

# 6.0 | Agricultural and Rural Areas



## **In this chapter:**

**6.1 The Greenbelt Plan**

**6.2 The Oak Ridges Moraine Conservation Plan**

**6.3 Agricultural and Holland Marsh Specialty Crop Areas**

**6.4 Rural Area**

**6.5 Mineral Aggregate Resource Areas**

Agricultural and Rural Areas form an important part of the fabric of York Region, supporting a vibrant agricultural community and contributing to the economy, quality of life and natural heritage legacy. The diverse landscape is one of the things that makes the Region attractive to citizens and business. Approximately 38 per cent of York Region's land use is devoted to farming activities.

The Region has some of the most productive agricultural lands in Canada. The black organic soils in the Holland Marsh in King Township and East Gwillimbury areas, other market gardening areas and the equine industry distinguish the Region. Agricultural production is an important part of the Region's economy, providing jobs and agricultural products.

Approximately 69 per cent of the Region is within the Greenbelt Plan Area, including the Oak Ridges Moraine Conservation Plan Area. The Protected Countryside designation of the Greenbelt Plan contains the land base for agricultural production and protects prime agricultural lands as Agricultural Area, Holland Marsh Specialty Crop Area and the Rural Area. York Region agriculture is evolving due to the influence of the large urban areas within the Region and in the balance of the Greater Toronto Area. This near-urban influence is expected to provide new opportunities and markets for farm operators.

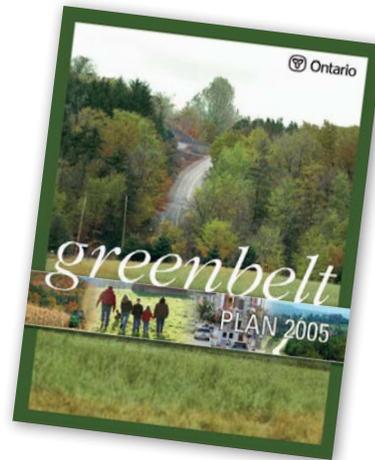
In an effort to assist in identifying the Agricultural Area and Rural Area, a Land Evaluation Area Review, was undertaken. This study analyzed Canada Land Inventory soil capability as well as fragmentation by non-farm uses, conflicting uses and current production. The results of the review were augmented with local and municipal input, to arrive at the identification of Agricultural and Rural Areas shown on Map 8. The Specialty Crop Area is based on the provincial identification of the Holland Marsh Specialty Crop Area in the Greenbelt Plan. Provincial policy requires that the Agricultural Area and the Holland Marsh Specialty Crop Area receive the highest level of protection from incompatible land uses in municipal planning documents.

- ▶ **Agricultural and Rural Areas Goal: To protect the Agricultural, Rural, and Holland Marsh Specialty Crop Areas and support the agricultural industry as essential components of the Regional fabric.**

## ▶ 6.1 The Greenbelt Plan

The Greenbelt Plan, including lands within the Oak Ridges Moraine, provides limits to urban expansion in the Region and complements Places to Grow: The Growth Plan for the Greater Golden Horseshoe.

The majority of lands outside of the Urban Area of the Region are within the Greenbelt Plan and Oak Ridges Moraine Conservation Plan. These two Provincial Plans provide protection to agricultural and rural lands and their ecological features and functions.



▶ **Objective: To protect Agricultural, Rural, and Holland Marsh Specialty Crop Areas within the Greenbelt from incompatible uses.**

### It is the policy of Council:

**6.1.1** That lands within the Greenbelt Plan are identified as Protected Countryside on Map 1 of this Plan. While the Greenbelt Plan includes the Oak Ridges Moraine Conservation Plan Area, the policies of the Oak Ridges Moraine Conservation Plan prevail in the area of its coverage.

**6.1.2** That prime agricultural lands and specialty crop lands within the Greenbelt Plan in York Region are designated as Agricultural Area and Holland Marsh Specialty Crop Area, respectively on Map 8.

**6.1.3** That local municipalities shall identify the Greenbelt Protected Countryside and the Natural Heritage System in local official plans and determine specific permitted uses to meet the requirements of the Greenbelt Plan and this Plan.

**6.1.4** That lands designated as Agricultural Area, Rural Area or Urban Area in this Plan that are also part of the Natural Heritage System in the Greenbelt Plan are subject to the Regional Greenlands System policies of Section 2.1 of this Plan, and are intended to function as part of the Regional Greenlands System in the long term.

**6.1.5** That new multiple units or multiple lots, as defined in the Greenbelt Plan, for residential dwellings, such as estate residential developments, adult lifestyle, and retirement communities are prohibited, except in the Serviced Lakeshore Residential Area in the Town of Georgina existing at the date of approval of this Plan.

**6.1.6** That transportation, infrastructure and utilities are permitted in the Greenbelt Plan Area, in all land use designations shown on Map 8, and *key natural heritage features* and *key hydrologic features*, where the provisions of the Greenbelt Plan have been met. Demonstrated need for a project and conformity with the Greenbelt Plan will be assessed and included as part of an Environmental Assessment Act process. If an Environmental Assessment Act process does not apply, the requirements of the Greenbelt Plan will be met through Planning Act, Condominium Act, Local Improvement Act processes, or other applicable approval processes.

**6.1.7** That where there is a conflict between policies of this Plan, local official plans and the Greenbelt Plan, the more restrictive policy shall apply, with the exception of lot creation policies as set out in the Greenbelt Plan. Local official plans and zoning by-laws shall not be more restrictive than the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resources.

**6.1.8** That the Rouge Park connecting Lake Ontario to the Oak Ridges Moraine in eastern Markham, Whitchurch-Stouffville, and Richmond Hill is contained within the Greenbelt Plan and the Regional Greenlands System. Within the Rouge Park, land uses shall be permitted in accordance with the Greenbelt Plan and the Rouge North Management Plan.

**6.1.9** That within the Town of Richmond Hill, the Greenbelt Plan policies apply only to those lands within major river valleys and as defined by provincial regulations. Local municipal land use designations and special provisions within these portions of the Greenbelt Plan have been identified through the approval of the North Leslie Secondary Plan by the Ontario Municipal Board in 2006 and 2010.

**6.1.10** That the Keswick Business Park Study Area is subject to Section 3.4.5 of the Greenbelt Plan and special provisions in the Official Plan of the Town of Georgina. Any development of these lands will require an amendment to this Plan and the local official plan.

*Policies relating to land uses and permitted uses within the Greenbelt Plan are dispersed throughout this Plan, specifically within the following sections:*

*2.1 Regional Greenlands System: A Sustainable Natural Environment Legacy*

*2.2 Natural Features: Components of the Greenlands System*

*· Oak Ridges Moraine, Greenbelt and Lake Simcoe Watershed Features*

*3.4 Cultural Heritage*

*5.6 Building Complete, Vibrant Communities*

*6.3 Agricultural and Holland Marsh Specialty Crop Areas*

*6.4 Rural Area*

*6.5 Mineral Aggregate Resource Areas*

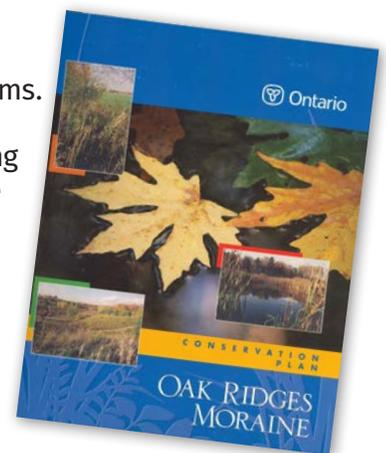
*7.3 Water and Wastewater Servicing*

*8.3 The Planning Process* ■■■

### ▶ 6.2 The Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine is one of Ontario's most significant landforms. Located north of Lake Ontario, the Moraine in York Region divides the watersheds draining south into Lake Ontario from those draining north into Lake Simcoe. The Moraine shapes the present and future form and structure of the Greater Toronto Area. Its ecological and hydrological features and functions are critical to the area's continuing health.

Through the Oak Ridges Moraine Conservation Act, 2001 and the accompanying Oak Ridges Moraine Conservation Plan, the Province has directed the protection, restoration, and enhancement of the Oak Ridges Moraine's ecological and hydrological features and functions.





The major provisions of the Oak Ridges Moraine Conservation Plan that are relevant at the Regional level have been incorporated into this Plan, however, these policies must be read in conjunction with the detailed provisions of the Oak Ridges Moraine Conservation Plan and applicable local official plans and zoning by-laws.

► **Objective: To protect and where possible improve or restore the ecological and hydrological integrity of the Oak Ridges Moraine.**

### **It is the policy of Council:**

**6.2.1** To recognize the boundary and land use designations of the Oak Ridges Moraine Conservation Plan Area as shown on Map 1. Along the southern boundary of the Moraine, east of Bathurst Street, the Oak Ridges Moraine Conservation Plan applies to lands within that Plan boundary and above the 245 metre above sea level Canadian Geodetic Datum contour line. In the event of a question regarding plan applicability in this area, the Region will require a topographic survey certified by an Ontario Land Surveyor, and based on field surveys tied to Ontario Geodetic Datum before planning decisions are made on specific applications.

Where lands are within the Oak Ridges Moraine Conservation Plan boundary, but below the elevation of 245 metre above sea level Canadian Geodetic Datum, the lands are deemed to be within the Protected Countryside of the Greenbelt Plan and all of the policies of the Greenbelt Plan apply.

**6.2.2** That the Oak Ridges Moraine Conservation Plan, identifies land use designations and permitted uses, including the following:

- a. Natural Core Areas have a high concentration of key natural heritage features, key hydrologic features, and/or landform conservation areas and are critical to maintaining the integrity of the Moraine as a whole. New permitted uses are very limited and may include conservation and resource management, low intensity-recreation, or *agricultural uses*, as detailed in the Oak Ridges Moraine Conservation Plan.
- b. Natural Linkage Areas form part of a central corridor system that supports or has the potential to support movement of plants and animals between the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors. Limited new uses may include those permitted in the Natural Core Area designation, as well as mineral aggregate operations and wayside pits, as detailed in the Oak Ridges Moraine Conservation Plan.
- c. Countryside Areas contain rural land uses, which may include agriculture, land extensive *major recreational uses*, major institutional, Rural Settlements (Hamlets), mineral aggregate operations, recreational and open space. Small-scale industrial, commercial, institutional and recreational uses shall be directed to Rural Settlements (Hamlets), Towns and Villages and the Urban Area.

Rural Settlements (Hamlets), designated within local official plans and located within the Countryside Area are generally depicted on Map 1 and are intended to provide opportunities for minor residential infill and small-scale industrial, commercial and institutional and recreational uses in accordance with the policies of this Plan and local official plans.



Land extensive *major recreational uses*, and small scale industrial, commercial and institutional uses are not permitted to locate in the Agricultural Area shown on Map 8.

- d. The Urban Area and Towns and Villages are intended to be the focus of growth. These areas permit a full range of residential, commercial, industrial, and institutional uses.

**6.2.3** That the Oak Ridges Moraine Conservation Plan designation of Settlement Areas includes portions of the Urban Area (Aurora, Newmarket, Richmond Hill, and Vaughan) and Towns and Villages (Ballantrae, King City, Mount Albert, Nobleton, and Stouffville). In these areas, policies contained in Chapter 5 of this Plan and local official plans shall guide permitted development. Where the local official plan is more restrictive than this Plan, the more restrictive policies shall apply.

**6.2.4** To work with local municipalities, adjacent Regions, the Province and stakeholders in implementing the Oak Ridges Moraine Conservation Plan.

**6.2.5** To require local official plans and zoning by-laws to include appropriate policies to implement the requirements of the Oak Ridges Moraine Conservation Plan.

**6.2.6** To support local municipalities in adopting innovative approaches to implementing the Oak Ridges Moraine Conservation Plan, including but not limited to the use of development permits or zoning.

**6.2.7** That local municipalities shall adopt site alteration and tree-cutting by-laws in conformity with the Municipal Act in accordance with provisions of the Oak Ridges Moraine Conservation Act, 2001.

**6.2.8** That applications for *development* or *site alteration* within the Oak Ridges Moraine Conservation Plan Area will only be considered where they comply with the provisions of the Oak Ridges Moraine Conservation Plan.

**6.2.9** That existing institutional uses and expansions are permitted subject to the Existing Use provisions of the Oak Ridges Moraine Conservation Plan and local official plans and zoning by-laws. When expansion of such uses is applied for, the applicant shall demonstrate that the expansion will not adversely affect the ecological integrity of the Oak Ridges Moraine Conservation Plan Area. Additional studies as identified in Parts III and IV of the Oak Ridges Moraine Conservation Plan may be required.

**6.2.10** That all applications, matters or proceedings as defined under the Oak Ridges Moraine Conservation Act, 2001, commenced on or after November 17, 2001 are required to conform with the Oak Ridges Moraine Conservation Plan.

**6.2.11** That applications in Natural Core, Natural Linkage and/or Countryside Areas that were commenced but were not decided prior to November 17, 2001, as defined in the Oak Ridges Moraine Conservation Act, 2001, are required to conform with the prescribed provisions of the Oak Ridges Moraine Conservation Plan.

**6.2.12** That applications in the Natural Core and/or Natural Linkage Areas that were commenced and decided before November 17, 2001 as defined in the Oak Ridges Moraine Conservation Act, 2001 are not subject to the provisions of the Oak Ridges Moraine Conservation Plan provided that the use, building or structure for which the application was intended is legally existing as of March 27, 2003.



Policies relating to specific land uses within the Oak Ridges Moraine Conservation Plan are dispersed throughout this Plan, specifically within the following sections:

- 2.1 *Regional Greenlands System: A Sustainable Natural Environment Legacy*
- 2.2 *Natural Features: Components of the Greenlands System - Oak Ridges Moraine, Greenbelt and Lake Simcoe Watershed Features*
- 3.4 *Cultural Heritage*
- 5.6 *Building Complete, Vibrant Communities*
- 6.3 *Agricultural and Holland Marsh Specialty Crop Areas*
- 6.4 *Rural Area*
- 6.5 *Mineral Aggregate Resource Areas*
- 7.3 *Water and Wastewater Servicing*
- 8.4 *Interpretation*

### **It is the policy of Council:**

**6.2.13** That estate residential developments, adult lifestyle and retirement communities created by plans of subdivision or condominium are prohibited in the Natural Core, Natural Linkage and Countryside designations of the Oak Ridges Moraine unless all required applications meet the transitional provisions of the Oak Ridges Moraine Conservation Act, 2001, as amended.

**6.2.14** That applications for *major development* are required to meet the provisions of the Oak Ridges Moraine Conservation Plan.

**6.2.15** That transportation infrastructure and utilities are permitted in all Oak Ridges Moraine land use designations, and key natural heritage features and key hydrologic features, where the Infrastructure provisions of the Oak Ridges Moraine Conservation Plan have been met. Demonstrated need for a project and conformity with the Oak Ridges Moraine Conservation Plan will be assessed and included as part of an Environmental Assessment Act process. If an Environmental Assessment Act process does not apply, the requirements of the Oak Ridges Moraine Conservation Plan will be met through Planning Act, Condominium Act, Local Improvement Act, or other applicable approval processes. The opening of a street within an unopened street allowance is prohibited unless all other requirements of the Oak Ridges Moraine Conservation Plan are met.

**6.2.16** To request that the Province clarify the provisions of the Oak Ridges Moraine Conservation Plan with respect to *alternative energy systems* and *renewable energy systems*, either prior to or as part of the 2015 review of the Oak Ridges Moraine Conservation Plan.

**6.2.17** That where a term is defined in the Oak Ridges Moraine Conservation Plan, those definitions shall prevail over those contained in this Plan.

**6.2.18** That where there is a conflict between this Plan, local official plans and the Oak Ridges Moraine Conservation Plan, the more restrictive policies shall apply.

**6.2.19** Special Provisions for the lands municipally known as 11333 Dufferin Street. Notwithstanding the policies of this section, the lands legally described as PIN 03342-0266, PT LT 29 Con 2 Vaughan; PT LT 30 Con 2 Vaughan PTS 1 – 8 64R6003 Except PT 3 Expropriation PL R602558; S/T VA41581 Partially Released by R283556; S/T VA82915, Vaughan are intended to be developed for urban uses. The lands shall only be developed on the basis of full municipal services, an approved and registered draft plan of subdivision, and an approved implementing zoning by-law.



## ▶ 6.3 Agricultural and Holland Marsh Specialty Crop Areas

York Region has some of the most productive agricultural lands in Canada, including the black organic soils of the provincially significant Holland Marsh Specialty Crop Area in King Township and East Gwillimbury, as well as muck soil areas in Georgina. The Region also has several areas with world-renowned equine facilities.

The agricultural sector contributes significant value to the Regional economy yearly. The Holland Marsh alone generates between \$95 and \$169 million of economic activity yearly to the Provincial economy.

While agricultural lands are protected with the Greenbelt Plan Area, there are also prime agricultural lands outside of the Greenbelt Plan and in *new community areas*. This Plan recognizes and encourages agricultural uses. In *new community areas*, this Plan encourages agricultural uses on the lands until such time as development occurs. Within and outside of the Greenbelt Plan, agricultural uses are important to the Region's economy and as a source of local agricultural production.

The municipalities of Markham, Vaughan, East Gwillimbury, King and Whitchurch-Stouffville have agricultural and rural lands that lie outside the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Area. These lands may be required to accommodate growth, subject to the tests and policies of the Provincial Policy Statement and the Growth Plan as applied through a Regional *municipal comprehensive review* of the York Region Official Plan.

▶ **Objectives: To protect Agricultural and Holland Marsh Specialty Crop Areas for the future to ensure a sustainable agricultural industry.**

**To support York Region's farmers and agricultural organizations as valuable contributors to the community.**

### **It is the policy of Council:**

**6.3.1** To recognize and protect the Agricultural Area and the Holland Marsh Specialty Crop Area, designated on Map 8, as natural resources of major importance to the economic and social viability of the Region.

**6.3.2** That within the Agricultural Area and Holland Marsh Specialty Crop Area, *normal farm practices* and a full range of *agricultural uses, agriculture-related uses and secondary agricultural uses* are supported and permitted.

**6.3.3** That outside of the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, refinements to either the Agricultural Area or the Rural Area, shown on Map 8, are not permitted unless undertaken through a Regional *municipal comprehensive review*.

**6.3.4** That the Agricultural Area and Holland Marsh Specialty Crop Area shall be designated and protected in local municipal official plans and zoning by-laws.

**6.3.5** That temporary farm related uses such as farm-gate sales of produce or goods primarily grown or made on the farm shall be permitted subject to local municipal requirements.

**6.3.6** That new permitted land uses, consents, and new or expanding livestock operations shall comply with the Province's *Minimum Distance Separation Formulae*.



### York Region’s Land Evaluation Area Review

A numerical rating system for each lot and concession, designed to determine the long-term agricultural potential of land and assist in identifying prime agricultural areas.

York Region has utilized this review to refine Map 8 and the policies of the Agricultural and Rural sections of this Plan.

Land Evaluation Canada Land Inventory Values	Area Review Fragmentation, Conflicting Uses; Current Production
65% of total score	35% of total score
Threshold of 6.0	
Score > 6.0 is potential Prime Agriculture	
Score < 6.0 is potential Rural	

### It is the policy of Council:

**6.3.7** That consents will only be permitted in the Agricultural Area and Holland Marsh Specialty Crop Area in the following instances:

- a. acquisition of land by a public body for infrastructure projects;
- b. conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, providing no separate residential lot is created;
- c. minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in *specialty crop* or *prime agricultural areas* and there is no increased fragmentation of a *key natural heritage feature* or *key hydrologic feature*;
- d. agricultural uses where both the subject and retained lands are a minimum size of 16 hectares (40 acres) in the Holland Marsh Specialty Crop Area and 40 hectares (100 acres) in the Agricultural Area;
- e. existing or new *agriculture-related uses*, such as farm-related commercial and farm-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation. In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required; or,
- f. severance of an existing residence that is surplus to a farming operation as a result of a farm consolidation, providing no additional residence can be constructed on the retained farmland.

**6.3.8** That notwithstanding policy 6.3.7.e of this Plan, a consent for an *agriculture-related use* is not permitted on the Oak Ridges Moraine.

**6.3.9** That additional residential structures for farm help required for *agriculture uses* on the farm, may be permitted, subject to local municipal requirements and if grouped with existing farm structures. A consent to sever these structures from the main *agriculture use* is prohibited.



**6.3.10** That in those portions of the Agricultural Area in Markham, Vaughan, East Gwillimbury, King and Whitchurch-Stouffville outside the Oak Ridges Moraine or Greenbelt which may accommodate future growth, and within *new community areas*, until such time as development occurs, *normal farm practices* and a full range of *agricultural uses, agriculture-related uses* and *secondary agricultural uses* shall be permitted and encouraged.

**6.3.11** To work with the farm community, agricultural organizations and conservation authorities to implement best management practices for integrated pest management, phosphorus reduction, nutrient management and soil and water conservation on agricultural lands.

**6.3.12** To promote agricultural practices which minimize impacts on air quality and climate change, such as no-till farming.

**6.3.13** To discourage the removal of topsoil and encourage local municipalities to enact by-laws, under the Municipal Act, to regulate the removal of topsoil.

**6.3.14** That *alternative energy systems* and *renewable energy systems* shall be permitted within the Agricultural Area, but not within the Holland Marsh Specialty Crop Area except in accordance with provincial and federal requirements. Any such systems not exempt from Planning Act approvals within the Greenbelt shall be subject to the policies of the Greenbelt Plan and shall be designed to minimize disturbance on agricultural operations.

**6.3.15** That in addition to uses permitted in policy 6.3.2 of this Plan, on those lands identified on Map 5 as Conservation Area/Regional Forest or Provincial Park/Nature Reserve, a full range of public open space uses, including environmental education and demonstration projects, passive and active recreation, and associated facilities are permitted.

### Local Agriculture

Access to a safe, secure food supply is a basic human right. York Region supports activities to ensure that food sources and agricultural production remain available locally and will work with local organizations to assist farmers in bringing locally grown and produced food and other agricultural products from farm to table.

#### Farmer's Markets and Agricultural Festivals in York Region

- Aurora Farmers' Market
- Newmarket Main Street Farmers' Market
- Georgina Farmers' Market
- Markham Farmers' Market
- Downtown Stouffville's Farmers' Market
- Sutton Fair and Horse Show
- Markham Fair
- Woodbridge Fall Fair
- Kettleby Fair
- Kleinburg Binder Twine Festival
- Whitchurch-Stouffville's Strawberry Festival
- Stiver Mill Farmers' Market in Unionville
- Main Street Markham Farmers' Market
- York Farmers' Market



### Eating Locally:

- Sustains small farms
- Improves air quality and pollution by reduced travel time
- Keeps us in touch with the seasons
- Reduces chance of large-scale food contamination
- Supports the local economy
- Reduces vulnerability to oil shortages and transportation problems
- Provides fresher and healthier food choices

► **Objective:** To ensure agricultural land is available for growing and producing, among other things, local food that is accessible to York Region residents and neighbouring communities.

### It is the policy of Council:

**6.3.16** To support local food production and procurement through means such as a Local Food Charter, buying and production co-operatives, farm-to-table programs, and farmers' markets at key locations in York Region communities.

**6.3.17** To support York Region's agricultural industry and assist the industry in responding to changing conditions and markets, by considering:

- a. supporting local farm organizations in promoting the availability of local food and value-added products, including the development of local farm markets and farm-gate sales, subject to public health and safety standards;
- b. promoting a variety of agricultural products originating within the Region and where possible assisting local farmers in diversifying agricultural products;
- c. encouraging continuing agriculture on lands adjacent to all communities in York Region as a source of local food;
- d. encouraging the provision of community gardens and other urban agriculture practices, but not including animal agriculture in new and existing communities;
- e. developing local food-sourcing policies for Regional facilities and encouraging other public sector agencies within the Region to adopt similar policies; and,
- f. encouraging dialogue with other levels of government, local farmers and farm organizations in York Region to ensure that the agricultural industry remains competitive, sustainable and viable in the long term.

**6.3.18** To support the Greater Toronto Area Agricultural Action Plan as a blueprint to strengthen the agricultural economy in the Greater Toronto Area.

**6.3.19** To encourage the Province to proactively assess, encourage and promote policies and programs directed to the production, distribution and use of local food by residents and business.

## ► 6.4 Rural Area

The Rural Area includes viable farms, businesses, and land uses such as equestrian facilities, farm markets, rural settlements, existing rural residential and estate residential development and golf courses. A number of factors, including soil capability, topography, land use fragmentation by non-agricultural uses such as large churches and cemeteries, as well as natural features and conflicting uses in the area have combined to make these lands more rural in character than lands in the Agricultural Area designation. Regardless of



these challenges, viable agriculture and agriculture-related activities within the Rural Area are expected to continue for the long term.

The Rural Area is protected by the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan and contains areas of environmental significance, including large portions of the Natural Core Area and Natural Linkage Area designations of the Oak Ridges Moraine Conservation Plan. Within the Rural Area, outside of Towns and Villages and Hamlets, and shoreline areas in the Town of Georgina, development will be limited in order to retain the rural character of the landscape and ensure viable agricultural uses remain.

► **Objective: To retain the character of lands in the Rural Area and to protect the viability of existing *agriculture, agriculture-related* and *secondary agricultural uses*.**

### **It is the policy of Council:**

**6.4.1** To recognize and protect the Rural Area on Map 8, as a natural resource of major importance to the economic and social viability of the Region.

**6.4.2** The Rural Area designation of this Plan and local official plans establish the permitted uses within the Greenbelt Plan and acts as an overlay within the Oak Ridges Moraine Conservation Plan to inform the permitted uses within the Countryside designation of the Oak Ridges Moraine Conservation Plan.

**6.4.3** That existing and new *agricultural uses, agriculture-related uses, normal farm practices, forestry, conservation, land extensive recreational uses, and resource-based commercial and industrial uses* are permitted in the Rural Area, consistent with the policies of the Provincial Plans and local municipal official plans and zoning by-laws.

**6.4.4** That new land uses, consents, and new and expanding livestock operations shall comply with the Province's *Minimum Distance Separation Formulae*.

**6.4.5** That within the Rural Area, applications for redesignation of lands for non-agricultural uses are only permitted if they comply with the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and local municipal official plans.

Such applications may require an amendment to this Plan and the local official plan and zoning by-law, demonstrating:

- a. that the proposed use is appropriate in the Rural Area when considered in the context of Provincial Plans and local official plans;
- b. that the proposed use will not adversely impact the ability of adjacent agricultural activities to undertake normal farm practices;
- c. that the proposed water and wastewater servicing is appropriate for the type of use; and,
- d. that there are no negative impacts on key natural heritage or hydrologic features and functions, biodiversity or connectivity of the Regional Greenlands System.

**6.4.6** That non-resource-based industrial and commercial uses and institutional uses shall be directed to the Urban Areas, Towns and Villages and Hamlets.



**6.4.7** That new land extensive *major recreational uses*, such as golf courses and outdoor playing fields, or expansion to these uses, may be permitted in the Rural Area subject to an amendment to the local official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality:

- a. the size of the use is appropriate for the area and will not further fragment the Rural Area;
- b. the proposed use will not introduce a conflicting use that adversely impacts ongoing agricultural activities or related uses in the immediate and surrounding areas;
- c. there is a plan to enhance and improve connections between *key natural heritage features* and *key hydrologic features*;
- d. there is an integrated pesticide and fertilizer management plan that minimizes or excludes applications;
- e. water conservation, wastewater and stormwater management plans that ensure adequate water quality and quantity are submitted; and,
- f. the provisions of the Oak Ridges Moraine Conservation Plan, Greenbelt Plan or the Lake Simcoe Protection Plan are met, where applicable.

**6.4.8** That notwithstanding policy 6.4.5, new *cemeteries* and accessory uses such as mausolea, columbaria, small scale chapels, expansions of existing cemeteries, but not freestanding places of worship, may be permitted in the Rural Area of the Greenbelt Plan subject to an amendment to this Plan and the local official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality:

- a. the area and capacity of the *cemetery* and the accessory uses are appropriate for the Rural Area and intended to serve the Region's population, as demonstrated by a demand analysis based on the 2031 planning horizon;
- b. the proposal demonstrates opportunities for alternative interment or burial practices meeting the needs of a diverse cultures and efficient use of the use of the land area;
- c. lands are not available for *cemetery* uses in the existing Urban Area, Towns and Villages or Hamlets in the Regional market area;
- d. the *cemetery* and accessory uses will not create the need to develop other uses, such as a freestanding place of worship on the site in the future;
- e. appropriate hydrological and hydrogeological studies have been completed, which indicate that the use will not have adverse impacts on the quality and quantity of ground and surface water on or nearby the site or a *Wellhead Protection Area*;
- f. the proposal has no adverse traffic, parking or visual impacts on the surrounding land uses or residents and maintains the rural character of the area;
- g. there is an enhancement plan that demonstrates the use of existing site characteristics, such as topography and vegetation, identifies natural native vegetation enhancement and sequential plantings, including opportunities for memorial groves and the establishment of arboreta, improvements to connectivity between key natural heritage features and key hydrologic features, provides for the development of a forest canopy; and,
- h. the use conforms with the policies in Chapter 2 of this Plan.

Subject to Region-wide appeal.



**6.4.9** That consents may be permitted in the Rural Area subject to the criteria contained in policy 6.3.7, and local official plans and zoning by-laws.

**6.4.10** To work with the Town of Georgina and others in formulating additional local official plan policies to recognize the unique aspects of the municipally serviced lakeshore areas between the urban area of Keswick and Sutton/Jackson's Point. Such policies will conform with the Greenbelt Plan and the Lake Simcoe Protection Plan and the policy direction of this Plan.

**6.4.11** That lands within the Rural Area generally to the west of the community of Sutton along the Lake Simcoe shoreline are subject to the Lakeshore Residential Policies of the Georgina Official Plan.

**6.4.12** That *alternative energy systems* and *renewable energy systems* shall be permitted within the Rural Area in accordance with provincial and federal requirements. Any such systems within the Greenbelt Plan Area shall be subject to the policies of the Greenbelt Plan.

**6.4.13** That within the Oak Ridges Moraine Conservation Plan Countryside Designation in the Town of Aurora, on lands described as Part 2 of Plan 65R-11866 and Plan 65R-15508, a cluster residential development in condominium ownership is permitted subject to the following:

- a. servicing shall be by a privately owned and operated communal wastewater treatment system and a privately owned and operated communal water system, approved through a Class Environmental Assessment or equivalent process which includes the following:
  - i. an inventory of the existing environment and possible impacts;
  - ii. an evaluation of alternatives in consultation with affected agencies;
  - iii. preliminary design of the preferred alternative, which will ensure construction of collection and distribution systems to municipal standards;
  - iv. specifications of the interrelationship with the adjacent recreational use; and,
  - v. preparation of a maintenance, monitoring and system failure contingency plan.
- b. a Responsibility Agreement(s) being executed for the communal wastewater treatment and water systems, identifying among other things the following:
  - i. operation and maintenance standards;
  - ii. the definition of default and required remediation;
  - iii. financial guarantees that no public funds will be required in the case of a malfunction;
  - iv. easements, rights of entry and inspection; and,
  - v. monitoring systems.
- c. an economic/fiscal impact analysis shall be completed to confirm the financial viability of the proposal, the proposed economic benefits to the Region and to ensure that the local and Regional financial impacts are accounted for in keeping with policy 4.5.14;



- d. prior to any development taking place, approval shall have been given to an amendment to the local official plan, supported at a minimum by the following:
  - i. a market support study;
  - ii. an engineering report;
  - iii. an environment and landscaping analysis; and,
  - iv. an economic/fiscal impact analysis confirming the viability of the proposal and the proposed economic benefits to the municipality.
- e. overall density of development shall generally be compatible to that achieved through estate residential policies of the local municipal plan and shall be determined through supporting environmental and servicing studies; and,
- f. design shall effectively screen development from arterial roads and existing uses through sensitive siting and landscaping. Access shall be from internal paved streets constructed to municipal standards and designed to discourage through traffic.

**6.4.14** Special Provisions for the lands municipally known as 11333 Dufferin Street. Notwithstanding the policies of this section, the lands described as PIN 03342-0266, PT LT 29 Con 2 Vaughan; PL LT 30 Con 2 Vaughan PTS 1-8 64R6003 Except PT 3 Expropriation PL R602558; S/T VA41581 Partially Released by R283556; S/T VA82915, Vaughan, the lands are intended to be developed for urban uses. The lands shall only be developed on the basis of full municipal services, an approved and registered draft plan of subdivision, and an approved implementing zoning by-law.

## ▶ 6.5 Mineral Aggregate Resource Areas

The Region has limited sand and gravel resources remaining. The majority of these are located on the Oak Ridges Moraine. Oak Ridges Moraine land use designations permit new aggregate extraction only in Natural Linkage and Countryside Areas and subject to Oak Ridges Moraine Conservation Plan provisions for key natural heritage features. It is important that remaining aggregate resource areas be protected from incompatible uses or uses that would limit the extraction of the resource in the future, as they provide local building materials for communities and infrastructure.

The availability of aggregates close to market is important for economic and environmental reasons. It is equally important that these resources are extracted in an environmentally sensitive way and that exhausted pits and quarries be rehabilitated to uses compatible with agriculture, rural or open space.

In addition to aggregates, the Region has limited petroleum resources, which are considered in the policies of this Plan.

▶ **Objective: To protect mineral resources for possible future extraction and to ensure rehabilitation of extraction areas.**

### **It is the policy of Council:**

**6.5.1** To protect remaining primary and secondary Mineral Aggregate Resource Areas as shown on Map 9.

**6.5.2** To recognize and provide for the continued operation of currently licensed pits



and quarries and to encourage the extraction of mineral aggregate from locations within Mineral Aggregate Resource Areas, subject to the policies of this Plan and local official plans and by-laws.

**6.5.3** To protect Mineral Aggregate Resource Areas from land uses and activities incompatible with extractive operations. New uses, other than extractive uses may be considered within these areas only if it can be shown through detailed studies that:

- a. the proposed land use would not significantly preclude future extraction of mineral aggregate resources;
- b. the proposed land use would serve the long term interest of the public better than would aggregate extraction; and,
- c. aggregate extraction would not be economically, socially or environmentally feasible.

**6.5.4** That local official plans shall identify Mineral Aggregate Resource Areas and existing licensed Aggregate extraction uses and provide policies for the location, expansion, operation and rehabilitation of pits and quarries.

**6.5.5** To consult with the Province and local municipalities regarding new licences to establish or expand pits or quarries.

**6.5.6** To encourage local municipalities to enact by-laws that:

- a. regulate truck traffic to minimize adverse impacts on surrounding residents; and,
- b. regulate the removal of topsoil.

**6.5.7** That local municipalities may protect additional areas for extraction.

**6.5.8** To ensure that all extraction and processing activities are conducted in a manner that minimizes negative environmental and social impacts, in accordance with all government legislation, standards and policies.

**6.5.9** To permit portable asphalt plants, wayside pits and quarries on a temporary basis, in consultation with local municipalities, without requiring an official plan amendment or zoning by-law amendment, except within the Regional Greenlands System as identified in policy 2.1.23 of this Plan. A zoning by-law amendment shall be required to permit such facilities in areas of existing development.

**6.5.10** To minimize the adverse effects of wayside pits and quarries in accordance with all government legislation, standards and policies.

**6.5.11** To encourage the use of alternative materials to sand and gravel and the reuse of construction materials where possible to ensure conservation of existing aggregate supply.

**6.5.12** To require the rehabilitation of abandoned pits and quarries and the progressive rehabilitation of operating pits and quarries in a manner that is in conformity with other policies of this Plan.

**6.5.13** That mineral aggregate extraction may occur in the Agricultural Area on an interim basis provided rehabilitation of the site will be carried out so that substantially the same areas and same average soils quality for agriculture is restored. In the following cases, complete agricultural rehabilitation is not required:



- a. where there is a substantial quantity of aggregate below the water table such that the depth of the extraction makes restoration to pre-extraction levels unfeasible; or,
- b. where other alternatives have been considered by the applicant and found unfeasible in accordance with the Provincial Policy Statement.

**6.5.14** That within the Greenbelt Plan Area, and the Oak Ridges Moraine Conservation Plan Area, existing and new mineral aggregate operations and wayside pits shall comply with the provisions of the applicable Provincial Plan.

**6.5.15** That outside of the Oak Ridges Moraine and Greenbelt, but within the *Lake Simcoe watershed*, applications for new mineral aggregate operations and wayside pits and quarries shall comply with the Lake Simcoe Protection Plan.

**6.5.16** To protect petroleum resources for long term use. Exploration and production of petroleum resources is a permitted activity in all land use designations except the Urban Area, Towns and Villages, the Natural Core Area of the Oak Ridges Moraine Conservation Plan, *wetlands*, and *significant habitat of endangered and threatened species*.

**6.5.17** 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. Buildings may not be constructed within 75 metres of an active or unplugged petroleum well.

**6.5.18** That rehabilitation of petroleum wells must be conducted according to the applicable legislation and its regulations and standards and all activities adjacent to a petroleum well shall be conducted in accordance with a well licence from the Province. Mapping of these resources may be obtained from the Province.



Chapter

7

# 7 Servicing Our Population



## In this chapter:

- 7.1 Reducing the Demand for Services
- 7.2 Moving People and Goods
- 7.3 Water and Wastewater Servicing
- 7.4 Waste Management
- 7.5 Energy and Utilities

The Regional Municipality of York

**Official Plan**

**York Region**



Office Consolidation - January 2019



# 7.0 | Servicing Our Population



## **In this chapter:**

- 7.1 Reducing the Demand for Services**
- 7.2 Moving People and Goods**
- 7.3 Water and Wastewater Servicing**
- 7.4 Waste Management**
- 7.5 Energy and Utilities**

York Region is committed to providing state-of-the-art services for both residents and businesses, which are vital to maintaining and improving quality of life and economic competitiveness. Services include transit, streets, water, wastewater, waste management, energy, rail, airports, utilities, and communications operated by a variety of public and private sector agencies. The effective provision of services involves reducing demand while expanding and updating existing infrastructure. This approach requires a strong policy framework, dynamic partnerships and sustainable infrastructure investment from all levels of government.

The policies of this section co-ordinate the provision of services with the city and community building policies of this Plan, in keeping with the goals of the York Region Sustainability Strategy: Towards a Sustainable Region. The policies support the long term vision of the York Region Pedestrian and Cycling, Transportation, and Water and Wastewater Master Plans.

▶ **Servicing Our Population Goal: To provide the services required to support the Region's residents and businesses to 2031 and beyond, in a sustainable manner.**

## ▶ **7.1 Reducing the Demand for Services**

York Region has adopted a conservation-first approach to servicing the needs of residents. This approach aims to maximize the use of existing infrastructure while strategically leveraging future infrastructure investments. The intent is to improve the quality of life of residents by promoting healthy lifestyles while also managing the financial impacts of growth and enhancing the natural environment.

A reduction in the relative demand for services across the Region is predicated on a greater awareness and behavioural change by residents, employers and policy makers. The policies of this Plan create an environment that supports conservation as a comfortable, cost-effective and convenient alternative to traditional consumptive lifestyles.

### **Trip Reduction**

York Region's approach to transportation planning is focused on making efficient use of existing and future transportation infrastructure. At the forefront of this approach is a comprehensive Transportation Demand Management program that promotes walking, cycling, transit use and a per capita reduction in trips taken. To reduce automobile dependence, alternative transportation options need to be safe, convenient, and reliable. Diverting automobile trips towards more sustainable modes of transportation will reduce the need to expand infrastructure, enhance air quality and protect the Region's natural heritage. This goal requires a combination of infrastructure investment, supportive policies and partnerships.

A more compact, mixed-use urban form is required to encourage alternative modes of transportation and to make people, rather than vehicles, the focus of street activity. Changes to the transportation system, land use planning, and Transportation Demand Management policies and programs will help create an environment where walking, cycling and transit are comfortable and convenient ways to reach employment, recreation and cultural destinations in York Region and across the Greater Toronto and Hamilton Area.

► **Objective: To reduce automobile dependence by enhancing opportunities for residents and workers to walk, cycle, take transit, and carpool.**



### It is the policy of Council:

- 7.1.1** To require that appropriate Transportation Demand Management measures to reduce single occupancy automobile trips are identified in transportation studies and in *development* applications.
- 7.1.2** To work with local municipalities, Metrolinx and other stakeholders to support local Smart Commute associations.
- 7.1.3** To manage the supply of parking in Regional Centres and Corridors, consistent with the policies in Section 5.4 of this Plan.
- 7.1.4** To investigate establishing a Regional Parking Authority or municipal parking authority framework in conjunction with local municipalities.
- 7.1.5** To work with local municipalities to develop a co-ordinated approach to parking and parking management, consistent with the parking policies in Chapter 5 of this Plan.
- 7.1.6** To work with local municipalities to update the York Region Transit-Oriented Development Guidelines to provide greater emphasis on trip reduction and to identify key benchmarks and targets.
- 7.1.7** To require new *development* applications to demonstrate how the proposed development is transit-oriented. The York Region Transit-Oriented Development Guidelines provide guidance on how to address this policy.
- 7.1.8** To work with developers to provide all new-home buyers with information on available pedestrian, cycling and transit facilities and carpooling options within the community, including local transit routes and schedules.
- 7.1.9** To require that new institutional, commercial and industrial *development* applications include a Transportation Demand Management strategy that considers preferential carpool parking, bicycle facilities, employee transit passes, and alternative work arrangements.
- 7.1.10** To work with institutional, commercial and industrial employers to undertake Transportation Demand Management strategies to encourage preferential carpool parking, bicycle facilities, employee transit passes, and alternative work arrangements.
- 7.1.11** To require local municipalities to adopt land use and site design policies that promote sustainable modes of transportation, including walking, cycling, transit, and carpooling.

**7.1.12** To implement transit pass bulk-buying programs for employers and to encourage employers to provide transit passes in lieu of parking.

**7.1.13** To partner with the Province and Metrolinx to provide transit service to carpool lots along 400-series highways.

**7.1.14** To promote, in partnership with Smart Commute, employer-based initiatives and policies that reduce the need for peak-period trips, including alternative work arrangements, transit incentives, and carpooling.

**7.1.15** To encourage retailers and community facilities to provide discounts and incentives to those using transit and active forms of transportation.

**7.1.16** To develop a discounted university and college transit pass program in partnership with educational institutions.

**7.1.17** To partner with Metrolinx, the private sector and non-governmental agencies to deliver real-time information on commuting options.

**7.1.18** To explore and leverage opportunities for funding from the Province and Federal government, as well as from other funding sources, for Transportation Demand Management measures and programs.

### **Alternative work arrangements and incentive programs include:**

- *Telework* - Allowing staff to occasionally work from home using internet technology
- *Compressed Work Week* - Working longer days to earn regular time off and reduce trips to work
- *Flex time* - Shifting the start and end of the work day to avoid peak period travel.
- *Employer-discounted transit passes*
- *Preferential parking spaces for carpoolers* ■■■

## **Water Conservation and Efficiency**

Water conservation and efficiency measures are essential components of York Region's long term water supply strategy. These measures help to meet new demand in a cost-effective manner. The savings resulting from water conservation and efficiency measures assist in deferring other more costly capital projects.

York Region's Water for Tomorrow Program is a comprehensive water conservation and efficiency program that aims to lower demand for water, increase the efficiency of water infrastructure through leakage reduction, provide water audits for large water users, retrofit residential and commercial buildings, and provide education and outreach. This program demonstrates York Region's commitment to water conservation and efficiency.

► **Objective: To ensure adequate water resources for today's residents and future generations, through conservation and efficiency.**

### **It is the policy of Council:**

**7.1.19** To develop a long term, innovative strategy for water conservation and efficiency.

**7.1.20** To update and implement the York Region 10-Year Water Efficiency Master Plan to ensure long term water efficiency, conservation, cost savings, and public education.

- 7.1.21** To investigate full cost pricing of water, in co-operation with local municipalities, to encourage water conservation and facilitate system improvements.
- 7.1.22** To pursue with local municipalities and conservation authorities the implementation of water efficiency innovations such as water reuse systems, rainwater harvesting and innovative stormwater management.
- 7.1.23** To investigate innovative wastewater treatment technologies and approaches including grey water reuse, naturalized wastewater treatment and water recycling in residential, commercial, institutional and industrial uses.
- 7.1.24** To reduce the amount of water used in the Region’s construction projects.

**Water for Tomorrow Successes**

Since 1998:

- Over 20-million litres of water savings per day (enough to supply a town of 70,000 people)
- Reduction of 14,375 tonnes per year of carbon dioxide emissions
- Over 350,000 water-efficient fixtures installed
- Over 1,800 kilometres of municipal watermains tested for leakage
- Over 8,000 water-efficient landscape audits completed
- Over 37,000 students have attended the annual York Children’s Water Festival
- Recipient of numerous national and international awards ■■■



► **7.2 Moving People and Goods**

**Active Transportation**

York Region is committed to implementing a comprehensive, active transportation network. The Region’s approach to transportation planning is focused on trip reduction, providing transportation choices and a shift to more sustainable modes of transportation such as walking, cycling and transit. Active transportation provides significant environmental, health and economic benefits, including reduced traffic congestion, improved air quality, reduced infrastructure and user costs, and increased street safety.

Improving opportunities for active transportation such as walking and cycling and reducing automobile traffic can help make communities more liveable by creating an environment that is pleasant and safe with less noise and pollution. This can help to encourage more social interaction within a neighbourhood and create a stronger sense of community.

**Active Transportation includes:**

- Walking
- Wheeling
- Skateboarding
- In-line skating
- Cycling
- Any other human-powered form of transportation, including a combination of walking or cycling with public transit.

People will consider walking and cycling for recreational or utilitarian purposes only if these activities are convenient, safe and comfortable.

York Region Pedestrian and Cycling Master Plan ■■■



► **Objective:** To create an active transportation system and programs that encourage walking, cycling and the use of public transit.

**It is the policy of Council:**

**7.2.1** To implement the Regional Cycling Network shown on Map 10.

**7.2.2** To update the York Region Pedestrian and Cycling Master Plan at least every 5 years, concurrent with the 5-year review of this Plan.

**7.2.3** To apply the York Region Pedestrian and Cycling Master Plan’s Planning and Design Guidelines in the implementation of the Regional pedestrian and cycling network.

**7.2.4** To develop an integrated Regional cycling network connecting people to places of recreation, services and employment and transit.

**7.2.5** To provide safe, comfortable and accessible pedestrian and cycling facilities that meet the needs of York Region’s residents and workers, including children, youth, seniors and people with disabilities.

**7.2.6** To partner with local municipalities and other stakeholders to implement pedestrian and cycling programs.

**7.2.7** To work with local municipalities to co-ordinate infrastructure within Regional rights-of-way for operating and capital components, including street lighting, sidewalks and cycling facilities.

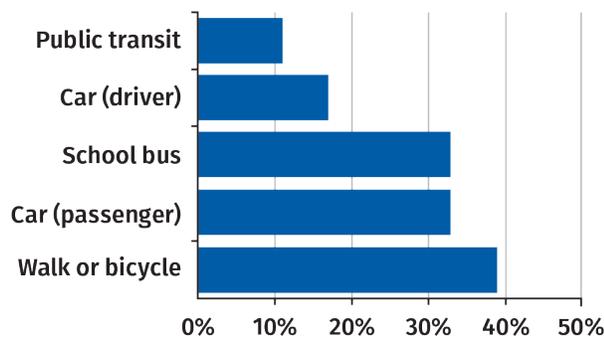
**7.2.8** To work with local municipalities to provide sidewalks and street lighting on all streets within the Urban Area, and Towns and Villages.

**7.2.9** To ensure the safe year-round operation of Regional pedestrian, cycling and transit facilities through design, signage, enforcement and effective maintenance.

**7.2.10** That the construction of proposed pedestrian and cycling paths will protect and enhance the Regional Greenlands System.

**7.2.11** To integrate pedestrian, cycling and transit activities through improvements such as bicycle racks and storage at transit stops, bicycle racks on buses, and improved access for pedestrians and bicycles at transit stops, stations and terminals.

## How Children Get to School in York Region



York Region Transportation Master Plan/Enviro-nics Research Group — Survey of Residents’ Attitudes (October 2000)



**It is the policy of Council:**

- 7.2.12** To encourage property owners to provide facilities such as benches, shelters and secure bicycle storage at major destinations, including employment, educational, institutional and shopping locations.
- 7.2.13** To co-ordinate Regional and local pedestrian and cycling networks with trail connections to the Regional Greenlands System trails network, where appropriate.
- 7.2.14** To develop and promote a continuous pedestrian and cycling path from Lake Simcoe to Lake Ontario in partnership with local municipalities and the City of Toronto.
- 7.2.15** To encourage the development and implementation of local municipal pedestrian and cycling master plans.
- 7.2.16** To partner with the York Region District and Catholic School Boards to implement the Active and Safe Routes to School program, and to design and locate school campuses to promote walking, cycling and transit as a primary means of transportation.
- 7.2.17** To work with the Province, Metrolinx and other partners to develop innovative programs that support active transportation, such as cycling safety training, education and information, bicycle sharing programs and bicycle libraries.
- 7.2.18** To encourage the Province and Federal government to provide funding and tools to support the development and promotion of active transportation as part of a healthy, active lifestyle.

**Bicycle-friendly facilities for a business may include:**

- covered and locked spaces or bicycle racks for bicycle storage
- laundry facilities
- bicycle wash stations
- showers and lockers
- emergency or pay phones

**and provide information on:**

- safe cycling
- bicycle routes
- bicycle-friendly local businesses
- benefits of cycling
- repair shops



**Transit**

An expanded, comprehensive and interconnected public transit system is required, both to reduce vehicular traffic and to provide access to jobs and services. A well-integrated public transit system in York Region is essential to enhancing the quality of life for residents and workers. A more compact, mixed-use urban form will encourage and support a higher level of transit service, while helping to reduce the overall average trip length required for work, shopping, school, recreation and other purposes. The York Region Transportation Master Plan sets immediate and long term public transit goals that form the basis for the transit network.

The establishment of two subway routes and a series of rapid transit and transit priority corridors are the cornerstones of York Region’s transit network. This system complements a comprehensive pedestrian and cycling network, expanded Metrolinx rail and bus service, an aggressive Transportation Demand Management program and the development of transit-supportive complete communities.



All major communities within the Region should be linked by public transit. An integrated and co-ordinated public transit system will serve most of the travel needs of potential riders at a reasonable cost.

York Region’s continued commitment to improving transit services in partnership with local municipalities, Metrolinx, the Toronto Transit Commission, the Province, Federal government and other stakeholders is consistent with the Places to Grow: Growth Plan for the Greater Golden Horseshoe and with the Metrolinx Regional Transportation Plan: The Big Move.



*The Metrolinx Regional Transportation Plan: The Big Move defines the Regional Centres of Markham, Newmarket, Richmond Hill and Vaughan as Anchor Hubs.*

**Gateway Hubs are identified at the following locations:**

- Leslie and Highway 7
- Don Mills and Steeles
- Yonge and Steeles 
- Newmarket GO Train Station
- Jane and Steeles

**Objective: To provide transit service that is convenient and accessible to all residents and workers of York Region.**

### It is the policy of Council:

**7.2.19** To recognize transit as a Regional strategic investment priority and a key element of York Region’s urban structure.

**7.2.20** To develop effective transit services to connect rural communities.

**7.2.21** To develop transit corridors and related infrastructure necessary to establish the York Region Transit and Viva network as illustrated on Map 11.

**7.2.22** To work with partners to complete the transit network, as illustrated on Map 11, including subway line extensions, Metrolinx enhancements, the 407 Transitway and other rapid transit corridors.

**7.2.23** To ensure communities are planned with the early integration of transit.

**7.2.24** To provide preferential treatment for transit vehicles on Regional streets designated as Regional Transit Priority Network on Map 11, including the construction of *high-occupancy vehicle lanes*, dedicated transit lanes, transit signal priority and other transit priority measures within the right-of-way.

**7.2.25** To achieve higher transit usage by supporting improvements in service, convenient access and good urban design, including the following:

- a. minimizing walking distance to planned and existing transit stops through measures such as the provision of walkways, sidewalks and more direct street patterns. The Region will plan to provide transit service so that the distance to a transit stop in the Urban Area is within 500 metres of 90 per cent of residents, and within 200 metres of 50 per cent of residents;
- b. connecting transit stops directly to sidewalks and adjacent buildings in the Urban Area;

- c. providing bus bays, transit shelters and bus loops with sufficient lighting and accessibility features;
- d. directing medium- and high-density urban development to rapid transit corridors;
- e. creating a system of parking and drop-off facilities for commuters;
- f. providing intermodal terminals or hubs;
- g. providing transit service on mid-block collectors;
- h. giving priority to pedestrian and cycling access to transit through the planning and development approval process;
- i. utilizing the York Region Transit-Oriented Development Guidelines and related tools in the review and evaluation of development applications and related studies; and,
- j. requiring all new *development* applications to prepare a mobility plan and demonstrate the proposal’s approach to transit.

**7.2.26** To achieve an overall transit modal split of 30 per cent during peak periods in the Urban Area and 50 per cent in the Regional Centres and Corridors by 2031.

**Transit Modal Split**

*The percentage of person-trips made using public transit and school buses relative to the total number of person-trips made by all modes of transportation including private vehicles, walking or cycling.* ■■■

**It is the policy of Council:**

**7.2.27** To work with local municipalities to provide multi-use paths, sidewalks and street lighting along Regional streets serviced by transit.

**7.2.28** To work with local municipalities to ensure that sidewalks and street lighting are provided on both sides of all streets within the Urban Area, and Towns and Villages that are serviced by transit.

**7.2.29** To support and implement an equitable transit fare strategy that is integrated with transit services in adjacent regions and with Metrolinx.

**7.2.30** That for the purpose of implementing the Transit Network shown on Map 11, and as a condition of approval of a *development* application and in accordance with the Planning Act, the Region may require the necessary lands for public transit rights-of-way and related facilities through dedication at no expense to the Region. Other methods of acquisition that may be used by the Region include purchase and/or expropriation.





**7.2.31** To support the Transit Network shown on Map 11 by securing lands in accordance with policy 7.2.30 of this Plan, for facilities such as:

- a. transit stations including intermodal terminals, mobility hubs, subway, bus and light rail stations and related passenger drop-off and commuter parking lots;
- b. related infrastructure, including vent shafts, *transit operation and maintenance facilities*, passenger standing pads and passenger pick-up and drop-off areas, electrical and electronic infrastructure and passenger safety facilities; and,
- c. pedestrian and cycling facilities.

**7.2.32** That the Transit Network shown on Map 11 is further described in one or more of the following documents:

- a. approved environmental assessments or approved transit project assessments;
- b. the York Region Transit 5-Year and annual Service Plans;
- c. the York Region Transportation Master Plan;
- d. Regional Rapid Transit Standards;
- e. the Regional Rapid Transit Network Plan; and,
- f. the Pedestrian and Cycling Master Plan.

**7.2.33** To manage the movement of traffic in the Regional Rapid Transit Corridors shown on Map 11 to improve the safety and efficiency of all movements including that of pedestrians, cyclists and transit vehicles.

**7.2.34** To provide accessible and integrated public transit to people with disabilities.

**7.2.35** To require local municipalities to include policies in local official plans to implement the Transit Network shown on Map 11, consistent with the policies of this Plan.

**7.2.36** To co-ordinate the planning, integration and operation of existing and new transit services with local municipalities, the Toronto Transit Commission, the Province, Metrolinx and adjacent municipalities.

**7.2.37** To work with local municipalities, the Toronto Transit Commission, Metrolinx and adjacent municipalities to encourage the Province and the Federal government to provide sustainable capital and operational funding and tools to support transit.

## Streets

The street network in York Region is composed of a system of urban and rural streets, and highways owned and operated by local municipalities, the Region and the Province. The street network is an essential component of the Region's overall transportation network. Regional streets accommodate a wide variety of uses including pedestrian, cycling, transit, automobile and goods movement.

There is also a strong relationship between transportation and urban form. Where streets travel through urban communities, streetscapes need to be designed to encourage walking, cycling and transit use. Effective urban form is also essential in creating vibrant streetscapes that will attract commerce and enhance recreational use.



► **Objectives:** To ensure streets support all modes of transportation including walking, cycling, transit, automobile use, and the efficient movement of goods.

To plan and protect future urban and rural streets to accommodate transportation demands.

**It is the policy of Council:**

**7.2.38** That the hierarchy of streets on Map 12 supports the Region's urban structure. These corridors are to accommodate all modes of transportation including walking, cycling, transit, automobile use and the movement of goods, as well as public and private utilities.

**7.2.39** To improve the street network identified on Map 12, based on the following:

- a. the York Region Transportation Master Plan and the 10-Year Capital Plans;
- b. the completion of the necessary planning and environmental assessment studies for each project;
- c. street improvement projects that take into account the needs and requirements of all forms of transportation including walking, cycling, transit, automobiles, and goods movement; and,
- d. priority accorded to the needs of pedestrians, cyclists and transit users and the integration of adjacent land uses in Regional Centres and Corridors, to promote these forms of transportation.

**7.2.40** To implement transit improvements on urban streets as identified on Map 11, which may include transit lanes, *high-occupancy vehicle lanes*, queue jump lanes, bicycle lanes and other transit signal priority needs.

**7.2.41** To require transit or *high-occupancy vehicle lanes* and bicycle lanes within the right-of-way of 6-lane Regional streets.

**7.2.42** To encourage the planning and implementation of *high-occupancy vehicle lanes* on all 400-series highways within and/or adjacent to York Region.

**7.2.43** To investigate establishing a continuous alternative east-west corridor(s) in the central part of the Region.

**7.2.44** That street widenings and proposed Regional streets shall be in accordance with the policies of Chapter 2 and shall protect and enhance the Regional Greenlands System.

**7.2.45** That within the Oak Ridges Moraine, all improvements to the Regional Transit and Street Networks shall conform with the policies of the Oak Ridges Moraine Conservation Plan.

**7.2.46** That priority be given to protecting existing heritage streetscapes using techniques such as variable rights-of-way widths, as identified on Map 12, and innovative street cross-section standards.

**7.2.47** That the planned street widths shown in Map 12 represent the maximum street widths required under this Plan and include the Region's transportation and transit requirements for vehicle lanes, turning lanes, intersections, sidewalks, bicycle lanes, high-occupancy-vehicle lanes, public transit lanes and transit facilities (including shelters but not necessarily including those facilities referenced in policy 7.2.31 of this Plan), boulevards, landscaping and public streetscape enhancements. Notwithstanding the above, additional widths may be required for elements such as sight triangles, cuts, fills and extra turn lanes.



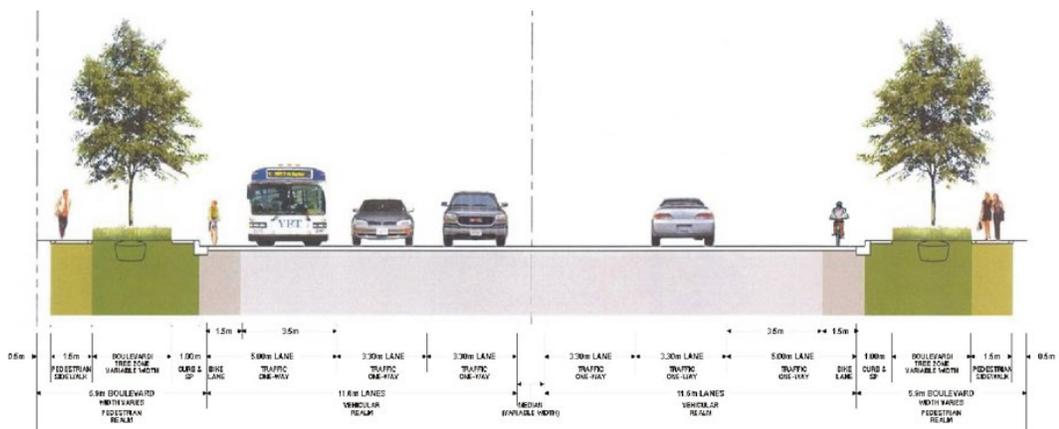
**7.2.48** That the road widths identified on Map 12 at the following locations may be reduced from the maximum planned street widths prior to or concurrent with secondary plan approval subject to a functional design study, an Environmental Assessment or other study by the Region, without amendment to this Plan;

- a. Woodbine Avenue from Major Mackenzie Drive East following the Woodbine bypass along the existing travelled roadway to 19th Avenue;
- b. Warden Avenue between Major Mackenzie Drive East and the proposed Donald Cousens Parkway right-of-way; and
- c. Kennedy Road between Major Mackenzie Drive East and the proposed Donald Cousens Parkway right-of-way.

**7.2.49** That as a condition of the approval of a *development* application, landowners may be required to provide land at no expense to the Region for street widenings based on the following principles, and in accordance with the Planning Act:

- a. that land will be conveyed to the Region for street widenings, sight triangles, cuts, fills, and extra turn lanes required as a result of new growth and development, changes in use that generate significant traffic volumes, or additions that substantially increase the size or usability of buildings or structures;
- b. that in general, street widenings shall be taken equally from the centre line of the street; however unequal or reduced widenings may be required where constraints or unique conditions such as topographic features, historic buildings or other cultural heritage resources such as archaeological features, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of the existing street right-of-way; and,
- c. that additional land may also be required to construct future grade separations where there is an existing at-grade crossing of a Regional street and a railway line.

### Typical Regional Street Cross-Section





**7.2.50** That notwithstanding policy 7.2.49.b of this Plan, where a street widening results in a greater requirement for land on one side of the centre line of the right-of-way, which extends beyond the road allowance width identified on Map 12 or as confirmed through application of policy 7.2.48 (assuming an equal distribution of that planned width from the existing right-of-way centre line), and if the constraint is the result of existing or approved development, man-made physical obstructions which cannot reasonably be relocated, or other development related constraint the Region will, unless otherwise agreed to, compensate the landowner for those lands in excess of the planned road allowance limit.

**7.2.51** That land required for new or realigned Regional streets to accommodate land development be conveyed, at no expense to the Region, up to and including the first 36 metres of the required right-of-way.

**7.2.52** Notwithstanding policy 7.2.51, for the extension of Donald Cousens Parkway in the City of Markham land required to accommodate land development will be conveyed, at no expense to the Region, up to and including the first 26 metres of the required right-of-way. Unless otherwise agreed to, the Region will compensate for land required beyond the first 26 metres of the required right-of-way.

**7.2.53** To restrict vehicle access from developments adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties. Exceptions may be made to this policy in Regional Centres and Corridors, and mainstreets.

**7.2.54** To plan for and protect Provincial corridors and rights-of-way for transportation and transit facilities as determined through the Environmental Assessment process, or identified in Provincial Plans to meet current and projected needs and not permit *development* in such *Planned Corridors - Transportation* 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. Transportation and land use considerations shall be integrated and coordinated at all stages of the planning and Environmental Assessment process.

**7.2.55** That as an Environmental Assessment Act process progresses, any related Official Plan or Secondary Plan may, in consultation with the proponent, include provisions for the phased release of lands that are appropriate to the environmental assessment process.

**7.2.56** To work with the Province and local municipalities to plan for and protect for the following corridors and facilities:

- a. Highway 427 north to the GTA West Corridor;
- b. Highway 404 north beyond Ravenshoe Road to the Highway 48/Highway 12 junction;
- c. the Bradford Bypass;
- d. the GTA West Corridor; and,
- e. interchanges on 400-series highways at Regional and other arterial street crossings as identified in the York Region Transportation Master Plan.

Local municipalities, in consultation with and to the satisfaction of the Province, shall develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the above noted transportation facilities.

Some of the above facilities (clauses (b) and (c)) are not recognized as priorities for the Province within the Growth Plan horizon to 2031.

**7.2.57** To require local municipalities to design street systems to accommodate pedestrian, cycling and transit facilities.

**7.2.58** To work with local municipalities to complete missing sidewalk links on Regional streets in the Urban Area.

**7.2.59** That arterial streets identified on Map 12 that are currently not part of the Regional street network may be considered for a transfer in jurisdiction to York Region, and such a transfer shall not require an amendment to this Plan.

**7.2.60** To require local municipalities to protect arterial streets under local jurisdiction, as illustrated on Map 12, as major transportation corridors.

**7.2.61** To require local municipalities to plan and implement, including land takings necessary for, continuous collector streets in both east-west and north-south directions in each concession block, in all new urban developments, including *new community areas*.

**7.2.62** That within Lot 29 and Lot 30 Concession 6, City of Vaughan, implementing local Official Plans and Secondary Plans for the lands shall include policies to protect the Future GTA West Transportation Corridor, to the satisfaction of the Province. These policies may include provisions for the phased release of lands, without amendment to this Plan, if such release does not preclude or predetermine the implementation of the transportation facilities within the Corridor.

**7.2.63** To require local municipalities to plan and implement, including land takings necessary for, mid-block crossings of 400-series highways, as shown on Map 12. The location of the mid-block crossing on Highway 400 between Kirby Road and the King-Vaughan boundary is conditional upon the alignment of the GTA West Corridor, and will be determined through an Environmental Assessment process.

**7.2.64** To encourage all appropriate agencies to expedite the construction of street/railway grade separations where warranted.

**7.2.65** To plan and co-ordinate cross-boundary transportation needs with adjacent municipalities and appropriate agencies.

**7.2.66** To update the York Region Transportation Master Plan at least every 5 years concurrent with the 5-year review of this Plan.

**7.2.67** To update and implement York Region's Towards Great Regional Streets study.

**7.2.68** That an Individual Environmental Assessment will be undertaken for the unopened road allowance of Teston Road between Dufferin Street and Keele Street which will include a comprehensive network analysis and environmental impact assessment to determine a preferred transportation strategy in the corridor.



## Goods Movement

The movement of goods by truck and rail is integral to York Region's economic vitality. The Region's manufacturing and logistics sectors serve both American and Canadian markets and require a transportation network that links all modes of goods movement. York Region's transportation system should allow for efficient goods movement that has regard for the sensitivities of residents and different land uses. As the Region continues to grow, it is increasingly important that lands surrounding major goods movement corridors be reserved for employment activities that require heavy truck and rail traffic.

### **Importance of Goods Movement to the Regional Economy**

*With a total value of approximately \$10 billion in 2006, York Region's total exports exceed that of several Canadian provinces.*

*Statistics Canada, 2006*

► **Objective: To promote a linked and efficient network for goods movement that supports economic vitality and minimizes conflicts with sensitive land uses.**

### **It is the policy of Council:**

**7.2.69** To promote an interconnected goods movement network that links local municipalities and surrounding areas, utilizing Provincial highways, Regional streets and rail corridors.

**7.2.70** To work with Metrolinx, the Province, local municipalities, and surrounding jurisdictions to plan for an effective and integrated goods movement system throughout the Greater Toronto and Hamilton Area.

**7.2.71** To support the optimization of the existing transportation network for goods movement, through methods such as access management and intelligent transportation systems.

**7.2.72** To support the protection of existing rail lines and promote rail as an efficient goods movement method.

**7.2.73** To encourage the protection of abandoned railway rights-of-way for public uses such as trails, cycling paths, and transit.

**7.2.74** To discourage the location of land uses sensitive to noise and vibration and safety issues, in proximity to rail facilities, rail corridors and intermodal yards, to avoid issues of compatibility.

**7.2.75** To encourage freight and logistics uses to locate in clusters that create synergies within the goods movement industry.

**7.2.76** To encourage employment uses and activities that require heavy truck traffic to locate in areas near and adjacent to Provincial highway interchanges.

**7.2.77** To support an interconnected and efficient system for goods movement through:

- a. the completion of the 400-series highway network, including the GTA West Corridor, the Highway 427 Extension, and the Highway 404 Extension; and,
- b. the addition of 400-series highway interchanges and overpasses.



**7.2.78** To recognize that Provincial highways and Regional streets are generally corridors for goods movement, subject to existing truck and load restrictions.

**7.2.79** To promote an urban structure and street network in Regional Centres and Corridors that allows for the efficient movement of goods.

**7.2.80** To work with other levels of government, agencies and the private sector to minimize risks and ensure the safe and efficient movement of goods by either rail or streets in the Region.

**7.2.81** To direct the movement of hazardous goods to rail and roadways outside of the Urban Area, where possible.

**7.2.82** To consider restrictions on the haulage of chemicals and volatile materials in *Wellhead Protection Areas*, shown on Map 6, and *Areas of High Aquifer Vulnerability*, shown on Map 7.

**7.2.83** To encourage grade separation of railways and major streets, where warranted.

**7.2.84** To encourage businesses to move towards more energy efficient and effective freight modes and technologies.

**7.2.85** To encourage rail and truck operators to investigate new technologies and increase the efficiency of the design and operations of their facilities.

## Airports

Convenient access to modern air travel facilities provides an important economic advantage to businesses and can contribute to the quality of life of residents. The policies of this section reflect York Region's role in supporting airport infrastructure within the Greater Toronto and Hamilton Area and in maintaining efficient transportation connections, including transit, to nearby airport facilities. Uncertainty about the long term future of the Toronto Buttonville Municipal Airport is also considered within the policies of this section. It is important to ensure that new development does not conflict with the operations of the proposed Pickering Airport.

► **Objective: To support strong airport infrastructure within the Greater Toronto and Hamilton Area, while minimizing conflicts between airport operations and surrounding lands.**

### It is the policy of Council:

**7.2.86** To encourage and support the Province and Federal government, local municipalities, the Greater Toronto Airports Authority, airline companies and airport operators to provide airline and airport services to the Greater Toronto and Hamilton Area that meet the needs of York Region's residents and businesses.

**7.2.87** To encourage the continued operation of the Toronto Buttonville Municipal Airport, until such time that services can be met by another nearby facility, such as the proposed Pickering Airport.

**7.2.88** To support efficient transportation connections, including transit, streets and rail, from York Region to both Toronto Pearson International Airport and the proposed Pickering Airport.

**7.2.89** To comply with the Federal Aeronautics Act and Regulations, which provide that buildings and structures in the vicinity of airports shall not interfere with airport operations and the movement of air traffic.

**7.2.90** To encourage the Province to revise the *Ministerial Zoning Order* for the Pickering Airport site, in light of the current planning context and the Greater Toronto Airport Authority’s Pickering Airport Draft Plan Report, 2004.

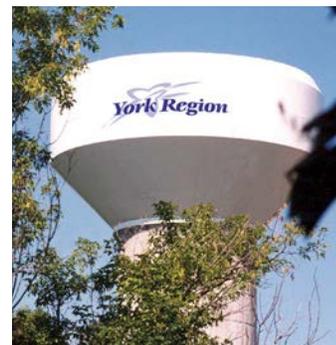
**7.2.91** To prohibit the development of residential and other *sensitive land uses* within the Interim Airport Protection Area, as defined by the Greater Toronto Airport Authority’s Pickering Airport Draft Plan Report, 2004, until such time that an Airport Operating Area is clearly defined.

**7.2.92** That the Toronto Buttonville Municipal Airport lands are designated for business park use, in the City of Markham Official Plan, including permission to operate an airport. When airport operations at the Buttonville Airport cease, the significant majority of the subject lands shall be retained for business park use, and the balance for a mix of urban uses. The City of Markham, in consultation with the Region, will determine the details of the future use of these lands through an implementing secondary plan process.

The re-use of the Airport site is intended to generate a range of quality employment opportunities and expand upon the number of jobs planned for the site.

### ▶ 7.3 Water and Wastewater Servicing

York Region is committed to providing long term water and wastewater services to its communities that are safe, well-managed, sustainable and delivered in a fiscally responsible manner, in addition to ensuring that the Region’s environment is protected and enhanced. It is York Region’s goal that the delivery of works and services will be integrated with the Region’s other infrastructure, planning, and growth management responsibilities.



Without direct access to the Great Lakes, York Region relies on agreements with the City of Toronto, and the Regions of Durham and Peel to provide the safe and effective delivery of water and wastewater services to the Urban Area. There are two main sources of drinking water in the Region: surface water from Lake Ontario and Lake Simcoe and a limited amount of groundwater from Regional aquifers.

The policies of this Plan support the sustainability principles within the York Region Water and Wastewater Master Plan, and ensure the careful co-ordination of infrastructure delivery, land use planning and financial planning.

▶ **Objective: To deliver safe, clean drinking water and provide long term water and wastewater services to York Region’s communities, that are safe, well-managed, and sustainable.**

#### **It is the policy of Council:**

**7.3.1** To regularly update water and wastewater service planning through the Master Plan process and to co-ordinate infrastructure and phasing growth by:

- a. undertaking groundwater studies to support source water protection planning;
- b. regularly evaluating existing infrastructure;
- c. using a 40- to 50-year time horizon to ensure full life cycle infrastructure planning and costing;



- d. considering the value of ecological services in all infrastructure investment decisions;
- e. investigating new technologies and sustainable innovative practices; and,
- f. providing implementation and phasing plans including the York Region 10-Year Capital Plan.

**7.3.2** To ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is co-ordinated with plans of subdivision, plans of condominium, site plans or any other *development* applications in order to ensure services are available prior to occupancy.

**7.3.3** To plan water and wastewater services to ensure co-ordinated land use approvals, capital plans and master plans.

**7.3.4** That the provision of water and wastewater servicing within communities be co-ordinated with land use planning approvals to:

- a. achieve complete communities;
- b. achieve balanced communities with residential and employment opportunities;
- c. assist in the sequencing of growth within communities;
- d. achieve intensification targets;
- e. promote energy efficient green buildings; and,
- f. capitalize on intensification and more compact development opportunities as they arise.

**7.3.5** To work with partners in the provision of water and wastewater services for the Region.

**7.3.6** To provide full municipal water and wastewater servicing to accommodate growth in the Urban Area.

**7.3.7** To consider alternatives to servicing northern York Region in keeping with the requirements of the Environmental Assessment Act, the York Region Water and Wastewater Master Plan and the Upper York Servicing Solution Individual Environmental Assessment.

**7.3.8** To require local official plans to identify Regional wastewater treatment plants, and appropriate buffer areas according to Provincial guidelines.

**7.3.9** To require local official plans to identify all Regional wells, *wellhead protection areas*, *intake protection zones*, *significant groundwater recharge areas* and *highly vulnerable aquifers* to protect drinking water quality and quantity.

**7.3.10** That where local official plans permit minor infill in Towns and Villages and Hamlets on private individual wastewater systems, these systems will be permitted only if it can be demonstrated to the local municipality that there are no adverse impacts on soil, surface or groundwater quality and quantity.

**7.3.11** That where the protection of public health is an issue, in areas of existing groundwater contamination as determined by a Medical Officer of Health, and where full municipal water and wastewater services cannot be provided, communal water supply and wastewater treatment systems may be considered. Consideration of communal systems shall be reviewed in the context of suitable administrative and financial arrangements to the satisfaction of the Region and the Province.



**7.3.12** To supply the Urban Area and Towns and Villages with water from the Great Lakes or from Lake Simcoe, subject to the restrictions of the Greenbelt Plan, Lake Simcoe Protection Plan, or other Provincial plans and statutes. A limited amount of groundwater resources will be used and managed in a way that sustains healthy flow into creeks, streams and rivers.

**7.3.13** To support the Great Lakes water balance by continuing to invest in Lake Ontario based infrastructure, and ensuring that water removed from Lake Ontario is returned at an equivalent or better quality.

**7.3.14** To provide water and wastewater treatment capacity from Lake Simcoe to service the Keswick, Sutton and Georgina Lakeshore communities.

**7.3.15** That development within and expansions to the urban uses within Towns and Villages identified on Map 1 will occur on the basis of full municipal water and wastewater treatment services where such facilities currently exist. For existing or previously approved *development* in Towns and Villages, water and wastewater treatment services will be continued where feasible and in keeping with the provisions of local official plans and this Plan.

**7.3.16** That within the Oak Ridges Moraine, Greenbelt, and *Lake Simcoe watershed*, all improvements or new water and wastewater infrastructure systems shall conform with the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan or the Lake Simcoe Protection Plan.

**7.3.17** That the construction or expansion of partial services is prohibited in the Oak Ridges Moraine unless it has been deemed necessary to address a serious health or environmental concern identified by the Medical Officer of Health or other designated authority.

**7.3.18** To provide reliable water and wastewater services to residents and businesses to ensure continuing community well-being and the economic vitality of the Region.

**7.3.19** To provide high-quality, safe, and clean drinking water while protecting surface and groundwater resources by:

- a. meeting and exceeding water quality standards defined by the Safe Drinking Water Act;
- b. protecting the drinking water supply through source water protection strategies;
- c. protecting and enhancing the Region's system of lakes, rivers and streams;
- d. ensuring groundwater use sustains the long term health of aquifers;
- e. maintaining and updating the groundwater monitoring program; and,
- f. identifying source water protection areas.

**7.3.20** To ensure that the Region continues to provide state-of-the-art wastewater treatment while investigating innovative new technologies.

**7.3.21** To protect surface water quality by addressing both point and non-point sources of pollution in partnership with local municipalities and conservation authorities.

**7.3.22** To encourage local municipalities to promote safe and effective maintenance of individual private wastewater systems in order to protect and improve groundwater and surface water quality.



**7.3.23** That no new on-site wastewater system will be permitted within 100 metres of the Lake Simcoe Shoreline, other lakes, or any permanent streams within the *Lake Simcoe watershed* except as provided for under the provisions of the Lake Simcoe Protection Plan.

**7.3.24** To work with local municipalities to reduce the amount of inflow and infiltration in both local and Regional wastewater systems.

**7.3.25** To ensure that wastewater effluent is managed to minimize impacts on the quality of the receiving water.

**7.3.26** To ensure that biosolids resulting from wastewater treatment are managed sustainably.

**7.3.27** To incorporate energy-recovery systems into water and wastewater facilities where possible in order to reduce the health and environmental impacts of greenhouse gas and other emissions on air quality.

**7.3.28** That water and wastewater facilities will be designed and operated to reduce energy use and, where possible, energy recovery.

**7.3.29** To ensure that full cost recovery applies to all water and wastewater services reflecting social and environmental, as well as internal and external economic costs.

**7.3.30** That the planning and design of water and wastewater infrastructure will consider potential impacts from climate change.

**7.3.31** To ensure secure and resilient Regional water and wastewater systems to maintain continual service.

**7.3.32** That water and wastewater services will be planned, constructed and operated in a manner that protects, enhances, and provides net benefit to the Region's natural and cultural heritage.

**7.3.33** To work with local municipalities to engage the public on water resource use reduction and conservation, pollution prevention and awareness of lifestyle decisions that can reduce carbon footprints.

**7.3.34** That the water and wastewater systems be sized to consider the potential for expansion of the service area, intensification and increased allocation where permitted by York Region Master Plans and Provincial Plans.

### **Wellhead and Intake Protection**

Wellhead Protection Areas are zones around wells where land uses must be planned to protect the quality and quantity of the water supply. Intake Protection Zones are zones established to protect the quality and quantity of water entering lake based municipal water supply intakes. In these areas, it may be necessary to restrict or even prohibit certain land uses due to their potential to impact drinking water quality and quantity. Source water protection planning is evolving and will result in the refinement of the policies and mapping of this Plan.

► **Objective:** To ensure that municipal well water quality and quantity is protected from contamination from incompatible land uses.

**It is the policy of Council:**

**7.3.35** That *Wellhead Protection Areas* and *Intake Protection Zones* are shown on Map 6.

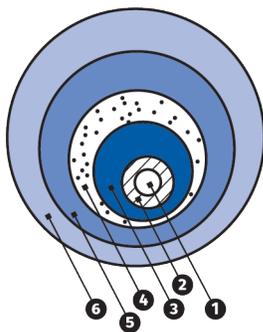
**7.3.36** To require local municipalities to incorporate *Wellhead Protection Area* and *Intake Protection Zone* policies and mapping into local official plans and zoning by-laws, in consultation with the Region.

**7.3.37** To update wellhead studies and modeling at least every 5 years to refine the location and extent of *Wellhead Protection Areas* and *Intake Protection Zones* for all municipal water supplies. Changes to *Wellhead Protection Areas* and *Intake Protection Zones* or policies will require an amendment to this Plan.

**7.3.38** That in *Wellhead Protection Areas* and *Intake Protection Zones*, a *Source Water Impact Assessment and Mitigation Plan* will be prepared and approved prior to the establishment of new land uses that involve the storage or manufacture of:

- a. petroleum-based fuels and or solvents;
- b. pesticides, herbicides, fungicides or fertilizers;
- c. construction equipment;
- d. inorganic chemicals;
- e. road salt and contaminants as identified by the Province;
- f. the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
- g. organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
- h. snow storage and disposal facilities.

**Wellhead Protection Area Schematic**



- 1. Active Wellhead
- 2. 100 Metre Zone
- 3. 0-2 Year Zone
- 4. 2-5 Year Zone
- 5. 5-10 Year Zone
- 6. 10-25 Year Zone



**It is the policy of Council:**

**7.3.39** That in *Wellhead Protection Areas* and *Intake Protection Zones*, where existing land uses involve the storage, manufacture or use of materials detailed in policy 7.3.38, a *Source Water Impact Assessment and Mitigation Plan* may be required.

**7.3.40** That activities involving the storage or use of *pathogen threats* by new land uses, except for the storage of manure for personal or family use, is:

- a. prohibited within the 100m pathogen zone (WHPA-A) around each municipal well
- b. may be restricted within the 100m to 2-year *time of travel* (WHPA-B); and
- c. prohibited within the 1 kilometre zone of the municipal intake and up to 120m inland from the Lake Simcoe shoreline (IPZ-1), as shown on Map 6.

**7.3.41** That expansion of existing incompatible activities, as outlined in policy 7.3.38, within the 100m (WHPA-A) pathogen zone is prohibited around each municipal well, as shown on Map 6.

**7.3.42** That the expansion of existing incompatible activities, as outlined in policy 7.3.38, within the 100m to 5 year *time of travel* zone (WHPA-C), as shown on Map 6, will be discouraged subject to an approved *Source Water Impact Assessment and Mitigation Plan*.

**7.3.43** Redevelopment of incompatible activities, as outlined in policy 7.3.38, within *Wellhead Protection Zones* and *Intake Protection Zones* to more compatible uses is encouraged subject to an approved *Source Water Impact Assessment and Mitigation Plan*.

**7.3.44** To investigate the need for undertaking risk management planning, including spills response, contaminant recovery, aquifer rehabilitation plans and public education in consultation with other partners, where existing land uses involve the storage of contaminants identified in policy 7.3.38 in *Wellhead Protection Areas* and *Intake Protection Zones*.

**7.3.45** That the Province or Federal government consider standards for new technologies which could impact the protection of drinking water, such as ground source and geothermal heating systems

### ***On the Oak Ridges Moraine:***

**7.3.46** That notwithstanding policy 7.3.39, within *Wellhead Protection Areas*, new land uses which involve the storage, manufacture of materials or uses detailed in policy 7.3.39 are prohibited.

**7.3.47** That in the 0-to-2 year *time of travel* zone the storage of animal manure, undertaking of animal agriculture and the storage of agricultural equipment for other than personal or family use is prohibited for new uses.

**7.3.48** To assist local municipalities in the review and approval of site management and contingency plans as required by the Oak Ridges Moraine Conservation Plan to ensure that land uses do not pose a *significant threat* to Regional wells.

**7.3.49** That in the case of a conflict between the *Wellhead Protection Area* policies in this Plan and the Oak Ridges Moraine Conservation Plan policies, the more restrictive policies shall apply.

### **ORMCP Aquifer Vulnerability**

Aquifer Vulnerability refers to the shallow groundwater aquifer's susceptibility to contamination from both human and natural sources as defined by the Oak Ridges Moraine Conservation Act. The following policies apply to lands located within the Oak Ridges Moraine Plan Area. Map 7 identifies the location of areas of high and low Aquifer Vulnerability.



- **Objective: To protect areas of aquifer vulnerability to ensure safe potable water quality.**

**It is the policy of Council:**

**7.3.50** That Map 7 shall be consulted in determining whether the Aquifer Vulnerability provisions of the Oak Ridges Moraine Conservation Plan and this Plan apply to applications for *development* and *site alteration*.

**7.3.51** To prohibit or restrict the generation and storage of the following, in areas of high Aquifer Vulnerability:

- a. hazardous waste or liquid industrial waste;
- b. waste disposal sites and facilities;
- c. organic soil conditioning sites and snow storage and disposal facilities;
- d. underground and above ground storage tanks that are not equipped with an approved secondary containment device; and,
- e. storage of a contaminant listed in Schedules to Ontario regulations.

**7.3.52** To require that local municipal official plans contain mapping and policies that prohibit or restrict uses in areas of Aquifer Vulnerability in accordance with the requirements of the Oak Ridges Moraine Conservation Plan.

► **7.4 Waste Management**

The policies outlined in this section are key to achieving the public health and sustainable environment goals of the York Region Sustainability Strategy: Towards a Sustainable Region. The Region is taking a sustainable approach to waste management that focuses on the 4R hierarchy of reduce, reuse, recycle and recover, and is dramatically reducing dependence on landfills.

Continued waste diversion, innovative waste disposal alternatives and opportunities to make use of waste as a resource are important elements of the Region's waste management planning. In addition to achievable near-term waste diversion targets, the Region will advocate for waste prevention at source, consistent with the principles of the zero waste ideal. The Region will strive to achieve a flexible and adaptable waste management system which takes a progressive policy direction and utilizes innovative technologies.

- **Objective: To achieve an efficient waste management system that minimizes material entering the waste stream, and is managed in the most economically efficient, environmentally sensitive and socially responsible manner.**

**It is the policy of Council:**

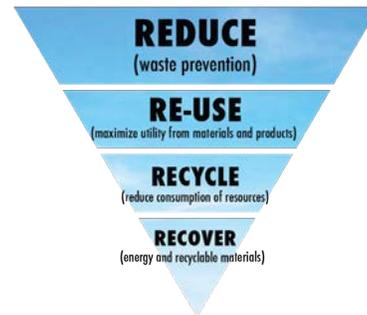
**7.4.1** To develop a York Region Waste Management Master Plan based on a sustainable life-cycle approach containing comprehensive strategies to reduce, reuse, recycle, and recover all forms of waste in York Region.

**7.4.2** To surpass waste management regulatory requirements by:

- a. achieving at least 80 per cent diversion from landfill by 2010;
- b. achieving over 90 per cent diversion from landfill by 2016; and,
- c. eliminating the disposal of unprocessed waste in landfill by 2020.



**Diversion from Landfill Rate**  
Residential: Curbside Collection + Municipal and York Region Drop-off Depots + Special Events



MINIMUM LANDFILL DISPOSAL

**7.4.3** To encourage the Province and Federal government to provide comprehensive packaging reduction and extended producer responsibility legislation that supports the goal of waste prevention.

**7.4.4** To work with local municipalities to achieve consistent delivery of waste management services across the Region.

**7.4.5** To work with local municipalities to develop and implement a comprehensive public awareness program, including waste reduction strategies, strategies to increase 4R participation rates and education regarding the environmental, economic and social effects of waste.

**7.4.6** To work with local municipalities to streamline and co-ordinate waste collection and diversion responsibilities to optimize program delivery.

**7.4.7** To require tripartite agreements with local municipalities and their collection contractors to encourage compliance with the Region's processing facility requirements.

**7.4.8** To achieve ISO 14001 environmental management system certification for Regional waste operations by 2012.

*ISO 14001 and ISO 9001 are internationally recognized standards of excellence for quality and environmental management and business practices.*

*York Region has been a leader in the implementation of these management systems in the municipal sector.*

**Key milestones include:**

- 2000: First in North America to apply the ISO 14001 to a wastewater distribution system (York-Durham Wastewater System)
- 2001: First municipality in Canada to register five wastewater treatment plants to ISO 14001
- 2001: Achieved ISO 9001:2000 registration for the York Water System (distribution system for City of Toronto and Region of Peel water)
- 2002: Achieved ISO 9001:2000 registration for the North Water System (treatment and supply from production wells)

**7.4.9** To require that all new multi-unit residential buildings incorporate three-stream waste collection capabilities.

**7.4.10** To work with local municipalities to require existing multi-unit residential buildings to participate in three-stream waste collection.

An ISO 14001-based Environmental Management System is a tool enabling an organization of any size or type to:

- identify and control the environmental impact of its activities, products or services
- improve its environmental performance continually
- implement a systematic approach to setting environmental objectives and targets
- achieve these objectives and targets, and demonstrate that they have been achieved

International Organisation for Standardisation

**It is the policy of Council:**

**7.4.11** To work towards three-stream waste collection in Regional facilities.

**7.4.12** To encourage the industrial, commercial and institutional sectors to develop waste reduction programs that support York Region’s diversion goals.

**Life Cycle Analysis**



Extended producer responsibility is an environmental policy approach in which a producer’s responsibility for a product is extended to the post-consumer stage of a product’s life cycle.

Canadian Council of Ministers of the Environment

**It is the policy of Council:**

**7.4.13** To encourage the Province to require waste reduction programs in the industrial, commercial and institutional sectors.

**7.4.14** To encourage the diversion of construction and demolition waste to meet or exceed the Region’s diversion targets of policy 7.4.2.

**7.4.15** To investigate ways to reduce, reuse, recycle, and recover waste in Regional functions and facilities and incorporate reused or recycled material in operations and maintenance.

**7.4.16** To pursue environmentally responsible purchasing practices for Regional operations and services.

**7.4.17** To develop regular monitoring tools and operational policies in support of achieving substantial waste reduction in Regional operations and services.

**7.4.18** To require that the Region and its contractors follow socially and environmentally responsible waste management practices.



## **Zero Waste Ideal**

*Zero Waste is a visionary manufacturing-based ideal focused on minimizing and avoiding the creation of waste throughout the production, packaging, use and end-of-life of goods.*

*Progress towards this ideal requires strong federal and provincial leadership on packaging reduction and full extended producer responsibility.*

*York Region's progressive waste management approach, including the 4R hierarchy with careful management of residuals, embraces this ideal and is derived from the York Region Sustainability Strategy: Towards a Sustainable Region. ■■■*

### **It is the policy of Council:**

**7.4.19** To pursue innovative energy-from-waste technologies.

**7.4.20** To pursue partnerships with local municipalities and other jurisdictions for shared infrastructure and resources to optimize efficiencies and provide consistent waste management programs across municipal boundaries.

**7.4.21** To promote local solutions for waste management and to ensure that the location of any new solid waste management facility has regard for public health and environmental impacts.

**7.4.22** That local municipalities shall work with the Province to track decommissioned landfill sites and sites contaminated by industrial and commercial activity, and that such sites be rehabilitated to an appropriate use.

**7.4.23** To require local official plans to identify all known closed and active waste disposal facilities and provide policies for development within or on lands in close proximity to such sites, and their future rehabilitation.

## ▶ **7.5 Energy and Utilities**

Connections to a wide range of both public and private utility networks, including facilities and corridors required for the transmission of electricity, gas and communication/telecommunication services, sustain a high standard of living in York Region. It is important that these networks have regard for potential impacts on the surrounding area, including existing communities and the natural environment.

As the Region grows, additional utility infrastructure will be integrated with innovative technologies, renewable energy systems and energy conservation practices. York Region will lead the way by championing best practices for energy use and demand management.

▶ **Objective: To demonstrate leadership in energy conservation and innovation, and to encourage the co-ordinated, efficient and safe integration of utilities to better serve residents and businesses.**

### **It is the policy of Council:**

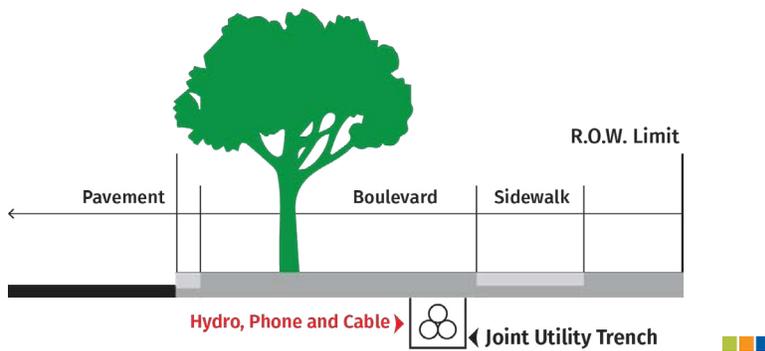
**7.5.1** To encourage utility networks that can adapt to emerging technologies, such as smart power grids, smart metering, and advanced telecommunications.

**7.5.2** To promote shared rights-of-way to minimize land requirements and increase the efficiency of utility construction and maintenance.



**7.5.3** To work with municipalities to identify and protect existing and proposed infrastructure corridors as determined through the Environmental Assessment process where applicable or identified in Provincial Plans to support expected growth within the Region and its neighbouring municipalities.

**Infrastructure in Shared Right-of-Way**



**It is the policy of Council:**

**7.5.4** To require local official plans to identify and protect infrastructure corridors for long term servicing needs, including and in compliance with corridors identified in Provincial Plans.

**7.5.5** To work with corporations, commissions, and government agencies responsible for the regulation, transmission and delivery of utilities to co-ordinate the provision of services, encourage the integration of utilities, and minimize exposure to electromagnetic fields.

**7.5.6** To require underground installation of utilities, where feasible, in *new community areas* and Regional Centres and Corridors, and to encourage buried utilities in the balance of the Region.

**7.5.7** To require local municipalities to engage cellular service providers early in the development process, to facilitate the integration of cellular transmission facilities with new buildings.

**7.5.8** To encourage the use of steel poles instead of lattice towers when it is not feasible to install major utilities underground or integrate cellular transmission facilities with buildings.

**7.5.9** To encourage complementary uses on utility corridors, such as trails, transit, commuter parking, community gardens, and appropriate vegetation.

**7.5.10** To engage local municipalities, local utilities and other stakeholders in the advancement of energy conservation, demand management, renewable energy systems and local generation.

*Energy policies are found in this section and throughout this Plan, including:*

- Section 5.2
  - Section 5.4
  - Section 5.6
-



## **It is the policy of Council:**

**7.5.11** To investigate the development of an Energy for Tomorrow program that raises awareness of the benefits of energy efficiency and conservation, and renewable energy systems in partnership with local utilities and other stakeholders.

**7.5.12** To encourage the land development, building and construction industries to obtain the expertise and training required to implement green building standards such as LEED® and ENERGY STAR®, and other emerging technologies.

**7.5.13** To advocate the Province for the elimination of coal generation and the promotion of demand management and *alternative energy systems* and *renewable energy systems* such as solar, wind, water, biomass, geothermal energy, energy-from-waste, local generation and district energy facilities.

**7.5.14** To work with local municipalities, the Province and other stakeholders to investigate suitable criteria for the construction and use of renewable energy systems within York Region.

**7.5.15** To advocate for flexibility in the Ontario Building Code to allow municipalities to set higher standards for energy and water efficiency, and the use of *renewable energy systems*.

**7.5.16** To demonstrate leadership in energy efficiency and the use of *renewable energy systems* and *alternative energy systems* in York Region operations, by:

- a. implementing progressively higher LEED® standards for all new Regional buildings, and re-examining these standards periodically;
- b. retrofitting existing Regional buildings to improve energy conservation and incorporate renewable energy sources;
- c. preparing an energy conservation and demand management plan;
- d. purchasing a portion of electricity used in Regional buildings from clean and emissions-free sources;
- e. investigating methods to reduce electricity use during normal- and high-demand periods;
- f. incorporating energy efficient technologies and alternative fuels into the Regional fleet, including transit, police and public works vehicles;
- g. developing and operating an energy-from-waste system for York Region; and,
- h. developing a tracking system to monitor and set a target to reduce greenhouse gas emissions from Regional operations.

**7.5.17** To encourage local municipalities, schools boards and conservation authorities to adopt sustainable building policies for all buildings and facilities.

**7.5.18** To permit on-site *alternative energy systems* and *renewable energy systems* for residential, commercial, institutional and industrial buildings and to work with local municipalities on design requirements.



**7.5.19** To develop incentive programs complementary to the sustainable building policies in this Plan together with local municipalities. These programs may include water and wastewater servicing allocation credits, density bonusing, expedited processing of development approvals or the use of local municipal community improvement plans and associated financial tools.

**7.5.20** To review the sustainable building policies in this Plan as building standards evolve.

*In 2006, York Region Council established a minimum standard of LEED® Silver for all new Regional buildings. Since then, a number of facilities have been constructed including:*

- *Vaughan Fire/EMS Station – LEED® Gold awarded*
- *Tom Taylor Place – LEED® Silver targeted*
- *Vaughan Community Environmental Centre – LEED® Gold Awarded*



Chapter

8

# Implementation of the Official Plan



## In this chapter:

- 8.1 Engagement and Partnerships
- 8.2 Monitoring and Measuring Success
- 8.3 The Planning Process
- 8.4 Interpreting this Plan

The Regional Municipality of York

**Official Plan**

  
**York Region**



Office Consolidation - January 2019



# 8.0 | Implementation of the Official Plan



## In this chapter:

- 8.1 Engagement and Partnerships
- 8.2 Monitoring and Measuring Success
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## Implementation Principles



Sustainability is the guiding principle of the York Region Official Plan. Each decision York Region makes should produce value and positive outcomes within the economy, community and environment. The Region will provide leadership by applying the policies of this Plan fairly and equitably.

The primary goal in implementing the policies of this Plan is to ensure resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity. The effectiveness of this Plan is contingent upon:

- applying innovative approaches and integrated solutions to decision-making processes
- regular monitoring of policies
- co-ordinating with the public, governments, agencies, and the development industry to ensure proactive implementation, consensus-building, accountability and transparency
- co-ordinating human services delivery and infrastructure investment with population and employment growth

### **York Region Sustainability Strategy: Towards a Sustainable Region** **Guiding Principles for Implementation**

- Provide a long term perspective on sustainability
- Evaluate using the triple-bottom-line elements of environment, economy and community
- Create a culture of continuous improvement, minimizing impact, maximizing innovation and increasing resiliency

- Identify specific short-term achievable actions that contribute towards a sustainability legacy
- Set targets, monitor and report progress
- Foster partnerships and public engagement
- Create a spirit of stewardship, shared responsibility and collaboration
- Raise the level of sustainability awareness through education, dialogue and reassessment
- Promote sustainable lifestyles and re-evaluation of our consumption and expectations ■■■

### ► 8.1 Engagement and Partnerships

York Region is committed to engaging its diverse population and strengthening community inclusivity to help ensure a stronger Plan. Through extensive engagement and effective partnerships, the Region's policies, strategies and operations will continue to respond to the unique needs of residents and businesses.

► **Objective: To continuously engage and partner with communities, stakeholders and other levels of government.**

#### **It is the policy of Council:**

**8.1.1** To consult in a timely manner with the public and the Province where required to ensure an accountable and transparent government.

**8.1.2** To provide sufficient information about amendment applications and engage the public using methods including public meetings, information centres, open houses, stakeholder workshops, newspaper, radio and television advertising, e-mail, internet, telephone and written correspondence.

**8.1.3** To engage, consult and partner, as appropriate, with First Nations and Métis Nation communities when considering planning applications and studies that may affect their interests.

**8.1.4** To ensure public meetings and materials are accessible for people with disabilities.

### ► 8.2 Monitoring and Measuring Success

Comprehensive monitoring will help York Region measure the success of this Plan. Monitoring also allows the Region to respond to new trends and to continuously improve the effectiveness of this Plan. Ongoing monitoring and assessment will:

- identify emerging trends and related issues that could impact the relevancy of the policies in this Plan
- analyze the effectiveness of the policies and strategies within this Plan and other Regional initiatives
- provide the basis for adjustments and updates where required



- **Objective:** To ensure policy directions in this Plan are successfully implemented to improve the economy, environment and community.

### It is the policy of Council:

**8.2.1** To develop a series of indicators to measure success, based on the three themes of this Plan.

**8.2.2** To produce regular monitoring reports that measure the success of this Plan.

**8.2.3** To develop, in co-operation with local municipalities, common measuring and reporting tools to monitor progress towards targets established in this Plan, including:

- a. a minimum of 40 per cent of all residential development will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe, by 2015 and each year thereafter;
- b. an average minimum density that is not less than 50 residents and jobs per hectare in the *developable area* within the York Region *designated greenfield area*;
- c. a minimum 25 per cent new *affordable* housing units across the Region;
- d. a minimum density of 2.5 *floor space index* per development block in the Regional Centres;
- e. a minimum density of 3.5 *floor space index* per development block at, and adjacent to, the Vaughan Metropolitan Centre Station on the Spadina Subway Extension, and the Langstaff/Longbridge and Richmond Hill Centre Stations on the Yonge Subway Extension;
- f. energy and water efficiency standards and other sustainable building policies in this Plan; and,
- g. a minimum woodland cover of 25 per cent of the Region's total land area.

**8.2.4** To conduct comprehensive reviews of this Plan at least every 5 years to ensure:

- a. the policies and targets of this Plan are being met;
- b. the objectives and policy directions remain realistic and appropriate with regard to changing social, economic, environmental and technological circumstances;
- c. *intensification* and density targets are being met or exceeded;
- d. this Plan conforms with Provincial Plans;
- e. progress is being made towards sustainability, including energy and water efficiency, and waste reduction;
- f. the protection of agricultural and rural lands; and,
- g. the enhancement of natural heritage systems.

**8.2.5** That in the monitoring and review of this Plan, local official plans, subdivision applications and other planning approvals, the Region will consider commencing a *municipal comprehensive review* for settlement area expansion purposes earlier than a 5 year time frame based on, among other things, the:

- a. pace of growth and the *developable area* land supply of residential and non-residential lands;
- b. timing and delivery of capital infrastructure;

- c. achievement of targets established in this Plan;
- d. applicable Growth Plan and Regional Official Plan forecasts; and,
- e. changes in factual information and legal regulations that impact the above.

**8.2.6** To develop and maintain Regional information systems.

**8.2.7** That monitoring shall occur to ensure infrastructure is co-ordinated with the phasing of *new community areas*. Regular status reports will be provided on the pace of growth, timing of infrastructure, and the impact of *development* phasing on the Region's capital works plans.

**8.2.8** To develop an effective and publicly accessible data management system for natural heritage and water systems within the areas of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan in partnership with the Province and other stakeholders.

### ▶ 8.3 The Planning Process

The Regional Official Plan sets the strategic policy framework for the structural elements of York Region. Local official plans shall establish policies that refine the policies of this Plan. Within this mutually supportive framework, a clear and effective planning process can be established.

An effective and efficient development review process is essential to the successful implementation of this Plan. This review process includes working with partners and stakeholders to achieve excellence in planning and implementation, which includes:

- ensuring positive outcomes for the economy, community and environment
- ensuring that new development meets or exceeds the energy and water efficiency standards specified in this Plan
- emphasizing excellence in urban design and transit-oriented development; and to ensure a diversity in housing types and affordability
- involving interested stakeholders at the outset of the review process to ensure that concerns and requirements are identified and addressed

▶ **Objective: To ensure that the planning process is conducted in a transparent and timely manner.**

**It is the policy of Council:**

**8.3.1** To work with communities, agencies, local municipalities and the Province to better co-ordinate the planning review process by such measures as engaging stakeholders early in the process, eliminating duplication, co-ordinating reviews, simplifying procedures and resolving conflicts.

**8.3.2** That local official plans and comprehensive zoning by-laws shall be brought into conformity with this Plan in a timely manner.

**8.3.3** To support local official plan and secondary plan policies that are more specific or restrictive than this Plan, provided such policies are consistent with the general intent and provisions of this Plan and applicable Provincial Plans. Policies on agriculture, mineral aggregate and wayside pits may not be more restrictive than the Oak Ridges Moraine Conservation Plan or the Greenbelt Plan.



**8.3.4** To consider the following factors in determining conformity between this Plan and local official plans:

- a. conformity with Provincial Plans, statutes, and regulations;
- b. consistency between the overall direction and long term objectives of the local official plan and those of this Plan; and,
- c. reasonable efforts in the local official plan to accommodate matters encouraged by the policies of this Plan, or to provide a statement indicating why such a policy direction is not appropriate in the local context.

**8.3.5** That the following timeframe targets shall be used in the review of local official plans and amendments:

<b>A request for exemption from Regional approval as per policy 8.3.8 of this Plan</b>	<b>20 days</b>
<b>A minor or routine matter with no adverse Regional implications and no objections (staff-delegated approval authority)</b>	<b>30 days</b>
<b>A regionally significant local official plan or official plan amendment</b>	<b>180 days</b>

**8.3.6** To use the Community Improvement provisions of the Planning Act to implement the policies of this Plan. In doing so, the Region may:

- a. designate any part of the Region as a Community Improvement Project Area;
- b. enact a Regional Community Improvement Plan that utilizes incentive programs including making grants or loans within the Community Improvement Plan Area either to registered property owners or to local municipalities; and,
- c. participate in a Community Improvement Plan of a local municipality.

**8.3.7** That York Region may use Community Improvement Plans for:

- a. infrastructure that is within York Region’s jurisdiction;
- b. land and buildings within and adjacent to existing or planned transit corridors that have the potential to provide a focus for higher density mixed-use development and redevelopment; and,
- c. affordable housing.

**8.3.8** That amendments to local official plans may be exempt from Regional approval where they are of local significance and no Regional interest is adversely affected.

Amendments impacting any one of the following areas are not eligible for exemption:

- a. applications directly and substantially affecting Regional servicing infrastructure: i.e., streets, water, wastewater;
- b. applications that substantially change Regional capital forecasts;
- c. urban boundary expansions;
- d. applications for employment land conversion;
- e. major applications that will adversely affect Regional traffic flows;

- f. major secondary plans;
- g. retail applications having a Regional impact;
- h. applications which are not consistent with the Provincial Policy Statement or Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- i. applications within the Regional Greenlands System;
- j. applications with cross-boundary impacts;
- k. applications in the Parkway Belt West Plan;
- l. applications within the Oak Ridges Moraine and Greenbelt, outside of Towns and Villages and the Urban Area shown on Map 1;
- m. applications subject to the Lake Simcoe Protection Plan outside of settlement areas as set out in that Plan; or,
- n. applications that have had a statutory public meeting.

**8.3.9** To prepare, in consultation with the public and local municipalities, strategies, *guidelines* and documents to facilitate the implementation of the policies of this Plan.

*This Plan will be supported by various strategies, **guidelines** and other documents. While non-statutory and non-mandatory in nature, these documents provide guidance to assist with the implementation of the goals, objectives, policies and overall vision of the Official Plan. The following are examples of some of these documents:*

- *Transit-Oriented Development Guidelines*
- *New Communities Guidelines*
- *Affordable housing implementation framework*
- *Guidelines for Regional Centres and Corridors* ■■■

**8.3.10** To co-ordinate planning efforts with surrounding municipalities so that natural heritage systems and corridors, water and wastewater services, streets, transit, utilities and communities are linked across Regional boundaries.

**8.3.11** That amendments to this Plan shall be guided by the following:

- a. the need for the proposed change;
- b. the effect of the proposed change on the need for Regional services and facilities;
- c. the implications that the amendment may have for other parts of this Plan;
- d. the impact of the proposed change on the ability of the Region to achieve the goals, objectives and policies expressed in this Plan, or on other Regional policies, programs or interests; and,
- e. the Provincial Policy Statement and other applicable Provincial Plans, statutes and regulations.

**8.3.12** To determine whether an application to amend this Plan is complete, the following will be required:

- a. a completed Regional Official Plan Amendment application form;
- b. the current application fee;
- c. a draft of the proposed amendment, including the proposed text and all proposed schedules;



- d. at least one pre-application meeting to determine the required information and materials; and,
- e. other requisite information and materials as determined through the pre-application meeting(s).

**8.3.13** That Table 3 below contains a list of studies that may be required to properly evaluate the proposed amendment. The required studies will be determined in consultation with the applicant during the pre-application meeting.

**8.3.14** That for an amendment application that has been deemed complete, additional reports and studies may be identified and required. These additional requirements do not affect the original complete application date.

**8.3.15** That all Regional studies required in this Plan be included in local municipal official plan complete applications listings.

**Table 3 - Possible Regional Planning Studies Required to Evaluate a Proposed Amendment to this Plan**

Planning Studies	Circumstance
Archaeological Assessment	<i>Development on lands containing significant or potentially significant archaeological resources</i>
Agricultural Impact Study	<i>Non-agricultural development within the Greenbelt</i>
Contaminant Management Plan	<i>Major development within highly vulnerable aquifers</i>
Earth Science Heritage Evaluation	<i>Development within the minimum area of influence of an earth science area of natural or scientific interest</i>
Environmental Impact Statement	<i>Development within 120 metres of the Regional Greenlands System but outside of the Oak Ridges Moraine and the Greenbelt</i>
Greenbelt Plan Conformity	<i>Development within the Greenbelt</i>
Hydrological Evaluation	<i>Development within 120 metres of a key hydrological feature on the Oak Ridges Moraine or Greenbelt</i>
Infiltration Management Plan	<i>Major development within significant groundwater recharge areas</i>
Lake Simcoe Protection Conformity Plan	<i>Development with the Lake Simcoe watershed</i>
Landform Conservation Area Plan	<i>Development on landform conservation areas within the Oak Ridges Moraine</i>
Mineral Aggregate Study	<i>Development within and/or adjacent to mineral aggregate resources</i>
Natural Heritage Evaluation	<i>Development on or within 120 metres of a key natural heritage feature on the Oak Ridges Moraine, or the Natural Heritage System of the Greenbelt, or the Lake Simcoe watershed outside the Greenbelt or Oak Ridges Moraine planning areas and existing settlement areas</i>
Oak Ridges Moraine Conservation Plan Conformity	<i>Development within the Oak Ridges Moraine</i>
Planning Justification	All Regional Official Plan Amendment applications
Regional Impact Analysis	Applications for retail spaces greater than 30,000 square metres of gross leasable area
Source Water Impact Assessment and Mitigation Plan	<i>Development within wellhead protection areas and intake protection zones</i>
Transportation Study	All Regional Official Plan Amendment applications
Water and Wastewater Servicing Plan	All Regional Official Plan Amendment applications

**8.3.16** That if approval of a draft plan of subdivision lapses, opportunities for achieving the growth management targets established in policy 8.2.3 of this Plan shall be considered as part of the development review process.

**8.3.17** That if a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the growth management targets established in policy 8.2.3 of this Plan and does not conform to the policies of this Plan, Regional Council or the Council of the respective local municipality shall use its authority under Section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision.

**8.3.18** That Regional Council or the Council of the respective local municipality shall require that approvals of draft plans of subdivision include a lapsing date in accordance with Section 51(32) of the Planning Act.

## ► 8.4 Interpreting This Plan

The following provides a guide for the interpretation of individual policies of this Plan.

► **Objective: To provide clarity in the interpretation of this Plan.**

### **It is the policy of Council:**

**8.4.1** That the goals, objectives, policies, Tables 1, 2 and 3, Definitions and Maps contained herein constitute the York Region Official Plan. Chapter 1, other tables, graphics, text contained in the sidebars [now depicted as inline text preceded by blue vertical bar] and introductory text of each section in this Plan, and Figures 1, 2 and 3 are intended to be illustrative and are provided for information only. Unless otherwise specified in this Plan, any deviation from these provisions is prohibited or will require an amendment to this Plan.

**8.4.2** That all policies of this Plan must be considered together to determine conformity. Individual policies should not be read or interpreted in isolation.

**8.4.3** That the boundaries and facilities identified on Maps 1 to 12 are intended to indicate the general location. Exact boundaries shall be defined in local official plans and zoning by-laws, except in the following cases:

- a. the boundary of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. In this case, the boundary may only be clarified through reference to the applicable Provincial Regulations; and,
- b. the boundaries of the Urban Area identified on Map 1, are fixed where they are identified by a municipal street, rail line, parcel fabric as it exists on the day of adoption of this Plan, lot and/or concession blocks, or, other clearly identifiable physical features.

**8.4.4** That amendments to land use designations will only be considered within the Oak Ridges Moraine Conservation Plan Area:

- a. as part of a provincial review of that Plan;
- b. as provided for in the Oak Ridges Moraine Conservation Plan and the Oak Ridges Moraine Conservation Act, 2001, as amended; or,
- c. within Urban Areas of Towns and Villages.



**8.4.5** That notwithstanding policy 8.4.4 of this Plan, technical amendments to correct mapping errors within the Oak Ridges Moraine Conservation Plan Area are permitted in accordance with policy 8.4.13.

**8.4.6** That amendments to the Protected Countryside of the Greenbelt Plan will not be considered unless part of the provincial review of that Plan in 2015, except as provided for in the Greenbelt Plan or the Greenbelt Act, 2005.

**8.4.7** That as input to the 2015 review of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, the Region, in consultation with the local municipalities, will monitor and review:

- a. the availability of strategically located employment lands and determine whether there is a need to consider re-designation of lands for employment. Factors that will be considered in this review include the balance of employment and residential opportunities, access to services, and access to 400-series highways; and,
- b. the designation of the Agricultural Area and the Rural Area in this Plan and in local municipal official plans.

**8.4.8** That should Provincial Plans be amended as a result of the review in policy 8.4.7 of this Plan, this Plan and local municipal official plans shall be amended accordingly.

**8.4.9** That nothing in this Plan prevents local municipal official plans and zoning by-laws from being more restrictive.

Notwithstanding the above, neither this Plan nor local municipal official plans or zoning by-laws may be more restrictive than the Greenbelt Plan or the Oak Ridges Moraine Conservation Plan Areas insofar as agricultural uses, mineral aggregate operations and wayside pits are concerned.

**8.4.10** That the boundaries and policies of the Parkway Belt West Plan as amended, take precedence over the designation shown on Map 1 of this Plan. Where the Parkway Belt West Plan is amended to remove lands, the Regional land use designation of the abutting lands outside of the Parkway Belt West Plan will apply without amendment to this Plan.

**8.4.11** That in the case of a discrepancy between the text and the related map, the policies will take precedence.

**8.4.12** No amendment to this Plan is required to construct new or expanded infrastructure subject to and approved under the Environmental Assessment Act which considers the sustainability and growth management objectives of this Plan and is in conformity with Provincial Plans.

**8.4.13** That an amendment to this Plan is not required and changes may be made during office consolidations for:

- a. additions or deletions to the Region's area and application of the land use designation of the abutting lands, when the addition is a result of realignments to provincial highways or Regional boundary streets;
- b. altering the numbering and arrangement of provisions in this Plan;
- c. updating the base mapping used in this Plan or adding base information to maps to show existing and approved infrastructure;

- d. updating environmental Maps 2 through 5 in accordance with the policies of Section 2.2 of this Plan;
- e. correcting clerical, grammatical, spelling and technical mapping errors;
- f. changing format or presentation; or,
- g. altering punctuation to obtain a uniform mode of expression.

## Transition

**8.4.14** That all planning decisions shall conform to the Provincial Plans and shall be consistent with the Provincial Policy Statement, subject to applicable Provincial transition provisions.

**8.4.15** That legally existing land uses that conform with in-force local official plans, zoning by-laws and *Ministerial Zoning Orders*, at the time this Plan is approved, are permitted to continue to the extent provided for in the local official plans and zoning by-laws and *Ministerial Zoning Orders*.

**8.4.16** That all official plans and zoning by-laws and amendments thereto shall be brought into conformity with this Plan, except as provided for in policies 8.4.17 through 8.4.20 of this Plan.

**8.4.17** That applications for draft plans of subdivision and condominium, consents, zoning, site plans or minor variances, which are complete as of the date of approval of this Plan and that conform with in-force local official plans are required to conform only with the policies in-force at the time of the complete application, until the date this Plan is amended pursuant to the next comprehensive review. Notwithstanding the above, the consideration and approval of such applications by York Region shall also be based on the Transit and Transportation policies in Section 7.2 of this Plan and Transit Network and Street rights-of-way shown on Maps 11 and 12 of this Plan, except as otherwise provided for in Minutes of Settlement in accordance with policies 8.4.19 and 8.4.20 of this Plan.

**8.4.18** That the provisions of this Plan represent Council's opinion of best planning practices, and accordingly, proponents with applications that meet the requirements of 8.4.17 above, are encouraged but not required to work with the Region and local municipalities to make those applications meet the objectives and policies of this Plan.

**8.4.19** Within the following secondary plan areas, where time-limited and area-specific Minutes of Settlement have been executed prior to the approval of this Plan, applications submitted before or after the date of approval of this Plan, for draft plans of subdivision and condominium, consents, zoning, site plans or other approvals, which conform with the in-force secondary plan as finally approved by the Ontario Municipal Board or approval authority or as otherwise provided by the Minutes of Settlement, are deemed to conform with this Plan:

- a. Aurora 2C Secondary Plan Area (OPA 73);
- b. Nashville Heights Secondary Plan (OPA 699);
- c. David Dunlap Observatory Secondary Plan (OPA 270); and,
- d. North Leslie Secondary Plan Area (OPA 257).



**8.4.20** That the following site-specific planning applications and subsequent planning applications referenced in area-specific Minutes of Settlement, executed prior to the approval of this Plan, are deemed to conform to this Plan provided that they conform to the Minutes of Settlement and any secondary plans applicable and in-force at the date of execution of the Minutes of Settlement:

- a. Helmhorst Investments Ltd. - 19T03V13 (Vaughan);
- b. Times Development Group - 19T07M03 (Markham);
- c. Loblaw Properties Limited - ZBA 215-06 (Richmond Hill);
- d. Loblaw Properties Limited - OPA 147, ZBA 2006-6 and ZBA 2006-7 (Markham); and,
- e. SmartCentres and Calloway Real Estate Investment Trust (Vaughan).

**8.4.21** With respect to the parcels referenced in the site-specific Minutes of Settlement set out below, the policies set out in Section 4.3 and 4.4 and related policies and definitions of this Plan will be implemented as specified therein:

- a. SmartCentres - Minutes of Settlement executed September 6, 2012 regarding Aurora North and Box Grove.

**8.4.22** With respect to the parcels referenced in the site specific Minutes of Settlement set out below, policy 3.5.7 of this Plan will be implemented as specified therein:

- a. Yonge Bayview Holdings Inc.

### Greenbelt Plan

**8.4.23** That existing uses and residential dwellings on existing lots of record in the Greenbelt are subject to Section 4.5 of the Greenbelt Plan.

**8.4.24** That in the Greenbelt Plan Area, where a local municipal official plan was amended prior to December 16, 2004 to specifically designate land uses, the approval may continue to be recognized through the municipal Greenbelt conformity exercise and further applications required under the Planning Act or Condominium Act to implement the official plan approval are not required to conform to the Greenbelt Plan and are permitted in this Plan.

**8.4.25** That where a local municipal zoning by-law was amended prior to December 16, 2004 to specifically permit land use(s), the approval may continue to be recognized through the municipal Greenbelt conformity exercise and any further applications required under the Planning Act or Condominium Act, 1998 to implement the land use permitted by the zoning by-law are not required to conform to the Greenbelt Plan.

Applications to further amend the site-specific official plan or zoning by-law permissions referred to above for uses similar to or more in conformity with the provisions of the Greenbelt Plan are also permitted. All such applications should, where possible, seek to achieve or improve conformity with the Greenbelt Plan.

### Oak Ridges Moraine Conservation Plan

**8.4.26** That within the Oak Ridges Moraine Conservation Plan, uses, buildings and structures legally existing on November 15, 2001 are permitted in every land use designation, subject to the provisions of the Oak Ridges Moraine Conservation Moraine Plan.

**8.4.27** That within the Oak Ridges Moraine Conservation Plan, transition provisions for applications are established within the Oak Ridges Moraine Conservation Act, 2001, as amended and the Oak Ridges Moraine Conservation Plan, 2002.

**8.4.28** That notwithstanding policies 6.2.9, 6.2.10 and 6.2.11, where a planning application is submitted after November 17, 2001 as a direct result of a condition attached to a provisional consent, a draft plan of subdivision or a draft plan of condominium, the application shall be completed under the same system in effect as the original approval in accordance with the Further Approvals provisions of the Oak Ridges Moraine Conservation Act, 2001, as amended. In addition, any development permission established by such a further approval may be recognized in the local municipal official plan and zoning by-law.



# Definitions

York Region Official Plan



The Regional Municipality of York  
**Official Plan**

**York Region**



Office Consolidation - January 2019





### **Adjacent Lands**

Those lands contiguous to a *key natural heritage feature* or *key hydrologic feature* where it is likely that *development* or *site alteration* can reasonably be expected to have a negative impact on the feature. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objective. Generally, adjacent lands are considered to be within 120m from any part of the feature. For the purposes of Policy 3.4.14, *adjacent lands* are those lands contiguous to a *protected heritage property* or as defined in the local official plan.

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### **Affordable**

In the case of ownership housing, the least expensive of:

- a. housing for which the purchase price results in annual accommodation costs not exceeding 30 per cent of gross annual household income for low- and moderate-income households; or,
- b. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

- a. a unit for which the rent does not exceed 30 per cent of gross annual household income for low- and moderate-income households; or,
- b. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition, “low- and moderate-income households” means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area or, in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area.

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### **Agricultural Uses**

The growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour where the size and nature of the operation requires additional employment.

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### **Agriculture-Related Uses**

Those farm-related commercial and farm-related industrial uses that are small in scale, directly related to the farm operation and required to be in close proximity to the farm operation.

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### **Alternative Energy Systems**

Sources of energy or energy conversion processes such as co-generation and energy from waste that significantly reduce the amount of harmful emissions to the environment when compared with conventional energy systems.

**Ancillary Uses**

Small scale retail and commercial uses that primarily serve the business functions on employment lands.

**Archaeological Assessment**

A survey undertaken by a provincially licensed archaeologist to identify an *archaeological site* and, to the extent required, the cultural heritage value or interest of the site and applicable mitigation measures. There are four levels of archaeological assessment that are specific to the circumstances, a Stage 1, Stage 2, Stage 3 or Stage 4 archaeological assessment, each of which as required is completed by a provincially licensed archaeologist in accordance with the current Provincial requirements, standards and guidelines applicable to provincially licensed archaeologists.

**Archaeological Fieldwork**

Any activity carried out on, above or under land or water for the purpose of obtaining and documenting data, recovering artifacts and remains or altering an archaeological site and includes monitoring, assessing, exploring, surveying, recovering and excavating.

**Archaeological Resources**

Includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

**Archaeological Sites**

Any property that contains an artifact or any other physical evidence of past human use or activity that is of cultural heritage value or interest.

**Artifact**

Any object, material or substance that is made, modified, used, deposited or affected by human action and is of cultural heritage value or interest.

**Brownfield Sites**

Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

**Cemeteries**

Religious or commercial enterprises that include the in-ground and above-ground interment of human remains.

**Contaminant Management Plan**

A report that demonstrates how development proposals involving the manufacturing, handling and/or storage of bulk fuels or chemicals (activities prescribed under the Clean Water Act) that demonstrates safety measures will be implemented in order to help prevent contamination of groundwater or surface water supplies. The Contaminant Management Plan must include a list of all chemicals used on the subject lands and within any structures and demonstrate how the risk of release to the environment would be mitigated and managed.



### **Cultural Heritage Resources**

Resources that contribute to our understanding of our past, including:

- a. Archaeological resources such as artifacts, archaeological sites and marine archaeological sites.
- b. Built heritage resources, which means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.
- c. Cultural heritage landscape, which means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

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### **Cultural and Regenerating Woodland**

For the purpose of policy 2.2.48, woodlands where the ecological functions of the site are substantially compromised as a result of prior land use activity and would be difficult to restore and/or manage as a native woodland in an urban setting. An *environmental impact study* should assess these ecological functions with consideration of the following:

- the woodland is regenerating, typically with a dominant proportion of woody species being invasive and non-native (e.g., Norway Maple, Manitoba Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, White Poplar, etc.)
- the area was not treed approximately 20 to 25 years ago as determined through air photo interpretation or other suitable technique
- soils may be degraded, for example, soil may be compacted, the top soil removed, or there may be substantial erosion from over-use and/or the woodland may be regenerating on fill
- there is limited ability to maintain or restore self-sustaining ecological functions typical of native woodlands

Woodlands (including plantations) established and/or managed for the purpose of restoring a native tree community are excluded from cultural and regenerating woodlands (e.g. naturalization or restoration projects).

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### **Designated Area**

Areas designated either “Urban Area” or “Towns and Villages” shown on Map 1 of this Plan.

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### **Designated Greenfield Area**

The *designated area* that was outside of the built-up area as of June 2006 as defined by the Province’s Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.

**Developable Area**

The *developable area* includes all lands available for *development* for both private and public uses, including residential and employment uses, open space and infrastructure (e.g. local and Regional streets and stormwater management ponds).

The *developable area* excludes:

- a. environmental features and areas, where development is prohibited, identified in Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- b. the Regional Greenlands System and approved local municipal natural heritage systems where development is prohibited;
- c. *key natural heritage features* and *key hydrologic features*;
- d. major infrastructure rights-of-way (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
- e. existing uses (e.g. cemeteries, estate subdivisions).

**Development**

The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a. activities that create or maintain infrastructure authorized under an environmental assessment, Planning Act, or Condominium Act process; or,
- b. works subject to the Drainage Act.

**Earth Science Areas of Natural and Scientific Interest**

Areas of land containing natural landscapes or features that have been identified by the Province as having earth science values related to protection, scientific study or education. On the Oak Ridges Moraine, Provincially and Regionally significant Earth Science Areas of Natural and Scientific Interest are included. Elsewhere within this Plan, only provincially significant Earth Science Areas of Natural and Scientific Interest are addressed.

**Endangered and Threatened Species**

A species that is listed or categorized as an “Endangered Species” or “Threatened Species” on the Ontario Ministry of Natural Resources’ official Species At Risk in Ontario List, as updated and amended from time to time.

**Environmental Assessment**

An Environmental Assessment undertaken in accordance with the Environmental Assessment Act of Ontario, RSO 1990, as amended.

**Environmental Impact Study**

A study to confirm the presence and/or significance of natural features, the extent of the feature(s) and/or to determine the potential direct and indirect impacts, of a proposed development on the Regional Greenlands System and/or on a *key natural heritage feature* or *key hydrologic feature* and their functions. Where an *environmental impact study* is required, the content and scope will be determined through a pre-consultation meeting and a Terms of Reference submitted early in the application process to the approval authority. The impact evaluation shall address environmental systems and features



and functions on and adjacent to the site, at site and landscape scales, and shall be consistent with any relevant guidelines prepared by the Province, the Region, the local municipality or the conservation authority. Terms of Reference for *environmental impact studies* shall be submitted to the approval authority early in the application process. Previous work that is still current, including larger scale environmental studies undertaken in support of secondary plans, master environmental servicing plans, block plans, etc., shall be considered when determining the scope of the *environmental impact study*. If it is determined that the requirements of the *environmental impact study* have already been met through these prior studies, no further *environmental impact study* is required. Key components of an *environmental impact study*, which may form part of a master environmental servicing plan, may include:

- a biophysical inventory (e.g. Ecological Land Classification) and analysis of ecological functions, including methodology used and relevant maps, figures and illustrations
- verification of the status or significance of a feature in accordance with Federal, Provincial and/or Regional legislation, criteria and guidelines such as the *significant woodland* criteria as set out in policy 2.2.45 of this Plan, the Ontario Wetland Evaluation System, the Natural Heritage Information Centre or the Species at Risk in Ontario List
- figures illustrating ecological communities, the location and extent of significant features and their *vegetation protection zones* (including location of significant species and communities), and the proposed development in relation to identified constraints
- identification of development constraints, an assessment of impact from the proposed activities, analysis at a local and Regional scale and proposal of mitigation measures, natural system/feature enhancement opportunities, conclusion of net impacts, and demonstration of conformity with applicable policy
- the identification of monitoring requirements for developments within the Regional Greenlands System or *key natural heritage features* and/or *key hydrologic features*, *hazardous sites* and *hazardous areas*, and their associated *adjacent lands*

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### **Environmentally Significant Areas**

Land or water areas that contain distinctive or unusual features, perform a key ecological function and/or provide habitat for significant plant and/or animal species as determined by studies undertaken from time to time by conservation authorities and/or local municipalities.

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### **Fish Habitat**

Means fish habitat as defined in the Federal Fisheries Act as spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life process.

**Floor Space Index**

The ratio of gross floor area of a building to its respective lot area. For example, a building with a gross floor area of 25,000 square metres situated on a lot with an area of 10,000 square metres has a floor space index of 2.5.

**Globally or Provincially Rare Plants, Animals or Communities**

Plant or animal species or communities that have been assigned S1 (critically imperilled provincially), S2 (imperilled provincially), S3 (vulnerable provincially), G1 (extremely rare globally), G2 (very rare globally), or G3 (rare to uncommon globally) by the Provincial Natural Heritage Information Centre.

**Guideline(s)**

A document that is non-statutory and non-mandatory that is intended to provide guidance in the implementation of the policies of this Plan.

**Hazardous Lands**

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.

**Hazardous Sites**

Means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

**Headwater Area**

The uppermost portion of the drainage basin of a stream.

**High-Occupancy Vehicle Lanes**

Reserved rights-of-way for public transit vehicles and other vehicles such as emergency vehicles, taxis or multiple-person vehicles.

**Highly Vulnerable Aquifer (HVA)**

As defined under the Clean Water Act, is an aquifer that can be easily changed or affected by contamination from both human activities and natural processes as a result of (a) its intrinsic susceptibility, as a function of the thickness and permeability of overlaying layers, or (b) by preferential pathways to the aquifer.

**Heritage Attributes**

The principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.



### **In Situ**

In situ means remaining in place in the original location where something was found.

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### **Infiltration Management Plan**

A report that demonstrates how the development proposal maintains pre-development recharge rates and does not impact groundwater recharge.

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### **Intake Protection Zone**

The area within Lake Simcoe and surrounding lands that may contribute water to the municipal drinking water systems and through which contaminants are reasonably likely to reach the pumping station.

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### **Intensification**

The *development* of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including the use of *brownfield sites*;
  - b. the *development* of vacant and/or underutilized lots within previously developed areas;
  - c. *infill development*; or,
  - d. the expansion or conversion of existing buildings.
- 

### **Intensification Area**

Intensification areas are to be identified and planned for by the Local Municipalities as part of their Intensification Strategy. The Intensification Strategy will identify a role for each of the following:

- a. Regional Centres
  - b. Regional Corridors
  - c. GO Stations
  - d. Local Centres and Corridors
  - e. Other Major Streets
  - f. Local Infill
  - g. Secondary Suites
- 

### **Intermittent Stream**

Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.

**Kettle Lakes**

Means a depression formed by glacial action and permanently filled with water.

**Key Development Areas**

*Intensification areas* along the Regional Corridors that are identified and planned for by local municipalities as part of their Intensification Strategy.

**Key Hydrologic Feature**

Key hydrologic features are described in Section 2.2 of this Plan and include *wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs*, and the Lake Simcoe Shoreline.

**Key Natural Heritage Feature**

Key natural heritage features are described in Section 2.2 of this Plan and include the *habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Life Science Areas of Natural and Scientific Interest, Environmentally Significant Areas, significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, savannahs and tallgrass prairies*.

**Lakes and their Littoral Zones**

Means any inland body of standing water larger than a pool or pond or a body of water filling a depression in the earth's surface. The littoral zone refers to the area of shallow water in a lake that extends from the shoreline lakeward to the limit occupancy of rooted aquatic plants.

**Lake Simcoe Watershed**

- a. Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe; or,
- b. If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008).

**Life Science Areas of Natural and Scientific Interest**

Areas of land and water containing natural landscapes or features that have been identified by the Province using approved evaluation procedures, as having life science values related to protection, scientific study or education. Provincially and Regionally significant Life Science Areas of Natural and Scientific Interest are included in this Plan.

**Major Development**

Consists of:

- a. the creation of four or more lots;
- b. the construction of a building or buildings with a ground floor area of 500 square metres or more; or,
- c. the establishment of a *major recreational use*.



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### **Major Office**

Major Office is generally defined as freestanding office buildings of 10,000 m<sup>2</sup> or greater, or with 500 jobs or more.

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### **Major Retail**

Major retail includes retail big box stores, retail warehouses and shopping centres. For the purposes of this definition a shopping centre is not a collection of *ancillary uses* that primarily serve the business functions on employment lands.

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### **Major Recreational Use**

Recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following:

- a. golf courses;
  - b. serviced playing fields;
  - c. serviced campgrounds; and,
  - d. ski hills.
- 

### **Marine Archaeological Site**

An archaeological site that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water.

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### **Minimum Distance Separation Formulae**

Formulae developed by the Province to separate uses to reduce incompatibility concerns about odour from livestock facilities.

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### **Ministerial Zoning Order**

An order of the Minister of Municipal Affairs and Housing issued pursuant to section 47 of the Planning Act.

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### **Municipal Comprehensive Review**

An official plan review, or an official plan amendment, that:

- a. is completed by the Region or by a local municipality in consultation with the Region;
- b. is approved by the Region or, where applicable, by the Province;
- c. comprehensively applies the policies of this Plan and the Growth Plan for the Greater Golden Horseshoe; and,
- d. as determined by the Region, includes a land budget and analysis for the Region and, where applicable, the local municipality.

### **New Community Areas**

Lands added to the Urban Area through a Regional *municipal comprehensive review*, for community purposes including residential and population-related employment, beyond those designated as Urban Area at the date of approval of this Plan.

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### **Noise Exposure Forecast**

A prediction of noise annoyance levels caused by aircraft near airports.

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### **Normal Farm Practices**

Any practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or that makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

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### **Oak Ridges Moraine Conservation Plan Definitions**

Definitions for terminology specific to the Oak Ridges Moraine Conservation Plan that are included in the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02

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### **Pathogen Threats**

Threats to drinking water quality that are related to conditions or activities having the potential to introduce living microorganisms that cause disease into the groundwater. Sources of pathogens include, but are not limited to, septic systems, animal manure, sewage systems and stormwater management ponds.

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### **Permanent Streams**

A stream which continually flows in an average year.

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### **Planned Corridors - Transportation**

Corridors identified through Provincial Plans or preferred alignment(s) determined through the Environmental Assessment Act process which are required to meet projected needs. For the purpose of Provincial transportation corridors as of 2012, they are identified on Maps 1, 11 and 12 as 'Planned Corridors – Transportation'.

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### **Protected Heritage Property**

Means real property designated under parts IV, V or VI of the Ontario Heritage Act, heritage conservation easement property under Parts II or IV of the Ontario Heritage Act and property subject to a covenant or agreement between the owner and a conservation body or level of government, registered in title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or preventing its destruction, demolition or loss.

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### **Provincially Rare Species**

A species that is assigned S1, S2, S3 by the Provincial Natural Heritage Information Centre, including those additional species (S3? And S3/S4) as defined in the Oak Ridges Moraine Technical Papers.



### **Renewable Energy Systems**

The production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

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### **Sand Barrens**

Means lands (not including land that is being used for agricultural purposes or no longer exhibits sand barrens characteristics) that:

- a. has sparse or patchy vegetation that is dominated by plants that are:
    - i. adapted to severe drought and low nutrient levels; and,
    - ii. maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;
  - b. has less than 25 per cent tree cover;
  - c. has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and,
  - d. has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.
- 

### **Savannah**

Means land (not including land that is being used for agricultural purposes or no longer exhibits savannah characteristics) that:

- a. has vegetation with a significant component of non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
  - b. has from 25 per cent to 60 per cent tree cover;
  - c. has mineral soils; and,
  - d. has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.
- 

### **Secondary Agricultural Uses**

Uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operations on the property.

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### **Secondary Suite**

A single accessory dwelling unit in a house, or building ancillary to a house, that consists of one or more rooms that are designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons.

### **Seepage Areas and Springs**

Seepage areas and springs are sites of emergence of groundwater where the water table is present at the ground surface. Seepage areas are areas where groundwater emerges from the ground over a diffuse area. Springs are points of natural, concentrated discharge of groundwater. For the purpose of this definition, seepage areas and springs include altered features but not features created and maintained by artificial means.

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### **Sensitive Surface Water Features**

Water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics, that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

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### **Sensitive Use/Sensitive Land Uses**

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

---

### **Significant Archaeological Resources**

Resources that, in the opinion of a licensed archaeologist (and confirmed by the Province through acceptance of the archaeological assessment report in the Ontario Public Register of Archaeological Reports) meet the criteria for determining cultural heritage value or interest set out in the Standards and Guidelines for Consultant Archaeologists, as amended, and are to be protected from impacts of any sort.

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### **Significant Groundwater Recharge Area**

The area where an aquifer is replenished from (a) natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands, (b) from human interventions, such as the use of storm water management systems, and (c) whose recharge rate exceeds a threshold specified in the Clean Water Act.

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### **Significant Habitat (As It Relates to Endangered, Threatened, Special Concern or Provincially Rare Species)**

The habitat, as determined by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of the species, and where those areas of occurrence are occupied by the species during all or any part(s) of its life cycle.

---

### **Significant Threat**

A condition or activity that has a high potential to have a negative impact on the quantity and/or quality of groundwater that supplies a municipal well.



### **Significant Valleylands**

A valleyland is a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Significant valleylands include those areas which are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system.

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### **Significant Wildlife Habitat**

Wildlife habitat consists of areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. Significant wildlife habitat includes those areas which are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system.

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### **Significant Woodlands**

*Woodlands* which meet any one of the criteria in policy 2.2.45 of this Plan, except those excluded by policy 2.2.48 of this Plan.

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### **Site Alteration**

Activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

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### **Solar Design Strategy**

A report that considers possible solar design measures and identifies those measures that will be employed to minimize overall energy consumption.

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### **Source Water Impact Assessment and Mitigation Plan**

A Source Water Impact Assessment and Mitigation Plan is a report completed by a qualified person that examines the relevant hydrologic pathways and qualitatively evaluates the level of risk associated with the land uses or land use activities that may pose a threat to the quantity or quality of a municipal drinking water supply. It proposes a plan for the mitigation and management of the identified risks, and outlines an emergency response to be executed in the event that a risk is realized.

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### **Specialty Crop Areas**

Areas designated using evaluation procedures established by the Province, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a. soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or,
- b. a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

### **Special Concern Species**

A species that is listed or categorized as a “Special Concern Species” on the Ontario Ministry of Natural Resources’ official Species at Risk in Ontario List, as updated and amended from time to time.

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### **Special Needs Housing**

The integration of housing and support services for individuals who require specific services to maintain their housing and well-being. *Special needs housing* includes both transitional and permanent housing, most commonly in not-for-profit residential housing.

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### **Special Policy Area**

An area within a community that has historically existed in the flood plain and where site-specific policies, approved by the Province, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and to address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development, the criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified *development* and site alteration if a community has feasible opportunities for *development* outside the flood plain.

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### **Species At Risk**

*Threatened and Endangered Species, Special Concern Species and Provincially Rare Species* collectively.

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### **Time Of Travel**

Refers to the estimated time required for groundwater to move from a given location in an aquifer to the intake of a water well. A *wellhead protection area* is typically divided into several *time of travel zones*.

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### **Tallgrass Prairies**

Means land (not including land that is being used for agricultural purposes or no longer exhibits tallgrass prairie characteristics) that:

- a. has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b. has less than 25 per cent tree cover;
- c. has mineral soils; and,
- d. has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

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### **Traditional Territories**

The geographic area traditionally occupied or used regularly by a First Nation and/or their ancestors.



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### **Transit Operation and Maintenance Facility**

Land and/or structures used for the purpose of repairing, maintaining, storing and/or testing conventional and rapid transit vehicles, up to and including subway cars. These facilities may also include offices and other accommodations for on-site workers and transit vehicle operators.

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### **Tree**

Any species of woody perennial plant, including its root system, that has reached or can reach a height of at least 4.5 metres at physiological maturity, provided that where multiple stems grow from the same root system, the number of trees shall be the number of stems that can be counted at a point of measurement 1.37 metres from the ground.

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### **Vegetation Protection Zone**

Buffers surrounding a *key natural heritage feature* or a *key hydrologic feature*. These areas protect the feature and its functions from the impacts of land use changes and associated activities that will occur before, during and after construction, and where possible, restore or enhance the features and its functions.

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### **Vulnerable**

For the purpose of policy 2.2.1.m, means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

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### **Waterbody**

Lakes, woodland ponds, etc. which provide ecological functions. For the purposes of determining *significant woodlands*, waterbody generally does not include small surface water features such as farm ponds or stormwater management ponds, which would have limited ecological function.

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### **Wellhead Protection Area**

The surface and sub-surface area surrounding a water well or well field that supplies a municipal water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

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### **Wetland**

Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

## **Woodland**

An area of land at least 0.2 hectare in area with at least:

- a. 1000 *trees* of any size, per hectare;
- b. 750 *trees* measuring over 5 centimetres diameter at breast height, per hectare;
- c. 500 *trees* measuring over 12 centimetres diameter at breast height, per hectare; or,
- d. 250 *trees* measuring over 20 centimetres diameter at breast height, per hectare,

but does not include a cultivated fruit or nut orchard, a plantation established and used for the purpose of producing Christmas trees or nursery stock. For the purposes of defining a woodland, treed areas separated by more than 20 metres will be considered a separate woodland. When determining the limit of a woodland, continuous agricultural hedgerows and woodland fingers or narrow woodland patches will be considered part of a woodland if they have a minimum average width of at least 40 metres and narrower sections have a length to width ratio of 3 to 1 or less. Undeveloped clearings within woodland patches are generally included within a woodland if the total area of each clearing is no greater than 0.2 hectares. In areas covered by Provincial Plan policies, woodland includes treed areas as further described by the Ministry of Natural Resources.

For the purposes of determining the densities above for woodlands outside of Provincial Plan Areas, the following species are excluded: staghorn sumac, European buckthorn and common lilac.



## ***Related Information***

Ontario Municipal Board Hearing  
(PL101128)



### **In this section:**

**Explanatory Note**

**Appendix 1 - Region-wide Appeals**

**Appendix 2A - Site Specific Appeals Description**

**Appendix 2B - Map of Areas Subject to Site Specific Appeals**

The Regional Municipality of York

**Official Plan**

**York Region**



Office Consolidation - January 2019





### Explanatory Note

The Regional Municipality of York Official Plan was approved by the Minister of Municipal Affairs and Housing on September 7, 2010 and appealed to the Ontario Municipal Board (OMB). Since that time, the York Region Official Plan – 2010 has been approved by the OMB through the following decisions and orders:

Board Order Date	Effective Date	Summary of Effect of Order
August 23, 2012	July 11, 2012	Partial Approval – Mediated Policies
September 19, 2012	September 19, 2012	North Leslie Minutes of Settlement
December 13, 2012	March 5, 2013	Conditional ROPA 1 Revised Urban Expansion
December 13, 2012	December 13, 2012	SmartCentres Minutes of Settlement
December 17, 2012	September 21, 2012	Partial Approval – Transit and Transportation
December 17, 2012	December 17, 2012	Yonge Bayview Minutes of Settlement
December 19, 2013	November 19, 2013	Partial Approval – Employment and Retail
January 17, 2013	January 14, 2013	Partial Approval – “Omnibus”
March 5, 2013	March 5, 2013	ROPA 1 Approval (Dec. 13, 2012 order) into effect
April 1, 2014	April 1, 2014	Decision – Phase 1 Hearing
May 29, 2015	May 29, 2015	Partial Approval – Transportation (7.2.50 and ROPA 3 transportation policies)
November 5, 2015	June 4, 2015	Partial Approval – Phase 1 policies
November 5, 2015	November 5, 2015	Partial Approval – Phase 3 policies and designations (ROPA 3)
November 5, 2015	November 5, 2015	Partial Approval – Agriculture, Rural, Greenbelt Plan and Oak Ridges Moraine Conservation Plan policies

This package is for information purposes only. The York Region Official Plan - 2010 Decision Page from the Ministry of Municipal Affairs, the Ontario Municipal Board exhibits and decisions, and the approved copy of each Regional Plan Amendment may be required for legal purposes.



### Appendix 1 - Region-wide Appeals

#### Portions of the Modified ROP – 2010 Remaining Under Appeal on a Region-Wide Basis – January 1, 2016

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##### Policy or Other Part of Plan Under Region-wide Appeal

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Policy 6.4.8

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**Note 1:** Any sidebars which pertain to the above noted Chapters, Sections or Policies also remain under appeal Region-wide.

**Note 2:** The approval of the definition of Municipal Comprehensive Review is without prejudice to the jurisdiction of the Board to consider an alternate definition of Municipal Comprehensive Review for the purposes of urban expansion and implementation of policy 5.1.1.



### Appendix 2A - Site Specific Appeals Description

#### Portions of the Modified ROP – 2010 Remaining Under Appeal on a Site-Specific or Area Specific Basis – January 1, 2016

See Appendix 2B which identifies each of the below noted sites/areas geographically.

<b>Policy Ammendment, or Other Part of Plan Under Appeal on Site/Area Specific Basis Only</b>	<b>Site or Area to Which Appeal is Restricted (Depicted on Appendix 2B)</b>
ROP 2010 – entirety	Lucia Milani and Rizmi Holdings Lands
Chapter 2	Block 40/47 in the City of Vaughan (the “Block 40/47 Lands”) Smith Farm lands in Town of East Gwillimbury, west of 2nd Concession Road, south of Ravenshoe Road, north of Holborn Road, east of the Holland River (“Smith Farm Lands”)
Policy 2.1.10	Part of Lots 27 and 28, Concession 7 at 10951 Kipling Avenue, City of Vaughan (the “1539253 Lands”)
Policies 2.2.44, 2.2.45, 2.2.46 2.2.48	Romandale Farms located at 3450 and 4044 Elgin and Mills Road East in the City of Markham (“Romandale Farms”)
Section 3.5	Block 40/47 Lands Romandale Farms
Section 4.2	4.1 Acre Parcel – Northwest Corner of Jane St. and Riverrock Gate, City of Vaughan (“Tesmar Lands”)
Policies 4.2.1, 4.2.2 and 4.2.4	Yonge Bayview - Richmond Hill Centre Lands (“Yonge Bayview Lands”)
Sections 4.3 and 4.4	Rice Commercial Group of Companies (Major Mackenzie Lands)
Section 5.2	Block 40/47 Lands
Policy 5.2.10(d)	Yonge Bayview Lands
Policies 5.2.19 to 5.2.42	Romandale Farms
Policy 5.2.26	Tesmar Lands
Policy 5.3.3	Tesmar Lands
Section 5.4	Tesmar Lands
Policies 5.4.1, 5.4.2, 5.4.5 and 5.4.6	Yonge Bayview Lands
Policy 5.4.8(c)	Yonge Bayview Lands
Policy 5.4.9	Yonge Bayview Lands
Policies 5.4.12, 5.4.19 and 5.4.20	Yonge Bayview Lands

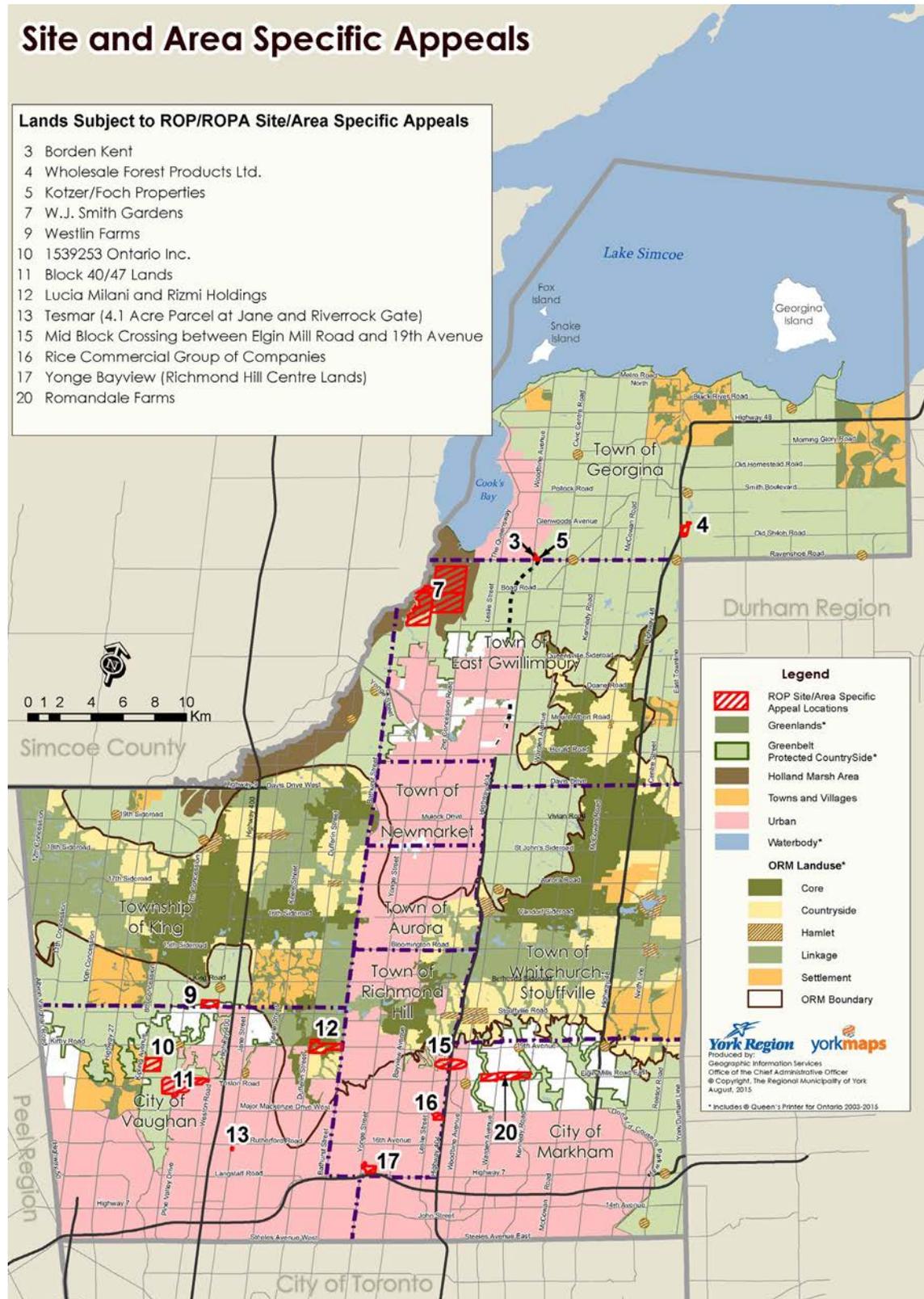
**Appendix 2A - Site Specific Appeals Description (continued)**

Policies 5.4.23 and 5.4.24	Yonge Bayview Lands
Policy 5.4.29	Tesmar Lands
Policy 5.5.3	Rice Commercial Group of Companies (Major Mackenzie Lands)
Policies 5.6.9, 5.6.10, 5.6.16 and 5.6.17	Romandale Farms
Policies 5.6.24 to 5.6.33 (formerly 5.6.23 to 5.6.32)	Block 40/47 Lands
Policies 7.2.60 and 7.2.74(b)	Mid Block Crossing between Elgin Mills Road and 19th Avenue (775377 Ontario Ltd)
Policy 7.2.73	Rice Commercial Group of Companies (Major Mackenzie Lands)
Policies 8.2.3(d) and 8.2.3 (e)	Yonge Bayview Lands
Policies 8.4.15 to 8.4.20	Tesmar Lands Block 2, Reference Plan 65M-2287, Town of Richmond Hill (CMHC and Quaestus Corporation) 1539253 Lands Block 40/47 Lands Rice Commercial Group of Companies (Major MacKenzie Lands) Borden Kent Lands Wholesale Forest Products Ltd. Lands Kotzer/Foch Lands
Maps 1 to 6, and 8 and Figure 3	Block 40/47 Lands
Map 1	Tesmar Lands
Maps 1 and 8	Westlin Farms Inc. (Part Lot 2, Concession 6, King Township)
Maps 1, 2 and 8 and Figure 3	1539253 Lands
Maps 2 to 5	Smith Farm Lands
Maps 4 to 6	Romandale Farms
Map 12	Mid Block Crossing between Elgin Mills and 19th Avenue (775377 Ontario Ltd)

**Note 1:** Where any of the above noted Chapters, Sections or Policies make reference to a defined term, the corresponding definition shall also remain under appeal on a site or area specific basis only to the extent that it is not listed on Appendix 1 as being under appeal on a Region-wide basis. Any sidebars which pertain to the above noted Chapters, Sections or Policies also remain under appeal on a site or area specific basis only.



**Appendix 2B - Map of Areas Subject to Site Specific Appeal**







# Maps and Figures

York Region Official Plan



The Regional Municipality of York  
**Official Plan**

  
**York Region**



Office Consolidation - January 2019



- Map 1** Regional Structure
  - Map 2** Regional Greenlands System
  - Map 3** Environmentally Significant Areas and Areas of Natural and Scientific Interest
  - Map 4** Key Hydrologic Features
  - Map 5** Woodlands
  - Map 6** Wellhead Protection Areas and Intake Protection Zones
  - Map 7** Oak Ridges Moraine Aquifer Vulnerability Areas and Watershed Boundaries
  - Map 8** Agricultural and Rural Areas
  - Map 9** Mineral Aggregate Resources
  - Map 10** Regional Cycling Network
  - Map 11** Transit Network
  - Map 12** Street Network
  - Map 13** Significant Groundwater Recharge Areas
  - Map 14** Highly Vulnerable Aquifers
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**Figure 1** Oak Ridges Moraine Landform Conservation Areas

**Figure 2** York Region Strategic Employment Lands

**Figure 3** Greenlands Systems Within York Region





The Regional Municipality of York  
**Official Plan**  
2019 Office Consolidation



For more information on York Region's  
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April 2019



**York Region**

