

Warden North GP Inc.

Nov. 28, 2023

Ministry of Municipal Affairs and Housing
777 Bay Street
Toronto, ON
M7A 2J3

**RE: ERO 019-7885
Town of Whitchurch Stouffville
Council Meeting Minutes of November 15, 2023,
Item DS-058-23 Highway 404 Employment Lands and Requested Changes
to the York Region Official Plan (Minutes Attached)**

Good Morning,

I am writing on behalf of Warden North GP Inc., owners of Whitebelt Lands (50 Ac. +/-) in the community of Whitchurch Stouffville known as 11691 to 11755 Warden Ave., Gormley, ON L0H 1G0.

I am writing in support of the Nov. 15, 2023 Town of Whitchurch Stouffville Council decision contained in the minutes for the captioned report DS-058-23:

2. (b) Include all the remaining Whitebelt Lands as Community Area and Employment Area expansions, as identified in Attachment 4 to this Report;

Furthermore, this request is consistent with the 2022 York Region Official Plan Adoption on June 16, 2022, specifically Recommendation #3:

3. Should the Minister choose not to amend O. Reg. 140/02: Oak Ridges Moraine Conservation Plan under the Oak Ridges Moraine Conservation Act to permit the Council endorsed urban expansion on the Oak Ridges Moraine in the Town of Whitchurch-Stouffville, the Minister be requested to modify the adopted ROP to reflect urban expansion on the remaining Whitchurch-Stouffville Whitebelt lands.

I have included the following for your convenience:

- Town of Stouffville Council Minutes from November 15, 2023
- Attachment #4 to Report DS-058-23, with Warden GP lands identified.
- 2022 York Region Official Plan Adoption Report dated June 16, 2022

Thank you.



John McGovern
Senior Vice President, Policy and Planning



**Town of Whitchurch-Stouffville
Council Minutes
Wednesday, November 15, 2023
9:00 am**

**Council Chambers
111 Sandiford Drive**

Chair: Mayor Lovatt

A meeting of Council was held at the municipal offices, on the above date and time.

Members Present: I. Lovatt, K. Acton, R. Bartley, H. Kroon, S. Sherban, M. Smith, and R. Upton.

Staff Present: Sunny Bains, Claudette Banks, Monica Beattie, Rob Braid, Jeremy Harness, Glenn Jackson, Becky Jamieson, Barry Laverick, Cassandra Papas, Clayton Pereira, Joshua Silver, Bill Snowball, Dwayne Tapp, and Margaret Wallace.

1. Call to Order

Mayor Lovatt called the meeting to order at 9:02 a.m.

2. Town Land Acknowledgement

The Town of Whitchurch-Stouffville acknowledges this land is the treaty territory of the Williams Treaty First Nations. It is also the traditional territory of other Anishinaabeg peoples, the Wendat, and the Haudenosaunee. We also recognize the contributions of all Indigenous peoples to this place and commit to a continued dialogue and greater respect for the land we have come to share. Recognition of the contributions and historic importance of Indigenous peoples must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community.

3. Roll Call

All Members of Council were present.

4. Introduction of Addendum Items

1. **11. Consent Agenda**

2. Addendum Memorandum from Director of Development Services, re: Additional Recommendation – Report No. DS-058-23

5. Confirmation of Agenda

Moved by Councillor Kroon
Seconded by Councillor Sherban

That Council confirm the agenda, as amended.

Carried

6. Declaration of Pecuniary Interest

None.

7. Adoption of Minutes

None.

8. Recognitions

None.

9. Delegations / Petitions

1. **Wilf Morley - Stouffville Resident**

Moved by Councillor Bartley
Seconded by Councillor Sherban

That the delegation of Wilf Morley regarding parking on the east side of Montreal Street be received for information and referred to Staff for a report back to Council.

Carried

10. Outside Presentations / Information from Council Appointed Committees

None.

11. Consent Agenda

Report Nos. FTS-014-23 and FR-006-23 were not pulled for separate discussion.

Moved by Councillor Kroon
Seconded by Councillor Smith

1) That Council approve the following staff reports on the consent agenda and adopt the recommendations contained therein:

FTS-014-23 2024 Water and Wastewater Budget

1) That Council receive the fees for Water & Wastewater services for information.

FR-006-23 Fire Apparatus Purchase

1) That Council authorize the Manager of Procurement and Fire and Emergency Services Staff to negotiate a "Single Source Agreement" with Safetek Emergency Vehicles for the purchase of one (1) new Fire Pumper Apparatus; and

2) That Council authorize the Manager of Procurement and staff from Fire and Emergency Services to negotiate a "Single Source Agreement" for a complete refurbishment of the 2008 Fire Tanker Apparatus; and

3) That Council authorize staff to move forward within the allocated budget of \$1.8M.

Carried

12. Action Items Requiring Separate Discussion

FTS-015-23 2024 - 2026 Capital and Operating Budget

Presentation by Jeremy Harness, Director of Finance/Treasurer, and Clayton Pereira, Manager of Budgets and Financial Planning/Deputy Treasurer

Moved by Councillor Smith
Seconded by Councillor Kroon

1) That Council receive the 2024 - 2026 Capital and Operating Budget for information.

Carried

DS-057-23 Parks Addressing By-law

Moved by Councillor Upton
Seconded by Councillor Sherban

1) That Council receive Report No. DS-057-23 and the accompanying By-law 2023-133-RD; and

2) That Council enact By-law 2023-133-RD being a By-law to provide for the naming and numbering of all parklands and its associated facilities along highways that have been addressed, as well as those that are proposed and planned; for affixing numbers to the buildings or signs within the lands (various highways); and to amend various addressing By-laws that previously addressed parkland(s) within the Town.

Carried

DS-058-23 Highway 404 Employment Lands and Requested Changes to the York Region Official Plan

Moved by Councillor Upton
Seconded by Councillor Kroon

1) That Council reiterate the Town's request to the Minister of Municipal Affairs and Housing to designate additional lands along the Highway 404 corridor in the Town for employment purposes; and

2) That Council reiterate the Town's request to the Minister of Municipal Affairs and Housing, in support of the following modifications to the York Region Official Plan as identified in Report DS-058-23:

a) Include the South Gormley Employment Area expansion, as adopted by Regional Council and identified in Attachment 4 to this Report;

b) Include all the remaining Whitebelt Lands as Community Area and Employment Area expansions, as identified in Attachment 4 to this Report; and

c) Include the identification of Future Strategic Employment Lands, as adopted by Regional Council and identified in Attachment 5 to this Report, and

3) That Council direct staff to forward Report DS-058-23 to the Minister of Municipal Affairs and Housing for consideration in revising the York Region Official Plan; and

4) That through the review and approval of the York Region Official Plan, the Province provide greater flexibility by allowing public service facilities as a site-specific additional use on prime agricultural areas within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan; and that these permissions be restricted to the lands shown on Map 1 attached to Addendum Memorandum to DS-058-23.

Carried

13. Notices of Motion / Motions for Which Notice Has Been Given

1. **Notice of Motion from Councillor Upton, re: West Lawn Crescent and Millard Street – Roundabout Intersection Improvements**

Moved by Councillor Upton
Seconded by Councillor Bartley

WHEREAS the safety of Whitchurch-Stouffville residents is of primary importance; and

WHEREAS roundabouts have been constructed in many areas in Stouffville to safety improve the flow of vehicle traffic; and

WHEREAS residents near the intersection of West Lawn Cres and Millard St have identified concerns regarding driver and pedestrian behaviour at the roundabout.

NOW THEREFORE BE IT RESOLVED THAT Council direct staff to develop appropriate signage to inform pedestrians and drivers about the safe operation of the roundabout; and

THAT all existing roundabouts within the Town of Stouffville be retrofitted with this signage; and

THAT the Town's Engineering Design Standards be revised to include this additional signage for future roundabouts being constructed as part of new developments; and

THAT a pilot project be undertaken, in 2024, at the above-mentioned roundabout whereby a raised crosswalk is constructed on both legs of West Lawn Crescent.

Carried

2. **Notice of Motion from Councillor Kroon, re: 2024 Council Meeting Schedule**

14. **Resolutions from Council**

None.

15. **By-laws**

2023-133-RD and 2023-134-PR

Moved by Councillor Sherban
Seconded by Councillor Acton

That Council read the following by-laws a first, second, third time and passed:

2023-133-RD BEING A BY-LAW to provide for the numbering of parklands and its associated facilities along highways and for affixing numbers to the buildings or signs within the lands (Various Highways); and to amend By-laws 1990-142, 1990-143-RD, 1990-144-RD, 1997-013-RD, 2005-159-RD, 2008-174-RD, 2009-158-RD, 2010-005-RD, 2010-008-RD, 2014-063-RD, 2014-064-RD, 2015-165-RD, 2018-070-RD, 2020-101-RD, 2021-022-RD, 2021-060-RD, 2022-008-RD, 2022-073-RD, and 2023-113-RD (DS-057-23).

2023-134-PR BEING A BY-LAW for temporary parking restrictions to accommodate the Holiday Market and Light up the Village and Santa Claus Parade events for the Town of Whitchurch-Stouffville.

Carried

16. Regional Business

Mayor Lovatt provided an overview of Regional Business.

17. Resolution to Hold a Closed Meeting

None.

18. Items Arising from a Closed Meeting

None.

19. Confirmatory By-law

To pass the Confirmatory By-law

Moved by Councillor Smith
Seconded by Councillor Upton

That Council read Confirmatory By-law 2023-135-MS a first, second and third time and passed.

Carried

20. Adjournment

To adjourn the meeting

Moved by Councillor Bartley
Seconded by Councillor Acton

That there being no further business, Council adjourned the meeting at 10:43 a.m.

Carried

APPROVED at the Town of Whitchurch-Stouffville this 6th day of December, 2023.

Iain Lovatt, Mayor

Becky Jamieson, Clerk

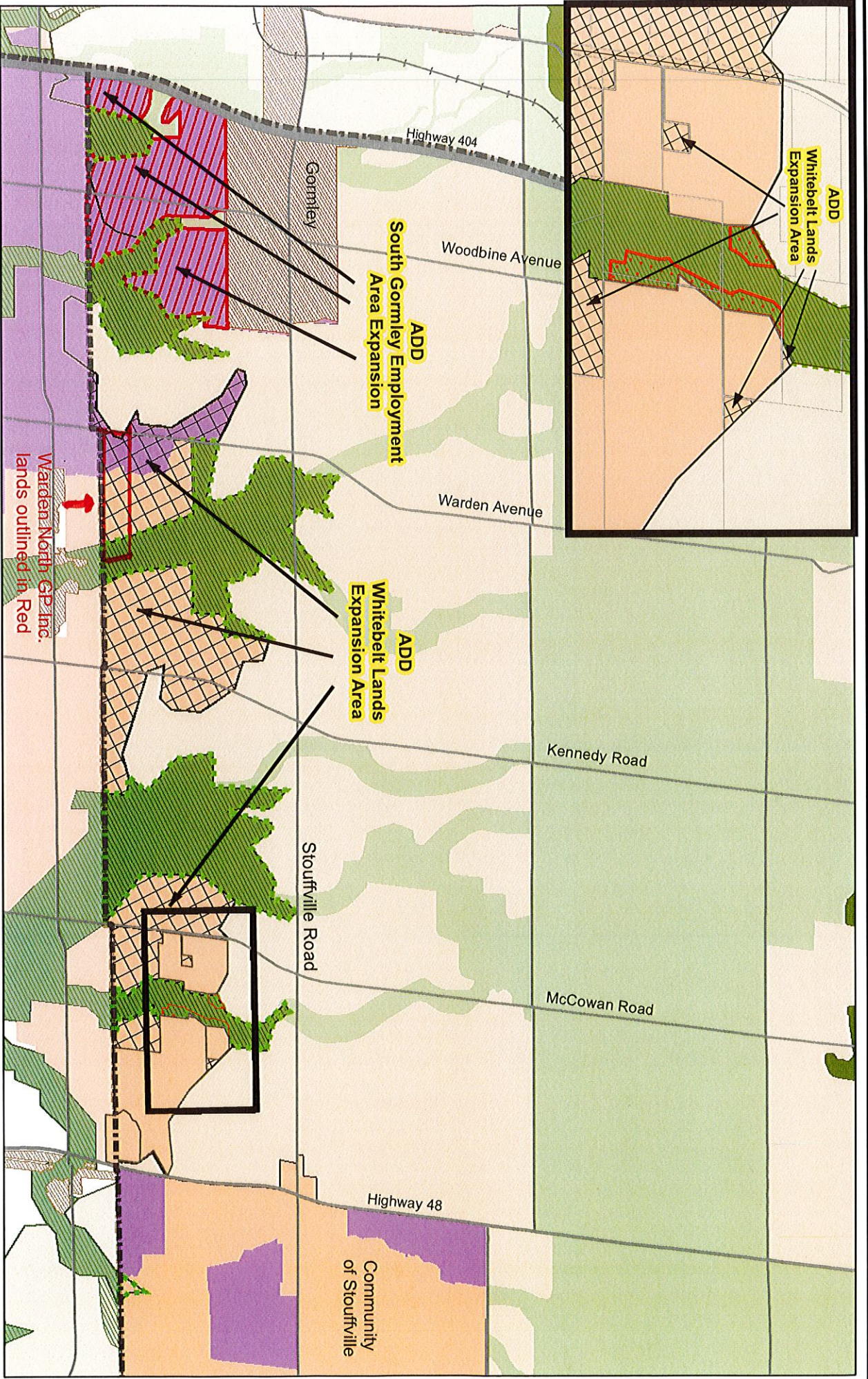


Figure 1 - Recommended Settlement Area Expansions

Legend

- Community Area
- Employment Area
- Greenbelt Boundary
- Natural Heritage System
- Protected Countryside
- ORM Countryside Area
- ORM Natural Core Area
- ORM Natural Linkage Area
- Hamlet
- ORM Expansion Areas
- Whitebelt Expansion Areas
- Proposed Greenbelt Restoration Areas

NOV 2023

Town of Whitechurch-Stouffville



The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
June 16, 2022

Report of the Commissioner of Corporate Services and Chief Planner

2022 York Region Official Plan Adoption

1. Recommendations

1. Council adopt the 2022 York Region Official Plan appended as Attachment 1, with further revisions as outlined in Attachment 2, and the exclusion of the Council endorsed urban expansion lands on the Oak Ridges Moraine in the Town of Whitchurch-Stouffville as outlined in Attachment 3.
2. Should the Minister amend O. Reg. 140/02: Oak Ridges Moraine Conservation Plan under the Oak Ridges Moraine Conservation Act to permit the Council endorsed and requested urban expansion in the Town of Whitchurch-Stouffville, the Minister be requested to modify the adopted ROP to reflect the following:
 - a. settlement area expansion for the Stouffville Bethesda Community Area lands as shown on the Maps of Attachment 1 and as outlined Attachment 3; and
 - b. settlement area expansion of the South Gormley Employment Area lands as shown on the Maps of Attachment 1 and as outlined in Attachment 3.
3. Should the Minister choose not to amend O. Reg. 140/02: Oak Ridges Moraine Conservation Plan under the Oak Ridges Moraine Conservation Act to permit the Council endorsed urban expansion on the Oak Ridges Moraine in the Town of Whitchurch-Stouffville, the Minister be requested to modify the adopted ROP to reflect urban expansion on the remaining Whitchurch-Stouffville Whitebelt lands.
4. The Regional Solicitor and General Counsel be directed to proceed with the adopting bylaw for the proposed Region Official Plan and repeal bylaw for the 2010 Region Official Plan, effective following Ministerial approval.
5. The Regional Clerk submit the 2022 York Region Official Plan as adopted, to the Ministry of Municipal Affairs and Housing for approval and forward this report and attachments to the Clerks of the local municipalities for information.
6. That staff work with the Province to obtain approval including to incorporate any modifications deemed necessary through their review, and report to Council as necessary.

2. Summary

This report presents the proposed 2022 York Region Official Plan (ROP) for adoption by Regional Council as required by the Planning Act. The proposed ROP in Attachment 1 is the result of an extensive Municipal Comprehensive Review (MCR) process to review and update the Region's Official Plan to conform to Provincial plans. Following adoption by Regional Council, the ROP will be sent to the Minister of Municipal Affairs and Housing (MMAH) for approval prior to the Provincial deadline of July 1, 2022.

Key Points:

- The proposed ROP is York Region's land use planning document that plans for growth over the next 30 years, protects natural areas, directs development of complete communities and builds economic prosperity. It accommodates forecasted growth for the Region of 2.045 million residents and 994,000 jobs by 2051
- Significant consultation and Council direction provided throughout the MCR process culminated in the proposed ROP. Council adoption of the proposed ROP will be a milestone accomplishment
- The proposed ROP incorporates revisions resulting from engagement on the draft ROP released for consultation in November 2021, including additional changes proposed following the May statutory Public Open House and Special Meeting as provided in Attachment 2
- The Planning Act states in section 3 (5):

(5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

(b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

- Statutory requirements in Sections 17 and 26 of the Planning Act have been followed, and the Provincial deadline of July 1, 2022 for the ROP to be updated in accordance with Provincial plans will be met with Council adoption
- The proposed ROP, as recommended for adoption, is consistent with the Provincial Policy Statement (PPS) and conforms with all the applicable statutory requirements of the Planning Act, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan), Green Belt Plan and Oak Ridges Moraine Conservation Plan (ORMCP)
- Previous Council endorsed urban expansion on the Oak Ridges Moraine in Whitchurch-Stouffville (as outlined in Attachment 3) is not recommended for inclusion in adoption of the ROP as it would not conform with the Growth Plan, Greenbelt Plan

and ORMCP. Council can continue to request Provincial approval of the endorsed urban expansion into the ORMCP Countryside through Provincial approval of the ROP as it requires prior amendment to O. Reg 140/02 by the Minister of Municipal Affairs and Housing (MMAH)

- The policy provisions of Council's adopted Regional Official Plan Amendment 7 (ROPA 7) have been incorporated into the proposed ROP but there is uncertainty from the Province whether ROPA 7 conforms with the Greenbelt Plan. It is expected that should the Minister of MMAH not approve ROPA 7, the ROP will be modified by the Province accordingly at the time of approval
- Adoption and approval of the proposed ROP is required prior to approval of local municipal Official Plans, many of which are currently well underway. Adoption and approval of the ROP will facilitate timely approval of local Official Plans allowing for local level planning policy implementation

3. Background

York Region's third Official Plan will guide planning decisions for the next 30 years

York Region adopted its first Official Plan in 1994, followed by the current in-effect 2010 Official Plan. This proposed 2022 ROP is the third for York Region signifying an important achievement for land use planning in the Region and setting direction for growth in York Region over the next 30 years. The proposed ROP contains updated and modern planning policies for growth management, enhancing the approach to city-building as the Region continues to urbanize, and protect natural and agricultural systems while addressing new Provincial policy direction.

Council direction throughout the Municipal Comprehensive Review has guided the Regional Official Plan update

Council's consideration of, and direction on, employment conversions, major transit stations areas (MTSA), housing and land needs assessment has been instrumental in updating the Regional Official Plan. Twenty-six background reports and memoranda presented to Council as part of the MCR set the stage for policy development of the ROP. These reports included subject specific consultation and were essential to confirm policy direction with Council for this important strategic Regional plan. A list of these reports can be found in the [November 2021 report \(Attachment 2\)](#).

The ROP's proposed Regional structure sets the context for growth and protection of natural and agricultural systems

New policy areas outlined by Provincial plans such as delineation and density targets for major transit station areas and Regional employment areas help support growth for both population and jobs in strategic areas across the Region. Updated agricultural system and natural systems mapping facilitates protection of these valuable areas. Strengthened infrastructure alignment and phasing policies are to ensure financial sustainability of the

Region while revised housing policies will help address affordability and recognize implementation tools are required. All these factors reflect an updated plan developed through a collaborative process that follows Provincial policy.

The draft ROP presented to Council in [November 2021](#) provides the foundation for ROP adoption comprised of the following chapters:

- Chapter 1 – describes the context and purpose of the Official Plan.
- Chapter 2 – provides the foundation for complete communities and establishes a Regional structure which implements Council's direction on growth management, areas for protection, and providing a mix and range of housing.
- Chapter 3 – preserves strong policy direction from the 2010 ROP identifying how natural systems, key natural heritage features and key hydrologic features will be protected.
- Chapter 4 – detailed policies align with Council direction to guide growth in York Region's Urban System including in community areas, employment areas and intensification areas of Regional Centres and Corridors and MTSAs. Phasing policies ensure alignment between growth and infrastructure.
- Chapter 5 – reinforces the Provincial requirements for a systems approach to protecting and enhancing the productive agricultural and rural land base and agri-food network.
- Chapter 6 – coordinates the provision of infrastructure and services with the community building policies of the ROP to ensure financial sustainability.
- Chapter 7 – provides direction on how engagement with residents, stakeholders and Indigenous communities will occur through planning processes and how the policies of the ROP will be monitored.
- Maps and appendices – provide visual representation of the areas in York Region where land designations, overlays, and natural areas apply.

Development of the proposed Regional Official Plan incorporated inter-departmental and local municipal perspectives

Concurrent reviews of the Transportation Master Plan, Water and Wastewater Master Plan, Development Charges By-Law, Fiscal Strategy and Vision with the ROP allows for integrated support and uses Council-endorsed principles to align growth with infrastructure. Each of these plans align with the policies and anticipated growth in York Region reflecting the timing and location of intensification and new community growth. Local municipal participation and alignment was key, as successful development of complete communities in local contexts advances implementation of the ROP. All nine local municipalities considered the draft ROP and provided comments throughout the MCR process for Regional consideration.

Different perspectives about how growth should be accommodated in York Region was considered during the MCR process. This included municipal requests for urban expansion, Newmarket Council and other requests for a higher intensification rate to minimize the need for urban expansion. Council considered several [growth scenarios](#) based on intensification and density assumptions, ultimately providing direction for a phased 50-55% intensification scenario requiring 2,180 hectares of Community lands and 970 hectares of new Employment areas by 2051. Table 1 identifies this population and employment expansion by local municipality.

Table 1

Proposed Urban Expansion by Municipality to 2051 (Hectares)

Municipality	Proposed Urban Expansion	Community Land	Employment Land
East Gwillimbury	690	550	140
Markham	1,140	1,020	120
Vaughan	1,210	500	710
Whitchurch-Stouffville	110	110	-
Total	3,150	2,180	970

Source: York Region Planning and Economic Development Branch. This table includes Ministerial Zoning Orders (MZO) in the Town of Whitchurch-Stouffville.

While the proposed ROP will not meet everyone’s expectations, it recognizes Council direction and provides a balance to achieve good planning principles, accommodate unprecedented Provincially assigned growth, and strong phasing policies to ensure financially sustainable growth management. With Council adoption of the proposed ROP, implementation of the Region’s Master Plans, and finalization of local official plans will help realize the complete communities that York Region and the local municipalities are collectively striving to achieve.

Completion of the proposed Regional Official Plan amid numerous changes to Provincial policy direction during the MCR is a major accomplishment

Throughout the MCR process, Provincial direction shifted as a result of Provincial plan revisions and a change in Provincial government in 2018. Throughout these changes, reviews were completed to determine impacts on the ROP, timelines were revised, and background studies responded. After an extensive MCR process spanning over 8 years, the revised ROP is now complete and will meet the provincial conformity deadline of July 1, 2022.

4. Analysis

Statutory requirements of the Planning Act to update the Regional Official Plan have been fulfilled

The Planning Act and associated regulations set out requirements that must be followed during an Official Plan update. Attachment 4 summarizes the major components of the statutory process and how they have been met.

Feedback on the draft ROP has been received throughout the process, including from deputations made during the MCR process and the statutory public meeting. Statutory requirements have been met and exceeded by the Region through proactive engagement with diverse stakeholders. This included multiple opportunities and methods of providing feedback, notification of meetings through various mediums including e-newsletter, emails, a newspaper ad and social media posts. All feedback has been considered prior to adopting the proposed ROP.

Indigenous communities were engaged on the draft Regional Official Plan

Indigenous communities in York Region have significant knowledge of the lands and resources and an interest in how the land is planned, used and protected. Staff engaged with 13 First Nations, Indigenous communities and Métis Councils identified for having historical, aboriginal and/or treaty-rights based interests, to build relationships and review the draft ROP. A summary of comments received is outlined in Attachment 5.

Input from the Statutory Public Open House and Public Meeting has been considered resulting in changes in the proposed Regional Official Plan

In accordance with the Planning Act, an additional open house was held on May 12, 2022, attended by 81 participants. A zoom poll during the meeting indicated that attendees were from all 9 local municipalities and represented the public, landowners and consultants representing development interests. All participant questions were answered at the meeting which included: the amount of land needed for urban expansion, addressing climate change, costs of growth in the Region, Regional infrastructure to support growth, and inclusionary zoning.

The statutory public meeting held on May 19, 2022, provided the opportunity for Regional Council to hear members of the community speak about the draft ROP and their submissions have informed the version of the ROP proposed for adoption. The following additional recommended changes are outlined in Attachment 2:

- Markham Centre Employment area revisions as submitted by Infrastructure Ontario and confirmed with Markham Planning staff
- Changes to mapping to reflect Ontario Land Tribunal decisions
- Council direction on revised employment conversions and land use designation changes in the City of Vaughan

- Revised forecasts for population and employment, local municipal designated greenfield area (DGA) and intensification targets to be updated following Committee of the Whole

In addition to Council direction following the statutory public meeting summarized in Attachment 2, more recent submissions, deputations and communications received following March 31, 2022 are summarized in Attachment 6.

Provincial Plans were evaluated through the Regional Official Plan update to ensure conformity

Official Plans are required to consider matters of Provincial interest, be consistent with Provincial policy, and conform to applicable Provincial plans. In addition to the Planning Act and other statutes, the proposed ROP is governed by the following Provincial plans:

- Provincial Policy Statement, 2020 (PPS)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan)
- The Greenbelt Plan (2017)
- The Oak Ridges Moraine Conservation Plan (2017)
- Lake Simcoe Protection Plan (2009)

Attachment 7 outlines requirements of each of these Provincial plans and how the proposed ROP meets Provincial policy direction.

The Council endorsed forecast includes urban expansion into the Oak Ridges Moraine Countryside Area north of the Community of Stouffville to Bethesda Road, and south of the Hamlet of Gormley to the municipal boundary with City of Markham. Council has requested that the Minister of Municipal Affairs and Housing (Minister) amend O. Reg 140/02: Oak Ridges Moraine Conservation Plan (ORMCP) under the Oak Ridges Moraine Conservation Act (ORMCA) to permit the Council endorsed urban expansion. The requested amendment must occur prior to adoption, as any decision by Council to adopt the ROP must conform to the ORMCP. As there has not been a response from the Province to Council's request, it is recommended that ORM urban expansion be removed from the ROP proposed to be adopted as outlined in Attachment 3.

Regional Official Plan Amendment ([ROPA 7](#)) to the 2010 ROP, adopted by Council, permits recreational uses associated with the abutting urban community and this policy framework has been incorporated into the proposed ROP. At the time of writing this report, the Minister of Municipal Affairs and Housing has not approved ROPA 7 and there is uncertainty about whether the policies of ROPA 7 conform to the Greenbelt Plan. It is expected that MMAH will amend the ROP prior to approval should they deem ROPA 7 policies conflict with the Greenbelt Plan.

Urban expansion in the Oak Ridges Moraine Countryside Area can be more precisely delineated through Provincial approval

Notwithstanding the question about urban expansion into the Countryside of the ORMCP, urban expansion into Natural Core and Natural Linkage areas is expressly prohibited by Oak Ridges Moraine legislation. Accordingly, the Town of Whitchurch-Stouffville has requested the removal of these lands from the urban expansion area through modifications to a number of maps. Once the Province confirms if Ontario Regulation 140/02 has been revised, maps will be updated and provided to precisely delineate the urban areas ensuring that Oak Ridges Moraine Natural Core, and Natural Linkage are not included in the urban designations in accordance with [Attachment 1](#) to the [Town of Whitchurch-Stouffville report](#).

In the event the Province does not support amending O. Reg. 140/02 to approve the settlement area expansion into the Countryside area of the Oak Ridges Moraine, staff will work with the Province, by providing updated mapping and population and employment forecast numbers to reflect Council's alternative position for urban expansion on the Whitebelt lands in the Town of Whitchurch-Stouffville as directed by Council in November 2021.

A fiscal impact analysis of the growth planned in the proposed Regional Official Plan has been undertaken in accordance with the Planning Act and Growth Plan

Staff undertook a detailed fiscal impact analysis (Attachment 8) of proposed ROP growth. The analysis is based on the Region's infrastructure master plans, capital and operating budgets, asset management plans and the 2022 Development Charge (DC) Background Study and Bylaw. This analysis examined the short- and long-term fiscal impact of the capital, operating and asset management needs to support growth to 2051. Staff have met the requirement under the Planning Act and Growth Plan by completing this fiscal impact review.

This fiscal impact analysis is grounded in the Region's financial sustainability principles. Being financially sustainable means that the Region can keep the cost of growth affordable while maintaining its existing infrastructure in a state of good repair. It also means the Region can keep its AAA credit rating, treat each generation of tax and rate payers fairly and preserve fiscal flexibility in the face of changing needs. Adhering to principles of long-term financial sustainability requires careful balancing of three elements: capital investments, debt and reserves.

This fiscal impact analysis is one in a series of regular assessments of the financial sustainability of the Region's long-term growth and infrastructure plans, and the approach and methodologies underlying these analyses are consistent. For example, as part of the 2022 Development Charge Background Study and Bylaw, the Region developed an asset management plan which demonstrated that assets proposed to be funded through the 2022 Bylaw are financially sustainable over their full lifecycle. Starting in 2017, the Region has published annual fiscal sustainability reports that evaluate the fiscal health of the Region and outline potential opportunities and challenges the Region may face.

Adoption of the proposed Regional Official Plan will benefit the Region and local municipalities

The Minister of MMAH established July 1, 2022 as the deadline for upper and single tier municipalities to update official plans to bring them into conformity with the Growth Plan. Adopting the proposed ROP will allow:

- Updated and modern policy direction on growth management, housing affordability, major transit station areas, Regional employment areas, natural areas and revised map schedules. These policies are not included in the 2010 Region Official Plan which would continue to be used as the in-effect Official Plan until approval of the new ROP.
- Implementation of the Province's objective to bring lands online to advance housing development opportunities in York Region, helping to reach the forecasted population and job targets as well as critically needed affordable housing opportunities.
- Review and approval of local official plans by the Region, many of which are well underway. The ROP must be approved prior to approval of local Official Plans. An updated ROP enables local municipalities to plan for local forecasted population and jobs, density targets, inclusionary zoning, major transit station areas, and other policy areas implemented at the local level.
- Direction and certainty for the building industry, Region and local municipalities in planning for growth over the next thirty years. Adopting the proposed ROP will advance implementation with a clear vision to build new communities promoting a range of housing types to accommodate the growth forecast.
- Alignment with the Provincial government's initiatives and priorities. The newly elected Provincial government may initiate further changes to governing provincial legislation that may further delay approval of an updated ROP. Adoption now conforms with in-effect Provincial policies facilitating timely approval by the Province.
- Finally, Council's support of the MCR and commitment to the policy directions has been extensive. Adopting this updated strategic land use plan for the Region, meeting the provincial deadline, is a milestone accomplishment as this municipal Council term concludes.

Once adopted, the proposed Regional Official Plan will be sent to the Province for approval

Following Council adoption of the proposed ROP and associated by-law at the June 30, 2022 Council meeting, the adopted ROP and supporting documents will be forwarded to the Province within 15 days as per the Planning Act, prior to the July 1, 2022 deadline. The Region must give notice to those who requested once the ROP is adopted. The Province will review the documents and has 120 days to issue a decision that could include approving the ROP as adopted, approving the ROP with modifications, or not approving all or parts of the

ROP, subject to new Bill 109 impacts cited below. Once the Province makes a decision, there are no appeals of the new ROP as a whole, and it is considered to be in effect. Applications submitted after this date will be required to follow the newly approved ROP.

On April 14, 2022, Bill 109, More Homes for Everyone Act, 2022 received royal assent. Updates through this bill to the Planning Act include Minister of Municipal Affairs and Housing authority to refer all or part(s) of an official plan matter to the Ontario Land Tribunal (OLT) for a recommendation as well as authority to forward all of an official plan matter to the OLT to make a decision. This could mean that Official Plans not subject to appeal could require an OLT hearing prior to approval, delaying approval and implementation of the ROP and requiring staff resources at a hearing. The Minister also has the ability to “stop the clock” if more time is needed to decide on all official plan matters that are subject to the Minister’s approval.

5. Financial

Almost \$20 billion of infrastructure is required to support growth to 2051

Over the next 30 years, \$19.6 billion of growth-related infrastructure is required to support population and employment growth envisioned by the ROP, approximately \$15 billion of which relate to the Region’s share of investments. This includes significant investments to add water and wastewater capacity, enhance the Region’s roads and higher-order transit system, contribute the Region’s share of the Yonge North Subway Extension, and improve housing services. The 10-year capital plan approved through the 2022 Budget includes about \$6 billion of the growth-related capital spending.

Approximately 63% of the \$19.6 billion is anticipated to be eligible for development charge recovery, 12% would be funded by the tax levy and the remainder would be funded through user rates, grants and subsidies and contributions from other orders of government. Continued advocacy is needed to secure senior government cost sharing for major investments including higher-order transit and housing development.

While the Region’s water and wastewater systems are projected to remain financially sustainable, an estimated 0.6% incremental tax levy increase will be required each year to fund growth

The Region’s water and wastewater systems are projected to remain financially sustainable. Water and wastewater servicing needs to accommodate the growth planned in the Regional Official Plan can be accommodated within the Council approved rate increases in the 2021 User Rate Study.

Growth-related infrastructure comes with initial tax levy costs as well as ongoing operating costs and long-term asset management needs. To fund the portion of growth-related infrastructure not eligible for development charge recovery, maintain infrastructure in a state of good repair, and support ongoing operating needs, an estimated 0.6% incremental tax levy increase will be needed each year compared to the 2022 budget plan. The Region will continue to exercise strong fiscal discipline to manage required tax levy increases.

Development charges debt is a necessary tool to bridge the gap between when growth-related infrastructure expenditure occurs and when development charges collections are realized

Regional infrastructure is often required in advance of growth taking place. Almost 40% of the total gross expenditures are needed in the first 10 years of the planning horizon, while less than 30% of growth is anticipated to occur during that period. Development charges debt is a necessary tool to bridge the time between when growth-related expenditures occur and when DC collections are realized. To finance required infrastructure, it is estimated that \$5.8 billion in new development charges debt would be required over the 30 years. This is premised on the Region achieving the magnitude and pace of growth anticipated by the ROP forecast.

The Region's financial sustainability is sensitive to the pace of development charge collections and capital expenditures. For example, if growth is below forecast by 20% over the next 10 years, the Region's debt needs could increase to \$9 billion.

The path to long-term financial sustainability requires alignment of capital investments to the actual timing and phasing of growth

The Region is well positioned to support the growth and intensification planned in the ROP. However, given the magnitude and timing of required infrastructure investments, there are financial challenges and risks. To ensure growth remains affordable, capital investments need to be closely aligned with the timing and location of actual growth and collection of development charge revenues to pay down debt for existing infrastructure prior to investing in additional infrastructure. Enforcement of phasing policies included in the proposed ROP will be key in ensuring this alignment.

There will be opportunities to recalibrate and update plans through regular updates and the annual budget process

Between now to 2051, there will be many opportunities to review and recalibrate the timing of the Region's infrastructure delivery through regular MCR updates of infrastructure master plans, development charges bylaws, user rate studies, and the annual budget and fiscal strategy. The Region will continue to exercise strong fiscal discipline through the annual budget process and fiscal strategy to deliver on regional priorities in a fiscally responsible manner.

The forecasts in the proposed ROP supported development of infrastructure master plans and the development charges by-law update. Policies were revised using principles of financial sustainability and alignment of growth and infrastructure. Continual monitoring and updates will take place through future financial plan updates and the annual budget process.

6. Local Impact

Collaboration and alignment with local municipalities throughout the MCR has enabled the proposed ROP to be flexible enough to simultaneously apply across the Region and within

local jurisdictions. Local official plans can expand on Regional policies and tailor them to fit the local context. Local municipalities have one year from the time the ROP is approved to bring their local Official Plans into conformity with the ROP and Provincial plans.

Local official plan reviews have been initiated for all the local municipalities in York Region. Region staff are involved in reviewing local municipal background and technical reports in support of draft local official plans, examining for Provincial and proposed ROP conformity. Since the proposed ROP is not in effect until Provincial approval, local official plan approval can only occur after ROP approval. Some local municipal official plans are at more advanced stages including local council adoption, however local municipalities will continue to be requested to adopt only after Provincial approval of the ROP. Any delay to adopting the proposed ROP will subsequently delay the approval of local official plans.

7. Conclusion

The proposed ROP is a key milestone for Council, developed through the Municipal Comprehensive Review process that included:

- Provincial government and associated land use policy direction changes: Readjusting and pivoting throughout these changes resulted in a reassessment of policy direction that has culminated in a successful proposed ROP. Staff worked to minimize impacts associated with delays in the release of key Provincial documents.
- 26 background reports and memoranda: Key topics in the proposed ROP were presented to Council through multiple reports for Council direction and engagement with stakeholders.
- Strategic Council direction on several components of the Municipal Comprehensive Review: including employment conversions, MTSA delineations and the land needs assessment which are integral parts to develop the ROP.
- Extensive engagement with local municipalities, Indigenous communities, stakeholders and the public, before and after the draft ROP: There have been multiple in-person and online events that were well attended to gather feedback and partners were well engaged in the process to update the ROP.
- Statutory Open House and Public Meeting: statutory requirements of the Planning Act have been fulfilled with adoption as the final step for Council.

The proposed ROP presents modern planning policies for York Region as an upper tier municipality, aligning with the lower tier municipalities' goals for local implementation. The principles of aligning growth with infrastructure, integration of master plans and financial sustainability have been used as the foundation for policies. Balancing unprecedented growth proposed in York Region and protection of natural and agricultural areas, this new land use plan meets the vision of complete, sustainable communities for the Region in the next 30 years.

For more information on this report, please contact Sandra Malcic, Director, Long Range Planning at 1-877-464-9675 ext. 75274. Accessible formats or communication supports are available upon request.



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June 2, 2022
Attachments (8)
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