

ATTACHMENT 4

Summary of Key Local Municipal Comments on the Draft York Region Official Plan

This table outlines the major comments from Local Municipalities through Council reports and resolutions. For detailed local municipal staff comments, see Attachment 1.

Local Municipality	Date and Report Link	Comments	Response
Town of Aurora	March 1, 2022	<ul style="list-style-type: none"> • Aurora Council directed staff to work with the Region to explore a substantial transit stop/hub within the Promenade on Yonge Street 	<ul style="list-style-type: none"> • Collaborative efforts between the Region and local municipality to continue
		<ul style="list-style-type: none"> • Acknowledged need to adjust Town of Aurora Official Plan Review Study schedule since the Town cannot seek approval until the Regional Official Plan is approved by the Province 	<ul style="list-style-type: none"> • Collaborative efforts between the Region and local municipality to continue
Town of East Gwillimbury	March 22, 2022	<ul style="list-style-type: none"> • Support for the population and employment forecasts, phased intensification rate and density targets 	<ul style="list-style-type: none"> • Local municipal support in development of the draft ROP is appreciated
		<ul style="list-style-type: none"> • Support for the regional structure and land use designations which reflect 70% of the East Gwillimbury Whitebelt becoming Urban Area 	<ul style="list-style-type: none"> • Local municipal support in development of the draft ROP is appreciated
		<ul style="list-style-type: none"> • Request Future Urban Area in Maps 1 and 1A 	<ul style="list-style-type: none"> • Future urban areas are an overlay, not a land-use designation. Requested change is not recommend as it does not align with the intent of Maps 1 and 1A
		<ul style="list-style-type: none"> • Request to assign absolute minimum employment area densities in Appendix 1 for greater local flexibility 	<ul style="list-style-type: none"> • Densities were developed through analysis and consultation. Requested change is not recommended as it supports conformity with Provincial direction and does

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		<ul style="list-style-type: none"> • Request to refine Regional phasing policies to allow local municipality to dictate and manage detailed phasing and growth for new community areas • Request firm commitment for servicing northern York Region • Further clarification on how implementation of affordable housing and purpose-built rental targets will be monitored and enforced • Expectation that approval of the Town's updated Official Plan will coincide with Provincial approval of the ROP 	<p>not impact local flexibility in approving employment applications</p> <ul style="list-style-type: none"> • Revised phasing policies proposed • Collaborative efforts between the Region and local municipality to continue • Further support through the Affordable Housing Implementation Plan • Local Official Plan approval will follow Provincial approval of the ROP
Town of Georgina	March 23, 2022	<ul style="list-style-type: none"> • No concerns with the revised forecast • The Serviced Lakeshore Residential Area (SLRA) and Lakeshore Residential Area (LRA) designations in the Town's Official Plan should not be mapped as part of the agricultural system • Designated Greenfield Area on Map 1B for both Sutton/Jackson's Point and Pefferlaw should reflect the land use designations of the Secondary Plans <p>Town of Georgina Council resolved that the Region be requested to:</p>	<ul style="list-style-type: none"> • Local municipal support in development of the draft ROP is appreciated • A policy change is recommended to acknowledge Serviced Lakeshore Residential Area and refer to local plans • Mapping changes are recommended to reflect Agricultural and Rural designations as per approved local plans • Changes as requested are recommended to address local municipal context and maintain rural land supply

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		<ul style="list-style-type: none"> Redesignate Agricultural Area on the south side of Baseline Road between Warden Avenue and McCowan Road per Report No. DS-2022-0027 as Rural Area. 	
		<ul style="list-style-type: none"> Ensure alignment of Keswick Water Resource Recovery Facility and Sutton Water Resource Recovery Facility expansions with population and employment targets. 	<ul style="list-style-type: none"> Collaborative efforts between the Region and local municipality to continue
Township of King	March 21, 2022	<ul style="list-style-type: none"> Generally supportive of the proposed policies in the draft York Region Official Plan 	<ul style="list-style-type: none"> Local municipal support in development of the draft ROP is appreciated
		<ul style="list-style-type: none"> Request capacities for water and wastewater be provided in a timely manner to meet growth forecasts and density targets 	<ul style="list-style-type: none"> Collaborative efforts between the Region and local municipality to continue
		<ul style="list-style-type: none"> Allowing for growth options in Towns and Villages through local planning processes 	<ul style="list-style-type: none"> Local flexibility provided in accordance with planned Regional infrastructure
		<ul style="list-style-type: none"> The opportunity for local official plans to identify types of uses in employment areas 	<ul style="list-style-type: none"> Local flexibility provided to further refine permitted employment uses through local Official Plans
		<ul style="list-style-type: none"> Clarification on agri-tourism or on-farm diversified use and the size and scale of these uses 	<ul style="list-style-type: none"> The draft ROP provides definitions consistent with Provincial Plans
City of Markham	April 11, 2022	<ul style="list-style-type: none"> Review potential implications of the 2021 census on the forecasts for local municipalities 	<ul style="list-style-type: none"> Collaborative efforts between the Region and local municipality to monitor implementation of the York Region Official Plan
		<ul style="list-style-type: none"> Reflect changes to MTSAs boundaries in the Yonge Corridor due to the Yonge North subway extension alignment 	<ul style="list-style-type: none"> The requested change is supported
		<ul style="list-style-type: none"> All MTSAs in Markham be identified as protected MTSAs 	<ul style="list-style-type: none"> The requested change is supported

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		<ul style="list-style-type: none"> Update Map 1A to reflect employment area conversion request in the Cathedral Employment Area 	<ul style="list-style-type: none"> The requested change is supported
		<ul style="list-style-type: none"> Markham Centre employment area mapping west of Warden Avenue be amended to reflect the in-effect employment designations of Official Plan Amendment (OPA) 21 	<ul style="list-style-type: none"> Technical mapping correction will be completed
		<ul style="list-style-type: none"> Employment conversions M4 and M7 not be supported and continue to be mapped as Employment Area 	<ul style="list-style-type: none"> These areas will continue to be mapped as Employment Area
		<ul style="list-style-type: none"> Review affordable housing targets and support with programs and incentives and the definition of affordable housing be revised 	<ul style="list-style-type: none"> Additional support through the Region's Affordable Housing Implementation Plan
		<ul style="list-style-type: none"> Map 1C minor mapping revision to retain agricultural designation for 2 parcels 	<ul style="list-style-type: none"> The requested change is supported
		<ul style="list-style-type: none"> Revisions to phasing policies and sequencing of infrastructure in existing and new community areas 	<ul style="list-style-type: none"> Revisions to phasing policies proposed
		<ul style="list-style-type: none"> Future Urban Area lands in Map 1B be removed and maintained as agricultural system 	<ul style="list-style-type: none"> Future Urban Area is an overlay. The agricultural designation will remain for these lands and will be protected until inclusion into the urban area at a future MCR Local flexibility provided to include in Local Official Plans
		<ul style="list-style-type: none"> New policy direction to encourage area-specific community energy plans to be developed for secondary plans and major development. 	<ul style="list-style-type: none"> The requested change is supported
Town of Newmarket	February 7, 2022	<ul style="list-style-type: none"> The proposed 2051 population forecast of 115,900 is supported as a minimum. Any further refinements to the forecast should not be lower than the figures in the draft ROP. 	<ul style="list-style-type: none"> Local municipal support in development of the draft ROP is appreciated

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		<ul style="list-style-type: none"> Refinements to the Regional Greenlands System in the Newmarket area 	<ul style="list-style-type: none"> Change as requested is recommended to reflect the local natural heritage system
		<ul style="list-style-type: none"> Mulock Drive (between Yonge Street and Bayview Avenue, at a minimum) may need to be wider than 36 metres as currently identified on Map 11 Street Network of the draft ROP. 	<ul style="list-style-type: none"> No change – request requires additional assessment and should be addressed through next Master Plan Update
		<ul style="list-style-type: none"> Identify a full interchange at Mulock Drive and Highway 404 in the draft ROP for further study. 	<ul style="list-style-type: none"> No change – request requires additional assessment and should be addressed through next Master Plan Update
		<ul style="list-style-type: none"> Town of Newmarket Council resolved that York Region to target a minimum 55%-60% intensification rate when it revises its Official Plan in 2022. 	<ul style="list-style-type: none"> This change is not recommended as it is inconsistent with Regional Council direction. Local flexibility provided to set local intensification targets
City of Richmond Hill	March 23, 2022	<ul style="list-style-type: none"> Based on staff’s review, the draft ROP forms an excellent basis for updates to the Richmond Hill Official Plan 	<ul style="list-style-type: none"> Local municipal support in development of the draft ROP is appreciated
		<ul style="list-style-type: none"> Amend Map 10 Rapid Transit Network by removing the proposed GO Station at Bayview and 19th Avenue and adding a proposed GO Station at Elgin Mills and Newkirk 	<ul style="list-style-type: none"> Removal of the Bayview and 19th station is recommended. Addition of proposed GO Station at Elgin Mills and Newkirk requires additional assessment and should be addressed through next MCR and Transportation Master Plan
		<ul style="list-style-type: none"> Amend Draft ROP policy 2.3.2.3 to require a minimum of 35% of residential units in each new development 	<ul style="list-style-type: none"> Local flexibility provided – more direction on

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		application located within a Regional Centre or MTSA [other than the MTSA 48 (the Gormley MTSA)] to be affordable	implementation through local Official Plans <ul style="list-style-type: none"> • Additional consideration and support through the Region's Affordable Housing Implementation Plan
City of Vaughan	March 8, 2022	<ul style="list-style-type: none"> • Support for population and employment forecast to 2051, however it is critical that York Region ensure timely delivery of water, sewer and transit infrastructure 	<ul style="list-style-type: none"> • Collaborative efforts between the Region and local municipality to continue
		<ul style="list-style-type: none"> • Removal of Purpleville and addition of Teston hamlet designation 	<ul style="list-style-type: none"> • Removal of both Hamlets is recommended as they are within the proposed urban area
		<ul style="list-style-type: none"> • Removal of secondary mineral aggregate mapping in Vaughan 	<ul style="list-style-type: none"> • Local flexibility provided - further refinement of mapping provided by the Province in local Official Plans
		<ul style="list-style-type: none"> • Identify local municipalities as the approval authority for new non-agricultural uses 	<ul style="list-style-type: none"> • Based on consultation for this policy, change not recommended
		<ul style="list-style-type: none"> • Stronger policies regarding sustainability and green development standards 	<ul style="list-style-type: none"> • Local flexibility provided - implement sustainability and green development standards through local Official Plan update and the Region's Climate Change Action Plan

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Town of Whitchurch-Stouffville	March 23, 2022 Attachment 1 Attachment 2	<ul style="list-style-type: none"> Request that York Region engage with the Minister of Municipal Affairs and Housing to seek an amendment to the Oak Ridges Moraine legislation to permit the South Gormley Employment Expansion Area and the Bethesda Road Community Expansion Area, as identified in the Draft York Region Official Plan 	<ul style="list-style-type: none"> Regional staff have followed up with Municipal Affairs and Housing staff as no response has been received from the Minister of Municipal Affairs and Housing at the time of writing this report
		<ul style="list-style-type: none"> Modify the proposed settlement expansion areas for the South Gormley Employment Expansion Area and the Bethesda Road Community Expansion Area to exclude Natural Linkage Area under the Oak Ridges Moraine Conservation Plan or comprise part of the Natural Heritage System within the Greenbelt Plan 	<ul style="list-style-type: none"> If the Province approves Oak Ridges Moraine Conservation Plan urban expansion requests, requested changes can be accommodated
		<ul style="list-style-type: none"> Designate all of the whitebelt lands bound by Highway 48, Stouffville Road, McCowan Road, and the Town's municipal boundary, as Urban Area (Community Area) and increase the growth forecasts accordingly 	<ul style="list-style-type: none"> The requested change is supported
		<ul style="list-style-type: none"> Identify the Community of Stouffville as an Urban Area (as opposed to a Town and Village) 	<ul style="list-style-type: none"> This request was considered and discussed during the MCR process. No changes recommend as designation is required for Provincial plan conformity.
		<ul style="list-style-type: none"> Designate the Gormley Secondary Plan Area as predominately an Employment Area (as opposed to a Hamlet) on Map 1A 	<ul style="list-style-type: none"> The Gormley hamlet designation is consistent with the Oak Ridges Moraine Conservation Plan and aligns with corresponding ROP policies on growth, servicing and scale of development required for conformity. Change is not recommended.

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		<ul style="list-style-type: none"> Identify Hamlets on Map 1 of the Draft York Region Official Plan 	<ul style="list-style-type: none"> The Regional structure in the 2010 ROP was expanded and divided into Map 1, 1A, 1B and 1C to facilitate clear display of various components of the urban system, agricultural system and provincial identifications. Per Provincial policies and ROP policies 2.1.1, 2.1.3 and Chapter 5, Hamlets are not a focus of growth. Change is not recommended.
		<ul style="list-style-type: none"> Identify the North Gormley, Vandorf, and Davis Drive lands as future Strategic Employment Lands 	<ul style="list-style-type: none"> As per new Growth Plan requirements, Regional employment lands are mapped on Map 1A. Change is not recommended as these three areas are constrained by Provincial plans.
		<ul style="list-style-type: none"> Modify servicing requirements to provide greater flexibility and permit the use of private communal water and wastewater services for both residential and employment multi-unit/lot development in Hamlets, Towns and Villages, as the preferred form of servicing, in instances where municipal sewage services and municipal water services are not available, planned or feasible, in accordance with Section 1.6.6.3 of the Provincial Policy Statement 	<ul style="list-style-type: none"> This request was considered and discussed during the MCR process. Change is not recommended due to technical and public health concerns, and risks to the Region as outlined in the report to Council in June 2020. Private communal servicing is limited to employment uses.

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		<ul style="list-style-type: none"> <li data-bbox="655 271 1461 435">• Include a policy that recognizes that additional growth and development in the Community of Ballantrae may be permitted in conformity with Official Plan Amendment 136 once approved by the Ontario Land Tribunal, with an appropriate water and wastewater solution <li data-bbox="655 480 1461 769">• Whitchurch-Stouffville Council supports the orderly phasing and timing of growth and provision of infrastructure within strategic growth areas and lands identified for urban development through a Minister's Zoning Order. It is recommended that the Region consider alternative means of funding the development of new infrastructure which should consider the use of front-ending agreements with landowners to expedite the provision of housing supply within the Region. 	<ul style="list-style-type: none"> <li data-bbox="1501 271 1938 467">• A site-specific policy may be considered once a decision is made by the Ontario Land Tribunal for the Ballantrae area through an Official Plan amendment <li data-bbox="1501 480 1938 574">• Draft ROP policies permit front-ending funding on a case by case basis.