP prohibits residential uses within all Employment Areas. Residential, institutional, and retail uses are prohibited in the General Employment Designation, Prestige Employment Designation, and the Mixed Business Employment Designation. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.3.2 d), 4.3.4.2 b), 4.3.5.2 c) Schedule:
2.8.2.3c Planning authorities shall designate, protect and plan for all employment areas in settlement areas by prohibiting retail and office uses not associated with primary employment use.	The EGOP prohibits retail and office uses not associated with primary employment use within all Employment Areas. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts Schedule:
2.8.2.3d Planning authorities shall designate, protect and plan for all employment areas in settlement areas by prohibiting other sensitive land uses not in ancillary to uses permitted.	Land designated General Employment may be zoned to permit clusters of business and economic activities including industrial uses, such as assembling, manufacturing, research and development in connection with manufacturing, warehousing, distribution, storage, repair activities, transportation, service trades, construction trades and automobile service stations. Within the Prestige Employment Designation, uses specifically not permitted include the outdoor storage of goods, residential, institutional and retail uses not associated with the primary permitted employment uses. Sensitive land uses that are not ancillary to a permitted use are specifically prohibited within the Prestige Employment Designation. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.3.2 a), 4.3.4.2 b) Schedule:
2.8.2.3e Planning authorities shall designate, protect and plan for all employment areas in settlement areas by including an appropriate transition to adjacent non-employment areas.	The EGOP limits outside storage of goods and materials on lands designated General Employment. Outside storage areas shall be completely surrounded by appropriate fencing, walls or landscaped screening approved during the Site Plan Process.

	New sensitive land uses within 300 metres of any lands within the Prestige Employment Designation shall be designed to ensure that any adverse impacts from any existing or permitted industrial land use shall be appropriately mitigated through the planning approval process. The onus for mitigation shall be on the new sensitive land use. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.3.2 g) ii., 4.3.4.2 d) Schedule:
2.8.2.4 Planning authorities shall assess and update employment areas identified in OPs to ensure appropriateness and maintain long-term land use compatibility.	The intent of the General Employment Designation identified on Schedules 3A, 3B, 3E, 3F and 3G-1 is to provide locations in the Town for a broad range of employment-generating land uses, including industrial, manufacturing, assembly, distribution and service industrial uses. It is also the intent of the General Employment Designation to protect these lands from conversions to other land uses and to maintain long-term compatibility with adjacent land uses. It is expected that these areas will become the focus of employment in the Town, provide jobs for residents and contribute toward overall economic sustainability. The intent of the Prestige Employment Designation, as identified on Schedules 3A, 3B, 3F and 3G-1 is to provide locations in the Town for prestige employment uses that require good access and high visibility along major transportation routes. It is also the intent of the General Employment Designation to protect these lands from conversions to other land uses and to maintain long-term compatibility with adjacent land uses. Prestige Employment uses shall be encouraged to locate at major highway interchanges to recognize these areas as gateways into the community. Land Use Compatibility is specifically focused on mitigating the impacts of conflicts between major facilities and more sensitive land uses within the Town. The Town will require various mitigation measures. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.3.1 a), 4.3.4.1 a), 3.4.4.4 a) Schedule:
2.8.2.5a Planning authorities may remove lands from employment areas only if there is an identified need	The EGOP addresses the consideration of employment land conversions to non-employment uses so long as

for removal and the land is not required for long-term employment use.	there is an identified need for the removal and land is not required for employment uses over the long term. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.2 g) i. Schedule:
2.8.2.5b(1) Planning authorities may remove lands from employment areas only if the proposed uses would not negatively impact overall employment viability by avoiding (mitigating/ minimizing when impossible) impacts to existing or planned uses.	The EGOP may allow the conversion of lands from employment areas so long as the proposed use would not negatively impact the overall viability of the employment area by avoiding (mitigating/ minimizing when impossible) impacts to existing or planned employment uses. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.2 g) ii. Schedule:
2.8.2.5b(2) Planning authorities may remove lands from employment areas only if the proposed uses would not negatively impact overall employment viability by maintaining access to major goods movement facilities and corridors.	The EGOP may allow the conversion of lands from employment areas so long as the proposed use would not negatively impact the employment area by maintaining access to major goods movement facilities and corridors. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.2 g) ii. Schedule:
2.8.2.5c Planning authorities may remove lands from employment areas only if existing or planned infrastructure and public service facilities can accommodate proposed uses.	The EGOP may allow the conversion of lands from employment areas so long as existing or planned infrastructure and public service facilities are available to accommodate the proposed uses. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.2 g) ii. Schedule:
2.8.2.5d Planning authorities may remove lands from employment areas only if the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the OP.	The EGOP may allow the conversion of lands from employment areas so long as the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the EGOP. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsection 4.3.2 g) iii. Schedule:
2.9 Energy Conservation, Air Quality and Climate Change	

2.9.1a Planning authorities shall plan to reduce emissions and prepare for the impacts of a changing climate through transit-supportive and complete communities.	To meet the challenges of climate change, an objective of the EGOP is to support a multi-modal transportation system, including transit and active transportation. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.1 b) i. Schedule:
2.9.1b Planning authorities shall plan to reduce emissions and prepare for the impacts of a changing climate by incorporating climate change considerations in planning infrastructure, stormwater management systems, and public service facilities.	The EGOP incorporates climate change considerations in planning infrastructure, stormwater management systems, and public service facilities. This includes supporting intensification and development that includes higher intensity land uses to help reduce land consumption and maximizing efficiency and cost effectiveness of municipal service infrastructure. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.1 b) i. Schedule:
2.9.1c Planning authorities shall plan to reduce emissions and prepare for the impacts of a changing climate through supporting energy conservation and efficiency.	The EGOP encourages and supports alternative energy systems, energy storage systems and district energy systems in accordance with the applicable policies of this plan to accommodate current and projected needs of the community. The EGOP also encourages energy efficient building design that meets LEED standards or equivalent. The EGOP contains policies that promote reducing energy consumption in all Town owned, maintained, and operated facilities and equipment. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.5 a), b) and c) Schedule:
2.9.1d Planning authorities shall plan to reduce emissions and prepare for the impacts of a changing climate through green infrastructure, low impact development, active transportation, protecting the environment and air quality.	The EGOP seeks to reduce emissions and prepare for the impacts of a changing climate through the implementation of the Town's Thinking Green Development Standards, which: - promotes sustainable landscape practices, low impact development and green infrastructure; and, - enhances indoor air quality. The EGOP also promotes compact development that encourages walking, cycling and the use of public transit, as an effort to reduce vehicle trips that contribute to poor air quality and GHG emissions. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY

	Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.6 a) and 3.6.2.8 b) v., viii. Schedule:
2.9.1e Planning authorities shall plan to reduce emissions and prepare for the impacts of a changing climate by taking into consideration approaches that help reduce greenhouse gas and build community resilience.	In the EGOP, the Town will address climate change by including comprehensive strategies to reduce greenhouse gas emissions and improve resiliency. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.4 a) v. Schedule:
Chapter 3: Infrastructure and Facilities	
3.1 General Policies for Infrastructure and Public Service Facilities	
3.1.1a Infrastructure and public service facilities shall be provided in an efficient and project-accommodating manner coordinated with land use planning so they are financially viable.	It is an objective of the EGOP to optimize the use of existing infrastructure capacity and investments and promote the coordinated, efficient, and cost-effective delivery of infrastructure and public service facilities that are appropriate for the planned urban structure. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.3 A Viable and Financially Responsible Community, Subsection 3.3.1 a) iii. Schedule:
3.1.1b Infrastructure and public service facilities shall be provided in an efficient and project-accommodating manner coordinated with land use planning so they leverage capacity of development.	See above. Chapter: Section: Schedule:
3.1.1c Infrastructure and public service facilities shall be available to meet current and projected needs.	It is the intent of the EGOP to plan for and protect Provincial corridors and rights-of-way for transportation and transit facilities to meet current and projected needs. In the EGOP, the Town shall ensure the development of an appropriate range of public service facilities to meet the needs of residents and businesses to support a complete community. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community, Subsection 3.2.2.3 a) Schedule:

3.1.2a Before considering new infrastructure or public service facility development, the use of existing facilities should be optimized.	The EGOP contains policies that prioritize the maintenance and adaptation of existing public service facilities and spaces to meet the needs of the community and optimize the long-term viability if public investments. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community, Subsection 3.2.2.3 a) iii) Schedule:
3.1.2b Before considering new infrastructure or public service facility development, adaptive re-use opportunities should be considered if feasible.	The EGOP states that the Town will encourage green building design and construction, considering the promotion of adaptive reuse, recycling and the use of regionally or locally sourced construction materials for all new building design. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.8 b) iv.
3.1.3 Infrastructure and facilities should be strategically located for effective delivery of EMS and protection of public health (in accordance with Chapter 5).	An objective of the EGOP is to ensure that new emergency service facilities and public service facilities/community facilities are strategically located to promote easy access for residents. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.5 A Healthy Community, Subsection 3.5.1 a) ii.
3.1.4 Facilities should be co-located, along parks/open space, and transit accessible when possible.	The EGOP considers that new public service facilities shall be in close proximity to where people live and work and have active transportation linkages to public transit. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community, Subsection 3.2.2.3 a) iv. Schedule:
3.1.5 Planning authorities, with school boards, should consider innovative school and childcare designs, such as high-rise developments in strategic growth areas or other compact built form areas.	The required Community Design Plans shall ensure that Elementary and Secondary Schools are accommodated in buildings and on sites designed to reflect their role as focal points for the community. They are to be innovative in design, be multi-storey and be oriented to the street. Chapter: 4.0 LAND USE POLICIES Section: 4.2.7 Educational Facilities Symbol, subsection 4.2.7.4 e) i., f) Schedule:
3.2 Transportation Systems	
3.2.1 Transportation systems should be safe, energy efficient, address projected needs, facilitate	The intent of the EGOP to establish a transportation system that accommodates various modes of

movement of people and goods, and support zero- and low-emission vehicles.	transportation providing the efficient movement of people and goods, promote energy efficient modes of transportation, supports reducing emissions by encouraging the installation of a publicly accessible electric vehicle charging network, and addresses projected needs. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.1 Intent + General Policies for Municipal Service Infrastructure, Subsection 5.1.1 f); AND, 5.2 The Transportation System, Subsection 5.2.1 a); AND, 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.6 b) Schedule: Schedules 8, 8A, and 8B
3.2.2 Existing and planned infrastructure should be efficiently used through transportation demand management strategies where feasible.	The Transportation Demand Management within the EGOP promotes a more efficient use of transportation infrastructure. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.2 The Transportation System, Subsection 5.2.2.3 a) Schedule: Schedules 8, 8A, and 8B
3.2.3 Connectivity for multimodal transportation systems should be planned for and where possible, improved, including across jurisdictions.	It is a policy of the EGOP for development to be planned to coordinate cross-boundary transportation needs and improve connectivity among transportation systems and modes with adjacent municipalities and appropriate agencies. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.2 The Transportation System, Subsection 5.2.2.1 b) Schedule: Schedules 8, 8A, and 8B
3.3 Transportation and Infrastructure Corridors	
3.3.1 Planning authorities shall plan for and protect corridors and right-of-way for infrastructure for current and projected needs.	It is the intent of the EGOP to plan for and protect Provincial corridors and rights-of-way for transportation and transit facilities to meet current and projected needs. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.1 Intent + General Policies for Municipal Service Infrastructure, Subsection 5.1.1 f) Schedule:
3.3.2 Major goods movement facilities and corridors shall be protected for the long term.	The EGOP contains policies the seek to ensure safe, efficient and sustainable movement of goods to support economic development and growth. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE

	Section: 5.2 The Transportation System, Subsection 5.2.2.2 a) Schedule:
3.3.3 Planning authorities shall not permit development in planned corridors that could negatively impact the intended use of the corridor. New developments proposed on adjacent lands should be compatible with long-term purposes or minimize/ mitigate adverse effects where avoidance is impossible.	It is the intent of the EGOP to plan and protect Provincial corridors and rights-of-way for transportation and transit facilities to meet current and projected needs and not permit development in such planned transportation corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or is actively being planned. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.1 Intent + General Policies for Infrastructure, Subsection 5.1.1 f) Schedule:
3.3.4 The preservation and reuse of abandoned corridors maintaining integrity and linear characteristics should be encouraged if feasible.	Although there is not a policy that specifically addresses encouraging the preservation and reuse of abandoned corridors maintaining integrity and linear characteristics, the EGOP includes a policy that requires the active transportation network, including trails to utilize abandoned railway lines, unopened municipal road allowances, easements and other means to establish a connected trails network. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.2.3 Active Transportation Network, Subsection 5.2.3 f) v. Schedule:
3.3.5 The co-location of linear infrastructure should be promoted, where appropriate.	It is a policy of the EGOP that the Town shall promote opportunities for the co-location of linear municipal service infrastructure and public or private utilities, where appropriate. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.1.2 General Policies for Municipal Service Infrastructure, Subsection 5.1.2 c) Schedule:
3.4 Airports, Rail and Marine Facilities	
3.4.1a Planning for land uses in the vicinity of these uses shall protect long-term operations and economic roles.	The EGOP contains a policy that speaks to enhancing its economic function by encouraging uses that are compatible with the airport. Proposed development applications in proximity to the Airport shall not interfere with airport operations and the movement of traffic. Additionally, the EGOP has policies in place that protect the long-term operation and economic roles

	of rail infrastructure. For development applications, this may include submitting a noise and vibration study, safety setbacks, and/or fencing if the development is within a certain distance from the rail. Chapter: 4.0 LAND USE POLICIES Section: 4.2 The Community Areas, Subsection 4.2.2.4 g) and h), AND 5.2.6.2 a), c) and d) Schedule: Schedule 3G-1 – Complete Communities Land Use Plan
3.4.1b Planning for land uses in the vicinity of these uses shall be buffered and/or separated from sensitive land uses, in accordance with policy 3.5.	The EGOP requires proposed development applications in proximity to the Airport to not interfere with airport operations and the movement of traffic. The EGOP discourages the location of land uses that are sensitive to noise and vibration in proximity to rail facilities, rail corridors and intermodal yards. Appropriate design and buffering from sensitive land uses is required. Chapter: 4.0 LAND USE POLICIES Section: 4.2 The Community Areas, Subsection 4.2.2.4 h), AND; 5.2.6.2 e) Schedule: Schedule 3G-1 – Complete Communities Land Use Plan
3.4.2a Airports shall be protected from incompatible land uses by prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP.	Proposed developments in proximity to the Airport are to comply with the Aeronautics Act, and will be evaluated based on Noise Exposure Forecast and Noise Exposure Projection contours, among other requirements. Chapter: 4.0 LAND USE POLICIES Section: 4.2 The Community Areas, Subsection 4.2.2.4 h) Schedule: Schedule 3G-1 – Complete Communities Land Use Plan
3.4.2b Airports shall be protected from incompatible land uses by considering redevelopment/ infilling of residential or other sensitive land uses in areas above 30 NEF/NEP only if there will be no negative impacts on the long-term function of the airport.	See above. Chapter: Section: Schedule:
3.4.2c Airports shall be protected from incompatible land uses by prohibiting those which may cause a potential aviation safety hazard.	Proposed developments in proximity to the Airport are to comply with the Aeronautics Act, which provides that buildings and structure in the vicinity of airports shall not interfere with airport operations and the movement of traffic, which may cause a potential aviation safety hazard. Chapter: 4.0 LAND USE POLICIES

	Section: 4.2 The Community Areas, Subsection 4.2.2.4 h) Schedule: Schedule 3G-1 – Complete Communities Land Use Plan
3.5 Land Use Compatibility	
3.5.1 Major facilities and sensitive land uses shall avoid (minimize and mitigate when avoidance impossible) any potential adverse effects from odour/ noise, other contaminants, minimize risk to public safety, and ensure viability of major facilities in accordance with provincial guidelines.	The EGOP requires major facilities and sensitive uses be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.4 A Beautiful and High Quality Community, Subsection 3.4.4.4 Land Use Compatibility, a) iii. Schedule:
3.5.2 Where avoidance is not possible, planning authorities shall protect long-term viability of major facilities that are vulnerable to encroachment by requiring adjacent development is only permitted if potential adverse affects to the proposed sensitive land use and major facilities are minimized and mitigated in accordance with provincial guidelines.	New sensitive land uses within 300 metres of any lands within the General Employment Designation and Prestige Employment Designation shall be designed to ensure that any adverse impacts from any existing or permitted industrial land use shall be appropriately mitigated through the planning approval process. The onus for mitigation shall be on the new sensitive land use. Chapter: 4.0 LAND USE POLICIES Section: 4.3 The Employment Districts, Subsections 4.3.3.2 e), 4.3.4.2 d) Schedule:
3.6 Sewage, Water and Stormwater	
3.6.1a Planning for sewage and water services shall accommodate for forecasted growth in a timely, optimized and efficient manner accounting for existing public and private services.	The Town's Growth Management Strategy is predicated on the provision of publicly owned and operated services for the provision of domestic water and the collection and treatment of wastewater. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.1 a) Schedule:
3.6.1b(1) Planning for sewage and water services shall ensure that services are provided in a manner that can be sustained by the water resources relied upon.	It is the intent of the EGOP to require all new development within the Central Growth Area and within the Mount Albert Greenbelt Settlement Area be connected to the municipal service infrastructure network, and in accordance with the Town and Region's Water and Wastewater Master Plans.

	Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.1 a) iii. Schedule:
3.6.1b(2) Planning for sewage and water services shall ensure that services are provided in a manner that is feasible and financially viable over their life cycle.	It is the intent of the EGOP to ensure that infrastructure is phased in a manner that supports growth in a fiscally responsible manner that addresses phasing in the Central Growth Area including the New Community Areas, as well as the Designated Greenfield Areas in a manner that is consistent with provincial plans and policies and the Town and Region's Master Plans. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.1 a) vi. Schedule:
3.6.1b(3) Planning for sewage and water services shall ensure that services are provided in a manner that protects human and environmental health, including water quality and quantity.	It is the intent of the EGOP to ensure that all water and wastewater service infrastructure is provided in a manner that protects human and environmental health. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.1 a) i. Schedule:
3.6.1b(4) Planning for sewage and water services shall ensure that services are provided in a manner that aligns with comprehensive municipal planning for services where applicable.	It is the intent of the EGOP that municipal service infrastructure planning will consider the Town's needs beyond the planning horizon of the Plan, in accordance with the Town and Region's Master Plans. Additionally, the EGOP requires all municipal water and wastewater infrastructure works to Be sized to consider the potential for expansion of the service area, intensification and increased servicing allocation where permitted by the EGOP. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.2.1 a) iv. Schedule:
3.6.1c Planning for sewage and water services shall promote water, energy conservation/ efficiency.	It is a policy of the EGOP that water service infrastructure be designed, constructed and maintained to Incorporate innovative water conservation measures, which may include elements identified by York Region and the Town's Thinking Green Development Standards. It is a policy of the EGOP that the Town shall work with York Region to ensure that the water conservation targets for the Employment Areas

	developed as part of the Town-wide water conservation program shall be met. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.1 a) iv. and b) Schedule:
3.6.1d Planning for sewage and water services shall integrate servicing and land use considerations throughout the planning process.	Servicing and land use considerations are integrated throughout Section 5.3 Municipal Water + Wastewater Infrastructure Systems of the EGOP. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems Schedule:
3.6.1e Planning for sewage and water services shall consider (re)allocation opportunities for unused system capacity of municipal services to support efficient use to meet current and projected housing supply needs.	It is a policy of the EGOP that all municipal water and wastewater infrastructure works be sized to consider the potential for expansion of the service area, intensification and increased servicing allocation where permitted by the EGOP. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.2.1 a) iv. Schedule:
3.6.1f Planning for sewage and water services shall be in accordance with servicing options in policies 3.6.2, 3.6.3, 3.6.4, and 3.6.5.	See below responses for policies 3.6.2 – 3.6.5 of the PPS Chapter: Section: Schedule:
3.6.2 Municipal sewage and water services are the preferred form of servicing for settlement areas (centralized and de-centralized) to support environmental and human health protection.	The EGOP requires all new development within the Central Growth Area and within Mount Albert Greenbelt Settlement Area to be connected to the municipal service infrastructure network. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.1 a) iii. Schedule:
3.6.3 Where municipal sewage and water services are not available, private communal water and sewage are the preferred form for multi-lot development to support environmental and human health protection.	Where the protection of public health is a concern, in areas of existing groundwater contamination as determined by a Medical Officer of Health, and where full municipal water and wastewater services is not planned, available, or feasible in such an area, and cannot be provided, private communal water supply and wastewater treatment systems may be considered for existing residential development. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.2.3 e)

	Schedule: Outside of Settlement Areas, individual private water or wastewater services will be the primary method of servicing where site conditions are suitable for the long-term provision of such services. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.2.3 a) Schedule:
3.6.4 Where the above are not available, individual on-site sewage and water services may be used provided suitable site conditions for long-term use without negative impact. During an OP review or update, planning authorities should assess viability of these services, along with the services set out in 3.6.2 and 3.6.3	
3.6.5a Partial services shall only be permitted where they are necessary to address failed existing individual services.	Replacements for existing wells or septic tanks will be permitted if necessary for health and/or safety purposes. New or expanded partial servicing may be permitted where such servicing is necessary to address failed individual on-site sewage or water services serving existing development. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.2.3 d) Schedule:
3.6.5b Partial services shall only be permitted within settlement areas, to allow for infill or minor rounding out of existing partial services, if conditions are suitable and there are no negative impacts.	It is the intent of the EGOP to Provide municipal service infrastructure to all existing partially and privately serviced development within the Central Growth Area and the Mount Albert Greenbelt Settlement Area. It is recognized that, in some cases, partial services exist and will be permitted to continue until such time as individual services are replaced with a municipally owned and operated system. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.1 a) iv. Schedule:
3.6.5c Partial services shall only be permitted within rural settlement areas where new development will be serviced by a combination of individual water and municipal or private sewage services.	See above. Chapter: Section: Schedule:
3.6.6 In rural areas with provided partial services to address failed services (3.6.5a), infilling on existing lots may be permitted if locally and financially viable to connect to existing partial service, if suitable with no negative long-term impacts.	Residential Development on individual private water and/or wastewater services may only be considered for permitted uses on an existing lot of record, or to support development permitted within the Greenbelt Protected Countryside. Any such development proposal shall be required to undertake hydrogeological and other technical studies relating to soil conditions, groundwater stability, demonstration of no adverse impacts to groundwater quality and the suitability of the area for septic tank systems and tile beds to determine their impact on the future development and existing or proposed adjacent land

	uses and shall be subject to the approval of the Province, or the Town. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.2.3 b) Schedule:
3.6.7 Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage and water system capacity.	The EGOP allows lot creation within the Town to be permitted where the lands are serviced by full municipal water and wastewater service infrastructure, except for those lands specifically exempted from this requirement by the EGOP. Chapter: 6.0 IMPLEMENTATION + INTERPRETATION Section: 6.1.9 The Subdivision of Land, Subsection 6.1.9.1 a) i. Schedule:
3.6.8a Planning for stormwater management shall be integrated with planning sewage and water services to ensure optimized, retrofitted, feasible and financially viable systems.	It is a policy of the EGOP to integrate planning for stormwater management with planning sewage and water services. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.4 Stormwater Management Infrastructure, subsection 5.4.1 a) i. Schedule:
3.6.8b Planning for stormwater management shall minimize, prevent or reduce increases in stormwater volumes and contaminant loads.	It is the intent of the EGOP to minimize the volume and maximize quality of surface drainage from new development. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.4 Stormwater Management Infrastructure, Subsection 5.4.1 a) Schedule:
3.6.8c Planning for stormwater management shall minimized erosion and changes in water balance, using green infrastructure (and other tools)	It is the intent of the EGOP to pursue and implement sound stormwater management practices that will mitigate risks to human and environmental health and will ensure adequate protection from flooding and erosion, maintain and/or improve water quality and enhance the environmental, aesthetic and recreational potential of watercourses. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.4 Stormwater Management Infrastructure, Subsection 5.4.1 a) ii. Schedule:
3.6.8d Planning for stormwater management shall mitigate risks to human and environmental health.	It is the intent of the EGOP to pursue and implement sound stormwater management practices that will mitigate risks to human and environmental health and will ensure adequate protection from flooding and erosion, maintain and/or improve water quality and enhance the environmental, aesthetic and recreational potential of watercourses.

	Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.4 Stormwater Management Infrastructure, Subsection 5.4.1 a) ii. Schedule:
3.6.8e Planning for stormwater management shall maximize the use of vegetative/ pervious surfaces.	Applications for development and site alteration in the Greenbelt Protected Countryside are to be accompanied by a Stormwater management Plan which demonstrates that planning, design, and construction practices will minimize vegetation removal and impervious surfaces. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.4 Stormwater Management Infrastructure, Subsection 5.4.3 j) i. Schedule:
3.6.8f Planning for stormwater management shall promote best practices including stormwater attenuation, re-use, water conservation and efficiency, and low impact development.	The intent of the EGOP is to ensure that stormwater management systems are integrated with the planning and provision of water and wastewater infrastructure to optimize feasible and financially viable municipal infrastructure systems that are designed and constructed in accordance with sound environmental and engineering best practices Additionally, it is a policy of the EGOP that the Town develop and adopt Low Impact Development criteria. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.4 Stormwater Management Infrastructure, Subsection 5.4.1 a) i., AND; Subsection 5.4.2 c) Schedule:
3.6.8g Planning for stormwater management shall Align with comprehensive municipal plans for stormwater and consider cumulative stormwater impacts from development on a watershed scale.	To ensure the health of the watersheds and sub watersheds in the Town and in downstream areas, stormwater management is required for all new development area, infill, and redevelopment projects in accordance with the EGOP policies. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.4 Stormwater Management Infrastructure, Subsection 5.4.2 a) Schedule:
3.7 Waste Management	
3.7.1 Waste management systems need to be planned for of an appropriate size, type and location, for present and future needs, facilitating integrated waste management.	Through the EGOP, the waste management systems are planned for an appropriate size, type and location, for present and future needs, facilitating integrated waste management.

	It is the intent of the EGOP to reduce the volume of solid waste through a diversion program to help ensure sustainable natural environment and provide for the efficient use of municipal resources. The EGOP will continue to support and implement programs to further promote and maximize waste diversion that aligns with Provincial direction in the approval process for new multi-residential developments. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.8 Waste Management + Diversion, Subsection 5.8.1 a) Schedule:
3.8 Energy Supply	
3.8.1 Planning authorities should provide energy supply development opportunities including electricity generation facilities, transmission and distribution, energy storage systems, renewable energy systems, alternative energy systems, etc., to accommodate future and current needs.	The Town's Community Energy Plan has identified that alternative solutions are necessary to achieve the Town's energy and greenhouse gas reduction targets for the planning horizon of the EGOP. As the majority of the Town's growth is focused within the Central Growth Area, there is an opportunity to implement community energy in conjunction with new development. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.6 Energy Production and Related Infrastructure, Subsection 5.6.1 a) Schedule:
3.9 Public Spaces, Recreation, Parks, Trails and Open Space	
3.9.1a Healthy, active and inclusive communities should be promoted by planning inclusive public streets and facilitating active transportation, social interaction, and connectivity.	The EGOP promotes planning for healthy, active and inclusive communities by planning for complete communities, which are inclusive, and facilitating active transportation, social interaction, and connectivity. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community, Subsection 3.2.1 a) Schedule:
3.9.1b Healthy, active and inclusive communities should be promoted by planning for all ages and abilities for a range of built and natural recreation spaces such as facilities, parkland, public spaces,	The EGOP promotes planning for healthy, active and inclusive communities by planning for complete communities for people of all ages, abilities, and backgrounds.

open space areas, trails and linkages, and water-based resources where possible.	It is an objective of the EGOP that a complete community meets people's needs for daily living throughout an entire lifetime by providing convenient access to public services and community infrastructure including educational and recreational facilities, as well as a robust open space system. It is an objective of the EGOP that East Gwillimbury be well-connected through a comprehensive transit system, allowing the Town to provide all communities with equal access to recreation and leisure amenities, including sports, arts and cultural activities. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2 A Complete Community, Subsection 3.2.1 a), AND 3.5 A Healthy Community, Subsection 3.5.1 a) iv. Schedule:
3.9.1c Healthy, active and inclusive communities should be promoted by providing public shoreline access.	All shoreline is within the Agricultural System. There is not land that would facilitate safe public access. Chapter: Section: Schedule:
3.9.1d Healthy, active and inclusive communities should be promoted by minimizing negative impacts on provincial parks, conservation reserves, and protected areas.	It is an objective of the EGOP to protect significant natural heritage features and their associated ecological functions Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.1 b) i. Schedule:
Chapter 4: Wise Use and Management of Resources	
4.1 Natural Heritage	
4.1.1 Natural heritage features shall be protected for the long term.	It is the intent of the EGOP to ensure that Natural Heritage Features are protected for the long term. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.1.1 a) Schedule:
4.1.2 Long-term ecological function, biodiversity of natural heritage systems, diversity and connectivity should be maintained, restored and improved where possible. Linkages should be recognized between	It is the intent of the EGOP to ensure that the biodiversity, ecological function, and connectivity of East Gwillimbury's Natural Heritage System is protected, maintained, restored or, where possible,

natural heritage features and areas, surface water features and ground water features.	enhanced for the long-term. The EGOP recognizes the linkages between and among natural heritage features and areas, hazardous lands, source water resources, surface water features, and ground water features. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.1.1 a) Schedule:
4.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E, natural heritage systems will vary in form in settlement areas, rural areas, and prime agricultural areas.	East Gwillimbury is located within Ecoregions 6E and 7E . The Natural Heritage System within the Town is complex and includes a number of overlapping and complementary Provincial policy requirements. The EGOP identifies the Natural Heritage System on Schedule 5: Town-Wide Natural Heritage System. The Natural Heritage System includes the key features listed within the Provincial Planning Statement. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.1.2 a) Schedule: Schedule 5 – Town-Wide Natural Heritage System
4.1.4a Development and site alteration shall not be permitted in significant wetlands in Ecoregions 5E, 6E and 7E.	Where development and/or site alteration is proposed that is in or within or affects the Natural Heritage System, the Town shall require that a Natural Heritage Evaluation be prepared by a qualified professional with appropriate in-season field work, and in accordance with the requirements of the Town and any agency having jurisdiction. The Natural Heritage Evaluation shall demonstrate that there will be no negative impacts on any natural heritage features or their ecological functions, to the satisfaction of the Town and any agency having jurisdiction. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.2.2 a) Schedule:
4.1.4b Development and site alteration shall not be permitted in significant coastal wetlands.	East Gwillimbury does not contain or abut significant coastal wetlands. Shoreline is subject to Lake Simcoe Protection Plan and is within the Environmental Protection Designation Chapter: 4.0 LAND USE POLICIES Section: 4.4.3 The Environmental Protection Designation, Subsection 4.4.3.2 a) iv. Schedule:

4.1.5a Development and site alteration shall not be permitted in significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E, unless no negative impacts have been demonstrated on ecological function and natural features.	East Gwillimbury is situated within Ecoregions 6E and 7E, therefore this policy does not apply to the EGOP. Chapter: Section: Schedule:
4.1.5b Development and site alteration shall not be permitted in significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River), unless no negative impacts have been demonstrated on ecological function and natural features.	The Environmental Protection Designation comprises the identified significant natural heritage features and their ecological functions (including Woodlands) that the Town shall protect and conserve. The Environmental Protection Designation is identified on Schedule 5. Generally, development and site alteration is not permitted within the Environmental Protection Designation or any environmental buffer/vegetation protection zone established through applicable Provincial policies, regulations and guidelines, unless: • The use is permitted by the EGOP, and the applicable permissions of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, or the Lake Simcoe Protection Plan; and • It is demonstrated through a Natural Heritage Evaluation that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or • It is authorized through an Environmental Assessment. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.3.4 a) and c) Schedule:
4.1.5c Development and site alteration shall not be permitted in significant valleylands in Ecoregions 6E and 7E (with 4.1.5b exclusions), unless no negative impacts have been demonstrated on ecological function and natural features.	The Environmental Protection Designation comprises the identified significant natural heritage features and their ecological functions (including Valleylands) that the Town shall protect and conserve. The Environmental Protection Designation is identified on Schedule 5. Generally, development and site alteration is not permitted within the Environmental Protection Designation or any environmental buffer/vegetation protection zone established through applicable Provincial policies, regulations and guidelines, unless: • The use is permitted by the EGOP, and the applicable permissions of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, or the Lake Simcoe Protection Plan; and

	• It is demonstrated through a Natural Heritage Evaluation that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or • It is authorized through an Environmental Assessment. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.3.4 a) and c) Schedule:
4.1.5d Development and site alteration shall not be permitted in significant wildlife habitat, unless no negative impacts have been demonstrated on ecological function and natural features.	The Environmental Protection Designation comprises the identified significant natural heritage features and their ecological functions (including wildlife and fish habitat) that the Town shall protect and conserve. The Environmental Protection Designation is identified on Schedule 5. Generally, development and site alteration is not permitted within the Environmental Protection Designation or any environmental buffer/vegetation protection zone established through applicable Provincial policies, regulations and guidelines, unless: • The use is permitted by the EGOP, and the applicable permissions of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, or the Lake Simcoe Protection Plan; and • It is demonstrated through a Natural Heritage Evaluation that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or • It is authorized through an Environmental Assessment. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.3.4 a) and c) Schedule:
4.1.5e Development and site alteration shall not be permitted in significant areas of natural and scientific interest, unless no negative impacts have been demonstrated on ecological function and natural features.	The Environmental Protection Designation comprises the identified significant natural heritage features and their ecological functions (including Life Science Areas and Earth Science Areas of Natural and Scientific Interest (ANSI's)) that the Town shall protect and conserve. The Environmental Protection Designation is identified on Schedule 5. Generally, development and site alteration is not permitted within the Environmental Protection Designation or any environmental buffer/vegetation protection zone established through applicable Provincial policies, regulations and guidelines, unless:

	• The use is permitted by the EGOP, and the applicable permissions of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, or the Lake Simcoe Protection Plan; and • It is demonstrated through a Natural Heritage Evaluation that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or • It is authorized through an Environmental Assessment. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.3.4 a) and c) Schedule:
4.1.5f Development and site alteration shall not be permitted in coastal wetlands in Ecoregions 5E, 6E, and 7E, that are not subject to 4.1.4b, unless no negative impacts have been demonstrated on ecological function and natural features.	East Gwillimbury does not contain or abut significant coastal wetlands. Chapter: Section: Schedule:
4.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	The Environmental Protection Designation comprises the identified significant natural heritage features and their ecological functions (including fish habitat) that the Town shall protect and conserve. The Environmental Protection Designation is identified on Schedule 5. Generally, development and site alteration is not permitted within the Environmental Protection Designation or any environmental buffer/vegetation protection zone established through applicable Provincial policies, regulations and guidelines, unless: • The use is permitted by the EGOP, and the applicable permissions of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, or the Lake Simcoe Protection Plan; and • It is demonstrated through a Natural Heritage Evaluation that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or • It is authorized through an Environmental Assessment. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.3.4 a) and c) Schedule:
4.1.7 Development and site alteration shall not be permitted in habitat of endangered and threatened	The Environmental Protection Designation comprises the identified significant natural heritage features and

species, except in accordance with provincial and federal requirements.	their ecological functions (including) that the Town shall protect and conserve. The Environmental Protection Designation is identified on Schedule 5. Generally, development and site alteration is not permitted within the Environmental Protection Designation or any environmental buffer/vegetation protection zone established through applicable Provincial policies, regulations and guidelines, unless: • The use is permitted by the EGOP, and the applicable permissions of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, or the Lake Simcoe Protection Plan; and • It is demonstrated through a Natural Heritage Evaluation that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or • It is authorized through an Environmental Assessment. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.3.4 a) and c) Schedule:
4.1.8 Development and site alteration shall not be permitted on adjacent lands to natural heritage areas identified in 4.1.4, 4.1.5, and 4.1.6 unless no negative impacts on features are demonstrated.	As the natural heritage areas identified in 4.1.4, 4.1.5, and 4.1.6 are all considered to be Key Natural Heritage Features and Key Hydrologic Features, development and site alteration is not permitted on adjacent lands to these identified features, unless: • The use is permitted by the EGOP, and the applicable permissions of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, or the Lake Simcoe Protection Plan; and • It is demonstrated through a Natural Heritage Evaluation that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or • It is authorized through an Environmental Assessment. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.3.4 a) and c) Schedule:
4.1.9 Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.	The EGOP does not intend to limit the ability of agricultural uses. Agricultural, agricultural-related and on-farm diversified uses including associated buildings and structures are permitted uses, subject to the results of a Natural Heritage Evaluation.

	Again, development and site alteration is not permitted within key natural heritage features and adjacent lands unless for agricultural, agricultural-related and on-farm diversified uses, subject to the applicable Provincial Plan. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.3.3 a) ii. Schedule:
4.2 Water	
4.2.1a Planning authorities shall protect/ restore quality and quantity of water by using long-term watershed scaling and considering cumulative impacts of development.	It is a policy of the EGOP that land use planning within the Town shall contribute to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis. All land use decisions within the Town shall promote water conservation and support the efficient use of water resources on a watershed basis through the development review process and Thinking Green Development Standards. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.3 a) and b) Schedule:
4.2.1b Planning authorities shall protect/ restore quality and quantity of water by minimizing potential negative impacts, including cross-jurisdictional and cross-watershed.	It is the intent of the EGOP to protect the quality and quantity of the municipal water supply from incompatible uses and sources of contamination in partnership with the Province, York Region, and the Conservation Authority. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.5 The Water Resource System, Subsection 5.5.4 a) iii. Schedule: Schedule 10 – Wellhead Protection Zones
4.2.1c Planning authorities shall protect/ restore quality and quantity of water by identifying water resource systems.	The EGOP identifies the water resource system within the Town, and incorporates it within the Environmental Protection Designation. It is the policy of the EGOP to protect, restore and enhance the water resource system within the Town. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.5 The Water Resource System, Subsection 5.5.2 a) Schedule:
4.2.1d Planning authorities shall protect/ restore quality and quantity of water by maintaining linkages and functions of water resource systems.	The EGOP recognizes the linkages between and among natural heritage features and areas, hazardous lands, source water resources, surface water features,

	and ground water features. The Natural Heritage System is intended to protect source water resources, as well as underground water resources. Chapter: 4.0 LAND USE POLICIES; AND, Section: 4.4 The Natural Heritage System, Subsection 4.4.1.1 a) iv. Schedule:
4.2.1e(1) Planning authorities shall protect/ restore quality and quantity of water by implementing restrictions on development/ site alteration to protect designated vulnerable areas and municipal drinking water.	The EGOP requires new stormwater management facilities shall be designed to reduce the risk of contaminating drinking water, and where possible direct the discharge of stormwater outside of Wellhead Protection Zones identified on Schedule 10, where the activity is identified as a significant drinking water threat in accordance with applicable policies in the South Georgian Bay Lake Simcoe Source Protection Plan. Additionally, where individual on-site wastewater systems have been identified as a significant drinking water threat in vulnerable areas of a Wellhead Protection Area, connection to municipal wastewater systems, where they exist, is required, and allocation is to be withdrawn from the municipal reserve. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.3 Municipal Water + Wastewater Infrastructure Systems, Subsection 5.3.4.5 b), AND; 5.4. Stormwater Management Infrastructure, Subsection 5.4.3 l) Schedule: Schedule: Schedule 10 – Wellhead Protection Zones
4.2.1e(2) Planning authorities shall protect/ restore quality and quantity of water by implementing restrictions on development/ site alteration to protect/ restore/ improve vulnerable surface and ground water and its hydrologic functions.	Several policies within the EGOP aim to protect/restore quality and quantity of water by implementing restrictions on development/site alteration to protect/restore/ improve vulnerable surface and ground water and its hydrologic functions. It is the policy of the EGOP to protect, restore and enhance the water resource system within the Town. Major development may be permitted within the water resource system so long as hydrologic functions, including groundwater and surface water quality and quantity, of these areas are to be protected and improves or restored where possible. A Hydrogeological Study shall be required prior to approval of any site specific development applications. The Hydrogeological Study shall provide recommendations to protect the hydrological

	integrity of significant groundwater recharge and discharge function. Within the Highly Vulnerable Aquifers identified on Schedule 9A and the Significant Groundwater Recharge Areas identified on Schedule 9B, best management practices are encouraged for all development proposals that involve the: • Manufacturing, handling and/or storage of organic solvents and dense nonaqueous phase liquids; and • Application, storage and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount. It is the intent of the EGOP to ensure long-term viability of the Town's water systems. It also the intent of the EGOP that development should maintain pre-development recharge rates to the greatest extent possible by implementing best management practices such as Low Impact Development techniques. Where development is proposed adjacent to a watercourse, a minimum 30 metre vegetation protection zone is to be maintained on both sides of the watercourse. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.5 The Water Resource System, Subsection 5.5.3.1 a) and b), 5.4.3 g) viii., 5.5.3.2 a), 5.5.1 a), 4.6.3.6 a)
4.2.1f Planning authorities shall protect/ restore quality and quantity of water by planning sustainable water conservation and resource use.	Several policies within the EGOP aim to protect/ restore quality and quantity of water by planning sustainable water conservation and resource use. It is the intent of the EGOP to ensure the long term viability of the Town's water resource system. It is also the intent of this Plan that development should maintain pre-development recharge rates to the greatest extent possible by implementing best management practices such as Low Impact Development techniques. Further, A Hydrogeological Study shall be required prior to approval of any site specific development applications. The Hydrogeological Study shall provide recommendations to protect the hydrological integrity of significant groundwater recharge and discharge function. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE

	Section: 5.5 The Water Resource System, Subsection 5.5.1 a), 5.5.3.1 b)
4.2.1g Planning authorities shall protect/ restore quality and quantity of water by considering environmental lake capacity (where applicable).	The EGOP seeks to protect/restore quality and quantity of water by considering environmental lake capacity of Lake Simcoe. Within the Lake Simcoe Watershed, development applications or site alteration within settlement and rural settlement areas are to: • increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas; • include landscaping and habitat restoration that increases the ability of native plants and animals to use valley lands or riparian areas as wildlife habitat and movement corridors; and, • seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands. Chapter: 4.0 LAND USE POLICIES Section: Section 4.4 The Natural Heritage System, Subsection 4.4.3.4 i) ii. Schedule:
4.2.2 Development/ site alteration shall be restricted in/ near sensitive (ground) water features to protected hydrologic function, which may require alternative or mitigative approaches.	The EGOP identifies Significant groundwater recharge areas, Ecologically significant recharge areas, Highly vulnerable aquifers, and Significant surface water contribution areas as key hydrologic areas. Major development may be permitted within the water resource system so long as hydrologic functions, including groundwater and surface water quality and quantity, of these areas are to be protected and improves or restored where possible, through: • The identification of planning, design and construction practices and techniques; • Meeting other criteria and direction set out in the applicable watershed planning or subwatershed plan; and, • Meeting any applicable provincial standards, guidelines and procedures. Chapter: 5.0 SUSTAINABLE INFRASTRUCTURE Section: 5.5 The Water Resource System, Subsection 5.5.3.1 a)
4.2.3 Municipalities are encouraged (large and fast-growing municipalities required) to undertake watershed planning to inform sewage and water services, low impact development, quality and quantity of water, and stormwater management.	EGOP policies support the undertaking of watershed planning to inform water and wastewater services, low impact development, quality and quantity of water, and stormwater management.

	The EGOP highlights that the East Holland River, West Holland River, Maskinonge River, and Black River Subwatershed Plans (2010) were undertaken by the Lake Simcoe Region Conservation Authority in cooperation with York Region and the Town. Land use decisions in the Town are to conform to the purpose and recommendations of these Subwatershed Plans. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.3 Schedule:
4.2.4 Despite 4.2.3, upper-tier municipalities shall undertake watershed planning where they include one or more lower-tier large and fast-growing municipality, in partnership with lower-tiers.	The EGOP highlights that the East Holland River, West Holland River, Maskinonge River, and Black River Subwatershed Plans (2010) were undertaken by the Lake Simcoe Region Conservation Authority in cooperation with York Region and the Town. Land use decisions in the Town are to conform to the purpose and recommendations of these Subwatershed Plans. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.3 Schedule:
4.2.5 All municipalities undertaking watershed planning are encouraged to collaborate with applicable conservation authorities.	See above. The watershed planning detailed above was undertaken by the Lake Simcoe Region Conservation Authority in cooperation with York Region and the Town of East Gwillimbury. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.3 Schedule:
4.3 Agriculture	
4.3.1 General Policies for Agriculture	
4.3.1.1 Planning authorities are required to use an agricultural system approach, based on provincial guidance, to keep geographical continuity and foster productivity of the agricultural-food network.	The Agricultural System incorporates the Town's rural and agricultural areas, the Town-wide Natural Heritage System, the area identified as the Greenbelt Protected Countryside and the area identified as the Oak Ridges Moraine. The Town-wide Natural Heritage System, the Greenbelt Protected Countryside and the area identified as the Oak Ridges Moraine are specifically protected from urban development through the Provincial Greenbelt Plan and Oak Ridges Moraine Conservation Plan and the policies of this Plan.

	The EGOP directs the Town to support the rural/agricultural economy by recognizing agriculture as the primary activity and land use in the Rural and Agricultural Area of the Town, protecting lands suitable for agricultural production from fragmentation and land uses not related to agriculture, and promoting the agricultural industry and associated activities and enhancing their capacity to contribute to the economy of the Town. Chapter: 2.0 GROWTH MANAGEMENT; AND, 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 2.1 Population and Employment Forecasts, Subsection 2.1.2 a) ii.; AND, 3.3 A Viable and Financially Responsible Community, Subsection 3.3.2.6 a) Schedule: Schedule 1 – Growth Management
4.3.1.2 As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for .	The Prime Agricultural Area Designation identified on Schedule 5 of the EGOP provides a continuous and permanent land base necessary to support long term agricultural production and economic activity. The Town recognizes the Prime Agricultural Area Designation as important natural resources that help support the economic vitality of agriculture and the agri-food network. The Holland Marsh Specialty Crop Area/Wetland Complex Designation is identified on Schedule 6. These lands have a unique capacity to produce specialty crops (tender fruits, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil). In addition to the stated intent of the Prime Agricultural Designation, it is the intent of this Plan to ensure that the limits of the Holland Marsh are not depleted and that it is recognized and protected as an important agricultural area and a unique and valuable food source. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.3.1 a); AND, 4.5.4, Subsection 4.5.4.1 a) Schedule: Schedule 6 – Agricultural System
4.3.1.3 Specialty crop areas shall be given highest protection priority, followed by Canada Land Inventory Class 1, 2, 3 lands, then 4 – 7 within prime agricultural areas.	Holland Marsh Specialty Crop Areas is given highest protection priority within the EGOP, followed by Canada Land Inventory Classes 1, 2 and 3. Chapter: 4.0 LAND USE POLICIES Section: 4.5.4 The Holland Marsh Specialty Crop Area/Wetland Complex Designation, Subsection 4.5.4.3 f) ii. Schedule:

4.3.2 Permitted Uses	
4.3.2.1 In prime agricultural areas, permitted uses are: agricultural uses, -related uses and on-farm diversified uses based on prov. Guidance. Proposed related and diversified uses shall be compatible with and not hinder surrounding agricultural. operations.	The EGOP permits agricultural uses, normal farm practices, on-farm diversified uses, and agricultural-related uses within the Prime Agricultural Area Designation. It is a policy of the EGOP that all development be designed, located, and managed to be complementary to the primary permitted uses in the Prime Agricultural Area Designation. The Town shall encourage compatible development, redevelopment, and rehabilitation throughout the designation. Chapter: 4.0 LAND USE POLICIES Section: 4.5.3 The Prime Agricultural Area Designation, Subsection 4.5.3.2 a) and 4.5.3.3 b) Schedule: Schedule 6 – Agricultural System
4.3.2.3 In prime agricultural areas, new lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.	Where applicable, the EGOP requires all new development within the Prime Agricultural Area Designation to comply with the Province’s Minimum Distance Separation Formulae requirements. Within the Holland Marsh Specialty Crop Area Designation/ Wetland complex Designation, where agricultural uses are permitted by the EGOP, new or expanding livestock facilities are to be set back from non-agricultural uses and comply with the Minimum Distance Separation formulae. Chapter: 4.0 LAND USE POLICIES Section: 4.5. The Agricultural System, Subsection 4.5.3.3 c) and 4.5.4.3 a) i. Schedule: Schedule 6 – Agricultural System
4.3.2.4 A principal dwelling associated with agricultural operations shall be permitted as an agricultural use, in accordance with provincial guidance (except where prohibited by 4.3.3.1c).	The EGOP permits a single detached dwelling unit on an existing lot of record as an agricultural use. Chapter: 4.0 LAND USE POLICIES Section: 4.5. The Agricultural System, Subsection 4.5.3.2 b) Schedule: Schedule 6 – Agricultural System
4.3.2.5a Where a residential dwelling is permitted on a prime agricultural lot, up to two additional residential units shall be permitted, provided that where proposed, at least one unit is located within or attached to the principal dwelling, and additional units comply with minimum distance separation formulae.	The EGOP permits a maximum of two additional residential units on a lot within the Prime Agricultural Area, where at least 1 of the permitted Additional Residential Units is within the principle dwelling. Chapter: 4.0 LAND USE POLICIES Section: 4.6 Land Use + Area Specific Policies, Subsection 4.6.5.5 b) i. Schedule:
4.3.2.5b Where a residential dwelling is permitted on a prime agricultural lot, up to two additional residential units shall be permitted, provided that	The EGOP permits a maximum of two additional residential units on a lot within the Prime Agricultural

where proposed, at least one unit is located within or attached to the principal dwelling, and additional units are compatible with/ do not hinder agricultural operations.	Area, where at least 1 of the permitted Additional Residential Units is within the principle dwelling and the Additional Residential Units do not hinder agricultural operations. Chapter: 4.0 LAND USE POLICIES Section: 4.6 Land Use + Area Specific Policies, Subsection 4.6.5.5 b) ii. Schedule:
4.3.2.5c Where a residential dwelling is permitted on a prime agricultural lot, up to two additional residential units shall be permitted, provided that where proposed, at least one unit is located within or attached to the principal dwelling, and additional units have appropriate sewage and water services.	The EGOP permits a maximum of two additional residential units on a lot within the Prime Agricultural Area, where at least 1 of the permitted Additional Residential Units is within the principle dwelling. Outside of the defined Settlement Areas, within the Agricultural System, Additional Residential Units are permitted, subject to the ability to provide appropriate water and wastewater services, to the satisfaction of the Town. Section: 4.6 Land Use + Area Specific Policies, Subsection 4.6.5.5 b) Schedule:
4.3.2.5d Where a residential dwelling is permitted on a prime agricultural lot, up to two additional residential units shall be permitted, provided that where proposed, at least one unit is located within or attached to the principal dwelling, and additional units address public health and safety concerns.	The EGOP permits a maximum of two additional residential units on a lot within the Prime Agricultural Area, where at least 1 of the permitted Additional Residential Units is within the principle dwelling and that the Additional Residential Units address public health and safety concerns. Chapter: 4.0 LAND USE POLICIES Section: 4.6 Land Use + Area Specific Policies, Subsection 4.6.5.5 b) ii. Schedule:
4.3.2.5e Where a residential dwelling is permitted on a prime agricultural lot, up to two additional residential units shall be permitted, provided that where proposed, at least one unit is located within or attached to the principal dwelling, and additional units are of limited scale and clustered to the principal dwelling or farm buildings.	The EGOP permits a maximum of two additional residential units on a lot within the Prime Agricultural Area, where at least 1 of the permitted Additional Residential Units is within the principle dwelling and that the Additional Residential Units are limited in scale and a part of the existing farm dwelling/ building cluster. Chapter: 4.0 LAND USE POLICIES Section: 4.6 Land Use + Area Specific Policies, Subsection 4.6.5.5 b) ii. Schedule:
4.3.2.5f Where a residential dwelling is permitted on a prime agricultural lot, up to two additional residential units shall be permitted, provided that where proposed, at least one unit is located within or attached to the principal dwelling, and additional	The EGOP permits a maximum of two additional residential units on a lot within the Prime Agricultural Area, where at least 1 of the permitted Additional Residential Units is within the principle dwelling and that the Additional Residential Units minimize lands taken out of agricultural production.

units minimize land taken out of agricultural production.	Chapter: 4.0 LAND USE POLICIES Section: 4.6 Land Use + Area Specific Policies, Subsection 4.6.5.5 b) ii. Schedule:
4.3.2.5 (Second Paragraph) Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c.	The EGOP prohibits land containing a detached accessory building in which an additional residential unit is located from being severed from the property. Chapter: 4.0 LAND USE POLICIES Section: 4.6 Land Use + Area Specific Policies, Subsection 4.6.5.5 d) iv. Schedule:
4.3.2.6 The two additional residential units that are permitted on a lot in a prime agricultural area in accordance with 4.3.2.5 are in addition to farm worker housing permitted as an agricultural use.	The EGOP permits two additional residential units within the prime agricultural area and are in addition to farm worker housing. Chapter: 4.0 LAND USE POLICIES Section: 4.6 Land Use + Area Specific Policies, Subsection 4.6.5.5 b) ii. Schedule:
4.3.3 Lot Creation and Lot Adjustments	
4.3.3.1a Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidelines for agricultural uses, provided appropriate lot size for common agricultural uses in the area and flexible for future changes in operations.	The creation of new lots within the Prime Agricultural Area Designation in the EGOP are only permitted by Amendment to the EGOP and the Zoning By-law. In addition to all of the policies for a Consent to Sever of the EGOP, new lots may be permitted within the Prime Agricultural Area Designation if the new lot is to be severed to create a farm, and both the retained and severed parcels each have a lot area of no less than approximately 40 hectares. Chapter: 4.0 LAND USE POLICIES Section: 4.5.3 Prime Agricultural Designation, Subsection 4.5.3.3 o) i. Schedule:
4.3.3.1b Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidelines for agricultural related uses, provided new lots will be limited to a minimum size needed to accommodate appropriate sewage and water services.	The creation of new lots within the Prime Agricultural Area Designation in the EGOP are only permitted by Amendment to the EGOP and the Zoning By-law. In addition to all of the policies for a Consent to Sever of the EGOP, new lots may be permitted within the Prime Agricultural Area Designation if the lot is required for an agriculture- related use, provided the lot is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, and is zoned specifically for agricultural-related use. Residential uses shall not be permitted on such lots. Chapter: 4.0 LAND USE POLICIES Section: 4.5.3 Prime Agricultural Area, Subsection 4.5.3.3 o) iii. Schedule:

4.3.3.1c(1) Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidelines for one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that the new lot will be limited to a minimum size for water and sewage services.	The creation of new lots within the Prime Agricultural Area Designation in the EGOP are only permitted by Amendment to the EGOP and the Zoning By-law. In addition to all of the policies for a Consent to Sever of the EGOP, new lots may be permitted within the Prime Agricultural Area Designation if the new lot may be created through a Consent to Sever when a farm consolidation has resulted in a surplus dwelling unit that is not required for the long term needs of the remaining farm operation. The new lot may be created provided that the establishment of any new residential use is prohibited on the remaining lands that accommodate the farm operation. This policy requires that the new lot to be severed incorporates the surplus dwelling, and that the surplus dwelling is deemed to be compliant with the Ontario Building Code and was in existence prior to the Approval of this Plan. Chapter: 4.0 LAND USE POLICIES Section: 4.5.3 Prime Agricultural Area, Subsection 4.5.3.3 o) ii., iii. Schedule:
4.3.3.1c(2) Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidelines for one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that the planning authority ensures new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by severance, approach may be recommended by the Province or municipality.	The creation of new lots within the Prime Agricultural Area Designation in the EGOP are only permitted by Amendment to the EGOP and the Zoning By-law. In addition to all of the policies for a Consent to Sever of the EGOP, new lots may be permitted within the Prime Agricultural Area Designation if the new lot may be created through a Consent to Sever when a farm consolidation has resulted in a surplus dwelling unit that is not required for the long term needs of the remaining farm operation. The new lot may be created provided that the establishment of any new residential use is prohibited on the remaining lands that accommodate the farm operation. This policy requires that the new lot to be severed incorporates the surplus dwelling, and that the surplus dwelling is deemed to be compliant with the Ontario Building Code and was in existence prior to the Approval of this Plan. Chapter: 4.0 LAND USE POLICIES Section: 4.5.3 Prime Agricultural Area, Subsection 4.5.3.3 o) ii. Schedule:
4.3.3.1d Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidelines for infrastructure, where facility/ corridor cannot be accommodated by easement or right-of-way.	Consents in the Agricultural System are only permitted in the EGOP in accordance with Provincial plans, and for the acquisition of land for infrastructure. Chapter: 4.0 LAND USE POLICIES

	Section: 4.5 The Agricultural System, Subsection 4.5.2.5 a) i. Schedule:
4.3.3.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.	Consents in the Agricultural System are only permitted in the EGOP in accordance with Provincial plans, and for minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.2.5 a) iii. Schedule:
4.3.3.3 The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with 4.3.3.1.c.	See above responses to 4.3.3.1.c. Chapter: Section: Schedule:
4.3.4 Removal of Land from Prime Agricultural Areas	
4.3.4.1 Planning authorities may only exclude land from prime agricultural areas for expansions or identification of settlement areas in accordance with 2.3.2.	Within the EGOP, refinements to the boundaries of the Prime Agricultural Designation are not permitted, except for the expansion of a defined Settlement Area, in accordance with the policies of this Plan. Chapter: 4.0 LAND USE POLICIES Section: 4.5.3 The Prime Agricultural Designation, Subsection 4.5.3.3 a) Schedule:
4.3.5 Non-Agricultural Uses in Prime Agricultural Areas	
4.3.5.1a Planning authorities may only permit non-agricultural uses in prime agricultural areas for extraction of minerals, petroleum resources and mineral aggregate resources (or).	In the Prime Agricultural Area Designation, extraction of mineral aggregates is permitted as an interim use, in accordance with the policies of the EGOP, provided it is supported by an Agricultural Impact Assessment and that rehabilitation of the site will be carried out whereby the areas and average soil quality for agriculture are substantially restored. Complete agricultural rehabilitation may not be required under certain conditions. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.3.3 s) Schedule:
4.3.5.1b(1) Planning authorities may only permit non-agricultural uses in prime agricultural areas for limited non-residential uses, provided that the land does not comprise a specialty crop area.	Minor expansions to existing non-agricultural uses may be considered by the Town. However, major changes to the scale and function of existing non-agricultural uses, or the redevelopment of existing

	non-agricultural uses in the Agricultural System, may be permitted under the EGOP. Redevelopment affecting the scale and function of existing non-agricultural uses within the Holland Marsh Specialty Crop Area shall not be permitted within the EGOP. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.2.2 a) and b) Schedule:
4.3.5.1b(2) Planning authorities may only permit non-agricultural uses in prime agricultural areas for limited non-residential uses, provided that the proposed use complies with the minimum distance separation formulae.	Minor expansions to existing non-agricultural uses may be considered by the Town. However, major changes to the scale and function of existing non-agricultural uses, or the redevelopment of existing non-agricultural uses in the Agricultural System, may be permitted under the EGOP, provided the redevelopment complies with the Minimum Distance Separation Formulae. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.2.2 a) vi. Schedule:
4.3.5.1b(3) Planning authorities may only permit non-agricultural uses in prime agricultural areas for limited non-residential uses, provided that there is a need within the planning horizon, identified in the OP (2.1.3) for additional land to accommodate the proposed use (and)	It is a policy of the EGOP that limited new non-agricultural uses may be permitted in the Prime Agricultural Area Designation, provided that there is a need within the planning horizon for additional land to accommodate the proposed use. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.2.3 b) ii. Schedule:
4.3.5.1b(4i) Planning authorities may only permit non-agricultural uses in prime agricultural areas for limited non-residential uses, provided that alternative locations have been evaluated and there are no reasonable alternatives which avoid prime agricultural areas (and)	It is a policy of the EGOP that limited new non-agricultural uses may be permitted in the Prime Agricultural Area Designation, provided that alternative locations have been evaluated, with confirmation that no reasonable alternative locations are available. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.2.3 b) ii. Schedule:
4.3.5.1b(4ii) Planning authorities may only permit non-agricultural uses in prime agricultural areas for limited non-residential uses, provided that alternative locations have been evaluated and there are no reasonable alternatives with lower priority agricultural lands.	See above. Chapter: Section: Schedule:

4.3.5.2 Impacts from new or expanding non-ag uses in the agricultural system are to be avoided (or mitigated/ minimized) determined by a agricultural impact assessment or equivalent based on provincial guidance.	Limited new non-agricultural uses may be permitted in the Agricultural System so long as a submission of an Agricultural Impact Assessment is included and the proposed use complies with applicable Provincial plans and policies. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.2.3 a) Schedule:
4.3.6 Supporting Local Food and the Agricultural-food Network	
4.3.6.1 Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agricultural-food network.	In the EGOP, East Gwillimbury will support urban agricultural activities on Region-owned and/or Town-owned lands, including community gardens, food cooperatives and local food sourcing programs, where appropriate, and in accordance with the applicable policies of this Plan. It is the intent of the EGOP that the Town recognizes the Prime Agricultural Area Designation as important natural resources that help support the economic vitality of agriculture and the agri-food network. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY; AND, 4.0 LAND USE POLICIES Section: 3.5 A Healthy Community, Subsection 3.5.3 b); AND, 4.5 The Agricultural System, Subsection 4.5.3.1 a) Schedule:
4.4 Minerals and Petroleum	
4.4.1 General Policies for Minerals and Petroleum	
4.4.1.1 Minerals and petroleum resources shall be protected for long-term use.	It is the intent of the EGOP to protect existing and potential resources . Petroleum resources are to be protected for long-term use. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11.1 a) i., 4.5.11.3 j) Schedule:
4.4.2 Protection of Long-Term Resource Supply	
4.4.2.1 Mineral mining and petroleum resource operations shall be identified and protected from activities (development) which would hinder	It is a policy of the EGOP that mineral aggregate operations be protected from development and activities that would preclude or hinder their expansion or continued use, or which would be

expansion or continued use, or incompatible uses for public and environmental health and safety.	incompatible for reasons of public health, public safety, or environmental impact. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11.3 d) Schedule:
4.4.2.2a Known mineral deposits, petroleum resources and significant areas of mineral potential shall be identified, and activities in these resources or adjacent land which would hinder access or new operations shall only be permitted if resource use would not be feasible (or).	In the EGOP, the Aggregate Resource Area Overlay as shown on Schedule 6A identifies secondary aggregate resource areas within the Town that are to be protected from incompatible land uses and where new or expanded aggregate resource operations are encouraged to locate, subject to meeting the policies of this Plan. In the EGOP, Mineral aggregate operations are to be protected from development and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact. The EGOP requires that any development within 300m of a sand and gravel deposit must show aggregate extraction would not be economically, socially or environmentally feasible. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.12 a) and b) i., 4.5.11.1 a) Schedule:
4.4.2.2b Known mineral deposits, petroleum resources and significant areas of mineral potential shall be identified, and activities in these resources or adjacent land which would hinder access or new operations shall only be permitted if the proposed land use serves a greater long-term public interest.	Aggregate Resource Areas are to be protected from uses and/or activities that may preclude or hinder the effective and/or economical extraction of aggregate in the future. The EGOP requires that any development within 300m of a sand and gravel deposit must show that the proposed land use serves a greater long term public interest. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.12. b) ii. Schedule:
4.4.2.2c Known mineral deposits, petroleum resources and significant areas of mineral potential shall be identified, and activities in these resources or adjacent land which would hinder access or new operations shall only be permitted if issues of public and environmental health and safety are addressed.	Aggregate Resource Areas are to be protected from uses and/or activities that may preclude or hinder the effective and/or economical extraction of aggregate in the future. The EGOP requires that any development within 300m of a sand and gravel deposit must show that issues of public health, public safety and environmental impact have been addressed. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.12. b) iii.

	Schedule:
4.4.3 Rehabilitation	
4.4.3.1 Rehabilitation for future land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.	It is the policy of the EGOP to encourage the progressive rehabilitation of all pits and quarries within the Town. The Town will work with pit and quarry operators and the Ministry of Natural Resources to ensure that all new licenses have appropriate progressive rehabilitation plans. The rehabilitation measures taken will be compatible with, and have minimal impact upon, the surrounding natural and visual environment and existing uses. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11.3 s) Schedule:
4.4.4 Extraction in Prime Agricultural Areas	
4.4.4.1 Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated.	It is a policy of the EGOP that the extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.3.3 s) Schedule:
4.5 Mineral Aggregate Resources	
4.5.1 General Policies for Mineral Aggregate Resources	
4.5.1.1 Mineral aggregate resources shall be protected for long-term use and, where there is provincial information, deposits shall be identified.	The Aggregate Resource Area Overlay as shown on Schedule 6A of the EGOP identifies secondary aggregate resource areas within the Town that are to be protected from incompatible land uses and where new or expanded aggregate resource operations are encouraged to locate, subject to meeting the policies of this Plan. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.12 a) Schedule: Schedule 6A - Oak Ridges Moraine Rural + Agricultural Area
4.5.2 Protection of Long-Term Resource Supply	
4.5.2.1 As much of the mineral aggregate resources shall be made available as close to markets as is possible. Supply/demand analysis shall not be required, notwithstanding the availability,	Most of the Town's mineral aggregate resources are subject to the Oak Ridges Moraine Conservation Plan.

designation or licensing for mineral/ aggregate extraction locally or elsewhere.	Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11 Schedule: Schedule 6A - Oak Ridges Moraine Rural + Agricultural Area
4.5.2.2 Extraction shall minimize social, economic and environmental impacts.	It is a policy of the EGOP that extraction and processing activities be conducted in a manner that minimizes negative environmental, economic and social impacts, in accordance with all government legislation, standards and policies. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11.3 f) Schedule:
4.5.2.3 Mineral aggregate resource conservation shall be undertaken, including using accessory aggregate recycling facilities within operations, wherever feasible.	It is a policy of the EGOP that mineral aggregate resource conservation be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11.3 h) Schedule:
4.5.2.4 Mineral aggregate operations shall be protected from activities that would hinder expansion or use, or which would be incompatible for public and environmental health reasons. Existing mineral aggregate operations shall be permitted to continue without need for an OPA, rezoning or development permit. Where a license ceases to exist, 4.5.2.5 applies.	It is a policy of the EGOP that mineral aggregate operations be protected from development and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact. Existing mineral aggregate operations are to be permitted to continue without the requirement of an official plan amendment, zoning by-law amendment or development permit under the Planning Act. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11.3 c) and d) Schedule:
4.5.2.5a In known deposits and on adjacent lands, uses which would hinder new operations or resource access shall only be permitted if resource use would not be feasible (or).	Aggregate Resource Areas are to be protected from uses and/or activities that may preclude or hinder the effective and/or economical extraction of aggregate in the future. The EGOP requires that any development within 300m of a sand and gravel deposit must show aggregate extraction would not be economically, socially or environmentally feasible. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.12 b) i. Schedule:

4.5.2.5b In known deposits and on adjacent lands, uses which would hinder new operations or resource access shall only be permitted if the proposed land use serves a greater long-term public interest (and).	Aggregate Resource Areas are to be protected from uses and/or activities that may preclude or hinder the effective and/or economical extraction of aggregate in the future. The EGOP requires that any development within 300m of a sand and gravel deposit must show that the proposed land use serves a greater long term public interest. iii. "Issues of public health, public safety and environmental impact have been addressed." Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.12 b) ii. Schedule:
4.5.2.5c In known deposits and on adjacent lands, uses which would hinder new operations or resource access shall only be permitted if issues of public and environmental health and safety are addressed.	Aggregate Resource Areas are to be protected from uses and/or activities that may preclude or hinder the effective and/or economical extraction of aggregate in the future. The EGOP requires that any development within 300m of a sand and gravel deposit must show that issues of public health, public safety and environmental impact have been addressed. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.12 b) iii. Schedule:
4.5.3 Rehabilitation	
4.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land use, promote compatibility, mitigate negative impacts and recognize the interim nature of extraction. Final rehabilitation shall consider surrounding land use.	The EGOP requires progressive and final rehabilitation, recognizes extraction as an interim land use, ensures rehabilitation mitigates impacts and promotes compatibility, and requires final rehabilitation to reflect surrounding land uses. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11.1 a) 4.5.11.3 f), s), and t), 4.5.12, 4.5.3.3 s) Schedule:
4.5.3.2 Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.	It is a policy of the EGOP that when operators are undertaking rehabilitation of mineral aggregate operation sites in the Rural/Agricultural Area, the aggregate industry will work with the Province to consider the development and implementation of comprehensive rehabilitation plans in areas of high concentration of mineral aggregate operations. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11.3 v) i. Schedule:
4.5.3.3 In parts of the Province not designated under the Aggregate Resources Act, rehabilitation standards that are compatible with those under the	This policy does not apply to the EGOP as East Gwillimbury is designated under the Aggregate Resources Act.

Act should be adopted for extraction operations on private lands.	Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.11.3 a) Schedule:
4.5.4 Extraction in Prime Agricultural Areas	
4.5.4.1a In prime ag lands, extraction of mineral aggregated resources is permitted as an interim use if impacts to the prime ag area are addressed (4.3.5.2).	In the Prime Agricultural Area Designation, extraction of mineral aggregates is permitted as an interim use, in accordance with the policies of the EGOP, provided it is supported by an Agricultural Impact Assessment. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.3.3 s) Schedule:
4.5.4.1b In prime ag lands, extraction of mineral aggregated resources is permitted as an interim use if the site will be rehabilitated back to an agricultural condition.	In the Prime Agricultural Area Designation, extraction of mineral aggregates is permitted as an interim use, in accordance with the policies of the EGOP, provided that rehabilitation of the site will be carried out whereby the areas and average soil quality for agriculture are substantially restored. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.3.3 s) Schedule:
4.5.4.2a Despite 4.5.4.1b, complete rehabilitation is not required if the depth of planned extraction makes restoration unfeasible.	Complete agricultural rehabilitation is not required in the EGOP if there is a substantial quantity of mineral aggregates below the water table warranting extraction or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible, and where other alternatives have been considered by the applicant and found unfeasible in accordance with the Provincial Planning Statement. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.3.3 s) i. Schedule:
4.5.4.2b Despite 4.5.4.1b, complete rehabilitation is not required if the agricultural rehabilitation in remaining areas is maximized.	Complete agricultural rehabilitation is not required in the EGOP if agricultural rehabilitation in remaining areas will be maximized. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Agricultural System, Subsection 4.5.3.3 s) iii. Schedule:
4.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants.	

4.5.5.1 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants shall be permitted on public authority contracts, without the need for OPA/ rezoning or development permit order, except in areas of incompatible existing development or environmental sensitivity.	Portable asphalt plants, wayside pits and quarries used on public authority contracts, shall be permitted without the requirement for an official plan amendment or zoning by-law amendment except within the Regional Greenlands system as shown in Schedule 5 of the EGOP. A zoning by-law amendment shall be required to permit such facilities in areas of existing development. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Rural/Agricultural Area, Subsection 4.5.11.3 l) Schedule: Schedule 5 - Town-Wide Natural Heritage System
4.6 Cultural Heritage and Archaeology	
4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	It is a policy of the EGOP that the Town will manage, conserve, and protect East Gwillimbury's cultural heritage resources. The Town may designate cultural heritage resources, including: • Individual properties or groups of properties; Whole or specific parts of buildings or structures upon designated property; • Heritage Conservation Districts; • Cultural Heritage Landscapes; • Areas of Archaeological Potential; and, • Other heritage elements including, but not limited to, scenic heritage routes, roads, or road allowances. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.4 Cultural Heritage Resources, Subsection 3.4.3.1 Schedule: Appendix B – Cultural Heritage Resources
4.6.2 Development and site alteration shall not be permitted on lands containing archeological resources or areas of archeological potential unless significant resources have been conserved.	It is a policy of the EGOP that site alteration, mitigation, and development be permitted only in accordance with the recommendations of an Archaeological Assessment and Heritage Conservation Plan, where applicable. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.4 Cultural Heritage Resources, Subsection 3.4.3.5 a) Schedule:
4.6.3 Development and site alteration shall not be permitted on adjacent land to protected heritage property unless heritage attributes will be conserved.	The Town will require the submission of a Cultural Heritage Evaluation Report as part of a complete development application where such application includes, or is adjacent to an identified or designated cultural heritage resource. A Cultural Heritage

	Evaluation Report may also be required where cultural heritage resources are identified through the development approval process. Cultural Heritage Evaluation Reports shall be conducted by a qualified professional and demonstrate how the heritage values, attributes and integrity of the resource are to be conserved and how any impacts to heritage attributes can be mitigated. It is the intent of the Town to conserve, enhance and support the reuse of cultural heritage resources in their original location, wherever possible. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.4 Cultural Heritage Resources, Subsection 3.4.3.2 a) and b) Schedule:
4.6.4a Planning authorities are encouraged to implement archeological management plans for conserving archeological resources.	It is a policy of the EGOP that site alteration, mitigation, and development be permitted only in accordance with the recommendations of an Archaeological Assessment and Heritage Conservation Plan, where applicable. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.4 Cultural Heritage Resources, Subsection 3.4.3.5 a) Schedule:
4.6.4b Planning authorities are encouraged to implement proactive strategies for conserving cultural heritage landscapes and significant built heritage resources.	The EGOP provides various methods for the conservation of cultural heritage landscapes and significant built heritage resources, including: • Designation under Parts IV or V of the Ontario Heritage Act; • Listing property on the Town's Heritage Register; • Heritage Conservation Easements or Covenants; • Zoning By-law regulations restricting the use of lands to current or compatible uses; • Conditions within plans of subdivision and condominium and the site plan approval process; and, • The offering of incentives to encourage and/or assist with the conservation, restoration and reuse of heritage resources, as maybe set out in a Community Improvement Plan or through other available funding programs. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.4 Cultural Heritage Resources, Subsection 3.4.3.1 b) Schedule:

4.6.5 Planning authorities shall engage early with Indigenous communities to ensure their interests are considered in archeological, built heritage and cultural landscape management.	All new development and capital public works projects permitted by the land use policies and designations of the EGOP are to consider the influence of Indigenous Communities in conserving cultural heritage and archaeological resources. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.4 Cultural Heritage Resources, Subsection 3.4.3.1 d) iii. Schedule:
Chapter 5: Protecting Public Health and Safety	
5.1 General Policies for Natural and Human-Made Hazards	
5.1.1 Development shall be directed away from hazards where there is an unacceptable risk to public safety/ property damage and not create or aggravate hazards.	It is a policy of the EGOP that development and site alteration shall be directed outside of hazardous lands and hazardous sites in accordance with provincial policies and guidelines. Chapter: 4.0 LAND USE POLICIES Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.3 b) Schedule:
5.2 Natural Hazards	
5.2.1 Planning authorities shall, in collaboration with conservation authorities, identify hazardous lands/ sites and manage development in these areas in accordance with provincial guidance.	It is the intent of the EGOP that the Town identify hazards that are constraints to development and pose threats to human life and property and direct development and site alteration outside of hazardous lands and hazardous sites in accordance with the provincial guidelines. Hazardous Lands are generally incorporated into the Environmental Protection Designation identified on Schedule 4B of the EGOP. Chapter: 4.0 LAND USE POLICIES Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.1 a) and 4.6.3.2 a) Schedule:
5.2.2a Development shall generally be directed to areas outside of hazardous lands adjacent to the shorelines of the Great Lakes – St. Lawrence River System and large, inland lakes which are impacted	Development and site alteration are generally prohibited within defined portions of the floodplain, subject to conservation authority regulations and provincial policy.

by flooding hazards, erosion hazards and/or dynamic beach hazards.	“Hazardous Lands” is a defined term within the EGOP, which means: Property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means that land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. Flood plain areas are to be regarded primarily as land required for the safe flow and storage of floodwaters and lands that are susceptible to flooding under Regional Storm conditions. Such lands are to be managed so as to complement adjacent land uses and protect such uses from flooding or other physical hazards. No development or site alteration are to be permitted at elevations below the Regulatory Flood Line (with limited exceptions). Chapter: 4.0 LAND USE POLICIES Section: 4.4.9 Policies for Hazardous Lands/Sites, 4.6.3.3 c), 4.6.3.5 a) and b) Schedule:
5.2.2b Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.	See above. The erosion hazard limit of rivers and streams are to be determined through the planning and development process. Development is to be directed away from hazardous lands adjacent to rivers, streams, and lakes that are impacted by erosion hazards. Chapter: 4.0 LAND USE POLICIES Section: 4.4.9 Policies for Hazardous Lands/Sites, 4.6.3.3 c), 4.6.3.5 a), b), and h) Schedule:
5.2.2c Development shall generally be directed to areas outside of hazardous sites.	It is a policy of the EGOP that development and site alteration be directed outside of hazardous lands and hazardous sites in accordance with provincial guidelines. Chapter: 4.0 LAND USE POLICIES Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.3 a)
5.2.3a Development/ site alteration shall not be permitted within the dynamic beach hazard.	Hazardous land/sites, as defined by the Provincial Planning Statement, are generally incorporated into the Environmental Protection Designation identified

	on Schedule 5 in the EGOP. Additional detail on the hazardous lands component of the Environmental Protection Designation is included on mapping in the Town's Zoning By-law. Chapter: Section: Schedule:
5.2.3b Development/ site alteration shall not be permitted within defined portions of the flooding hazards along connecting channels (St. Mary's, St Clair, Detroit, Niagara and St. Lawrence Rivers)	East Gwillimbury does not contain, abut or nearby any of said connecting channels. Therefore, this policy does not apply to the EGOP. Chapter: Section: Schedule:
5.2.3c Development/ site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during hazard times, unless demonstrated that there is appropriate safe access for the nature of the development and natural hazard.	Development is not permitted to locate in Hazardous Lands or hazardous sites where the use is: • An institutional use associated with hospitals, long term care homes, pre- schools, retirement homes, school nurseries, day care, and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion; and, • An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion. Chapter: 4.0 LAND USE POLICIES Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.3 f)
5.2.3d Development/ site alteration shall not be permitted within a floodway.	Development and site alteration are generally prohibited within defined portions of the floodplain, subject to conservation authority regulations and provincial policy. Chapter: 4.0 LAND USE POLICIES Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.3 c) Schedule:
5.2.4 Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.	In the context of environmental sustainability, it is an objective of the EGOP that the Town must meet the challenges of climate change, and other environmental issues through integrated solutions rather than through fragmented, incremental approaches that meet one objective at the expense of the others. A sustainable and resilient community can effectively respond to emergencies because it has a

	plan in place, responsibilities assigned, and facilities available. Natural or human made disasters are considered and the necessities of life are provided, particularly for those who are most at risk. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.1 b) Schedule:
5.2.5a Despite 5.2.3, development/ site alteration may be permitted in certain areas associated with flooding hazard along rivers, stream and small inland lake systems in situations where a Special Policy Area has been approved by the Minister of Municipal Affairs and Housing and Natural Resources and Forestry.	There are no Special Policy Areas in East Gwillimbury. Chapter: Section: Schedule:
5.2.5b Despite 5.2.3, development/ site alteration may be permitted in certain areas associated with flooding hazard along rivers, stream and small inland lake systems where development must be in the floodway (flood/ erosion control), or non-structural uses that would not affect flood flows.	It is a policy of the EGOP that necessary infrastructure which must locate in the flood plain shall be permitted only where such uses are designed so as to prevent adverse impacts on upstream and downstream lands. Chapter: 4.0 LAND USE POLICIES Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.5 b), 4.6.3.5 g) Schedule:
5.2.6a Development shall not be permitted to locate in hazardous lands/ sites where the use is institutional.	Development is not permitted to locate in Hazardous Lands or hazardous sites where the use is an institutional use associated with hospitals, long term care homes, pre- schools, retirement homes, school nurseries, day care, and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities, or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion. Chapter: 4.0 LAND USE POLICIES Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.3 f) i. Schedule:
5.2.6b Development shall not be permitted to locate in hazardous lands/ sites where the use is an essential emergency service.	Development is not permitted to locate in Hazardous Lands or hazardous sites where the use is an essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion. Chapter: 4.0 LAND USE POLICIES Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.3 f) ii.

	Schedule: Development is not permitted to locate in Hazardous Lands or hazardous sites where uses are associated with the disposal, manufacture, treatment or storage of hazardous substances. Chapter: 4.0 LAND USE POLICIES Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.3 f) iii. Schedule:
5.2.6c Development shall not be permitted to locate in hazardous lands/ sites where the use is associated with disposal, manufacture, treatment or storage of hazardous substances.	
5.2.7 Where the two zone concept for flood plains is applied, development/ site alteration may be permitted in the flood fringe, subject to appropriate floodproofing approved by the Minister of Natural Resources and Forestry.	The two zone concept does not apply to East Gwillimbury, therefore this policy does not apply to the EGOP. Chapter: Section: Schedule:
5.2.8a Further to 5.2.7, and except as prohibited in 5.2.3 and 5.2.6, development and site alteration may be permitted in those portions of hazardous lands and sites where the effects and risk to public safety are minor, could be mitigated, and where development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards.	See above. Chapter: Section: Schedule:
5.2.8b Further to 5.2.7, and except as prohibited in 5.2.3 and 5.2.6, development and site alteration may be permitted in those portions of hazardous lands and sites where the effects and risk to public safety are minor, could be mitigated, and where there is safe entry and exit to the site in times of flooding/ erosion/ other emergencies.	See above. Chapter: Section: Schedule:
5.2.8c Further to 5.2.7, and except as prohibited in 5.2.3 and 5.2.6, development and site alteration may be permitted in those portions of hazardous lands and sites where the effects and risk to public safety are minor, could be mitigated, and where new hazards are not created, and existing not aggravated.	See above. Chapter: Section: Schedule:
5.2.8d Further to 5.2.7, and except as prohibited in 5.2.3 and 5.2.6, development and site alteration may be permitted in those portions of hazardous lands and sites where the effects and risk to public safety are minor, could be mitigated, and where no adverse environmental impacts will result.	See above. Chapter: Section: Schedule:
5.2.9 Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the	It is a policy of the EGOP that development generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Chapter: 4.0 LAND USE POLICIES

risk is mitigated in accordance with wildland fire assessment and mitigation standards.	Section: 4.6.3 Policies for Hazardous Lands/Sites, 4.6.3.3 d) Schedule:
5.3 Human-Made Hazards	
5.3.1 Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.	It is a policy of the EGOP that development on, abutting, or adjacent to lands affected by oil, gas and salt hazards or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed. Chapter: 4.0 LAND USE POLICIES Section: 4.5 The Rural/Agricultural Area, Subsection 4.5.11.3 k) Schedule:
5.3.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use so there will be no adverse effects.	The intent of the EGOP is to provide some measure of assurance that the environmental condition of the land is protective of human health and the environment given the intended use of the land, and further that the ecological systems and natural features of the Town are being protected or improved. Flexibility shall be designed into the Town's development review process to identify the need for an assessment of environmental conditions as early in the process as possible, and that any required remediation may be deferred as late as practical, and even incorporated into the re-development, when permitted by other Regulations. Where development is proposed on (or adjacent to) land that is known or suspected to be potentially contaminated, the proponent shall submit to the Town a Phase 1 Environmental Site Assessment (ESA). Final development approval will be subject to determination that the information provided is complete and satisfactory. If it is determined that remediation of the land is necessary, the remediation shall be undertaken in accordance with applicable Provincial standards. The final posting of the Record of Site Condition on the Environmental Site Registry is mandatory prior to any development occurring. Chapter: 4.0 LAND USE POLICIES Section: 4.6.4 Policies for Contaminated Sites, Subsection 4.6.4.1 a), 4.6.4.3 a), and d) Schedule:

Chapter 6: Implementation and Interpretation	
6.1 General Policies for Implementation and Interpretation	
6.1.1 The PPS shall be read in its entirety, and all relevant policies are to be applied to each situation.	Section 6 of the EGOP addresses matters of implementation and interpretation of the EGOP. The EGOP contains a policy that requires all planning decisions to conform to Provincial Plans, and to be consistent with the Provincial Policy Planning Statement, subject to applicable Provincial transition provisions. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION Section: 6.1 Implementation, Subsection 6.1.2 c) Schedule:
6.1.2 The PPS shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982.	Under the EGOP' 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, and would like to thank them for sharing this land. The EGOP also acknowledges 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 the Town joins them in these responsibilities. It is the intention of the Town of East Gwillimbury to continue to build relationships with Indigenous Peoples across the time horizon of this Plan. As part of that commitment, the Town supports all efforts towards peace and reconciliation and will involve Indigenous Partners in the consultation and land use planning process. The EGOP includes a policy that states, the Town recognizes the unique relationship that First Nations Peoples have with this land, as well as government bodies, which must be honoured in implementing this Plan. Chapter: Land Acknowledgement (p. vi), AND; 1.0 Purpose, Vision + Guiding Principles Section: 1.1 Introduction Subsection 1.1.2 h)

	Schedule: The EGOP is implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Rights and Freedoms. The EGOP was purposefully written to celebrate inclusivity and diversity, and as such, it avoids the identification of any person or group of persons. This Plan and associated policies apply equally to people of all ages and abilities, ethnicities, religious affiliations, socio-economic circumstances, identities and any other protected human right. Chapter: 1.0 INTRODUCTION, VISION + GUIDING PRINCIPLES Section: 1.1 Introduction Subsection 1.1.2 g) Schedule:
6.1.3 The PPS shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.	
6.1.4 When implementing the PPS, the Minister of Municipal Affairs and Housing may make decisions that take into account other considerations to balance government priorities.	N/A Chapter: Section: Schedule:
6.1.5 Official plans shall identify provincial interests and set out appropriate land use designations and policies. OPs shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas. Planning authorities shall keep their OPs up-to date with the PPS. The policies of the PPS continue to apply after adoption and approval of an official plan.	The EGOP identifies provincial interest and sets out appropriate land use designations and policies throughout the Plan. Land use policies can be found in Section 4 of the EGOP. The EGOP provides clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas. It is a policy of the EGOP that the Town review the policies of the EGOP as part of a Provincially mandated review program, to ensure the continued relevance of the objectives and policies contained herein. Such a review will be in accordance with the requirements of the Planning Act. It is a policy of the EGOP that, as a result of new Provincial and/or municipal planning policy priorities/directions, the EGOP shall be appropriately updated. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.1 a) and 6.1.4.2 a)
6.1.6 Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and the PPS by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.	It is a policy of the EGOP that the Town will review existing and future legislation contained in the Planning Act, the Places to Grow Act, the Municipal Act, the Heritage Act, the Development Charges Act and other relevant Provincial statutes that apply to areas of municipal jurisdiction. The Town will, where

	appropriate, amend existing policy and/or By-laws or pass new By-laws to ensure land uses are properly regulated in accordance with the policies of this Plan, relevant legislation and associated regulations. It is a policy of the EGOP that the Town will monitor development activity and changes in land use resulting from amendments to this Plan and changes to the Zoning By-law. Where it is deemed necessary due to changes in the physical, social or economic makeup of the municipality, or as a result of new Provincial, and/or municipal planning policy priorities/directions, the EGOP shall be appropriately updated. Chapter: 6.o IMPLEMENTATION AND INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.1 c) and 6.1.4.2 a)
6.1.7 Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the PPS, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the PPS.	It is a policy of the EGOP that the Town shall ensure that the EGOP is consistent with the Provincial Planning Statement. Where there is a conflict between this Plan and any Provincial or Regional plan or policy documents, the more restrictive policies shall prevail. Chapter: 6.o IMPLEMENTATION AND INTERPRETATION Section: 6.1 Implementation, Subsection 6.1.2 b)
6.1.8 In addition to land use approvals under the Planning Act, infrastructure may also have requirements under other legislation and regulations. Wherever possible and practical, approvals under the Planning Act and other legislation or regulations should be integrated provided the intent and requirements of both processes are met.	It is a policy of the EGOP that the Town shall implement the EGOP by using the power conferred upon it by the Planning Act, the Municipal Act, the Heritage Act, the Development Charges Act and such other statutes as may be applicable. The Town will review existing and future legislation contained in the Planning Act, the Municipal Act, the Heritage Act, the Development Charges Act and other relevant Provincial statutes that apply to areas of municipal jurisdiction. Chapter: 6.o IMPLEMENTATION AND INTERPRETATION Section: 6.1 Implementation, Subsection 6.1.2 a), and 6.1.4.1 c)
6.1.9a To assess progress on implementation of the PPS, the Province may identify key indicators to measure the outcomes, relevance and efficiency of the policies in the PPS in consultation with municipalities, Indigenous communities, other public bodies and stakeholders.	N/A Chapter: Section: Schedule:
6.1.9b To assess progress on implementation of the PPS, the Province may monitor and assess the	N/A Chapter:

implementation of the PPS through the collection and analysis of data under each indicator.	Section: Schedule:
6.1.9c To assess progress on implementation of the PPS, the Province may consider the resulting assessment in each review of the PPS.	N/A Chapter: Section: Schedule:
6.1.10 Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any requirements for reporting planning information to the Province, data standards, and including through any other guidelines that may be issued by the Minister.	It is a policy of the EGOP that, in order to evaluate the effectiveness of the EGOP, the Town will monitor development activity and changes in land use resulting from amendments to this Plan and changes to the Zoning By-law. Monitoring and measuring the performance of the Plan is critical to determine if: • The assumptions inherent to this Plan remain valid; • The implementation of the policies fulfills the overall vision, principles and intent of the policies of this Plan; • Development is being carried out in conformity with the policies of this Plan and consistent with the associated plans, guidelines and manuals adopted by the Town; • Provincial growth and intensification targets as well as the growth and intensification targets of this Plan are being met; • The priorities identified in this Plan remain constant or require change; and • Growth management strategies of this Plan are being implemented. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.2 a) and b)
6.1.11 Strategic growth areas and designated growth areas are not land use designations and their delineation does not confer or alter any new or existing land use designations. Any development on lands within the boundary of these identified areas is still subject to the relevant provincial and municipal land use planning policies and approval processes.	In the EGOP, strategic growth areas and designated growth areas are part of the Regional Structure, which sets out the planning framework to help manage growth in an orderly and sustainable way. They are not intended to be land use designations, and their delineation does not confer or alter any new or existing land use designations. Development within these identified areas is subject to the relevant provincial and municipal land use planning policies and approval processes. Chapter: 2.0 GROWTH MANAGEMENT Section: Schedule:
6.1.12 Density targets represent minimum standards and planning authorities are encouraged to go beyond these minimum targets, where appropriate,	It is recognized in the EGOP that the projections to 2051 established by York Region and adopted by the Town, are minimum growth estimates that the Town

except where doing so would conflict with any policy of the PPS or any other provincial plan.	is required to achieve. The Town may achieve higher growth projections in consideration of the actual potential of the Town to accommodate appropriate growth in order to achieve the planning and engineering objectives of the Town. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.1 Population and Employment Forecasts, Subsection 2.1.1 c) Schedule:
6.1.13 Minimum density targets will be revisited at the time of each official plan update to ensure the target is appropriate.	Although minimum density targets are not explicitly mentioned in the Implementation and Interpretation section of the EGOP, the Plan commits to review the policies in the Plan as part of a Provincially mandated review program, to ensure the continued relevance of the objectives and policies contained herein. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION Section: 6.1.4 This Official Plan, Subsection 6.1.4.1 a)
6.2 Coordination	
6.2.1a A coordinated approach should be used when dealing with planning matters across tiers and orders of government, and with Service Managers, including managing growth integrated with planning for schools and childcare (and other public service facilities/ infrastructure).	It is a policy of the EGOP that the Town shall establish a coordinated, integrated and comprehensive approach when dealing with planning matters within the Town, and throughout all of the lower-tier municipalities within York Region, as well as with other orders of government, agencies, boards and related Service Managers including, among other matters, managing and/or promoting growth and development that is integrated with planning for municipal service infrastructure, waste management systems and public service facilities/community facilities. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION Section: 6.1 Implementation, Subsection 6.1.1 a) i.
6.2.1b A coordinated approach should be used when dealing with planning matters across tiers and orders of government, and with Service Managers, including economic development strategies.	It is a policy of the EGOP that the Town shall establish a coordinated, integrated and comprehensive approach when dealing with planning matters within the Town, and throughout all of the lower-tier municipalities within York Region, as well as with other orders of government, agencies, boards and related Service Managers. The Town will support its Economic Development Strategy in order to plan for a strong and healthy economy and anticipate changing economic trends. It is a policy of the EGOP that the Town will continue to collaborate with, and support York Region and

	neighbouring municipalities in an effort to grow in a manner that supports economic development. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION, AND; 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 6.1 Implementation, Subsection 6.1.1 a), and; 3.3 A Viable and Financially Responsible Community, Subsection 3.3.2.1 a) Schedule:
6.2.1c A coordinated approach should be used when dealing with planning matters across tiers and orders of government, and with Service Managers, including managing resources (natural and cultural heritage, water, mineral, agricultural and archaeological).	It is a policy of the EGOP that the Town shall establish a coordinated, integrated and comprehensive approach when dealing with planning matters within the Town, and throughout all of the lower-tier municipalities within York Region, as well as with other orders of government, agencies, boards and related Service Managers including, among other matters, managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION Section: 6.1 Implementation, Subsection 6.1.1 a) ii.
6.2.1d A coordinated approach should be used when dealing with planning matters across tiers and orders of government, and with Service Managers, including infrastructure, multimodal transportation systems, public service facilities and waste management systems.	It is a policy of the EGOP that the Town shall establish a coordinated, integrated and comprehensive approach when dealing with planning matters within the Town, and throughout all of the lower-tier municipalities within York Region, as well as with other orders of government, agencies, boards and related Service Managers including, among other matters, managing and/or promoting growth and development that is integrated with planning for municipal service infrastructure, waste management systems and public service facilities/community facilities. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION Section: 6.1 Implementation, Subsection 6.1.1 a) i.
6.2.1e A coordinated approach should be used when dealing with planning matters across tiers and orders of government, and with Service Managers, including ecosystem, shoreline, watershed, and Great Lakes related issues.	It is a policy of the EGOP that the Natural Heritage System is intended to coordinate Natural Heritage System planning and management initiatives with adjacent municipalities and other levels of government, particularly for those features that are ecologically and physically linked. Chapter: 4.0 LAND USE POLICIES Section: 4.4 The Natural Heritage System, Subsection 4.4.1.1 a) vi. Schedule:

6.2.1f A coordinated approach should be used when dealing with planning matters across tiers and orders of government, and with Service Managers, including natural and human-made hazards.	It is a policy of the EGOP that the Town shall establish a coordinated, integrated and comprehensive approach when dealing with planning matters within the Town, and throughout all of the lower-tier municipalities within York Region, as well as with other orders of government, agencies, boards and related Service Managers including, among other matters, managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION Section: 6.1 Implementation, Subsection 6.1.1 a) ii.
6.2.1g A coordinated approach should be used when dealing with planning matters across tiers and orders of government, and with Service Managers, including population, housing and employment projections based on regional market areas.	It is a policy of the EGOP that the Town shall establish a coordinated, integrated and comprehensive approach when dealing with planning matters within the Town, and throughout all of the lower-tier municipalities within York Region, as well as with other orders of government, agencies, boards and related Service Managers including, among other matters, coordinating population, housing and employment projections, based on regional market areas, as appropriate. Chapter: 6.0 IMPLEMENTATION AND INTERPRETATION Section: 6.1 Implementation, Subsection 6.1.1 a) iii.
6.2.1a A coordinated approach should be used when dealing with planning matters across tiers and orders of government, and with Service Managers, including addressing housing needs in accordance with provincial policies and plans, including those addressing homelessness.	It is a policy of the EGOP that the Town shall promote coordination among the municipality, senior levels of government and the development industry, community partners and other stakeholders to provide a mix and range of housing options suitable for all ages, household sizes and abilities including: • Affordable housing to address needs throughout the income spectrum, including market and community housing; • Emergency and transitional housing; • Co-housing; group, rooming and additional needs housing; and, • Purpose-built rental housing. Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.2.3 Providing Housing Opportunities, Subsection 3.2.3.1 c) Schedule:
6.2.2 Planning authorities shall undertake early engagement with Indigenous communities to coordinate on land use planning and share knowledge, exercising treaty rights.	The Town has engaged with Indigenous Communities throughout the process of the preparation of this Plan. That engagement continues. Chapter: Section:

	Schedule: The Town recognizes the unique relationship that First Nations Peoples have with this land, as well as government bodies, which must be honoured in implementing this Plan. The Town acknowledges the input and relationship with stakeholder groups including municipal advisory committees, the Peoples of the Williams Treaty First Nations, including the Chippewas of Georgina Island, York Region and other agencies. Chapter: 1.0 PURPOSE, VISION + GUIDING PRINCIPLES Section: 1.1.2 This Plan, policy h) and i) Schedule:
6.2.3 Planning authorities are encouraged to engage the public and stakeholders in early, local efforts when implementing the PPS, providing information to citizens, especially equity-deserving groups.	
6.2.4 Planning authorities and school boards shall collaborate to facilitate early and integrated planning for schools and associated childcare facilities to meet current and future needs.	The EGOP supports the collaboration of planning authorities and school boards to facilitate early and integrated planning for schools and associated childcare facilities to meet current and future needs, through various policies. Chapter: 4.0 LAND USE POLICIES Section: 4.2.7 Educational Facilities Symbol, Subsection 4.2.7.1 a), 4.2.7.2 a), 4.2.7.3 b) Schedule:
6.2.5 Planning authorities shall collaborate with publicly assisted post-secondary institutions, where they exist, to facilitate early and integrated planning for student housing that considers the full range of options for current and future needs.	It is the intent of the EGOP to collaborate with publicly assisted post-secondary institutions, where they exist, to facilitate early and integrated planning for student housing that considers the full range of options for current and future needs. Chapter: 4.0 LAND USE POLICIES Section: 4.2.7 Educational Facilities Symbol, Subsection 4.2.7.1 a) i. Schedule:
6.2.6 Further to policy 6.2.5, planning authorities should collaborate with publicly-assisted post-secondary institutions on the development of a student housing strategy that considers off-campus housing targeted to students.	Under the Post Secondary Education Facility Designation, prior to the development of any permitted land use, a comprehensive Master Campus Development Plan shall be prepared by the proponent and approved by the Town. The Master Campus Development Plan shall include a Student Housing Strategy. Chapter: 4.0 LAND USE POLICIES Section: 4.3.6 Post Secondary Education Facility Designation, Subsection 4.3.6.3 c) ii. Schedule:
6.2.7 Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.	Through the EGOP, the Town will continue to promote a broad range of practices associated with resilient and sustainable development, including its Thinking Green Development Standards. The range of practices includes emergency planning.

	Chapter: 3.0 BUILDING A SUCCESSFUL COMMUNITY Section: 3.6 A Sustainable and Resilient Community, Subsection 3.6.2.1 a) Schedule:
6.2.8 Municipalities, the Province, and other appropriate stakeholders are encouraged to undertake a coordinated approach to planning for large areas with high concentrations of employment uses crossing municipal boundaries.	York Region has established, and the Town has adopted, a 2051 employment projection for East Gwillimbury, and is included in the EGOP. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.1.1 Residential and Employment Forecasts
6.2.9a Where planning is conducted by an upper-tier municipality, planning authorities shall identify and allocate population, housing and employment projections in consultation with lower-tier municipalities.	York Region has established, and the Town has adopted, 2051 residential and employment projections for East Gwillimbury, and is included in the EGOP. Chapter: 2.0 GROWTH MANAGEMENT Section: 2.1.1 Residential and Employment Forecasts Schedule:
6.2.9b Where planning is conducted by an upper-tier municipality, planning authorities shall, in consultation with lower-tier municipalities, identify areas where growth and development will be focused, including strategic growth areas, and establish any applicable minimum density targets.	As the Town now holds the planning authorities (formerly by the Region), the Town, in consultation with Region, has identified areas where growth and development will be focused, including strategic growth areas, and establish any applicable minimum density targets Chapter: 2.0 GROWTH MANAGEMENT Section: 2.1 and 2.2 Schedule:
6.2.9c Where planning is conducted by an upper-tier municipality, planning authorities shall, in consultation with lower-tier municipalities, identify minimum density targets for growth and development taking place in new or expanded settlement areas, where applicable.	See above. Chapter: Section: Schedule:
6.2.9d Where planning is conducted by an upper-tier municipality, planning authorities shall, in consultation with lower-tier municipalities, provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.	See above. Chapter: Section: Schedule:
6.2.10 Where there is no upper-tier municipality or where planning is not conducted by an upper-tier municipality, planning authorities shall ensure that policy 6.2.9 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.	See above. Chapter: Section: Schedule: