

The Secondary Plan, as proposed to be modified, is consistent with the Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS 2020) came into effect on May 1, 2020 and is issued under the authority of Section 3 of the *Planning Act*. Section 3 requires that decisions affecting planning matters “shall be consistent” with policy statements issued under the Act. The PPS 2020 provides policy direction on matters of Provincial interest, related to land use planning and development. This overarching planning document provides for appropriate development while protecting resources of provincial interest, public health and safety, quality of the natural environment, and supporting certainty and economic growth. The PPS 2020 supports an efficient use of land within settlement areas where growth and development are focused and the provision of sufficient land for residential, commercial, employment, industrial, recreational, open space and institutional uses supported by the use of active and public transportation.

The PPS 2020 provides direction related to the creation of “efficient land use and development patterns which support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety and facilitating economic growth” (Section 1.0). The Highway 404 Employment Corridor Secondary Plan (404 Secondary Plan) contains policies that address these broad themes, including: building strong communities and healthy communities, wise use and management of resources, and protecting public health and safety. The 404 Secondary Plan accommodates a range of employment uses balancing community growth to meet long-term needs and create a diversified economic base. The secondary plan promotes transit-supportive development and active transportation. Further, the 404 Secondary Plan incorporates the findings of the background studies with the goal of meeting future economic development needs and employment projections.

The secondary plan is supportive of a pedestrian-oriented environment, inclusive of open space and trail connections that promote a healthy and active community. The area is planned to be serviced with municipal water and sewer, along with an efficient road network and transit incorporated. The identified natural heritage system of the secondary plan protects the natural features and directs development outside of natural hazards. The 404 Secondary Plan incorporates updated natural heritage information and mapping which was reviewed and approved by the Lake Simcoe Region Conservation Authority. The 404 Secondary Plan designates the identified features as “Environmental Protection (EP)” and policies are included in the secondary plan indicating the EP designation will be zoned the appropriate environmental zone.

The Sharon Burying Ground is an identified cultural heritage resource and designated cemetery under the Ontario Heritage Act that will remain protected throughout the development of the Secondary Plan area. The Sharon Burying Ground is retaining an Institutional land use designation as a recognized existing institutional use and policies are in place to ensure appropriate buffering and separation of adjacent uses.

A stormwater management study was completed. The incorporation of Low Impact Development (LID) facilities is being encouraged through the policies in the Secondary Plan. Stormwater Management Plans will be required as part of the development approvals process.

Modifications are required to the adopted 404 Secondary Plan to reflect PPS 2020 policy directions related to employment and sensitive land uses (1.3.2.2 and 1.3.2.3) and land use compatibility (policy 1.2.6).

The 404 Secondary Plan, as modified, is consistent with the goals and intent of the PPS 2020.

As proposed to be modified, the Secondary Plan conforms to the Provincial Growth Plan, 2019

The Growth Plan 2019 is the Provincial framework for managing growth to the identified planning horizon. While the in force Growth Plan 2019 currently identifies a planning horizon to 2051, the purpose of the 404 Secondary Plan review is to bring it into conformity with the York Region Official Plan, 2010 (YROP) which provides employment targets to 2031. Conformity with the Growth Plan 2019 growth forecasts will be undertaken following the completion of the Regional Municipal Comprehensive Review (MCR) currently underway.

The Growth Plan supports a vision of building compact, vibrant and complete communities that promotes a range and mix of housing options while promoting efficient use of land and infrastructure, and supports transit viability. The Growth Plan is also premised on the principles of developing a strong and competitive economy and optimizing the use of infrastructure while protecting natural resources. The Growth Plan directs municipalities to ensure that employment land is planned and protected to ensure a strong and competitive economy through the provision of an appropriate mix of employment uses and offering a range and choice of suitable sites for employment uses.

The 404 Secondary Plan supports the employment forecasts provided for by York Region to 2031 and is consistent with the YROP. This secondary plan balances employment opportunities with residential growth by providing approximately 4,800 jobs equating to a net density of 45 jobs per hectare in along the Highway 404 corridor. This secondary plan allows for manufacturing, warehousing and logistics use along this goods movement corridor and allows for fluid accessibility to them via the Highway 404/Green Lane East interchange. The 404 Secondary Plan prohibits residential uses and major retail uses and supports limited ancillary uses through compact built form. The plan facilitates a well-planned transportation system and implements transportation demand management policies. The 404 Secondary Plan accounts for the availability and location of existing and planned community infrastructure through the preparation of a detailed phasing plan. The Town conducted a fiscal impact analysis reinforcing that the Town will generate appropriate revenue to recover the full cost of municipal servicing systems. Transportation policies have been included with a focus on a safe and an integrated transportation system that provides a range of mobility choices and supports active transportation. There are policies for protecting natural heritage systems, conservation of water,

energy, air quality, waste management and cultural heritage, in accordance with the Growth Plan.

To ensure conformity, policy modifications are required as outlined in Attachment 1. These proposed modifications are related to the employment policies, particularly around sensitive land uses.

As proposed to be modified, the Secondary Plan conforms with the Lake Simcoe Protection Plan, 2009

The Town of East Gwillimbury is located within the Lake Simcoe watershed. The Lake Simcoe Protection Plan, 2009 (LSPP) is a comprehensive plan to protect and restore the ecological health of Lake Simcoe and its watershed. The LSPP addresses long term environmental issues in the Lake Simcoe watershed by promoting actions that address threats to the ecosystem, such as excessive phosphorus, invasive species, and climate change. The LSPP includes policies to protect and restore natural areas including the Lake Simcoe shoreline, its tributaries and wetlands in addition to restoring the health of fish and other aquatic life. The 404 Secondary Plan includes the applicable policies related to stormwater, water quantity and quality, servicing and natural heritage.

The Secondary Plan, as proposed to be modified, conforms with the York Region Official Plan, 2010, including the New Community Guidelines

The York Region Official Plan, 2010 sets out policies that will guide economic, environmental and community building decisions and manage growth within York Region to the year 2031. The YROP also includes policies to guide land use planning at a regional level, consistent with the provincial policy direction when it was approved. It emphasizes growth management by providing direction on city building, complete communities, and where intensification should occur, protecting employment lands, agricultural areas, natural heritage features, source water and cultural heritage resources, and identifying servicing and infrastructure needs. Sustainable, healthy communities, while promoting a transit-first approach, active transportation and infrastructure efficiency all are key components of the YROP.

The secondary plan is required to conform to the applicable policies of the YROP. The 404 Secondary Plan contains policies and mapping protecting natural features and linkages as part of an “Environmental Protection” designation. The Lake Simcoe Region Conservation Authority has reviewed the adopted secondary plan and confirmed natural heritage and hazards matters have been addressed to their satisfaction.

The YROP’s employment policies are addressed by supporting the employment growth forecast to 2031 and the minimum density target of 40 jobs per hectare. Policies are included to ensure the YROP’s requirement of ancillary uses not exceeding 15 percent is addressed. Various lot sizes are provided for to accommodate a range of employment uses in this secondary plan area.

The secondary plan also contains appropriate policies addressing stormwater management, the promotion of healthy, active lifestyle choices through the inclusion of trails, bike lanes and high quality urban design focused on pedestrian safety to help promote healthy active transportation and also minimize the impacts of climate change by reducing vehicle emissions, cultural heritage protection, transit promotion and access, street hierarchy, including protection for the Highway 404 flyover, and supporting good movement in accordance with the YROP. This secondary plan also addresses the York Region New Community Guideline Checklist for new employment areas.

The modifications included in Attachment 1 to this report are provided for the purposes of clarity and to address conformity with the ancillary use, sustainability/ energy and sensitive lands use policies of the YROP. The 404 Secondary Plan, as proposed to be modified, reflects the general policy direction of the YROP.