

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2010- 0026

FOR THE CONSIDERATION OF THE
COMMITTEE OF THE WHOLE
MAY 03, 2010

**SUBJECT: DRAFT SUTTON/JACKSON'S POINT
SECONDARY PLAN - APRIL, 2010
FILE NO. 02.154(e)**

1. RECOMMENDATION:

- A. THAT REPORT NO. PB-2010-0026 BE RECEIVED AS INFORMATION.
- B. THAT COUNCIL AUTHORIZE STAFF TO RELEASE THE DRAFT SUTTON/JACKSON'S POINT SECONDARY PLAN - APRIL 2010 FOR FORMAL PUBLIC AND AGENCY REVIEW AND COMMENT.
- C. THAT COUNCIL ENDORSE THE NEXT STEPS FOR COMPLETING THE PREPARATION OF A FINAL PROPOSED SECONDARY PLAN FOR COUNCIL'S ADOPTION, AS SET OUT IN SECTION 6 OF REPORT NO. PB-2010-0026.
- D. THAT THE CLERK FORWARD A COPY OF REPORT NO. PB-2010-0026 TO THE COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES FOR THE REGIONAL MUNICIPALITY OF YORK.

2. INTRODUCTION:

In early 2007, Council approved the selection of a consultant team led by The Planning Partnership (Ron Palmer) to conduct the Sutton Secondary Plan Review Study (or "Study"). The Sutton Secondary Plan Area is comprised of approximately 2,550 hectares (6,300 acres) of land. The Study Area is bounded by Lake Simcoe to the north, Park Road to the east, Latimer Road and the lot line between Lots 18 and 19, Concessions 7 and 8 (NG) to the south and McCowan Road and the lot line between Lots 15 and 16, Concession 9 (NG), to the west (refer to Schedule '1').

The original work program setting out the tasks for the Study, along with a subsequent adjustment to Phase 3, are attached as Schedule '2'. The Study is being guided by a Steering Committee and assisted by a Technical Advisory

Committee. The members sitting on these two Committees are listed in Schedule '3'.

The Study has taken considerably longer than the one year time frame originally targeted. The primary reason for this can be attributed to having to wait for provincial initiatives related to the Growth Plan (finalization of the "built-boundary" of settlement areas in the Greater Golden Horseshoe, including Sutton) and The Lake Simcoe Protection Act (Protection Plan, Sewage Treatment Plant interim phosphorus loading caps). In addition, since local municipal Official Plans must conform with upper tier municipal Official Plans, it made sense to wait with completing a draft Secondary Plan until after the adoption of the new York Region Official Plan, which took place on December 16, 2009.

The Study is now well into Phase 3 and specifically, at task 7 on the updated work program. A lot of time and effort has been put into preparing this draft Secondary Plan, and staff, along with the consultant team and Steering Committee, believe the draft Secondary Plan is ready to be formally released for agency and public review and comment. Due to size of the document it has not been appended to this report, but was circulated to Council under separate cover.

In consideration of the above, the purpose of this report is to provide:

- i) The planning basis for reviewing the existing Sutton Secondary Plan;
- ii) A summary of the background research and analysis;
- iii) A high-level overview of the draft Secondary Plan; and,
- iv) Next steps for the completion of the Secondary Plan.

3. PLANNING BASIS:

Approximately 10 years ago, Council authorized staff to proceed with a comprehensive review and update of the Town's Official Plan (OP). This major long range planning exercise was to be conducted in four separate phases or studies, with the first phase dealing with all of the lands in the municipality outside of the Keswick, Sutton and Pepperlaw Secondary Plan Areas. The remaining three phases were to involve separate studies to review the Secondary Plans in the order noted above.

With the approval of Official Plan Amendments (O.P.A.) No.'s 88 and 93 in 2002 and 2004, the first two phases of the OP Review was completed. The third phase of the OP Review was put on hold, as staff were directed to instead proceed with the Keswick Business Park Secondary Plan Study. Furthermore, it was prudent to wait with the Sutton Secondary Plan Review until such time as major Provincial

initiatives (Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe) were either much further ahead or completed.

Following the adoption of the Keswick Business Park Secondary Plan (O.P.A. No. 97) by Council in 2006, staff received Council authorization to commence the review and update of the Sutton Secondary Plan. The existing Sutton Secondary Plan is a relatively old policy document, having been approved in 1997. In terms of complying with the Planning Act and properly managing Sutton's future growth and development, it is important that the Secondary Plan be updated to reflect the current values and needs of the community, and in a manner that conforms with current provincial and regional plans and policies (i.e. Provincial Policy Statement; Greenbelt Act and Plan; Places to Grow: Growth Plan for the Greater Golden Horseshoe; Lake Simcoe Protection Act and Plan, and the York Region Official Plan).

4. PLAN FORMULATION:

Background review and research by the consultant team commenced in the summer of 2007 and was completed in June 2008. This work culminated in the preparation of a Background Report dated July 2008, which includes the following key components:

- A Review of the Planning Policy Context and Sutton Development Areas and Applications in Process (The Planning Partnership)
- Existing Environmental Conditions and Opportunities/Constraints Analysis (LGL Ltd.)
- Municipal Servicing and Stormwater Management Summary (SCS Consulting)
- Transportation - Existing Conditions Summary (Poulos & Chung)
- Market Analysis - Employment & Commercial Land Analysis (Cushman & Wakefield LePage)

As the Study unfolded, it became apparent that a more detailed transportation/road analysis was necessary and, to this end, Poulous & Chung were retained to undertake this additional analysis.

It is also important to note the extensive amount of detailed planning, environmental and functional servicing work that was completed over the past few years for a number of specific developments that were approved by Council and/or the Ontario Municipal Board (i.e. Jackson's Landing, Ballymore, Greenvilla, Sud). This work, along with the above background analysis, has been utilized in formulating the draft

Secondary Plan.

The draft Secondary Plan is also based on input received from the general public, private landowners, the Technical Advisory Committee and Steering Committee. Extensive public input was obtained early in the Study process at a two-day workshop/charrette that was held at the Sutton Arena on August 18 - 19, 2007. At this workshop, it was noted that there were relatively few young people participating in the process. In order to address this shortcoming, and to capture broader input, a second workshop/charrette was held at the Sutton District High School on November 23, 2007 with students from the Grade 9 and Grade 12 Geography classes. Schedule '4' provides a brief summary of key findings from the two workshops.

Steering Committee and Technical Advisory Committee meetings have been held at key milestone points over the course of the Study to date. Committee members have provided valuable insight and suggestions on the direction and content of the draft Secondary Plan. More specifically in this regard, several weeks ago a confidential copy of the document was distributed to Steering and Technical Advisory Committee members for a preliminary review in order to try to catch and address any significant errors or omissions. Through this informal internal review, constructive feedback was received and incorporated into the document that is now before Council.

Staff and/or our consultants have received a number of written submissions from the general public and private landowners and/or their agents. All of this correspondence has been reviewed by staff and our consultants in consultation with the Steering Committee. A summary of the written correspondence received to date, along with our assessment/comments on each submission, is provided in a matrix which is attached as Schedule '5'.

Finally, this Secondary Plan Review Study has proceeded concurrently with a Class Environmental Assessment Study conducted by York Region seeking to expand the capacity of the Sutton Sewage Treatment Plant from 7,500 persons to 13,500 persons. The Class EA Study has been completed and submitted to the Ministry of the Environment for approval.

5. PLAN OVERVIEW:

The draft or proposed Secondary Plan or "Plan" represents a major updating of the existing Secondary Plan. In essence, this is a brand new Plan intended to replace the existing one. At the outset, it should be noted that the title of the document has been changed from the "Sutton Secondary Plan" to the "Sutton/Jackson's Point Secondary Plan". This was done in recognition of Jackson's Point's historical role and ongoing distinctive identity with the community.

The proposed Secondary Plan is a long-term policy document for managing land use and growth. The planning horizon is approximately 20 years, to the year 2031, to match the time horizons of the Growth Plan and York Region Official Plan. The feedback received through the public workshops held early in the process helped guide the formulation of a vision statement and six key principles upon which the Plan is based.

Generally speaking, the most significant difference between the existing and proposed Secondary Plan is that the proposed Plan contains a much more comprehensive and regulatory policy framework. This is largely the result of having to implement many new policies within the recently adopted York Region Official Plan and within provincial legislation, plans and policies. Furthermore, through changes to the Planning Act, municipalities have been given new or increased authority to deal with such matters as environmental protection, urban and architectural design and sustainable development. Attached as Schedule '6' is a check-list prepared by the Region which identifies the policies that local municipalities are required to incorporate into their Official Plans to ensure conformity with the recently adopted Regional Official Plan. This check-list provides a good indication of the broad scope and complexity of the policy regime governing land use planning today. We believe the draft Plan adequately addresses the relevant policies within the check-list.

Growth Management

The present population within the Secondary Plan Area is approximately 6,760 persons. Over the next 20 years the population is projected to increase to approximately 15,150 persons. In terms of employment, if the planned population growth takes place, the creation of an additional 1,850 jobs is projected. The existing number of jobs in Sutton/Jackson's Point as of mid-year 2009 is approximately 1,700. These growth projections are required to meet the 2031 Georgina population (70,700) and employment (21,200) targets as contained in the new York Region Official Plan.

Through the growth management and land budgeting exercise, it was determined that the existing urban service boundary (which defines the area/lands to be serviced by municipal sanitary sewer and water supply) does not need to be expanded. The principal reasons for this are three-fold: Firstly, almost all of the developable lands presently designated within the existing Secondary Plan have yet to be developed; Secondly, upper-tier plans now require local municipalities to develop community plans with policies that direct and require a significant percentage of new growth to be accommodated within existing built-up areas (i.e. intensification/redevelopment of under utilized urban lands); and Thirdly, municipalities are required to increase the density of development on lands within the "Greenfield" designated area. In summary, until all of the existing designated lands for development have been utilized, and the required intensification targets

have been met, there is no need or justification to expand the urban service boundary.

Policy Framework

A major component of the proposed Secondary Plan is the designated Greenland System, which is primarily comprised of lands that contain key natural heritage features and key hydrologic features. Lands within the Greenlands System are to be protected from urban development. The Greenland System is implemented through an Environmental Protection Area designation and associated policies, which we believe addresses the requirements of the York Region Official Plan, the Provincial Policy Statement, The Greenbelt Plan and the Lake Simcoe Protection Plan.

In addition to protecting a comprehensive Greenlands System and promoting a sustainable natural environment as set out in Section 9.2.2, the proposed Secondary Plan contains policies that are designed to:

- Build a healthy, vibrant and sustainable community (Section 9.2.3);
- Provide a range and mix of housing (Section 9.2.4);
- Develop desirable residential neighbourhoods (Section 9.2.5);
- Promote intensification and mixed use development (Section 9.2.6);
- Support agriculture and the surrounding countryside (Section 9.2.7); and,
- Provide sustainable services and infrastructure (Section 9.2.8).

Section 9.2.9 of the proposed Plan sets out the municipal tools, information/requirements for applications/approvals and other matters related to ensuring the Plan's policies are implemented, and growth is managed properly.

6. NEXT STEPS:

The next steps in the Study essentially involve undertaking the formal public agency consultation process as required under the Planning Act. In addition to holding at least one public meeting, the Planning Act requires us to hold a public open house and a special meeting of Council, in order to satisfy the legislative requirements in terms of bringing local plans into conformity with Provincial interests, plans and policies. In consideration of the above, the following next steps (including today's meeting) are proposed:

- (i) May 3, Committee of the Whole Meeting in Council Chambers at the Keswick Library Annex
 - Presentation to Council to receive authorization to release the draft Secondary Plan for formal public and agency review and comments.
- (ii) May 17, Public Open House at the Georgina Trades & Training Inc. (GTTI) Facility in Sutton
 - This will be an opportunity for the public to informally review/discuss and provide feedback on the proposed Plan with Staff and the Consultants.
- (iii) June 14 - Special Meeting of Council at the regular meeting of Council in Council Chambers at Keswick Library Annex
 - This meeting is required under the Act to specifically discuss the revisions required/proposed policies that are needed in relation to ensuring the Plan has regard to the matters of provincial interest, conforms with provincial plans and is consistent with provincial policy statements. In addition, this meeting will provide an opportunity for the public to provide comments on the draft Secondary Plan.
- (iv) June 30, Statutory Public Meeting at a Special Meeting of Council to be held at the GTTI Facility in Sutton
 - The primary purpose of this meeting will be to present the final proposed Secondary Plan, which will incorporate any revisions resulting from feedback through the formal public and agency review, to Council for adoption. If adopted, the Secondary Plan would be forwarded to the Region for final approval.

7. CONCLUSIONS:

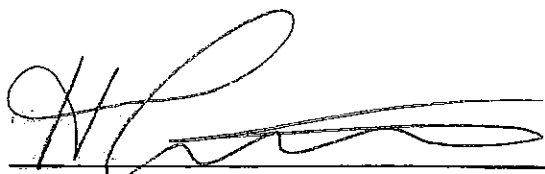
The draft Sutton/Jackson's Point Secondary Plan is an important land use policy document that will guide and manage future growth development and investment within the community over the next 20 years. Staff believe the draft Plan is sound, defensible and represents good planning. However, it is recognized that there are likely to be certain revisions or corrections needed to enhance or improve the Plan. For example, some fine tuning of the Urban & Architectural Design Guidelines will likely be required, once a detailed review is made by internal departments and the Region. Staff have received positive feedback from both the Lake Simcoe Region Conservation Authority and York Region with respect to their preliminary review of the draft Plan. As such, we do not expect to receive major issues or concerns from these two agencies. The Town Engineer has verbally indicated that he did not see

any major issues or concerns from his review of an earlier draft of the Plan, and that he will provide more detailed comments on the latest version. Similarly, the Leisure Services Department reviewed an earlier draft and most of their comments/suggestions have been incorporated. Some relatively minor items will need to be discussed in more detail.

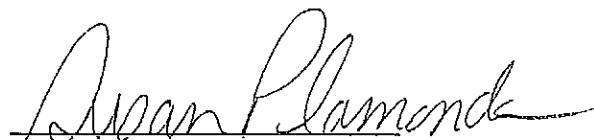
In consideration of the above, staff respectfully requests that Council adopt the recommendations set out in Section 1 of this Report.

Prepared by:

Recommended by:

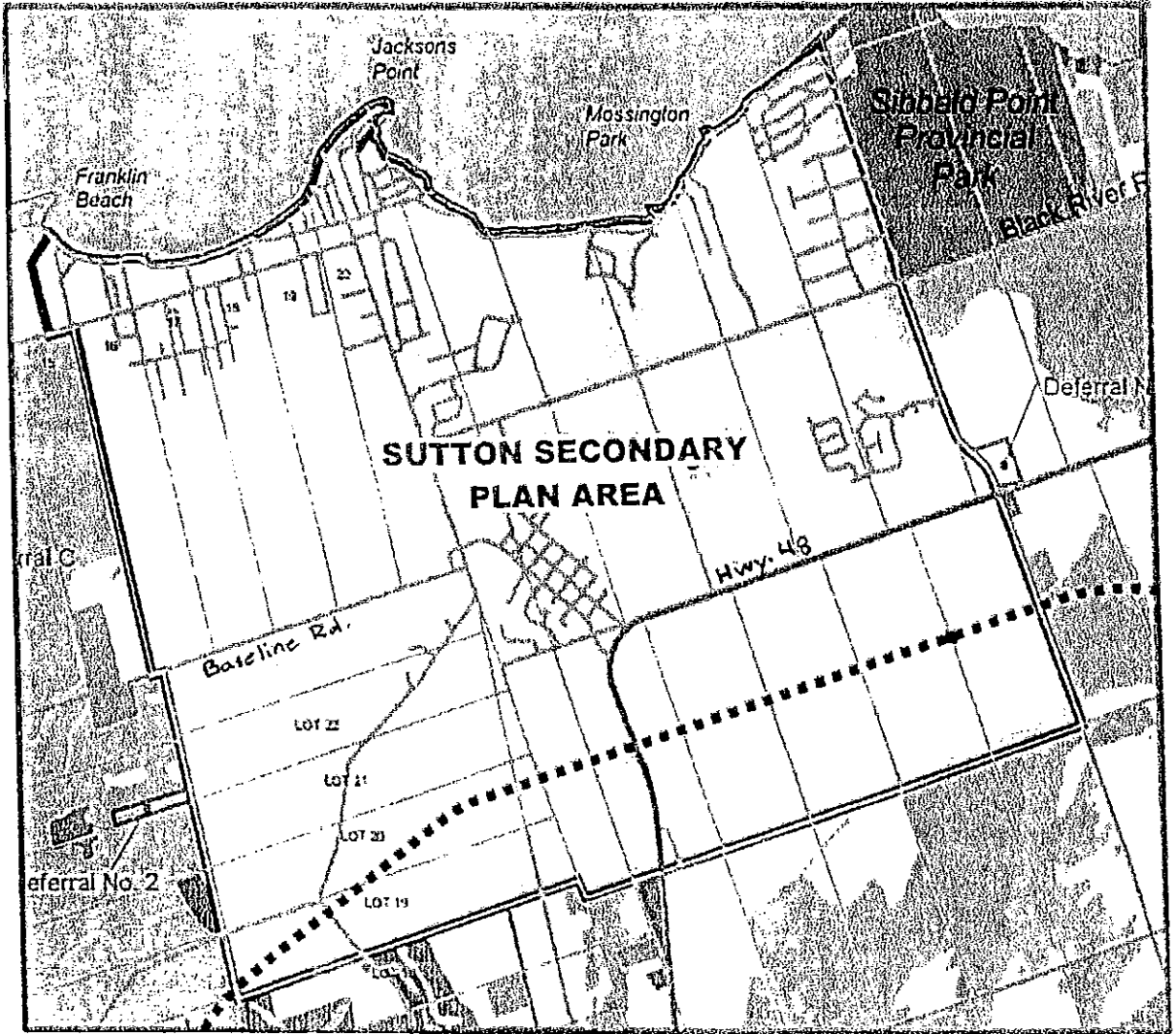


Harold W. Lenters, M.Sc.Pl., M.C.I.P., R.P.P.
Director of Planning & Building



Susan Plamondon, B.A., LL.B.
Chief Administrative Officer

HWL/nc
attach.



Town of Georgina - Sutton Secondary Plan Review Study

Data Collection & Background Review

Meeting with Steering Committee

Meeting with Technical Advisory Committee

Background Document Review of Planning, Environment, Transportation, Servicing and Market

Carry out Land Needs Justification Exercise

Prepare draft Technical Memoranda

Meeting with Technical Advisory Committee

Meeting with Steering Committee

Presentation to Council

Engaging and Informing the Community

Convene a 2-Day Design & Visioning Workshop

Charrette Day 1 Establish fundamental planning and design principles

Charrette Day 2 Develop Options for Sutton Secondary Plan Area and formulate Community Vision

Prepare Draft Options / Preferred Option Report

Meeting with Technical Advisory Committee

Meeting with Steering Committee

Presentation to Council

Presentation/Workshop - Public Open House

Preliminary Plans & Charrette

Secondary Plan & Supporting Documentation

Presentation/Workshop - Public Open House

Meeting with Steering Committee

Meeting with Technical Advisory Committee

Meeting with Technical Advisory Committee

Meeting with Steering Committee

Presentation to Council and Statutory Public Meeting

Meeting with Technical Advisory Committee

Meeting with Steering Committee

Presentation to Council

Presentation/Workshop - Public Open House

Charrette

Deliverables

March 2007

June 2007

July 2007

September 2007

October 2007

February 2008

Exhibit 1: Work Program / Schedule

SUTTON/JACKSON'S POINT SECONDARY PLAN REVIEW STUDY

STEERING COMMITTEE		TECHNICAL ADVISORY COMMITTEE	
NAME	ORGANIZATION	NAME	ORGANIZATION
Danny Wheeler Deputy Mayor	Town of Georgina	Harold Lenters Director of Planning & Building	Town of Georgina
Dave Szollosy Ward 3 Councillor	Town of Georgina	Velvet Ross Manager of Planning	Town of Georgina
Ken Hackenbrook Ward 4 Councillor	Town of Georgina	Laura Diotte Senior Planner – Policy	Town of Georgina
Robert Grossi Mayor, Ex-Officio	Town of Georgina	Mike Baskerville Engineering Manager	Town of Georgina
Dr. George M. Burrows,	Public Representative	Brock McDonald Manager of Policy & Development	Town of Georgina
Art Field	Public Representative	Michael Mallette Senior Planner	Region of York
Clare Morrison, Chair	Public Representative	Stephen Fung Project Manager Water & Wastewater Planning	Region of York
Gregory Perry	Public Representative	Mark Hanlon Transportation Planner	Region of York
Margaretha Vandervelden, Vice-Chair	Public Representative	Richard Hui Program Manager Transportation Plng.	Region of York
		Vi Bui Transportation Planner	Region of York
		Sandra Malcic Regional Greening Co-ordinator	Region of York
		Beverley G. Booth Manager, Planning	Lake Simcoe Region Conservation Authority (LSRCA)

STEERING COMMITTEE		TECHNICAL ADVISORY COMMITTEE	
NAME	ORGANIZATION	NAME	ORGANIZATION
		Mike Walters, Director Watershed Management	Lake Simcoe Region Conservation Authority
		Ron Palmer, Partner Project Manager	The Planning Partnership (TPP)
		John Tassiopoulos Planner	The Planning Partnership
		Nick Poulos, P. Eng.	Poulos & Chung Limited
		Steve Schaefer, P.Eng.	SCS Consulting Group Ltd.
		Sarah Kurtz, P. Eng. Water Resources	SCS Consulting Group Ltd.
		Brad Bricker Senior Ecologist	Plan B Natural Heritage
		Scott Chandler Market Strategist	Cushman & Wakefield LePage

TOWN OF GEORGINA, SUTTON SECONDARY PLAN REVIEW STUDY BACKGROUND REPORT

3.0 PUBLIC WORKSHOP / CHARRETTE SUMMARIES

The purpose of the workshop/charrette process is to establish a common understanding of existing conditions opportunities/ constraints and design principles and to provide a forum for input from stakeholders and the public. Two workshop/charrette sessions have taken place with respect to the Sutton Secondary Plan Review Study. The first workshop/charrette was a broader two day event which took place at the Sutton Arena Hall on August 18 and 19, 2007 and involved various stakeholders and the public. It was identified, during this workshop, that there were very few young adults or teenagers participating in the process. In order to address this shortcoming, and to capture broader input, a second workshop/charrette was held at the Sutton District High School on November 23, 2007 with students from the Grade 9 and Grade 12 Geography classes. The following are brief summaries of key findings from the workshops with more details provided in Appendix F.

3.1 SUTTON SECONDARY PLAN REVIEW WORKSHOP (August 18-19, 2007)

The workshop took place over the course of two days with the first day concentrating on identifying key attributes and opportunities for change in the Sutton Secondary Plan Study Area and then establishing design principles for three focus areas and three broader topics including (1) the High Street Core Area, Jackson's Point Lakefront and Core Area, Dalton Road and Baseline Road Corridors, (2) the Natural Heritage System and (3) Sustainable Communities and Community and Neighbourhood Design. The core design principles established were with respect to the following:

- **Natural Features** - should be protected, restored, enhanced, contiguous and, provide a framework for future land use and that the quality of both groundwater and water bodies be protected or improved;
- **Community Design** - should protect existing neighbourhoods; new development to respect character and scale of existing Sutton; small scale commercial for High Street and large scale on Dalton Road; intensify at key locations; include sustainable design and design control;
- **Recreation and Tourism** - enhance pedestrian access and connection to key features such as the Lake Simcoe shoreline, Black River, parks, natural heritage, centres and enhance tourist and recreation facilities; and,
- **Transportation** - existing regional roads and highways as primary connectors in community, enhance transit, cycling and pedestrian opportunities.

The second day was focused on developing preliminary design concepts that were based on the information gathered and the principles established on Day 1. The Day 2 session culminated with a summary presentation of the key principles identified during the workshop and their application in the development of conceptual plans (see Appendix F).

The information gathered and the principles established over the two day workshop will inform the policies and preparation of the new Sutton Secondary Plan.

3.2 SUTTON DISTRICT HIGH SCHOOL WORKSHOP (November 23, 2007)

The Sutton District High School workshop took place in the High School Library over the course of the afternoon. The workshop concentrated on identifying what the student participants considered key attributes and opportunities for change in Sutton and what they envisioned for the community in the future. The responses varied from small scale to large scale concerns and also included specific references to features in Sutton. The following is a brief summary of the general responses:

- **Attributes** - historical landmarks, small town scale, provincial parks, Sutton Fair, Red Barn Theatre, Lake Simcoe and its shoreline, low density housing, recreational facilities, close to nature, quiet and clean;
- **Opportunities and Change** - maintain and enhance vegetation and environmental systems, better recycling systems, cleaner river with greater public access, provision for better long term employment, more frequent public transit, a central park, shopping and gathering amenities for youth ("area to hang out with friends, have coffee, movie theatre, etc."), more recreational opportunities and activities (youth centre), medical centre needed, heritage preservation;

The general concern expressed by the participants was about Sutton becoming overdeveloped, that overdevelopment may lead to higher crime, the "disrespectful out-of-towners", pollution of Lake Simcoe and the "lack of motivational spirit in the Town."

The final portion of the workshop involved the students conceptually locating some of the features they had previously mentioned on aerial plans of the study area. Though time was restricted, some of the students developed a rough concept for a central park off Dalton Road connecting it to Black River, High Street and to the community opposite the river. The conceptual sketch is included in Appendix F.

This exercise gave the students a chance to express the opportunities and changes in plan as discussed earlier in the workshop, and allowed them to understand the possible spatial change that could take place in the Study Area over time. Of particular interest, is that the broad concerns and conceptual designs of the student participants were similar to those expressed at the August 2007 workshop.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
1	Apr. 23/ 04	Paul Gullo, Glacier Clear, President	<p>a) Want their property to be included in the Sutton Secondary Plan Amendment Urban Expansion Boundary.</p> <p>b) Concerned that the Highway 404 Extension will make their property no longer a good location for residential, and they will need the ability to develop it properly.</p> <p>c) Include a number of points for consideration as to why the property should be included in a boundary expansion.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
2	Nov. 4/ 04	Michael Smith Planning Consultants on behalf of June Doherty	<p>a) Want to redesignate property from "Low Density Residential" to "General Commercial".</p> <p>b) Believes their site is of a suitable size and topography, ideally located at a major intersection, and the redesignation corresponds with surrounding commercial & art gallery land uses.</p>	<ul style="list-style-type: none"> • property has been redesignated "Dalton Road North Corridor" which permits an array of uses, including some commercial uses.
3	Jan. 14/ 05	Michael Smith Planning Consultants on behalf of 1194175 Ont.Inc.(OIA Sutton Six) Part Lot 4, Conc.7(G) cc: Richard Mark/Carlos Kam	<p>a) Wants east half of their property to be considered for redesignation for development purposes when the Sutton Secondary Plan is updated. The west half of the property is currently with in the service area boundary.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
4	Jan. 14/ 05	Michael Smith Planning Consultants on behalf of Margaret Carruthers	<p>a) Want their property to be considered for redesignation for development purposes when the Sutton Secondary Plan is updated.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
5	June 21/ 05	The Gullo Family Group	<p>a) Want the concept plan for their property to be a part of the upcoming Secondary Plan Amendment process to redesignate and include the lands in the servicing boundary.</p> <p>b) Believes designating their lands by the proposed Highway 404 extension as Employment lands will help lobby the Province to follow through with the extension.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
6	Aug. 16/ 05	Carlos Kam/ Ricky Mak on behalf of 1194175 Ont. Inc. (Sutton Six Properties)	<p>a) Request that their eastern 100 acres be included in the 'Sutton East Area Development Plan'.</p> <p>b) Concerned with including only half of their 200 acre property in the Plan is not efficient and will be missing an integral piece to the overall Community, Development Plan and the Jackson's Landing Development Approval.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
7	Aug. 21/ 06	Tony Gullo	<p>a) Want their property included as part of the Sutton Secondary Plan's Service boundary.</p> <p>b) Development potential of this parcel could accelerate the Highway 404 Extension to Sutton.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
8	Jul. 5/ 06	Kevin Hutchings, Sutton Agriculture Society	<p>a) Concerned over the impact of new development in the surrounding lands on the operations of the Fairground and restrictions will place on the improvement and enlargement of the activities on the site.</p> <p>b) Request that as part of the Secondary Plan process, the Fairgrounds and the community buildings around it be designated as a special study area, for further examination of land uses and servicing options.</p>	<ul style="list-style-type: none"> the Fairgrounds have been designated as a "Redevelopment Opportunity Area", in which facilitates their request.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
9	Jul. 16/07	Michael Smith Planning Consultants on behalf of the Lakeview House Golf Course	<p>a) Requesting a land use designation change on part of their property from 'Low Density Residential' to 'Medium Density Residential'.</p> <p>b) Believe it is appropriate for this development due to its proximity to Lake Simcoe, immediate institutional and open space surroundings, and having dual frontages, one on an arterial road.</p>	<ul style="list-style-type: none"> the lands are designated "New Residential Area" which permits singles, semis and townhouse dwellings to a maximum density of 25 uph net.
10	Aug. 23/07	Paul Gullo, Glacier Clear, President	<p>a) Want property to be included in the urban service boundary.</p> <p>b) Expresses importance of lands location and importance to the 404 extension.</p> <p>c) Would like to meet with Town to discuss & with Nick Poulos.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
11	Aug. 28/07	HBR for GIC Enterprises	<p>a) Burke Street and High Street Property - wish to be included in Serviced Area of Sutton Secondary Plan to permit mixed use development.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
12	August 29/07	Lori Rutledge-Card	<p>(email) Request to be interested Party.</p>	<ul style="list-style-type: none"> there will be additional opportunities to provide comments throughout the Secondary Plan Process and we look forward to receiving additional comments.
13	Sept. 4/07	Steven Prosser (email) Interested party	<p>a) supports maintaining natural heritage spaces, enhancing pedestrian, cycling, public transportation options in the community as well as, recycling receptacles in public areas; supports ideas to improve High Street and Jackson's Pt.; feels that there needs to be a cap on "larger scale development".</p>	<ul style="list-style-type: none"> there are policies in the draft Secondary Plan adequately addressing his comments.
14	Sept. 5/07	HBR Planning Centre/ GIC Enterprises	<p>Letter sent to Harold Lenters (Aug. 28/07) outlining client's wishes for designation in the Sutton Secondary Plan Process (<i>see item #11</i>) and would like opportunity to review background studies.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time. Background studies have been posted on the Town's web-site for review.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
15	Sept 5/07	Michael Smith Planning Consultants /Eurotek Construction (873363 Ont. Ltd.) Jackson's Point Cottages	a) owner requesting change in land use designation from "Tourist Commercial" and "Low Density Residential" to "Medium Density Residential".	<ul style="list-style-type: none"> lands have been designated as "Redevelopment Opportunity Area." Requires specific studies to be done to support proposal.
16	Sept 12/07	Michael Smith Planning Cons. / Sutton Heights Development Inc.	a) requesting a zoning change on lot 21, Plan 440, Part of lot 1, Concession 8 (G) from "Low Density Residential" to "General Commercial" as per adjacent area. (see item #27)	<ul style="list-style-type: none"> part of the subject property is within the "Dalton Road South Corridor" which permits mixed use development, including commercial uses. The easterly component of the subject property is identified as "Stable Residential Area", which would not facilitate this request.
17	Oct. 9/07	Hugh Sibbald, V.P. The Briars (email) to Ron Palmer	a) outlined history of Briars Property and more specifically the Red Barn Theatre and would request that TPP keep options open for this site while going through the planning process.	<ul style="list-style-type: none"> the subject site has been designated "Redevelopment Opportunity Area" in accordance with this request.
18	Oct. 16/ 07	Bell Canada/ John La Chapelle, Mgr. Of Development and Municipal Services	a) want to have various urban design polices, and service and utilities polices added to support the policy that public utilities are permitted in all land use designations, and to support communications/ telecommunications.	<ul style="list-style-type: none"> wording to be reviewed.
19	Nov. 23/07	Michael Smith, Planning Consultant, 1084466 Ont. Ltd. c/o A&T Homes	a) want a change in land use designation from 'Low Density Residential' to Medium Density Residential'.	<ul style="list-style-type: none"> the subject lands are designated "High Street Historic Centre" which permits medium density residential uses.
20	Jan. 2/08	Michael Smith Planning Consultants on behalf Ballymore Development Corp.	<p>a) wants to include the northerly 8 +/- ha of the Ballymore Developments Corp. property within the urban development boundaries of the updated Sutton Secondary Plan.</p> <p>b) want the Subject Land to be included within the Urban Service Area Boundary; included within the boundary of the NWSDA; and designated for low density residential purposes.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
21	Jan. 16/08	Davis Legal Advisors, Part of Lot 17, Concession 9,(NG), Mattamy (Sutton) Ltd.	<p>a) wants the potential for future development on clients land to be accounted for with the development to of the Ballymore lands.</p> <p>b) want the Sutton Secondary Plan to account for clients lands as residential.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
22	Mar. 25/08	Lakeview House Golf Course/ Elizabeth Pesek	<p>a) concerning the parcel south of Metro Road containing the 9-hole golf course, want to include Subject Lands in the urban service boundary.</p> <p>b) want to change the land use designation from 'Private Open Space' to 'Low Density Residential'.</p> <p>c) want to increase the Low Density Residential density from 12.3 to 15 units per hectare.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
23	Sept. 9/08	Lakeview House Golf Course/ Elizabeth Pesek	<p>a) mention that their lands are included within the "Delineated Built-up Area (p.47)" indicated in Places to Grow and that it appears to confer a status on their property.</p>	<ul style="list-style-type: none"> • no expansion to Urban Service Boundary can be justified at this time.
24	Sept. 17/08	Michael Smith, Planning Consultant/ Sutton Heights Development Inc.	<p>a) email regarding the withdrawal of the request to extend the "General Commercial" on the entire property. (<i>see item #16</i>)</p>	
25	May 26/09	Michael Smith Planning Consultants	<p>a) wants an increase in density for the Kalchman site of up to 60 units per hectare and 15 metres in height.</p> <p>b) a conceptual plan was provided yielding a density of 53.8 units per hectare.</p>	<ul style="list-style-type: none"> • subject lands designated "Dalton Road North Corridor" which permits low and medium density residential development, with a height limit of 3 storeys and a maximum density of 1.5FSI. Additional height and/or density may be considered subject to Section 37 of the Planning Act. , including some commercial uses.

TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY CORRESPONDENCE RECEIVED

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
26	July 8/09	Michael Smith Planning Consultants	<p>a) want the "General Commercial" designation on the Kaichman site to be re-designated as "Medium Density Residential".</p>	<ul style="list-style-type: none"> subject lands designated "Dalton Road North Corridor" which permits low and medium density residential development, with a height limit of 3 storeys and a maximum density of 1.5FSI. Additional height and/or density may be considered subject to Section 37 of the Planning Act., including some commercial uses.
27	Sept. 10/09	Michael Smith Planning Consultants/ Mohinder Sud, in trust (Formerly "Foster" Property)	<p>a) request lands be designated from low density to medium density and open space.</p> <p>b) request permission a six unit free hold townhouse development with common element condominium road.</p>	<ul style="list-style-type: none"> subject lands designated "Environmental Protection Area" which would preclude requested development.
28	Sept. 21/09	Lakeview House Golf Course/ Elizabeth Pesek	<p>a) wants the Lakeview House Golf Course lands be included as part of the expansion of urban service boundary.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
29	Oct. 2/09	Michael Smith Planning Consultant on behalf of First Sutton Six III Dev'ts Inc./ Part Blk 52, Lot 1, Blk 60, Plan 69, Part lots 19 & 20, Coc.9 (NG) (NWS DAP)	<p>a) wants increased density for the low and medium density residential and mixed use designations to the following:</p> <ul style="list-style-type: none"> low density - 26 units per hectare medium density - 45 units per hectare mixed use - 45 units per hectare 	<ul style="list-style-type: none"> low density is 25 uph, medium density is 45 uph and mixed use is also based on a Floor Space Index.

**TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY
CORRESPONDENCE RECEIVED**

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
30	Nov. 6/09	Michael Smith Planning Consultant on behalf of First Sutton Six II Dev'ts Ltd. Part Lot 4, Conc.7(G) (SESDAP)	<p>a) proposes 26 units per hectare for the easterly portion of the South East Sutton Development Area, up from 12.3 units per gross hectare.</p> <p>b) has proposed a community park and elementary school within the "Rural Agriculture Area" designation as permitted and asked that this permission be carried forward in the new Secondary Plan.</p> <p>c) request that the commercial block proposed be included in new Secondary Plan; even though outside USB it does not require servicing capacity.</p> <p>d) want Committee to waive the requirement for the preparation of a South East Sutton Development Area.</p>	<ul style="list-style-type: none"> low density is 25 uph net. Uses that serve the urban community such as schools, should be located within the Urban Service Boundary.
31	Nov. 20/09	Michael Smith Planning Consultant on behalf of Greenville Development Group Inc./ Part Lot 3, Conc.7(G)	<p>a) that the road connection through the Kerbel's First Sutton Six II lands has been temporarily terminated.</p> <p>b) wants to ensure that once the Secondary Plan is updated they will provide the extra nine or ten lots to meet density requirements.</p> <p>c) wants to ensure that sufficient servicing allocation is allotted for the additional lots.</p>	<ul style="list-style-type: none"> this has been accommodated in the draft Plan. they would have to participate in Servicing Allocation Assignment Program like other developers seeking allocation.

**TOWN OF GEORGINA - SUTTON SECONDARY PLAN REVIEW STUDY
CORRESPONDENCE RECEIVED**

No.	Date	Submitter/ Agency	Submission	Staff / TPP/Steering Committee Comment
32	Nov. 24/09	Kerbel Group Inc./ First Sutton Six I & II Dev'ts Ltd. Part lots 4&5, Conc.7 (G)	<p>a) conceptual draft plan including lands to the west and within the "urban service boundary" request revisions to the Secondary Plan:</p> <p>1) that subject lands be included within the "urban service boundary".</p> <p>2) that appropriate land use designations be applied.</p> <p>3) that minimum density of 26 units per net hectare be in accordance with enclosed plan of subdivision.</p>	<ul style="list-style-type: none"> no expansion to Urban Service Boundary can be justified at this time.
33	Mar. 25/10	Michael Smith Planning Consultants. 2111250 Ont. Inc. (c/o A&T Homes) 54 Sunnidale Blvd., J.P. Lots 6,10,11, 12 & Part Lot 7, Plan 363	<p>a) request that subject lands remain designated as "low density residential" within the urban service boundary.</p> <p>b) request policies to encourage servicing and intensification of this area.</p>	<ul style="list-style-type: none"> the subject property is designated "Stable Residential Area" which permits low density residential. Any added intensification would be subject to the policies of this section and the Site Plan Approval process. It is the intent of the Plan to provide the opportunity for existing unserviced development within the USB to be connected to municipal systems.

1004 Regional Official Plan - Local Municipal Conformity Requirements
Checklist of Required ROP Policies

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Chapter	Issue Area	Policy Number	Description	Conformity						
Chapter 1: Introduction	Sustainability	Chp. 1	Official Plan based on long-term sustainability framework for better decision-making. Triple Bottom Line approach emphasizing engagement, monitoring and continuous improvement							
Chapter 2: Sustainable Natural Environment	Sustainable Natural Environment	2.1.4 2.1.5 2.1.9 2.1.10	Reflect the Regional Greenland System							
					2.2.8 2.2.11	Protects Key Natural Heritage Features and Key Hydrologic Features as per the PPS, Greenbelt Plan, the ORMCP, and the LSPP				
							2.2.14 2.2.15 2.2.16 2.2.18 2.2.22 2.2.34 2.2.42	Minimum vegetation protection zones to be protected as per the PPS, Greenbelt Plan, ORMCP and the LSPP		
									2.2.39 2.2.43	Reflects the Region's Significant Woodland Study
		2.2.4 2.2.34 2.3.4	Reflects restrictions or prohibitions on development and site alteration in sensitive water features, wetlands, key natural heritage features, key hydrologic features, and adjacent lands including ORMCP, Greenbelt Plan and LSPP requirements.							
					2.3.13 2.3.37	Require master environmental servicing plan to protect and enhance natural hydrologic functions of water systems				
							2.3.18 2.3.21 2.3.25	Protects lands subject to Natural Hazards as per the PPS		
		2.3.32 2.3.33	Reflects the objectives and requirements of the applicable watershed plan[s]							
					2.3.37	Ensures SWM that is consistent with the ORMCP, Greenbelt Plan, LSPP and incorporates innovative approaches (LID)				
		Air Quality	3.2.5 3.2.6		Reflects requirements for location of sensitive uses near known air emission sources					
							Cultural Heritage	3.4.3 3.4.6	Identify and conserve cultural heritage resources	
		Human Services	3.3.3 3.3.5 3.3.11		Direct the location of human services facilities to Regional Centres and Corridors. To ensure that public buildings and facilities are designed to be accessible, and are located in proximity to pedestrian, cycling and transit systems That communities be designed in a manner that facilitates inclusivity and accessibility for residents, workers and visitors					
							Housing	3.5.6 3.5.7	Establish Affordable Housing target as per Growth Plan (ie 25%) Minimum 35% of new housing units in Regional Centres and key development areas be affordable.	
		3.5.21 3.5.22	Protect rental housing from demolition Consider secondary suites policies							
3.5.23	Prohibit the reduction of medium and high density approved sites.									

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Chapter	Issue Area	Policy	Description	Notes
Chapter 4: Economic Vitality	City Building	4.2.1	Regional Centres and Corridors as hubs of commerce, business and entertainment.	
		4.2.2	Mixed-use pedestrian environment in the Regional Centres and Corridors that promotes transit and enhances areas for business, entertainment and recreation.	
		4.2.5	Government, educational, institutional, major office, cultural and entertainment uses be located and designed to support the Regional Centres and Corridors.	
	Employment Lands	4.3.1	Table 1 employment forecasts be used as a basis for planning for employment lands.	
		4.3.2	Employment land be designated and protected in Local Official Plans.	
		4.3.3		
		4.3.4	Protect post-2031 employment lands as identified in Figure 2 of the ROP.	
		4.3.5		
		4.3.6	Employment land uses to be consistent with policies of the ROP. Designated uses permitted on employment lands include business park, industrial and ancillary uses. Residential, major retail and non-ancillary uses not permitted in Employment Lands. Conversion of employment lands not permitted except through a Regional municipal comprehensive review.	
		4.3.7		
		4.3.9		
		4.3.10	Allow limited amount of ancillary uses on employment lands (no more than 20% of land area).	
		4.3.11	Local Municipalities to determine the size, amount and location of ancillary uses on employment lands.	
		4.3.12	Local Corridors and Major Roads within and/or adjacent to Employment Area shall only permit employment land and ancillary uses.	
	4.3.14	Fully serviced employment lands be compact and achieve a minimum density of 40 jobs per hectare in the developable area. Density is to be higher for lands within or adjacent to centres and corridors.		
	4.3.16	Flexibility and adaptability in street patterns and building design to allow for redevelopment and intensification.		
	4.3.18	Local Municipalities to conduct 5-year reviews to accommodate employment intensification.		
	Retail and Commercial	4.4.1	New retail designed to be walkable, transit-supportive and integrated into communities and pedestrian and cycling networks.	
		4.4.4	Direct significant amount of mixed-uses, included street-related retail to Regional Centres and Corridors.	
		4.4.5	Require local municipalities to define major retail uses within the context of the local commercial hierarchy	
Financial Management	4.5.7	Major retail should be designed to support redevelopment or retrofitting		
	4.5.14	Economic/Fiscal impact analysis be completed for secondary plans, comprehensive plans and other significant proposals as determined by Council.		
	4.5.15	All agreements required to provide servicing infrastructure, including financial and development agreements, be in place before any development proceeds.		

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Chapter	Issue Area	Policy Number	Description	
Chapter 5: An Urbanizing Region: Building Cities and Complete Communities	Forecasts and Land Budget	5.1.1	Align with Regional population and employment forecasts.	
		5.1.2		
		5.1.4		Local Official Plans shall not designate more than a 20 year supply of land for development
	Phasing of Development	5.1.6	New Community Areas to be based on a phasing and sequencing plan that is coordinated with Regional policies regarding development and infrastructure.	
		5.1.7		
		5.1.9		
	Urban Expansion	5.1.8	Phase of a new community area be substantially complete (ie 75% of land area built) before a subsequent phase can be registered.	
		5.1.12	Urban expansion area will be Regionally initiated in consultation with the local municipalities.	
	Sustainable Communities	5.2.2	Local Municipalities to develop and monitor growth management strategies.	
		5.2.10	Secondary plans and zoning by-laws to incorporate parking management policies and standards, including the Regional Centres and Corridors.	
		5.4.8	Employ the highest standard of urban design.	
		5.2.8	Employ the highest standard of urban design.	
		5.2.14	Designated Greenfield area to achieve an average minimum density that no less than 50 residents and jobs per hectare combined in the developable areas.	
		5.2.15	Approved secondary plans within the designated greenfield areas that are not completely built should be re-examined to determine if 50 residents and jobs per hectare in the developable area can be achieved.	
		5.2.16	To encourage that secondary and subdivision plans within the designated greenfield area that are not approved, be developed in accordance with policies 5.6.4. through 5.6.16.	
		5.2.17	Local Official Plans to include policies for development on contaminated and potentially contaminated sites.	
	Sustainable Buildings	5.2.19	New development to meet the requirements in the Guidelines for Community Development	
		5.2.20	Reflect minimum building energy and water efficiency standards	
		5.2.21	Reflect minimum building energy and water efficiency standards	
	Intensification	5.2.42	Incorporate York Region Sustainable Building policies into local official plan, secondary plan policies and zoning provisions.	
		5.3.3	Complete and adopt Local Intensification Strategy. Plan to meet and/or exceed intensification targets identified in table 2 of the ROP	
	Regional Centres and Corridors	5.3.10	Retail, commercial, office and institutional structures be well design, street-oriented and include mixed-use and compact development, and public meeting spaces.	
		5.1.4	Regional Centers and Corridors are primary locations for the most intensive and greatest mix of development within the Region. Development should be mixed-use, compact, transit supportive, pedestrian-cyclist friendly, and oriented to the street.	
		5.4.5		
		5.4.6	Secondary Plan requirements for Regional Centres and Key Development Areas along the Regional Corridor (5.4.6).	
		5.4.9	New buildings shall front the major street.	
	5.4.12	Prepare in consultation with local municipalities implementation guidelines for Regional Centres and Corridors.		
	Regional Centres	5.4.15	Adopt Official Plan Policies and zoning by-law provisions that are consistent with the Increased Density Provision of the Planning Act.	
		5.4.20(g)	Provide a long term resident-to-employee target ration of 1:1	
		5.4.21	Local Municipalities shall designate the boundaries of the Regional Centres consisted with the urban growth centres identified by the Province and prepare secondary plan for each centre.	
5.4.23		Secondary Plans criteria: achieve a minimum density of 2.5 FSI per development block Secondary Plan criteria: achieve a minimum density of 3.5 FSI per development block adjacent to Vaughan Metro Centre Station, Langstaff/Longbridge station and Richmond Hill Centre Station.		
	5.4.24	Local municipalities to develop Community Energy Plans for Regional Centres		

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Item	Policy Number	Description		
	Regional Corridors	5.4.29 5.4.30	Regional Corridors and their boundaries shall be designated in local Official Plans.	
		5.4.31 5.4.32	Local Municipalities to identify and prepared secondary plans for Key Development Areas (KDAs) along the Regional Corridors.	
		5.4.33	Secondary Plans for KDAs criteria: 3.5 FSI per development block at, and adjacent to Steeles West Station, and Steeles Station.	
			Secondary Plans for KDAs criteria: 2.5 FSI per development at and adjacent to 407 Transitway Station, Clark Station and Royal Orchard Station	
			Secondary Plan for KDA criteria: appropriate FSI for land at or adjacent to other rapid transit and/or select areas, as determined by the local municipality considering community and context.	
	5.4.34	Support the Regional target of an overall long-term target of 2.5 FSI on developable areas within KDAs along the Regional Corridor.		
	Local Centres and Corridors	5.5.2	Identify and design the location of local centres and corridors in the urban areas.	
		5.5.3	Local municipalities address the criteria in secondary plans for Local Centres.	
		5.5.4	Development, secondary plans and other appropriate studies address criteria in 5.5.4.	
		5.5.5	Planning and implementation of Local Centres and Corridors be consistent with the intensification policies of Section 5.3.	
	New Community Areas (NCA)	5.6.1	Local municipalities to lead comprehensive secondary plans for new community areas the meets or exceeds the policies in the ROP, specifically Section 5.6.	
		5.6.3	NCA to be designed to meet or exceed minimum density of 20 units per hectare	
		5.6.3	NCA to be designed to meet or exceed minimum density of 70 people and jobs per hectare in the developable area.	
5.6.10		Develop Community Energy Plan for each NCA		
5.6.11		Prepare Master Environmental Servicing Plan for each NCA		
Towns and Villages	5.6.12	Prepare Mobility Plan for each NCA		
	5.6.17	Define boundaries of TVs in local municipal Official Plans as identified in Map 1		
	5.6.20	New development areas within TVs be planned with the best effort to achieve minimum density of requirement of 50 residents and jobs combined per hectare in the developable area.		
Hamlets	5.6.21	Local Centres within Towns and Villages should be certain criteria in addition to the policies of Section 5.5.		
	5.6.22	Local municipal official plans and zoning by-law shall designate the boundaries of Hamlets and provide policies that limit future growth to minor infilling.		
	5.6.24	Major development shall not be permitted in Hamlets		

York Regional Official Plan - Local Municipal Conformity Requirements

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Chapter	Issue Area	Policy Number	Description
Chapter 6: Agriculture and Rural Areas	The Greenbelt Plan	6.1.3	Local municipal Official Plans to identify Greenbelt Boundary, the Greenbelt Protected Countryside and the Natural Heritage System and determine the specific permitted uses.
		6.1.8	The most restrictive policy will apply when there is a conflict between the policies of the ROP, local municipal Official Plan, and Greenbelt Plan.
		6.1.10 Applies to RM Only	Within RM, Greenbelt policies only apply to 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 by the Ontario Municipal Board through the approval of the North Leslie Secondary Plan.
	Oak Ridges Moraine Conservation Plan	6.2.2	ORMCP boundary, Definitions of the Oak Ridges Moraine Conservation Plan land use designations and permitted uses.
		6.2.3	Policies of Chapter 5 in the ROP and Local Municipal Official Plans shall guide permitted development in the ORMCP Settlement Areas that are within the Urban Area and Towns and Villages
		6.2.5	Local Municipal official plans and zoning by-laws include appropriate policies to implement the requirements of the Oak Ridges Moraine Conservation Plan.
		6.2.7	Consider adoption site alteration and tree-cutting by-laws in conformity with the Municipal Act and ORMC Act, 2001.
		6.2.9	Subject to the Existing Use provisions of the ORMCP and Local Municipal Official Plans and zoning by-laws, existing institutional uses and expansions are permitted.
		6.2.13	Notwithstanding 6.2.9, 6.2.10 and 6.2.11, planning applications submitted after November 17, 2001 as a direct result of a condition attached to a provisional consent, draft plan of subdivision or draft plan of condominium, 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.
	Agricultural and Holland Marsh Specialty Crop Areas	6.2.19	More restrictive policies apply, when conflict with YR Official Plan, Local Municipal Official Plan, ORMCP.
		6.3.2	Normal farm practices and a full range of agricultural uses, agricultural-related uses and secondary agricultural uses are supported and permitted within the Agricultural Area and Holland Marsh Specialty Crop Area.
		6.3.3	Non-agricultural uses are prohibited within the Agricultural Area and Holland Marsh Specialty Crop Area.
		6.3.5	Local Municipal Official Plans and zoning by-laws shall designate and protect Agricultural Area and Holland Marsh Specialty Crop Areas.
		6.3.6	Subject to Local Municipal requirements, temporary farm related uses shall be permitted.
		6.3.8	That consents will only be permitted in the Agricultural Area and Holland Marsh Specialty Crop Area.
		6.3.9	Notwithstanding policy 6.3.8.e, a consent for an agriculture-related use is not permitted on the ORM.
		6.3.10	Subject to Local Municipal requirements, additional residential structures for farm help required for agricultural uses on the farm may be permitted if grouped with existing farm structures; A consent to sever these structures from the main agricultural use is prohibited.
6.3.11	That within the Agricultural Area in those portions of Markham, Vaughan and East Gwillimbury not within the ORM or GB, normal farm practices and a full range of agricultural uses, agriculture-related uses and secondary agricultural uses shall be permitted and encouraged.		

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	Rural Area	6.4.2	The Rural Area designation of the ROP and Local Municipal Official Plans establish the permitted uses within the GB Plan and acts as an overlay within the ORMCP to inform the permitted uses within the Countryside designation of the ORMCP.	
		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.	
		6.4.5	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.	
		6.4.6	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 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.	
		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 municipal official plan and zoning by-law, where the following provisions are met to the satisfaction of the Region and local municipality. (likely to be limited by the Province - request further input before including in local plans)	
		6.4.14	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 specific criteria.	
	Mineral Aggregate Resource Areas	6.5.2	Recognize and provide for the continued operation of currently licensed pits and quarries; encourage the extraction of mineral aggregate from locations within Mineral Aggregate Resource Areas, subject to the policies of the YR Official Plan and Local Municipal Official Plans and by-laws.	
		6.5.3	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.	
		6.5.4	Local Municipal official plans shall identify Mineral Aggregate Resource Areas and existing licensed Aggregate extraction uses; Provide policies for the location, expansion, operation and rehabilitation of pits and quarries.	
		6.5.15	Within the Greenbelt Plan Area and ORMCP Area, existing and new mineral aggregate operations and wayside pits shall comply with the provisions of the applicable Provincial Plan.	
		6.5.16	Applications for new mineral aggregate operations and wayside pits and quarries outside the ORM and GB, but within the LS watershed, shall comply with the LSPP.	
	Estate Subvisions	6.1.6, 6.2.14	New estate subdivisions, adult lifestyle and retirement communities are not permitted in GB or ORM	

York Regional Official Plan - Local Municipal Conformity Requirements
 Checklist of Required ROP Policies

The following checklist contains a listing of policies that local municipalities are required to incorporate into their Official Plans to ensure conformity with the adopted ROP. The checklist is designed to be a high-level summary and indicates the chapter, issue area and policy number, as well as, a short description of the required policy. Regional staff refer to this checklist as part of the local municipal official plan review process. This checklist is intended to clarify the expectations of the local municipal conformity exercise and ensure a more efficient process. Please note that this checklist is not intended to replace the policies in the adopted ROP, but rather offer an executive summary of the required conformity policies. It is highly recommended that the adopted ROP be read in its entirety in preparing Local Municipal Official Plans.

Chapter	Issue Area	Policy Number	Description
Chapter 7 Servicing our Population	Trip Reduction	7.1.7	New development meets/exceeds TOD
		7.1.9	ICI applications to include transit demand strategy
	Active Transportation	7.1.11	Adopt land-use and site-design policies to promote alternative modes of transportation, including walking, cycling, transit and carpooling.
		7.2.6	Implement pedestrian and cycling programs in collaboration with the Region
	Transit	7.2.25	Achieve higher transit usage by supporting improvements in service, convenient access and good urban design
		7.2.26	Achieve overall transit modal split of 30% during peak periods in Urban Area and 50% in Regional Centres and Corridors by 2031
		7.2.28	Walkways and street lighting provided on all streets in the Urban Area, Towns and Villages served by transit.
		7.2.36	Implement the Transit Network (Map 11) consistent with the policies of the ROP
	Streets	7.2.53	Local municipalities required to design street systems to accommodate pedestrian, cycling and transit facilities
		7.2.55	Local municipalities to protect arterial streets under local jurisdiction, shown on Map 12, as major transportation corridors.
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		7.2.57	Plan and implement land taking 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
		7.2.58	Plan and implement land takings necessary for mid-block crossing of 400 series highways as shown on Map 12
	Water and Servicing	7.3.2	Ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is coordinated with plans of subdivision, condominium, site plans or any other development applications in order to ensure services are available prior to occupancy.
		7.3.4	That the provision of water and wastewater servicing within communities be co-ordinated with land use planning approvals.
		7.3.8	Require local municipalities to identify Regional wastewater treatment plants
		7.3.9	Require Local Municipal official plans to identify all Regional wells and intake protection zones to protect drinking water quality. (7.3.9).
	Wellhead and Intake Protection	7.3.15	Development within and expansions to the urban uses within Towns and Villages identified on Map 1 will occur on full municipal servicing.
		7.3.36	Require local municipality to incorporate Wellhead Protection Areas policies and mapping into local municipal official plans and zoning by-laws, in consultation with the Region
		7.3.51	Require local municipal official plans contains mapping and policies that prohibit or restrict uses in areas of Aquifer Vulnerability in accordance with the ORMCP.

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	Waste Management	7.4.10	Require existing multi-unit residential buildings to participate in three-stream waste	
		7.4.22	Local municipalities shall work with Province to track decommissioned landfill sites and site contaminated by industrial and commercial activity, and that such sites be rehabilitated to an appropriate use.	
		7.4.23	Require local municipal official plans to identify all known closed and active waste disposal facilities and provide policies for development within or in lands in close proximity to such sites and their rehabilitation.	
	Energy and Utilities	7.5.5	To require local municipalities to engage cellular services providers early in the development process, to facilitate the integration of cellular transmission facilities with new buildings	
		7.5.16	Local municipality to require incorporate zoning-provisions to permit on-site alternative and renewable energy systems for residential, commercial, institutional and industrial buildings with design requirements	
		7.5.15	Encourage the adoption of sustainable building policies for municipal buildings and facilities	
Chapter 8: Implementation	Planning Process	8.3.2	Local municipal official plans and zoning by-laws shall be brought into conformity in a timely manner.	
		8.3.14	Regional studies required to evaluate a ROPA be included in local municipal official plan complete application listing.	
		8.3.15		
Mapping		Map 1	Urban Structure	
		Map 10,11,12	Transportation; Streets, Transit, Pedestrian and Cycling	
		Map 2	Oak Ridges Moraine and Greenbelt	
		Map 2	Regional Greenlands System	
		Map 4,5	Key Natural Heritage Features and Key Hydrologic Features	
		Map 8	Agricultural and Rural Areas	
		Map 6	Wellhead Protection Areas	
		Figure 2	Employment Lands including post 2031 Employment Lands	
Map 7	Aquifer Vulnerability			
Figure 1	Landform Conservation			

SOURCE: York Region Planning and Development Department, March 2010.

1. This list includes all Regional Official Plan "must have" policies required in local Official Plans to ensure conformity.
2. The wording of the policies have been paraphrased for description purposes. Please refer to the adapted ROP for exact wording.
3. Please note that the information included in this list is not a legal substitute for the policies included in the ROP.
4. A more detailed checklist is available on request that includes exact wording of all the required ROP policies, as well as a listing of all "encourage" policies affecting local municipalities.

