

Town of East Gwillimbury - Official Plan

DRAFT 2 for Discussion
April 19, 2022

Town of East Gwillimbury - Official Plan

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1.0 PURPOSE, VISION + GUIDING PRINCIPLES

1.1 Purpose

- a) This Plan is the Town's primary tool for implementing long-range Provincial, Region and Town-wide land use policy. The detailed policies of this Plan build upon the community's vision for the future and a number of supportive community values. The vision, values and polices are inextricably linked to provide the Town with a comprehensive framework within which to guide decision making about future growth, and to manage change in a way that ensures East Gwillimbury's reputation as a successful and desirable place to live, work, play, and to invest in. This Plan establishes a framework for growth and development to the year 2051. Although this Plan presents a long-range framework, it is also a dynamic document that will respond to changing circumstances over time.
- b) This Plan is about making strategic choices and shaping East Gwillimbury's collective future. This Plan:
 - i. Sets out the vision for where and how East Gwillimbury will grow to the year 2051. Community values and policies move the Town towards achieving its vision for the future;
 - ii. Is about getting the fundamentals right. Building a successful Town means making sustainable choices about how growth will be accommodated;
 - iii. Provides direction and guidance on the management of the Town's distinct communities, commercial mixed-use and employment areas. It also guides the provision of services and amenities, and the protection and management of the natural environment and cultural heritage resources;
 - iv. Provides a strategy for phasing and the assignment of municipal service infrastructure and transportation system capacity over time; and,
 - v. Implements the Region of York Official Plan and Provincial policy including various pieces of legislation, plans, policy statements and guidelines.
- c) The Town of East Gwillimbury is a lower tier municipality within the upper tier Region of York. Accordingly, this Plan is required to conform with the Region of York Official Plan.
- d) The vision, guiding principles, policies, definitions and schedules contained in this Plan constitute the Town of East Gwillimbury Official Plan. Photographs, sidebar text and diagrams, and the associated appendices are non-statutory elements of this Plan, and are provided for clarification purposes only.

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- e) This Plan shall be read and interpreted as a fully integrated and comprehensive whole. All policies of this Plan must be considered together to guide its interpretation and determine conformity. Individual policies should not be read or interpreted in isolation from other relevant policies.
- f) Decision making by the Town of East Gwillimbury will be based on conformity with all the relevant policies of this Plan and decisions about future development will need to integrate environmental, social and economic perspectives so that today's needs can be met, without compromising the ability of future generations to meet their needs.
- g) The preparation of this Plan involved a stakeholder consultation process that was undertaken to define the Town's vision and identify underlying principles. As a result, the policies of this Plan reflect the collective aim and aspiration of the people of East Gwillimbury. The Town acknowledges the input and relationship with stakeholder groups including municipal advisory committees, the Chippewas of Georgina Island, York Region and other agencies.

1.2 Envisioning Our Town: 2051

- a) This Plan promotes a long-term vision for the Town, articulating what East Gwillimbury aspires to become, and forming the basis for the Guiding Principles and policy frameworks articulated in this Plan:

East Gwillimbury will evolve as a balanced, sustainable, and complete community, with a mix of housing options to meet the needs of a diverse population and a range of employment opportunities, public service facilities and commercial uses supported by appropriate municipal infrastructure and a well-connected multi-modal transportation network. The Town's unique villages will be supported as they grow and diversify with new compatible development and a mix of uses, while character giving natural areas and farmland are protected for the long-term. East Gwillimbury will continue to support and celebrate a high quality of life for current and future residents and ensure that health, safety, equity, prosperity, and resilience are prioritized.

1.3 Guiding Principles

- a) The vision for the Town is supported by, and the policies of this Plan build upon the following Guiding Principles:

Principle 1: To ensure that the growth and evolution of the Town prioritizes the protection and enhancement of the natural heritage system and its ecological functions, including appropriate protection for those lands included in the Greenbelt and the Oak Ridges Moraine.

- Principle 2:** To foster a vibrant agricultural and rural community through support for farming and appropriate agricultural-related and on-farm diversified uses and to protect, maintain and enhance the rural character and function of lands outside of the settlement areas.
- Principle 3:** To ensure that new development contributes to the creation of complete communities, including a diverse mix of uses to facilitate easy access daily needs, a multi-modal transportation system, live-work and local employment opportunities that provides opportunities for people of all ages, abilities, and incomes.
- Principle 4:** To encourage and support the creation of a full range and mix of housing options to meet the needs of a growing and diversifying population, including a mix of densities, unit types and tenures, as well as affordable housing options.
- Principle 5:** To promote fiscal responsibility, by ensuring that the required capital and operating expenditures to provide services for growth and development are funded in an equitable and sustainable manner and that supports logical development patterns, the creation of complete and successful communities and the achievement of the Town’s intensification and density targets.
- Principle 6:** To create cohesive, vibrant, and connected urban communities through the promotion of successful, mixed-use historic main streets, attention to urban design and architectural excellence and the protection of the Town’s cultural heritage.
- Principle 7:** To promote the creation of resilient and environmentally sustainable communities that recognize and respond to the impacts of climate change, including the promotion of green building technologies, green infrastructure, compact development, and a multi-modal transportation system with a commitment to transit and active transportation.
- Principle 8:** To provide opportunities for economic development, including support for new and existing economic generators, protection of employment areas, goods movement networks, the provision of appropriate municipal service infrastructure and the creation of strong and attractive commercial main streets.

2.0 GROWTH MANAGEMENT

2.1 Population and Employment Forecasts

Residential Growth

- a) The Region of York has established a 2051 population projection for residential growth in East Gwillimbury to a population of 127,600. This growth represents a need to accommodate 90,000 more residents by 2051. Growth is to be allocated within East Gwillimbury as follows:

The Rural and Agricultural Area	+/- 6,000 people
The Settlement Areas	
Mount Albert	+/- 8,000 people
The Central Growth Area	+/- 113,600 people

Employment Growth

- b) The Region of York has established a 2051 employment projection for East Gwillimbury of 43,800 jobs. This growth represents a need to accommodate 30,000 more job opportunities by 2051.

Minimum Growth Estimates

- c) It is recognized that the projections to 2051 established by the Region are minimum growth estimates that the Town is required to achieve. The Town may achieve higher growth projections in consideration of the actual potential of the Town to accommodate appropriate growth in order to achieve the planning and engineering objectives of the Town, including:
- i. To permit the Town to comprehensively manage the long-term land supply over the entire 2051 planning horizon;
 - ii. To properly respond to the housing market and to ensure a competitive development environment;
 - iii. To respond to emerging employment demands and ensure the economic competitiveness of the Town;
 - iv. To support the Province's ongoing approval, funding and development of the Bradford Bypass/Highway 400-404 Connecting Link; and,

- v. To support and move forward with the Upper York Sewage Solutions Project and the Water Reclamation Centre, or other alternative servicing solutions/strategies.

2.2 Planning for Growth in an Urban Structure

- a) **Schedule 1** identifies, conceptually, the urban structure of the Town of East Gwillimbury as it evolves to 2051. It identifies a number of key geographic components of the Town that help articulate where and how growth will occur, and that will consequently influence East Gwillimbury's success in achieving its stated vision for the future. **Schedule 1** identifies the following components:
 - i. **The Municipal Boundary** – The Municipal Boundary of the Town establishes the jurisdictional extent of the Town of East Gwillimbury;
 - ii. **The Rural and Agricultural Area** - The Rural and Agricultural Area incorporates both the Greenbelt and the Oak Ridges Moraine, as identified by the Province of Ontario, and are protected from urban development through the Provincial Greenbelt Plan and Oak Ridges Moraine Conservation Plan; and,
 - iii. **The Settlement Areas** - The Town has two areas that are delineated by Settlement Area Boundaries - The Greenbelt Settlement Area of Mount Albert and the larger Central Growth Area that includes the communities of Sharon, Holland Landing and Queensville.
- b) **Schedule 2** differentiates lands within the Settlement Area Boundaries. The Settlement Areas are the focus for new development within the Town, and are further subdivided as follows:
 - i. **The Delineated Built-Up Area** – The Delineated Built-Up Area within both the Mount Albert Settlement Area and within the Central Growth Area was defined by the Province in 2006. It includes those areas within the Settlement Area Boundaries where the intensification target is to be measured. It includes the following components:
 - > *Strategic Growth Areas* - incorporate higher intensity mixed-use centres and corridors;
 - > *Community Areas* - are primarily residential in nature, but also include neighbourhood supporting uses such as office uses, retail and service commercial uses, institutional uses, public service facilities and parks and open spaces; and,

- > *Employment Areas* - Employment Areas are intended primarily for employment generating land uses including business parks and industrial uses.

The Delineated Built-Up Areas include primarily lands already developed with urban land uses, and some lands that are currently vacant;

- ii. ***The Designated Greenfield Areas*** – The Designated Greenfield Areas within the defined Settlement Areas include those areas within the Town that are outside of the Delineated Built-Up Area, but are needed to accommodate urban growth over the time horizon of this Plan, and include:

- > *DGA Strategic Growth Areas* - DGA Strategic Growth Areas are to be planned to incorporate higher intensity mixed-use centres and corridors, as well as the Town's two identified Major Transit Station Areas;
- > *DGA Community Areas* - DGA Community Areas are to be planned to be primarily residential in nature, but also include neighbourhood supporting uses such as office uses, retail and service commercial uses, institutional uses, public service facilities and parks and open spaces; and,
- > *DGA Employment Areas* - DGA Employment Areas are intended to be planned with an array of employment generating land uses including business parks and industrial uses. Within Queensville, a Major Institutional Area is identified as within an Employment Area.

Designated Greenfield Areas include primarily vacant lands and some lands that have been developed with urban land uses since 2006. Some of the areas within the Designated Greenfield Areas are subject to existing, approved Secondary Plans, including Mount Albert, Queensville, Holland Landing, Sharon and the Green Lane Area.

The area within the Central Growth Area that is not yet subject to an approved Secondary Plan will be available for urban development within the time horizon of this Plan, subject to the approval of a comprehensive Secondary Plan, as well as more area specific Community Development Plans. Further, all new development within the Designated Greenfield Areas shall be subject to the availability of municipal service infrastructure, and conformity with the phasing policies of this Plan, to the satisfaction of the Town; and,

- iii. ***Future Urban Employment Areas*** – The Areas identified as Future Urban Employment Areas comprise lands that are within the defined Central Growth Area and abut the Proposed Bradford Bypass. They are important and

strategic locations for urban Employment Area development, necessary to assist the Town in achieving an employment to population ratio of approximately 1 job per 2 residents. These lands, however, are not required to accommodate urban employment growth within the time horizon of this Plan. As such, Future Urban Employment Areas will remain in a non-urban development designation until such time as they are required for future urban Employment Area development.

Notwithstanding the identification of these lands as Future Urban Employment Area, the Town shall consider them as fully developable for urban uses when planning the conceptual future urban structure and when planning for major transportation and municipal service infrastructure, beyond the time horizon of this Plan. In the interim, these lands shall be subject to the relevant land use policies of the Rural Designation.

- iv. **Future Urban Lands** – The areas identified as Future Urban Lands comprise lands that are within the defined Central Growth Area, but that are not required to accommodate urban growth within the time horizon of this Plan. Future Urban Lands will remain in a non-urban development designation until such time as they are required for future urban development.

Notwithstanding the identification of these lands as Future Urban Lands, the Town shall consider them as fully developable for urban land uses when planning the conceptual future urban structure and when planning for major transportation and municipal service infrastructure, beyond the time horizon of this Plan. In the interim, these lands shall be subject to the relevant land use policies of the Rural Area Designation.

2.3 Accommodating Projected Growth

- a) Growth in East Gwillimbury will occur through a combination of intensification within the Delineated Built-Up Area, and development within the Designated Greenfield Areas. These two development contexts, as identified on **Schedule 1**, have different policy frameworks to guide their planning, approval and development.

Intensification of the Delineated Built-Up Area

- b) This Plan requires that a minimum of 700 new dwelling units within the Town shall be identified as intensification and shall occur within the Delineated Built-Up Area of the Town to 2051.
- c) To facilitate residential intensification, this Plan includes defined Strategic Growth Areas intended to provide an effective framework for the provision of higher density, mixed-use development that will support an efficient and integrated transit

system. These Strategic Growth Areas serve and connect different areas of the Town that provide different community functions, and will therefore be different in terms of character, scale, mix of uses, and potential to accommodate future growth. Residential intensification initiatives will be subject to the following policies:

- i. Intensification opportunities will be primarily accommodated within the Strategic Growth Areas;
- ii. Intensification opportunities within the Community Areas will be limited, and will be primarily focused on the development of additional residential units, as defined in this Plan; and,
- iii. Intensification of the Employment Areas within the Delineated Built-Up Area will be encouraged, where appropriate.

Development of the Designated Greenfield Areas

- d) The Designated Greenfield Areas are expected to accommodate significant growth over the 2051 horizon of this Plan as they develop as Strategic Growth Areas, Community Areas and Employment Areas.
- e) Designated Greenfield Area that are planned to become Community Areas (identified as DGA Community Areas on **Schedule 2**) shall achieve an overall minimum density of 55 residents and jobs combined per hectare. The Designated Greenfield Areas that are planned to become Employment Areas (identified as DGA Employment Areas on **Schedule 2**) shall achieve an overall minimum density of 50 jobs per hectare.
- f) Development applications within the existing Secondary Plan Areas of Holland Landing, Sharon, Queensville and Mount Albert that have been approved prior to the adoption of this Plan, but for which all required *Planning Act* approvals have not been received, shall be re-examined to determine if 50 residents and jobs per hectare in the developable area can be achieved. The Green Lane Secondary Plan Area has been designed to meet, or exceed a minimum density of 70 residents and jobs per hectare in the developable area.

Secondary Plans

- g) **Schedule 3** identifies the Secondary Plan Boundaries, including:
 - i. **Schedule 3A** - Holland Landing Land Use Plan;
 - ii. **Schedule 3B** - Queensville Land Use Plan;
 - iii. **Schedule 3C** - Sharon Land Use Plan:

- iv. **Schedule 3D** - Green Lane Corridor Land Use Plan;
 - v. **Schedule 3E** - Greenbelt Settlement Area - Mount Albert Land Use Plan; and,
 - vi. The Highway 404 Employment Corridor, a plan which is provided under separate cover.
- h) **Schedule 3** also identifies the Secondary Plan Area within the Central Growth Area that is not currently subject to a Secondary Plan, and where an approved Secondary Plan is required prior to the approval of any development application.
 - i) Subsequent to the approval of required Secondary Plan, more detailed Community Design Plans shall be prepared, and shall form the basis for approval of Draft Plans of Subdivision/Condominium, Implementing Zoning By-laws and where required, Site Plan Approval.
 - j) **Schedule 3** subdivides the defined Secondary Plan into smaller geographic districts to facilitate the Community Design Plans. The numbering of the Community Design Plan Districts on **Schedule 3** does not represent any preferred sequencing for the preparation of a Community Development Plan, nor any implied priority for development.

Phasing

- k) All development approvals within the Town shall be explicitly linked to the ability of the Town to provide municipal service infrastructure and transportation system capacity. All development approvals within the Town shall also be conditional upon commitments from the Town and/or the proponent of any development proposal to the timing and funding of any required road, active transportation facility, public service facility, park, and appropriate municipal service infrastructure. Before any development proceeds, all agreements must be in place, including financial agreements and development agreements, to provide for the servicing and community infrastructure required to accommodate growth.
- l) The Town shall allocate municipal service infrastructure capacity to individual development proposals on the basis of the following criteria:
 - i. Conformity with all of the relevant policies of this Plan, including, where applicable:
 - > Achievement of the required housing mix and Greenfield Density Target, or contribution to the Intensification Target; and,
 - > Contribution toward the Affordable Housing Targets;

- ii. Consistency with the guidelines of the Urban Design Manual, including approaches for Green Building Technology;
 - iii. The mix of land uses and the ability to accommodate, or support defined community needs, including community facilities; and,
 - iv. The status of individual development applications, with respect to:
 - > The proximity of the proposed development to existing and planned municipal service infrastructure systems;
 - > The need for, or the triggering of, capital works projects for existing and planned transportation facilities, municipal water and/or wastewater system upgrades required to accommodate the proposed development; and,
 - > The need for, and the time required, to undertake and obtain any required Environmental Assessment Approvals for transportation facilities, municipal water and/or wastewater system upgrades required to accommodate the proposed development.
- m) Notwithstanding any other policies of this Plan, it shall remain the prerogative of Council to retain its options for choice in assigning capacity within the transportation facilities, municipal water and/or wastewater systems to any development proposal that positively responds to community needs, specifically the extent to which any proposed development facilitates:
- i. The ongoing success of the Town, in terms of providing land dedications and/or capital funding that is needed to support municipal infrastructure and/or public service facility investments; and/or,
 - ii. The Town as a complete community in terms of the provision of a range and mix of land uses and housing types, including housing that is more attainable/affordable;
 - iii. The achievement of objectives related to climate change adaptation, sustainability and resiliency; and/or,
 - iv. The commitment from the developer to build in a timely manner, including a demonstrated readiness to develop based on applicable allocations of transportation facilities, municipal water and/or wastewater system capacity and associated planning approvals.

3.0 BUILDING A SUCCESSFUL COMMUNITY

3.1 A Successful Community

- a) This Plan promotes East Gwillimbury as a Successful Community. As the Town moves into the next millennium, success will be measured through a host of elements that will continue to define the Town as a great place to live, to work and to invest in.
- b) A Successful Community recognizes existing, historic land use patterns and development trends and builds upon these patterns and trends to promote efficient, cost-effective development and land use changes that will stimulate economic growth while protecting the natural environment and public health.
- c) Being a Successful Community means making informed choices that take into consideration of a number of interrelated principles and policies. Every decision has implications for infrastructure, for quality of life, for growth management, for economic development, for environmental protection and for social cohesion. Decision making must be interdisciplinary, integrated and strategic to ensure economic, cultural, environmental and social rewards. Building a successful community requires a focus on becoming the following:
 - i. **A Complete Community**, with a focus on the provision of a mix of housing types, including housing that is more affordable and with easy access to a full range of land uses that support a complete community;
 - ii. **A Viable and Financially Responsible Community** with policies that promote ongoing economic development and a commitment to fiscal responsibility;
 - iii. **A Beautiful and High Quality Community** that conserve cultural heritage and supports high quality design;
 - iv. **A Healthy Community** that includes a commitment to active transportation and community development that supports healthy lifestyles; and,
 - v. **A Sustainable and Resilient Community** that considers social, financial and environmental sustainability in all decision-making and promotes a response to a changing climate, that protects natural heritage features, and implements green building technologies.

3.2 A Complete Community

3.2.1 Objectives

- a) A complete community meets people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, including affordable housing, public services and community infrastructure including educational and recreational facilities. A complete community has a robust open space system. Convenient access to options for Active Transportation are crucial elements of a complete community. Objectives are to:
 - i. Accommodate a range and mix of housing types to allow for a range of choice and opportunity for residents to remain in the community for their entire lifecycle; and,
 - ii. Promote the 15-Minute Community concept, creating a community that is walkable, with connected public gathering places, where opportunities for social interaction are increased and where shopping and restaurants, parks and open spaces, employment opportunities, educational and cultural opportunities, commercial and community services can be provided within easy walking and cycling distances to people of all ages, backgrounds, and capabilities throughout the various stages of their lives.

3.2.2 Elements of a Complete Community

- a) Elements of a Complete Community included within this Plan include:
 - i. The Strategic Growth Areas, incorporating private and public developments that include an integrated mix of uses, activities and experiences and that can be used for a variety of purposes, adapting over time to changing circumstances and opportunities; and,
 - ii. An integrated transportation system that connects, through roads, trails and transit, all of the elements the Town's urban structure and maximizes the number of residents and businesses which are in proximity to active transportation and transit routes, shops and services, and public service facilities; and,
 - iii. The provision of a full range and mix of housing options to meet the needs of all residents throughout their life-cycles, including the provision of affordable housing.

The Strategic Growth Area - Centres and Corridors

- b) The Strategic Growth Areas identified on **Schedule 2** include a number of higher intensity mixed-use centres and corridors, as well as the Town's two identified Major Transit Station Areas. The policies of this Plan support that urban structure by promoting transit-supportive development and intensification.
- c) This Plan incorporates broad permissions for a range and mix of compatible land uses and built forms within the Strategic Growth Areas both as a means of distributing land use diversity throughout the Town, as well as in support of enhanced transit and active transportation facilities. The identified urban structure of centres and corridors: supports the development of community infrastructure and institutional uses, recreational uses, public buildings, and arts and cultural facilities in locations that are accessible by transit and the active transportation network to meet the needs of East Gwillimbury's residents throughout the various stages of their lives.

Public Service Facilities

- d) The Town shall ensure the development of an appropriate range of public service facilities to meet the needs of residents and businesses to ensure a complete community. The Town will collaborate with service planning, funding and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities. The Town will consider:
 - i. Creative approaches to the development of facilities and delivery of services, with the Town participating in the co-design and co-delivery of services with other government agencies, the private sector and/or non-profit organizations;
 - ii. The co-location of public service facilities and public services, including higher intensity housing, in community hubs to promote cost-effectiveness and facilitate service integration; and,
 - iii. Prioritize the maintenance and adaptation of existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments. Existing public service facilities that are located in, or near Strategic Growth Areas and are easily accessible by active transportation and transit should be the preferred location for community hubs.
- e) The Town shall continue to collaborate with the appropriate education authorities, particularly through the Secondary Plan process, in the planning of school facilities and the evaluation of existing educational facilities and services, to serve new and existing development.

- f) The Health and Active Living Master Plan, as amended from time to time, addresses the distribution of parks, community gardens, community centres, libraries, schools and other public service facilities, with the objective of minimizing travel distance for residents, and providing facilities in an equitable and manner. Where possible, parks should be located adjacent to school sites. The Master Plan may further identify and prioritize servicing gaps that can be addressed by the Town, or other providers, through a neighbourhood by neighbourhood assessment of parkland and public service facility provision.

Connectivity and Mobility

- g) This Plan is premised on enhanced local transit. Transit planning will be integrated with this Plan to ensure development supports an enhanced level of transit service over time. The local transit network will grow to connect core user groups, neighbourhoods and key destinations within the Town and beyond, with direct routes and street-side amenities that make taking public transit an attractive and practical travel option.
- h) The Town will continue to develop its active transportation network. Active transportation modes, including walking and cycling, will be recognized as safe, convenient and appealing options for travelling around the Town. Pedestrian-friendly community design, as identified in the Urban Design Manual, and enhanced and connected trail networks will provide mobility options and enhanced connectivity across the Town for people of all ages, abilities and needs.

3.2.3 Providing Housing Opportunities

A Range and Mix of Housing Types

- a) The Town shall encourage a mix and range of market-based housing types, styles, tenures and affordability characteristics to meet the needs of a growing and diverse population. The Town shall make best efforts to maintain:
 - i. A minimum 15 year supply of lands to accommodate growth through residential intensification and redevelopment, and greenfield lands which are designated and available for residential development; and,
 - ii. A minimum five year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
- b) Housing mix within the DGA Community Areas shall be regulated through the imposition of a minimum density target. Higher minimum density targets will be identified for the Strategic Growth Areas.

Promote Affordable Housing

- c) The Town shall promote the supply of new affordable housing in a variety of locations, dwelling types and tenures. The Town may require an applicant to provide an appropriate amount of affordable housing in each Secondary Plan, specific details of the methods used to provide affordable housing will be determined as part of the Secondary Plan approvals process.
- d) The Town, in partnership with the Region, shall ensure the provision of 2,250 purpose built rental housing units within the planning horizon of this Plan. The Town will also promote the provision of affordable housing units, as follows:
 - i. 25 percent of new housing units within the DGA Community Areas, as identified on **Schedule 2**; and,
 - ii. 35 percent of new housing units within Regional Centres, as defined by the Region of York Official Plan and the Town's two Major Transit Station Areas, identified on **Schedule 3D**.
- e) The Town, in partnership with the Region, may become directly involved in the supply of affordable housing through land acquisitions, development partnerships and, potentially, financial incentives. Further, the following planning strategies may be considered by the Town in an effort to achieve affordable housing objectives:
 - i. Promote higher density housing forms, where housing is more affordable due to reduce per unit land costs, within Strategic Growth Areas. Higher density housing forms should include a range of unit sizes;
 - ii. Encourage the development of smaller dwelling units, where housing is considered more affordable due to lower construction costs;
 - iii. Encourage the inclusion of affordable housing units within subdivisions and larger scale developments;
 - iv. Develop educational materials to increase awareness of innovative and non-traditional housing models that make home ownership more affordable; and,
 - v. Ensure that the provisions of the Zoning By-Law are sufficiently flexible to permit a range of innovative housing types and sizes, including Additional Residential Units, cohousing, communal housing and life-lease housing.
- f) The following strategies shall be considered by the Town, in partnership with the Region, in an effort to incentivize barrier-free and/or affordable housing:
 - i. Consider affordable housing as a priority use for surplus Town-owned and/or

Region-owned land, and work with all levels of government to make surplus land available to providers of affordable housing at little or no cost;

- ii. Provide targeted relief from development, planning, permit and other fees normally charged for projects that provide affordable housing;
- iii. Apply for government grants and/or subsidies, including land dedication, that will reduce overall development costs;
- iv. Inform the development community of government grants available to encourage the creation of affordable housing;
- v. Streamline the approvals process for projects that provide affordable housing;
- vi. Reduce parking requirements and/or parkland dedication requirements for projects that provide affordable housing;
- vii. Prioritize affordable housing projects for the allocation of municipal service infrastructure capacity; and,
- vii. Identify affordable housing as a Community Benefit, to qualify for potential financial incentives provided under the Community Benefits By-law and/or carry out a Community Improvement Plan and provide financial incentive programs to qualifying projects.

Monitoring the Housing Market

- g) The Town may prepare, from time to time, a Residential Monitoring Report that will be revised and updated, when appropriate, to maintain a current indicator of the Town's residential market and progress toward the achievement of the affordable housing targets. The Housing Monitoring Report shall include, at a minimum:
 - i. The inventory of vacant and designated lands and lands with the potential for residential development throughout the Town;
 - ii. Residential construction activity, including the type and tenure of housing being developed; and,
 - iii. The average price of housing by type and tenure - both existing and newly developed.
- h) The Town shall review infrastructure programs so that any constraint on the supply of serviced residential land can be identified and overcome well in advance of any capacity constraint.

3.3 A Viable and Financially Responsible Community

3.3.1 Objectives

- a) Being a Viable and Financially Responsible Community is to actively support economic development initiatives that create a full range of employment opportunities and to ensure that development is efficient and cost-effective. Objectives are to:
 - i. Attract long-term economic development opportunities by protecting for, and establishing opportunities for businesses and commercial activities, as well as opportunities in education, health care and research and development sectors;
 - ii. Support a diversified economic base and a flexible approach to economic development that helps the business sector adapt to changing trends and to seize new opportunities;
 - iii. Optimize the use of existing infrastructure investments and promote the coordinated, efficient and cost-effective delivery of housing options, service infrastructure and public service facilities that is appropriate for the planned urban structure; and,
 - iv. Ensure that development is:
 - > Cost-effective and appropriate for the market place, including the flexibility to respond to, and encourage positive changes in the market place over time; and,
 - > Sustainable and financially viable over its life cycle.

3.3.2 Enhance the Economy

Economic Development Plan

- a) The Town will support its Economic Development Strategy in order to plan for a strong and healthy economy and anticipate changing economic trends.

Supporting Economic Development

- b) The Town will continue to collaborate with, and support the Region and neighbouring municipalities in an effort to grow in a manner that provides a wide

range of employment opportunities, supports a diverse economy and contributes to East Gwillimbury's future prosperity. To help attract and retain a diverse and skilled labour force, the Town will support economic development by:

- i. Protecting the Town's inventory of Employment Areas for appropriate employment generating land uses;
- ii. Constructing, upgrading and maintaining high quality municipal service infrastructure systems and public service facilities;
- iii. Facilitating efficient and convenient transportation options for the movement of people and goods; and,
- iv. Planning for an appropriate range of home occupations and home-based businesses, including artist studio/maker spaces and live/work units, within land use designations that permit residential uses.

Diversify Commercial Uses

- c) The Town will continue to diversify its economic base by supporting its evolving urban structure, which includes a full range of employment generating uses, including office development, institutional uses, and a variety of restaurants, retail and service commercial businesses. Collectively, the lands designated for commercial and mixed-use development will provide a sufficient supply of land to accommodate a complete range of commercial goods and services to foster competition and choice for the residents of East Gwillimbury, as well as visitors to the Town and surrounding communities. The Town will:
 - i. Promote and strengthen the identified Strategic Growth Areas as significant locations for commercial retail uses, commercial office space and hotel and conventions facilities, and plan for these areas to be well connected to a multi-modal transportation network, including access to transit; and,
 - ii. Support the retail sector by promoting compact built form and intensification and the integration of these uses with other land uses to support the achievement of complete communities.

Major Institutions

- d) The Town will collaborate with the Region and other government agencies to attract major institutional land uses to East Gwillimbury, recognizing the important contribution of:
 - i. The health care sector for its invaluable contribution to the health and well-being of the Town, and as a major job creator; and,

- ii. Post-secondary institutions, libraries and education service providers to the life-long learning opportunities for residents and the enhancement of the creative culture in East Gwillimbury.

Creative and Cultural Industries

- e) The Town will support the growth and expansion of creative and cultural industries and institutions throughout the Town as an important sector of the economy. The Town will work collaboratively with the community, artists, cultural workers and organizations to implement the Town's Cultural Plan, as it is amended from time to time, to guide the provision of arts and cultural programs, services and facilities that serve a growing and increasingly diverse population

The Rural/Agricultural Economy

- f) The Town will support the rural/agricultural economy by:
 - i. Recognizing agriculture as the primary activity and land use in the Rural/Agricultural Area of the Town;
 - ii. Protecting lands suitable for agricultural production from fragmentation and land uses not related to agriculture; and,
 - iii. Promoting the agricultural industry and associated activities and enhancing their capacity to contribute to the economy of the Town.

3.4 A Beautiful and High Quality Community

3.4.1 Objectives

- a) A high quality and ultimately a beautiful community includes well designed buildings and streetscapes. A beautiful community protects natural heritage features and viewsapes and includes an accessible and well-designed system of public parks and open spaces that celebrate the community, and provide opportunities for enjoyment by the entire population. A high quality community should engender a sense of pride as a place to live and a sense of stewardship in its long-term care and maintenance. Objectives are to:
 - i. Develop a welcoming community that encourages and supports active living, social engagement, civic pride and the creation of a sense of place and wellbeing;

- ii. Include landmarks and gateways that clearly identify where you are, and when you have entered. Landmarks must be recognizable and visible from a distance. Gateways help recognize entry points into the community. Landmarks and gateways can include buildings, structural elements and/or landscape features;
- iii. Build beautiful streets and streetscapes. High quality streetscapes incorporate the concept of Complete Streets, and provide opportunities for active transportation. They are designed to be pedestrian friendly and safe. Building facades play a crucial role in defining the street edge, animating the street and creating the image and character of the community. Together the streets and the adjacent building facades create a streetscape;
- iv. Ensure the protection of cultural heritage assets and buildings, and integrate them sympathetically within new development;
- v. Ensure that parks and open spaces, including the natural heritage system, are beautiful, accessible and linked;
- vi. Require high quality architecture that transcends a theme or a specific period in time is fundamental to a beautiful community. Buildings should be compatible with one another, but there must be a diversity of scale and a diversity of style as it may be defined through building materials, colour and architectural details;
- vii. Require the implementation of safe and accessibility design features, in accordance with the requirements of Crime Prevention Through Environmental Design (CPTED) and the *Accessibility for Ontarians with Disabilities Act (AODA)*; and,
- viii. Promote the concept of compatible development to ensure that new developments fit within the surrounding neighbourhood with consideration for the mix of uses, massing, height, scale, architecture and the architectural details of adjacent buildings.

3.4.2 Community Identity

A Cohesive Municipal Entity

- a) East Gwillimbury is a cohesive entity unto itself, with its own image and its own municipal responsibilities. The Town is expected to deliver administrative excellence, a range and mix of community facilities, as well as municipal infrastructure in a cost effective and efficient manner. As the Town continues to grow and to evolve it is crucial that an identifiable and marketable image be established and promoted that is Town-wide.

- b) This Plan incorporates the Town's emerging overall structure of urban centres and corridors. Those urban centres and corridors are intended to facilitate support for enhanced transit and mobility options as well as to promote the Town's objectives related to enhanced sustainability and an appropriate response to climate change. These are Town-wide objectives that require the support of the entire community.

Community Image

- c) Through effective community planning and design, the Town can foster an image of East Gwillimbury that recognizes and promotes the high quality of the natural and built environment. The Town encourages:
 - i. The appropriate retention and enhancement of distinctive built and natural features within the area, historic buildings, watercourses and woodlots that contribute to the image of the Town; and,
 - ii. The thoughtful siting of landmark buildings of significant form and use at appropriate locations within the Town to enhance their visual and functional use and the creation of gateways and destinations that enhance the experience of residents and visitors as they move through the various elements of East Gwillimbury's urban structure.

A Community of Communities

- d) East Gwillimbury has also historically evolved as a community of communities - including Mount Albert, Queensville, Holland Landing and Sharon and more recently Green Lane. The community of communities is an attribute of the Town that is considered desirable.
- e) As the Town grows into lands that are in between Mount Albert, Queensville, Holland Landing and Sharon, consideration of enhancing individual community identity needs to be considered, including:
 - i. The ongoing protection of the Greenbelt and the Oak Ridges Moraine, as those major Provincially identified features provide an urban separator function that will ensure the protection of the unique identity of Mount Albert over the long-term;
 - ii. The identification, through gateway features, of the key historic centres of Mount Albert, Queensville, Sharon and Holland Landing that recognize both the historic areas of settlement within East Gwillimbury, and their inclusion within the broader East Gwillimbury community. Gateway features may include signage, landscape features, landmark building or some combination of all of those elements;

- iii. The establishment of Concession Road 2 from Rogers Road to Queensville Side Road as a higher intensity, mixed use corridor where transit facilities will be focused and where its design will act as an urban separator between the communities of Sharon, Queensville and Holland Landing;
- iv. The establishment of the proposed east-west Collector Road between Highway 404 and Concession Road 2 as a higher intensity, mixed use corridor where transit facilities will be focused and where its design will act as an urban separator between the communities of Sharon and Queensville;
- v. The use of the identified natural heritage features, as they may be expanded through public parks and/or public institutions as part of the urban separator concept within the Queensville, Holland Landing and Sharon; and,
- vi. The design and development details of the identified elements of the urban separator concept will be more fully explored through subsequent and required Secondary Plans, in keeping with the principles inherent to the broad community structure identified in this Plan.

3.4.3 Good Urban Design

Urban Design Manual

- a) Urban design is the process of giving form, shape and character to the physical elements that comprise the various districts that comprise East Gwillimbury. Good urban design contributes to the vitality and health of a community, and to vibrant and successful public spaces.
- b) All new development shall be consistent with the Town's Urban Design Manual, to the satisfaction of the Town. To demonstrate consistency, the Town may require the submission of an Urban Design Brief in support of any development application. The Town shall amend the Urban Design Manual from time to time to ensure that it remains supportive of appropriate and innovative forms of development.

Compatible Development

- c) A fundamental policy element of this Plan is to ensure that new development is compatible with its surrounding built form and landscape context. It is recognized that all communities evolve over time, and one of the most important challenges for decision makers is to establish an approach to development approval that ensures that change is understood on the basis of "Compatible Development". The concept and definition of compatible development is intended to ensure that all new development within the Town is appropriately integrated into the existing built form and landscape and enhances the image, livability and character of the entire

Town. The starting point is to consider the tested definition of "Compatible Development", as follows:

Compatible development means development that may not necessarily be the same as, or even similar to the existing buildings/development in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue, adverse impact on surrounding properties.

- d) Compatible Development is an overarching principle of good planning, applicable throughout the Town, and its definition needs to be clearly understood, and applied in different ways, in different contexts throughout the Town. This definition raises a variety of key phrases that require further definition:
- i. *Development in the vicinity* - the concept of vicinity can be flexible. Within this East Gwillimbury context, the definition of vicinity should vary by the scale of development. There are generally two key scales of development that must be considered, including:
 - > *Major Development*, where land assembly and significant development intensification are proposed – likely in a townhouse or apartment form. The vicinity here should be extensive, a minimum of 120 metres from the site of the proposed development; and,
 - > *Minor Development*, where land assembly is not necessarily required, but existing development is demolished and replaced by new intensified development. The vicinity here should include properties within 60 metres in all directions. This vicinity could be reduced further if the anticipated impacts are considered to be more immediate - within a few properties on either side and across the street of a proposed development;
 - ii. *Enhance an established community* - This is a general phrase that needs to be articulated generally. In order to pass this test, the nature and character of the defined vicinity needs to be considered and clearly articulated. Clear statements about those attributes that define the character of that vicinity are required to assist in the determination of what form of building can enhance that character, and what form of building may be detrimental. Further, community investment is an important factor to consider where new and significant investment within an established community may be both necessary and desirable; and,
 - iii. *Coexistence without undue, adverse impact on surrounding properties* - This test, is usually related to easily identifiable/quantifiable impacts like shadow, privacy, traffic and parking problems. In some instances, the concept of visual

impact may be established as an important development review criteria. Visual impact analysis will need to be tied to the attributes that define the community's character on a defined vicinity basis.

- e) Compatible development shall be considered in the evaluation of all development proposals throughout the Town. The following shall be considered when evaluating the compatibility of development proposals:
 - i. The use, height, massing, orientation and landscape characteristics of nearby properties is properly considered and appropriate transitions between the built forms and uses shall be ensured;
 - ii. On-site amenity space is provided and is reflective of, or enhances, the existing patterns of private and public amenity space in the vicinity; and,
 - iii. Streetscape patterns, including block lengths, setbacks and building separations are generally maintained.
- f) In addition to compatibility, the Town will have regard for the following when evaluating any development proposal:
 - i. That the Natural Heritage System is recognized and incorporated into the design of the development in a manner that protects and enhances its ecological integrity;
 - ii. That cultural heritage resources and cultural heritage landscapes are recognized and incorporated into the design of the development in a manner that conserves the integrity of the resource/landscape;
 - iii. That buildings and streetscapes are designed to create a sense of identity through architectural features, massing, site layout, orientation and landscaping;
 - iv. That landscaping is provided to define and enhance the appearance of roads and associated pedestrian spaces, to buffer adjacent sensitive land uses, and to minimize the visual impact of parking, loading and storage areas; and,
 - v. That utility networks, municipal servicing infrastructure and transportation systems have capacity to serve the proposed development and there are no adverse impacts on the Town's water, sewer, storm water management and transportation systems.
- g) All development applications shall be:

- i. Subject to Site Plan Approval, unless otherwise exempted from Site Plan Approval by this Plan or the Site Plan Control By-law; and,
- ii. Subject to the provisions of the Implementing Zoning By-law.

Transitions/Buffering

- h) Appropriate transitions/buffering may be required where there may be undue, adverse impacts caused by a development proposal on adjacent uses. Appropriate transitions/buffering may include the following:
 - i. Landscaped strips including rows of trees and bushes and grassed areas, in accordance with the plant materials identified in the Town's appropriate landscape species list, from its Parks Development Guideline;
 - ii. Building height moderation through the application of angular planes and/or building step-backs;
 - iii. Perforated or solid walls, fences, or other appropriate screenings;
 - iv. Appropriate distance separation between uses; and,
 - v. Berms, particularly around parking lots.
- i) Where residential uses abut non-residential uses, the following additional transition/buffering techniques should be given consideration:
 - i. Restriction of adjacent parking, loading, unloading and outside storage; and,
 - ii. Regulation of lighting and signs so that light is focused and/or directed away from the residential uses.

Designing with Nature

- j) Community design should encourage development that is properly integrated and connected to East Gwillimbury's Natural Heritage System, while maintaining and enhancing associated ecological functions. The Town shall, through the development review process, consider the following:
 - i. Ensure that key natural heritage features and associated ecological functions, such as watercourses, wetlands, woodlands and shorelines are protected as visual landmarks to maintain links with the Town's cultural, historic and environmental heritage;
 - ii. Promote the retention of native vegetation on development lands and permit

such features to regenerate with minimal intervention;

- iii. Encourage the use of plant materials identified in the Town's appropriate landscape species list, from its Parks Development Guideline to create visual variety and to satisfy functional requirements, such as shade, screening, sound attenuation, buffering and stabilizing slopes; and,
- iv. Pay particular attention to the provision of attractive landscaping where parking lots and other large open spaces are provided, and in open areas around commercial, institutional and other large buildings in proximity to the Town's Natural Heritage System.

Crime Prevention Through Environmental Design (CPTED)

- k) All development, with a focus on streetscapes, parks and open spaces, parking lots and other publicly accessible areas, shall be evaluated for consistency/adequacy of achieving the following consider CPTED considerations:
 - i. Adequate lighting - Lighting should be designed, where possible, with regard for vehicular, cyclist, and pedestrian requirements so that the size, height, and style of lighting reflects and complements the character of the community;
 - ii. Clear sight lines, allowing view from one end of the walkway to the other;
 - iii. Appropriate landscaping, but avoiding landscaping that might create blind spots or hiding places;
 - iv. Adequate fencing;
 - v. Clear signage that delineates permitted use and speed; and,
 - vi. Streetscape and building design that promotes "eyes on the street".

Barrier Free Design

- l) The Town has a duty to accommodate persons with disabilities that applies to all forms of development within East Gwillimbury. The Town will consider accessibility for persons with disabilities in all land-use planning and development decisions, as such:
 - i. All newly constructed and/or renovated Town-owned, leased, funded or operated public service facilities, parks and open spaces, municipal infrastructure systems, and any other space that is accessible to the public, shall comply with all applicable Provincial legislation and standards; and,

- ii. Barrier free and universal design principles for private sector development shall be achieved through Site Plan Approval, and the enforcement of all applicable Provincial legislation and standards, including the *Accessibility for Ontarians with Disabilities Act*.

Public Art

- m) The Town shall maintain and enhance its existing inventory of public art, and shall pursue the installation of new pieces of public art in public locations.
- n) In accordance with the Community Benefits Charges By-law, the Town's Public Art Policy and the applicable policies of this Plan, the Town may require public art as a defined Community Benefit within qualifying private sector development proposals.

3.4.4 Cultural Heritage Resources

Management, Conservation and Protection

- a) The Town will manage, conserve and protect East Gwillimbury's cultural heritage resources which reflect and contribute to the history, identity and character of the Town. Pursuant to the *Ontario Heritage Act*, the *Planning Act* and other enabling legislation, the Town may designate cultural heritage resources, including:
 - i. Individual properties or groups of properties;
 - ii. Whole or specific parts of buildings or structures upon designated property;
 - iii. Heritage Conservation Districts;
 - iv. Cultural Heritage Landscapes;
 - v. Areas of Archaeological Potential; and,
 - vi. Other heritage elements including, but not limited to scenic heritage routes, roads or road allowances.
- b) Methods for the conservation of cultural heritage resources include, but are not limited to:
 - i. Designation under Parts IV or V of the *Ontario Heritage Act*;
 - ii. Listing property on the Town's Heritage Register;
 - iii. Heritage Conservation Easements or Covenants;

- iv. Zoning By-law regulations restricting the use of lands to current or compatible uses;
 - v. Conditions within plans of subdivision and condominium and the site plan approval process; and,
 - vi. The offering of incentives to encourage and/or assist with the conservation, restoration and reuse of heritage resources, as may be set out in a Community Improvement Plan or through other available funding programs.
- c) The inventory, evaluation and conservation of cultural heritage resources of all types, and related consultation efforts, shall conform with the requirements of the *Ontario Heritage Act*, the *Planning Act* and other enabling legislation, and shall be consistent with the applicable standards available in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and the guidelines provided by the Province of Ontario, such as the Ontario Heritage Toolkit.
- d) All new development permitted by the land use policies and designations of this Plan shall:
- i. Have regard for cultural heritage resources that are designated in accordance with the *Ontario Heritage Act*, or that are listed on the Town's Heritage Register, or identified in the Town's Master Plan of Archaeological Resources;
 - ii. Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and,
 - iii. Wherever possible, incorporate cultural heritage resources into any new development plans in a manner that conserves their integrity.

Heritage Impact Assessment

- e) The Town will require the submission of a Heritage Impact Assessment as part of a complete development application where such application includes, or is adjacent to an identified or designated cultural heritage resource. A Heritage Impact Assessment may also be required where cultural heritage resources are identified through the development approval process.

Heritage Impact Assessments shall be conducted by a qualified professional and demonstrate how the heritage values, attributes and integrity of the resource are to be conserved and how any impacts to heritage attributes can be mitigated. It is the intent of the Town to conserve, enhance and support the reuse of cultural heritage resources in their original location wherever possible.

- f) Where an application for site alteration or development is of a minor nature, the Town may waive the requirement for a Heritage Impact Assessment or scope the study requirements.

Heritage Conservation District Plan

- g) The Town shall prepare a Heritage Conservation District Plan to provide additional guidance to development within a Designated Heritage Conservation District. Prior to designating a Heritage Conservation District, the Town may identify by By-law a Heritage Conservation District Study Area for up to one year, and require the submission of a Heritage Impact Assessment as part of a complete development application within the Study Area during that time.

Archaeological Resources

- h) Archaeological resources may occur on, or below the modern land surface or the surface of a water body. These sites may contain scatters of artifacts, the remains of structures, cultural deposits or subsurface strata of human origin. To protect archaeological sites:
 - i. In any area containing archaeological resources or archaeological potential, the Town may require the submission of an Archaeological Assessment as part of a complete development application, prior to site alteration, or when conducting public works projects;
 - ii. Archaeological Assessments must be prepared by a licensed archaeologist to the satisfaction of the Town and the Province, and shall include a conservation plan when archaeological resources are identified in the Assessment;
- i) The Town intends to cooperate with the Province with respect to Provincial Designation of archaeological resources in accordance with the *Ontario Heritage Act*. Where development is proposed in proximity to any burial sites or significant archaeological resources relating to the activities of their ancestors, the licensed archaeologist shall consult with local First Nations regarding the management of these resources and appropriate mitigation options.

Archaeological Assessment and Heritage Conservation Plan

- j) Site alteration, mitigation and development shall be permitted only in accordance with the recommendations of an Archaeological Assessment and Heritage Conservation Plan, where applicable.

3.5 A Healthy Community

3.5.1 Objectives

- a) A healthy community consciously seeks to improve the health of its citizens by putting public health high on the social and political agenda. Physical, social and mental wellbeing are the necessary components of public health, including access to healthy food, clean air and water, and opportunities for physical activity. A fundamental element of a healthy community is the inclusion of active transportation - walking, cycling, using a wheelchair, scooters, inline skating or skateboarding. Objectives are to:
 - i. Ensure that public health considerations are a crucial part of decision-making and are fully integrated with requirements for equitable access to healthy food, clean air and water, safe environments and opportunities for physical activity;
 - ii. Commit to an enhanced level of community engagement, where equity, inclusion, information and participation are identified as key building blocks in accountable and transparent decision-making;
 - iii. Be well-connected through a comprehensive transit system enabling the Town to provide all communities with equal access to recreation and leisure amenities, including for sports, arts and cultural activities; and,
 - iv. Enhance the active transportation network, designing communities around pedestrian activity with a substantial number of destinations, including parks, cultural and community facilities, shopping and restaurant opportunities within walking distance to promote walking and cycling that encourages daily physical activity.

3.5.2 Active Transportation

- a) The Town shall plan for an active transportation system which is highly integrated and connected within the community, the adjacent communities and to transportation systems that serve the broader Region. This Plan requires that all development will contribute to the creation of a walkable and connected community with multiple destinations within walking distance of all residents.
 - i. Sidewalks, bike lanes and multi-use paths will connect to the street network and to community amenities and will ensure that corridors between key destinations are fully accessible and support active transportation; and,

- ii. Key active transportation routes, such as sidewalks, bike lanes and multi-use trails will include streetscaping elements that promote pedestrian and cyclist comfort and safety and are designed to enhance accessibility for all residents and will comply with the *Accessibility for Ontarians with Disabilities Act*.

Pedestrian and Cycling Activity

- b) East Gwillimbury shall be planned around cycling and pedestrian activity with a substantial number of destinations, including parks, cultural and community facilities, shopping and restaurant opportunities within walking distance to promote walking and cycling that encourages daily physical activity and a lessening of the dependence on automobiles. It is a requirement of this Plan that at least 75 percent of all dwelling units throughout the Town must be situated within 1200 metres (a 15 minute walk) of 4 or more of the following existing or planned categories of services and facilities:
 - i. Retail Commercial Store, with a particular emphasis on pharmacies and food stores, and/or a Farmer's Market;
 - ii. Transit Stop;
 - iii. Childcare Facility;
 - iv. Public Park, Community Garden;
 - v. Hospital or Health Care Clinic;
 - vi. Public Library;
 - vii. Place of Worship;
 - viii. Special Needs Housing;
 - ix. Secondary or Elementary School;
 - x. Performance or Cultural/Arts Space; and/or,
 - xi. Recreation Centre.

Urban Agriculture

- c) The Town will support and promote:
 - i. Farmer's Markets or fresh food stands in accessible locations; and,

- ii. Urban agricultural activities on public lands, including community gardens, food cooperatives and local food sourcing programs, where appropriate, and in accordance with the applicable policies of this Plan.

3.6 A Sustainable and Resilient Community

3.6.1 Objectives

- a) Sustainability is commonly referred to as activities that meet present needs without compromising the ability of future generations to meet their own needs. A sustainable and resilient community is environmentally, socially and financially healthy.
- b) In the context of environmental sustainability, the Town must meet the challenges of climate change, and other environmental issues through integrated solutions rather than through fragmented, incremental approaches that meet one objective at the expense of the others. A sustainable and resilient community can effectively respond to emergencies because it has a plan in place, responsibilities assigned and facilities available. Natural or human made disasters are considered and the necessities of life are provided, particularly for those who are most at risk. Objectives are to:
 - i. Meet the challenges of climate change and other environmental issues through integrated solutions related to:
 - > Support for intensification and development that includes higher intensity land uses as a way of reducing land consumption, and maximizing the efficiency and cost effectiveness of municipal service infrastructure;
 - > Support for a multi-modal transportation system, including transit and active transportation;
 - > Protection of significant natural heritage features and their associated ecological functions;
 - > Demonstrate leadership in sustainable forms of green building design and technology, including the incorporation of renewable and alternative energy sources;
 - > The responsible use of resources; and,
 - > Waste reduction, and reductions in greenhouse gas emissions, and demand for energy and water; and,

- ii. Ensure that the Town can effectively respond to natural or human-made emergencies because it has a plan in place, responsibilities assigned and facilities available, including access to power, food, water, health care and emergency services during and immediately following a disaster event.

3.6.2 Range of Practices

- a) The Town will continue to promote a broad range of practices associated with resilient and sustainable development including its Thinking Green Development Standards and by:
 - i. Protecting the areas of the Town that are Provincially designated within the Greenbelt and within the Oak Ridges Moraine, in accordance with applicable Provincial planning policy;
 - ii. Protecting and enhancing the Region's and the Town's identified significant natural heritage features and their associated ecological functions; and,
 - iii. Developing communities and buildings consistent with the Town's sustainable planning policies and guidelines.
- b) The Town will use its array of plans, studies and Council resolutions, as well as the Urban Design Manual, to help guide development and redevelopment to be more sustainable and resilient to climate change. The Town may also consider the use of tools such as the Community Benefits Charges By-law, Community Improvement Plans and associated incentive programs to assist with the implementation of sustainable development design standards.

The Natural Heritage System

- c) The Town's inventory of significant natural heritage features and their associated ecological functions will be protected and their natural beauty, historic legacy and recreational amenities will be enhanced for the enjoyment of residents and visitors today and for future generations. Protecting the Natural Heritage System and the areas critical to preserving water quality is a key element of mitigating the impacts of climate change.

Watershed Planning

- d) It is the objective of the Town to ensure that land use planning within the Town contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.
- e) All land use decisions within the Town shall promote water conservation and

support the efficient use of water resources on a watershed basis through the development review process and Thinking Green Development Standards.

- f) The East Holland River, West Holland River, Maskinonge River and BlackRiver Sub watershed Plans (2010) were undertaken by the Lake Simcoe Region Conservation Authority in cooperation with the Region of York and Town. Land use decisions in the Town shall conform to the purpose and recommendations of these Sub watershed Plans.

Climate Change Action Plan

- g) The Town will address climate change adaptation by:
 - i. Promoting the preparation of Sustainable Neighbourhood Action Plans that identify actions and targets for making all existing communities more sustainable;
 - ii. Establishing climate change adaptation policies which would apply to all capital works projects, including those within existing neighbourhoods;
 - iii. Including comprehensive strategies to reduce greenhouse gas emissions and improve resiliency; and,
 - iv. Establishing greenhouse gas inventories and reduction targets and include actions for meeting those targets.
- h) Sustainable/resilient development will lead to safer, more active, healthier, financially prosperous and resource conscious communities. The Town will promote a broad range of practices associated with sustainable/resilient development that are directly intended to promote the Town's response to climate change.

Energy and Water Conservation

- i) The Town will encourage and support alternative energy systems, renewable energy systems, and district energy systems in accordance with the applicable policies of this Plan to accommodate current and projected needs of the community.
- j) The Town will encourage energy efficient building design that meets Leadership in Energy & Environmental Design (LEED) standards, or equivalent, and will encourage new residential neighbourhoods to be designed consistent with LEED Neighbourhood Design Criteria, or equivalent.
- k) The Town will promote reducing energy consumption in all Town owned, maintained and operated facilities and equipment. The Town will ensure that all new

Town facilities are designed to meet a high standard of environmentally conscious design for energy and water conservation.

Air Quality and Carbon Mitigation

- l) To reduce the frequency and length of vehicle trips that contribute to poor air quality and greenhouse gas emissions, the Town shall:
 - i. Promote development in a compact urban form that encourages walking, cycling, and the use of public transit;
 - ii. Promote a strategy where public parks are provided within a maximum 5 minute walk from all residents; and,
 - iii. Ensure that all neighbourhoods include permission for small-scale convenience retail and other appropriate neighbourhood servicing retail and service commercial uses.
- m) To support reducing emissions in the transportation sector, the Town will encourage the installation of a publicly accessible electric vehicle charging network across the Town.
- n) The Town may prepare reports to monitor the Town's progress towards reducing emissions of air pollutants and greenhouse gases, and to increase awareness of initiatives to improve air quality and adapt to a changing climate.

Urban Forest Resources

- o) Within the Mount Albert Greenbelt Settlement Area and within the Central Growth Area, the Town shall plan to achieve a minimum of 40 percent tree canopy cover by 2051. To support and increase the existing tree canopy, the Town will preserve, protect, manage, replace and acquire, where appropriate, tree stands, hedgerows, woodlands and forested areas within the municipal boundary. The Town shall promote and establish programs to achieve this target including:
 - i. Active tree planting on Town-owned lands, including within Town parks and undeveloped portions of the East Holland River floodplain;
 - ii. Infilling gaps within and between existing woodlots and in heavily forested areas;
 - iii. Encouraging a program of tree planting and tree preservation in all residential areas; and,

- iv. Requiring compensation for tree removal as a result of development applications to the satisfaction of the Town and Conservation Authority.

The Town may pass a Tree Protection By-law to ensure the long-term sustainability of the existing tree canopy cover, including the principle of "no net loss" of the existing tree canopy.

- p) The Town may require a Tree Preservation Plan prepared by a qualified professional be submitted in support of any development proposal on land which contains trees. The Tree Preservation Plan shall inventory and assess the present conditions of the trees on the site and shall make recommendations on tree preservation with the objective of maximizing the number of trees that will be conserved on site. To implement the findings of the Tree Preservation Plan the Town may require that the owner enter into an agreement whereby:
 - i. Only such trees which directly impede the construction of buildings and services be removed and the developer will replace them with trees of sufficient maturity to enhance the appearance of the development; and,
 - ii. A reasonable minimum number of trees and/or other suitable vegetation per lot be provided by the developer regardless of the state of the area prior to being subdivided.
- q) The Town will encourage the replacement of trees lost to development with new trees planted elsewhere, generally on-site. Where a development application will result in a net loss of trees, the proponent shall compensate the Town for this loss of tree cover. In determining appropriate compensation, consideration should be given to the significance and value of the ecological function that the existing tree inventory provides, including carbon sequestration.

Green Building

- r) The Town shall take a leadership role in sustainable built form by ensuring that the development of new civic buildings aim to meet LEED Gold performance level (or equivalent standard) and, where possible, shall consider higher ratings. In addition, the Town will encourage green building design and construction and will work with the private sector to implement the Town's Thinking Green Development Standards and to consider the following for all new building design that:
 - i. Maximizes solar gains;
 - ii. Mitigates heat island effects;
 - iii. Promotes water and energy conservation;

- iv. Promotes recycling and the use of regionally or locally sourced construction materials; and,
 - v. Promote sustainable landscape practices.
- s) The Town will work with the private sector to encourage the implementation of green building techniques and technologies that exceed the requirements of the Ontario Building Code, as it is amended from time to time, or any other applicable policies or requirements of the Province, the Region, and/or the Town, by the establishment of financial incentives through the provisions and programs established through a Community Improvement Plan. The Town may also prioritize the allocation of municipal service infrastructure capacity to development projects that achieve the stated green building policies of this Plan.

Emergency Planning

- t) To improve the Town's response to natural or human-made emergency situations, the Town may:
- i. Prepare an Emergency Action Plan that considers activities and requirements under a number of disaster scenarios;
 - ii. Require that all utilities and piped service infrastructure be located underground;
 - iii. Require multiple vehicular access points into, and out of every neighbourhood; and,
 - iv. Require that grocery stores, gas stations, health care facilities, special needs housing, schools and emergency service facilities be equipped with alternative power sources viable for a minimum of 3 days following a disaster event.

4.0 LAND USE POLICIES

4.1 The Strategic Growth Areas

4.1.1 Introduction

- a) The Strategic Growth Areas identified on **Schedule 2** are critical to creating a complete community and to providing pedestrian activity and support for ongoing investments in local and regional transit. The intensity and mixture of uses in the Strategic Growth Areas, including office uses as well as retail and service commercial uses, contributes to a diversified tax base for the Town.
- b) This Plan recognizes a range of commercial activity that is differentiated by its planned function and individual location. **Schedule 3**, including **Schedules 3A, 3B, 3C, 3D** and **3E** identify the locational distribution of the following 6 land use designations that together comprise the Strategic Growth Areas within the Town:
 - i. Queensville Centre Designation;
 - ii. Village Core Areas;
 - iii. Commercial Mixed Use;
 - iv. Community Commercial;
 - v. Neighbourhood Commercial; and,
 - vi. Residential Mixed Use.
- c) The hierarchy of designations included within the Strategic Growth Areas, and the planned function of each, will provide a decision-making framework that is intended to distribute office, retail and service commercial functions in locations that best meet the needs of residents, visitors and businesses in support the planned Urban Structure.

4.1.2 Queensville Centre Designation

4.1.2.1 Intent

- a) Lands designated Queensville Centre on **Schedule 3B** are intended to become the primary commercial focus for the community of Queensville and to represent the community's centre identified on **Schedule 2**.

4.1.2.2 Permitted Uses

- a) Land designated Queensville Centre may be zoned to permit:
 - i. Commercial Mixed Use, including department stores;
 - ii. Community Commercial uses;
 - iii. Medium density residential uses;
 - iv. Open Space uses;
 - v. Institutional uses.
- b) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.1.2.3 Development Policies

- a) Residential uses shall only be developed in conjunction with commercial facilities.
- b) The maximum height of buildings shall be 6 storeys, except for ornamental structures, such as clock towers, which may be higher.
- c) Notwithstanding the identified maximum building height, the Town may consider additional height, where the Town is satisfied that the proposed height achieves compatible development, and where appropriate transitions to abutting lower scale development are established. Appropriate transitions may be achieved through the implementation of regulatory techniques including, but not limited to new height limitations, enhanced building setbacks and step backs, enhanced landscape buffers and planting requirements and/or the implementation of an angular plane. Permissions for taller buildings may be established through a site specific zoning By-law Amendment.
- d) A minimum of 10 percent of the lands within the Queensville Centre designation shall be devoted to landscaping, open space and parkland, and Council will encourage the provision of a centralized Community Park.
- e) A Community Design Plan shall be prepared and approved by Council for the Queensville Centre.

4.1.3 Village Core Designation

4.1.3.1 Intent

- a) Lands within the Village Core Designation, shown on **Schedules 3A, 3C and 3E**, are historic main street areas associated with the communities of Holland Landing, Sharon and Mount Albert that are intended to grow and provide greater density and a broader mix of uses to support the local community at densities which are supportive of transit. The planned function of Village Core Areas is to serve as a hub of activity and the centre of each community, providing the widest range of goods and services warranted by that community in a pedestrian-focused setting.

4.1.3.2 Permitted/Prohibited Uses

- a) Lands within the Village Core Designation may be zoned to permit a wide range of uses, including retail stores, personal service shops, restaurants, business and professional offices, medical clinics, mixed uses, residential units or apartments within commercial buildings, as well as institutional uses and open space.
- b) Uses that are not permitted on lands within the Village Core Designation shall specifically include drive-through facilities of any kind, outdoor storage, service stations, gas bars, car washes, self-storage and generally any use that is primarily automobile oriented.
- c) The list of permitted/prohibited uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.1.3.3 Development Policies

- a) Applications for new development within the Village Core Areas shall satisfy the applicable policies of this Plan and the following criteria:
 - i. Not exceed a height of 4 storeys, except for ornamental structures, such as clock towers, which may be higher; and,
 - ii. Notwithstanding the identified maximum building height, the Town may consider additional height, where the Town is satisfied that the proposed height achieves compatible development, and where appropriate transitions to abutting lower scale development are established. Appropriate transitions may be achieved through the implementation of regulatory techniques including, but not limited to new height limitations, enhanced building setbacks and step backs, enhanced landscape buffers and planting requirements and/or the implementation of an angular plane. Permissions for taller buildings may be established through a site specific zoning By-law

Amendment.

- iii. Demonstrate that the development is integrated with adjacent lands wherever feasible with respect to parking, landscaping, and pedestrian and vehicular circulation systems.
- b) Development, including intensification in areas designated Village Core shall preserve, complement and enhance the historical and/or architectural character of these areas. Among the specific requirements are the following:
- i. The sensitive location, limited extent and effective buffering of parking facilities so as not to detract from historic streetscapes and adjacent buildings and uses;
 - ii. The consistency of setbacks and continuity of character, in order to maintain and restore pedestrian-oriented streetscapes and the encouragement of pedestrian activity by providing linkages between the Village Core Designation and adjacent areas of residential or other development; and,
 - iii. Compliance with the heritage policies of this Plan.
- c) Development within the Village Core Designation shall satisfy the following criteria:
- i. Traditional main street areas shall be revitalized and preserved to reinforce the character of the main street;
 - ii. Cultural heritage resources shall be conserved and where possible, enhanced;
 - iii. Transit facilities should be easily accessible to pedestrians;
 - iv. The surrounding areas should relate to and be efficiently connected with the Village Core through the integration of bicycle and pedestrian trail systems; and,
 - v. All utilities shall be provided underground, where feasible.
- d) The Town may delineate car-free zones or pedestrian streets within the Village Core Designation to encourage pedestrian-friendly environments.
- e) In the Village Core Designation, sidewalks shall be on both sides of every public road and should be wide enough to allow for pedestrian passage, retail displays, street furniture, landscaping, patios and outdoor dining where appropriate and subject to related planning approvals.

- f) The Town may incorporate a provision in the Zoning By-law for lower parking standards or accept cash in lieu of parking in the Village Core designation to encourage development.
- g) Parking shall be located interior to the block or at the rear of buildings within the Village Core Designation. Limited on-street parking may be explored in appropriate areas.
- h) The Town shall encourage water and wastewater services, telecommunications and other necessary infrastructure to be provided in the Village Core Designation during the initial phase of growth to facilitate redevelopment and intensification.
- i) The Town shall work with York Region Transit and VIVA to expand transit services within the Village Core Designation.
- j) The Town may utilize Tax Increment Financing to promote private sector improvements to existing buildings and revitalize existing development within the Village Core Designation.
- k) The Town may establish Business Improvement Areas corresponding to the Village Core Designation to help promote and support local businesses in these areas.
- l) The Town shall encourage coordination, by local business persons or owners, of such things as signs, building facades, lighting, street furniture, landscaping and general maintenance.

4.1.3.4 Sharon Village Core

- a) In addition to the policies of this Section of this Plan, the following additional policies apply to lands designated Village Core within the Sharon Secondary Plan Area, as shown on **Schedule 3C**:
 - i. Notwithstanding any other policy of this Plan, drive through facilities are prohibited within the lands designated Village Core in Sharon.
 - ii. Development within the Village Core Designation in Sharon shall recognize the unique nature of this area and provide for the protection and enhancement of its historical and architectural features. The preservation and adaptive reuse of existing buildings in a manner compatible with the heritage character of the community shall be encouraged.
 - iii. The Town shall establish a Civic Precinct in the area surrounding the Civic Centre as a community focal point and vibrant central gathering place for residents.

- iv. Development surrounding the Civic Precinct should reinforce and support the Civic Precinct district in order to enhance the vitality of the area.
- v. The Town shall explore opportunities for development which build on the heritage character of the area and enhance the Sharon Temple as a historical and cultural focal point.
- vi. Development of permitted uses within existing buildings or minor modifications to existing buildings shall be encouraged and shall generally be permitted without an amendment to the Zoning By-law, once the By-law is amended to bring it into conformity with this Plan and provided that adequate services and parking are available.
- vii. New development shall be designed to be compatible with surrounding development, and shall be evaluated based on submission of the following information:
 - > Detailed site and landscape concept plans that include information on how the development will be integrated with the surrounding portions of the Village Core Area; and,
 - > Perspective drawings of the proposed buildings.
- b) The Town shall work with appropriate stakeholders to develop a comprehensive and integrated urban design plan for the long term development of the Civic Precinct and shall secure funding through government and non-government sources to ensure the implementation and development of the Civic Precinct.

4.1.4 Commercial Mixed Use Designation

4.1.4.1 Intent

- a) The lands within the Commercial Mixed Use Designation are identified on **Schedule 3D**. These areas will provide suitable locations for commercial uses serving a wide trade area, including the entire Town. Lands within the Commercial Mixed Use Designation are also intended to include offices and higher density forms of residential development that will support the intensification policies of this Plan and planned transit on adjacent roads.

4.1.4.2 Permitted Uses

- a) Land designated Commercial Mixed Use Area may be zoned to permit:
 - i. A wide variety of retail and service commercial uses, including major retail;

- ii. Financial institutions and services;
 - iii. Offices;
 - iv. Entertainment uses;
 - v. Recreation and community facilities;
 - vi. Restaurants;
 - vii. Hotel and convention centres;
 - viii. Medium and high density residential uses;
 - ix. Major institutional uses.
- c) The list of permitted/prohibited uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.1.4.3 Development Policies

- a) Development within the Commercial Mixed Use Designation, including retail, service commercial and major retail uses, shall be planned to accommodate a mix of uses at densities supporting transit in accordance with the Region's Transit Oriented Development Guidelines. These uses may be accommodated within mixed use buildings or through a diversity of uses within the site.
- b) A market impact analysis, completed by qualified professionals, may be required to support any development application within the Commercial Mixed Use Designation that includes individual major retail uses of greater than 25,000 square metres of Gross Floor Area.

4.1.4.4 Area Specific Policies

- a) In the Major Local Centre at Green Lane and Yonge Street, the area designated as Commercial Mixed Use on the west side of Yonge Street shall be planned to accommodate a minimum of 500 residential units at full build out. Applications for Draft Plan of Subdivision and/or Site Plan approval shall illustrate how the minimum number of units can be accommodated as the area is developed.
- b) In the Major Local Centre at Green Lane and Yonge Street, the area designated as Commercial Mixed Use on the east side of Yonge Street shall be planned to accommodate a minimum of 500 residential units through intensification of the existing commercial development.

4.1.5 Residential Mixed Use Designation

4.1.5.1 Intent

- a) Lands within the Residential Mixed Use Designation identified on **Schedule 3A**, **Schedule 3C** and **Schedule 3D** are intended to provide a mix of residential, population-related employment, recreation and entertainment uses. The intent is that these areas provide opportunities for residents to live close to, and engage in a range of social and economic activities in proximity to each other, thereby minimizing dependency on the automobile and creating attractive areas that support activity throughout the day along transit routes.
- b) To create activity and support transit within the Town's overall Urban Structure, lands within the Residential Mixed Use Designation should generally be located in a Strategic Growth Area, as identified on **Schedule 1**. Area specific policies relating to permitted uses and the scale and intensity of development will be determined through the Secondary Plan process.

4.1.5.2 Permitted Uses

- a) Land designated Residential Mixed Use may be zoned to permit:
 - i. Retail and service commercial uses;
 - ii. Major institutional uses;
 - iii. Office uses;
 - iv. Medium and high density residential uses;
 - v. Recreation and community facilities; and,
 - vi. Restaurants.
- b) The list of permitted/prohibited uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.1.5.3 Development Policies

- a) Development shall provide a mix of uses within the same building, with retail, commercial, office, recreation or community uses at grade in order to foster an animated, pedestrian-oriented atmosphere. Mixed use buildings are encouraged and single use buildings may only be considered when built subsequently to or

concurrently with mixed use, multi-storey building(s) on the same site.

4.1.5.4 Area Specific Policies

- a) On **Schedule 3D**, the following area specific policies apply:
- i. Notwithstanding any other policy of this Plan, within the Major Local Centre at Green Lane and 2nd Concession, except where office buildings are provided, mixed use buildings shall be required adjacent to Green Lane and the proposed collector road east of 2nd Concession Road, north of Green Lane. Within the remainder of the Residential Mixed Use Designation, within the Major Local Centre, mixed use buildings are encouraged;
 - ii. Notwithstanding any other policy of this Plan, single use residential buildings shall be permitted in the Residential Mixed Use Designation along Yonge Street provided the buildings are designed to allow for future conversion of the first floor to commercial use over time by designing ground floor units which adhere to the Ontario Building Code for commercial units;
 - iii. In the Office Priority Area in the Green Lane and 2nd Concession Major Local Centre, major office use buildings are permitted. Other land uses shall not be permitted in the Office Priority Area unless a minimum of 10,000 square metres of office development is built on the site;
 - iv. Development within the Residential Mixed Use Designation in the Green Lane and 2nd Concession Major Local Centre shall be planned to accommodate a minimum of 1,000 residential dwelling units. Applications for Draft Plan of Subdivision and/or Site Plan Approval shall illustrate how the minimum number of units can be accommodated as the areas developed; and,
 - v. Development within the Residential Mixed Use Designations in the Green Lane Secondary Plan Area shown on **Schedule 3D** shall have a minimum height of 3 storeys and a maximum height of 12 storeys, except in the area on the east side of Yonge Street, where the maximum height shall be 25 storeys.
- b) Notwithstanding any other policy of this Plan, in the area designated as Residential Mixed Use on the east side of Murrell Boulevard, on **Schedule 3C**, the minimum height may be reduced to 2 storeys, but at least one mixed use building with a minimum height of 3 storeys shall be constructed on the site and contain at least two of the three following uses: commercial, residential or office uses.

4.1.6 Community Commercial Designation

4.1.6.1 Intent

- a) Lands within the Community Commercial Designation, as identified on **Schedule 3E**, provide for the retail and service needs of the surrounding community. These areas provide an anchor for other functions and community activities that will create a focal point and the mixture of uses that provide a sense of community identity in a manner that will encourage active pedestrian streetscapes and support for planned levels of transit.

4.1.6.2 Permitted Uses

- a) Land designated Community Commercial may be zoned to permit:
 - i. All categories of retail and service commercial uses, excluding major retail uses;
 - ii. Department stores;
 - iii. Financial institutions and services;
 - iv. Offices;
 - v. Entertainment uses;
 - vi. Recreational and community facilities;
 - vii. Restaurants;
 - viii. Educational campuses;
 - ix. Funeral Homes;
 - x. Multi-unit residential dwellings if located above non-residential development.
- b) The list of permitted/prohibited uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.1.6.3 Development Policies

- a) Lands within the Community Commercial Designation shall be between 5 and 15 hectares in size.

- b) The Secondary Plan process shall address and the implementing Zoning By-law shall specify minimum and maximum store (or unit) sizes, to ensure the planned function of lands designated Community Commercial is achieved.
- c) Applications for new Community Commercial Designations may be permitted, subject to the approval of an Amendment to this Plan that demonstrates through a market study, planning analysis and transportation study that the use is warranted and that it will not undermine the planned function of the commercial areas within the Major Local Centres and Local Centres.

4.1.7 Neighbourhood Commercial Designation

4.1.7.1 Intent

- a) Lands designated Neighbourhood Commercial, as identified on **Schedules 3A, 3B, 3C, 3D and 3E** are intended to provide a limited range of retail and service needs that will serve the convenience needs of the surrounding neighbourhoods within walking distance and will be compatible in scale and function to a neighbourhood setting.

4.1.7.2 Permitted Uses

- a) Lands designated Neighbourhood Commercial may be zoned to permit:
 - i. Small-scale retail and service commercial uses;
 - ii. Community facilities;
 - iii. Restaurants;
 - iv. Business and professional offices; and,
 - v. Multi-unit residential dwellings if located above non-residential development.
- b) The list of permitted/prohibited uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.1.7.3 Development Policies

- a) Neighbourhood Commercial Areas shall be between 1 and 5 hectares in size.
- b) The Secondary Plan process and implementing Zoning By-law shall specify minimum and maximum store (or unit) sizes, to ensure the planned function of lands designated Neighbourhood Commercial is achieved and maintained.

4.1.7.4 Area Specific Policies

- a) The Neighbourhood Commercial Designation, identified on **Schedule 3D**, on Green Lane, east of Murrell Boulevard, shall be developed in an integrated manner with the adjacent Residential Mixed Use Designation. A supermarket or grocery store is permitted at this location to a maximum floor area of 2,500 square metres.

4.2 Community Areas

4.2.1 Introduction

- a) Community Areas, as identified on **Schedule 2** provide for the development of residential communities, including housing and other supporting land uses including parks and open spaces, convenience commercial uses and institutional uses that are complementary to and compatible with the residential function of the area. The intent of this Plan for the Community Areas is to:
 - i. Provide an adequate supply of serviced lands for community development at various locations within the defined Settlement Areas of the Town;
 - ii. Achieve a mix of housing types, densities, sizes and tenures, including a full array of special needs housing to meet the existing and projected demographic and housing market requirements of current and future residents of the Town;
 - iii. Provide opportunities for residents to live in proximity to areas that will meet their daily needs within neighbourhoods including convenience commercial, office and personal services, institutional and recreational uses; and,
 - iv. Provide housing opportunities and supportive land uses within a framework of community design and layout that encourage the usage of public transit, pedestrian and bicycle transportation and decrease dependence on the automobile.
- b) To provide opportunities for a broad range of residential uses that accommodates mix of housing types and tenures, as well as supportive land uses that assist in achieving a complete community, the following land use designations are provided:
 - i. Low Density Residential Designation;
 - ii. Medium Density Residential Designation;
 - iii. High Density Residential Designation;

- iv. Estate Residential Designation;
- v. Institutional Designation;
- vi. Educational Facilities Symbol; and,
- vii. Parks and Open Space Designation and Symbols.

4.2.2 Low Density Residential Designation

4.2.2.1 Intent

- a) Lands designated Low Density Residential, as identified on **Schedules 3A, 3B, 3C, 3D** and **3E** provide areas for the creation of neighbourhoods comprised of ground-related housing and other compatible uses that provide for the day-to-day needs of residents.

4.2.2.2 Permitted Housing Types/Uses

- a) Land designated Low Density Residential may be zoned to permit ground-oriented housing units, such as single and semi-detached dwellings and townhouses. Additional Residential Units are permitted within the Low Density Residential Designation.
- b) In addition to the permitted housing types within the Low Density Residential Designation, lands within this Designation may also be zoned to permit:
 - i. Day care facilities;
 - ii. Bed and breakfast establishments;
 - iii. Home-based businesses;
 - iv. Special needs housing;
 - v. Additional residential units; and,
 - vi. Neighbourhood supporting uses.
- c) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.2.2.3 Development Policies

- a) Lands within the Low Density Residential Designation may be developed to a residential density ranging between 20 and 30 units per net developable hectare, and shall be a maximum height of 3 storeys.
- b) Generally, a minimum of 15 percent of the net residential area of the lands designated Low Density Residential shall be developed for townhouses.
- c) Rear or backlotting of dwelling units within Low Density Residential Designation shall not be permitted on Arterial and Collector roads and shall be minimized where abutting parks and valleys.
- d) Infilling of vacant lots and intensification of existing properties is encouraged in the Low Density Residential Designation, subject to the test of compatible development, to the satisfaction of the Town.
- e) Existing dwelling units within Strategic Growth Areas and within the Built Boundary identified on **Schedule 2** may be utilized for commercial or office purposes, subject to an Amendment to the Zoning By-law and Site Plan Control.

4.2.2.4 Area Specific Policies

- a) Notwithstanding any other policy of this Plan, lands designated Low Density Residential in the Green Lane Secondary Plan Area shown on **Schedule 3D**, townhouses are encouraged, but not required.

4.2.3 Medium Density Residential Designation

4.2.3.1 Intent

- a) Lands designated Medium Density Residential provide for forms of housing at densities that support transit. It is intended that these areas will be integrated into low density residential neighbourhoods to provide for a variety of housing types.

4.2.3.2 Permitted Housing Types/Uses

- a) Land designated Medium Density Residential may be zoned to permit:
 - i. Townhouses, including Additional Residential Units;
 - ii. Low rise apartments up to a maximum of 13 metres (4 storeys) in height; and,
 - iii. Special needs housing.

- b) In addition to the permitted housing types within the Medium Density Residential Designation, lands within this Designation may also be zoned to permit:
 - i. Day care facilities;
 - ii. Bed and breakfast establishments;
 - iii. Home-based businesses;
 - iv. Special needs housing;
 - v. Additional residential units; and,
 - vi. Neighbourhood supporting uses.
- c) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.2.3.3 Development Policies

- a) Medium Density Residential areas may be developed to a residential density ranging between 30 and 80 units per net hectare..
- b) Infilling of vacant lots and intensification of existing properties is encouraged in Medium Density Residential designation, subject to the relevant policies regarding compatible development and consistency with the Urban Design Manual.
- c) Street-oriented Medium Density Residential uses shall be interspersed within Low Density Residential uses, such as single and semi-detached dwelling units, in small blocks throughout the new Community Areas. The maximum size of any form of Medium Density Residential Designation shall generally be in the range of 2 to 5 hectares of net residential area. Separation between Medium Density Residential areas is encouraged through the use of intervening functions, including Low Density Residential development open space, convenience commercial or institutional uses.
- d) The Town shall prohibit amendments to this Plan and the Zoning By-law that would have the effect of reducing the density of a site in Medium Density Residential Designation.

4.2.3.4 Area Specific Policies

- a) Within the Green Lane Secondary Plan Area, as shown on **Schedule 3D**, live-work units are also a permitted housing type/built form.

- b) Within the Green Lane Secondary Plan Area, the density for areas designated as Medium Density Residential 1 shall be a minimum of 30 units per net hectare and a maximum of 50 units per net hectare, and the density for the areas designated as Medium Density Residential 2 shall be a minimum of 50 units net per hectare and a maximum of 80 units per net hectare. The permitted uses as identified in this Plan for medium density housing apply to both the Medium Density Residential 1 and Medium Density Residential 2 designation.
- c) Within the Green Lane Secondary Plan Area, Medium Density Residential uses shall be focused along the identified Corridors. However, the Medium Density Residential Designations along the Corridors may alternatively be interspersed with the Low Density Residential uses in the neighbourhood through implementing Draft Plans of Subdivision in accordance with the relevant policies of this Plan, without Amendment to this Plan, provided the same amount of land area is designated Medium Density Residential as illustrated on **Schedule 3D**.

4.2.4 High Density Residential Designation

4.2.4.1 Intent

- a) Lands designated High Density Residential on **Schedule 3D** provide opportunities for non-ground-oriented forms of housing at the highest densities permitted in this Plan. It is intended that these built forms will be directed to the Strategic Growth Areas to concentrate activity and support the viability of mixed use development, and promote higher-order transit in the Town.

4.2.4.2 Permitted Housing Types/Uses

- a) Land designated High Density Residential may be zoned to permit:
 - i. Apartments units within apartment buildings; and,
 - ii. Special needs housing.
- b) In addition to the permitted housing types within the High Density Residential Designation, lands within this Designation may also be zoned to permit:
 - i. Day care facilities;
 - ii. Home-based businesses;
 - iii. Special needs housing; and,
 - iv. Neighbourhood supporting uses.

- c) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.2.4.3 Development Policies

- a) Apartment buildings shall have a minimum height of 4 storeys up to a maximum of 12 storeys in height.
- b) High Density Residential areas may be developed to a residential density of between 80 and 150 units per net hectare.
- c) Buildings shall be sited and designed to minimize potential for adverse impacts on Low Density Residential Areas. The Implementing Zoning By-law may include transition requirements including additional height restrictions, enhanced setbacks, step back and/or angular planes to achieve a comfortable relationship.
- d) The Town shall prohibit amendments to this Plan and the Zoning By-law that would have the effect of reducing the density of a site in High Density Residential Designation.

4.2.4.4 Area Specific Policies

- a) Within the Green Lane Secondary Plan Area as depicted on **Schedule 3D**, townhouses and other ground-related multiple unit buildings may only be permitted in the High Density Residential designation in association with one or more apartment buildings, provided:
 - i. A minimum of 75 percent of the dwelling units are located in apartment buildings;
 - ii. The apartment building is built prior to or at the same time as the ground-related multiple unit buildings; and,
 - iii. The combined density conforms to the relevant policies of this Plan.

Notwithstanding the above, with respect to the lands in the High Density Residential designation west of the north-south proposed minor collector road west of Yonge Street, stacked townhouses, back-to-back townhouses, townhouses and other ground-related multiple unit buildings shall be permitted provided the density conforms to the relevant policies of this Plan.

- b) Within the Green Lane Secondary Plan Area, as depicted on **Schedule 3D**, apartment buildings shall be permitted up to a maximum height of 20 storeys.

- c) Lands designated High Density Residential on the west side of Yonge Street on **Schedule 3D** may also be zoned to permit hotels and convention centres in association with one or more other high density forms of residential development. Where hotels and convention centres are permitted, density policies are not applicable.

4.2.5 Estate Residential Designation

4.2.5.1 Intent

- a) The purpose of this designation is to provide policies governing existing Estate Residential uses. Lands designated Estate Residential provide opportunities for single detached dwelling units to develop on private services.

4.2.5.2 Permitted Housing Types

- a) Lands designated Estate Residential on **Schedule 3B** and **Schedule 5** may be zoned to permit single detached dwellings. Any new Draft Plan of Subdivision on vacant land designated Estate Residential shall be developed on full municipal water and wastewater services, subject to compliance with the requirements for a complete application, as articulated in this Plan, and demonstration of future integration with adjoining lands, to the satisfaction of the Town.
- b) In addition to the permitted housing types within the Estate Residential Designation, lands may also be zoned to permit:
 - i. Day care facilities;
 - ii. Bed and breakfast establishments;
 - iii. Home-based businesses; and,
 - iv. Additional residential units.
- c) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.2.5.3 Development Policies

- a) All development within the Estate Residential Designation that is also within the Rural/Agricultural Area shall be subject to the relevant policies of the Greenbelt Plan. Where there is a conflict between the policies of this Plan and the policies of

the Greenbelt Plan, the policies of the Greenbelt Plan, or the more restrictive policies shall prevail.

- b) No new lands shall be designated Estate Residential.
- c) Any new development on existing, vacant land designated Estate Residential Development shall be compatible with the scale and design of existing dwelling units in the vicinity.
- d) Infill development is permitted in the Estate Residential Designation provided the following are met:
 - i. Receipt of a Certificate of Approval for the sewage disposal system from the Town, including demonstration that provision of on-site services does not adversely affect the existing water supply for other homes in the development;
 - ii. The development is located on an existing local road;
 - iii. The development is located between two other existing lots of record within the Estate Residential Designation;
 - iv. Compliance with Minimum Distance Separation requirements;
 - v. Submission of a detailed Hydrogeological Report to the satisfaction of the Region of York and the Ministry of the Environment indicating that development will not result in interference to the ground water table, neighbouring wells or surface waters; and,
 - vi. Submission of any other reports/studies required by the Region of York.
- e) This Plan recognizes the existing development rights and process requirements established for the Estate Residential Designation located at 18899 2nd Concession Road.

4.2.6 Institutional Designation

4.2.6.1 Intent

- a) Institutional uses can be either owned and operated by a public body such as the Town or Region of York, or may be intended for a quasi-public use such as places of worship and community halls. The intent of this Section is to outline the appropriate location and development standards for these uses and ensure that adequate lands are available for institutional uses to meet the needs of the Town's residents and work force. It is the intent of the Institutional Designation to:

- i. Provide a range and variety of recreational, cultural, educational, and community facilities and activities;
- ii. Minimize barriers to participation as they relate to age, gender, income, culture, transportation or physical ability;
- iii. Foster a unique sense of civic pride and local identity that reflects and builds upon the Town's cultural diversity and unique amenities;
- iv. Encourage the integration of arts, cultural and recreational facilities with local businesses, health and social services, schools, parks and civic buildings;
- v. Encourage and support partnerships with all the providers of institutional and cultural services, including both public and non-profit agencies;
- vi. Ensure adequate library services are provided to Town residents; and,
- vii. Provide indoor and outdoor recreational facilities and programs to meet the needs of all residents to ensure physical, creative, social and intellectual opportunities in accordance with the Town's Parks, Recreation and Culture Strategic Master Plan.

4.2.6.2 Permitted Uses

- a) Lands designated Institutional may be zoned to permit uses including, but not be limited to:
 - i. Public administration facilities;
 - iii. Health care facilities;
 - iv. Recreation facilities;
 - v. Cultural and religious activities;
 - vi. Private schools, day nurseries, day cares;
 - vii. Institutional forms of Special Needs Housing;
 - viii. Places of worship;
 - ix. Funeral homes;
 - x. Transit stations; and,

- xi. A combination of any or all of these uses.
- b) The list of permitted/prohibited uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.2.6.3 Development Policies

- a) All institutional uses should be located close to public transit and pedestrian links and away from significant known air emission sources.
- b) Vehicular access to institutional uses shall be located and designed to discourage the related vehicular traffic from penetrating or congesting residential neighbourhoods.
- c) Council shall, in cooperation with the appropriate organizations, encourage the allocation of adequate lands in locations appropriate to meet existing and future requirements for educational facilities and places of worship.
- d) The primary use of lands designated Institutional on **Schedules 3A, 3B, 3C, 3D** and **3E** shall be various forms of public, quasi-public and/or private educational, health, cultural, recreational, religious or charitable institutions or similar organizations providing a public service.
- e) In conjunction with any proposal for a new Institutional Designation, outside of a Secondary Plan process, the following information is required to be submitted by the applicant as part of the development application in order to assist in evaluating the proposal:
 - i. An environmental management plan of the property, prepared by a qualified professional that describes the existing and proposed vegetation, extent of vegetation removal, topography, soil and ground water conditions, environmental impacts and measures to be taken to maintain and enhance any natural areas including watercourses, low-lying areas, areas of steep and/or unstable slopes, flood plains, vegetated areas and wildlife and fishery habitats;
 - ii. A detailed engineering and servicing report, prepared by a professional engineer, that clearly demonstrates that the proposed lot(s) can be properly serviced by water supply and sewage disposal systems, the storm water management techniques to be used, and that there will be no adverse effect from the development as it relates to soil, groundwater and surface water; and,

- iii. A traffic study, prepared by a professional traffic engineer, that analyzes the impact of the development on the surrounding road network and establishes any required modifications to the system to alleviate potential impacts.
- f) New institutional uses shall be designed to consider, but not be limited to the following criteria:
- i. Be sited near the street frontage and positioned on lots to maximize their visibility from surrounding neighbourhoods and encourage views to their building features, where appropriate, and interesting vistas from surrounding streets or parks;
 - ii. Corner locations of buildings are encouraged as they reinforce streetscapes and terminate neighbourhood views;
 - iii. Promote accessibility by pedestrians with direct connections from streetscape sidewalks to major entrances. Similarly, transit accessibility shall be promoted with direct walkway connections to transit stops;
 - iv. The built form should be designed to reflect their landmark status within neighbourhoods. Architectural elements such as prominent building entrances, canopies, large glazed areas, and roof forms can create significant identity for these uses within the community; and,
 - v. Construction should be to an urban standard, including consideration of alternative site size and design standards, multi-storey buildings and shared facilities.
- g) Proposed institutional development which is sensitive to noise impacts, such as hospitals and nursing homes may be subject to a noise study and possible remedial or mitigation measures.

4.2.7 Educational Facilities Symbol

4.2.7.1 Intent

- a) Education facilities are a crucial element to a complete community. It is the intent of this Plan to:
- i. Work with school boards and/or private schools or institutions in providing and attracting new educational and skills training facilities, as well as a post-secondary institution;
 - ii. Ensure that Secondary Plans provide for appropriate school sites to accommodate residential growth;

- iii. Require land use patterns where 75 percent of residential dwelling units are within 400 metres of an existing or planned elementary school;
- iv. Require that, through development approvals, each school is connected with adjacent neighbourhoods by a network of sidewalks, bicycle and pedestrian paths to promote safe and convenient access for school children;
- v. Encourage the provision of joint use educational facilities which may accommodate the inclusion of community centre uses, public recreational and other institutional uses, subject to the appropriate joint-use agreements; and,
- vi. Encourage schools and day nurseries to be located adjacent to parks that are of appropriate size and characteristic to enable, where appropriate, the coordinated development and use of space and facilities.

4.2.7.2 Permitted Uses

- a) Educational facilities shall primarily consist of elementary and secondary schools. These facilities and schools may be either publicly or privately funded.

4.2.7.3 Development Policies

- a) The Elementary School and Secondary School Symbols, as shown on **Schedules 3A, 3B, 3C, D and 3E** denote the approximate preferred locations for schools. These locations may change without an Amendment to this Plan provided all other policies of this Plan are satisfied.
- b) The Town shall encourage the co-ordinated use of recreational space and facilities to meet the needs of both the school and the community.
- c) School sites should be located adjacent to public parks, where possible, and central to the community to promote walking or cycling, thereby enabling most students to walk to school and their location should minimize the hazards associated with children crossing major roads or rail lines.
- d) The specific location, size and configuration of each school site shall be consistent with the policies of this Plan and the requirements of the respective School Boards and further defined in consultation with the appropriate School Boards as part of the development review process.
- e) School sites should not be located adjacent to the following uses, where possible:
 - i. Commercial, industrial and agricultural uses;

- ii. Woodlots and storm water management ponds;
 - iii. Railway lines, arterial roads and airports; or,
 - iv. Utility transmission corridors, including gas pipelines and hydro corridors.
- f) Where a vacant school site is not required by a Board of Education or by a private school, alternative uses shall be permitted and shall not require an Amendment to this Plan, in order of priority as follows, pursuant to the policies of this Plan:
- i. Open space uses, particularly parks or open space linkages which contribute to the enhancement of the Natural Heritage System;
 - ii. Compatible institutional uses including private elementary schools, places of worship, community service or cultural buildings; and,
 - iii. Uses in accordance with the underlying land use designation on **Schedules 3A, 3B, 3C, 3D and 3E**.
- g) Council shall require that all subdivision agreements that contain conditions for new school sites contain provisions that require the land owners to provide first right of refusal to the other School Boards and then to the Town to purchase proposed school sites where the subject lands are no longer deemed necessary by the relevant School Boards.

4.2.8 Parks and Open Space Designation and Symbols

4.2.8.1 Intent

- a) The Parks and Open Space Designation, as shown on **Schedules 3A, 3B, 3C, 3D and 3E**, consists of public parks, environmental management areas and associated public trail systems. The intent of the Parks and Open Space system is to provide recreational and educational opportunities for existing and future residents. It is the intent of this Plan to:
- i. Provide connectivity between passive and active recreational areas and environmental features, where possible;
 - ii. Provide public parkland within an 800 metre radius of all residential communities;
 - iii. Establish a system of parks and recreation facilities that accommodate a wide array of recreation, leisure, and cultural activities;

- iv. Encourage the integration of the Natural Heritage System into the recreational open space system, where appropriate;
- vi. Provide recreational facilities within public parkland that respond to the needs of existing and future residents; and,
- vi. Explore opportunities with the school boards for the shared use of buildings, sports fields and parking facilities, where feasible.

4.2.8.2 Permitted Uses

- a) Permitted uses on lands having a Parks and Open Space designation shall be:
 - i. Public or private parks generally involving low-intensity, predominantly outdoor, recreation activities, sports fields and facilities, as well as trails;
 - ii. Storm water management facilities as an integrated natural feature;
 - iii. Wildlife or other environmental management operations of a passive nature (including forest management and conservation efforts); and,
 - iv. Other appropriate facilities incidental to open space uses.
- b) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.2.8.3 Development Policies

- a) The Proposed Park Symbols on **Schedules 3A, 3B, 3C, 3D** and **3E** are intended to recognize the approximate location for Community and Neighbourhood Parks. The specific location, size and configuration of future parks will be further defined in the context of plans of subdivision. The park sites may be relocated without further Amendment to this Plan.
- b) The Parks and Open Space Designation on **Schedules 3A, 3B, 3C, 3D** and **3E** recognizes major existing and approved public open space areas and permits the extension and expansion of such uses. The Parks and Open Space Designation may also include lands that are unsuitable for development due to flood susceptibility, steep slopes, and erosion. Such unsuitable lands shall not be included as part of the required parkland dedication.
- c) The Town should incorporate Crime Prevention through Environmental Design (CPTED) principles in the design of parks.

- d) The inclusion of public art in parks, Town facilities and pedestrian spaces is encouraged.
- e) Where the Parks and Open Space Designation is applied to privately owned lands, it shall not be construed that these lands are free and available for public use, or that such lands will be acquired by the Town or any other public agency.
- f) Parks and Open Space lands may be provided by conveyance in accordance with the provisions of the *Planning Act* and through other actions by public authorities.
- g) Parks and Open Space areas shall be designed to include pedestrian walkways, trails and bicycle paths that minimize road crossings and link Parks and Open Space areas into an integrated community-wide network.
- h) Public parks shall include clearly defined entrances to the local trail system integrating trail head locations into the design of parks.
- i) Environmental features shall be incorporated into the Parks and Open Space system, wherever feasible. Such environmental features shall not be included as part of the required parkland dedication.
- j) The majority of residences within a built-up residential area shall be served by a Neighbourhood, Community or Town Park within an 800 metre radius.

4.2.8.4 Park Hierarchy

- a) A parkland hierarchy has been established that is characteristic of the distribution and needs of the community, which includes Town, Community and Neighbourhood Parks. The precise distribution of such parks will be determined in Secondary Plans, Community Design Plans or other planning programs in accordance with the policies of this Plan.

Central Park

- b) The Town shall develop strategies and policies to secure the acquisition of a centrally located park and recreational facilities designed to accommodate elements of the Town's projected recreational facilities, including, but not limited to, playing fields, indoor activity space, community halls and arenas.
- c) The location of the Town's central park facility shall be determined through future study. This study shall include a review of appropriate sites centrally located within the Urban Planning Area. Among other things, consideration shall be given to vehicular, transit, pedestrian and bicycle access. Further, the Central Park facility may contribute to the urban separator concept within the Central Growth Area.

- d) The Town shall employ *Planning Act* and other mechanisms to secure funding for the acquisition of lands for a central park as a condition of development approval.

Town Parks

- e) Town Parks are intended to serve a Town-wide function, as unique destination points drawing residents from the urban and rural populations as well as visitors from beyond the boundaries of the Town. Town Parks may feature civic, historic, cultural, recreational and heritage significance and connect the community both as a focal point, as well as through trail and open space linkages. Town parks shall:
 - i. Meet special community-wide needs and serving town-wide functions such as a fairgrounds or major indoor and outdoor recreation complexes;
 - ii. Be distinguished by uniqueness of their function or special feature(s) which add to the diversity of the parks system; and,
 - iii. Include adequate parking and may contain major indoor and/or outdoor recreation facilities, arts and cultural facilities, community and special event facilities, horticultural attractions and/or be oriented to natural features.
- f) There is no defined size for Town Parks, but they are likely to be large blocks of land. Park size will vary depending upon the intended program and the function of facilities to be included. The size and provision standards applicable for Town Parks shall be determined through future studies undertaken by the Town in partnership with community stakeholders.

Community Parks

- g) Community Parks are intended to serve larger Secondary Plan Areas or a series of neighbourhoods and shall:
 - i. Be between 2 hectares and 8 hectares in size with a demonstrated capacity to facilitate the development of at least 2 athletic facilities;
 - ii. Community Parks shall have frontage on an arterial or collector road with a minimum 100 metres of continuous frontage;
 - iii. Include indoor and outdoor recreation space for all age groups;
 - iv. Accommodate illuminated major sports fields, field houses, and indoor recreation facilities;
 - v. Be encouraged to be integrated with public schools where possible.

Neighbourhood Parks

- h) Neighbourhood Parks are intended to serve local neighbourhoods within the community and shall:
 - i. Be located within an 800 meter walking distance of all residential uses, generally without crossing any arterial roads or natural barriers;
 - ii. Be encouraged at an optimum size of 2.0 hectares for the provision of 1 unlit athletic facility;
 - iii. Have frontage on a local or collector road, with a minimum 60 metres of continuous frontage;
 - iv. Be encouraged to integrate with public school sites; and,
 - v. Be designed for passive and active recreational facilities such as field sports, playgrounds and the recreational needs of neighbourhood residential areas.
- i) Neighbourhood Parks normally sited and acquired through the development approval process, may be permitted on lands having a Commercial or Residential designation without requiring an amendment when located in accordance with all other relevant provisions of this Plan.

Urban Parks

- j) As the Town continues to urbanize, the park system within the Strategic Growth Areas will need to recognize that urban parks are typically smaller than suburban parks, and are connected together with the corresponding sidewalk system. Urban parks typically include hard surface areas, and are less focused on programmed recreation and more focused on passive recreation.

4.2.8.5 Area Specific Policies

- a) Within the Green Lane Secondary Plan Area, shown on **Schedule 3D** community gardens may be permitted in the Environmental Protection Designation, but outside of natural heritage features, subject to the approval of the Town and Conservation Authority.
- b) A road is shown connecting Green Lane to an extension of Bayview Parkway in Newmarket. This road traverses the Open Space Special Study Area. Development of this road is subject to cut/fill balance and other appropriate mitigation measures undertaken to ensure safe access is provided across the Open Space Special Study Area to the satisfaction of the Town and Conservation Authority.

- c) Further, the lands subject to this Open Space Special Study Area policy, as identified on **Schedule 3B** and **Schedule 3D** will be governed by the policies related to flooding, erosion, and hazardous sites in accordance with the Provincial Policy Statement. Based on this approach, development and site alteration will not be permitted in:
 - i. The flooding hazard limit of the identified river or creek tributaries;
 - ii. The erosion hazard limit of identified river or creek tributaries;
 - iii. Hazardous sites including unstable soils adjacent to the identified river or creek tributaries;
 - iv. The 30 metre buffer from the identified river or creek tributaries.
- d) The extent of flooding on the lands designated Open Space Special Study Area may be reduced in the future due to improvements to downstream watercourse crossings (e.g. culverts) or as a result of other development or new infrastructure. As a result, the boundaries of adjacent land use designations may be refined due to a reduction in the Open Space Special Study Area. Any refinements to the Open Space Special Study Area and to the abutting land use designations on a property may occur without further amendment to this Plan provided a floodplain study is approved by the Conservation Authority and the Town.

4.3 The Employment Areas

4.3.1 Introduction

- a) The Employment Areas are identified on **Schedule 2** and **Schedules 3A, 3B and 3E**, and **Schedule 5** include the following 4 more detailed land use designations:
 - i. General Employment Area Designation;
 - ii. Prestige Employment Area Designation,
 - iii. Public Education/Health Care Facility Designation; and,
 - iv. Rural Industrial Designation.

4.3.2 General Policies

- a) Development on fully serviced employment lands shall be compact and achieve an average minimum density of 55 jobs per gross hectare in the developable area, with the exception of the Holland Landing Prestige Employment Area, which shall

achieve an average minimum density of 25 jobs per gross hectare.

- b) Prestige Employment uses shall be encouraged to locate at major highway interchanges to recognize these areas as gateways into the community.
- c) A limited amount of ancillary uses may be permitted in Employment Areas provided they are designed to primarily serve the businesses in the nearby Employment Area.
- d) Proposals for ancillary uses must demonstrate that the planned function of Employment Areas, Centres and Corridors is not undermined.
- e) The Town shall determine the location, amount and size of ancillary uses in Employment Areas that is commensurate with the planned function, size and scale of the overall Employment Area, to be finalized through the Secondary Plan process.
- f) Uses not permitted within Employment Areas include residential, major retail and non-ancillary uses.
- g) As part of the design and development of Employment Areas, specific areas and sites shall be incorporated into the development to provide opportunities for smaller-scale industrial uses in the form of industrial condominiums or similar forms of development which specifically cater to the needs of small business ventures.

4.3.3 General Employment Designation

4.3.3.1 Intent

- a) The purpose of this designation is to provide locations in the Town for a broad range of employment land uses, including industrial, manufacturing, assembly, distribution and service industrial uses. These areas will become the focus of commerce in the Town, provide jobs for residents and contribute toward the overall economic sustainability of the Town.

4.3.3.2 Permitted Uses

- a) Land designated General Employment may be zoned to permit:
 - i. Industrial uses, such as assembling, manufacturing, fabricating, processing, warehousing, distribution, storage, repair activities, utilities, transportation, service trades and construction;
 - ii. Office uses including research and development;
 - iii. Ancillary uses in accordance with the relevant policies of this Plan; and,

- iv. Accessory uses such as sales outlets, and offices that are collectively no larger than 10 percent of the total floor space of the primary employment uses to which they are incidental; and located on the same lot.
- b) Adult entertainment parlours and body rub parlours may be permitted in accordance with the relevant policies of this Plan, on those lands located in the Bales Drive subdivision (Part of Lots 1 and 2, Concession 4) and at Leslie Street and Green Lane (Part of Lot 5, Concession 3).
- c) Limited outside storage of goods and materials may be permitted on lands designated General Employment subject to the following provisions:
 - i. The owner shall be required to submit site plans for review and approvals of the Council and any relevant agencies, and enter into a site plan agreement as required by the Town;
 - ii. Outside storage areas shall be completely surrounded by appropriate fencing, walls or landscaped screening approved by Council during the site plan process;
 - iii. Outside storage is only permitted as an accessory use to the permitted industrial uses operating within an existing building on the property;
 - iv. Outside storage cannot exceed the total ground floor area of the main building on the site;
 - v. No outside storage shall be located in any front yard, nor any closer than 20 metres to any street line;
 - vi. If a lot has a frontage of less than 60 metres, no part of any outside storage shall be located in the side yard;
 - vii. If a lot upon which outside storage is permitted abuts a use within a Residential or Institutional Area, the owner of the General Employment lot may be required to provide appropriate screening along such adjoining lot line, in a manner approved by Council during the site plan process;
 - viii. No materials in the outside storage areas (other than machinery and equipment) shall exceed 6 metres in height;
 - ix. The outside storage of any goods or materials which are obnoxious, including derelict or scrap motor vehicles or machinery and used appliances or equipment shall not be permitted; and,

- x. All materials in an outside storage area shall be placed and stored on an impermeable surface, in a manner approved by Council during the Site Plan approval process. Materials shall be placed to prevent adverse impact on site drainage and storm water management facilities.
- d) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.3.4 Prestige Employment Designation

4.3.4.1 Intent

- a) The purpose of this designation is to provide locations in the Town for prestige employment uses that require good access and high visibility along major transportation routes.

4.3.4.2 Permitted Uses

- a) Land designated Prestige Employment may be zoned to permit:
 - i. Office uses, including research and development;
 - ii. Industrial uses contained within wholly enclosed buildings;
 - iii. Hotels, conference and convention centres;
 - iv. Ancillary uses in accordance with the relevant policies of this Plan; and,
 - v. Accessory uses such as sales outlets, and offices that are collectively no larger than 10 percent of the total floor space of the primary employment uses to which they are incidental and located on the same lot.
- b) Outdoor storage of goods in the Prestige Employment Designation is not permitted.
- c) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.3.5 Education/Health Care Facility Designation

4.3.5.1 Intent

- a) Lands within the Education/Health Care Facility Designation identified on **Schedule 3B** are intended to develop as a major post-secondary educational use and/or major health care facility in a campus format. It is the intent of this Plan to:
 - i. Provide an opportunity to attract a major institution that will enhance the educational or health related principles of this Plan; and,
 - ii. Explore potential partnerships with Provincial education/healthcare providers as part of the Economic Development Strategy.

4.3.5.2 Permitted Uses

- a) Lands within the Public Education/Health Care Facility Designation may be zoned to permit:
 - i. Post-secondary educational facilities;
 - ii. Health care facilities; and,
 - iii. Research facilities.
- b) Accessory medium and high density residential uses and accessory commercial and recreational uses serving the post-secondary educational and/or health care facility may be permitted as part of the major institutional facility.
- c) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.3.5.3 Development Policies

- a) Lands within the Public Education/Health Care Facility Designation are not subject to any other phasing program of this Plan, and may develop at any time subject to the availability of municipal service infrastructure.
- b) The development of any of the permitted land uses may include partnership elements with private sector interests.
- c) Prior to the development of any permitted land use, a Master Campus Development Plan shall be prepared by the proponent and approved by the Town. The Master Campus Development Plan shall include information outlining the phasing of

development, servicing requirements, sustainable development features, and overall urban design for the campus and architectural theme of all buildings and structures.

4.3.6 Rural Industrial Designation

- a) All development within the Rural Industrial Designation that is also within the Rural/Agricultural Area identified on **Schedule 5**, shall be subject to the relevant policies of the Greenbelt Plan. Where there is a conflict between the policies of this Plan and the policies of the Greenbelt Plan, the policies of the Greenbelt Plan, or the more restrictive policies shall prevail.
- b) Lands designated Rural Industrial shall be subject to the General Employment policies of this Plan.
- c) Existing industrial uses and activities within the Bales Drive Employment Area shall be recognized and such uses may continue to expand in accordance with the policies for the General Employment Designation of this Plan.
- d) No new lands shall be designated Rural Industrial.

4.4 The Natural Heritage System

4.4.1 Intent and Definition/Components

4.4.1.1 Intent

- a) It is the intent of this Plan to ensure that the biodiversity, ecological function and connectivity of East Gwillimbury's Natural Heritage System is protected, maintained, restored or, where possible, enhanced for the long-term. This Plan recognizes the linkages between and among natural heritage features and areas, hazard lands, source water resources, surface water features and ground water features. The Natural Heritage System is intended to:
 - i. Protect and conserve biodiversity and the Town's natural environment by designating the Natural Heritage System as an essential component of the Town's land use structure;
 - ii. Ensure that development and changes in land use have no negative impacts on natural heritage features and their associated ecological functions;
 - iii. Encourage rehabilitation or restoration activities that enhance the natural heritage features and their associated ecological functions;

- iv. Protect source water resources, as well as surface and underground water resources;
- v. Enhance the protection of public health and safety from natural hazards, including flooding;
- vi. Coordinate Natural Heritage System planning and management initiatives with adjacent municipalities and other levels of government, particularly for those features that are ecologically and physically linked;
- vii. Promote a variety of land stewardship options to preserving, enhancing and accessing features, including: easements, trusts and tax incentives; and,
- viii. Encourage the co-operative efforts of agencies and groups to establish education programs for landowners and residents to further awareness and understanding of the Natural Heritage System.

4.4.1.2 Definition/Components

- a) The Natural Heritage System includes features listed within the Provincial Policy Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan and the Natural Heritage System for the Lake Simcoe Watershed (2007), as well as those identified in the Region of York Official Plan and previously approved Town planning documents. These features include:
 - i. Wetlands;
 - ii. Wildlife and fish habitat, as well as habitat of endangered and threatened species;
 - iii. Woodlands;
 - iv. Valley lands; and,
 - v. Areas of Natural and Scientific Interest.
 - i. Natural hazards; and,
 - iv. Source water resources.

4.4.2 General Policies for the Natural Heritage System

4.4.2.1 Upper Tier Policies/Jurisdiction

- a) Development and site alteration within the Natural Heritage System, as it is defined

by this Plan, shall be governed by the policies of this Plan. However, the policy frameworks associated with the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan and the Region of York Official Plan are also applicable:

- i. The requirements of the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) continue to apply. Within the Oak Ridges Moraine, the Natural Heritage System shall be comprised of the Oak Ridges Moraine Conservation Plan key natural heritage features and hydrologically sensitive features, and are subject to the relevant policies of this Plan;
 - ii. Within the Greenbelt Protected Countryside, the requirements of the Greenbelt Plan, 2005 shall apply. Key natural heritage features and key hydrologic features as protected by the Greenbelt Plan have been incorporated into the Town's Natural Heritage System. Where additional features are designated by the Greenbelt Plan, the requirements of the Greenbelt Plan and the relevant policies of this Plan shall apply; and,
 - iii. Outside of the Greenbelt, the Oak Ridges Moraine and existing Secondary Plan Areas, the policies of the Lake Simcoe Protection Plan shall apply. Key natural heritage features and key hydrologic features as identified for the Lake Simcoe Protection Plan by the Province have been incorporated into the Town's Natural Heritage System. Where additional features are designated by the Lake Simcoe Protection Plan, the policies of the Lake Simcoe Protection Plan and the relevant policies of this Plan shall apply.
- b) Where the policy frameworks of the Province and/or the Region conflict with the policies of this Plan, the policies which are most protective of the natural heritage features and their associated ecological functions shall apply.

4.4.2.2 Natural Heritage Evaluation

- a) Where development and/or site alteration is proposed that is within or affects the Natural Heritage System, the Town shall require that a Natural Heritage Evaluation be prepared by a qualified professional with appropriate in-season field work, and in accordance with the requirements of the Town, the Conservation Authority and any agency having jurisdiction. The Natural Heritage Evaluation shall demonstrate that there will be no negative impacts on any natural heritage features, or their ecological functions, to the satisfaction of the Town, in consultation with the Conservation Authority and any agency having jurisdiction.
- b) An environmental education/awareness program that informs homeowners of the environmental sensitivities within the Town shall be prepared by a development proponent(s) to the satisfaction of the Town in consultation with the Conservation Authority. Preparation of this program shall be addressed through the subdivision

approval process and will include recommendations from the Natural Heritage Evaluation.

- c) As part of any Natural Heritage Evaluation the boundaries of the features within the Natural Heritage System will be staked in the field and approved by the Town in consultation with the Conservation Authority. Provincially Significant Wetlands and Significant Habitat of Endangered and Threatened Species shall be surveyed in consultation with the Provincial agency having jurisdiction, in addition to the Conservation Authority and the Town.
- d) Where fish habitat and/or the habitat of endangered species and/or the habitat of threatened species are identified, the required Natural Heritage Evaluation shall ensure that all Provincial and Federal requirements have been satisfied.
- e) Where an application for development and/or site alteration is within or affects the Natural Heritage System and is of a minor nature, the Town, in consultation with the Conservation Authority, or any other agency having jurisdiction, may scope the study requirements for a Natural Heritage Evaluation.

4.4.2.3 Securement of Lands

- a) The Town shall promote and facilitate acquisition of lands in the Natural Heritage System by the Town or other public agency at no or minimal cost, particularly lands within the Environmental Protection Designation.
- b) The Town will explore and develop land *securement* strategies to help protect the Natural Heritage System and support the Conservation Authority, York Region and other land trust organizations where possible with the *securement* of lands containing natural heritage features and their associated ecological functions.
- c) *Securement* of lands within the Natural Heritage System may occur in a number of ways, including, but not limited to:
 - i. Through the development approvals process, in accordance with the *Planning Act*;
 - ii. By acquisitions and land exchanges;
 - iii. By co-operation with other levels of government and agencies;
 - iv. By donations and bequests;
 - v. By any other potential sources which may benefit the Town's efforts in this regard.

- d) Where Natural Heritage System lands are held in private ownership, it shall not be construed that these lands are free and available for public use, or that such lands will be acquired by the Town or any other public agency.

4.4.2.4 Designation/Overlays

- a) The Natural Heritage System in East Gwillimbury is comprised of one designation and two overlays:
 - i. The Environmental Protection Designation, which comprises the identified significant natural heritage features that the Town shall protect and conserve - identified on **Schedule 4**;
 - ii. The Adjacent Lands Overlay, which is based on an approximate 120 metre setback from the boundary of the Environmental Protection Designation and is intended to act as a trigger for the completion of a Natural Heritage Evaluation when required by the Town - identified on **Schedule 4**; and,
 - iii. The Big Woods Overlay, which identifies a large area in the Lake Simcoe watershed where there is a high percentage of woodland cover and large wooded areas, and is intended to be a focus for reforestation and other restoration and enhancement opportunities - identified on **Schedule 4**.

4.4.3 The Environmental Protection Designation

4.4.3.1 Intent

- a) It is the intent of this Plan to ensure that lands within the Environmental Protection Designation are protected from the impacts of development and that the biodiversity and ecological function of the features incorporated within the Designation are protected, maintained, restored or, where possible, enhanced for the long-term.

4.4.3.2 Components

- a) The Environmental Protection Designation consists of Provincially, regionally and locally significant features that represent critical components of the Town's Natural Heritage System. The maintenance and protection of these features is imperative to the health and the function of the Town, the watershed and ultimately Lake Simcoe. The Environmental Protection Designation has been established in this Plan incorporating the greater of:
 - i. From the Oak Ridges Moraine Conservation Plan Area:
 - > The Oak Ridges Moraine Natural Core Area;

- > The Oak Ridges Moraine Natural Linkage Area;
 - ii. From the Greenbelt Plan Area:
 - > The Holland Marsh Wetland Complex;
 - > The Environmental Protection Area;
 - iii. From the Region of York Official Plan:
 - > The Regional Greenlands System; and,
 - iv. From the Existing East Gwillimbury Official Plan:
 - > Core Areas; and,
 - > Supporting Areas.
- b) The detailed mapping of the identified Natural Heritage System is provided in **Appendix I**, attached to this Plan. Maps included in **Appendix I** include:
 - i. **Map 1** – Wellhead Protection Quality Area (WHPA-Q);
 - ii. **Map 2** – Significant Groundwater Recharge Areas;
 - iii. **Map 3** – Highly Vulnerable Aquifers;
 - iv. **Map 4** – Areas of High Aquifer Vulnerability Oak Ridges Moraine;
 - v. **Map 5** – Wellhead Protection Zone;
 - vi. **Map 6** – Wellhead Protection Significant Threat Areas; and,
 - vii. **Map 7** - Aggregate Resource Overlay and ORM Landform Conservation Areas.

4.4.3.3 Permitted Uses

- a) Permitted uses, subject to the results of a Natural Heritage Evaluation, on lands within the Environmental Protection Designation may include:
 - i. Existing legally established uses, including agricultural uses;
 - ii. Forest, wildlife and fisheries management;

- iii. Stewardship, conservation, restoration and remediation undertakings;
 - iv. Non-intensive recreation uses by a public authority, such as pedestrian trails and nature viewing; and,
 - v. Watershed management and flood and erosion control projects carried out or supervised by a public authority.
- b) In addition to the permitted land uses listed, municipal service infrastructure projects, and/or transportation system improvements, where the alignments or locations of those facilities have been established in this Plan, and/or an approved Environmental Assessment, may be permitted on lands within the Environmental Protection Designation, subject to meeting the requirements of applicable Provincial Plans and subject to an approved Natural Heritage Evaluation or authorized through an Environmental Assessment. Notwithstanding the permission provided by this policy, no public works and no public or private utility facilities shall be permitted within Provincially Significant Wetlands and/or Significant Habitat of Threatened or Endangered Species.
 - c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted within the Environmental Protection Designation.
 - d) The list of permitted uses may be further refined through the Zoning By-law to ensure that any new development or site alteration adequately considers and protects the Natural Heritage System and its associated ecological functions.

4.4.3.4 Development Policies

Opportunities for Environmental Corridors

- a) This Plan identifies conceptually a number of Environmental Corridors on **Schedule 4**. These Corridors are aspirational elements of the Natural Heritage System and are intended to provide opportunities to link key natural heritage features and ecological functions that are identified within the Environmental Protection Designation together to create wildlife corridors and enhance the functional attributes of the overall system. The Town will work with the development industry through the approval of Secondary Plans and subsequent Community Design Plans to secure these Environmental Corridors.

Restoration Area

- b) The Restoration Area shown on **Schedule 3D** shall be restored as part of the Natural Heritage System and may be used as compensation, as approved by the

Conservation Authority, for refinements of features and buffers in other areas of the Green Lane Secondary Plan Area.

Limited Development

- c) No buildings or structures, nor the cutting of trees, or the removal or placing of fill of any kind, whether originating on the site or elsewhere, shall be permitted within the Environmental Protection Designation. Limited site alteration may be permitted subject to the recommendations of a Natural Heritage Evaluation approved by the Town.
- d) Development and site alteration shall not be permitted within fish habitat except in accordance with provincial and federal requirements.
- d) Lands within the Environmental Protection Designation shall generally not form part of any new lots to be created for the purposes of development, other than to facilitate the establishment of the uses permitted by this Plan.

No Negative Impact

- e) The establishment of any permitted use shall demonstrate no negative impact to any natural heritage features or their associated ecological functions, as demonstrated through the required Natural Heritage Evaluation. Where a permitted use requires impact mitigation, the mitigation shall result in no negative impact on the natural heritage features or their associated ecological functions.

Compensation Where Impact Unavoidable

- f) Where development and/or site alteration is necessary within the Environmental Protection Designation, and a negative impact is unavoidable as identified through a Natural Heritage Evaluation, then the Town, in consultation with the Conservation Authority and any agency having jurisdiction, may accept a compensatory mitigation approach. Where compensatory mitigation is proposed, it must be demonstrated through a Natural Heritage Evaluation that the mitigation results in no net loss of the natural heritage features and/or their supporting ecological functions.

Infrastructure Serving Agricultural Uses

- g) Infrastructure serving the agricultural uses, such as agricultural irrigation systems, may need certain elements to be located within the vegetation protection zone of a key natural heritage feature or its associated ecological function. In such instances, these elements of infrastructure may be established within the feature itself or its associated vegetation protection zone but all reasonable efforts shall be made to keep such infrastructure out of key natural heritage features or the vegetation protection zones.

Existing Uses and Structures

- h) Legally existing uses and/or structures within the Environmental Protection Designation are permitted and may be replaced if destroyed by natural causes. An application for the expansion or enlargement of such uses and/or structures may be considered subject to the submission of a Natural Heritage Evaluation and Site Plan Approval, to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction. The application shall demonstrate no negative impact to the natural heritage features and/or their supporting ecological functions, and may also require an application for rezoning.

Existing Approvals

- i) Where an existing development has received approval from the Town prior to the date of the approval of this Plan, has not yet been developed, but is now within the Environmental Protection Designation identified on **Schedule 4**, the Town will work with the developer to mitigate the impacts of that development on the natural heritage features and/or their supporting ecological and hydrological functions.
- j) Where a development has been partially, but not fully approved, and still requires subsequent approvals under the *Planning Act*, or where a request to extend an existing approval is made, the Town may require that an updated Natural Heritage Evaluation be carried out to ensure that there is no negative impact to the Natural Heritage System and any supporting ecological functions in support of an extension to an existing approval, or any new approval required under the *Planning Act*.

Removal or Destruction of a Natural Feature

- k) The removal or destruction of any natural heritage feature, trees/woodlots, or any associated ecological function by unauthorized development, tree cutting or site alteration is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Environmental Protection Designation. Restoration, to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction, will be required where the removal or destruction of a significant natural heritage feature or any associated ecological function by unauthorized development or site alteration has occurred. Charges or penalties may be imposed pursuant to a Site Alteration By-law or Tree Cutting By-law.

Changes to the Boundaries of the Environmental Protection Designation

- l) The general boundaries of the Environmental Protection Designation are delineated on **Schedule 4**. The specific boundaries and limits of the features including associated vegetation protection zones shall be confirmed based on application of

the appropriate criteria (from whichever Plan that applies) that define the elements of the Environmental Protection Designation through the preparation of a Natural Heritage Evaluation during the Secondary Plan, Community Design Plan, Zoning By-law process, or through the review of any site specific development applications.

- m) Significant changes to the Environmental Protection Designation as identified on **Schedule 4** shall only be considered through a Natural Heritage Evaluation, submitted in support of an Official Plan Amendment application.
- n) Minor adjustments to the boundary of the Environmental Protection Designation may be facilitated through a Natural Heritage Evaluation without the need to amend this Plan. Where a minor adjustment to the boundary of the Environmental Protection Designation is approved by the Town, in consultation with the Conservation Authority and any other agency having jurisdiction, the abutting land use designation as identified on **Schedule 4**, shall apply.
- o) The Town shall zone the components of the Environmental Protection Designation with appropriate zoning once the boundaries have been refined through a Secondary Plan, Community Design Plan or Zoning By-law amendment, based on an approved Natural Heritage Evaluation.

Environmental Protection within the Oak Ridges Moraine

- p) An application for development or site alteration with respect to land in the Environmental Protection Designation that is also within the boundary of the Oak Ridges Moraine shall, in addition to the Natural Heritage Evaluation, be accompanied by an Earth Science Heritage Evaluation that:
 - i. Identifies planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the area of natural and scientific interest was identified; and,
 - ii. Determines whether a minimum vegetation protection zone is required, and if so, specifies the dimensions of that zone and provides for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it.

4.4.4 The Adjacent Lands Overlay

4.4.4.1 Intent

- a) The intent of the Adjacent Lands Overlay is to trigger the requirement for the preparation of a Natural Heritage Evaluation to support applications for development.

- b) Lands within 120 metres and abutting the Environmental Protection Designation are shown on **Schedule 4** as the Adjacent Lands Overlay. Adjacent Lands may have ecological functions or linkages that are important to the long-term health of the features and functions of the Natural Heritage System.
- c) As an Overlay, the policies in this Section of this Plan must be read in conjunction with the policies of the associated underlying land use designation that is identified for any specific site on **Schedules 3A, 3B, 3C, 3D** and **3E** and on **Schedule 5**.

4.4.4.2 Permitted Uses

- a) The uses permitted on any specific site or area within the Adjacent Lands Overlay may include those land uses permitted by the underlying land use designation, as identified on **Schedules 3A, 3B, 3C, 3D** and **3E** and on **Schedule 5**, subject to the results of a Natural Heritage Evaluation when required by the Town.
- b) In addition to any permitted land uses, the extension of existing municipal infrastructure projects where the alignments or locations of those facilities have been established in this Plan, and/or an approved Environmental Assessment, may be permitted on lands within the Adjacent Lands Overlay, subject to the application of specific mitigation measures as set out in an approved Natural Heritage Evaluation.

4.4.4.3 Development Policies

The Underlying Land Use Designation to Apply

- a) Subject to the conclusions and requirements of the Natural Heritage Evaluation, the lands may be developed in accordance with the permitted uses and development policies of the underlying land use designation that is identified on **Schedules 3A, 3B, 3C, 3D** and **3E** and on **Schedule 5**. Any changes to the extent of the developable land area, restrictions on any permitted land use and/or any required impact mitigation requirements identified in the Natural Heritage Evaluation shall be identified, implemented, regulated or otherwise secured to the satisfaction of the Town.

Existing Approvals

- b) In cases where a Natural Heritage Evaluation was completed and approved in support of the existing planning approval within the Adjacent Lands Overlay, further Natural Heritage Evaluation requirements may be waived by the Town.

4.4.5 The Big Woods Overlay

4.4.5.1 Intent

- a) The Big Woods Overlay, as identified on **Schedule 4**, is an area in the Lake Simcoe watershed where there is a high percentage of woodland cover and large wooded areas, which are of great environmental significance. It is the intent of this Plan that the Town direct reforestation and other restoration and enhancement opportunities within the Big Woods Overlay whenever possible, to recognize the importance of these areas within the Town and the Lake Simcoe watershed.

4.4.5.2 Permitted Uses

- a) The uses permitted on any specific site or area within the Big Woods Overlay may include those land uses permitted by the underlying land use designation, as identified on **Schedules 3A, 3B, 3C, 3D and 3E** and on **Schedule 5**. Where development or site alteration is anticipated, it shall be subject to the results of a Natural Heritage Evaluation when required by the Town.
- b) In addition to any permitted land uses, the extension of existing municipal infrastructure projects where the alignments or locations of those facilities have been established in this Plan, and/or an approved Environmental Assessment, may be permitted on lands within the Big Woods Overlay, subject to the application of specific mitigation measures as set out in an approved Natural Heritage Evaluation.

4.4.5.3 Development Policies

- a) In addition to addressing other policies of this Plan, development and site alteration applications within the Big Woods Overlay shall ensure no net loss of woodland cover.
- b) The Town shall consider opportunities for restoration and securement qualitatively and quantitatively as part of site-specific Natural Heritage Evaluation when land use change is proposed within the Big Woods Overlay, in those areas that are not restricted by other Natural Heritage System policies.

The Underlying Land Use Designation to Apply

- c) Subject to the conclusions and requirements of the Natural Heritage Evaluation, the lands within the Big Woods Overlay may be developed in accordance with the permitted uses and development policies of the underlying land use designation that is identified on **Schedules 3A, 3B, 3C, 3D and 3E** and on **Schedule 5**. Any changes to the extent of the developable land area, restrictions on any permitted land use and/or any required impact mitigation requirements identified in the Natural

Heritage Evaluation shall be identified, implemented, regulated or otherwise secured to the satisfaction of the Town.

- d) Where the underlying designation is the Environmental Protection Designation, all applicable Natural Heritage System policies shall apply within the Big Woods Overlay.

Existing Approvals

- e) In cases where a Natural Heritage Evaluation was completed and approved in support of the existing planning approval within the Bid Woods Overlay, further Natural Heritage Evaluation requirements may be waived by the Town.

4.4.6 The Holland Marsh Wetland Complex Overlay

- a) The Holland Marsh Wetland Complex Overlay is identified on **Schedule 4**. Notwithstanding the Policies of the Environmental Protection Designation, buildings or structures that support the agricultural uses within the Holland Marsh Wetland Complex Overlay may be permitted subject to the flood plain policies of the Conservation Authority. Permits shall also be obtained from the Town and Conservation Authority prior to any development.

4.4.7 Policies for Endangered Species/Species at Risk

4.4.7.1 Analysis of Species at Risk

- a) It is a requirement of this Plan that all applications for development and/or site alteration, regardless of whether it is within a defined element of the Natural Heritage System, be accompanied by an analysis of Species at Risk, in accordance with Provincial legislation and policies to ensure the long-term conservancy of habitat for threatened and endangered species. Such an analysis shall be prepared by a qualified professional, with appropriate in-season field work, to the satisfaction of the Town, in consultation with the Province and any other agency having jurisdiction.

4.4.8 Policies for Hazard Lands

4.4.8.1 Intent

- a) It is the intent of this Plan that the Town identify hazards that are constraints to development and pose threats to human life and property and direct development away from such areas. Hazard Lands are incorporated into the Environmental Protection Designation identified on **Schedule 4**. Additional detail on the Hazard Lands component of the Environmental Protection Designation are included on mapping in **Appendix I**.

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4.4.8.2 Components

- a) Hazard Lands are generally incorporated into the Environmental Protection Designation. Hazard Lands include:
 - i. Sloped lands or lands with steep grades;
 - ii. Lands subject to flooding or erosion hazards;
 - iii. Contaminated sites or waste disposal sites; and,
 - iv. Hazardous sites (unstable soils).

4.4.8.3 Development Policies

- a) Where Hazard Lands are incorporated into the Environmental Protection Designation, the policies for that Designation shall apply, in addition to the more specific policies provided for Hazard Lands in this Section of this Plan.
- b) Development shall not be permitted to locate in Hazard Lands where the use is:
 - i. An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
 - ii. An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and,
 - iii. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- c) Hazard Lands shall not be accepted as part of the parkland dedication required by this Plan.
- d) The creation of new lots by plan of subdivision or consent shall be prohibited in Hazard Lands.

Steep Slopes

- e) In areas which are sloped at 15 percent or more, the Town may require the

proponent to prepare engineering and grading plans to show that the development can occur without risk of erosion or sedimentation, to the satisfaction of the Conservation Authority, the Province and/or the Town. In some specific locations, development may be precluded if suitable engineering and grading conditions cannot be achieved due to the severity of the slope or the degree of alteration of natural features required to accommodate development. The plans or reports prepared in support of development must be undertaken by a geotechnical soils engineer to the satisfaction of the Town and Conservation Authority.

Flood Plain and Erosion Hazards

- f) Flood plain areas shall be regarded primarily as land required for the safe flow and storage of floodwaters and lands that are susceptible to flooding under Regional Storm conditions. Such lands shall be managed so as to complement adjacent land uses and protect such uses from flooding or other physical hazards. Flood plain limits are determined by the Conservation Authority under regulation adopted under the Conservation Authorities Act. For a more accurate location of the Regional Storm Flood Plain, reference shall be made to the detailed mapping of the Conservation Authority.
- g) No development or site alteration shall be permitted at elevations below the Regulatory Flood Line as defined by the Conservation Authority, with the exception of structures that are necessary for flood or erosion control, associated with landscape stabilization, conservation purposes and uses of a passive non-structural nature as approved by Council in consultation with the Conservation Authority. This provision includes buildings and structures normally associated with the operation of activities dependent on surface water and shoreline areas (e.g. marinas, docks, boathouses). Storm water management ponds shall be permitted below the Regulatory Flood Line provided they are located above the 1:100 flood line and, do not impact the Regulatory Flood Line or any key sensitive environmental features.
- h) Existing buildings and structures may be allowed to expand to a limited degree, or replaced if destroyed, in accordance with the Zoning By-law or through an amendment to the Zoning By-law. Floodproofing shall be required to the satisfaction of the Conservation Authority.
- i) The placing or removal of fill of any kind, whether originating on site or elsewhere, nor the removal of any existing vegetation shall not be permitted in areas subject to flooding without the approval of the Town and the Conservation Authority.
- j) Setbacks may be required from flood plain boundaries, the extent of which will vary according to on-site physical conditions. Such setbacks will be established in the Zoning By-law, as determined by the Conservation Authority. Alteration of banks and remedial works will require detailed engineering studies and shall be approved by the Conservation Authority and/or the Province.

- k) Any alteration to streams shall be only be approved by the Conservation Authority under the Conservation Authorities Act, and in the case of fish habitat, the Federal government, or its delegate.
- l) Necessary infrastructure which must locate in the flood plain shall be permitted only where such uses are designed so as to prevent adverse impacts on upstream and downstream lands.
- m) The erosion hazard limit of rivers and streams shall be determined through the planning and development process. The natural hazards guidance manual prepared by the Province shall be used to calculate the erosion hazard limit adjacent to watercourses and water bodies. Where necessary, the development proponent may be required to undertake the technical information to determine the erosion hazard limit. Development shall be directed away from hazardous lands adjacent to rivers, streams, and lakes that are impacted by erosion hazards.
- n) A permit is required from the Conservation Authority in accordance with Ontario Regulation 179/06 prior to any development, site alteration, interference with wetlands, or alterations to shorelines and watercourses, within regulated areas.

Lands Adjacent to a Watercourse

- o) Where development is proposed adjacent to a watercourse, whether or not it has been designated as Environmental Protection Area, a minimum 30 metre vegetation protection zone shall be maintained on both sides of the watercourse.
- p) Notwithstanding the foregoing, development adjacent to watercourses on the Oak Ridge Moraine or the Greenbelt Protected Countryside shall only be permitted in accordance with the relevant policies of those Provincial Plans.
- q) Outside of the Greenbelt Plan, Oak Ridges Moraine and Lake Simcoe Protection Plan areas, the Town shall generally require the development limit to be set back a minimum of 10 metres from the top of banks, or 30 metres from the stream edge, whichever is greater. This area is to be used for a vegetated riparian buffer, consisting of native species.

4.4.9 Policies for Groundwater and Aquifer Protection

4.4.9.1 Intent

- a) The taking of water from a municipal aquifer or surface water body and not returning the amount of water to that source could deplete the available water supply to our communities. Land uses such as industrial, agricultural and aggregate extraction below the water table, requiring pumping operations can also reduce

water supply. It is the intent of this Plan to ensure the long term viability of the Town's water systems.

- b) It is also the intent of this Plan that development should maintain pre-development recharge rates to the greatest extent possible by implementing best management practices such as Low Impact Development techniques.

4.4.9.2 Policies

Wellhead Protection Quantity Areas

- a) Any application for major development within the Wellhead Protection Quantity Area identified on maps provided in **Appendix I**, shall be accompanied by an Infiltration Management Plan with the objective of having no net reduction in recharge that assesses development recharge and maintains recharge to the greatest extent possible through best management practices.
- b) If on-site water balance cannot be achieved, within the Wellhead Protection Quantity, proponents shall demonstrate through the Infiltration Management Plan how off-site recharge enhancement will compensate for any predicted loss of recharge, in consultation with the Conservation Authority.
- c) Proposals for major development within the Wellhead Protection Quantity Area are permitted if:
 - i. The development does not require a new or amended Permit to Take Water from the Province; or,
 - ii. The Province determines that the new or amended Permit to Take Water required for the development to proceed will not result in a significant drinking water threat.

Groundwater Recharge Areas

- d) Areas of significant groundwater recharge, as shown on maps provided in **Appendix I**, shall be protected to ensure the ecological and hydrological integrity of the watershed. A Significant Groundwater Recharge Area is an area identified:
 - i. As a significant ground water recharge area by any public body for the purposes of implementing the Provincial Policy Statement;
 - ii. As a significant ground water recharge area in the assessment report required under the Clean Water Act, 2006 for the Lake Simcoe and Couchiching/Black River Source Protection Area; or,

- iii. By the Conservation Authority in partnership with the Province as an ecologically significant groundwater recharge area in accordance with the guidelines established under the Lake Simcoe Protection Plan.
- e) A Hydrogeological Study shall be required prior to approval of any site specific development applications. The Hydrogeological Study shall provide recommendations to protect the hydrological integrity of significant groundwater recharge and discharge function. Further, the required Hydrogeological Study shall:
 - i. Characterize the groundwater system (i.e., stratigraphy, aquifer zones, groundwater flow, vertical hydraulic gradients);
 - ii. Characterize shallow soils hydraulic conductivity and infiltration potential;
 - iii. Characterize sensitivity to contamination;
 - iv. Define recharge/discharge conditions;
 - v. Identify groundwater /surface water interactions (i.e. cold water fisheries, wetlands, ponds fed by groundwater);
 - vi. Define the influence boundaries;
 - vii. Assess the impact of the proposed development with a water balance analysis (i.e. pre- and post-development scenarios);
 - viii. Identify preferred mitigation options; and,
 - ix. Demonstrate that pre-development recharge rates and hydraulic function will be maintained.
- f) Required Hydrogeological Studies completed at the Secondary Plan stage shall:
 - i. assess the sensitivities of an area;
 - ii. identify critical areas;
 - iii. define the influence boundaries;
 - iv. ensure the hydrological integrity of the areas are protected;
 - v. provide recommendations for mitigation measures;
 - vi. Set out policies on permitted uses or lot restrictions; and,

- vii. Identify criteria to assess subsequent applications.

Prior to draft plan of subdivision approval, a subsequent more detailed Hydrogeological Study shall be required to refine the impact assessment with more detailed recommendations for site design and mitigation measures. Such studies shall be completed to the satisfaction of the Town in consultation with the Conservation Authority.

Highly Vulnerable Aquifers

- g) An application for major development within Highly Vulnerable Aquifers, as identified on maps provided in **Appendix I**, and Wellhead Protection Area C involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act), shall be accompanied by a Contaminant Management Plan, as deemed necessary by the Town, the Conservation Authority or the Region.
- h) Within Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers, best management practices are encouraged for all development proposals that involve the:
 - i. Manufacturing, handling and/or storage of organic solvents and dense non-aqueous phase liquids; and,
 - ii. Application, storage and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount.

All development proponents are encouraged to contact the Conservation Authority to determine appropriate best management practices prior to making such applications.

Areas of High Aquifer Vulnerability on the Oak Ridges Moraine

- i) The following uses, with the exception of existing uses permitted by Section 6(1) of the Oak Ridges Moraine Conservation Plan, will be prohibited in Areas of High Aquifer Vulnerability identified on maps provided in **Appendix I**:
 - i. Generation and storage of hazardous waste or liquid industrial waste;
 - ii. Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
 - ii. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,

- iv. Storage of a contaminant listed in **Schedule 3** (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario.
- j) The Town shall encourage restrictions on haulage routes for the transportation of chemicals and volatile materials in such areas.
- k) The mapping in **Appendix I** is based on mapping provided by the Province. Where new information is produced by the Province, refinements may be made to this Schedule without an Amendment to this Plan.

4.4.10 Policies for Contaminated Sites

- a) A potentially contaminated site is land, or a building or structure located on the land, where it is reasonable to suspect that substances, either individually or collectively, are present which may pose an unacceptable risk to public health and safety or the natural environment. Commonly these sites have been impacted by past industrial or commercial use of the property or nearby properties, and soil and/or groundwater on these sites does not meet applicable standards established by the Province.
- b) The intent of this Plan is to provide some measure of assurance that the environmental condition of the land is protective of human health and the environment given the intended use of the land, and further that the ecological systems and natural features of the Town are being protected or improved. Flexibility shall be designed into the Town's development review process to identify the need for an assessment of environmental conditions as early in the process as possible, and that any required remediation may be deferred as late as practical, and even incorporated into the re-development, when permitted by other Regulations.
- c) Where development is proposed on (or adjacent to) land that is known or suspected to be potentially contaminated, the proponent shall submit to the Town a Phase 1 Environmental Site Assessment (ESA) and any other available environmental reports. Final development approval will be subject to the review by the Town of the Phase 1 ESA and any other environmental reports, and determination that the information provided is complete and satisfactory. The level of sophistication and scope of an assessment will depend upon the findings, conclusions, and recommendations of the Phase 1 Environmental Site Assessment conducted in accordance with appropriate Canadian standards.
- d) The Town may consider other relevant factors when determining the scope of the assessment of environmental conditions. This may include, but shall not be limited to such matters as the intended use for the land (sensitive uses versus non-sensitive uses) and the finding of previous assessments have may have been

undertaken on the land or adjacent land. If development is proposed and the intended use of the land is already permitted by the Zoning By-law, the applicant may not be required to investigate the conditions of adjacent land as part of their assessment.

- e) Any submitted assessments shall be completed by a professionally qualified person. The Town reserves the right to have any submitted assessments peer reviewed by its own retained and professionally qualified person. Any costs associated with the Town's peer review shall be borne by the applicant.
- f) If it is determined that remediation of the land is necessary, the remediation shall be undertaken in accordance with applicable Provincial standards. If it is determined that a Record of Site Condition (RSC) is required for the development of the land, the final posting of the RSC on the Environmental Site Registry is mandatory prior to any development occurring. The Town may apply a Holding "H" symbol on the zoning of the land until proof of the remediation is provided to the Town's satisfaction.
- g) Where the Town requires or is otherwise accepting the conveyance of land for any purpose, the Town may demand evidence confirming that no contamination is present on the land being transferred. Alternatively, the Town may, at its sole discretion, accept evidence that the land has been remediated or otherwise be provided with a list of the on-site contaminants prior to the Town's decision to accept the land.
- h) The above policies do not apply to the closure of a landfill site that is required to meet closure conditions as part of an environmental compliance approval under the Environmental Protection Act.

4.5 The Rural/Agricultural Area

4.5.1 Introduction

4.5.1.1 Upper Tier Policies/Jurisdiction

- a) Development within the Rural Agricultural Area of the Town shall be governed by the policies of this Plan. However, the policy frameworks associated with the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Region of York Official Plan are also applicable:
 - i. The requirements of the Oak Ridges Moraine Conservation Plan shall apply. Within the Oak Ridges Moraine, the Countryside Area and Hamlet Area policies are applicable, where those designations are shown on **Schedule 5**.

The Natural Core Area and Natural Linkage Area policies of the Oak Ridges Moraine Conservation Plan are applicable, and are included within the Natural Heritage System policies of this Plan;

- ii. Within the Greenbelt Protected Countryside, the requirements of the Greenbelt Plan shall apply. More specifically, the policies for the Greenbelt Settlement Area (Mount Albert), the Greenbelt Hamlet, the Prime Agricultural Area, the Rural Area, the Aggregate Extraction Area, the Recreation Area and the Closed Waste Disposal Sites policies shall specifically apply. In addition, the policies of the Greenbelt Plan related to the Holland Marsh Specialty Crop Area, the Holland Marsh Wetland Complex, the Environmental Protection Area, the Estate Residential Area and the Rural Industrial Area also apply, and are included in other Sections of this Plan;
- b) Where the policy frameworks of the Province conflict with the policies of this Plan, the Provincial policies or the more restrictive policies shall prevail.

4.5.1.2 Land Use Designations

- a) The Rural/Agricultural Area, identified on **Schedule 5**, includes a number of applicable land use designations that are subject to the policies of this Section of this Plan including:
- i. Hamlet Designation;
 - ii. Prime Agricultural Area Designation;
 - iii. Holland Marsh Specialty Crop Area Designation;
 - iv. Countryside Designation (Oak Ridges Moraine Protection Plan);
 - v. Rural Area Designation;
 - vi. Recreation Area Designation;
 - vii. Aggregate Extraction Area Designation; and,
 - viii. Closed Waste Disposal Site Designation.
- b) In addition, the Rural/Agricultural Area, identified on **Schedule 5**, includes a number of applicable land use designations that are subject to policies that are found in other Sections of this Plan, including:
- i. Greenbelt Settlement Area Designation (Mount Albert Secondary Plan, **Schedule 3E**);

- i. Environmental Protection Designation (**Schedule 4**);
- ii. Estate Residential Area Designation; and,
- iii. Rural Industrial Area Designation.

4.5.2 Hamlet Designation

4.5.2.1 Intent

- a) The Hamlet Designation, as identified on **Schedule 5**, includes the Hamlets of Ravenshoe, Brown Hill and Holt. These Settlement Areas support and provide economic, social and commercial functions to the Town's Greenbelt Protected Countryside and the Town intends to support the evolution and growth of the Town's Greenbelt Settlement Area(s) in keeping with their existing rural character.

4.5.2.2 Permitted Uses

- a) Land designated Greenbelt Hamlets may be zoned to permit:
 - i. Single detached dwellings;
 - ii. Small scale commercial uses;
 - iii. Institutional uses.

4.5.2.3 Development Policies

- a) Only minor infilling and extensions/enlargements of existing uses will be permitted within the Hamlets of Ravenshoe, Holt and Brown Hill. Development applications within these areas shall:
 - i. Be accompanied by an engineering report which confirms that there is:
 - > An adequate supply of potable water and soil conditions satisfactory for the effective operation of communal or private sewage systems;
 - > No adverse effects from the proposed development as it is related to water and soil contamination;
 - > An adequate separation between the water table and septic tile fields;
 - > An appropriate method of disposing and treating storm water run-off will be used;

- ii. Incorporate individual lots of a sufficient size to meet the requirements of the Town and/or Region of York in regard to the proper functioning of private water and sewage disposal facilities;
- iii. Comply with the Minimum Distance Separation formulae;
- iv. Be designed in keeping with the existing character of the Hamlet;
- v. Provide adequate parking and access; and,
- vi. Provide suitable buffering between any commercial or institutional use and abutting residential uses.

4.5.3 Prime Agricultural Area Designation

4.5.3.1 Intent

- a) The Prime Agricultural Area Designation identified on **Schedule 5** provide a continuous and permanent land base necessary to support long term agricultural production and economic activity. The Town recognizes the Prime Agricultural Designation as important natural resources that help support the economic vitality of agriculture. It is the intent of the Town to:
 - i. Support agriculture as the predominant land use in the Prime Agricultural Area and protect against the loss and fragmentation of the agricultural land base;
 - ii. Direct uses that are not supportive of agriculture to other areas of the Town, such as lands within the Settlement Area in accordance with the policies of this Plan;
 - iii. Encourage farmers to adopt agricultural practices that will sustain the long term productivity of the land and minimize adverse impact on the natural environment;
 - iv. Support programs to reduce trespassing on agricultural operations and discourage the location of public trails near agricultural operations; and,
 - v. Consult with local farm organizations.

4.5.3.2 Permitted Uses

- a) The principal uses of land in the Prime Agricultural Area Designation shall be agricultural uses. Secondary permitted uses may include:

- ii. Bed and breakfast establishments;
 - iii. Home-based businesses;
 - iv. On-farm diversified uses;
 - v. Agricultural-related uses;
 - vi. Agricultural research and training establishments; and,
 - vii. A single detached dwelling unit on an existing lot of record; and,
 - viii. Additional Residential Units.
- b) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.5.3.3 Development Policies

Compatibility

- a) All development shall be designed, located and managed to be complementary to the primary permitted uses in the Prime Agricultural Area Designation. The Town shall encourage compatible development, redevelopment and rehabilitation throughout the Prime Agricultural Area Designation by supporting development applications that conform to the relevant policies of the Greenbelt Plan, the Oak Ridges Moraine Protection Plan, the Lake Simcoe Protection Plan, the policies of this Plan and the regulations of the Zoning By-law.
- b) Where applicable, all new development within the Prime Agricultural Area Designation shall comply with the Province's Minimum Distance Separation requirements. Further, where permitted uses of a non-agricultural nature are sought through a Zoning By-law and/or Site Plan Approval, the Town may require the preparation of an Agricultural Impact Assessment as part of a complete application.

High Quality Design

- c) Development within the Prime Agricultural Area Designation shall exhibit high-quality design features including built form, architectural detail, landscaping and signage. Where adjacent to Highway 404 or an Arterial or Collector Road, buildings shall be designed to face the Highway and/or Road.

Secondary Uses

- d) All of the identified secondary uses of a commercial nature on farm properties are permitted subject to Site Plan Control. Prior to approving such an application, Council shall be satisfied that:
- i. The use is clearly associated with and located on a farm;
 - ii. Any retail component has a gross floor area (as defined in the Zoning By-law) of no more than 500 square metres; and,
 - iii. The majority of the products offered for sale, in terms of monetary value, are produced or manufactured on the farm property.

The Zoning By-law may further detail appropriate performance standards for secondary commercial uses on farm properties.

- e) The Town supports the development of identified secondary uses that highlight the importance and value of the agricultural economy. On this basis, the following uses shall be permitted in the Greenbelt Protected Countryside as an accessory use, subject to Site Plan Control: farm machinery, farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick your own produce, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction. Prior to approving such an application, Council shall be satisfied that:
- i. The proposed use will not have a negative impact on the enjoyment and privacy of neighbouring properties;
 - ii. Adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal use of the property, and such parking is provided in locations compatible with surrounding land uses;
 - iii. The proposed access to the site will not cause a traffic hazard and where possible, shall utilize a common driveway with the principal use of the property;
 - iv. The proposed use can be serviced by appropriate water and sewage services;
 - v. The proposed use enhances the rural and open space character of the Town through the preservation of older barns or buildings and/or the establishment of a built form that is compatible with the rural surroundings;
 - vi. The building that houses the proposed use is located within the existing farm-building cluster where possible; and,

- vii. The signage advertising the use is to be designed and located in accordance with the Town's Sign By-law.
- f) Other commercial and industrial uses and activities that are more appropriately suited on full services and provide services and products that do not relate to the agricultural economy shall be directed towards the appropriate land use designation in the identified Settlement Areas.
- g) Agricultural related and supportive uses may be permitted on existing non-farm lots of record within the Prime Agricultural Area Designation. Such uses shall be limited to those that primarily serve the surrounding rural and agricultural community, do not require full servicing, are generally space intensive and require a location in close proximity to the agricultural community. Council may consider these uses subject to Site Plan Control in accordance with the following criteria:
 - i. The lot fronts on a Regional or Arterial Road with safe access;
 - ii. The proposed use will not negatively impact on the enjoyment and privacy of neighbouring properties;
 - iii. The proposed use can be adequately serviced;
 - iv. The lands shall be appropriately zoned to permit uses intended and regulate the scale of the development;
 - v. The applicant can demonstrate that adequate on-site parking, buffering, outdoor storage and signage are provided for in accordance with the Town's standards, and that the proposed development will be compatible with the surrounding land uses; and,
 - vi. The use shall be located to minimize the amount of land removed from agricultural production.

Development on Existing Vacant Lots of Record

- h) Within the Prime Agricultural Area Designation, where a Vacant Lot of Record legally existed on the date of adoption of this Plan, a building permit may be issued subject to compliance with the permitted use provisions and relevant policies of this Plan and the regulations of the Zoning By-law.
- i) Within the Prime Agricultural Area Designation, development may occur on individual private on-site services provided the adequacy of the proposed method

of water supply and sanitary sewage disposal is demonstrated to the satisfaction of the Town and/or the Region.

- j) Any development proposal on an Existing Vacant Lot of Record may be subject to an Agricultural Impact Assessment and/or Environmental Impact Assessment, where necessary.

Extensions/Enlargements to Existing Uses

- k) Minor extensions and enlargements may be permitted to uses legally existing on the date of the adoption of this Plan provided that the adequacy of the existing or proposed individual, on-site water supply and/or sanitary sewage disposal servicing systems are demonstrated to the satisfaction of the Town and/or the Region.

Lot Creation

- l) The creation of new lots within the Prime Agricultural Area Designation shall only be permitted by Amendment to this Plan and the Zoning By-law. Further, and in addition to all of the policies for a Consent to Sever of this Plan, new lots may be permitted within the Prime Agricultural Area Designation if:
 - i. The new lot is to be severed to create a farm, and both the retained and severed parcels each have a lot area of no less than approximately 40 hectares; or,
 - ii. The new lot may be created through a Consent to Sever when a farm consolidation has resulted in a surplus dwelling unit that is not required for the long term needs of the remaining farm operation. The new lot may be created provided that the establishment of any new residential use is prohibited on the remaining lands that accommodate the farm operation. This policy requires that the new lot to be severed incorporates the surplus dwelling, and that the surplus dwelling is deemed to be compliant with the Ontario Building Code and was in existence prior to the Approval of this Plan. In addition, the farm operator shall be the owner of the lands proposed to be severed at the time of the severance, and shall have a principle farm operation elsewhere in the Town; or,
 - iii. The lot is required for an agriculture-related use, provided the lot is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, and is zoned specifically for agricultural-related use. Residential uses shall not be permitted on such lots. The lot should be in a location that is separate from the primary agricultural operations by physical features or where it causes minimal disruption to the agricultural operation and, if possible, be located on lower quality soils.

Farm Consolidation

- m) The consolidation of farms into larger and more efficient operations is encouraged. In this regard, the consolidation of two adjacent farm parcels or a boundary adjustment that increases the viability of a farm parcel is permitted provided no new lot is created.

4.5.4 Rural Area Designation

4.5.4.1 Intent

- a) The Rural Area Designation is identified on **Schedule 5**. It contains many existing agricultural operations and agricultural, agriculture- related and secondary uses are supported and permitted. The Rural Area Designation also provides the primary location for a range of institutional and commercial / industrial uses serving the rural resource and agricultural sectors and a range of recreational and tourism uses that are appropriate in a rural setting. These areas also contain many historic uses that would now generally be directed to Settlement Areas but are recognized as existing uses and will be allowed to continue and in certain circumstances, expand. It is the intent of this Plan to:
 - i. Protect the rural character of the Town and the maintenance of those elements that contribute to the open space character of the Rural Area;
 - ii. Prevent the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area; and,
 - iii. Ensure that the scale of new development is compatible with the role and function of the Rural Area.
- b) The policies of the Rural Area Designation also apply to lands that are identified as Future Urban Employment Area and Future Urban Area on **Schedule 2** to this Plan.

4.5.4.2 Permitted Uses

- a) Land designated Rural Area may be zoned to permit:
 - i. Agricultural uses;
 - ii. Bed and breakfast establishments;
 - iii. Home-based businesses;
 - iv. On-farm diversified uses;

- v. Agricultural-related uses;
 - vi. Agricultural research and training establishments;
 - vii. A single detached dwelling unit on an existing lot of record; and,
 - viii. Additional Residential Units.
- b) Recreational, tourism, institutional, and resource-based commercial/industrial uses may be permitted where it is demonstrated that:
- i. The proposed use is appropriate in the Rural Area;
 - ii. The proposed use will not adversely impact the ability of adjacent agricultural activities to undertake normal farm practices;
 - iii. The type of water and sewer servicing proposed is appropriate for the type of use;
 - iv. There are no negative impacts on key natural heritage features or key hydrologic features and their functions, biodiversity or connectivity of the Natural Heritage System;
 - v. Recreational uses are also subject to the relevant policies of this Plan.
- c) The list of permitted/prohibited uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.5.4.3 Development Policies

Compatibility

- a) All development shall be designed, located and managed to be complementary to the primary permitted uses in the Rural Area Designation. The Town shall encourage compatible development, redevelopment and rehabilitation throughout the Rural Area Designation by supporting development applications that conform to the relevant policies of the Greenbelt Plan, the Oak Ridges Moraine Protection Plan, and the Lake Simcoe Protection Plan, the policies of this Plan and the regulations of the Zoning By-law.
- b) Where applicable, all new development within the Rural Area Designation shall comply with the Province's Minimum Distance Separation requirements. Further, where permitted uses of a non-agricultural nature are sought through a Zoning By-

law and/or Site Plan Approval, the Town may require the preparation of an Agricultural Impact Assessment as part of a complete application.

High Quality Design

- c) Development within the Rural Area Designation shall exhibit high-quality design features including built form, architectural detail, landscaping and signage. Where adjacent to Highway 404 or an Arterial or Collector Road, buildings shall be designed to face the Highway and/or Road.

Development on Existing Vacant Lots of Record

- d) Within the Rural Area Designation, where a Vacant Lot of Record legally existed on the date of adoption of this Plan, a building permit may be issued subject to compliance with the permitted use provisions and relevant policies of this Plan and the regulations of the Zoning By-law.
- e) Within the Rural Area Designation, development may occur on individual private on-site services provided the adequacy of the proposed method of water supply and sanitary sewage disposal is demonstrated to the satisfaction of the Town and/or the Region.
- f) Any development proposal on an Existing Vacant Lot of Record may be subject to an Agricultural Impact Assessment and/or Environmental Impact Assessment, where necessary.

Extensions/Enlargements to Existing Uses

- g) Minor extensions and enlargements may be permitted to uses legally existing on the date of the adoption of this Plan provided that the adequacy of the existing or proposed individual, on-site water supply and/or sanitary sewage disposal servicing systems are demonstrated to the satisfaction of the Town. and/or the Region.

Lot Creation

- h) The creation of new lots within the Rural Area Designation shall only be permitted by Amendment to this Plan and the Zoning By-law. Further, and in addition to all of the policies for a Consent to Sever of this Plan, new lots may be permitted within the Rural Area Designation if:
 - i. The new lot is to be severed to create a farm, and both the retained and severed parcels each have a lot area of no less than approximately 40 hectares; or,

- ii. The new lot may be created through a Consent to Sever when a farm consolidation has resulted in a surplus dwelling unit that is not required for the long term needs of the remaining farm operation. The new lot may be created provided that the establishment of any new residential use is prohibited on the remaining lands that accommodate the farm operation. This policy requires that the new lot to be severed incorporates the surplus dwelling, and that the surplus dwelling is deemed to be compliant with the Ontario Building Code and was in existence prior to the Approval of this Plan. In addition, the farm operator shall be the owner of the lands proposed to be severed at the time of the severance, and shall have a principle farm operation elsewhere in the Town; or,
- iii. The lot is required for an agriculture-related use, provided the lot is limited to the minimum size needed to accommodate the use and appropriate sewage and water services, and is zoned specifically for agricultural-related use. Residential uses shall not be permitted on such lots. The lot should be in a location that is separate from the primary agricultural operations by physical features or where it causes minimal disruption to the agricultural operation and, if possible, be located on lower quality soils.

Farm Consolidation

- i) The consolidation of farms into larger and more efficient operations is encouraged. In this regard, the consolidation of two adjacent farm parcels or a boundary adjustment that increases the viability of a farm parcel is permitted provided no new lot is created.

4.5.5 Holland Marsh Specialty Crop Area Designation

4.5.5.1 Intent

- a) The Holland Marsh Specialty Crop Area identified separately on **Schedule 5** of this Plan because of the capacity of the area's unique soil (muck) to produce specialty crops (tender fruits, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil). In addition to the stated intent of the Prime Agricultural Designation, it is the intent of this Plan to ensure that the limits of the Holland Marsh are not depleted and that it is recognized and protected as an important agricultural area and a unique and valuable food source.

4.5.5.2 Permitted/Prohibited Uses

- a) The principal uses of land in the Holland Marsh Specialty Crop Area Designation shall be the same as provided for in the Prime Agricultural Designation.
- b) Notwithstanding any other policies of this Plan, the following uses shall be

prohibited in Holland Marsh Specialty Crop Areas:

- i. Non-agricultural uses;
 - ii. Batching or asphalt plants; and,
 - iii. Waste disposal sites.
- c) The list of permitted/prohibited uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.5.5.3 Development Policies

- a) Existing non-farm related buildings and structures within the Holland Marsh Specialty Crop Area may be allowed to expand or be replaced if destroyed by causes other than flooding, through an amendment to the Zoning By-law provided that the Minimum Distance Separation formulae is complied with and the objectives of the Holland Marsh Specialty Crop Area are maintained. Where buildings and structures are located in the floodplain, additions to existing buildings, and the buildings themselves, shall be flood-proofed to the satisfaction of the Conservation Authority.
- b) Buildings or structures that support the agricultural use within the Holland Marsh Specialty Crop Area Designation may be permitted subject to the floodplain policies of the Conservation Authority. Permits shall also be obtained from the Town and Conservation Authority prior to any development.
- c) Within the Holland Marsh Specialty Crop Area Designation, the Town will encourage and support the Province in balancing continued agricultural production and potential expansion with natural heritage values and policies.
- d) Where agricultural uses are permitted by this Plan, the following policies shall apply:
 - i. New or expanding livestock facilities shall be set back from non-agricultural uses and comply with the Minimum Distance Separation formula;
 - ii. New or expanding livestock facilities shall demonstrate that they have met the requirements of the Nutrient Management Act;
 - iii. Nothing in this Plan shall limit the ability of landowners to carry out normal and reasonable farm practices in accordance with the Farming and Food Production Protection Act.

4.5.6 Recreation Area Designation

4.5.6.1 Intent

- a) The Recreation Area Designation on **Schedule 5** recognizes major existing and approved commercial recreation development. It is the intent of this Plan to:
 - i. Permit the extension and expansion of such uses; and,
 - ii. Provide policy guidance for the evaluation of applications for expansions and limited new uses.

4.5.6.2 Permitted Uses

- a) Land designated Recreation Area may be zoned to permit commercial recreation uses, such as campgrounds, private parks, marinas, fishing areas, and golf courses.
- b) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.5.6.3 Development Policies

- a) The development of new recreational uses and expansions to existing uses within the Rural Area Designation may be considered, subject to an Amendment to this Plan, an Amendment to the Zoning By-law and the submission of appropriate studies that demonstrate to the satisfaction of the Town that:
 - i. There is a demonstrated market need within the planning horizon of this Plan for the proposed use;
 - ii. The size of the use is appropriate for the area and will not further fragment the Rural Area;
 - iii. The proposed use is located on a Provincial Highway or Arterial Road, where traffic impacts on the rural character of the area would be minimal;
 - iv. There will be no negative impacts on any natural heritage features, or their associated ecological functions;
 - v. Where appropriate the proposed use can be buffered from adjacent uses;
 - vi. There will be no negative impact on the quality and quantity of groundwater and surface water;

- vii. The proposed development complies with the Minimum Distance Separation formulae;
 - viii. An appropriate vegetation enhancement plan has been submitted and approved to the satisfaction of the Town;
 - ix. The proposed use conforms to other policies in this Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Lake Simcoe Protection Plan where applicable.
- b) New uses or expansions to existing uses in the Recreation Area Designation shall be designed so as to minimize any potential detrimental effects on surrounding existing land uses. In order to accomplish this objective, development in the Recreation Designation shall be subject to the Site Plan Control provisions of this Plan, and be designed to:
- i. Minimize audio and visual nuisances and hazards, and shall provide, to the satisfaction of the Town, a combination of the mitigation measures;
 - ii. Ensure the scale, building materials and signage are compatible with adjacent uses; and,
 - iii. Ensure rooftop equipment, waste management facilities, and loading areas are screened from view from abutting roads and adjacent residential uses.
- c) In conjunction with any proposal for a new area to be designated for Recreation, the following information is required to be submitted by the applicant as part of the development application in order to assist in evaluating the proposal:
- i. A Natural Heritage Evaluation;
 - ii. An environmental management plan of the property, prepared by a qualified professional, that describes the existing and proposed vegetation, extent of vegetation removal, topography, soil and ground water conditions, environmental impacts and measures to be taken to maintain and enhance any natural areas including watercourses, low-lying areas, areas of steep and/or unstable slopes, flood plains, vegetated areas and wildlife and Habitat for Fish;
 - iii. A conservation plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets;
 - iv. A detailed engineering and servicing report, prepared by a professional engineer, that clearly demonstrates that the lot can be properly serviced by

water supply and sewage disposal systems, the storm water management techniques to be used, and that there will be no adverse effect from the development as it relates to soil, groundwater and surface water;

- v. A traffic study, prepared by a professional traffic engineer, that analyses the impact of the development on the surrounding road network and establishes any required modifications to the system to alleviate potential impacts; and,
 - vi. A municipal financial impact assessment that analyses the impact of the development on the financial capabilities of the Town including the provision of financial compensation beyond that provided for in the Development Charges By-law.
- d) Applications to establish or expand a Recreational use in the Environmental Protection Designation or the Rural Designation shall be accompanied by a vegetation enhancement plan that incorporates planning, design, landscaping, and construction measures that will:
- i. Maintain or, where possible, enhance the amount of natural self-sustaining vegetation on the site and the connectivity between adjacent key natural heritage features or key hydrologic features;
 - ii. Wherever possible, keep intermittent stream channels and drainage swales in a free-to-grow, low-maintenance condition;
 - iii. Minimize the application and use of pesticides and fertilizers; and,
 - iv. Locate new natural self-sustaining vegetation in areas that maximize the ecological value of the area.
- e) Applications to establish or expand a major recreational use shall be accompanied by a recreation water use plan that demonstrates:
- i. Water use for maintenance or snow-making or both are kept to a minimum;
 - ii. Grassed, watered and manicured areas are limited to sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures; grass mixtures that require minimal watering and upkeep will be used for sports fields and golf fairways where applicable;
 - iii. Crossings of intermittent and permanent streams are kept to a minimum;
 - iv. Water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;

- v. Water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from underground) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;
 - vi. Other water conservation technologies (such as rainwater harvesting or reuse of storm water) will be used to reduce water use; and,
 - vii. Storm water treatment facilities are used to capture and treat runoff from areas with impervious surfaces.
- f) The development of new recreational uses and expansions to existing recreational uses, such as golf courses and driving ranges, are not permitted on lands within the Prime Agricultural Designation and the Holland Marsh Specialty Crop Area Designation.
 - g) Small-scale structures for recreational uses (such as boardwalks, footbridges, fences docks and picnic facilities) are permitted within in all land use designations, including the Environmental Protection Designation, however, the negative impacts on all natural heritage features and their associated ecological functions shall be minimized.
 - h) Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.

4.5.7 Waste Disposal Site Designation

4.5.7.1 Development Policies

- a) No new landfill sites, or domestic or commercial waste transfer facilities shall be permitted. The following policies apply to existing closed landfill sites within the Rural/Agricultural Area of the Town.
- b) The location of closed landfill sites are indicated on **Schedule 5** based on information provided by the Province, with the exception of one area known as waste disposal site #7017, in Lot 7, Plan 143 and located on the west side of Yonge Street, which is not shown on a Schedule. The extent and exact location of any other former Waste Disposal Sites shall be determined in consultation with the Province.
- c) No development shall be permitted on such sites for a period of 25 years without the approval of the Region of York, the Ministry of the Environment or any other governing authority, and without required studies as identified by the Ministry of the Environment.

- d) The Town shall amend its Zoning By-law to rezone the identified Waste Disposal Sites to an appropriate zoning category that recognizes their potential to pose an environmental or health hazard.
- e) The Town may zone lands to recognize existing uses or structures within former Waste Disposal Sites. Former waste disposal areas may be developed for recreational uses.
- f) Prior to rezoning to amend the zoning provisions imposed in accordance with the above and to permit uses in accordance with the provisions of this Plan, the proponents shall submit to the Province and the Town for their approval, such engineering reports as may be required in respect of matters such as potential gas migration, leachates, hydrogeology, structural stability and the safety and integrity of proposed structures. Upon receiving written approval from the Province that the lands within the Waste Disposal Sites are not affected by gases, leachates or toxic wastes from the former waste disposal site and that the lands within the subject zone are environmentally safe, the Town shall consider rezoning the lands to an appropriate zoning category.
- g) The development of lands and construction of roads and services adjacent to former waste disposal sites which pose or have the potential to pose an environmental or health hazard shall require Provincial and Town approval. The proponents shall submit to the Province and to the Town for their approval such engineering reports as may be required with respect to controlling any potential methane gas migration or leachate migration from the former waste disposal sites, and the construction of structures, buildings, roads or services on such lands shall comply with such reports as endorsed by the Province and the Town.
- h) The Town may require that appropriate buffering be provided as a condition of development on lands adjacent to former Waste Disposal Sites in order to minimize any negative environmental effects emanating from the former waste disposal areas. In addition, the phasing of development on lands adjacent to former waste disposal sites shall be subject to the approval of the Town and the Province. The Zoning By-law may specify any necessary controls prescribed by any studies required in accordance with this Plan.
- i) Development proposed within 500 metres of an existing or former waste disposal site may be subject to hazards. Careful consideration shall be given to potential hazards when development is proposed within a specified distance of an existing or former waste disposal site. This specified distance will need to be determined on a case-by-case basis taking into account such things as the type of waste disposed, the depth of waste, and the hydrogeologic factors. Before approving any such applications for development or land division, the Town will notify the appropriate agency and, upon their recommendation, may require that the applicant provide

studies dealing with:

- i. Groundwater quality;
 - ii. Drainage from the waste disposal site;
 - iii. Sub-surface gases; and,
 - iv. Other studies, as required by the Province or the Town.
- j) The Town, in consultation with the appropriate agency, may conclude that the proposed development may be subject to one of the above- noted hazards in which case the application will not be approved unless it is also concluded that effective remedial measures are available and will be undertaken.

4.5.8 Aggregate Extraction Area Designation

4.5.8.1 Intent

- a) Aggregates and other industrial minerals extracted through pit or quarry methods are valuable, non-renewable raw materials that are utilized extensively for construction, industrial and manufacturing purposes. It is the intent of this Plan to responsibly manage aggregate resources, and to:
 - i. Protect existing and potential resources from incompatible uses;
 - ii. Control and regulate current surface operations;
 - iii. Minimize adverse impacts of operations on the environment; and,
 - iv. Require proper rehabilitation of closed pits and quarries, aggregate extraction sites.
- b) It is the also the intent of this Plan to ensure that there is open and transparent consultation between the appropriate provincial ministries and agencies, the proponent of the mineral aggregate operation, and the Town before licenses are issued or modified, in order to ensure that new mineral aggregate operations or expansionsof existing operations are carried out in a manner that is consistent with the goals and objectives of this Plan.

4.5.8.2 Permitted Uses

- a) Land designated Aggregate Extraction Area identified on **Schedule 5** may be zoned to permit:

- i. The extraction of stone, gravel, sand and other aggregates and associated operations such as crushing, screening, washing and aggregate storage, excluding permanent manufacturing uses such as asphalt plants or concrete plants;
 - ii. Agricultural uses;
 - iii. Transportation and utility facilities;
 - iv. Watershed management and flood and erosion control projects carried out or supervised by a public authority;
 - v. Forestry and resource management uses;
 - vi. Archaeological activities;
 - vii. Non-intensive recreation uses such as nature viewing and pedestrian trail activities; and,
 - viii. Wayside pits and quarries and portable asphalt plants for roadworks in the area.
- b) The list of permitted uses may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

4.5.8.3 Development Policies

- a) The Aggregate Extraction Area Designation shown on **Schedule 5**, applies to mineral aggregate operations that are licensed in accordance with the Aggregate Resources Act. New pit and quarry operations in Aggregate Extraction Designation are subject to and regulated by the Aggregate Resources Act.
- b) When new development requiring a *Planning Act* approval is proposed within 300 metres of an existing aggregate extraction operation within the Aggregate Extraction Area Designation, Council shall be satisfied that the proposed use is compatible with the current and future operation of the aggregate extraction operation. In some cases, setbacks between the uses may be required to minimize conflicts. In order to determine if a new use is compatible, the development proponent will be required to demonstrate that the proposed use shall provide for the necessary mitigation of impacts arising from the existing aggregate extraction operation, including future phases that are under license but are yet to be extracted, to meet applicable provincial standards, regulations and guidelines. The Town may require the submission of noise, traffic and other studies to demonstrate this policy is met.

- c) All new mineral aggregate operations and/or expansions to existing mineral aggregate operations on lands that are not designated Aggregate Extraction Area shall require an Amendment to this Plan.
- d) Any application for a new mineral aggregate operation, or the expansion of an existing mineral aggregate operation shall be required to demonstrate:
 - i. How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregates;
 - ii. How the operator could immediately replace any habitat that would be lost from the site with equivalent habitat on another part of the site or on adjacent lands; and
 - iii. How the water resource system will be protected or enhanced.

Mineral Aggregate Operations in the Prime Agricultural Area Designation

- e) In the Prime Agricultural Area Designation, extraction of mineral aggregates is permitted as an interim use, in accordance with the policies of this Plan, provided that rehabilitation of the site will be carried out whereby the areas and average soil quality for agriculture are substantially restored. Complete agricultural rehabilitation is not required if:
 - i. there is a substantial quantity of mineral aggregates below the water table warranting extraction or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
 - ii. Other alternatives have been considered by the applicant and found unsuitable. Where no other alternatives are found, the lands within the Prime Agricultural Designation shall be protected in this order of priority: Holland Marsh Specialty Crop Areas, Canada Land Inventory Classes 1, 2 and 3; and,
 - iii. Agricultural rehabilitation in remaining areas will be maximized.

Mineral Aggregate Operations in the Environmental Protection Designation

- f) Notwithstanding other provisions of this Plan, within the Environmental Protection Designation, mineral aggregate operations, and wayside pits and quarries are subject to the following:
 - i. No new mineral aggregate operations, wayside pits and quarries, or any ancillary or accessory use thereto will be permitted in the following key

natural heritage features:

- > Significant wetlands;
 - > Significant habitat of endangered species and threatened species; and/or,
 - > Significant woodlands unless the woodland is occupied by a young plantation or early successional habitat (as defined by the Province). In this case, the application must demonstrate that the relevant policies of this Plan have been addressed, and that they will be met by the operation.
- ii. An application for a new mineral aggregate operation or new wayside pits and quarries may only be permitted in other natural heritage features and key hydrologic features not identified in Section (i) and any vegetation protection zone associated with such other feature where the application demonstrates that:
- > The water resource system will be protected or enhanced;
 - > The health, diversity and size of the key natural heritage features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health;
 - > Any permitted extraction of mineral aggregates in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation;
 - > Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural ecosystem in that particular setting; and,
 - > Rehabilitation will be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands will be maintained or restored, and to the extent possible, improved.
- g) An application for the expansion of an existing mineral aggregate operation may be permitted in the Environmental Protection Designation only if the related decision is consistent with the Provincial Policy Statement.

Landform Conservation in the Oak Ridges Moraine

- h) The Landform Conservation Areas are identified on mapping in **Appendix I**, and consists of steep slopes and representative landforms on the Oak Ridges Moraine that shall be protected for their contribution to the ecological integrity and hydrologic function of the natural environment. In addition, regionally and locally significant landforms as determined by the Town shall be protected and preserved and are subject to the following policies.
- i) With the exception of mineral aggregate operations, applications for development or site alteration in any area identified as a Landform Conservation Area Category 1 or 2 on mapping in **Appendix I** shall identify planning, design and construction practices in conformity with the policies for the applicable Landform Conservation Area category that keep disturbance of landform character to a minimum, in accordance with the relevant provisions of the Oak Ridges Moraine Conservation Plan, to the satisfaction of the Town and Conservation Authority.
- j) The mapping provided in **Appendix I** is based on mapping provided by the Province. Where new information is produced by the Province that will require refinements to this Schedule, this may occur without the need for an Amendment to this Plan.

Mineral Aggregate Operations in the Oak Ridges Moraine

- k) Mineral aggregate operations and wayside pits shall only be permitted in the Oak Ridges Moraine in accordance with:
 - i. Existing mineral aggregate operations are within the Aggregate Extraction Designation on **Schedule 5** and shall be zoned to permit the existing use in accordance with the relevant provisions of the Oak Ridges Moraine Conservation Plan; and,
 - ii. Expansions of existing operations and new operations shall require a Zoning By-law Amendment which shall be evaluated in accordance with the criteria set out in this Plan, in addition to the relevant provisions of the Oak Ridges Moraine Conservation Plan.

Application Requirements

- l) Any application for Amendment to this Plan to permit aggregate operations shall be supported by studies that are based on predictable, measurable, and objective effects on people and the environment. Such studies will be based on provincial standards, regulations and guidelines, where they exist and will consider and identify methods of addressing the anticipated impacts in the area affected by the extractive operation. All applications shall be supported by information that addresses:

- i. The impact of the operation of the mineral aggregate resource use on:
 - > The natural heritage features and ecological functions on the site and in the area;
 - > Nearby communities;
 - > Agricultural resources and activities;
 - > The quality and quantity of groundwater and surface water;
 - > The built or cultural heritage resources in the area;
 - > Significant geologic formations on the site and in the area;
 - > The groundwater recharge and discharge functions on the site and in the immediate area;
 - > Nearby wells used for drinking water purposes;
- ii. The effect of the additional truck traffic on the ability of an existing haul route to function as a safe and efficient haul route;
- iii. The suitability of any new haul route relative to the safe and capable handling of the volume of traffic proposed;
- iv. The impact of the noise, dust and vibration generated by the proposed pit or quarry on adjacent land uses;
- v. How the policy of no negative impact on significant natural heritage features and related ecological functions on the site and in the area can be satisfied taking into account the net environmental gain provisions of this Plan. This may be achieved, for example, through the progressive rehabilitation or design of a pit or quarry;
- vi. How the impacts from the proposed pit or quarry on adjacent uses will be mitigated;
- vii. How the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed; and,
- viii. How to minimize the visual impacts of the proposed aggregate extraction operation on adjacent roads and properties that may be potentially impacted.

Assessment of Impacts

- m) Where a policy in this Plan requires that aggregate extraction shall not have a negative impact on a significant Natural Heritage Feature or related ecological function, the Town shall consider compensation and enhancements to be initiated by the proponent prior to and/or during extraction and the proposed progressive and final rehabilitation of the site.
- n) In addition to the above, the required studies for a proposed pit or quarry that address the matters identified in this Plan shall take into account the impacts from pits or quarries that are operating or undergoing rehabilitation in the area.
- o) In considering the added impact of a proposed new pit or quarry to existing impacts, Council shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required.

Rehabilitation

- p) It is the policy of this Plan to encourage the progressive rehabilitation of all pits and quarries within the Town. The Town will work with pit and quarry operators and the Ministry of Natural Resources to ensure that all new licenses have appropriate progressive rehabilitation plans. The rehabilitation measures taken will be compatible with, and have minimal impact upon, the surrounding natural and visual environment and existing uses.
- q) If a site is to be rehabilitated to a natural state, it is the policy of this Plan that natural self-sustaining vegetation and, where possible, hydrologic features be established and/or restored. The rehabilitation of Prime Agricultural lands shall be in accordance with the relevant policies of this Plan.
- r) The Province will pursue the following under the Aggregate Resources Act, for all mineral aggregate operations, including wayside pits and quarries within the Rural/Agricultural Area:
 - i. Rehabilitated area will be maximized and disturbed area minimized on an ongoing basis during the life cycle of an operation;
 - ii. Progressive and final rehabilitation efforts will contribute to the goals of the Greenbelt Plan;
 - iii. The Province will determine the maximum allowable disturbed area of each mineral aggregate operation. Any excess disturbed area above the maximum will be required to be rehabilitated; and,
 - iv. An application for a mineral aggregate operation or wayside pits and quarries

may be permitted only where the applicant demonstrates that the quantity and quality of groundwater and surface water will be maintained as per provincial standards under the Aggregate Resources Act.

- s) When operators are undertaking rehabilitation of mineral aggregate operation sites in the Rural/Agricultural Area, the following provisions apply:
- i. The aggregate industry will work with the Province to consider the development and implementation of comprehensive rehabilitation plans in areas of high concentration of mineral aggregate operations;
 - ii. The disturbed area of a site will be rehabilitated to a state of equal or greater ecological value, and, for the entire site, long-term ecological integrity will be maintained or restored and to the extent possible, improved;
 - iii. If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of application:
 - > The health, diversity and size of these key natural heritage features and key hydrologic features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health;
 - > Any permitted extraction of mineral aggregate that occurs in a feature will be completed, and the area will be rehabilitated as early as possible in the life of the operation;
 - > Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural ecosystem in that particular setting or eco-district, and the combined terrestrial and aquatic rehabilitation shall meet the intent of Section 5;
 - > Outside the Natural Heritage System, final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies;
 - iv. Final rehabilitation in the Natural Heritage System will meet these additional provisions:
 - > Where there is no underwater extraction, an amount of land equal to that under natural vegetated cover prior to extract and no less than 35 percent of each license, is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting;

- > Where there is underwater extraction, no less than 35 percent of the non-aquatic lands of each license is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting;
- > Rehabilitation will be implemented so that the connectivity of the key natural heritage features and key hydrologic features on the site and on adjacent lands will be maintained or restored, and, to the extent possible, improved.

4.5.9 Aggregate Resource Area Overlay

- a) The Aggregate Resource Area Overlay shown in **Appendix I** and on **Schedule 3B**, identify primary and secondary aggregate resource areas within the Town that are to be protected from incompatible land uses and where new or expanded aggregate resource operations are encouraged to locate, subject to meeting the policies of this Plan.
- b) Within Aggregate Resource Areas, the land uses identified within the underlying land use designations shall be permitted subject to meeting the criteria set out in this Section to ensure the resource is protected and extraction is not precluded or hindered in the future.
- c) Aggregate Resource Areas shall be protected from uses and/or activities that may preclude or hinder the effective and/or economic extraction of aggregate in the future. An application for An amendment to this Plan, Zoning By-law, Site Plan and/or Consent on lands that are wholly or partially within 300 metres of a sand and gravel deposit and that has the potential to preclude or hinder continued extraction or expansion to existing operations or the establishment of new operations or access to mineral resources, shall be accompanied by appropriate studies that demonstrate to the satisfaction of Council that:
 - i. Aggregate extraction would not be economically, socially or environmentally feasible;
 - ii. The proposed land use serves a greater long term public interest; and,
 - iii. Issues of public health, public safety and environmental impact have been addressed.

4.6 Land Use Specific Policies

4.6.1 Land Uses Permitted in All Designations

- a) Within all of the land use designations, with the exception of the Environmental Protection Designation, the following uses are permitted, subject to any regulatory requirements, such as the provisions of the Environmental Assessment Act and Industry Canada's requirements, and the relevant policies of this Plan:
 - i. Public parks and open spaces and open space linkages/trails, with the exception of Prime Agricultural Designation and Holland Marsh Specialty Crop Designation;
 - ii. Emergency services facilities;
 - iii. Municipal sewer and water services;
 - iv. Storm water management facilities;
 - v. Renewable energy systems;
 - vi. Public and private utilities, including electricity transmission and distribution systems, as well as telecommunication facilities;
 - vii. Roads, railway lines and transit facilities; and,
 - viii. Any use which is normally incidental and subordinate to a permitted use shall be permitted.
- b) Notwithstanding a) above, parks and open spaces and open space linkages/trails and municipal sewer and water services may be permitted within the Environmental Protection Designation, subject to the relevant policies of this Plan, including demonstration of no negative impacts on natural heritage features, functions, linkages and connections, to the satisfaction of the Town, in consultation with the Conservation Authority, and any other government agency having jurisdiction.
- c) Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Amendment to this Plan, rezoning, or development permit under the *Planning Act* in all areas of the Town, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

4.6.2 Land Uses Prohibited in All Designations

- a) The following uses are prohibited in all land use Designations in this Plan:
 - i. Uses that are noxious, polluting, or produce or store hazardous substances;
 - ii. Uses that involve waste disposal, recycling and/or the storage of contaminated materials;
 - iii. Uses that are prohibited pursuant to the provisions of the Environmental Protection Act; and,
 - iv. Recreational vehicle park uses, other than in approved, site specific Official Plan Amendments or Zoning By-laws existing as of the date of adoption of this Plan, or in existing recreational vehicle parks.
- b) The Zoning By-law shall incorporate general provisions setting out those uses which are prohibited in all zone categories.

4.6.3 Land Use/Built-Form Specific Policies

4.6.3.1 Emergency Service Facilities

- a) The Town shall ensure the efficient and effective provision of emergency services in a planned effort to keep pace with growth in consultation with service providers, including Fire, Police and Emergency Medical Services.
- b) The Town shall consult with the emergency service providers with respect to the establishment of facility locations. Such facilities shall have convenient access to Arterial Roads, a close relationship to the intended service area and shall be integrated with the surrounding development, including appropriate architectural design, landscaping and buffering from residential buildings.
- c) All development applications will be reviewed to ensure that they are designed to accommodate the provision of emergency services in an efficient, effective and timely manner.

4.6.3.2 Public Service Facilities

- a) Public service facilities include facilities designed to meet the recreational, social, self-directed learning and cultural needs of the residents including public libraries, museums, cultural centres or other similar uses, excluding educational facilities. The Town will work with community organizations to ensure that provision is made for such facilities in appropriate locations to serve the residents' needs.

- b) In determining appropriate locations for public service facilities, the Town shall have regard for the type of service provided by the facility, recognizing that some uses will serve a localized population, while others will serve the whole or large portions of the Town, as well as tourists and other visitors.
- c) Where public service facilities are specifically permitted within any Designation in this Plan, they will be subject to the specific regulations in the Zoning By-law. It is desirable that public service facilities can be clustered together to promote cost-effectiveness and facilitate service integration. The development of public service facilities shall be subject to the following criteria:
 - i. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
 - ii. The site is large enough to accommodate the building, on-site parking areas and appropriate amenity areas and buffering, where required; and,
 - iii. Direct access shall be provided to community facilities from all parts of the surrounding community through a comprehensive active transportation network.

4.6.3.3 Neighbourhood Supporting Uses

- a) Where identified as a permitted use in any designation in this Plan, neighbourhood supporting uses may be permitted through a site specific Zoning By-law, and may include:
 - i. Artisan establishments, studios and craftsman shops (maker spaces);
 - ii. Business and financial institutions;
 - iii. Health care offices and clinics;
 - iv. Convenience retail, personal service establishments and restaurants.
- b) The Town will encourage the integration of neighbourhood supporting uses with residential uses in mixed-use developments, or in mixed-use buildings, where appropriate and desirable. Neighbourhood supporting uses shall be encouraged to locate on the ground floor, with residential uses located above the ground floor. The Town shall consider for the following criteria when evaluating a site specific Zoning By-law application to permit neighbourhood supporting uses:
 - i. The use is considered small-scale, generally having a Gross Floor Area of less than 300 square metres per each individual use;

- ii. The use will contribute to a walkable and complete community;
- iii. Parking and servicing areas shall be located at the side or rear of buildings, and appropriately screened from adjacent residential development;
- iv. Distinct parking areas shall be provided for the residential uses and neighbourhood supporting uses in mixed-use buildings and developments, and the use of underground and/or structured parking facilities will be encouraged; and,
- v. Neighbourhood supporting uses shall generally be:
 - > Located at an intersections of Collector Roads, Collector/Arterial Roads or Arterial Roads;
 - > Provided with shared access to those roads where feasible, in accordance with the requirements of the Town or Region; and,
 - > Clustered to create a neighbourhood focal point and to facilitate access by all forms of active transportation.
- vi. Clustered neighbourhood supporting uses including development in a plaza format shall generally not exceed a combined Gross Floor Area of 900 square metres and may include a maximum of 3 individual permitted uses, subject to the provisions of a Zoning By-law.

4.6.3.4 Schools

- a) Where schools are specifically permitted within any Designation in this Plan, they shall be subject to specific regulations in the Zoning By-law and in accordance with the following policies:
 - i. School sites shall be provided in accordance with the standards of the appropriate Board of Education, where applicable;
 - ii. The development of schools in conjunction with municipal parkland and other community facilities/services may be considered, as well as the joint development of school sites by more than one Board of Education where appropriate, so that a complementary integration of lands and facilities may be achieved;
 - iii. Adequate parking and pick-up/drop-off facilities for automobiles and buses shall be provided on site; and,

- iv. Direct access shall be provided to schools from all parts of the surrounding community through a comprehensive active transportation network.
- b) Any school site that is determined to be surplus to the Board of Education's needs under the provisions of the Education Act may be developed in accordance with the provisions of the Designation that the site is within without an Amendment to this Plan. Private schools and education resource centres may also be permitted on surplus school sites without an Amendment to this Plan.

4.6.3.5 Additional Residential Units

- a) Where Additional Residential Units are specifically identified as a permitted use within any Designation in this Plan, they can be either within an existing dwelling, or within an accessory detached building on a residential lot. Each specified residential property is permitted to have either an Additional Residential Unit (attached) or an Additional Residential Unit (detached), or one of each.
- b) An additional residential unit (attached) that is wholly enclosed within an existing single detached, semi-detached and/or townhouse building is permitted, subject to conformity with the following policies:
 - i. The Additional Residential Unit (attached) shall only be created and used in accordance with the Zoning By-law; and,
 - ii. The additional residential unit (attached) shall have less gross floor area than the primary dwelling unit's gross floor area.
- c) An additional residential unit (detached) is permitted in a detached accessory building or structure on a lot that includes a primary single detached, semi-detached and/or townhouse building, subject to conformity with the following policies:
 - i. The Additional Residential Unit (detached) shall only be created and used in accordance with the Zoning By-law;
 - ii. The creation of the additional residential unit (detached) shall not require a second driveway on the property. However, an additional required parking space may be accommodated as a tandem parking space on the lot; and,
 - iii. Land containing the detached accessory building in which the additional residential unit (detached) is located will be prohibited from being severed from the property.

In areas not serviced by municipal water and sewage disposal, an Additional Residential Unit (detached) may be permitted, subject to the above-noted provisions plus the issuance of a Certificate of Approval for the sewage disposal system by the Town.

4.6.3.6 Special Needs Housing

- a) Special Needs Housing includes all types of residences licensed or funded under a Federal or Provincial statute for the accommodation of persons living under supervision and who, by reason of their age, emotional, mental, social or physical condition, may require or desire a group living arrangement for their well-being.
- b) Where Special Needs Housing is specifically identified as a permitted use within any Designation in this Plan, it shall conform to the associated criteria within the Low Density, Medium Density or High Density Residential Designations that are also identified as permitted within the Designation, subject to the Zoning By-law.
- c) Small-scale Special Needs Housing shall be subject to the provisions of the applicable Zoning By-law, and the satisfaction of the following criteria:
 - i. Any changes to a building resulting from the conversion to Special Needs Housing shall be in keeping with the physical form and character of the surrounding neighbourhood;
 - ii. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the Special Needs Housing; and,
 - iii. Special Needs Housing operators shall obtain a license in accordance with the requirements of the applicable authority.
- d) Large-scale Special Needs Housing shall be subject to the provisions of the applicable Zoning By-law, and the satisfaction of the following criteria:
 - i. The site is adjacent to and has direct access to an Arterial or Collector Road;
 - ii. The site is located with convenient access to public service facilities;
 - iii. The lot size and configuration is sufficient to accommodate the building, required parking, green space and amenity areas;
 - iv. Any changes to a building resulting from the conversion to Special Needs Housing shall be in keeping with the physical form and character of the surrounding neighbourhood;
 - v. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the Special Needs Housing; and,
 - vi. Special Needs Housing Facility operators shall obtain a license in accordance with the requirements of the applicable authority.

- e) Large-scale Special Needs Housing where the use includes specific health or life care services as the primary use, shall only be located within the Institutional Designation and shall be subject to specific regulations in the Zoning By-law, and provided that:
 - i. Adequate buffering, parking, and amenity areas can be provided on-site;
 - ii. The proposed site is located with frontage onto a Collector or an Arterial Road; and,
 - iii. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks, community facilities and retail and service commercial facilities.

4.6.3.7 Home-Based Businesses

- a) There are two forms of home-based businesses:
 - i. Home occupations are small scale operations conducted by persons in their own home and tend to be professional or personal services; and,
 - ii. Home industries are typically carried out by the occupant of a property within accessory buildings on the property and may include professional or personal services as well as artisan studios, maker spaces, small scale manufacturing, processing or repair uses with limited retail operations.
- b) Where home occupations are identified as a permitted use in any Designation in this Plan, they shall only be permitted in residences in accordance with the following provisions:
 - i. The use is carried out entirely within the dwelling unit, and can be appropriately accommodated within a residential structure;
 - ii. The use is clearly secondary to the primary use of the property as a residence in terms of floor space utilization;
 - iii. The property is the principal residence of the person carrying on the home occupation use;
 - iv. Outside storage of goods, materials, or equipment related to the home occupation use shall not be permitted;
 - v. The activities associated with the home occupation use, including traffic generated and hours of operation, do not adversely affect the surrounding area;

- vi. Adequate water supply and sewage disposal facilities are available;
 - vii. The retail sales of any goods or wares shall not be permitted as a primary home occupation use; and,
 - viii. Compliance with on-site parking requirements, including parking for service vehicles such as trailers and commercially licensed vehicles and other provisions regulating home occupations in the Zoning By-law.
- c) Where home industries are identified as a permitted use in any Designation in this Plan, they shall only be permitted in accordance with the following provisions:
- i. The use is carried out within an accessory building or structure separate from a residential dwelling on the same lot;
 - ii. The use is clearly secondary to the primary use of the property and shall not detract from the primary use of the property;
 - iii. Only accessory retail sales of products directly produced by the home industry is permitted;
 - iv. The repair, storage or sale of motor vehicles is not considered to be a home industry;
 - v. The use must be compatible with adjacent uses; and,
 - vi. The use must be in compliance with any zoning and/or licensing provisions.
- d) The Zoning By-law may include additional provisions regulating home occupations and home industries. The Town may implement a Licensing By-law.

4.6.3.8 Bed and Breakfast Establishments

- a) Where bed and breakfast establishments are identified as a permitted use in any Designation of this Plan they shall be subject to the provisions of the Zoning By-law and Site Plan Approval, to ensure that the Town is satisfied that:
- i. The use does not substantially alter the residential character of the property, and the use is compatible with the adjacent community.
 - ii. The use should be serviced by full municipal water supply and sanitary sewage disposal services. The use of a private water supply and/or a private sanitary sewage disposal system may be permitted where the adequacy of such services have been demonstrated;

- iii. Adequate off-street parking shall be provided at a standard of no less than one space per guestroom in addition to the normal parking requirement for the single-detached dwelling. When there is two or more guest rooms offered for rent, the guest parking shall be screened from adjacent properties; and,
 - iv. If the use has frontage on a County Regional Road, an access permit shall be obtained, if required, from the Region.
- b) To be considered a bed and breakfast establishment, the single-detached dwelling accommodating the use must have at least one bedroom available in the dwelling for the exclusive use of the building's permanent resident.

4.6.3.9 Day Care Facilities

- a) Day Care Centres shall be permitted in Institutional, Commercial and General Employment and Prestige Employment Designations.
- b) The Town shall permit Day Care Centres within a place of worship or other place of public assembly, a place of employment, a community centre, an apartment building or a multiple housing project, subject to provincial licensing policies.
- c) The Town shall encourage the location of Day Care Centres within elementary schools subject to the consent of the School Boards, to encourage shared facilities and concentration of related land uses.
- d) Where day care facilities are identified as a permitted use in any Designation in this Plan, they shall be permitted subject to specific regulations in the Zoning By-law and in accordance with the following policies:
 - i. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
 - ii. The use is intended to serve and support the surrounding residential area; and,
 - iii. The site is large enough to accommodate the building, on-site play areas, parking and pick-up/drop-off facilities and appropriate buffering, where required.

4.6.3.10 Places of Worship

- a) It is the intent of this Plan to:
 - i. Establish and implement a Site Reservation Policy for places of worship, to

assist worship groups in the identification and acquisition of appropriate place of worship sites within new neighbourhoods as part of the Secondary Plan process; and,

- ii. Implement policies to distinguish between Community-scale Place of Worship and Regional-scale Place of Worship to ensure that proposals for Regional-scale Places of Worship and auxiliary uses receive detailed review and necessary planning approvals.
- b) Community-scale Places of Worship shall be permitted to locate in all land use designations within the Community Area, subject to the policies of this Plan.
 - c) Regional-scale Places of Worship shall be permitted in the Institutional Designation. Applications for new Regional-scale Places of Worship shall require a site-specific Amendment to this Plan, subject to the following criteria:
 - i. The site is located on an arterial or collector road;
 - ii. There is adequate and appropriate access for vehicles and pedestrians, with existing or planned availability of transit;
 - iii. Off-street parking and traffic circulation on site is designed based on a traffic and parking study to the satisfaction of the Town;
 - iv. The proponent has developed a plan to provide for off-site parking, if required for special events held at the place of worship, to the Town's satisfaction;
 - v. Buffering, including visual screening, planting and/or fencing, between the proposed place of worship use and any adjacent residential use is appropriate; and,
 - vi. The place of worship building(s) and site shall be designed, both in terms of form and scale, to complement adjacent uses and heritage features and minimize impact with respect to noise, light, traffic and parking.
 - d) Places of worship shall not be permitted on lands identified as Prime Agricultural Area Designation or the Holland Marsh Specialty Crop Designation as shown on **Schedule 5** of this Plan or within 1 kilometre of a Settlement Area Boundary, as shown on **Schedule 1** of this Plan.
 - e) Existing places of worship, and expansions permitted by the current Zoning By-law, as of the date this Plan came into effect, may be permitted in other land use designations, subject to this Section and other relevant policies of this Plan.

- f) The premises of a place of worship shall be used primarily for the practice of religious rites, and may include accessory uses that are subordinate and incidental to the practice of religious rites. Examples of accessory uses include, but shall not be limited to, classrooms, assembly areas, a kitchen, a residence for the faith group leader, and offices subordinate and incidental to the principal place of worship use, but shall exclude any assembly areas with potential occupancy greater than the main worship area(s).

- g) Auxiliary uses to place of worship shall require specific zoning and Official Plan approval (or approval through Secondary Plans) in accordance with the provisions of this Plan. Examples of auxiliary uses include, but shall not be limited to, day care centres, schools, and assembly areas with potential occupancy greater than the main worship area(s), such as banquet halls or recreation facilities. Applications for auxiliary uses shall be evaluated in accordance with the criteria and required studies set out in this Section and any other policies in this Plan relating to the proposed use.

- h) The Town, through the establishment and implementation of a Site Reservation Policy for Place of Worship sites, shall (without being limited to the foregoing):
 - i. Require allocation of one place of worship site per specified population within a Secondary Plan Area for a Community Area, or a contiguous Secondary Plan Area;
 - ii. Specify a period of time that place of worship sites will be reserved following approval of the Secondary Plan and/or following registration of associated plans of subdivision;
 - iii. Require a minimum lot area for reserved place of worship sites; and,
 - iv. Allow dual zoning of reserved place of worship sites provided a Holding provision is in place. The Site Reservation Policy and the implementing Zoning By-law shall specify criteria (including timing) to be satisfied prior to the lifting of the Holding provision and when uses other than a place of worship may be permitted.

- i) Secondary Plans for Community Areas shall identify the locations of proposed Place of Worship sites and require that the sites be set aside in accordance with Council's Site Reservation Policy. Where place of worship sites are shown in the Secondary Plans, these will be indicative of the preferred locations, although the sites may be modified or relocated to the satisfaction of the Town, without further amendment to this Plan, provided the site size and location are consistent with the policies of this Plan.

- j) Should the owners of the existing Place of Worship on Yonge Street wish to

relocate out of the Commercial Mixed Use Designation, the Town may work with the owners of the existing place of worship to find an appropriate alternative location for the facility. If the Place of Worship is expanded or altered at its existing site, it is encouraged to redevelop in a manner consistent with the Commercial Mixed Use Designation policies of this Plan. If the Place of Worship remains on its existing site, the lands designated Commercial Mixed Use north of the Place of Worship site can be developed for the adjacent Medium Density Residential and Residential Mixed Use Designations.

4.6.3.11 Cemeteries

- a) Legally existing cemeteries, and the expansion of such uses within the boundaries of the lands owned by the cemetery operator at the date of adoption of this Plan, shall be permitted in all land use designations, with the exception of Prime Agricultural Area Designation and Holland Marsh Specialty Crop Designation, provided that in the Oak Ridges Moraine Plan Area such uses are also subject to the policies of Oak Ridges Moraine Conservation Plan.
- b) Applications for new cemeteries and accessory uses, such as mausolea, columbaria, small scale chapels and expansions of existing cemeteries, but not freestanding places of worship, may be permitted in the Rural Designation, subject to an Amendment to the Region of York Official Plan, this Plan and the Zoning By-law. The following provisions shall be met to the satisfaction of the Region of York and the Town:
 - i. The area and capacity of the cemetery and the accessory uses are appropriate for the Rural Area and intended to serve the Region's population, as demonstrated by a demand analysis based on the planning horizon;
 - ii. The proposal demonstrates opportunities for alternative interment or burial practices meeting the needs of diverse cultures and efficient use of the land area;
 - iii. Lands are not available for cemetery uses in the existing Settlement Area, Towns and Villages or Hamlets in the Regional market area;
 - iv. The cemetery and accessory uses will not create the need to develop other uses, such as a freestanding place of worship on the site in the future;
 - v. Appropriate hydrological and hydrogeological studies have been completed, which indicate that the use will not have adverse impacts on the quality and quantity of ground and surface water on or nearby the site or a Wellhead Protection Area;
 - vi. The proposal has no adverse traffic, parking or visual impacts on the

surrounding land uses or residents and maintains the rural character of the area;

- vii. There is an enhancement plan that demonstrates the use of existing site characteristics, such as topography and vegetation, identifies natural native vegetation enhancement and sequential plantings, including opportunities for memorial groves and the establishment of arboreta, improvements to connectivity between identified natural heritage features and their associated ecological functions, and provides for the development of a forest canopy; and,
- viii. The use conforms with the all the relevant policies of this Plan.

4.6.3.12 Adult Entertainment Uses

- a) To provide for the development of adult entertainment uses in appropriate locations in the Town and to ensure that adult entertainment uses are properly sited and are located in areas where such a use can be, or will generally be, compatible with adjacent land uses.
- b) Adult entertainment parlours and body rub parlours are permitted on:
 - i. Lands designated Rural Industrial Area on **Schedule 5** that are located in the Bales Drive subdivision (Part of Lots 1 and 2, Concession 4);
 - ii. Lands designated General Employment on **Schedule 3D** on Leslie Street and Green Lane (Part of Lot 5, Concession 3).
- c) Adult entertainment parlours and body rub parlours are not permitted in any other areas of the Town.
- d) Adult entertainment parlours and body rub parlours are required to be set back a minimum of 100 metres from a Provincial Highway, Major Arterial, or Collector Road right-of-way. Notwithstanding these setbacks, both uses are required to be set back a minimum of 200 metres from any institutional or residential zone boundary, a residential dwelling or a school.
- e) Adult entertainment parlours and body rub parlours may be permitted as-of-right in the areas set out in the Zoning By-law, provided a minimum separation distance of 500 metres between parlours is maintained.
- f) Adult entertainment parlours are not permitted to be located on a lot in conjunction with any other use.
- g) Body rub parlours are only permitted within a multiple unit building in order to

minimize the visual impact of such a use. Body rub parlours are permitted to only occupy less than 15 percent of the floor area of the multiple unit building.

- h) Adult video stores and adult specialty stores shall be permitted as of right in specified commercial zones, except commercial local zone, and as further detailed in the land use policies of this Plan.
- i) The Zoning By-law shall contain specific provisions regarding adult entertainment parlours, body rub parlours, adult specialty stores and adult video outlets. Performance standards for each type of use are also to be contained within the By-law. The By-law will also require that such uses be separated an appropriate distance from each other.
- j) One of the primary tools for regulating Adult Entertainment Establishments is intended to be a Licensing By-law(s) prepared in accordance with the Municipal Act. The Licensing By-law(s) shall contain provisions that require each adult entertainment parlour and body rub parlour be licensed by the Town and outline criteria for signage in order to minimize the visual impact of each type of adult entertainment use.

4.6.3.13 Automobile Service Stations

- a) To provide for the development of automobile service stations in appropriate locations in the Town and to ensure that automobile service stations are properly sited and are located in areas where such a use can be compatible with adjacent land uses. Automobile service stations are primarily used for the retail sale of automobile fuels.
- b) Automobile service stations shall be permitted in Employment Areas, subject to the following criteria:
 - i. Located on a site not more than 0.6 hectares;
 - ii. Generally located on a Provincial highway or Arterial Road;
 - iii. Not more than one automobile service station shall be located at any oneroad intersection;
 - iv. The principal building or gas bar kiosk shall generally be oriented to the intersection with the pump islands to the rear, to reduce the visual impact of the canopies and pump islands and to provide a more pedestrian-oriented environment at the intersection;
 - v. Extensive landscaping shall be provided to improve aesthetics and to buffer adjoining properties from the vehicular activities of the automobile service

station; and,

- vi. The wellhead protection area policies of this Plan are addressed to the satisfaction of York Region and the Town.
- c) Automobile service stations may be considered in Community Areas, subject to the policies above and/or policies determined by the Secondary Plan process.

4.6.3.14 Cannabis Production Facilities

- a) Any cannabis production facility, including a greenhouse, that is proposed within the Town shall avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects to sensitive land uses in proximity.
- b) The following provisions shall apply to the location and operation of a Cannabis Production Facility:
 - i. A Cannabis Production Facility shall only be permitted where full municipal services are available to support the facility and that the facility is connected to full municipal services;
 - ii. Where a Cannabis Production Facility is located on a lot, no other use shall be permitted on the same lot;
 - iii. All relevant Provincial and Federal Regulations shall apply; and,
 - iv. A Cannabis Production Facility shall only be permitted on lands that are within the General Employment Area Designation of this Plan, and shall only be permitted through a Zoning By-law Amendment that identifies a Cannabis Production Facility as a permitted use, and:
 - > The Minimum Lot Area shall be 4,000 square metres;
 - > Is set back a minimum of 500 metres from any existing or approved sensitive land use. The required set back may be reduced where impact mitigation measures are implemented to the satisfaction of the Town;
 - > A Landscape Planting Strip with a minimum width of 15 metres shall be provided and maintained adjacent to all lot lines provided that such Landscape Planting Strip may only be interrupted by driveways and railways; and,
 - > All other relevant regulations of the General Employment Area Designation shall apply. Where there is a conflict with the regulations that are specific to a Cannabis Production Facility, and the regulations

of the General Employment Area Designation, the more restrictive regulation shall apply.

4.7 Special Provisions and Exceptions

- a) Special Provisions and Exceptions recognize policies that do not necessarily conform with, but pre-date this Plan. Nothing in this Plan is intended to preclude uses and permissions noted in this Section of the Plan. The Special Provisions and Exceptions are identified on **Schedule 6** to this Plan.

4.7.1 Part of Lots 103, 104, and 105, Concession 1 E.Y.S

- a) Notwithstanding any other policy of this Plan, the lands of Part of Lots 103, 104 and 105, Concession 1 E.Y.S. and designated Community Area on **Schedule 2** may be developed and used for a four-storey office, treatment and residential care facility. The facility is permitted to operate initially on private servicing, but shall be designed to be pre-serviced to accommodate future on- site municipal servicing. The site plan process shall be undertaken in accordance with the relevant policies of this Plan.

4.7.2 Part of Lot 1, Concession 5

- a) The lands in Part of Lot 1, Concession 5 and designated Rural Industrial Area on **Schedule 5** shall be developed and used in accordance with the following provisions:
 - i. Notwithstanding any other policy of this Plan in respect to commercial uses, the subject property shall only be used for the following uses:
 - > Nursery or Greenhouses;
 - > Garden Centre and Outdoor Sales Area;
 - > Landscaping Service as an Accessory Use.
 - ii. The following provisions shall apply with respect to outside storage:
 - > Outside storage of trees, shrubs, plants, gardening and landscaping supplies, equipment and furnishings shall be permitted as an accessory use to an operating commercial use located within an existing building on the property;
 - > Outside storage of trees, plants, shrubs, equipment and supplies normally associated with an operating nursery shall be permitted; An outside storage area shall consist of no more than 35 percent of the

total lot area designated Rural Industrial Area, excluding any nursery area;

- > Outside display and sale of trees, shrubs, plants, gardening and landscaping supplies, equipment and furnishings may be permitted closer than 20 metres to any street line in any portion of any yard, subject to an approved site plan; and,
 - > No materials in an outside storage area, other than trees and shrubs, may exceed 5 metres in height; and,
- iii. Any use or development on the subject lands is subject to all other relevant provisions of this Plan.

4.7.3 Holland Landing Prestige Employment Area

- a) Lands within the Holland Landing Secondary Plan and designated Prestige Employment on **Schedule 3A** shall be developed and used in accordance with the following provisions:
- i. Notwithstanding any other policy of this Plan, the minimum density shall be 25 jobs per gross hectare;
 - ii. Commercial uses which serve the specialize needs of residents, employees, tourists and the travelling public may be permitted, including automotive commercial uses, such as service stations, automobile, recreational vehicle or trailer sales and service, car rental outlets;
 - iii. Other commercial uses which require large parcels of land with high exposure to traffic such as building material outlets, gardening supply and nursery centres;
 - iv. Restaurants, hotels and motels; and,
 - v. Cinemas, bowling alleys and other entertainment, recreation or fitness sues, equipment rental outlets, office equipment and supply stores, financial institutions and offices.
- b) For sites located adjacent to Yonge Street (Highway 11), large format specialized retail outlets servicing a wide trade area accessible those this high visibility location are also permitted, subject to the study requirements below. Uses more appropriately accommodated within Village Core Areas or Community Commercial Areas are not permitted.

- c) When an application is made for a Zoning By-law Amendment to permit the development of large-format specialized retail outlets in accordance with subsection b), the following studies may be required by the Town:
 - i. Traffic impact study, in order to assess, to the satisfaction of the Town and the Region of York, the traffic implications of the proposed development upon adjacent roads and identify any new or improved facilities or other design measures required to resolve potential traffic problems; and,
 - ii. Market study, in order to establish, to the satisfaction of the Town, that the proposed development is justified and viable and that there are no long-term negative impacts to the planned function of the Village Core Areas and other retail locations in the Town. Such study shall provide sufficient detail to identify the characteristics and sizes of facilities that should be specified in the amending By-law.
- d) In developing sites located adjacent to Yonge Street (Highway 11), and other high visibility sites, and sites in proximity to residential uses, particular attention to the design of sites and buildings will be required. In particular:
 - i. Extensive landscaping and buildings of a high aesthetic quality will be encouraged in order to take full advantage of prominent sites in re-enforcing the desired character and prestige of the Prestige Employment Designation; and,
 - ii. Outdoor storage uses and display areas shall only be permitted when appropriately located, screened and/or buffered, and when authorized by appropriate provisions in the Zoning By-law for the particular site.

4.7.4 Part of Lot 101, Concession 1 EYS (Northeast corner of Yonge Street and Green Lane)

- a) The lands in Part of Lot 101, Concession 1 EYS shall be developed and used in accordance with the following provisions:
 - i. Permitted uses shall be in accordance with those permitted in the Commercial Mixed Use Areas of this Plan;
 - ii. Development on this site shall be subject to the Town's review and approval of Urban Design Manual pertaining to such matters as built form, site design, massing, signage, pedestrian linkages, streetscaping, landscaping features, traffic circulation, and provisions for public transit;
 - iii. Development on this site shall be subject to the Town's review and approval of a Phasing Plan which demonstrates how the long term development of the

site can be achieved in accordance with the general and specific policies of the Major Local Centre provisions outlined in the relevant policies of this Plan;

- iv. Intensification of the site is encouraged to accommodate residential and mixed use development in accordance with the relevant policies of this Plan; and,
- v. Retail and commercial intensification of the site is encouraged along the northern boundary to accommodate a Pedestrian Oriented Retail Priority Area in accordance with the relevant policies of this Plan.

4.7.5 Part of Lot 5, Concession 3

- a) Land in Part of Lot 5, Concession 3 and designated General Employment Area shall be developed and used in accordance with the following provisions:
 - i. Lands, buildings and structures shall be used for manufacturing, assembly, processing, fabrication, any activity connected with the motor vehicle trade other than a motor vehicle scrap yard, business and professional office. These permitted uses also include commercial uses incidental to the permitted industrial uses. The following automotive uses are specifically excluded: scrap yards, body shops, paint shops, motor vehicle storage facilities, motor vehicle sales facilities, bus or truck depots and washing facilities;
 - ii. In the event access and/or services to the site are provided from the northerly extension of Ringwell Drive in the Town of Newmarket, suitable arrangements shall be made, including entering into agreements with the Town of Newmarket if necessary, respecting cost- sharing and maintenance of the northerly extension of Ringwell Drive in the Town of East Gwillimbury, prior to any development taking place;
 - iii. Outside storage of goods, materials and equipment may be permitted provided adequate fencing, screening, and/or buffering exists;
 - iv. This land be developed on the basis of municipal water supply, municipal sanitary sewers, storm sewers, curbs, paved roads, hydro services;
 - v. Development of this land is contingent upon the provision of municipal water supply and municipal sanitary sewage services to this site; and,
 - vi. All other relevant provisions of this Plan shall apply to this site.

4.7.6 Part of Lot 5, Concession 3

- a) Lands in Block 1, Plan 65M-3568 and Block 5 and Part of Block 6, Plan 65M-3568 and designated General Employment Area on **Schedule 3B** shall be developed and used in accordance with the following provisions:
- i. The policies of Section 4.7.5 are applicable to these lands;
 - ii. Permitted uses shall include office, employment, commercial and retail uses, as set out in the Implementing Zoning By-law. Scrap yards, body shops, paint shops, motor vehicle storage facilities, bus or truck depots and washing facilities are specifically prohibited uses;
 - iii. The development shall incorporate a high standard of urban design and landscaping to enhance the gateway location at Green Lane/Harry Walker Parkway intersection and building massing will be encouraged to create visual focal points from the street;
 - iv. Prior to submission of any site plan application, the owner shall prepare an urban design and/or streetscape plan for the plan of subdivision, to establish entrance features, design and landscaping of boulevards and single lane roads, landscaped strips, and fencing, to the satisfaction of the Town and Region of York. Any costs associated with the preparation of said plan and possible peer review, on behalf of the Town, shall be borne by the owner;
 - v. Prior to Site Plan approval to permit any proposed development, the Town Engineer may require the proponent to undertake a traffic study to analyze the traffic implications of the proposed development upon adjacent roads, in the Town of East Gwillimbury and the Town of Newmarket, and detail any design measures required to resolve any potential traffic problems;
 - vi. Development of the subject lands is subject to sanitary sewage constraints and restrictions of the Town of East Gwillimbury and Town of Newmarket; and,
 - vii. Prior to any development approvals on any individual block in the plan of subdivision, the Town of East Gwillimbury in consultation with the Town of Newmarket may require to their satisfaction, preparation and submission of a sanitary sewer servicing report in accordance with the existing Servicing Extension Agreement between the two municipalities.

4.7.7 Part of Lot 6, Concession 4 (Northwest corner of Herald Road and Warden Avenue)

- a) Notwithstanding any other policies of this Plan or any designations, categories or areas shown on **Schedule 5**, the lands described as 18364 Warden Avenue, being Part of Lot 6, Concession 4, and which are identified as a "Special Provision Area" on **Schedule 5**, shall be permitted to develop as an estate residential subdivision in accordance with the transitional policies of Sections 17(1) (as amended through Bill 27, the Greenbelt Protection Act, 2004) and Section 15(3) of the Oak Ridges Moraine Conservation Act, 2001.

Specifically, the lands shall be developed in accordance with the relevant policies of this Plan regarding natural vegetative buffers, the provisions of By-law Number 97-50, as amended by By-law 2002-43 and the conditions of Draft Plan Approval for Subdivision 19T- 89054.

- b) Any changes to the development that require a Rezoning or Minor Variance shall conform to the applicable provisions and Schedules of this Plan with respect to the Oak Ridges Moraine Conservation Plan.

4.7.8 Part of Lot 1, Concession 4

- a) The lands in Part of Lot 1, Concession 4 and designated Rural Industrial Area on **Schedule 5** and notwithstanding the provisions of this Plan in respect to commercial uses, the subject property shall only be used for the following uses:
 - i. Veterinary clinic and accessory uses;
 - ii. One single detached dwelling for occupation by the owner of the veterinary clinic or a permanent staff person of the veterinary clinic;
 - iii. An accessory apartment dwelling;
 - iv. A boarding kennel accessory to the veterinary clinic, but does not include any municipal animal pound facility; and,
 - v. Notwithstanding iv., a municipal cat pound facility.
- b) Any use or development on the subject lands is subject to all other relevant provisions of this Plan.

4.7.9 Part of Lot 1, Concession 4

- a) Land in Part of Lot 1, Concession 4 and designated Rural Industrial Area on **Schedule 5** shall be developed and used in accordance with the following provisions:
 - i. Notwithstanding the relevant provisions of this Plan, outside storage can consist of not more than 33 percent of the lot area designated Rural Industrial Area; and,
 - ii. All other relevant provisions of this Plan shall apply to this site.

4.7.10 Part of Lot 1, Concession 4

- a) Land in Part of Lot 1, Concession 4 and designated Rural Industrial Area on **Schedule 5** shall be developed and used in accordance with the following provisions:
 - i. Notwithstanding the relevant provisions of this Plan, outside storage can consist of not more than 37 percent of the lot area designated Rural Industrial Area; and,
 - ii. All other relevant provisions of this Plan shall apply to this site.

4.7.11 Part of Lot 1, Concession 4

- a) Land in Part of Lot 1, Concession 4 and designated Rural Industrial Area on **Schedule 5** shall be developed and used in accordance with the following provisions:
 - i. Notwithstanding the relevant policies of this Plan, permitted uses are limited to office uses; and,
 - ii. No expansion or enlargement to the existing office building, or new building construction, shall be permitted.

4.7.12 Part of Lot 1, Concession 4 (101 Bales Drive)

- a) The lands in Part of Lot 1, Concession 4 identified as 101 Bales Drive, and designated Rural Industrial Area on **Schedule 5** shall be developed and used in accordance with the following provisions:
 - i. In addition to the existing permissions, the use of the lands shall generally be developed for a dry batch plant for ready mix concrete and other accessory and related uses such as offices, a hopper, silo, conveyor belt, truck washing pad, parking area, outside storage of mineral aggregate;

- ii. The policies contained in General Employment Area Designation shall not apply to the subject lands provided such aggregate storage is only in conjunction with the additional permitted uses above. The policies contained herein shall be implemented by way of a Site Specific Zoning By-law Amendment;
 - iii. The proposed industrial uses shall be subject to Site Plan Control and implementing Agreement(s) which display a high degree of attention to landscaping and buffering given the nature of the additional permitted use and outside storage areas; and,
 - iv. The subject lands shall be developed on the basis of Municipal water and the provision of such service shall be at the sole cost of the owner.
- b) All other relevant policies of the Official Plan shall apply to the subject lands shown on **Schedule 5**.

4.7.13 Part of Lot 2, Concession 4

- a) The lands in Part of Lot 2, Concession 4 designated Rural Industrial Area on **Schedule 5** shall be developed and used in accordance with the following provisions:
- i. Lands, buildings and structures shall be used for manufacturing, assembly, processing, fabrication and warehouses. These permitted uses also include commercial or other uses that are incidental to permitted industrial uses such as offices, or cafeteria services for on-site employees, and the sale of products manufactured on the premises;
 - ii. All permitted uses shall be dry in nature, meaning that all uses which rely on water and/or discharge for processing, assembly, fabricating, repairing, packaging, warehousing and/or wholesaling processes and/or uses that generate more than 4500 litres per day of employee or consumer sanitary waste shall be prohibited;
 - iii. The following automotive uses are specifically excluded: scrap yards, body shops, paint shops, motor vehicle storage facilities, bus or truck depots and washing facilities;
 - iv. Development shall only proceed by Plan of Subdivision and individual lots shall not have direct access to Woodbine Avenue;
 - v. The development of these lands is contingent upon the provisions of municipal water and the Plan of Subdivision shall not be released for registration until the Town and the Region of York are satisfied that adequate

arrangements have been made in the Subdivision Agreement to ensure the provision of municipal water;

- vi. The water distribution system shall be installed and fully operational to the satisfaction of the Town prior to the execution of the Site Plan Agreements and the release of building permits;
- vii. That vegetative buffer strips, a minimum width of 30 metres or to the top of bank, whichever is greater, shall be provided along the streambanks of the Black River and be designated and zoned to ensure they remain in a naturally vegetated, undisturbed state;
- viii. That a preliminary Storm Water Management Plan has been reviewed and approved by the appropriate approval authorities prior to the approval of any Draft Plan of Subdivision;
- ix. That development may proceed by individual sewage disposal systems provided that a Hydrogeological Assessment has been reviewed and approved by the Region of York prior to approval of any Draft Plan of Subdivision;
- x. That the owner enter into a tripartite performance agreement between the Town of East Gwillimbury and the Region of York assuring construction, which agreement shall be included in the standard Subdivision Agreement with the Town; and,
- xi. All other relevant provisions of this Plan shall apply to this site.

4.7.14 Part of Lots 1,2 and 10, Concession 4

- a) The lands in Part of Lots 1, 2, and 10, Concession 4 designated Rural Industrial Area on **Schedule 5** shall be developed and used in accordance with the following provisions:
 - i. In addition to the uses permitted in the General Employment Area Designation, the following uses are also permitted:
 - > Commercial uses that provide repair, service, and eating facilities for the travelling public such as vehicular service facilities, drive-in or fast food restaurants, and other similar uses; and,
 - > Commercial uses that serve the farm community or utilize its produce such as farm implement dealers, feed mills, farm or garden supply outlets, agricultural or nursery produce warehousing, greenhouses, veterinary clinics and produce sales outlets.

4.7.15 Part of Lot 1, Concession 8

- a) Notwithstanding any other policies of this Plan to the contrary, on the lands identified as 5550 Davis Drive, a severance of a residence surplus to a farming operation as a result of farm consolidation shall be permitted, provided that the lands are re-zoned to prohibit a residence from being constructed on the retained farmland.

4.7.16 Part of Lot 20, Concession 3

- a) The lands in Part of Lot 20, Concession 3 and designated Low Density Residential on **Schedule 3B** may be developed and used in accordance with the following provisions:
 - i. A portion of the lands in Part of Lot 20, Concession 3 are designated Neighbourhood Commercial and shall not extend beyond a depth of approximately 50 metres from the Queensville Sideroad right-of-way;
 - ii. Notwithstanding the provisions of the relevant Neighbourhood Commercial policies of this Plan, a Site Specific Zoning By-law Amendment may permit the development of one small scale motor vehicle service station with small scale accessory retail component; subject to site plan approval to the satisfaction of the Town of East Gwillimbury;
 - iii. The Site Specific Zoning By-law Amendment, as described in section ii., shall specify the minimum and/or maximum number of gas pump islands and the maximum area of gas bar canopy and gas bar convenience retail to ensure that the planned function of Neighbourhood Commercial areas is achieved and maintained;
 - iv. One drive-through facility may complement the Neighbourhood Commercial uses on the Subject Lands due to the close proximity of the Queensville Sideroad interchange of Highway 404 and the gateway location to the Queensville community. However, due to the potential for impact on the neighbourhood setting, the drive-through facility shall conform with **Section 3.3** Urban and Public Realm Design and shall adhere to the following design criteria:
 - > Buildings are encouraged to be located close to the public street providing a consistent street edge and safe pedestrian environment between the primary building entrance and the public street;
 - > Sufficient vehicle stacking spaces shall be provided on site so as not to impede traffic flow to and from the site;

- > Stacking lanes are to be located at the side or rear of buildings rather than a wrap-around lane;
 - > Stacking lanes and audio and video devices are encouraged to be located to minimize potential impacts and adverse effects on adjacent areas;
 - > Landscaping is to be provided to appropriately screen vehicle headlamps from public view and/or surrounding land uses.
- v. It is recognized that the Region of York intends to commence an Environmental Assessment for the reconstruction of Queensville Sideroad. Future Site Plan Approval may be subject to specific requirements of that Environmental Assessment.
- vi. It is recognized that the **Schedule 3B** anticipates a North/South Local Collector Road and that a width of 23 to 26 metres will be required for the North/South Local Collector Road.

4.7.17 Part of Lot 101, Concession 1 EYS

- a) Lands in Part of Lot 101, Concession 1 EYS, more specifically Part 1 on 65R-37475 and designated High Density Residential on **Schedule 3D**, the property may be used for a future well house and potable water treatment facility site on lands that would otherwise be developable and shall continue to be included as net developable hectares for the purposes of calculating density in accordance with the High Density Residential policies of this Plan.
- b) The density rights encumbered by this infrastructure may be transferred to the abutting lands directly to the west, designated High Density Residential on **Schedule 3D**.

4.7.18 Part of Lot 12, Concession 2

- a) The lands in Part of Lot 12, Concession 2 in the Town of East Gwillimbury and designated High Density Residential shall be developed and used in accordance with the following additional provisions:
- i. Townhouses may be permitted in association with one or more apartment buildings and/or special needs housing, provided, in the entire area designated High Density Residential:
- > A minimum of 50 percent of the dwelling units are located in apartment buildings and/or special needs housing;

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- > At least one apartment building/ special needs housing is built prior to or at the same time as the townhouses; and,
 - > The combined density conforms to relevant Low Density Residential Policies of this Plan;
- ii. The permitted maximum building height for land up to 60 metres north of Mount Albert Road, measured from the property line, is 7 storeys. The permitted maximum building height for lands beyond 60 metres of the property line along Mount Albert Road is 3 storeys; and,
 - iii. The permitted maximum Floor Space Index is 1.37 across the entire lands.

5.0 SUSTAINABLE INFRASTRUCTURE

5.1 General Policies for Infrastructure

5.1.1 Intent

- a) It is the intent of this Plan that:
 - i. The planning, design, and delivery of all forms of infrastructure shall be coordinated with all levels of government;
 - ii. The Province, the Region and the Town shall undertake necessary Environmental Assessment processes in a timely manner for water, wastewater, transportation, transit and energy projects; and,
 - iii. The planning, design and construction of all forms of infrastructure shall incorporate techniques and design elements that support and advance the environmental sustainability and energy efficiency objectives of this Plan.
- b) This Plan to relies upon the Town's Transportation Master Plan and other various Infrastructure-related Master Plans, that are a long term vision that identify requirements for infrastructure planning, in conformity with the Provincial Growth Plan and are consistent with the Provincial Policy Statement. The Town's Transportation Master Plan and other various Infrastructure-related Master Plans support the principle of efficient and cost-effective planning and design for all forms of infrastructure that will support ongoing population and economic growth.
- c) The Town's Transportation Master Plan and other various Infrastructure-related Master Plans have been undertaken through an integrated process that coordinated the *Planning Act* exercise of developing this Plan with the Municipal Class Environmental Assessment process. As such, all roads, water and wastewater infrastructure contemplated and identified in this Plan shall be deemed to have satisfied Phases 1 and 2 of the Class EA process.
- d) All existing, expanded or new infrastructure subject to and approved under the *Canadian Environmental Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act*, the *Telecommunications Act* or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted, subject to the policies of this Plan and all relevant Provincial and Regional planning policies. Where there is a conflict between this Plan and any Federal, Provincial or Regional policy documents, the upper tier policies shall prevail.

- e) All public works, and all public and private utility facilities shall conform to the relevant policies of this Plan. In addition, all of the relevant policies related to infrastructure emplacement, expansions and extensions within the Greenbelt Protected Countryside are subject to the relevant policies of the Greenbelt Plan. Where there is a conflict between this Plan and the Greenbelt Plan, the more restrictive policies shall prevail.

5.2 The Transportation System

5.2.1 Intent

- a) It is the intent of this Plan to implement the Town's Transportation Master Plan, as it is amended from time to time, and to continuously assess the potential need for adjustments to this Plan in relation to preferred land uses, future development opportunities and/or related municipal transportation improvements. It is the intent of this Plan to:
 - i. Establish an integrated transportation system that accommodates various modes of transportation providing the efficient movement of people and goods;
 - ii. Promote public transit, cycling and walking as energy efficient, affordable and accessible forms of travel, ensuring multiple mobility opportunities that link significant community facilities, major development areas and public uses;
 - iii. Protect transportation corridors to facilitate the development of a transportation system that is compatible with and supportive of existing and future land uses as well as existing and future transportation technologies; and,
 - iv. Ensure that new roads in the Settlement Area are designed in a grid- oriented street network to help distribute traffic evenly and provide access for the future operation of an efficient public transit system.
- b) In terms of jurisdictional matters related to the Transportation System, the Federal Government is responsible for rail facilities, the Province has jurisdiction over Provincial Highways and GO Transit, the Region of York is responsible for Regional Roads and public transit and the Town is responsible for road infrastructure that serves the East Gwillimbury community.

5.2.2 General Policies

- a) The transportation system is delineated on **Schedule 7** and **Schedule 8**, both of which are premised on the pattern of development and increases in traffic volumes anticipated within East Gwillimbury. The Transportation System is designed to facilitate the efficient movement of people and goods throughout the municipality, as well to permit through-traffic movement. This Plan provides overarching policies that are intended to complement the more detailed requirements and guidelines identified in the Town's Transportation Master Plan.
- b) All development, including all public works related to the Transportation System, shall conform with the relevant policies of this Plan, and shall be consistent with the requirements and guidelines in the Town's Transportation Master Plan and the Urban Design Manual.
- c) This Plan provides a broad based policy framework with respect to:
 - i. Transportation demand management;
 - ii. Active transportation and complete streets;
 - iii. Public transit;
 - iv. Parking, access and loading; and,
 - v. Goods movement.

5.2.2.1 Transportation Demand Management

- a) Transportation Demand Management (TDM) promotes a more efficient use of transportation infrastructure in order to discourage the use of personal automobiles and promote alternative forms of transportation, such as transit, walking, and cycling.
- b) The Town shall encourage the use of programs and initiatives, such as carpooling, high occupancy vehicles (HOV) lanes and other similar approaches to promote more efficient use of existing road facilities.
- c) The Town shall require any development that contains more than 3,000 square metres of office use or 9,290 square metres of industrial and commercial uses to establish a Transportation Demand Management Plan and implementation strategy in consultation with the Town.
- d) The Town may permit reduced parking standards for developments that demonstrate through a Transportation Demand Management Plan and

implementation strategy that a reduction in parking standards is appropriate. A reduction in parking standards may also be permitted where mixed use development is proposed, where there is significant density of development and direct access to transit.

- e) The Town will work with the Province and the Region to ensure the delivery of carpool facilities and parking areas as part of the construction of 400-series Highways within the Town.

5.2.2.2 Active Transportation and Complete Streets

- a) While the Town already has a well-established active transportation network, as shown on **Schedule 7**, the Town will have regard for the long-range active transportation opportunities, particularly regional opportunities. In addition, the Town will consider policies and guidelines related to active transportation and complete streets included within the Active Transportation and Trails Master Plan and the Urban Design Manual.
- b) To facilitate implementation of the active transportation network, lands already owned by the municipality and those obtained by donation, dedication and direct purchase shall be developed as they become available. In addition, the Town may obtain easements and/or enter into agreements with private landowners for the use of lands for temporary or permanent active transportation facilities. On-road refers to facilities within the public road right-of-way, while off-road refers to facilities located outside of a public road right-of-way.
- c) The purpose of active transportation network, identified schematically on **Schedule 7** is to provide connectivity, encourage pedestrian movement, reduce dependency on the automobile and provide for multiple mobility options. To address the needs, safety, and convenience of pedestrians and cyclists when constructing or reconstructing active transportation facilities, the Town will promote the concept of Complete Streets, and will support:
 - i. Built forms and mixed land uses adjacent to active transportation facilities that encourage active transportation choices;
 - ii. A comprehensive pedestrian sidewalk network throughout the Town that creates direct, convenient, safe and frequent connections between destinations and points of interest, and within a 200 metres radius of a transit stop; and,
 - iii. New public roads shall accommodate active transportation facilities through the inclusion of cycle lanes, sidewalks, multi-use pathways, and/or a combination thereof, on both sides of the road, unless otherwise exempted by the Town.

- d) The following policies will encourage the development of an integrated trails system that links open space areas, significant natural, historic and recreational features and community facilities into an integrated community-wide trails network. Active transportation facilities shall be developed in accordance with the *Accessibility for Ontarians with Disabilities Act*, shall promote healthy lifestyles and provide an alternative transportation network:
- i. The Town shall undertake the development of an Active Transportation and Trails Master Plan to identify key trail development priorities and policies to effectively guide pedestrian trail network decision-making;
 - ii. The Town shall provide and encourage other landowners to provide facilities and opportunities for active transportation, such as complete streets and trail opportunities for walking and cycling throughout the community;
 - iii. The active transportation network shall be designed to provide opportunities for a variety of trail types (e.g. nature trails, soft surface, hard surface, on-road, boulevard) throughout the Town providing multiple options for trail users;
 - iv. Active transportation facilities, including trails, should be located adjacent to the Natural Heritage System, where appropriate, in co-operation with the Region, the Conservation Authority, adjacent municipalities and other agencies. Proposed trail locations shown on **Schedule 7** are approximate and trail impact may be required to determine actual location and the design of the trail;
 - v. The active transportation network, including trails shall utilize abandoned railway lines, unopened municipal road allowances, easements and other means to establish a connected trails network;
 - vi. Complete streets require that sidewalks and bicycle lanes are provided for in the construction or reconstruction of roads and bridges, wherever possible. Complete streets are designed to:
 - > Provide comfortable, pedestrian-friendly and cycling-friendly environments which may include shade trees, street furniture, bicycle racks, lighting and signed and safe street crossings and other traffic controls; and,
 - > Minimize road crossings and, where viable, pedestrian overpasses/underpasses constructed where active transportation facilities intersect major roads;

- > Include sidewalks with sufficient width to accommodate accessible and comfortable pedestrian flows, and personal mobility devices; and,
 - > Incorporate suitable travel surfaces appropriate for the intended type of traffic (pedestrians, bicycles, and other personal mobility devices), and be of a material that requires little maintenance;
- vii. The design of the active transportation network shall take into consideration public safety and convenience including visibility and lighting, and shall be designed in accordance with Crime Prevention through Environmental Design principles;
 - viii. The Town shall consider locating walkways/bicycle paths and/or nature trails within the overall active transportation network in a manner sensitive to the potential retention or restoration of natural landscapes and features within the corridor. Such facilities shall connect with the existing and planned active transportation network of walkways, bicycle paths and sidewalks;
 - ix. Public access facilities such as trails, walkways and boardwalks are permitted in the Natural Heritage System, particularly in areas associated with the active transportation network shown on **Schedule 7**, provided they are constructed and located in a manner that minimizes impact on the significant natural heritage features and their associated ecological functions, as demonstrated through a Natural Heritage Evaluation;
 - x. Bicycle use shall be encouraged and the integration of bicycle parking and storage facilities within developments shall be considered as part of the development approvals process for all commercial, industrial and multiple-unit residential development;
 - xi. Where elements of the active transportation network are under private ownership, it shall not be construed that these lands are free and open to the general public or that such lands will necessarily be acquired by the Town, or any other public agency. The Town shall, wherever possible, bring the active transportation network into public ownership;
 - xii. Where Community Trail Linkages for active transportation systems cross Regional arterial roads and major local collector roads, the Town will encourage and promote connections over or under the road to ensure pedestrian safety;
 - xiii. Sidewalks shall be required in all new development and redevelopment in accordance with the relevant policies of this Plan and shall be consistent with the Town's Urban Design Manual and with municipal engineering design standards;

- xiv. A recreational trail system is to be established throughout the Oak Ridges Moraine, subject to the Oak Ridges Moraine Conservation Plan. Where this trail is located in the Town it may be permitted in any part of the Town subject to the provisions of Section 39 of the Oak Ridges Moraine Conservation Plan. Further, the Town shall encourage the linkage of any trails in the Town to the Oak Ridges Moraine trail system; and,
 - xv. The active transportation network, as identified on **Schedule 7**, shall be identified as part of the Secondary Plan process. Lands secured for active transportation facilities through the development approval process, including through Site Plan Approval, Parkland Dedication, or through the Community Benefits Charge By-law, if applicable, shall be improved by the developer to the satisfaction of the Town.
- e) The Town may adjust the location and/or alignment of existing and future active transportation facilities as identified on **Schedule 7**, to accommodate the actual on-ground route, and to respond to new opportunities and/or constraints that arise from time-to-time, without the need for an Official Plan Amendment.

5.2.2.3 Public Transit

- a) The Town's overall road network shall be planned to accommodate public transit service. The Town will work with York Region Transit (YRT), VIVA, GO Transit and Metrolinx to maintain and enhance transit services and provide interconnections within the community and between the community and the other urban areas of the Town and Region. The following policies shall apply:
 - i. Phasing plans shall provide arterial and collector roads required for transit in the initial phases of growth and development;
 - ii. The Town shall work with the Region of York to secure the early delivery and implementation of Bus Rapid Transit facilities and services from Yonge Street to the GO Transit Station on Green Lane;
 - iii. Arterial and major collector roads are to be designed to accommodate transit vehicles and amenities to the satisfaction of the Town and York Region Transit;
 - iv. Transit stops within the Urban Area shall be within 500 metres (a 5 to 10 minute walk) of 90 percent of residents and within 200 metres of 50 percent of residents;
 - v. Sidewalks shall be located on both sides of the streets that accommodate transit routes. Transit stops and shelters are to be incorporated into public

sidewalks and will include walkway connections to adjacent buildings and streets and be incorporated into development plans and installed as a development requirement; and,

- vi. Any new speed management measures proposed for existing or planned transit routes shall be designed and constructed in consultation with York Region Transit.
- b) The Town will work with GO Transit authorities to enhance the services at the GO commuter rail service station in the community, including the provision of secure bicycle storage, EV parking and charging facilities and require structured parking for any planned expansion of commuter parking facilities.
- c) For the purposes of implementing the Town's broader Transportation System, development may be required to provide, at no public expense, the dedication of a public transit right-of-way and lands for related transit facilities.

5.2.2.4 Major Transit Station Areas

- a) The Town will ensure that all development proposals in areas identified on **Schedule 3D** as a Major Transit Station Area are designed to support the provision of an efficient, convenient, and safe public transit service. The Town will support the investment in transit within the Major Transit Station Areas by:
 - i. Requiring an overall density of 160 persons and jobs within a radius of between 500 and 800 metres of the station facility;
 - ii. Locating the highest density housing, commercial and mixed-use developments and Major Office developments within 200 to 400 the station facility;
 - iii. Ensuring that the layout of new Arterial Roads and Collector Roads promotes efficient and direct transit routes within and between neighbourhoods and that those routes include higher density, mixed use development opportunities that serve the Major Transit Station Areas; and,
 - iv. Including supportive, safe and comfortable public transit facilities in the consideration of development proposals.

5.2.2.5 Parking and Loading

- a) All uses shall be provided with adequate off-street parking and in the case of commercial and industrial uses, adequate off-street loading facilities. Access points to off-street parking or loading areas shall be limited in number and designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.
- b) Parking standards and regulations for all types of land uses may be further explored through Secondary Plans and/or the Zoning By-law. Minimum and maximum parking standards may be defined, along with requirements for barrier-free spaces and bicycle facilities, to promote accessibility and the use of public transit and active transportation options, and to encourage the efficient use of land.
- c) The Town may consider reductions to parking requirements for:
 - i. Properties within an area or areas where the Town is satisfied that adequate alternative parking facilities are available, or where sufficient transit exists, or is to be provided along with adequate Transportation Demand Management measures; and/or,
 - ii. Specific housing types including affordable/assisted housing and/or special needs housing where the Town is satisfied that adequate parking facilities can be provided on-site, or in proximity to the site, or where sufficient transit exists to serve the residents and/or employees and visitors of the development.
- d) The Town may consider establishing a Parking Authority to provide parking facilities in high demand locations.
- e) The Town may enter into agreements whereby an owner of lands, buildings or structures may be exempted from providing or maintaining parking facilities as may otherwise be required, in exchange for the payment of money to the municipality. All money received by the Town under such an agreement shall be paid into a special account, which may be used to offset municipal expenses related to the provision of parking.
- f) To ensure sufficient parking is available, the Town, private enterprise or the Town in partnership with private enterprise, may devise a plan to develop reasonable parking facilities, consistent with demand.
- g) To ensure the safe and efficient movement of all users, commercial parking facilities will be subject to Site Plan Approval, and designed, constructed and maintained to be consistent with the Town's Urban Design Manual.

5.2.2.6 Goods Movement

- a) The Town will ensure safe, efficient and sustainable movement of goods to support economic development and growth. The Town will work with other levels of government, neighbouring municipalities and agencies, as needed, to plan for a strategic goods movement network, including road and rail, which promotes efficient and direct access, supports economic growth and development, and maximizes safety.
- b) To minimize the impact of heavy trucks on residential communities, and facilitating easy access to commercial and industrial areas, the Town shall:
 - i. Ensure industrial and major commercial developments are located in proximity to Arterial Roads; and,
 - ii. Maintain a truck route network designed to regulate the movement of commercial vehicles within the Town. Truck routes and truck restrictions shall be established by By-law.

5.2.2.7 Railways

- a) The Town recognizes the importance of rail infrastructure, as it will continue to play a key role in the long term economic growth of the Town with respect to public transit and commuter service, as well as goods movement.
- b) The Town shall work with the Canadian National Railway in order to provide additional safety features for the railway crossing of Princess Street in the community of Mount Albert and within the Urban Planning Area.
- c) Prior to the approval of development applications that result in or permit residential development, schools or other sensitive development, the applicant shall be required to submit, for development within 75 metres of a railway right-of-way, a vibration study and, for development within 300 metres of a railway right-of-way, a noise study, to the satisfaction of the Town and appropriate railway authority:
 - i. An analysis of noise and/or vibration and associated mitigation measures necessary to operate within the maximum noise level limits in accordance with Provincial standards, to the satisfaction of the Town and in consultation with the appropriate rail company. Such mitigation measures may include:
 - > Appropriate safety setbacks determined in consultation with the railway company that take into account provision for safety berms, topography and intervening structures between the railway rights-of-way, and the new residential development;

- > Combined security and acoustical fencing of a minimum height necessary to prevent trespass onto the adjacent railway rights-of-way and to attenuate noise to acceptable levels. As a minimum requirement, chain link security fencing of 1.83 metres in height will be required along the common property boundary with the railway right-of-way;
- ii. Provision for the registration on title and insertion in Agreements of Purchase and Sale or Lease of a warning clause with regard to the existence of and potential impacts of rail use and operations and mechanisms to ensure the ongoing maintenance of the required measures.

5.2.2.8 Airports and Aircraft Landing Strips

- a) Hare Field is an unpaved airport located immediately south of the community of Holland Landing. It is the intent of this Plan to protect the operation of the Hare Field Airport from encroachment that may impede its use. The Town will also enhance its economic function by encouraging uses that are compatible with the airport as well as with surrounding residential neighbourhoods and identified natural heritage resources and their associated ecological functions, and subject to all necessary approvals from the Federal government.
- b) Proposed development applications in proximity to the Airport will be evaluated based on:
 - i. Aviation and passenger safety and their respective demands;
 - ii. Noise Exposure Forecast and Noise Exposure Projection contours;
 - iii. The potential impacts to both on-site operations and existing or planned uses; and,
 - iv. Wildlife hazards.
- c) The Town will consider the following limitations or implementation strategies in design guidelines for proposed developments in proximity to the Airport:
 - i. The location of high employment density uses in relation to flight paths and public transit routes; and,
 - ii. The use of appropriate development control mechanisms to implement appropriate building envelope and height restrictions.

5.2.3 The Road Network

5.2.3.1 Intent

- a) It is the intent of this Plan to:
 - i. Ensure that road infrastructure planning and design is based on the concept of complete streets and appropriately considers the need to accommodate public transit, active transportation facilities and the Region of York's Pedestrian and Cycling Master Plan; and,
 - ii. Consider design elements to accommodate the movement of farm vehicles on Town and Regional roads in rural areas.

5.2.3.2 General Policies for Roads

- a) **Schedule 8** should be consulted along with the Town's Transportation Master Plan and its Active Transportation and Trails Master Plan, applicable engineering standards and the Urban Design Manual to ensure that the transportation system evolves to serve the Town's growth and to ensure that the principles of complete streets will be satisfied within the right-of-way.
- b) The Town shall work co-operatively with the Province, the Region and adjacent municipalities to integrate the planning of the municipal road network with the roads under Provincial and Regional jurisdiction, and in the planning of roads which cross municipal boundaries to accommodate inter-regional vehicular traffic, without causing disruption to local traffic and residential neighbourhoods.
- c) The Town supports a modified grid pattern road network and connectivity to facilitate transit use and to increase opportunities for walking and cycling trips. Cul-de-sacs, or other disruptions to the modified grid network are generally discouraged.
- d) Roads planned between regional arterial roads and major collector roads shall be constructed in conjunction with, or prior to the first phases of development.
- e) Future planned roads shown on **Schedule 8** will, in most instances, be planned, developed and dedicated through the development approval process.
- f) The location of major transportation facilities are approximate and shall generally conform with the designations on **Schedule 8**. Minor variations in the location of major intersections, road rights-of-way widths and sight triangles, or the alignments of any new facilities may be permitted without Amendment to this Plan provided that:

- i. All other relevant provisions of this Plan are complied with; and,
- ii. Detailed engineering, planning, environmental and other studies have been carried out which document, to the satisfaction of the authority having jurisdiction, the rationale for making the variations.

5.2.3.3 Policies for Road Design and Construction

Jurisdiction

- a) The authority having jurisdiction shall be encouraged to plant trees on the rights-of-way of roads or on adjacent private property, in order to provide for continuous landscaping, particularly in the event tree removal is required in association with road improvements. Special provision shall be made for landscaping of the new intersections along arterial roads as gateways to the community.

The Construction of Roads

- b) The construction of roads within the Town shall proceed in accordance with the following:
 - i. Road crossings through the Environmental Protection Designation, shall be kept to a minimum and new roads shall be designed so as to minimize the impact on the Natural Heritage System;
 - ii. The Town shall ensure the compatibility of the engineering design of new roads with the engineering improvements required for storm water management.
 - iii. Wherever possible, the principles of speed management, including roundabouts, shall be taken into account when new roads are being designed.

Complete Streets

- c) A complete streets approach to collector and local roads is encouraged to support reduced travel times and alternative modes of travel. Community Design Plans shall identify active transportation and transit routes, which best connect origins and destinations within the Town and beyond. Community Design Plans shall also incorporate an integrated local street network, sidewalks on both sides of all roads, where appropriate, short blocks with ideal lengths set out in the Urban Design Manual and reduced roads widths where active transportation connections and improved transit are provided to move people of all ages and abilities safely through the community. The requirements of the York Region Pedestrian & Cycling Master Plan and York Region Transit-Oriented Design Guidelines, as amended, should also be incorporated into new development applications.

Pedestrian Oriented Retail Priority Area

- d) Within the lands shown as Pedestrian Oriented Retail Priority Area, west of Yonge Street on **Schedule 3D**, a continuous north-south road shall be provided from the existing signalized intersection at Green Lane and extending northerly to the proposed east/west major collector road. The portion of this continuous north-south road located in the Commercial Mixed Use designation may be a public road or a private road with a public easement, subject to approval of development applications and supported by the applicable studies for this area.

Access and Safety

- e) Access to roads shall not be permitted where a traffic hazard would be created due to inappropriate sight distances, curves or grades. No development shall be permitted until approval has been obtained from the road authority having jurisdiction.
- f) New development may require more than one access route for emergency services to connect to the Road Network. When a single access provided by a proposed road generally exceeds 250 metres measured from the centerline of the existing, intersecting road, or exceeds 100 dwelling units, a second access road will be required to provide an additional route for emergency services. Emergency access roads shall be provided by the development proponent, and shall be a condition of approval for both public and private roads.

Intersection Improvements

- g) It is the intent of this Plan that, as traffic conditions warrant, improvements in the form of jog eliminations, regulation of turn movements, proper signage, installation of traffic signals, introduction of traffic circles or roundabouts, marking of traffic lanes and channelization and construction will be undertaken at the intersections as required.
- h) The number of intersections created by plans of subdivision and/or other development shall be kept to a minimum and where new development does occur, new intersections should be “T” intersections with angles measuring 90 degrees to abutting road allowances.

Bridge Improvements

- i) As future improvements are made to bridges within the Town, they should be designed to accommodate projected traffic volumes, and include active transportation facilities.

5.2.3.4 The Road Hierarchy

- a) A functional hierarchy of roads within the Town, both existing and proposed, is delineated on **Schedule 8** according to their ultimate-desired function. The Town may adjust the location and/or alignment of existing and future roads as identified on **Schedule 8** to accommodate the actual on-ground route, and to respond to new opportunities and/or constraints that arise from time-to-time, without the need for an Official Plan Amendment, subject to a Secondary Plan and/or any required technical studies, to the satisfaction of the Town. The Long Term Roads Plan for the community is shown on **Schedule 8** and includes the following hierarchy:
- i. Provincial Highways;
 - ii. Arterial Roads;
 - iii. Major Collector Roads;
 - iv. Minor Collector Roads;
 - v. Rural Roads; and,
 - vi. Local Roads.
- b) The role and function of each component of the road system will be clearly defined within an effective road classification system to support the provision of an efficient, safe and accessible road network with adequate capacity for vehicles, goods movement, transit and alternative modes of transportation.

Provincial Freeways and Controlled Access Highways (400 Series Highways)

- c) Provincial Freeways and Controlled Access Highways (400 Series Highways) have the following functional characteristics and technical requirements:
- Functional Character**
- Serve inter-regional travel demands including goods movement and heavy transport
- Technical Requirements**
- To the satisfaction of the Province or any other authority having jurisdiction
 - Shall accommodate active transportation facilities
 - Carpool lots and commuter facilities to be provided at interchanges
- d) **Highway 404** - The Road identified as Provincial Controlled Access Highway on **Schedule 8** represents Provincial Highway 404. The Town shall continue to work with the Province and the Region to:

- i. Incorporate connectivity options that support the continuation of farming operations in the areas surrounding Highway 404 between Queensville Sideroad and Ravenshoe Road;
 - ii. Provide commuter parking facilities with transit connections at the interchanges of Highway 404 at Green Lane, Doane Road and Queensville Sideroad; and,
 - iii. Provide collector road connections over or under Highway 404 between Queensville Sideroad and Doane Road within the community of Queensville, as shown on **Schedule 8**, to provide better connectivity and access to designated employment lands.
- e) **Bradford Bypass/Highway 400-404 Connecting Link** - The road identified as the Bradford Bypass/Highway 400-404 Connecting Link (a proposed Provincial Controlled Access Highway) on **Schedule 8** represents an alignment approved by the Province for the proposed east-west connection between Highway 400 and Highway 404. The Bradford Bypass/Highway 400-404 Connecting Link is considered necessary within the planning horizon of this Plan and is required to accommodate employment growth and inter-regional traffic associated with Simcoe County and northern York Region as demonstrated by transportation studies completed by both the Region and the Town. The Bradford Bypass/Highway 400-404 Connecting Link shall be provided at the earliest possible time.

Upon finalization of planning for the Bradford Bypass/Highway 400-404 Connecting Link through the area north of Queensville Sideroad, following completion of the Environmental Assessment and other studies, **Schedule 8** of this Plan will be reviewed to consider any consequential changes, including the provision of one or more north-south linkages between the Bradford Bypass/Highway 400-404 Connecting Link and road network serving this community. Until this review is carried out, it is the intent of this Plan that potential alternative locations for such linkages should be maintained and that actions that would foreclose potential alternatives should be discouraged.

- f) **Highway 48** - The Town also accommodated Provincial Highway 48 having the following functional characteristics and technical requirements:

Functional Character

- Serve inter-regional and regional travel demands, including movement of heavy trucks
- Carry large volumes of traffic
- Connect Collector and other Arterial roads
- Accommodate higher order transit

Technical Requirements

- Provincial highways to the satisfaction of the Province or any other authority having jurisdiction

Regional Arterial Roads

- g) Regional arterial roads have the following functional characteristics and technical requirements:

Functional Character

- Serve inter-regional and regional travel demands, including movement of heavy trucks
- Carry large volumes of traffic
- Connect Collector and other Arterial roads
- Accommodate higher order transit

Technical Requirements

- High degree of access control, especially in rural areas, with direct access from abutting properties discouraged
- Maximum 6 travel lanes
- Right-of-way width up to 45 metres, in accordance with Regional standards
- Where transit is proposed, right-of-way width may be in excess of 36 metres
- Pavement width 11 to 22 metres, excluding turning lane requirements

- h) The following policies apply to the roads designated as Regional Arterial Roads on **Schedule 8**:

- i. Where feasible, the existing road right-of-way of Leslie Street through Sharon and Queensville, and Yonge Street through Holland Landing - River Drive Park should not be further widened, to ensure protection and preservation of their heritage streetscapes, with the exception of Leslie Street in Sharon as outlined in the policies of this Plan. Priority will be given to protecting existing heritage streetscapes using techniques such as variable rights-of-way, use of by-passes and innovative road cross section standards;
- ii. Changes to the Leslie Street right-of-way within the Village Core Area of Sharon shall only be permitted if justified through an Environmental Assessment process. Any changes shall be in keeping with Council's position that there shall only be two lanes of through traffic and that any change would relate only to turning movements at intersections;
- iii. The Town shall work with the Region to redesign the Regional arterial roads within Local Centres while maintaining the principles of the Urban Design for main street areas, the Regional Streetscape Policy and the Regional Streets: Standards of Rights-of-Way and Boulevards publications. Such redesign shall also be in a manner that promotes speed management, improves the amenity of the area for pedestrians and minimizes impacts on the existing right-of-way;
- iv. The Environmental Assessment processes for the reconstruction of Second Concession, Doane Road and Queensville Sideroad shall consider the provision of public transit; and,

- v. Doane Road, as identified on **Schedule 8**, is subject to the Environmental Assessment process initiated by the Region of York and underway at the time of adoption and approval of this Plan. The alignment and reconstruction of Doane Road, with a full interchange at Highway 404, is required within the planning horizon.

Major Collector Roads

- i) Major collector roads have the following functional characteristics and technical requirements:

Functional Character

- Serve local travel demands between Secondary Plan Areas
- Carry medium volumes of traffic
- Provide connection between Arterial Roads
- Accommodate transit

Technical Requirements

- Access restricted with direct access from abutting properties discouraged
- Maximum 4 travel lanes
- Right-of-way width 26 metres
- Pavement width maximum 10 to 15 metres
- Sight triangles:
 - > 30 metres x 30 metres at intersections with highways
 - > 15 metres x 15 metres at intersections with arterials and collectors
 - > 5 metres x 5 metres at intersections with local roads
- Bicycle lanes provided
- Sidewalks on both sides of the road

- j) The following policies apply to the roads designated as Major Collector Roads on **Schedule 8**:

- i. In recognition of the Transportation Master Plan work completed in conjunction with this Plan, Phases 1 and 2 of the Municipal Class Environmental Assessment process shall be deemed to be completed for the Major Collector Road system identified on **Schedule 8**;
- ii. The proposed Major Collector Roads shown on **Schedule 8** are conceptual only and will be further defined through the completion of Phases 3 and 4 of the Environmental Assessment process and/or *Planning Act* process; and,
- ii. The local Major Collector Road system identified on **Schedule 8** shall be dedicated to the Town at no cost or expropriated to ensure the completion and connection of the planned road network.

- k) The proposed North-South Sharon Collector Road is generally shown on **Schedule 8**. Its primary function is to carry north-south traffic generated by existing and future levels of development in the vicinity of Sharon and Queensville. The final right-of-way and alignment have been determined through the required Environmental Assessment process.
- l) Intersections on Major Collector Roads shall be spaced to appropriately provide for traffic movement, taking in to account safety devices such as traffic signals, or roundabouts, and the objective of discouraging unnecessary through traffic on local roads.
- m) All Major Collector Roads (including crossings of natural features and provincial freeways) shall be constructed prior to or concurrent with development as identified through approved phasing plans and deemed necessary by the Town and based on the recommendations of a Traffic Impact Study.
- n) The following policies apply to the lands outlined on **Schedule 3D**:
 - i. In recognition of the need for the continued function of Green Lane as a high capacity Regional arterial road with bus rapid transit facilities, it is the policy of this Plan to protect for a continuous east/west major local collector road north of Green Lane, as shown conceptually on **Schedule 8**, to facilitate additional traffic flows resulting from urban expansion as contemplated by this Plan.
 - ii. Community Design Plans shall include an implementation strategy that addresses construction timing and financing of the east/west major local collector road for the lands outlined on **Schedule 3D**, to the satisfaction of the Town, in consultation with York Region.
 - iii. Through the review and approval of development applications within the Green Lane Secondary Plan Area outlined on **Schedule 3D**, which require the construction of all or part of the east/west major local collector road in accordance with the implementation strategy referenced in ii. above, the Town shall work with the appropriate landowners to secure and provide for the early delivery and construction of the east/west major collector road, including but not limited to any necessary crossings of natural heritage features. rail lines or any other elements.

Minor Collector Roads

- o) Minor collector roads have the following functional characteristics and technical requirements:

Functional Character

- Serve local travel demands within Secondary Plan Areas
- Carry medium volumes of traffic
- Provide connections between Major Collector and Local Roads
- Accommodate local transit

Technical Requirements

- Direct access from abutting properties permitted
- Right-of-way width 22 metres
- Pavement width maximum 10 to 15 metres
- Sight triangles:
 - > 30 metres x 30 metres at intersections with highways
 - > 15 metres x 15 metres at intersections with arterials and collectors
 - > 5 metres x 5 metres at intersections with local roads
- Sidewalks on both sides of the road
- Bicycle lanes provided where appropriate

- p) The following policies apply to the roads designated as Minor Collector Roads on **Schedule 8**:
- i. In recognition of the Transportation Master Plan work completed in conjunction with this Plan, Phases 1 and 2 of the Municipal Class Environmental Assessment process shall be deemed to be completed for the Minor Collector Road system identified on **Schedule 8**;
 - ii. The proposed Minor Collector Roads shown on **Schedule 8** are conceptual only and will be further defined through the completion of Phases 3 and 4 of the Environmental Assessment process and/or *Planning Act* process; and,
 - iii. The Minor Collector Road system identified on **Schedule 8** shall be dedicated to the Town at no cost or expropriated to ensure the completion and connection of the planned road network.

Local Roads

- q) Local Roads have the following functional characteristics and technical requirements:

Functional Character

- Intended for local traffic only
- Serves residential neighbourhood and employment area travel demands;
- Connect to Collectors and Arterials

Technical Requirements

- No access control with the exception of safety related restrictions
- Direct connection with Arterial Roads shall be discouraged
- Maximum 2 travel lanes
- Right-of-way width 18 metres
- Pavement width max. 8.6metres (in residential areas) to 12 metres (in employment areas)

- Sight triangles at intersections with collectors and other local streets:
 - > 5 metres x 5 metres in residential areas
 - > 10 metres x 10 metres in employment areas
- Sidewalks on at least one side of the road. In important circumstances, sidewalks shall be required on both sides of the road, as follows:
 - > Within 200 metres of any public park
 - > Within 400 metres of an elementary school or a local public transit stop
 - > within 800 metres of a secondary school and/or a higher order transit stop within a defined Major Transit Station Area

Rural Roads

- r) Rural Roads have the following functional characteristics and technical requirements:

Functional Character

- Serves rural areas
- Connect to Collectors and Arterials

Technical Requirements

- No access control with the exception of safety related restrictions
- Generally, maximum 2 travel lanes
- Right-of-way width 20 metres
- Pavement width max. 8.6 metres (in residential areas) to 12 metres (in employment areas)
- Sight triangles at intersections with collectors and other local streets:
 - > 5 metres x 5 metres in residential areas
 - > 10 metres x 10 metres in employment areas

5.2.3.5 Road Widening

- a) For the purposes of the *Planning Act*, each road listed in this Section is a 'highway to be widened' and the designated road allowance plus any additional widening specified indicates the 'extent of the proposed widening'. As the traffic conditions warrant, road improvements be undertaken in accordance with the long-range road needs projections. Major road network improvements are expected to include, but not be limited to:

ROW Dedication

- b) As a condition of development or redevelopment, the Town may require that lands, to the extent of the road rights-of-way widths and sight triangles specified in this Plan, to be dedicated free of costs to the appropriate authority having jurisdiction. Additional lands in excess of the typical rights-of-way widths may also be required to be conveyed for works related to but not limited to extensive cut/fill operations, improvements to pavements, intersections, bridges, sight triangles, railway crossings, drainage and buffering measures.
- c) The Town will obtain road allowance and intersection widenings to meet the designated road allowances listed in this Section by land dedication through the

development approval process or by purchase in accordance with the *Planning Act*. The Town may take road allowance widenings as a condition of Draft Plan of Subdivision, Condominium Description, Site Plan Approval or the Consent process pursuant to the *Planning Act*.

- d) The boundaries of the designated road allowance will generally be parallel to the centre line of the original road allowance. The Town shall, wherever possible, take the required road allowance widening equally from either side of the centreline. Where conditions require taking the widening unequally from one side of the centreline, up to 50 percent of the widening will be obtained as a condition of development approval. Any land acquisition greater than 50 percent will be obtained through a negotiated agreement with the landowner.
- e) Allowances for additional traffic control devices, on-street parking, turn lanes, and other roadside engineering elements such as grading and sightlines are not part of specifically identified in this Plan and additional right-of-way may be required for their construction. Where additional land is required for widenings, extensions and/or intersection improvements, such lands shall be obtained, wherever possible, in the course of approving new development under the authority of the *Planning Act*, the *Municipal Act* and the *Public Transportation and Highway Improvement Act*. The Town may take additional road allowance widenings:
 - i. For cut and fill purposes where the proposed road configuration cannot be achieved within the designated road allowance;
 - ii. To provide sufficient distances and room for auxiliary turn lanes, roundabouts, pedestrian/cycling/transit facilities, street illumination and/or for traffic control devices; and/or,
 - iii. At intersections to provide for daylight triangles. The maximum length of the side of a daylight triangle will be 15 metres.
- f) Where required, road allowance widenings, intersection improvements and road closures will comply with an approved Municipal Class Environmental Assessment process in accordance with the Environmental Assessment Act.
- g) Final road allowance widths shall be determined through the completion of detailed design studies as a condition of draft plan approval in accordance with the Town's approved roadway design standards. The studies will include the placement of services, accommodation of all road users, the allocation of parking, and shall address any traffic concerns or issues to the satisfaction of the Town. The impact on the streetscape, including street lighting, shall also be considered before undertaking any road or intersection widening.

5.2.4 Municipal Service Infrastructure Systems

5.2.4.1 Intent

- a) This Plan provides overarching policies that are intended to complement the more detailed requirements and guidelines identified in the Town's various municipal service infrastructure-related Master Plans. The Town's Growth Management Strategy is predicated on the provision of publicly owned and operated services for the provision of domestic water and the collection and treatment of wastewater. It is the intent of this Plan is to:
 - i. Ensure that the provision of services will be phased in such a manner to deliver the objectives of this Plan to create complete communities;
 - ii. Require that all new development within the Central Growth Area be connected to the Regional or local municipal service infrastructure network, or a suitable alternative servicing strategy, to the satisfaction of the Town;
 - iii. Require that all new development within the Mount Albert Greenbelt Settlement Area, be connected to the through local water and wastewater services;
 - iv. Provide municipal service infrastructure to all existing partially and privately serviced development within the Central Growth Area and the Mount Albert Greenbelt Settlement Area. It is recognized that, in some cases, partial services exist and will be permitted to continue until such time as individual services are replaced with a municipally owned and operated system; and,
 - v. Recognize that private servicing options are required within the rural/agricultural area.
- b) It is also the intent of this Plan that municipal service infrastructure planning will consider the Town's needs beyond the planning horizon of this Plan, in accordance with the Town's Master Servicing Plan.

5.2.4.2 General Policies

Master Servicing Plans

- a) All municipal service infrastructure works shall conform with the relevant policies of this Plan, and shall be consistent with the requirements and guidelines in the Town's various Infrastructure-related Master Plans, and the Urban Design Manual. The Town's Master Servicing Plan provides requirements and guidelines with respect to:
 - i. Wastewater servicing infrastructure;

- ii. Water servicing infrastructure; and,
- iii. Storm water management infrastructure.

Servicing Allocation Tracking and Assignment System

- b) The Town shall maintain a Servicing Allocation Tracking and Assignment System for the purposes of assigning servicing allocation for growth and development. For the purposes of this policy, non-residential, institutional and employment development, where permitted, does not require the specific assignment of servicing allocation.
- c) Before the approval of any application for development, the Town must be satisfied that adequate municipal servicing infrastructure, including overall system capacity, is available or can efficiently and economically be provided to support the proposal, in accordance with the Town's Servicing Allocation Tracking and Assignment System. Where adequate municipal servicing infrastructure does not exist, the Town may not approve the application or may use Holding (H) provisions in the Zoning By-law to regulate the timing of development. Where adequate servicing does not exist to support a proposed development, the Town will not be obligated to provide such servicing in advance of development.
- d) The Town may consider alternative, innovative and sustainable privately developed service infrastructure systems where it is satisfied that the proposed system will not become a financial burden on the municipality and where all environmental concerns have been addressed to the satisfaction of the Province, the Region and the Town.

Employment Areas

- e) Notwithstanding any other policy of this Plan, no specific water and wastewater capacity allocation is required for the Employment Areas as identified on **Schedule 1**. Notwithstanding the above, the Town shall work with York Region to ensure that the water conservation targets for the Employment Areas developed as part of the Town-wide water conservation program shall be met.

Capacity Reserve

- f) The Town shall maintain a specific amount of reserve capacity for servicing which is to be assigned to projects that, in the consideration of Council, satisfy the growth management objectives in **Section 3** of this Plan.

The Extension and Improvement of Services

- g) The extension and improvement of municipal service infrastructure required to accommodate growth based on the planning horizon of this Plan will be carried out in accordance with capital budget provisions or separate agreements, and, wherever possible, it will be coordinated with other public works including extensions or improvements to the transportation and utility distribution systems. No municipal service infrastructure shall be permitted with respect to any service which is external to the subdivision lands, unless approved by the Town.

Functional Servicing Plan

- h) The preparation of a Functional Servicing Plan, as required by the relevant policies of this Plan, shall include studies to determine the most logical and economic methods of supplying the proposed development with water distribution and wastewater facilities.

The Greenbelt Plan

- i) Proposals for municipal service infrastructure within or crossing the Greenbelt Protected Countryside shall demonstrate that it can be provided in a manner that does not negatively impact natural heritage features, or their associated ecological functions, or the quality and quantity of ground and surface water, including stream baseflow, and is sufficient to accommodate the proposed use(s), in accordance with the Natural Heritage System policies of this Plan.
- j) All proposals for municipal service infrastructure within or crossing the Greenbelt Protected Countryside shall be subject to the water and sewage infrastructure policies of Section 4.2.2 of the Greenbelt Plan.

5.2.4.3 Municipal Water Servicing Infrastructure

- a) A municipal water supply system shall be maintained and expanded as necessary by the Region of York to service the Community and Employment Areas within the Central Growth Area and the Mount Albert Greenbelt Settlement Area. Sufficient water storage to provide an adequate emergency supply and fire protection shall also be provided by the Region of York.
- b) Development shall provide appropriate water servicing infrastructure. Water servicing infrastructure shall be designed, constructed and maintained to:
 - i. Provide adequate service to proposed developments;
 - iii. Accommodate full development of the Central Growth Area and the Mount Albert Greenbelt Settlement Area;

- iv. Satisfy the engineering/development standards of the Town, the Region and/or any agency with jurisdiction; and,
- v. Incorporate innovative water conservation measures, which may include elements identified by the Region of York and the Town's Thinking Green Development Standards.

5.2.4.4 Municipal Wastewater Servicing Infrastructure

- a) Development shall provide appropriate wastewater servicing infrastructure as approved by the Region and the Town and, where necessary, the Province.
- b) Wastewater servicing infrastructure shall be designed, constructed and maintained to:
 - i. Provide adequate service to proposed developments;
 - ii. Accommodate the full development of the Central Growth Area and the Mount Albert Greenbelt Settlement Area; and,
 - iii. Satisfy the engineering/development standards of the Town, the Region and/or any agency with jurisdiction.
- c) The Town shall work with the Region of York to undertake studies to reduce the extent and amount of inflow and infiltration in both Regional and Town owned and operated wastewater systems.
- d) The Town shall encourage the use of gravity sanitary sewers whenever possible, as a cost-effective and energy-efficient alternative to maintaining and operating pumping or lift stations.
- e) New (private or municipal) sewage system infrastructure, wherever possible, should be located outside of Significant Threat Areas '1' and '2', as identified in **Appendix I**.
- f) The Town shall work with the Region of York to decommission the Holland Landing lagoon system for sewage treatment as an essential first phase of servicing for the Town.

5.2.4.5 Mount Albert Servicing

- a) All existing and proposed development within the Greenbelt Settlement Area of Mount Albert, as shown on **Schedule 1**, shall be serviced by municipal water and sanitary sewers.

- b) It is the policy of this Plan to recognize the approved design capacity, serviceable population and Certificate of Approval for the Region of York's sewage treatment facility in the Community of Mount Albert within the context of the requirements of the Lake Simcoe Protection Plan and any associated phosphorous loading objectives.

5.2.4.6 Private Servicing

- a) Development on individual private services may only be considered for permitted uses on an existing lot of record, or to support development permitted within the Greenbelt Protected Countryside. Any such development proposal shall be required to undertake hydrogeological and other technical studies relating to soil conditions, groundwater stability and the suitability of the area for septic tank systems and tile beds to determine their impact on the future development and existing or proposed adjacent land uses and shall be subject to the approval of the Province, or the Town.
- b) Outside of Settlement Areas, individual water or sewer systems will be the primary method of servicing where site conditions are suitable for the long-term provision of such services.
- c) Municipal water and wastewater services referred to in this Plan shall not be installed on any street occupied by existing residential dwellings unless as deemed appropriate by the Town. Where the service must be installed on that particular street in order to provide service to new development, existing residents will not be required to contribute to the cost of construction of the service until such time as they wish to connect to the same.
- d) Replacements for existing wells or septic tanks will be permitted if necessary for health and/or safety purposes. New or expanded partial servicing may be permitted where such servicing is necessary to address failed individual on-site sewage or water services serving existing development.

Interim Servicing

- e) Notwithstanding any other relevant policies of this Plan, Council may, only in consultation with the Region of York, permit the early development of lands on the basis of interim private servicing for permitted employment uses within Employment Areas, as well as institutional uses and community facilities within the Central Growth Area or the Mount Albert Greenbelt Settlement Area, as long as appropriate agreements have been executed with the Town ensuring that the site will be serviced with full municipal services within a reasonable timeframe and in conformity with the servicing policies of this Plan.

Partially Serviced Areas

- f) The Town may explore the provision of wastewater servicing to areas within the existing Central Growth Area and the Mount Albert Greenbelt Settlement Area which are currently partially serviced, pursuant to the Local Improvement Act, Municipal Act or other instruments to finance such work through benefiting property owners.
- g) Existing areas designated General Employment at Oriole Drive/Sluse Road, Toll Road/Centennial Road, and Bales Drive and at other scattered locations as shown on **Schedules 3A and 3B**, are serviced by private sanitary sewage disposal systems. Such private systems shall conform to the standards and requirements of the Province.

Oak Ridges Moraine Conservation Plan

- h) In the Oak Ridges Moraine Plan Area, the policies of Section 43 (sewer and water services), and Section 44 (partial services) and Section 45 (storm water management), of the Oak Ridges Moraine Conservation Plan shall apply, in addition to the policies of this Plan.
- i) In accordance with Section 44 of the Oak Ridges Moraine Conservation Plan, the construction or expansion of partial services in the Moraine Area is prohibited unless such construction or expansion is necessary to address a serious health or environmental concern that is identified by the local medical officer of health, the Town, the Region of York or other designated authority.

Lake Simcoe Protection Plan

- j) Subject to the establishment of a stable funding source, the Town may undertake re-inspection programs to review, evaluate, and assess the performance of private sewage systems in existing development areas proximate to permanent streams tributaries of Lake Simcoe and the East Holland River as part of the implementation of the Lake Simcoe Protection Plan.
- k) Subject to the policies of the Lake Simcoe Protection Plan, a new on- site sewage system or subsurface sewage works shall not be permitted within 100 metres of the Lake Simcoe shoreline, other lakes, or any permanent stream except in the following circumstances:
 - i. A proposal for an on-site sewage system or subsurface sewage works that would serve an agricultural use, an agricultural- related use or a public open space;

- ii. A proposal for an on-site sewage system or subsurface sewage works that would replace or expand the capacity of an existing on-site sewage system or subsurface sewage works that will serve a use that would have been permitted by the applicable zoning by-law, as of the effective date of the Lake Simcoe Protection Plan; or,
 - iii. A proposal for an on-site sewage system or subsurface sewage works that relates to a development proposal for only one dwelling, where the proposal would have been permitted by the applicable zoning by-law, as of the effective date of the Lake Simcoe Protection Plan.
- l) No new non-municipal sewage treatment plant shall be established in the Lake Simcoe watershed unless the person applying to establish the plant can demonstrate that:
- i. The plant will result in a net reduction of phosphorus loadings to the watershed from the baseline conditions for the property that would be serviced by the new plant; or,
 - ii. The undertaking that the plant will serve will not add phosphorus loadings to the Lake Simcoe watershed.

5.2.5 Storm Water Management

5.2.5.1 Intent

- a) It is the intent of this Plan to minimize the volume and maximize the quality of surface drainage from new development. Consequently, run-off from individual development sites is to be minimized and the impact of any proposed development on local and area-wide drainage patterns is to be identified. Further, it is the intent of this Plan to:
- i. Ensure that storm water management systems are designed and constructed in accordance with sound environmental and engineering best practices;
 - ii. Pursue and implement sound storm water management practices that will ensure adequate protection from flooding and erosion, maintain and/or improve water quality and enhance the environmental, aesthetic and recreational potential of watercourses; and,
 - iii. Reduce phosphorous loading to Lake Simcoe and its tributaries.

5.2.5.2 General Policies

- a) To ensure the health of the watersheds and sub watersheds in the Town and in downstream areas, storm water management is required for all new development areas, infill and redevelopment projects in accordance with the policies of this Plan.
- b) The policies of this Section are intended to promote and implement effective storm water management techniques that will help to reduce erosion; avoid downstream flash flooding; reduce nutrient, siltation and sediment loading; sustain fish habitat; and help to improve the quality of Lake Simcoe and its tributaries.
- a) The Town shall develop and adopt a set of guidelines for alternative development standards and Low Impact Development criteria that promote the use of infiltration, bioswales and other alternatives to piped solutions to storm water management.
- b) The Town shall require Enhanced Protection Level (in accordance with MOE's Storm water Management Planning and Design Manual, 2003) for all new storm water management facilities and storm water management practices that will limit the post development storm water run-off flows to a level at or below pre-development flows for the two (2) year through one hundred (100) year events.
- c) Storm water management ponds are prohibited in the Natural Heritage System, unless otherwise approved by the Conservation Authority.

5.2.5.3 The Storm Water Management Treatment Approach

- a) The preparation of comprehensive master environmental servicing plans are required as a component of Secondary Plans and major development or re-development to minimize storm water volume and contaminant loads, and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. Such plans shall also demonstrate how storm water pond discharges and sanitary sewers and related pipes can be located outside of Significant Threat Areas '1' and '2', if possible, as identified on Map 5 in **Appendix I**.
- b) The design and sizing of storm water management facilities and studies referenced in this Plan shall consider long-term growth and development within the sub watershed as determined by the Town. All storm water management facilities shall be:
 - i. Oriented, designed and constructed to integrate with any adjacent natural heritage features;

- ii. Naturalized with the opportunity for public pedestrian pathways to complement the adjacent natural features and area and designed to the satisfaction of the parkland dedication required by the Plan; and,
 - iii. Designed to remove a minimum of 80 percent of suspended solids.
- c) It is recognized that reciprocal arrangements between the Town and adjacent municipalities may be necessary to accommodate the flow of storm water across municipal boundaries. For storm water flows that cross municipal boundaries, (a) master drainage plan(s) and agreement(s) shall be subject to review and acceptance by the receiving municipality and appropriate agencies. These plans and agreements shall address, among other things, the quality and quantity of water received. A master drainage agreement for the watershed in which development is proposed, but not individual project drainage agreements, shall be required as a condition of development approval.
- d) The Town shall prepare comprehensive Storm Water Management Master Plans for specific sub watersheds or development areas within the Town, in consultation with the Conservation Authority and the Province as required under the Lake Simcoe Protection Plan.
- e) Within all Secondary Plan Areas, a Storm Water Management Master Plan shall be included in the Secondary Plan process undertaken as part of the development approvals process. Storm Water Management Master Plans shall:
 - i. Review and refine the extent of the existing floodplain mapping;
 - ii. Manage the quality of storm water run-off as part of the regular storm water management program in accordance with the Province's Storm Water Management Planning and Design Manual and the Lake Simcoe Protection Plan, as it may be amended;
 - iii. Establish preliminary quantity and quality targets for storm water, which will, among other things, ensure no increase in flows from predevelopment levels;
 - iv. Establish requirements for erosion control and sediment control plans during construction and post construction;
 - v. Establish a hierarchy of source, lot-level, conveyance and end- of-pipe controls;
 - vi. Minimize and, where possible, consolidate the number of storm water treatment facilities;

- vii. Undertake a flooding and erosion study to identify and mitigate downstream flooding and erosion impacts resulting from the proposed development;
 - viii. Provide details on size and location of storm water management facilities;
 - ix. Establish a monitoring program for long-term assessment of drainage impacts of development;
 - x. Demonstrate through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and,
 - xi. Demonstrate through an evaluation of anticipated changes in phosphorus loadings between pre-development and post- development, how the loadings shall be minimized.
- f) In areas with Sub watershed Storm Water Management Master Plans, proponents of the development must show how development is consistent with the Study and/or Master Drainage Plan to the satisfaction of the Town and the Conservation Authority, and in consultation with the Province. Functional Servicing Studies submitted as a condition of draft plan of subdivision approval shall demonstrate this consistency and provide detail on storm water management pond sizes, and design.
- g) In areas where there is no Storm water Management Master Plan either in place or required by this Plan, applications for development or site alteration shall be supported by a Storm Water Management Plan that includes:
- i. The facilities required for controlling the quantity and quality of storm water runoff, including their size, location, and capacity;
 - ii. Pre-and post-development discharge calculations;
 - iii. The measures necessary to control erosion, sedimentation and site stability during and after construction;
 - iv. The storm sewer and outfalls to the receiving watercourses;
 - v. The environmental impacts of storm water management facilities on any adjacent natural heritage features and the associated ecological functions;
 - vi. Best Storm water Management Practices and innovative measures for greater quality controls;
 - vii. Any specific alternative development features to maximize on-site infiltration and Low Impact Development techniques;

- viii. Demonstration of how pre-development recharge rates will be maintained to the greatest extent possible by implementing best management practices such as LID (low impact development) techniques; and,
- ix. Means of directing the discharge of storm water, where possible, outside of Significant Threat Areas '1' and '2', as identified in **Appendix I**.
- h) Every owner and operator of a new storm water management works in the Lake Simcoe watershed shall be required to inspect and maintain the works on a periodic basis.
- i) Every owner and operator of a new priority storm water management works in the Lake Simcoe watershed shall be required to monitor the operation of works, including monitoring the quality of the effluent from the works, on a periodic basis.
- j) Applications for development and site alteration in the Greenbelt Protected Countryside shall be accompanied by a Storm Water Management Plan which demonstrates that:
 - i. Planning, design, and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
 - ii. Where appropriate, an integrated treatment approach shall be used to minimize storm water management flows and structures through such measures as lot level controls and conveyance techniques, such as grass swales; and,
 - iii. Applicable recommendations, standards or targets within watershed plans and water budgets are complied with.
- k) New storm water management ponds should be located, where possible, outside of Highly Vulnerable Aquifer areas and Significant Groundwater Recharge Areas, as identified on the mapping provided in **Appendix I**.
- l) A salt management plan may be required as part of a complete application. Such a plan may include, but not be limited to, mitigation measures regarding the design of parking lots, roadways and sidewalks to minimize the need for repeat application of road salt and directing storm water discharge outside of Significant Threat Areas '1', '2' and '3', Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers, where possible or to storm sewers and provisions to hire certified contractors.

Oak Ridges Moraine

- m) In the Oak Ridges Moraine Plan Area, the policies of Sections 45 (storm water management), Section 46 (storm water management plans), and Section 47 (rapid infiltration basins and columns) of the Oak Ridges Moraine Conservation Plan shall apply, in addition to the policies of this Plan.

5.2.6 Wellhead Protection

5.2.6.1 Intent

- a) Wellhead Protection Areas are zones established by the Region of York, with mapping provided in **Appendix I**, in the vicinity of domestic water supply wells where land uses must be carefully planned to protect the quality and quantity of the water supply. It is the intent of this Plan to:
 - i. Protect groundwater quality from degradation;
 - ii. Ensure sources of water are not compromised in the future as a result of land use decisions; and,
 - iii. Protect the quality and quantity of the municipal water supply from incompatible uses and sources of contamination in partnership with the Province, York Region, and the Conservation Authority.

5.2.6.2 General Policies

- a) The Wellhead Protection Areas delineated on mapping provided in **Appendix I** are based on time of travel zones as follows:

100 Metre Zone	Wellhead Protection Area A
0-2 Year Zone	Wellhead Protection Area B
2-5 Year Zone	Wellhead Protection Area C
5-10 Year Zone	Wellhead Protection Area C1
10-25 Year Zone	Wellhead Protection Area D
- b) The areas identified could change due to future refinement based on a better understanding of the groundwater flow regime. Changes to the Wellhead Protection Areas or policies will require an Amendment to this Plan.
- c) Any applications for development within Wellhead Protection Areas A, B and C are subject to the provisions of the South Georgian Bay Lake Simcoe Source Protection Plan where certain land use activities may be prohibited.

- d) In Wellhead Protection Areas A, B, C, and D, a Source Water Impact Assessment and Mitigation Plan will be prepared and approved by York Region prior to the establishment of land uses that involve the storage and/or manufacture of:
- i. Petroleum-based fuels and or solvents;
 - ii. Pesticides, herbicides, fungicides or fertilizers;
 - iii. Construction equipment;
 - iv. Inorganic chemicals;
 - v. Road salt and contaminants as identified by the Province;
 - vi. The generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
 - vii. Organic soil conditioning sties and the storage and application of agricultural and non-agricultural source organic materials; and,
 - viii. Snow storage and disposal facilities.
- e) The expansion of existing incompatible activities, as outlined in d), is prohibited within the 100 metre zone (Wellhead Protection Area A), as shown in **Appendix I**.
- f) The expansion of existing incompatible activities, as outlined in d), within the 100m to five year time of travel zones (Wellhead Protection Areas A, B and C), as shown on mapping provided in **Appendix I**, will be discouraged but may be permitted subject to an approved Source Water Impact Assessment and Mitigation Plan.
- g) Redevelopment of incompatible activities, as outlined in d), within Wellhead Protection Zones to more compatible uses is encouraged subject to an approved Source Water Impact Assessment and Mitigation Plan.
- h) Residential dwelling units where there is the storage and use of incidental volumes of dense non-aqueous phase liquids for personal/domestic use are exempt from Section d).
- i) Any applications for a land use other than low density residential in Wellhead Protection Area A, B and C will require a Section 59 notice issued by the Risk Management Official as part of the complete application requirements under the *Planning Act*, *Condominium Act* and *Ontario Building Code Act*.

Oak Ridges Moraine

- j) In addition to the policies of this Section of this Plan, The Oak Ridges Moraine Conservation Plan also provides a policy framework for Wellhead Protection that must be referenced in considering any application for development. In the case of a conflict between the Policies for Wellhead Protection in this Plan and the Oak Ridges Moraine Conservation Plan, the more restrictive policies shall apply.

South Georgian Bay Lake Simcoe Source Protection Plan Significant Threats

- k) Significant Threat Areas correspond to the following Wellhead Protection Zones, as delineated on the mapping provided in **Appendix I**:

Significant Threat Area 4	Wellhead Protection Area A, B & C
Significant Threat Area 3 vulnerability	Wellhead Protection Area A and B with a score of 8
Significant Threat Area 2 vulnerability	Wellhead Protection Area A and B with a score of 10
Significant Threat Area 1	Wellhead Protection Area A with a vulnerability score of 10

- l) Within Significant Threat Area '4', facilities for the handling, storage, processing and manufacturing of dense non-aqueous phase liquids are prohibited.
- m) Within Significant Threat Area '3', the following land uses are prohibited:
- i. Facilities for the handling, storage, processing and manufacturing of dense non-aqueous phase liquids;
 - ii. Waste Storage Sites and Facilities for the Landfilling of Municipal Waste and/or Solid Non-hazardous Industrial or Commercial Waste; and,
 - iii. Waste Disposal Sites where Liquid Industrial Waste is injected into a well.
- n) Within Significant Threat Area '2', the following land uses are prohibited:
- i. Facilities for the handling, storage, processing and manufacturing of dense non-aqueous phase liquids;
 - ii. Waste Storage Sites and Facilities for the Landfilling of Municipal Waste and/or Solid Non-hazardous Industrial or Commercial Waste;

- iii. Waste Disposal Sites where Liquid Industrial Waste is injected into a well;
- iv. Waste Water Treatment Plant & Disposal Facilities (includes lagoons, communal/municipal sewage treatment facilities, large sewage vaults at sewage pumping stations) but excludes facilities regulated under the Nutrient Management Act;
- v. Waste Storage and Disposal Sites and Facilities for hazardous liquid industrial waste at landfills and transfer stations;
- vi. Waste Storage and Disposal Sites and Facilities for wastes described in the definition of hazardous waste (O.Reg 347) at landfills and transfer stations as outlined in the Assessment Reports;
- vii. Waste Storage and Disposal Sites for PCB Waste;
- viii. Waste Storage, Treatment and Disposal Sites & Facilities for Tailing from Mines;
- ix. Petroleum Refining Waste Sites and Facilities for Land farming;
- x. Hazardous Waste Storage, Treatment and Disposal Sites and Facilities;
- xi. Road Salt Storage Facilities where the quantity is more than 5,000 tonnes;
- xii. Snow Storage Facilities and Disposal Sites (includes parking lots):
 - > At or above grade where the storage area is more than 1 hectare in area, except in emergency scenarios; and,
 - > Below grade where the storage area is more than 0.01 hectares in area;
- xiii. Non-residential, Industrial, Commercial, Institutional, Agricultural and Multi-residential Liquid Fuel and Fuel Oil Storage Facilities where the fuel is stored partially or below grade where the fuel quantity is more than 250 Litres or 2,500 Litres above grade which includes, but is not necessarily restricted to the following establishments:
 - > Permanent or mobile fuel or gasoline retail outlets;
 - > Gasoline Stations;
 - > Bulk plants;
 - > Marinas;

- > Private fuel outlets; and,
 - > Farms;
- xiv. Establishments or Facilities for the handling, storage and processing of organic solvents which includes, but not necessarily restricted to the following:
- > Automotive sales and service establishments which use degreasers, paints, enamels, cleaners and adhesives containing organic solvents; and,
 - > Establishments which store, use or sell cleaning supplies and glass cleaners which contain organic solvents;
- xv. Agricultural Storage Buildings used for agricultural source material which includes, but is not necessarily restricted to the following materials:
- > Animal manure including bedding materials;
 - > Milk house wash water;
 - > Mushroom compost;
 - > Regulated compost; and,
 - > Animal yard run-off and manure;
- xvi. Commercial Fertilizer Storage Facilities for retail sale or storage where the total mass in any form (liquid or solid) is more than 2,500 kg;
- xvii. Residential Dwelling Units where fuel oil storage of more than 250 L of fuel oil is located partially or below grade;
- xviii. Agricultural uses which include livestock grazing and pasturing that generates nutrient units at an annual rate that is greater than 0.5 nutrient units/acre;
- xix. Storage Facilities which contain pesticides for retail sale or storage in relation to its use in extermination where the total mass in any form (liquid, solid or gas) is more than 250 kg; and,
- xx. Establishments where pesticides are manufactured, processed or wholesaled for retail and extermination where the total mass is more than 2,500 kg.

- o) Within Significant Threat Area ‘1’, the following land uses are prohibited:
 - i. All of the prohibited uses noted within n);
 - ii. Agricultural outdoor confinement or farm-animal yards where the number of confined animals would generate more than 300 nutrient units/hectare/year; and,
 - iii. Storage Facilities for Non-Agricultural Source Material – Category 1.

5.2.7 Energy Production and Related Infrastructure

5.2.7.1 District Energy

- a) The Town’s Community Energy Plan has identified that alternative energy solutions are necessary to achieve the Town’s energy and greenhouse gas reduction targets for the planning horizon of this Plan. As the majority of the Town’s growth is focused within the Central Growth Area, there is an opportunity to implement community energy in conjunction with new development. It is the intent of this Plan to:
 - i. Encourage energy efficient building design and construction techniques that minimize space heating and cooling energy consumption;
 - ii. Encourage the establishment of district energy or an appropriate alternative within the Urban Area; and,
 - iii. Promote the development of renewable energy production facilities such as wind, solar, and geothermal sources.
- b) The Town shall work with the development industry and/or other partners to undertake District Energy Feasibility Studies as part of the Secondary Plan or Community Design Plan process, with particular focus on the following areas identified on **Schedule 1** to this Plan:
 - i. Major Transit Station Areas and Major Local Centres;
 - ii. Major institutions including a post-secondary educational facility and/or major health care facility; and,
 - iii. Employment Areas adjacent to 400-series Highways.
- c) The Town will pursue funding partnerships with other government and non-government agencies to encourage the establishment of district energy services within the Central Growth Area.

- d) Where a district energy system is available for hook-up, development shall incorporate the necessary infrastructure for district energy in the detailed engineering design stage, including hydronic systems and pre- servicing with insulated pipes within a dedicated trench in the public right-of-way.

5.2.7.2 Renewable Energy Systems

- a) The Town will explore the potential of renewable energy technologies to contribute to the overall goals of the Town’s Community Energy Plan and address the objectives of the Green Energy Act. It is the intent of this Plan to:
 - i. Encourage the use and implementation of renewable energy systems, such as wind, solar, geothermal or other clean technologies; and,
 - ii. Design and construct renewable energy systems shall be so as to minimize impacts on adjacent land uses, the environment and agricultural operations.
- b) New or expanded renewable energy systems should be designed and constructed to minimize impacts on adjacent land uses in order to prevent adverse impacts from odours, noise and other contaminants and minimize risk to public health and safety.
- c) The Town may impose limits on the extent, height and location of any proposed renewable energy system. Further, the Town, in partnership with the Province, as appropriate, shall ensure that the necessary agreements are in place to deal with ongoing operation and maintenance of any renewable energy facilities, as well as appropriate protocols for their ultimate decommissioning.
- d) Those renewable energy undertakings that are exempt from *Planning Act* approvals are subject to the *Green Energy and Green Economy Act*, as it may be amended from time to time. The development of new renewable energy systems are categorized according to the scale of electrical production and include:
 - i. Individual Renewable Energy Generating Systems – Individual Generating Systems are renewable energy systems that generate electricity only for an individual property or building and do not contribute to the electricity grid; and,
 - ii. Large-Scale Renewable Energy Generating Systems – Large Scale Generating Systems are more intensive renewable energy systems being comprised of one or more generating units and provide electricity into the provincial transmission grid.

Individual Renewable Energy Generating Systems

- e) The establishment of an Individual Renewable Energy Generating System will be permitted in the Town's Zoning By-law as structures or facilities accessory to the principle use of the property.
- f) The Town will promote and encourage the use of Individual Renewable Energy Generating Systems for both existing and new development through:
 - i. The establishment of an expedited and cost-effective process for building permits and other development approvals as required; and,
 - ii. Partnerships with the Province to advance on-site renewable energy technology.
- g) The design and construction of new development shall be designed to accommodate the installation of Individual Renewable Energy Generating Systems, such as photovoltaic or solar hot water heating.

Large-Scale Renewable Energy Generating Systems

- h) The development of Large-Scale Renewable Energy Generating Systems using solar energy shall be permitted in all land use designations, with the exception of the Environmental Protection Area designation and shall be encouraged to locate within the Agricultural/Long Term Growth Area.
- i) Large-Scale Renewable Energy Generating Systems using wind energy may be permitted in all land use designations but should be directed to lands within Prime Agricultural and Rural Area designations in order to reduce the potential for land use conflicts in Settlement Areas.
- j) Sites for Large-Scale Renewable Energy Generating Systems will have access to a public road with the existing design capacity to accommodate construction and maintenance vehicles needed for the Systems.
- k) Sites for Large-Scale Renewable Energy Generating Systems will have sufficient area to provide appropriate setbacks from sensitive residential and institutional land uses to provide safety and/or minimize other potential impact in accordance with the Green Energy Act.

5.2.7.3 Electric Power Generation Facilities

- a) The development of electric power facilities shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power.

- b) The proponent of the proposed facility shall consult with the Town on the location of any new electric power facilities.
- c) Non-renewable fuel-based electric power facilities may be permitted through a site specific amendment to this Plan provided that the planning of all such facilities is carried out having regard to the other policies of this Plan and fulfills the following requirements:
 - i. Submission and approval of technical reports including, but not limited to, air and noise emissions, water resources, land uses and environmental impact;
 - ii. All mitigation commitments surrounding air and noise emissions, water resources and environmental impacts, shall be implemented as set forth in the reports, including those approved by the Town and the Region;
 - iii. The facility shall not result in any plume-related fogging or icing of public roads and other sensitive land uses. The applicant shall conduct a plume study as part of the environmental report (if applicable) to the satisfaction of the Town;
 - iv. The facility shall be designed and constructed to implement applicable Emergency Response Plan requirements;
 - v. Careful attention to architectural and urban design characteristics shall be given to all details in the design and review of facility to ensure compatibility with the existing community; and,
 - vi. All applications for electric power facilities shall be subject to Site Plan Approval.

5.2.8 Telecommunications, Utility and Technology Infrastructure

- a) Through coordination, shared use and innovation, telecommunications, utility and technology infrastructure can be provided efficiently, cost effectively and in a manner that supports the quality of life of the Town's communities. It is the intent of this Plan to:
 - i. Promote and encourage innovative telecommunications and utility systems within the Town to serve local businesses and residents and future development; and,
 - ii. Minimize the impacts of telecommunications and utility systems on people, wildlife, surrounding land uses, and the environment.

- b) The Town will facilitate the coordination between growth management and the maintenance and expansion of the telecommunication sector, in terms of both technological advancement and service provision.
- c) Prior to approval of development, the Town and proponents of development shall work with energy communication providers early in the planning process to ensure that adequate utility services and telecommunication networks are or will be established to serve the anticipated development and that these networks can be phased in and can be constructed, maintained, operated and installed in a manner that is cost effective, efficient and minimizes disruption.
- d) Public and private utilities will be permitted in all land use designations and will be installed, where possible, within public road allowances. Where facilities cannot be located in a public road allowance, the provision of easements shall be permitted provided that their location does not detract from the function, amenity or safety of adjacent land uses.
- e) Any future high voltage transmission lines should avoid existing residential areas and significant natural features and will be encouraged to locate among existing utility corridors or other rights-of-way, such as roads and railways, in order to minimize the fragmentation of properties.
- f) Transmission lines should be coordinated with existing lines where feasible and, if above ground, should be designed so that the height is appropriate for the scale of the community.
- g) All utility and transmission facilities within the Central Growth Area and the Mount Albert Greenbelt Settlement Area shall be planned for and installed so they are grouped or clustered, where feasible, and placed so as to not visually detract from the streetscape. Where feasible, lines are to be installed underground particularly within Village Core Areas and the Green Lane Secondary Plan Area, so as to minimize their visual impact on the area. Additionally, the Town shall encourage telecommunication and utility providers to consider innovative methods of placing infrastructure on or within streetscape features such as lamp posts and transit shelters.
- h) All utilities and telecommunication service providers shall be located in a common trench or corridor, wherever feasible.
- i) The Town shall strongly encourage the co-location of telecommunications facilities with existing structures, where feasible, to minimize the proliferation of telecommunication towers and structures within the Town.

5.2.9 Waste Management and Diversion

- a) Reducing the volume of solid waste through a diversion program will help to ensure a sustainable natural environment and provide for the efficient use of municipal resources. It is the intent of this Plan to:
 - i. Continue to support and/or develop and implement programs to further promote waste diversion;
 - ii. Work with recycling service providers to help develop and implement a Source Separated Organics pick-up recycling program for industrial, commercial, institutional, and multi-unit residential developments; and,
 - iii. Encourage community involvement in reducing solid waste through the support of the Environmental Advisory Committee and other organizations.
- b) Waste management will include, but not be limited to, waste diversion (composting and recycling), waste disposal and waste as a potential resource. The Town will continue to support and/or develop and implement programs to further promote waste diversion.
- c) A recycling collection box system or equivalent will be available throughout the Town.
- d) Proponents of new multi-unit and condominium developments will be required to submit a waste management plan demonstrating best practice of residential waste management through on-site separation and storage for all recyclables as addressed by the single residential unit municipal program(s). Multi-unit residential developments shall be required to incorporate three-stream waste collection capabilities.
- e) Proponents of industrial, commercial and institutional developments will be required to submit a waste management plan demonstrating best practice of residential waste management through on-site separation and storage for all recyclables.
- f) The Town shall work with recycling service providers to develop and implement a Source Separated Organics pick-up recycling program for multi-unit residential, industrial, commercial and institutional developments.
- g) The Town shall work with the Region of York to develop and promote public or private programs to implement industrial, commercial, and institutional waste diversion and gradually implement targets and requirements for waste diversion.

- h) Waste audit and waste reduction plans (as defined in Ontario Regulation 102/94) shall be required as a background study to be submitted with development applications.
- i) The Town shall encourage the exploration and implementation of innovative neighbourhood scale waste diversion initiatives and provide streamlined approvals as well as support developments that incorporate such elements.

6.0 IMPLEMENTATION + INTERPRETATION

6.1 Implementation

6.1.1 Upper Tier Legislation/Plans

- a) The Town shall implement this Plan by using the power conferred upon it by the *Planning Act*, the *Places to Grow Act*, the *Municipal Act*, the *Heritage Act*, the *Development Charges Act* and such other statutes as may be applicable.
- b) The Town shall ensure that this Plan is in conformity with the *Planning Act*, the Growth Plan for the Greater Golden Horseshoe, and the Region of York Official Plan. Further, the Town shall ensure that this Plan is consistent with The Provincial Policy Statement. Where there is a conflict between this Plan and any Provincial or Regional policy documents, the upper tier policies, or the more restrictive policies shall prevail.

6.1.2 Financial Planning

6.1.2.1 Financial Sustainability

- a) Financial sustainability shall include the initial costs to service growth, the ongoing costs of operating and maintaining infrastructure, and the eventual replacement of the infrastructure.
- b) Future development will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the Town.

6.1.2.2 Financial Tools

- a) Where possible, the Town will use financial mechanisms available to it under any legislative authority, including Development Charges, Development Charge credit agreements and Community Capital Contributions, to ensure costs to service complete community growth are borne by the development creating the demand for the services. Improvements to existing programs and services shall be funded from the municipal tax base and user rates.
- b) The Town may consider innovative infrastructure financing tools, including public/private partnerships, agreements with other government agencies and developer front-end financing to provide community facilities and infrastructure.

Community Benefits Charges By-law

- c) The Town may prepare a background study and enact a By-law under the provisions of the *Planning Act*, to ensure that the capital cost of defined Community Benefits can be collected. The Town may enact a Community Benefits Charge By-law that applies to the Town as a whole, and/or to specific geographic areas within the Town.
- d) In addition to the exemptions included within the *Planning Act*, the Town may exempt some or all of the Community Benefits Charge or exempt certain development or redevelopment from the Community Benefits Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

Parkland Dedication By-law

- e) Parkland Dedication will occur in accordance with the provisions of the *Planning Act*. The Town shall prepare a Parkland Dedication By-law that requires that land be dedicated to the Town in an amount not exceeding:
 - i. 2 percent of land proposed for development or redevelopment for commercial or industrial purposes; and/or,
 - ii. 5 percent of land proposed for development or redevelopment in all other cases.
- f) As an alternative, in the case of land proposed for development or redevelopment for residential purposes, the Town's Parkland Dedication By-law may require that land be conveyed to the Town at a rate of one hectare for each 300 dwelling units proposed, or at a lesser rate as may be specified in the Bylaw. The land conveyed shall be used by the Town for park or other public recreational purposes. Where cash-in-lieu of land is to be collected, it shall be limited to a maximum equivalent value of 1 hectare for each 500 dwelling units.
- g) The Town may also accept cash-in-lieu of any required parkland dedication, or part thereof.

Development Charges By-law

- h) It is important that the financial implications of growth are monitored. Development charges are the key source of funding growth-related infrastructure. The Town will regularly update its Development Charge By-law to help ensure the infrastructure required to service new development will be funded by the new development.

- i) The Town may enact a Development Charges By-law that applies to the Town as a whole, and/or to specific geographic areas within the Town. In addition, the Town may exempt some or all of the Development Charge or exempt certain development or redevelopment from the Development Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

6.1.2.2 Capital Works Program and Budget

- a) It is the intent of this Plan that, wherever possible, the Town, on the basis of the policies contained within this Plan, establish a staged program for the implementation and rehabilitation of community facility-related works, municipal service infrastructure, public works and/or any other municipally-assisted projects within the Town. A five-year capital improvement program should be developed to systematically implement it. This program should be reviewed annually as part of the capital budget procedure.
- b) The Town will undertake capital works programs, in accordance with the approved capital budget, to provide the municipal services and infrastructure necessary for Strategic Growth Areas and new growth.

6.1.3 This Official Plan

6.1.3.1 Official Plan Review

- a) The Town will review the policies in this Plan as part of a Provincially mandated review program, to ensure the continued relevance of the objectives and policies contained herein. Such a review will be in accordance with the requirements of the *Planning Act*.
- b) Reviewing of this Plan is required to identify planning issues and trends affecting the Town, to analyze the effectiveness of the policies of this Plan and to allow for adjustments and updating. It is critical to review, update and consolidate this Plan from time to time to ensure its continued relevance and usefulness.
- c) The Town will review existing and future legislation contained in the *Planning Act*, the *Places to Grow Act*, the *Municipal Act*, the *Heritage Act*, the *Development Charges Act* and other relevant Provincial statutes that apply to areas of municipal jurisdiction. The Town will, where appropriate, amend existing policy and/or By-laws or pass new By-laws to ensure land uses are properly regulated in accordance with the policies of this Plan, relevant legislation and associated regulations.

6.1.3.2 Monitoring

- a) In order to evaluate the effectiveness of this Plan, the Town will monitor development activity and changes in land use resulting from amendments to this Plan and changes to the Zoning By-law. Where it is deemed necessary due to changes in the physical, social or economic makeup of the municipality, or as a result of new Provincial, Region and/or municipal planning policy priorities/directions, this Plan shall be appropriately updated.
- b) Monitoring and measuring the performance of this Plan is critical to determine if:
 - i. The assumptions inherent to this Plan remain valid;
 - ii. The implementation of the policies fulfills the overall vision, principles and intent of the policies of this Plan;
 - iii. That development is being carried out in conformity with the policies of this Plan and consistent with the associated plans, guidelines and manuals adopted by the Town;
 - iv. Provincial growth and intensification targets are being met; and,
 - v. The priorities identified in this Plan remain constant or require change.

6.1.3.3 Amendments to this Plan

- a) An Amendment to this Plan shall be required where a policy, designation, Schedule or guiding principle is added, deleted, or significantly altered. The Town will consider applications for Amendments to this Plan within the context of the policies and criteria set out throughout this Plan.
- b) All Amendments to this Plan shall proceed in accordance with the *Planning Act* approval requirements set out in this Plan, in addition to any others deemed appropriate by the Town, in consultation with the Region, particularly with policies that pertain to ensuring proper public notification and consultation. The responsible approval authority (either the Town or the Region) may be assisted in their review of a proposed Amendment by the Conservation Authority, or any other government agency having jurisdiction.
- c) An applicant of an Amendment to this Plan shall be required to submit a planning justification report to demonstrate the rationale for such an Amendment, and shall be required to evaluate and address such matters, including but not limited to:
 - i. Conformity/consistency with Provincial policies and plans;

- ii. Conformity to the vision, community values and policies of this Plan, and other Town adopted By-laws, plans and guidelines;
 - iii. The need for the proposed Amendment;
 - iv. Suitability of the lands for the proposed use;
 - v. Land use compatibility with the existing and future uses and built forms on surrounding lands; and,
 - vi. Adequacy of municipal servicing infrastructure and community facilities to support the proposed use.
- c) In order for an application for an Amendment to this Plan to be considered complete, the Town may require the submission of any number of the reports or studies including, but not limited to those listed in this Plan, at the sole discretion of the Town.
- d) In accordance with the *Planning Act*, there will be no appeal with respect to the refusal or failure of the Town to adopt an Amendment to this Plan and/or the passage of a Zoning By-law:
- i. For the re-designation or conversion of lands designated as an Employment Area; and,
 - ii. For the expansion of the Settlement Area Boundary.
- e) Technical revisions to this Plan will not require an Official Plan Amendment provided they do not change the intent of the Plan. Technical revisions include:
- i. Changing the numbering, cross-referencing and arrangement of the text, tables, Schedules and maps;
 - ii. Altering punctuation or language for consistency;
 - iii. Correcting grammatical, dimensional and boundary, mathematical or typographical errors;
 - iv. Changing or updating appendices; and/or,
 - v. Changing format or presentation.

6.1.3.4 Secondary Plans

Requirements for a Secondary Plan

- a) Secondary Plans, where required, shall be adopted and approved as Amendments to this Plan, and shall promote comprehensive planning, and shall be required to:
 - i. Conform with the requirements of the Regional Official Plan;
 - ii. Include all of the necessary supporting technical studies, to the satisfaction of the Town and the Region;
 - iii. Identify phasing and order of development, including any uses in the public interest to be developed in the earlier phases (e.g. affordable housing, community facilities, parks, schools) and,
 - iv. Potentially form the basis for a Developer's Group Agreement, where the identified Neighbourhood Area includes multiple landowners;
 - v. Be adopted by the Town; and,
 - vi. Be approved as an Official Plan Amendment by the Region.

6.1.4 The Zoning By-law

6.1.4.1 General

- a) The Zoning By-law shall specifically implement the policies of this Plan by regulating the use of land, buildings or structures in accordance with the provisions of Section 34 of the *Planning Act* and, where appropriate, may be more restrictive than this Plan.
- b) The Zoning By-law shall include and refine the lists of permitted uses identified in this Plan. It is not the intent of this Plan that every permitted use within each designation necessarily be permitted on every site within the designation.
- c) The Zoning By-law will include regulations for development to ensure compatibility and appropriate transitions between different uses and built forms. Development standards within the Zoning By-law may include, among other matters, building setbacks, build-within zones, step backs, angular planes, lot area, lot coverage, lot frontage, height and gross floor area restrictions.

- d) Within three years of the adoption of this Plan, the existing Zoning By-law will be reviewed and amended, or a new Zoning By-law prepared and adopted, to conform to the policies of this Plan, in accordance with the *Planning Act*. The existing Zoning By-law shall remain in effect until such time as it is amended to bring it into conformity with this Plan. Any amendments to the Zoning By-law shall be in conformity with this Plan.

6.1.4.2 Amendments to the Zoning By-law

- a) Amendments to the Zoning By-law may be permitted when the Town is satisfied that:
 - i. The proposed use and/or building/structure will be compatible with adjacent development;
 - ii. The proposed use does not pose a danger to adjacent uses by virtue of any defined hazardous nature;
 - iii. The proposed use will not pollute any water and/or soil or otherwise threaten the environment, and natural heritage feature or its ecological function;
 - iv. The proposed use conforms to the policies and designations of this Plan, the Official Plan of the Region of York and the provision of the *Planning Act*; and,
 - v. Municipal service infrastructure, including municipal water and wastewater capacity is sufficient to support the proposed use.
- b) In order for an application for an Amendment to the Zoning By-law to be considered complete, the Town may require the submission of any number of the reports or studies including, but not limited to those listed in this Plan, at the sole discretion of the Town.

6.1.4.3 Existing Uses

- a) Uses of land which legally existed as of the date of adoption of this Plan may be recognized by an appropriate zoning category in the By-law and extensions and/or the construction of accessory buildings may be permitted in accordance with any other applicable policies of this Plan.

6.1.5 The Committee of Adjustment

- a) The Town may appoint a Committee of Adjustment to consider minor variances, and other matters, to the Zoning By-law and for Consents to Sever lots, in accordance with the provisions of the *Planning Act*. The Committee of Adjustment may permit minor enlargements or extensions of legally-complying buildings or structures but

shall not grant permissions to enlarge or extend the building and structure beyond the limits of the land owned and used in connection therewith on the date the by-law was passed.

- b) Decisions of the Committee of Adjustment will maintain the general intent and purpose of this Plan, and will be in accordance with requirements of the *Planning Act* and all other applicable legislation.
- c) In order for an application for approval of a Minor Variance or a Consent to Sever to be considered complete, the Town may require the submission of any number of the reports or studies including, but not limited to those listed in this Plan, at the sole discretion of the Town.

6.1.6 The Subdivision of Land

- a) Lot creation within the Town shall only be permitted where:
 - i. The lands are serviced by full municipal water supply and sanitary sewage disposal systems, except for those lands specifically exempted from this requirement by this Plan; and,
 - ii. Access is provided to a Town-owned road of suitable quality to accept traffic generated by the proposed land use. Alternatively, where access to a Town-owned road is not possible, the lands may be accessed from a road under the authority of the Region or the Province where, in advance of considering the creation of a new lot, or lots, the Town has been provided with confirmation from the appropriate road authority that that an access permit would be available for the proposed consent.
- k) Access to an Arterial Road from proposed low density residential uses (single-detached/semi-detached/small-lot single-detached/duplex dwellings) shall be discouraged and only considered where alternate access to a Collector Road or Local Road is not possible.
- l) The Town shall ensure that lot creation is not permitted where:
 - i. There is a negative impact on significant natural heritage feature or its associated ecological function;
 - ii. The potential for future planned development is substantially inhibited or limited; and/or,
 - iii. A traffic hazard will be created due to the curve, grade and/or existing traffic volumes on the road upon which any of the lots front.

6.1.6.1 Plan of Subdivision/Condominium

- a) All lands within the Town shall be subject to Subdivision Control pursuant to the relevant provisions of the *Planning Act*. Further, only those development proposals submitted under the *Planning Act* and/or the *Condominium Act* that conform to the policies of this Plan shall be considered for approval.
- b) The division of land shall occur by Plan of Subdivision where:
 - i. More than 4 lots are proposed to be created;
 - ii. A new road or extension to an existing road is required, extension of services and/or reconfiguration of the storm water management system is required; or,
 - iii. The Town deems it necessary in the public interest for the proper and orderly development of the lands.
- c) The Town, when considering applications for Plans of Subdivision/Condominium, will comply with the provisions of the *Planning Act* and/or the *Condominium Act*, and will conform with all relevant Provincial policies and plans, along with the policies and procedures of the Conservation Authority and any other government agency having jurisdiction.
- d) In order for an application for a Plan of Subdivision/Condominium to be considered complete, the Town may require the submission of any number of the reports or studies including, but not limited to those listed in this Plan, at the sole discretion of the Town.
- e) Pursuant to the provisions of the *Planning Act*, the Town may enact a By-law to exempt properties from Part Lot Control, to permit the creation of lots within a Registered Plan of Subdivision, to make minor boundary adjustments, and to establish easements.
- f) In order for an application for approval of a Plan of Subdivision/Condominium to be considered complete, the Town may require the submission of any number of the reports or studies listed in the policies of this Plan.
- g) Individuals proposing to develop lands may enter into a Subdivision/Condominium Agreement with the Town addressing, among other things, engineering design requirements, cost responsibilities, security bonds, staging and development timing, to the satisfaction of the Town. All Subdivision/Condominium Agreements shall be registered on title.
- h) After 3 years of giving approval to a Draft Plan of Subdivision, the Town may:

- i. Lapse the Draft Plan approval, and require that a new application for approval be submitted that is in conformity with the policies of this Plan; or,
- ii. Extend the approval for an additional 3 years, where the Town is satisfied that the applicant has made significant progress in satisfying the conditions of Draft Plan approval, subject to the following conditions:
 - > Under no circumstances shall the Town extend a Draft Plan approval if the approval has lapsed before a permissible extension is given; and/or,
 - > Under no circumstances shall a Draft Plan approval be extended for more than one 3 year period.

6.1.6.2 Consent to Sever

- a) Any application to the Committee of Adjustment for Consent to Sever a parcel of land will only be considered when it is clearly evident that a Plan of Subdivision is not required in the public interest.
- b) Consent to Sever may also be granted for legal or technical reasons, such as for boundary adjustments, lot additions, easements, rights-of-way, leases, validation of titles, or other similar purposes that do not result in the creation of a new lot.
- c) In order for an application for Consent to Sever to be considered complete, the Town may require the submission of any number of the reports or studies including, but not limited to those listed in this Plan, at the sole discretion of the Town.
- d) Where an Amendment to this Plan is necessary to facilitate a Consent to Sever, the applicant is encouraged to seek Council approval of the Official Plan Amendment prior to, or concurrent with consideration of the Consent to Sever by the Committee of Adjustment. The application for the Official Plan Amendment shall precede consideration of the Consent to Sever by the Committee of Adjustment.
- e) If an Amendment to the Zoning By-law is necessary to facilitate a Consent to Sever, the applicant is encouraged to seek Council approval of the Rezoning prior to, or concurrent with consideration of the Consent to Sever by the Committee of Adjustment.
- f) When a Minor Variance from the requirements of the Zoning By-law is required to facilitate a Consent to Sever, it shall be included as a condition of approval of the Consent, if the Committee is satisfied that a Minor Variance is appropriate.

- g) In the case of a lot created for residential purposes, the Committee of Adjustment may require the conveyance of parkland dedication or a cash payment in lieu of land in accordance with the Town's Parkland Dedication By-law and/or a payment under the Community Benefits Charge By-law, where applicable. In the case of a lot created for industrial or commercial purposes, the Committee of Adjustment may require the conveyance of parkland dedication or a cash payment in lieu of land in accordance with the Town's Parkland Dedication By-law.
- h) All lots created by consent, with exception of those that are also the subject of an application for a Plan of Condominium, shall have adequate and appropriate frontage on a public road, maintained year round.
- i) The proposed lot(s) and lands to be retained following a Consent to Sever shall be of an appropriate size and have adequate frontage on a public road for the existing and proposed uses.

6.1.7 Legal Non-Conforming Uses, Buildings or Structures

- a) Land uses which legally existed on the date of the approval of this Official Plan that are neither designated in this Plan nor zoned in the Zoning By-law as a permitted use are termed legal non-conforming uses and, in the long-run, should cease to exist and be replaced by uses, buildings or structures that conform to this Plan and comply with the Zoning By-law.
- b) The use of lands, buildings and/or structures which do not conform to the Zoning By-law but which were in lawful existence prior to the approval of the Zoning By-law, and which continue to be used for such a purpose, will be recognized as legal non-conforming uses. If such legal non-conforming uses cease for a period of up to one year, then the legal non-conforming status will lapse and rights derived from such uses will terminate.
- c) Notwithstanding any other Policy in this Section of this Plan, a legal non-conforming use destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building and/or structure are not substantially increased, the use of the building and/or structure is not substantially altered, and all applicable approvals are obtained.
- d) The Town may evaluate the possibility and feasibility of acquiring a property incorporating a legal non-conforming use, building or structure at the time of the submission of an application for an extension or enlargement. At the same time, consideration may also be given to the possibility of relocating the use to a designated and zoned location where it would be able to function and produce under improved conditions in accordance with the policies of this Plan.

- e) In some instances it may be desirable to permit the extension or enlargement of such a legal non-conforming use in order to avoid unnecessary hardship to the landowner, or where the Town considers the purchase of the property to be unrealistic but nevertheless finds that the merits of the application deem it desirable to grant permission for the proposed extension or enlargement of any legal non-conforming use, building or structure, the Town may pass a Site Specific Amendment to the Zoning By-law. Such a By-law may be passed without Amending this Plan providing that:
- i. The proposed extension or enlargement will not create a negative impact on the environment and will not pose a significant threat to human health and safety;
 - ii. The proposed extension or enlargement shall be limited to a maximum of 15 percent of the existing Gross Floor Area and shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of this Plan and the requirements of the Zoning By-law applying to the area;
 - iii. The proposed extension or enlargement shall be in appropriate proportion to the size of the existing use established prior to the date of the passing of the Zoning By-law;
 - iv. The characteristics of the existing use and the proposed extension or enlargement shall not create or increase any undue, adverse impact that would add to the incompatibility of the existing use to the surrounding area. The Town may consult with appropriate approval authorities when dealing with extensions to non-conforming uses which may produce pollution problems;
 - v. The neighbouring conforming uses will be protected from the proposed extension or enlargement by the provision of areas for landscaping, buffering, or screening or appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and/or where necessary, by regulations for alleviating adverse effects. The above measures shall be applied to the proposed extension or enlargement and, wherever feasible, also be applied to the established use in order to improve its compatibility with the surrounding area;
 - vi. Traffic generation and parking conditions in the vicinity will not be adversely affected and traffic hazards will be kept to a minimum by appropriately-designed ingress and egress points to and from the site and improvements to site conditions especially in proximity to intersections, so as to provide maximum safety for pedestrian or vehicular traffic;

- vii. Adequate provision has been, or will be made for off-street parking, loading and unloading facilities; and,
- viii. Necessary municipal services such as storm drainage, water supply, sanitary sewage disposal facilities and roads are available or can be made available.

6.1.8 Site Plan Approval

- a) Site Plan Approval will be used by the Town in accordance with the provisions of the *Planning Act* as a means of achieving well-designed, functional, accessible, safe, sustainable built form and public space. Site Plan Approval is one of the key tools for implementing the Town's policies on Urban Design in accordance with this Plan, policies and guidelines within Council adopted Master Plans and the Urban Design Manual.
- b) The Town will establish, by By-law, a Site Plan Approval Area which encompasses all of the lands within the boundaries of the Town and is applicable to all development, with the specific exemption of new single-detached dwellings, semi-detached dwellings and duplex dwellings. Additional Residential Units that conform to the policies of the Plan and the associated regulations of the Zoning By-law shall also be exempt from the requirement for Site Plan Approval.
- c) The Town may exempt other forms of development which would otherwise be subject to Site Plan Approval where it considers such approval to be unnecessary due to the type or scale of development proposed. The Town may by By-law:
 - i. Require Site Plan Approval as a condition of a subdivision/condominium agreement or any other type of development agreement;
 - ii. Require Site Plan Approval as a condition of any decision of the Committee of Adjustment; and,
 - iii. Require Site Plan or Building Permit Approval prior to the issuance of a demolition permit(s) for properties designated under the *Ontario Heritage Act*, and for those properties that the Town has identified as having significant heritage attributes.
- d) In addition to the provisions of the Zoning By-law, and where different land uses or building types abut each other, transitional features may be required through Site Plan Approval, to mitigate potential adverse impacts between the developments and to ensure compatible development through visual screening, landscaping, fencing, and other forms of buffering. Site Plan Approval may be used by the Town to ensure:

- i. Adherence to proper development standards including the provision of adequate interior public walkways and accessibility for persons with disabilities;
- ii. Safe and efficient movement of both vehicular and pedestrian traffic as it related to the exterior of the development and the surrounding area;
- iii. Functional and attractive on-site facilities such as landscaping, lighting and garbage facilities are provided and maintained;
- iv. Conveyance of any required lands or easements to the municipality for maintenance or improvements of drainage works, watercourses, public utilities, roadways or similar undertakings;
- v. Proper grading, storm drainage and maintenance in regard to surface water and erosion;
- vi. Control the massing and exterior design of buildings including without limitation the character, scale, materials, colour, appearance and design features. The site plan process shall also be used to assess and control the sustainability features of the exterior design of buildings; and,
- vii. Control the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings and other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle facilities.

6.1.9 Other Provincial Planning Tools

6.1.9.1 Inclusionary Zoning

- a) Pursuant to the *Planning Act*, Inclusionary Zoning may be implemented by the Town in the future for the purposes of authorizing the inclusion of affordable housing units within buildings or projects containing other residential units, and for ensuring that those affordable housing units are maintained as such over time.
- b) Currently, the Town is authorized to utilize Inclusionary Zoning within the two Major Transit Station Areas, identified on **Schedule 3D**.

6.1.9.2 Community Improvement

- a) Pursuant to the *Planning Act*, the Town may designate areas for community Improvement, carry out studies and identify public sector improvements and create financial incentives to the private sector in order to:

- i. To stabilize and enhance existing development by providing a safe, convenient and attractive environment for the Town's residents;
 - ii. To provide for and encourage the ongoing maintenance, improvement, rehabilitation and renewal of the Town's residential, commercial, industrial and recreational areas including the rehabilitation of brownfield sites; and,
 - iii. To maintain and improve the economic base of the Town.
- b) The Town may by By-law designate the whole or any part of an area as a Community Improvement Project Area. It is the intent of this Plan that community improvement projects be undertaken in identified areas as needed, whenever funds are available, provided the Town is satisfied that it can reasonably finance and afford the cost or its share of the cost. In order to determine the areas needing community improvement, and to establish a Community Improvement Project Area, the following shall be analyzed and evaluated on a geographic basis. Community Improvement Project Areas shall be selected on the basis of the need:
- i. For improvements to municipal service infrastructure and/or improvements to the public realm (streetscapes, parks, community facilities);
 - ii. For enhancing the amount, variety and/or quality of housing to meet the needs of the Town's residents, including opportunities for affordable housing;
 - iii. To mitigate conflicts between/among existing land uses;
 - iv. To resolve environmental problems and/or human-made hazards; and/or,
 - v. To consider the development potential of vacant or underutilized buildings, lots or blocks.
- c) The Town shall implement Community Improvement projects within a Community Improvement Project Area by one or more of the following methods:
- i. By designating, by By-law, the whole or part of any Community Improvement Area for the purpose of the preparation and implementation of Community Improvement Plans pursuant to the *Planning Act*;
 - ii. By participating in available Provincial and Federal funding programs to assist in the implementation of a Community Improvement Plan;
 - iii. By encouraging participation of the development industry in the implementation of a community improvement plan by:

- > Establishing the environment for change through the articulation of a clear vision for the future, establishing facilitative planning policies and providing administrative support;
 - > Reducing the risk of the development approval process by ensuring timely development approval processes and pre-zoning sites for appropriate forms of development; and,
 - > Reducing the cost of redevelopment by reducing Development Charges, Community Benefits Charges, Parkland dedication requirements and parking requirements;
- iv. By supporting and encouraging the participation of local community groups, service clubs and other public organizations in the implementation of a community improvement plan, particularly as their assistance might relate to recreational uses and community facilities and services;
 - v. By improving, acquiring or disposing of land and/or buildings in a designated area in accordance with a community improvement plan;
 - vi. By developing and enforcing a Property Standards By-law;
 - vii. By upgrading utilities, municipal services and recreational community facilities; and,
 - viii. By the application of the *Ontario Heritage Act* to support the preservation of historic or architecturally significant buildings and the use of funding programs under the Act.

6.1.9.3 Demolition Control By-law

- a) The Town may establish a Demolition Control By-law, In accordance with the provisions of the *Planning Act*.

6.1.9.4 Holding By-law

- a) Pursuant to the *Planning Act*, the Town may pass a Holding By-law for the purpose of delaying development within specific areas until the development criteria contained in the policies of the various land use designations in addition to all other relevant policies of the Town, Region and Province has been satisfied.

- b) Without limiting the generality of the foregoing, it is the intent of this Plan that holding provisions may be applied in circumstances where the Town is satisfied regarding the anticipated use of a parcel of land as designated in this Plan but considers the actual development of the lands for the intended use to be premature pending the requirements and/or conditions of development as specified in the Holding By-law.
- c) Land subject to holding provisions shall be identified within the Zoning By-law by the placement of an “H” immediately after the relevant zone symbol. Permitted uses within areas subject to holding provisions shall be limited to the uses existing at the time of the passing of the Holding By-law. The Holding By-law may also be utilized to restrict the expansion of existing uses. Notwithstanding these limitations, the Town may permit development, which it deems to be similar to or compatible with the designated land use as defined by the policies of this Plan.
- d) The holding symbol shall be removed from the lands so zoned by an Amendment to the Zoning By-law once the Town is satisfied that development can proceed in accordance with the policies of this Plan and that the provisions of the Hold are met, including any required studies and entering into development agreements with the Town, where applicable.

6.1.9.5 Interim Control By-law

- a) Where the Town, has by By-law or Resolution, directed that a review or a study be undertaken with respect to land uses in the Town, or in defined areas of the Town, it may pass an Interim Control By-law pursuant to the *Planning Act* which serves to control the use of land, buildings or structures within the Town, or in defined areas of the Town.

6.1.9.6 Temporary Use By-law

- a) Pursuant to the *Planning Act*, temporary uses may be permitted. Before passing a By-law to permit a temporary use, the Town shall be satisfied that the following requirements, which are relevant to the specific application are, or will be, fulfilled in order to safeguard the wider interests of the general public:
 - i. That the proposed development is consistent with the temporary nature of the proposal,
 - ii. That the proposed use will be compatible with adjacent uses,
 - iii. That the size of the parcel of land and the building to be used is appropriate for the proposed use,
 - iv. That services such as water, sewage disposal and roads are sufficient,

- v. That any undue, adverse impacts such as noise, vibration, fumes, smoke, dust, odour, lighting and traffic generating capacity are considered to ensure that the temporary use will not be detrimental to adjacent uses or the wider community,
- vi. Where necessary, neighbouring uses will be protected by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings, structures or uses, devices or measures to reduce nuisances, regulations for alleviating undue, adverse effects;
- vii. That the by-law has suitable regulations in regard to setbacks, lot coverage, parking and other such items as may be required either through the text of the By-law or by reference to the Town's Zoning By-law, and,
- viii. That the use is in keeping with the intent of this Plan.

6.1.9.7 Property Standards By-law

- a) The Town may pass a By-law pursuant to the Ontario Building Code to establish minimum standards of maintenance for properties within the Town. Such a By-law shall be applicable to all properties and may contain requirements with respect to:
 - i. Garbage disposal;
 - ii. Pest prevention;
 - iii. The safety and maintenance of buildings;
 - iv. The services to buildings such as plumbing, heating, electricity;
 - v. Keeping lands free from rubbish and debris;
 - vi. Maintaining yards, lands, parking and storage areas;
 - vii. Maintaining fences, swimming pools, accessory buildings and signs; and,
 - viii. Occupancy standards.
- b) The Town may appoint Property Standards Officers who will be responsible for administering and enforcing the property standards by-law. Further, the Town may appoint a Property Standards Committee, to hear appeals against an Order of the Property Standards Officer.

- c) Complementary to the enforcement of minimum standards on private property, the Town shall undertake to keep in a well-maintained condition all municipally-owned properties and structures and to provide or maintain in good repair all elements of the public realm (streetscapes, parks, community facilities).

6.1.9.8 Community Planning Permit System

- a) The Town may prepare a background study and enact a By-law under the provisions of the *Planning Act*, to establish a Community Planning Permit System within the Town as a whole, and/or to specific geographic areas within the Town.

6.1.10 Land Acquisition

- a) The Town may acquire and hold lands within the Town for the purposes of implementing this Plan in accordance with the provisions of the *Planning Act*.
- b) It is the intent of the Town to work cooperatively with the Region, the Conservation Authority, the Province, the Government of Canada, Land Trusts and private property owners to establish ongoing financial, policy and legislative support for the protection and enhancement of all significant natural heritage features and their associated ecological and hydrological functions, within the Environmental Protection Designation of the Natural Heritage System, in accordance with the policies of this Plan.
- c) Mechanisms to secure lands within the Environmental Protection Designation of the Natural Heritage System may include, but are not limited to, the following property acquisition tools:
 - i. Land dedications/conveyance;
 - ii. Voluntary sale and public purchase through funds allocated in the Town's budget;
 - iii. Land swaps/exchanges;
 - iv. Donations, gifts, bequests from individuals and/or corporations;
 - v. Density transfers; and/or,
 - vi. Other appropriate land acquisition methods.
- d) It is recognized that the Town may not be able to acquire or secure in public ownership all of the lands that are within the Environmental Protection Designation of the Natural Heritage System. Where lands within the Environmental Protection Designation of the Natural Heritage System are not in public ownership, the Town

will work cooperatively with the landowners to protect the identified natural, environmental and cultural heritage features and/or their associated ecological functions on private lands.

- e) In instances where the Town may not be able to acquire or secure in public ownership all of the lands that are within the Environmental Protection Designation of the Natural Heritage System, the Town shall consider the following stewardship techniques to ensure the appropriate level of protection for the significant natural heritage features and their associated functions:
 - i. Municipal land use controls including zoning;
 - ii. Information and education programs;
 - iii. Stewardship agreements;
 - iv. Charitable tax receipts;
 - v. Conservation easements; and/or,
 - vi. Any other appropriate agreements with the landowners.
- f) The Town may establish a Land Securement Fund to be used to contribute to the costs of acquisitions for specific properties that are within the Environmental Protection Designation of the Natural Heritage System.
- g) The Town may provide an annual budget allocation for a Land Securement Fund and may authorize staff to pursue funding partners and other funding opportunities to achieve the vision for the lands within the Natural Heritage System.

6.1.11 Public Meetings and Notification

- a) In order to adequately inform the general public as to the policies and proposals contained herein, the Town shall, upon receiving the Region of York's approval of this Plan, reproduce this Plan and make it available to the general public.
- b) The Town recognizes that public consultation is a key component of many planning processes. The policies of this Plan seek to support opportunities for public participation, while balancing the need to process development applications within the timelines prescribed by the *Planning Act*.
- c) The *Planning Act* contains provisions regarding public meetings, notification requirements, and processing timelines for the consideration of development applications. The Town will follow the public notification procedures and regulations on planning matters in accordance with the provisions of the *Planning Act*, and in

some instances, the Town may exceed these requirements as deemed appropriate and as outlined in this Section.

- d) The Town may use the provisions for public meetings and notifications outlined in this Section, to allow for enhanced consultation during the early review process and not rely solely on the notice of public meeting as outlined in the *Planning Act*. This will foster communication and education of issues to people and groups early in the decision-making process.
- e) The Town may use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues, and in accordance with the *Planning Act*, the Town shall choose the most appropriate method of communication, which may include any or all of the following:
 - i. Direct mail-outs, including post and/or e-mail;
 - ii. Public notice signs;
 - iii. Surveys, electronic or mail-out;
 - iv. Public Open Houses;
 - v. Statutory Public meetings; and/or,
 - vi. Town website.
- f) In addition to the methods identified in this Section, the Town will use the following mechanisms to promote public participation in the planning process by:
 - i. Requiring the proponent to post one or more signs, clearly visible to the general public, on properties undergoing a planning approval process; and,
 - ii. Any other means deemed appropriate by the Town.
- g) In order to adequately inform the public and to obtain their views prior to consideration of an Amendment to either this Plan and/or the Zoning By-law, Town shall have the option of requiring that a Public Open House be advertised and held. The Public Open House may be held a minimum of 7 days prior to the Statutory Public Meeting. The purpose of the Public Open House is to present the planning application and to obtain preliminary comments from those who may be affected by the application. Applicants and/or their agents are encouraged to attend.
- h) Where a Statutory Public Meeting is required for a planning application, the Town shall follow the notification requirements pursuant to the *Planning Act*.

- i) A Statutory Public Meeting under the *Planning Act* shall not be required for minor administrative or technical amendments to this Plan.

6.1.12 Development Applications

6.1.12.1 Pre-Consultation Meeting

- a) Formal pre-consultation with the Town and relevant commenting agencies shall be required prior to the submission of any development application required under the *Planning Act*, in accordance with the Town's Pre-Consultation By-law. The person or public body requesting the amendment or approval shall submit a pre-consultation package for review by the Town.
- b) The purpose of the pre-consultation meeting shall be to review a draft development proposal for the lands affected by the proposed application(s), and identify the need for, and the scope of, other information and materials considered necessary by the Town and other affected agencies to allow for a comprehensive assessment of the development application(s).
- c) The Town may waive the requirement for formal pre-consultation, where the Town has identified that due to the nature of the proposal, the need for and scope of required information and materials can be determined without formal pre-consultation.
- d) Development applications submitted to the Town prior to the formal pre-consultation meeting shall be considered incomplete and returned to the applicant.

6.1.12.2 Complete Application Requirements

- a) The Town shall determine the information and materials necessary for submission with the application based on the nature of the proposal, and in accordance with the list of Studies identified in this Plan.
- b) In addition to the relevant policies of this Plan, the Town may establish additional criteria for each type of *Planning Act* application through the enactment of a By-law authorized under this Section and under the *Planning Act*. The requirements for additional reports, studies and/or drawings beyond those prescribed in this Section or under the *Planning Act*, and any related amendments thereto, that will constitute the requirements for a complete application will be determined at, or following the pre-consultation meeting.
- c) Any or all of the information outlined in this Section may be requested from applicants to ensure that all relevant and required information pertaining to a

development application is available at the time of submission, enabling the Town to make informed decisions within the time periods prescribed by the *Planning Act*.

- d) Any information provided in support of an application for development submitted under the *Planning Act* is considered public, and is available for public review.
- e) For planning applications to be deemed complete, the following mandatory items shall be submitted to the Town, and shall be carried out to the satisfaction of the Town.
 - i. Application Form;
 - ii. Covering Letter;
 - iii. Record of Pre-consultation;
 - iv. Materials required by legislation/regulation;
 - v. Supporting documentation as required by the Town; and,
 - iii. Required Fees and deposits, including a signed contingency deposit agreement where applicable.
- e) The Town may develop terms of references, guidelines, and/or standards to provide direction on the circumstances where certain supporting documentation will be required if not stipulated by this Plan and/or the content of the documents.
- f) The Town may develop performance checklists or indices to assist with evaluating the merits of development applications in the context of the policies in this Plan addressing such matters as but not limited to healthy development, financial and environmental sustainability, climate change resiliency, green development, and urban design.
- g) The Town may require provision of supporting documents at its sole discretion as part of a complete application, including but not limited to those listed in Table 2: Required Supporting Studies:

Table 2: Required Supporting Studies

<ul style="list-style-type: none"> - Active Transportation Report - Affordable Housing Report - Agricultural Impact Assessment - Air Quality Study - Archaeological Assessment - Building Condition Report - Building Details Plan - Community Design Plan - CPTED Report - Cultural Heritage Impact Report - Draft Plan of Subdivision - Draft Plan of Condominium - Environmental Site Assessment - Fisheries Impact Study - Floodplain Analysis - Flooding, Erosion and Slope Stability Study 	<ul style="list-style-type: none"> - Fluvial Geomorphology Analysis - Functional Servicing Report - Geotechnical/Soil Stability Report - Grading Plan (Cut and Fill Plan)Hydrogeology/Hydrology Study - Land Use Compatibility Study - Landscape Plan - Master Drainage Plan - Mineral Aggregate Resource Analysis - Municipal Financial Impact Assessment - Financial Impact Assessment - Needs/Justification Assessment - Natural Heritage Evaluation - Noise and/or Vibration Study - Park Concept Plan - Parking Study - Planning Justification Report - Record of Site Condition 	<ul style="list-style-type: none"> - Sun/Shadow and/or Wind Analysis - Site Plan - Minimum Distance Separation Formula - Storm Water Management Plan - Parking Study - Secondary Plan - Sub-Watershed Plan - Sustainability Assessment - Traffic/Transportation Impact Study - Tree Inventory/Preservation Study - Urban Design Brief - Wellhead Protection Area - Risk Assessment Report
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h) All Information, supporting documents and materials prepared in accordance with the policies of this Plan shall be subject to the following requirements to be deemed complete:

- i. All information, studies and materials required by the Town shall be prepared by an appropriately designated qualified professional, in accordance with applicable legislation, to the satisfaction of the Town, retained by, and at the sole expense of the applicant;
- ii. The applicant may be required to submit any other supporting information, studies and materials identified by the Town during the formal pre-consultation process for the application to be deemed complete;
- iii. The Town may request or conduct a peer review of any information, studies and materials submitted where the Town:
 - > Lacks the appropriate expertise to review such information, studies and materials; and/or,
 - > Is not satisfied with the extent and quality of the work submitted by the applicant.

Such peer review shall be completed by an appropriate agency or professional consultant retained by the Town, at the applicant’s expense. Where a peer review is requested by the Town, the application will not be deemed complete until:

- > The peer review study has been submitted to the Town, and the Town is fully satisfied with the extent and quality of the work, including any requirements for additional or supplementary work identified through the peer review process; and,
 - > The Town has been fully reimbursed by the applicant for the cost of the peer review study.
- i) Incomplete applications submitted to the Town will not be accepted and shall be returned to the applicant. The Town may deem an application to be incomplete and refuse all information, supporting documents and materials, submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory.

6.2 Interpretation

6.2.1 Interpreting this Plan

- a) The Successful Community objective, fundamental planning principles and supporting policies of this Plan are interconnected and interrelated. Decision-making will be based on conformity with all the relevant policies of this Plan. Further, as a Successful Community, decisions about development will need to integrate environmental, social and economic perspectives so that today's needs can be met, without compromising the ability of future generations to meet their needs.
- b) This Plan is intended to be read and interpreted as a whole. All policies of this Plan must be considered together to guide its interpretation and determine conformity. Individual policies should not be read or interpreted in isolation from other relevant policies. Further, this Plan is to read along with the other Provincial plans that have a significant influence on land use decisions within East Gwillimbury, including:
- i. The Oak Ridges Moraine Conservation Plan;
 - ii. The Greenbelt Plan; and,
 - iii. The Lake Simcoe Protection Plan.

In addition, the Region of York Official Plan also provides substantial overlapping planning policy. It is understood that all of the relevant policies shall apply to all planning decisions within the Town. Where there is a conflict with any of the Provincial, Regional policies, and the policies of this Plan, the upper tier policies or the more restrictive policies shall prevail.

- c) The Successful Community objective, guiding principles, supportive policies and the schedules and tables contained in this Plan constitute the Town of East Gwillimbury Official Plan. The schedules and tables included within this Plan must be read together with the policies of this Plan. In the case of a discrepancy between the policies of this Plan and a related schedule, or table, the policies shall take precedence.
- d) Photographs, sidebar text and diagrams, and the associated appendices are non-statutory elements of this Plan and are provided for clarification purposes only.
- e) The location of boundaries and symbols, including land use designations shown on the schedules to this Plan, are intended to indicate the general location, except where they coincide with highways, roads, railways, watercourses or other bodies of water, or other clearly recognizable or defined physical features. Future road and active transportation networks shown on the schedules to this Plan are illustrated in approximate locations only.
- f) Where a parcel of land is subject to two or more land use designations, the policies of each designation shall apply to the portion of the lands so designated.
- g) This Plan includes a number of words or phrases that require a common understanding of their meaning:
 - i. The term “conform with” when used in this Plan means to comply with the policies or requirements of this Plan. Conformity is a mandatory requirement of this Plan, unless otherwise modified by specific wording to the contrary;
 - ii. The term “consistent with” when used in this Plan means to comply/conform with the policies or requirements of this Plan, unless there are compelling circumstances that do not permit compliance/conformity;
 - iii. The use of the words “shall”, “will”, or “must”, when used in connection with an action by the Town are not to be interpreted as the Town's requirement to undertake actions immediately or as a commitment on the part of the Town to take action within a specified timeframe;
 - iv. The use of the words “shall”, “will”, or “must”, when used in connection with a requirement for development applications, is a mandatory policy or requirement of this Plan;
 - v. The use of the words “should” or “may” when used in this Plan means something that ought to be done. It is however, a discretionary, not a mandatory policy or requirement of this Plan;
 - vi. The term “encourage” when used in this Plan means to give support to, or

give favorable consideration to a matter or thing; and,

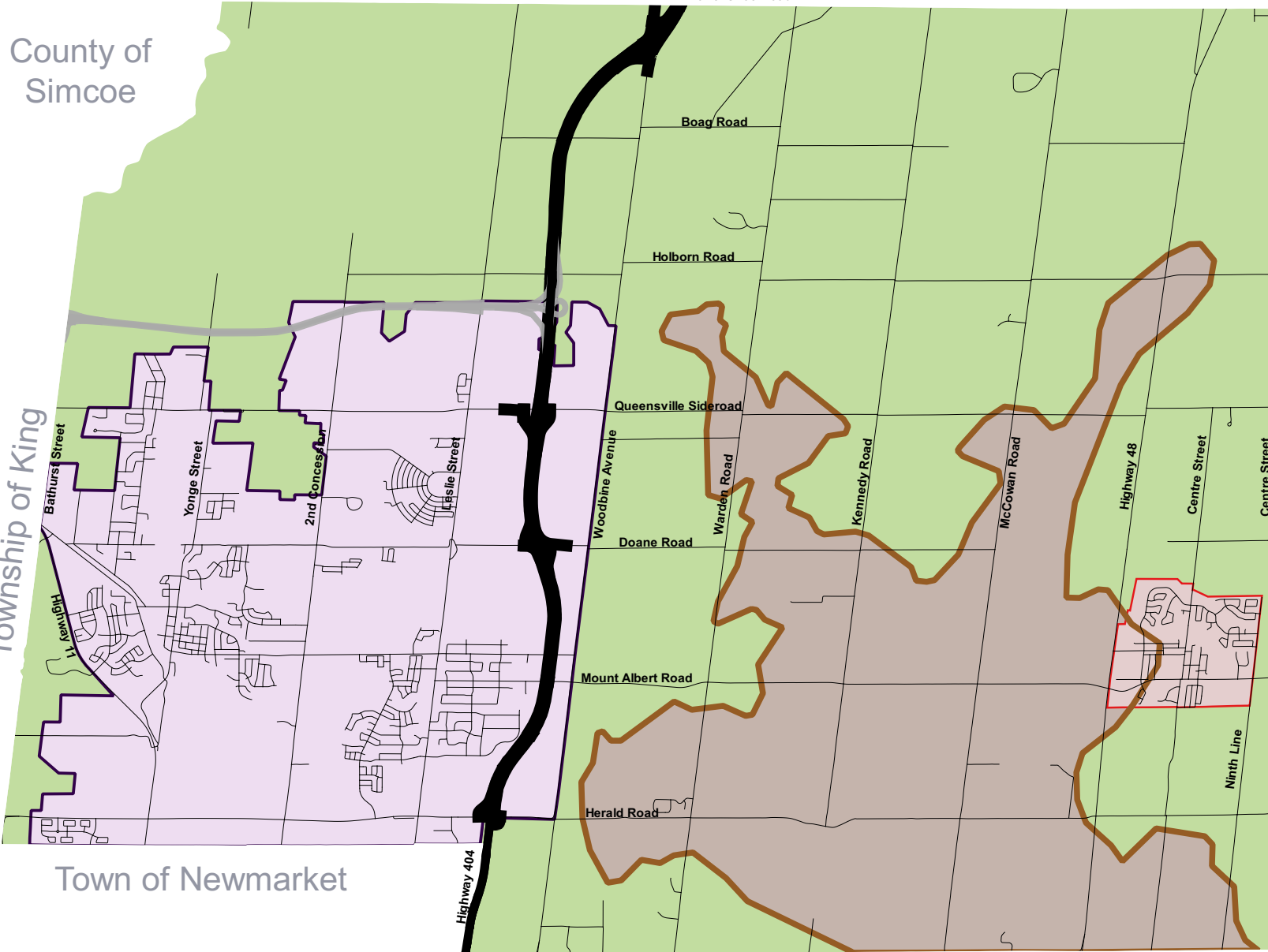
- vii. The term “enhance” when used in this Plan means to complement and improve the physical, functional, aesthetic or intrinsic value of the natural environment, neighbourhood, place, area, building, structure or facility.

For the purpose of interpreting this Plan, the definitions in the *Planning Act*, the *Ontario Heritage Act*, the Provincial Policy Statement and other applicable Provincial legislation, plans and guidelines shall apply. In all other instances, terms shall be defined in accordance with the definitions included within the Implementing Zoning By-law and, if no other definition is provided, reference to the Canadian Oxford Dictionary.

- h) Where a Provincial or Federal Act, regulation or guideline is referred in this Plan, it is intended that such reference be interpreted to include any subsequent legislation, regulation or guideline that may replace the specified Act.
- i) Where reference is made to any Council adopted Master Plan, or municipal By-law, or any Appendix to this Plan, it is intended that such reference be interpreted to include any subsequently revised or updated version, policy, regulation or guideline that may replace the specified Master Plan, or municipal By-law or any Appendix to this Plan.
- j) Where an error is discovered in the text or a Schedule such as a typographical, grammatical, spelling, numbering or other similar type of mistake, the error may be corrected without obtaining an amendment to the Official Plan provided that the general intent, purpose and substance of the Official Plan is maintained.

Town of Georgina

County of Simcoe



Township of King

Town of Newmarket

Town of Whitchurch-Stouffville



OFFICIAL PLAN SCHEDULE 1 GROWTH MANAGEMENT

The Settlement Areas

- Central Growth Area
- Greenbelt Settlement Area

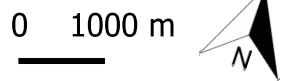
The Rural and Agricultural Area

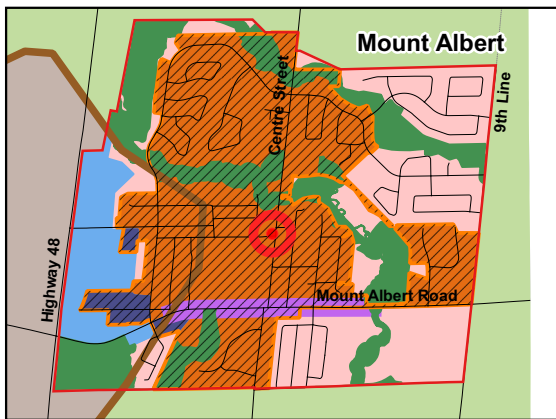
- The Greenbelt - Protected Countryside
- Lands Subject to the Oak Ridges Moraine Conservation Plan

- Roads
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link

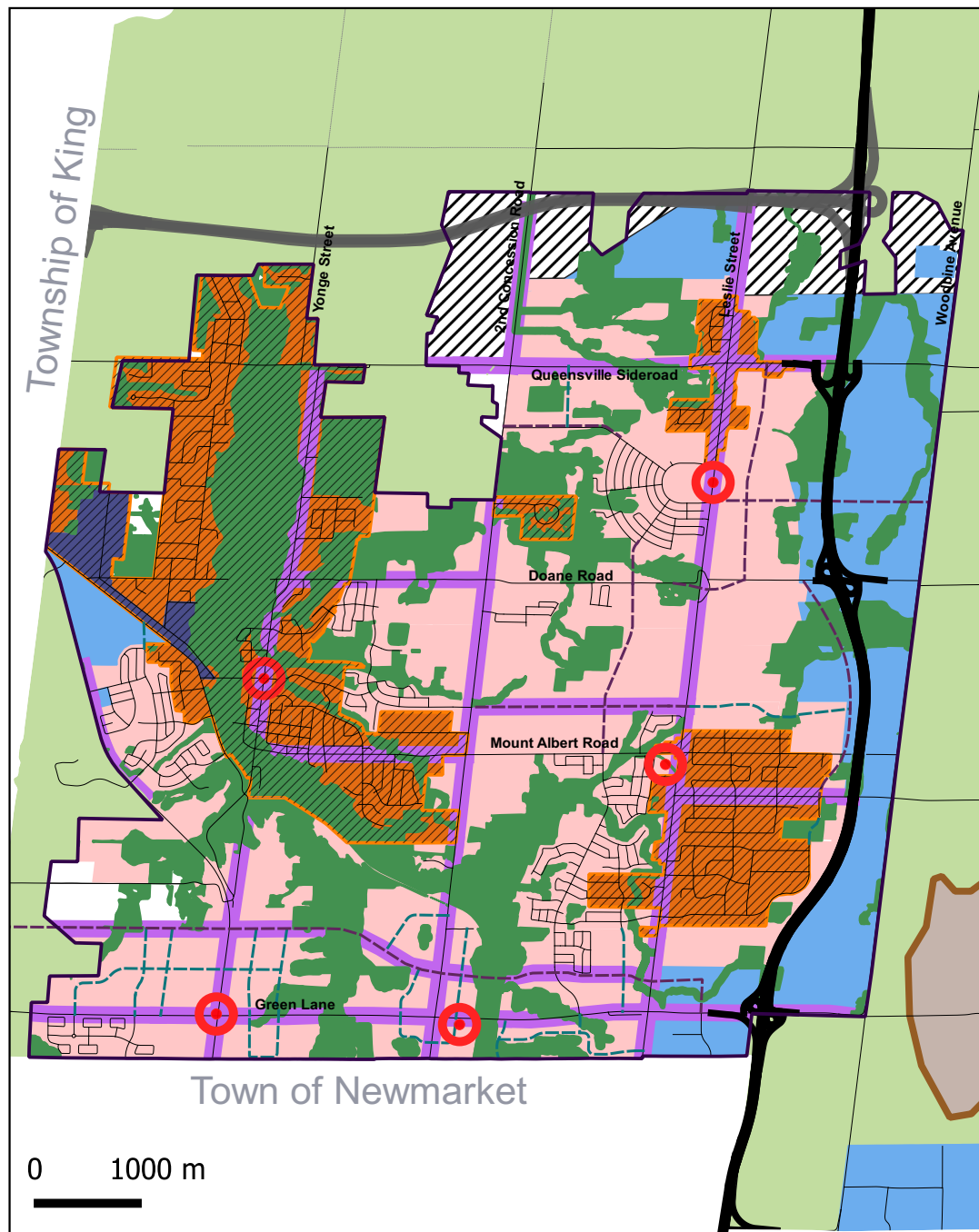
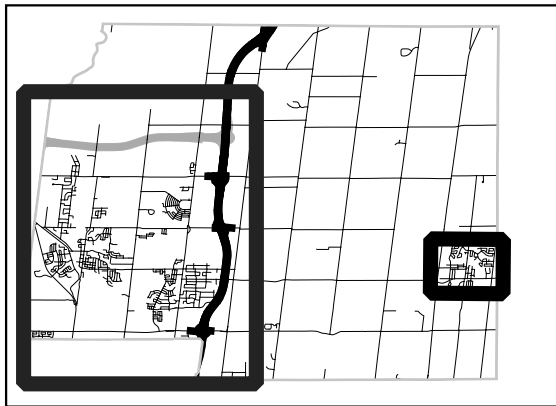
Regional Municipality of Durham

Growth Area	2051 Population
Central Growth Area	+/- 113,600
Rural Area	+/- 6,000
Mt. Albert	+/- 8,000





0 1000 m



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**OFFICIAL PLAN
SCHEDULE 2
URBAN STRUCTURE**

Rural and Agricultural Area

- Greenbelt - Protected Countryside
- Greenbelt Settlement Area
- Hamlet
- ORM Hamlet
- Lands Subject to the Oak Ridges Moraine Conservation Plan

Settlement Areas

- Settlement Area Boundary
- Built Boundary
- Future Urban Employment Area
- Future Urban Area

Delineated Built Up Area

Strategic Growth Areas

- Centres (Major & Local)
- Corridors
- Employment Area
- Community Area

Designated Greenfield Areas

DGA - Strategic Growth Areas

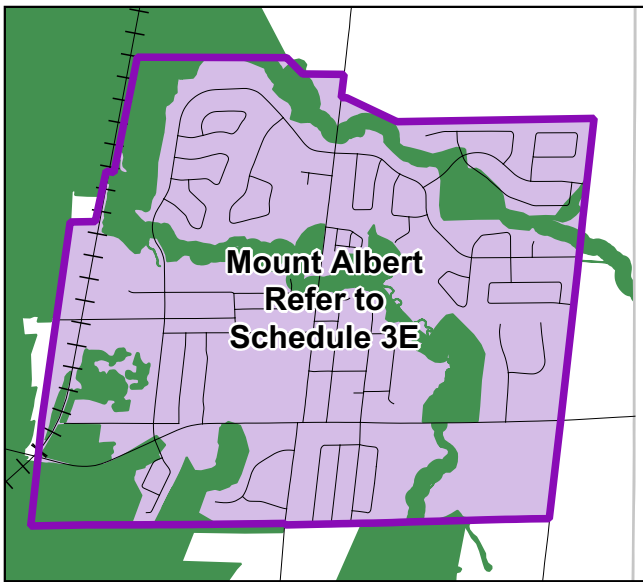
- Centres
- Corridors
- DGA Employment Area
- DGA Community Area

- Environmental Protection Designation
- Road
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link

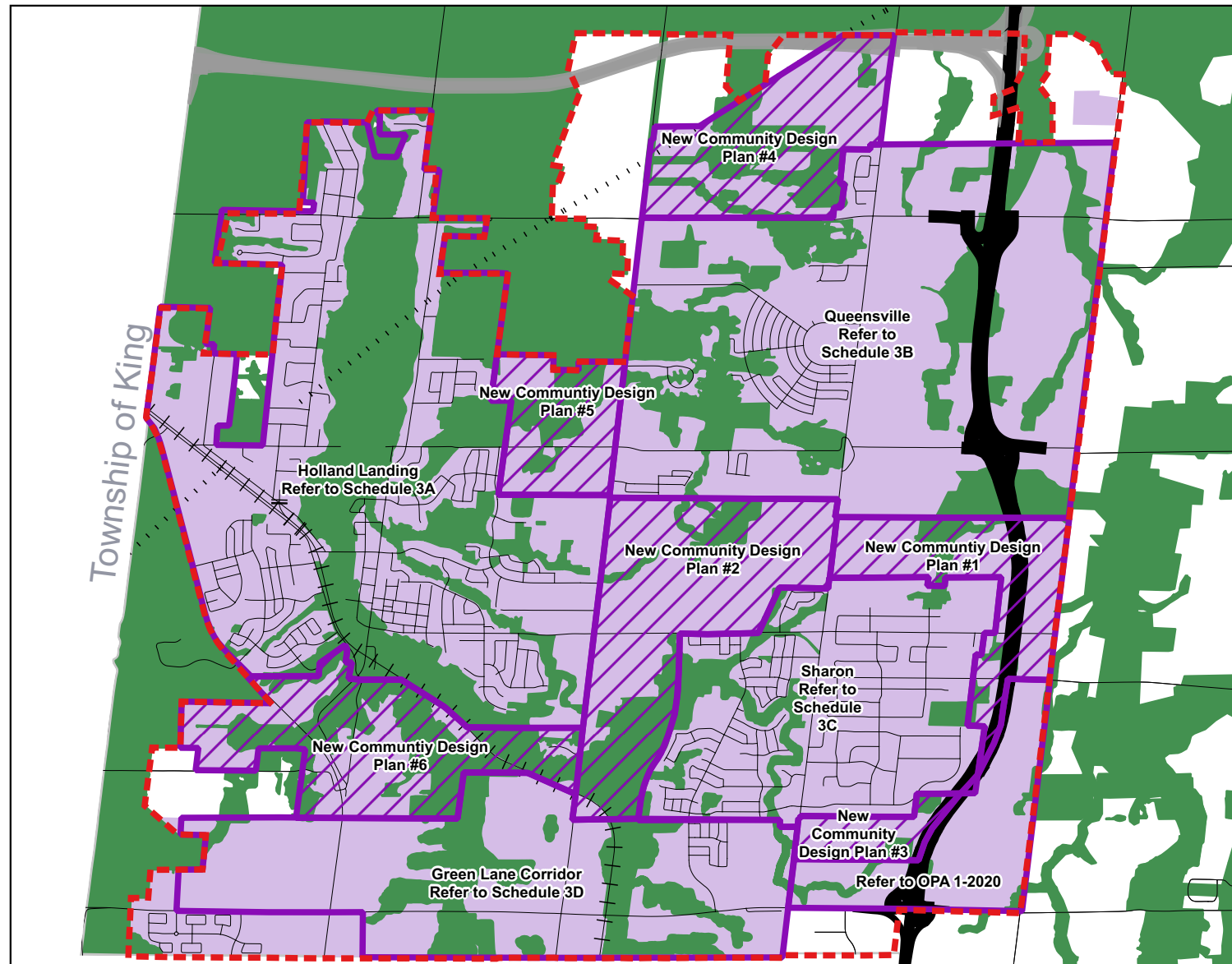
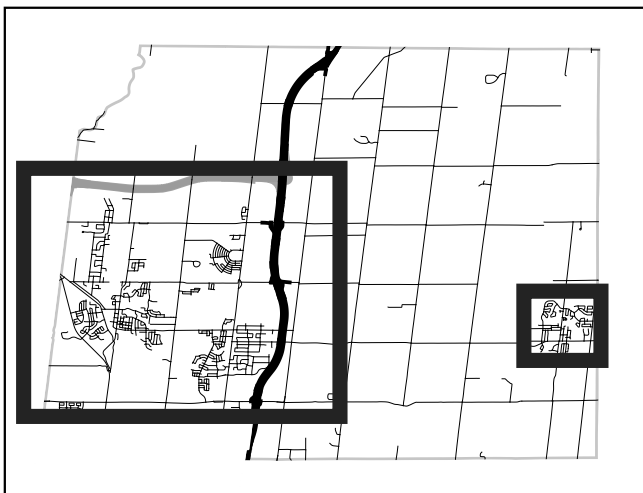
Proposed Collector Roads

- Proposed Major Collector
- Proposed Minor Collector






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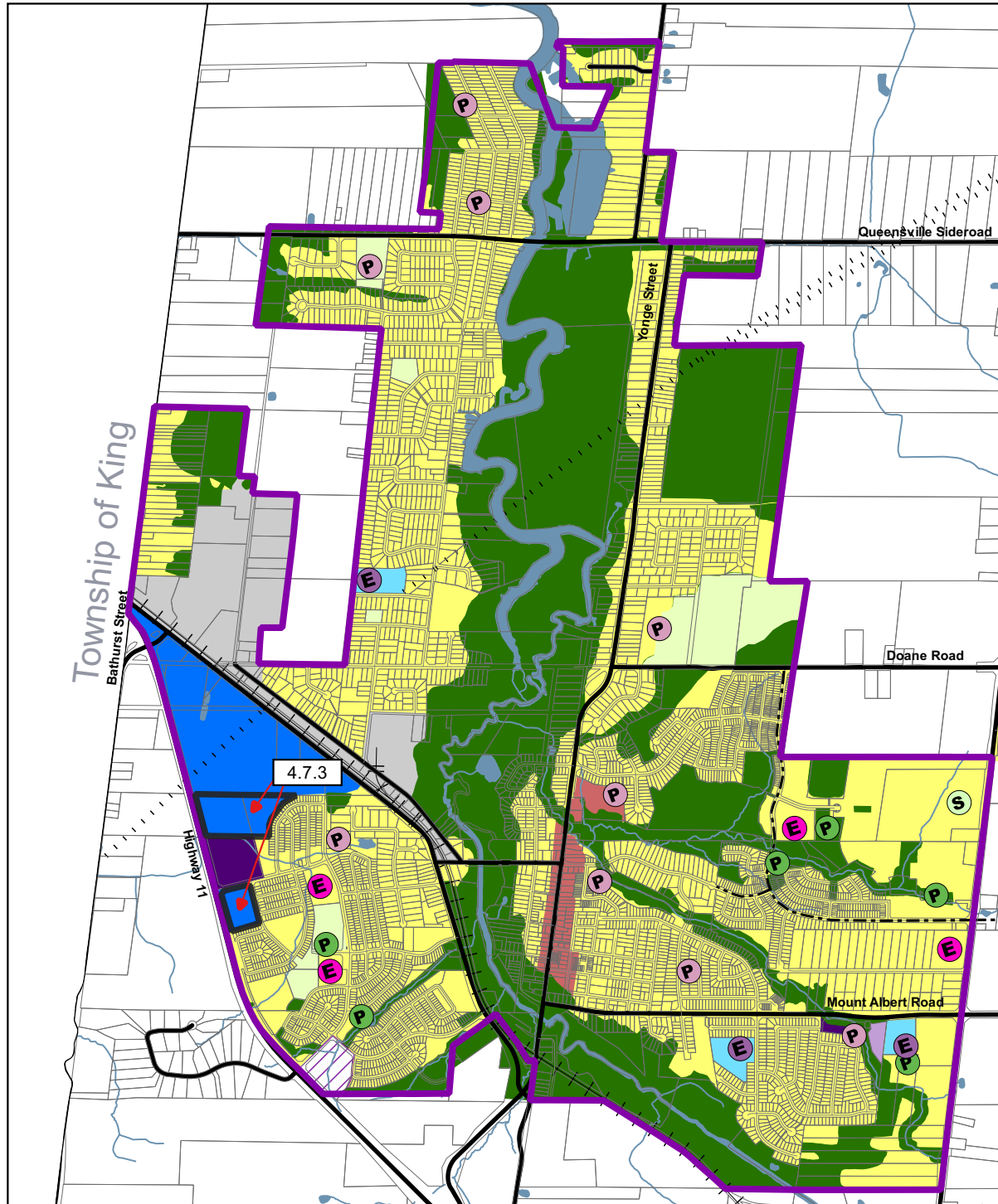
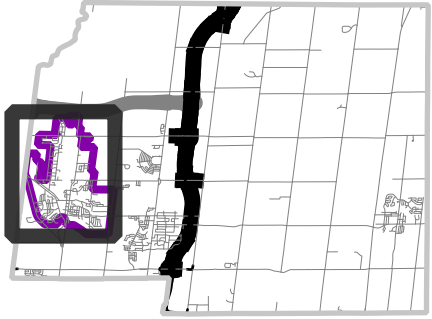
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	Central Growth Area		Proposed Bradford Bypass/Highway 400-404 Connecting Link
	New Community Design Plan		Highway 404
	Existing Community Design Plan		Hydro Lines
	Environmental Protection Designation		Railway
	Road		

























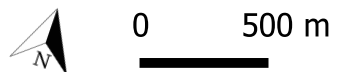
OFFICIAL PLAN
SCHEDULE 3
SECONDARY PLAN AREA
COMMUNITY DESIGN PLANS

Key Map

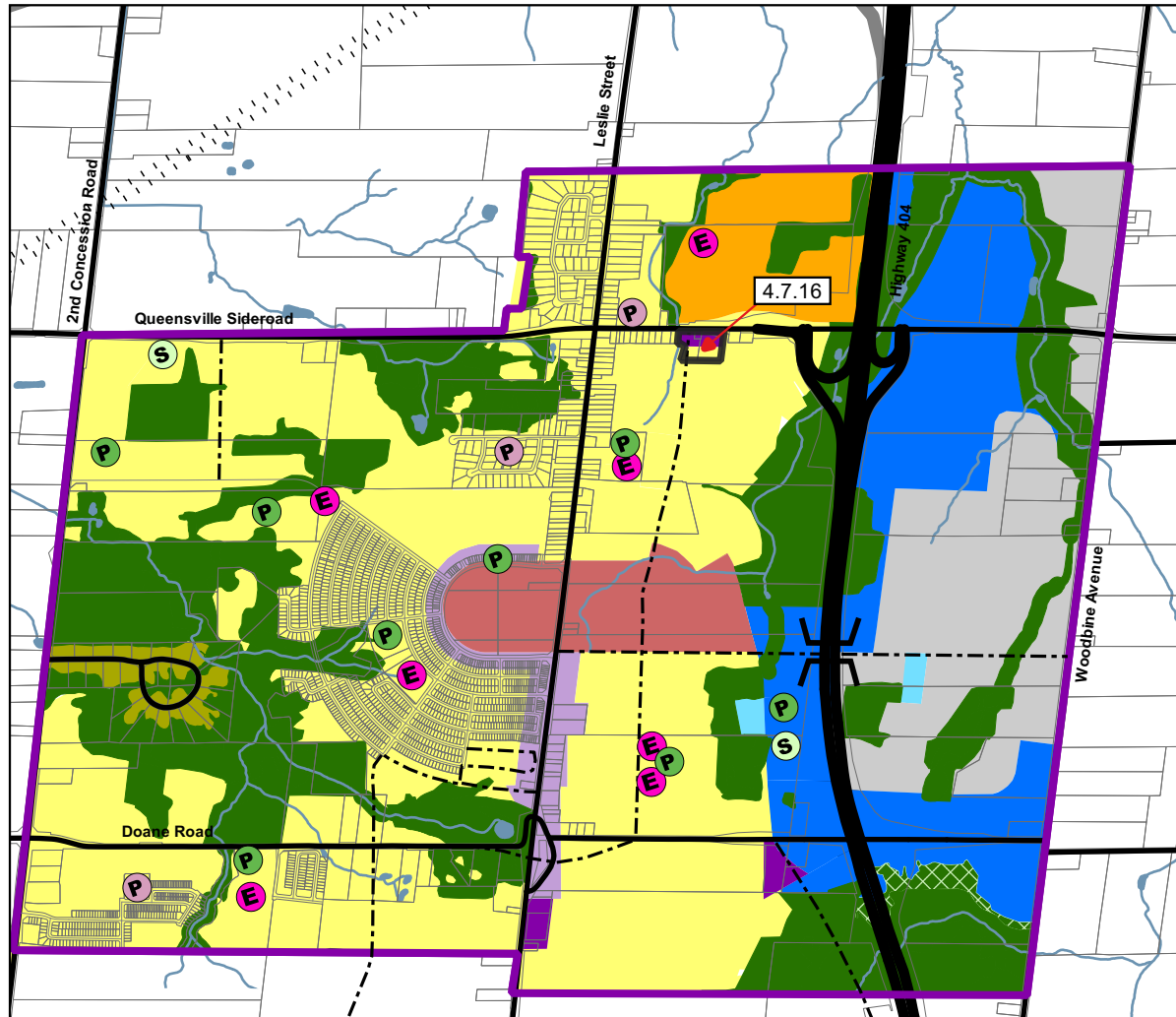
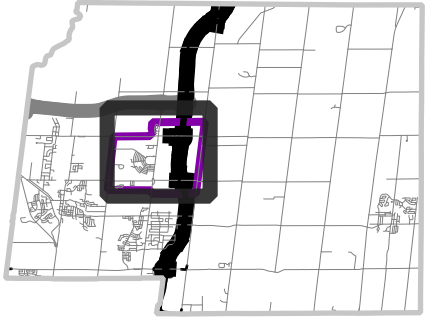


**OFFICIAL PLAN
SCHEDULE 3A
HOLLAND LANDING
LAND USE PLAN**

-  Holland Landing Secondary Plan
-  Prestige Employment
-  General Employment
-  Low Density Residential
-  Medium Density Residential
-  Village Core Area
-  Neighbourhood Commercial
-  Residential Mixed Use
-  Institutional
-  Environmental Protection Designation
-  Parks and Open Space
-  Elementary School
-  Proposed Elementary School
-  Proposed Secondary School
-  Existing Park
-  Proposed Park
-  Special Policy Area
-  Hydro Corridor
-  Railway
-  Arterial Road
-  Road
-  Proposed Collector Road

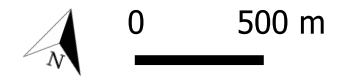


Key Map

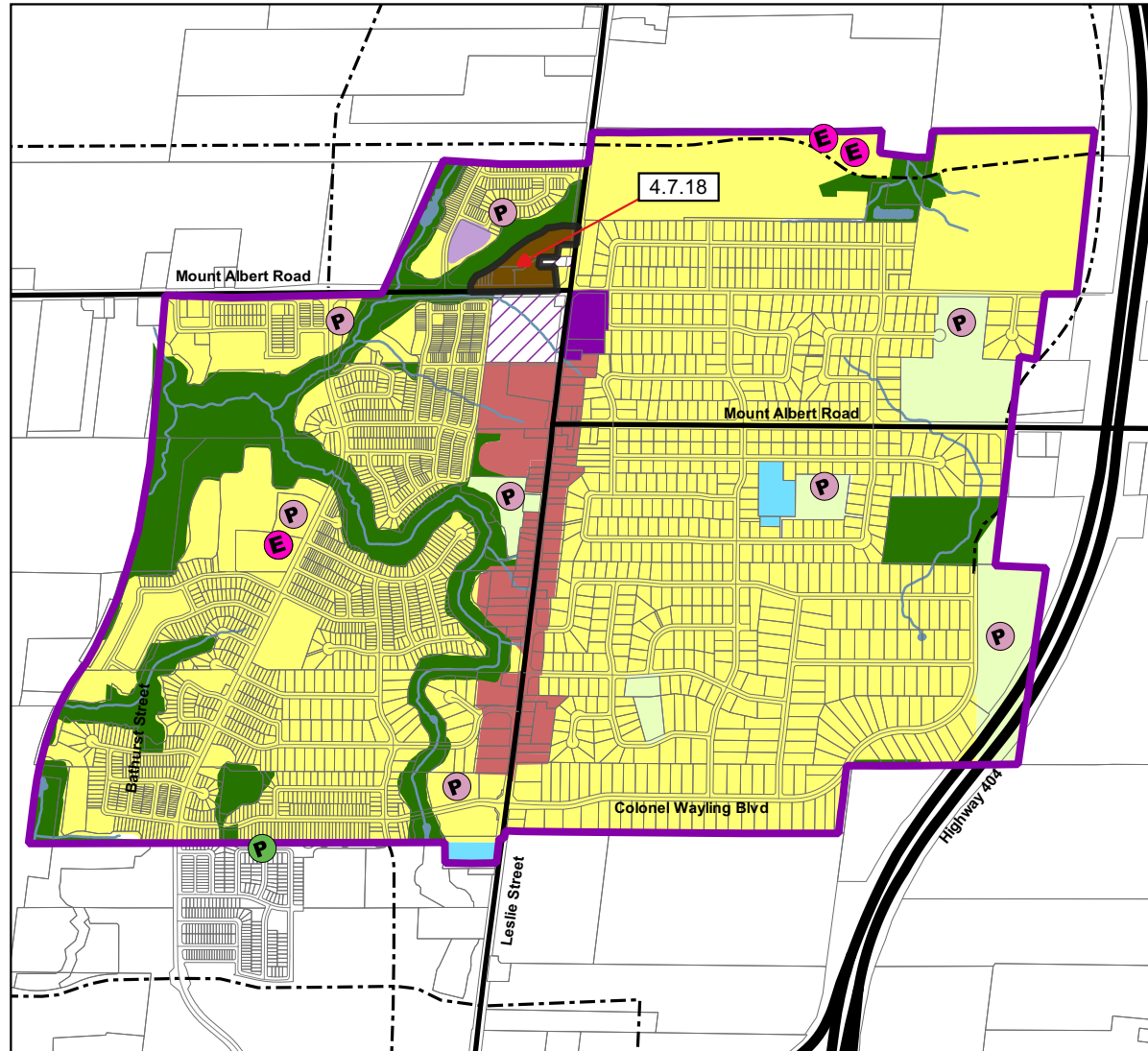
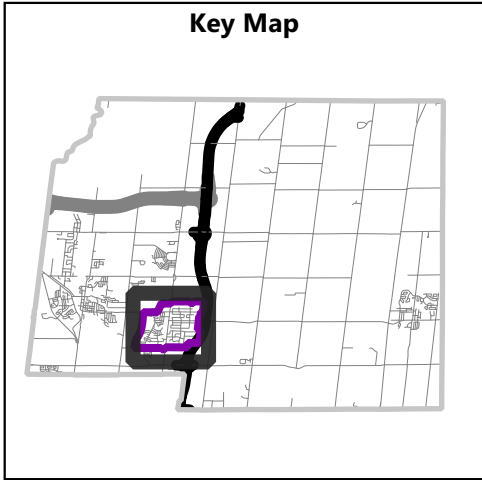


OFFICIAL PLAN SCHEDULE 3B QUEENSVILLE LAND USE PLAN

- Queensville Secondary Plan
- Prestige Employment
- General Employment
- Low Density Residential
- Medium Density Residential
- Estate Residential
- Queensville Centre
- Neighbourhood Commercial
- Institutional
- Education/Health Care Facility
- Environmental Protection
- Designation
- Open Space Special Study Area
- Special Policy Area
- Proposed Elementary School
- Proposed Secondary School
- Existing Park
- Proposed Park
- Hydro Corridor
- Proposed Midblock Crossing
- Highway 404
- Arterial Road
- Road
- Proposed Collector Road



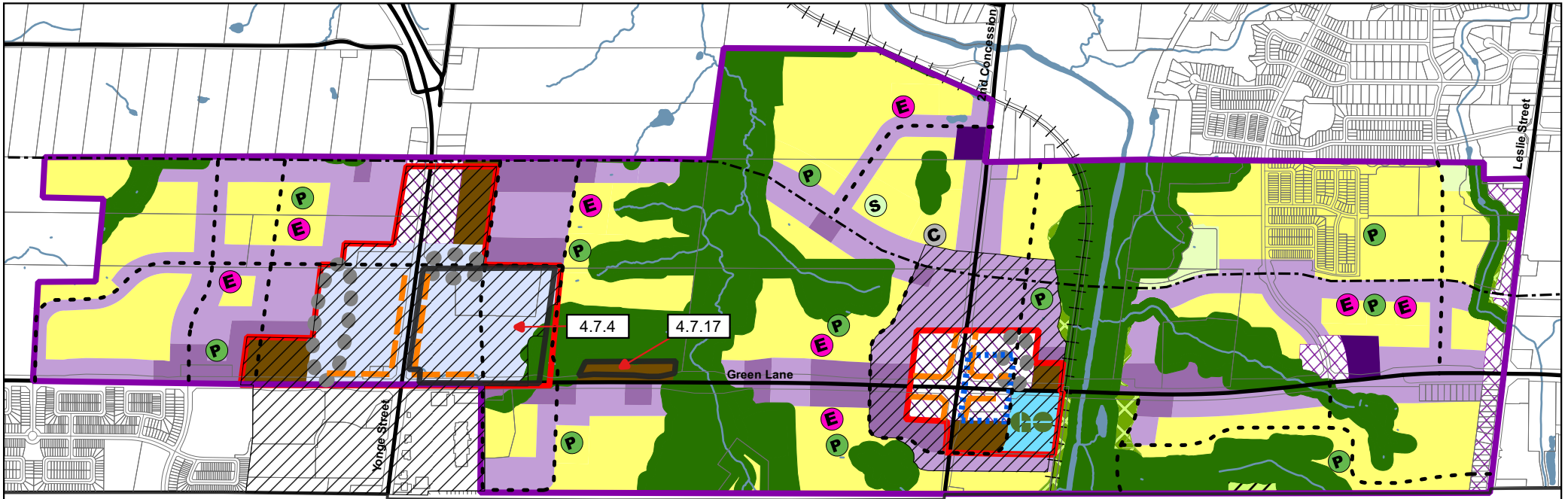
Key Map



**OFFICIAL PLAN
SCHEDULE 3C
SHARON
LAND USE PLAN**

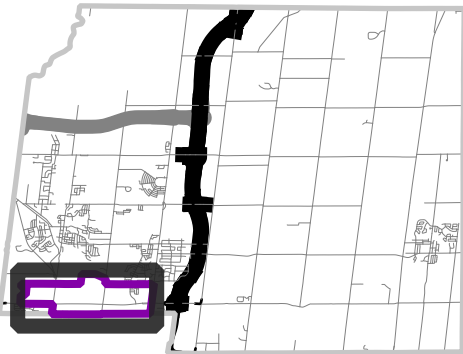
- Sharon Secondary Plan
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Village Core Area
- Residential Mixed Use
- Neighbourhood Commercial
- Institutional
- Environmental Protection Area
- Parks and Open Space
- Special Policy Area
- Elementary School
- Proposed Elementary School
- Existing Park
- Proposed Park
- Highway 404
- Arterial Road
- Road
- Proposed Collector Road





Township of Newmarket

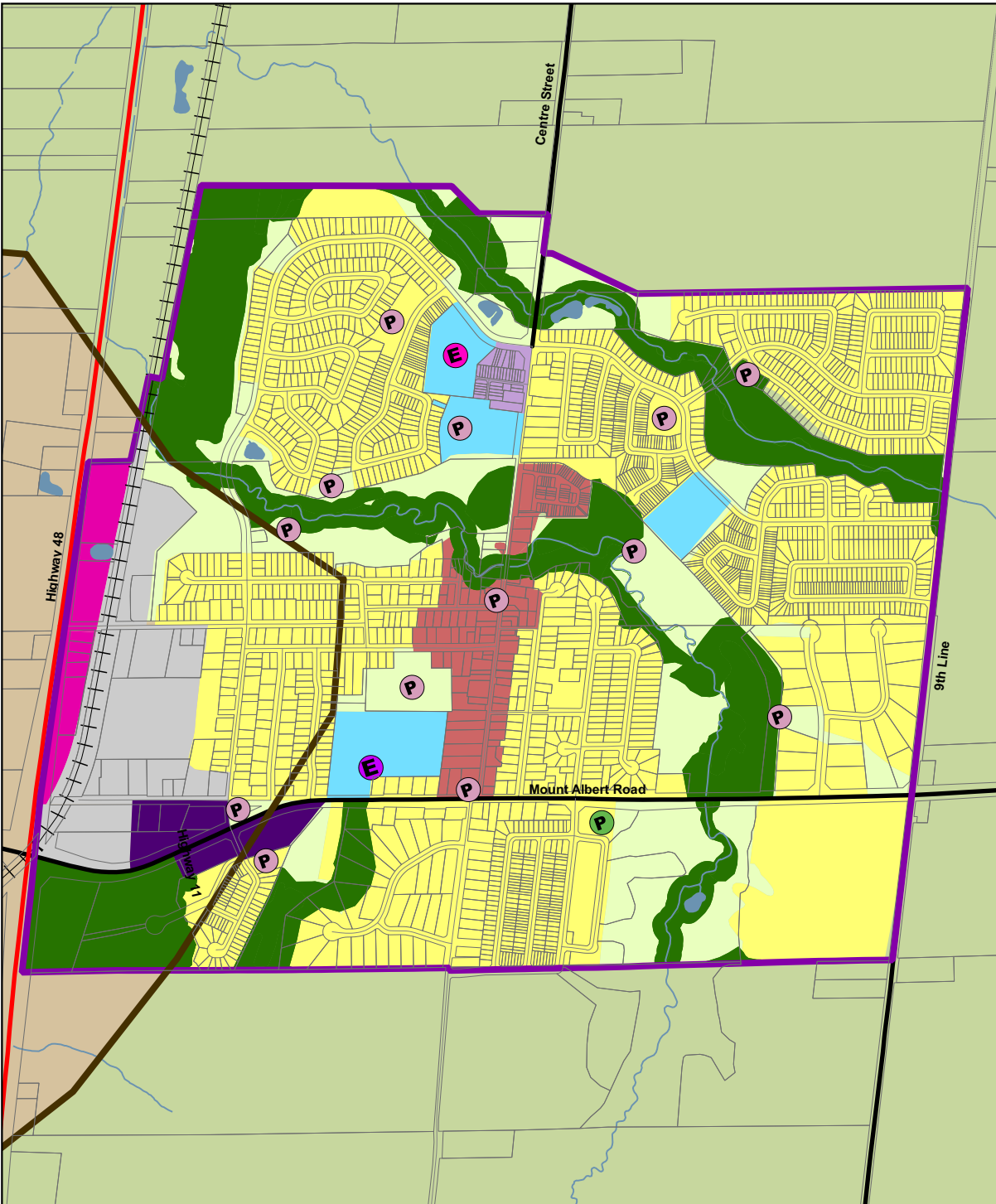
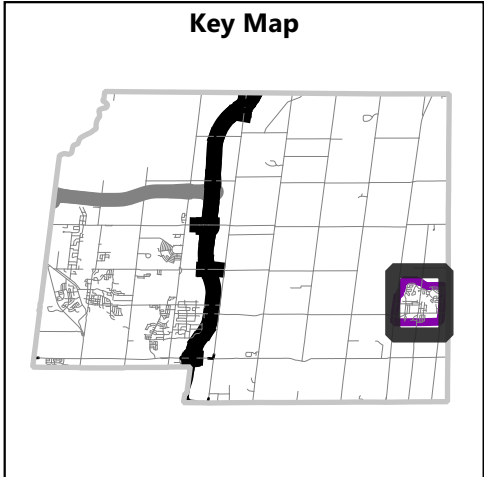
Key Map



- | | | | | | |
|--|-------------------------------|--|--|--|-------------------------------|
| | Green Lane Secondary Plan | | Restoration Area | | Community Centre |
| | Residential Mixed Use | | Environmental Protection Designation | | Proposed Elementary School |
| | Institutional | | Special Policy Area | | Proposed Secondary School |
| | Commercial Mixed Use | | Proposed Major Transit Station Area | | Proposed Park |
| | Neighbourhood Commercial | | Major Local Centre | | Railway |
| | Low Density Residential | | Office Priority Area | | Arterial Road |
| | Medium Density Residential 1 | | Pedestrian Oriented Retail Priority Area | | Road |
| | Medium Density Residential 2 | | Pedestrian Oriented Streets | | Proposed Major Collector Road |
| | High Density Residential | | GO Station | | Proposed Minor Collector Road |
| | Parks and Open Space | | | | 0 500 m |
| | Open Space Special Study Area | | | | |



OFFICIAL PLAN
SCHEDULE 3D
**GREEN LANE CORRIDOR
LAND USE PLAN**



OFFICIAL PLAN
SCHEDULE 3E

**GREENBELT SETTLEMENT AREA
MOUNT ALBERT LAND USE
PLAN**

- Greenbelt Protected Countryside
- Lands Subject to the Oak Ridges Moraine Conservation Plan
- Mount Albert Secondary Plan Area
- General Employment
- Low Density Residential
- Medium Density Residential 1
- Village Core Area
- Community Commercial
- Neighbourhood Commercial
- Institutional
- Parks and Open Space
- Elementary School
- Proposed Elementary School
- Existing Park
- Proposed Park
- Railway
- Highway 48
- Arterial Road
- Road



Town of Georgina



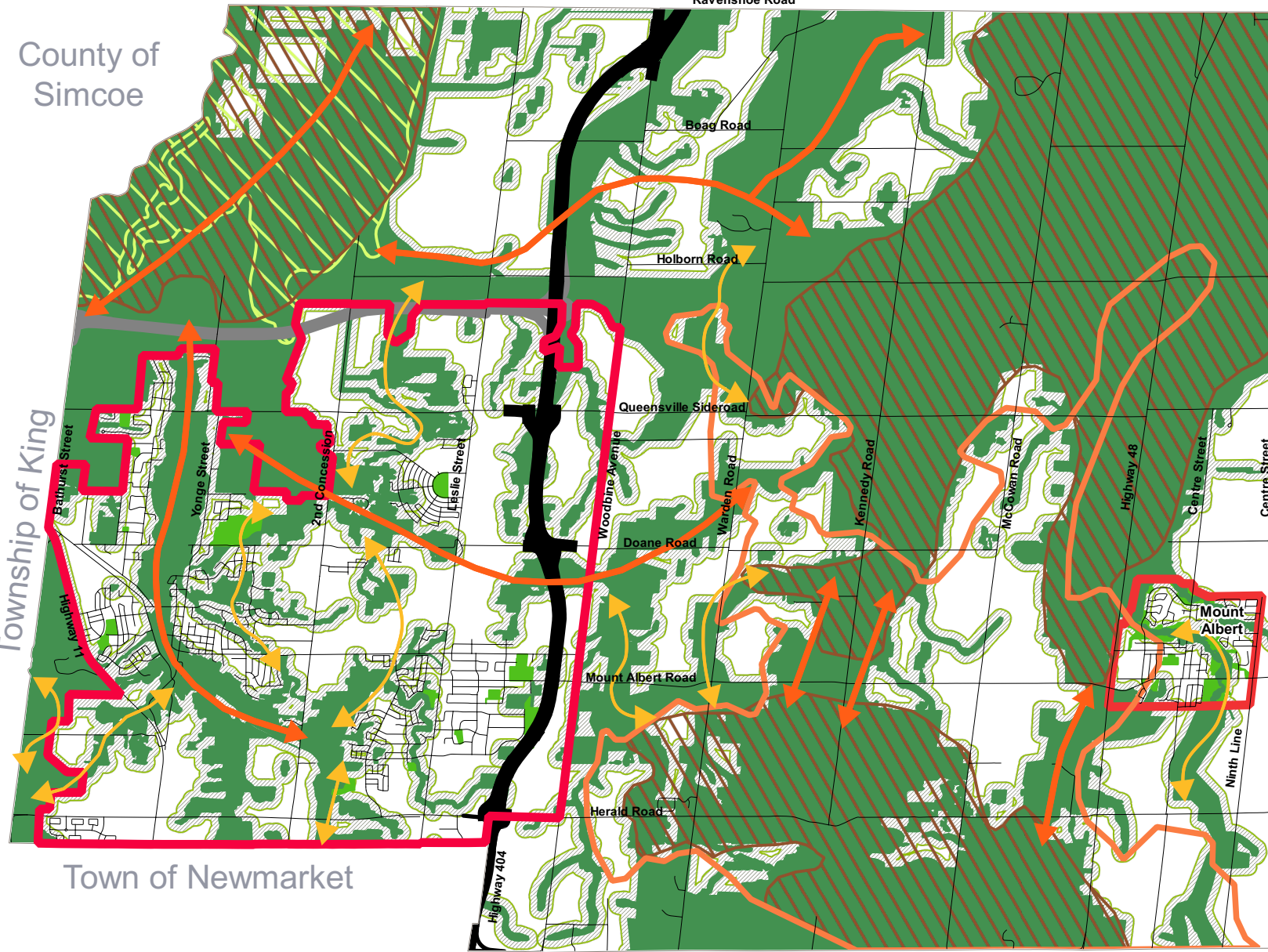
OFFICIAL PLAN SCHEDULE 4

NATURAL HERITAGE SYSTEM

- Town Boundary
- Growth Areas
- Environmental Protection Designation
- Parks and Open Space
- Adjacent Lands Overlay (+/- 120m)
- Oak Ridges Moraine Conservation Plan Boundary
- Big Woods Overlay
- Holland Marsh Specialty Crop Area /Wetland Complex
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Opportunities for Primary Environmental Corridors
- Opportunities for Supporting Environmental Corridors

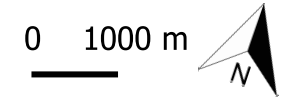
Regional Municipality of Durham

County of Simcoe



Town of Newmarket

Town of Whitchurch-Stouffville





OFFICIAL PLAN
SCHEDULE 5

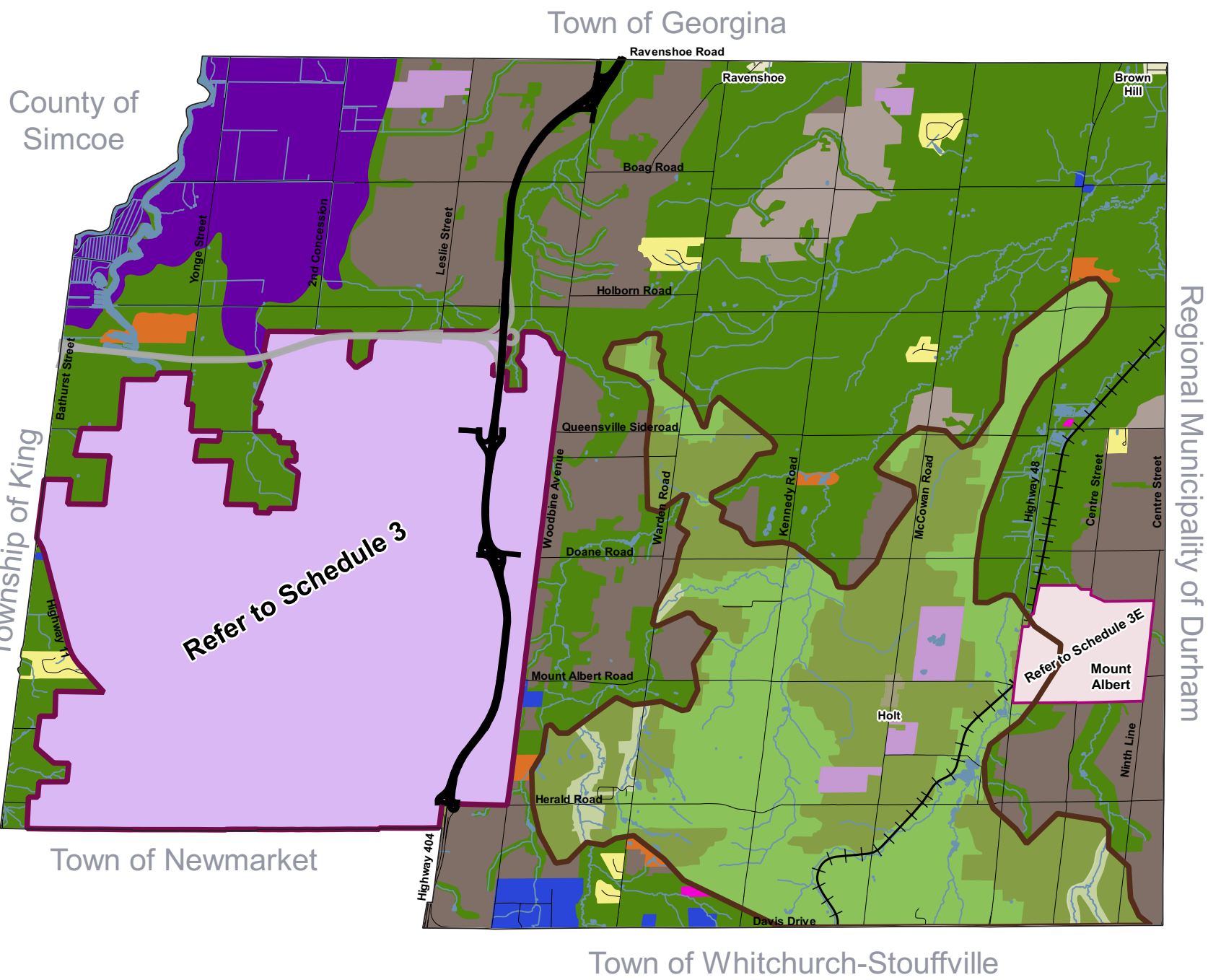
RURAL & AGRICULTURAL AREA

- Prime Agricultural Area
- Rural Area
- Greenbelt Settlement Area
- Central Growth Area
- Hamlet
- Holland Marsh Specialty Crop Area
- Environmental Protection
- Aggregate Extraction Area
- Estate Residential Area
- Recreation Area
- Rural Industrial Area
- Waste Disposal Site

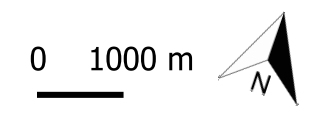
Oak Ridges Moraine Protection Plan Area

- Oak Ridges Moraine (ORM) Conservation Plan Area
- Natural Core Area
- Countryside Area
- Natural Linkage Area
- ORM Hamlet

- Railway
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Roads
- WaterBody
- Watercourse



Regional Municipality of Durham



Town of Georgina



OFFICIAL PLAN SCHEDULE 6

SPECIAL PROVISIONS AND EXCEPTIONS

- Road
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Watercourse
- WaterBody
- Special Policy Area
- Growth Areas

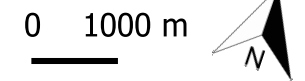
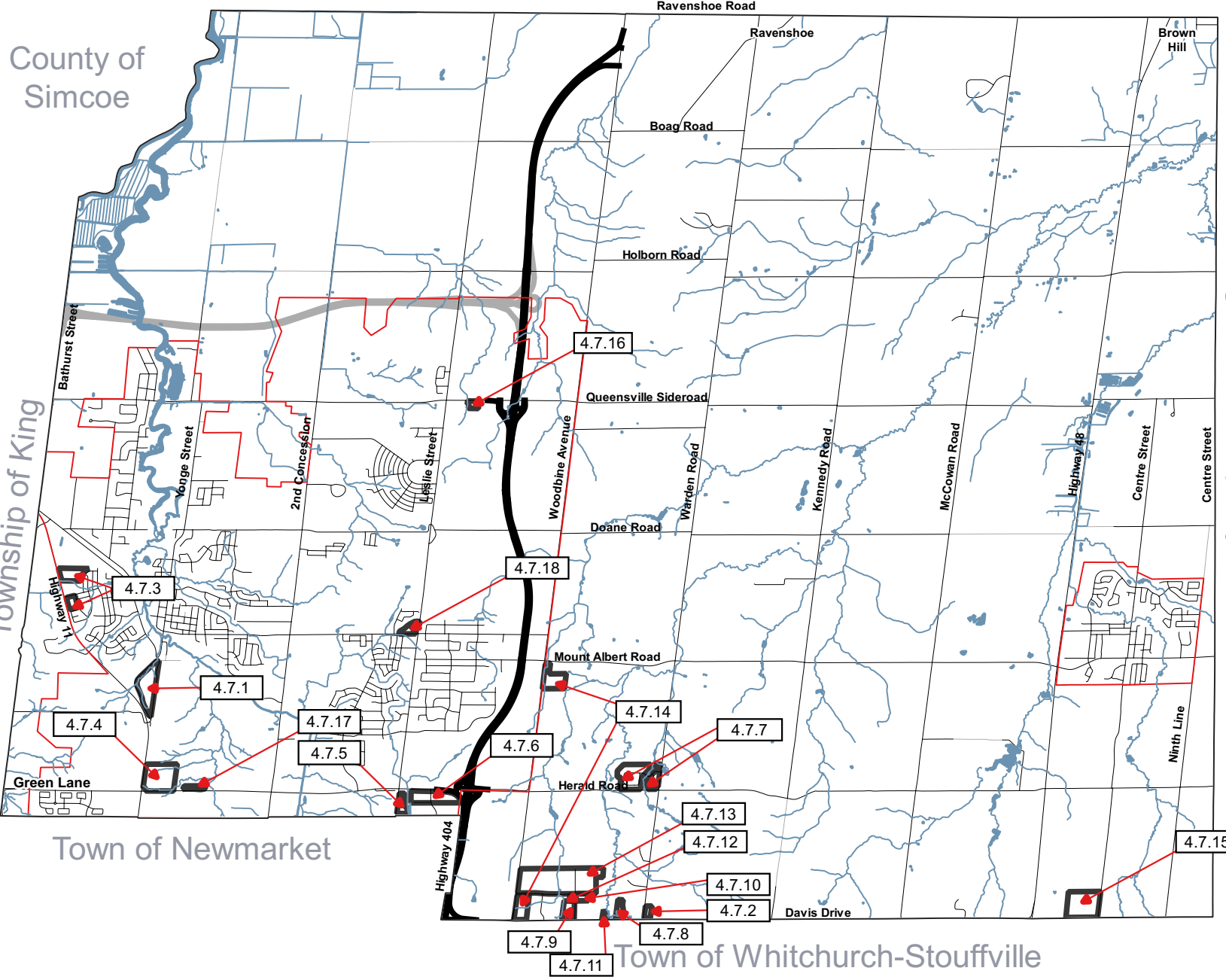
County of Simcoe

Township of King

Regional Municipality of Durham

Town of Newmarket

Town of Whitchurch-Stouffville





OFFICIAL PLAN
SCHEDULE 7

**ACTIVE TRANSPORTATION, PARKS
AND COMMUNITY FACILITIES**

Existing and Proposed Cycling Network

- Proposed Cycling Facilities on Regional Roads and Right of Ways
- Proposed Cycling Facilities on Non-Regional Facilities
- Existing Cycling Facilities on Non-Regional Facilities
- Existing Cycling Facilities on Regional Roads and Right of Ways

Provincial Highways

- Provincial Highway (Highway 48)
- Controlled Access Highways**
- Existing (Highway 404)
- Proposed Bradford Bypass/Highway 400-404 Connecting Link

Town and Regional Roads

- Proposed Major Collector Road
- Proposed Minor Collector Road
- Road
- Unopened Road Allowance

Town Gateway

- Town Gateway
- Community Gateway

Parks Trails and Community Facilities

- Open Space
- Existing Park
- Park & Community Centre
- Municipal Office
- Fire Station
- EMS Station
- Existing Trail
- Proposed Trail
- Schematic Community Trail Linkages (Proposed)
- GO Station
- Lands Subject to the Oak Ridges Moraine Conservation Plan

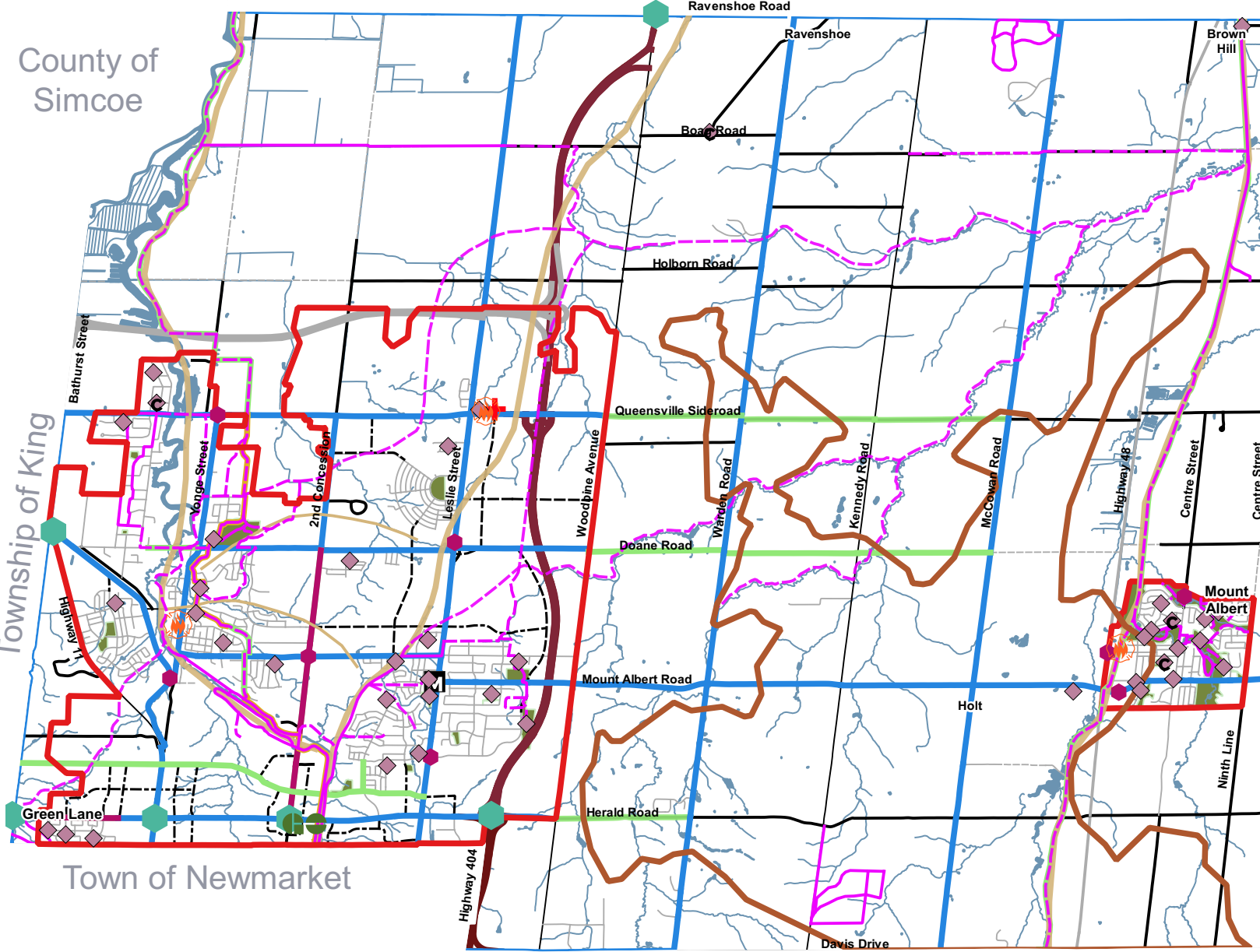
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Town of Georgina

County of Simcoe

Regional Municipality of Durham



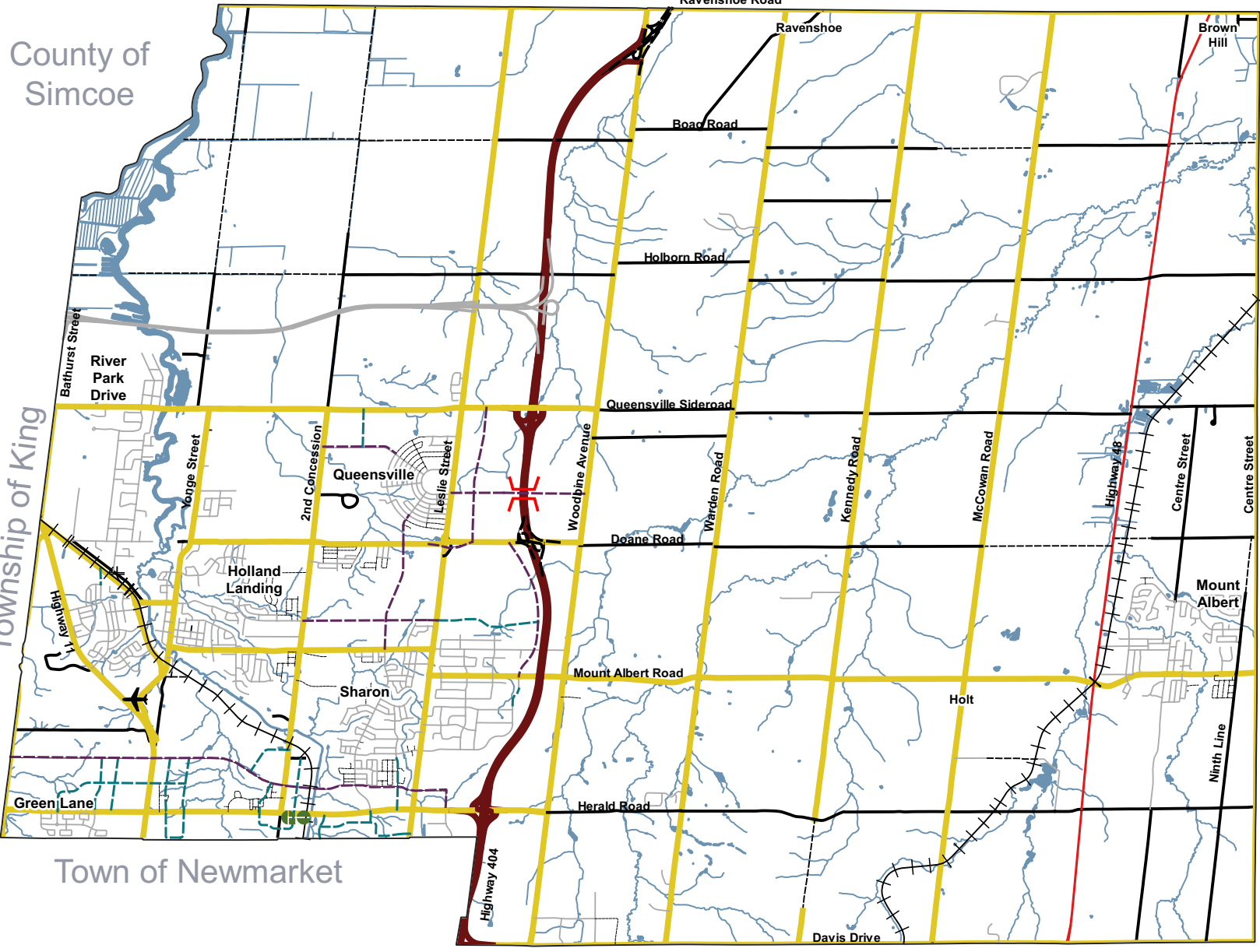
Town of Newmarket

Town of Whitchurch-Stouffville

Township of King

Town of Georgina

County of Simcoe



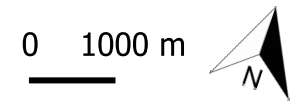
Regional Municipality of Durham



OFFICIAL PLAN SCHEDULE 8 ROAD NETWORK

- Provincial Highway**
 Highway 48
- Controlled Access Highways**
 Highway 404
 Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Regional Roads**
 Regional Arterial
- Town Roads**
 Proposed Major Collector
 Proposed Minor Collector
 Rural Road
 Local Road
 Proposed Road
 Unopened Road Allowance
 GO Station
 Railway
 Proposed Mid-Block Collector Road Crossings
 Hare Field

Right of Way (Draft TMP)
 Major Collector Road (Urban) = 26m
 Minor Collector Road (Urban) = 22m
 Collector Road (Rural) = 22m-26m
 Local Road (Urban) = 18m

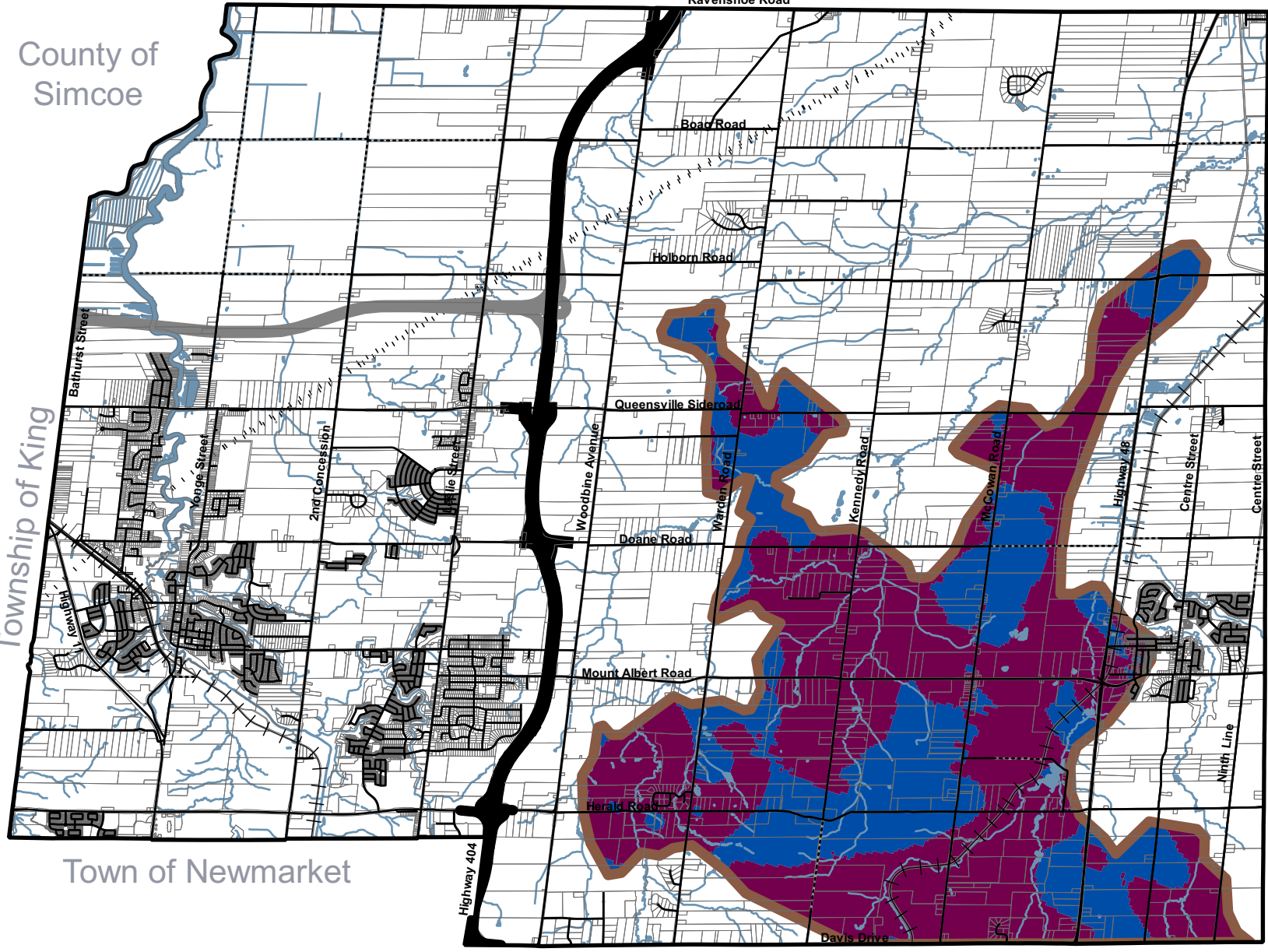


Town of Newmarket

Town of Whitchurch-Stouffville

Town of Georgina

County of Simcoe



Township of King

Town of Newmarket

Town of Whitchurch-Stouffville

Regional Municipality of Durham



APPENDIX I MAP 1

AREAS OF HIGH AQUIFER VULNERABILITY OAK RIDGES MORAINÉ

- Oak Ridges Moraine (ORM) Conservation Plan Area
- Areas of High Aquifer Vulnerability
- Areas of Low Aquifer Vulnerability
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Road
- Unopened Road Allowance
- Railway
- Hydro Corridor
- Waterbody
- Watercourse

0 1000 m





APPENDIX I
MAP 2

HIGHLY VULNERABLE AQUIFERS

-  Oak Ridges Moraine (ORM) Conservation Plan Area
-  Highly Vulnerable Aquifers
-  Highway 404
-  Proposed Bradford Bypass/Highway 400-404 Connecting Link
-  Road
-  Unopened Road Allowance
-  Railway
-  Hydro Corridor
-  Waterbody
-  Watercourse

Regional Municipality of Durham

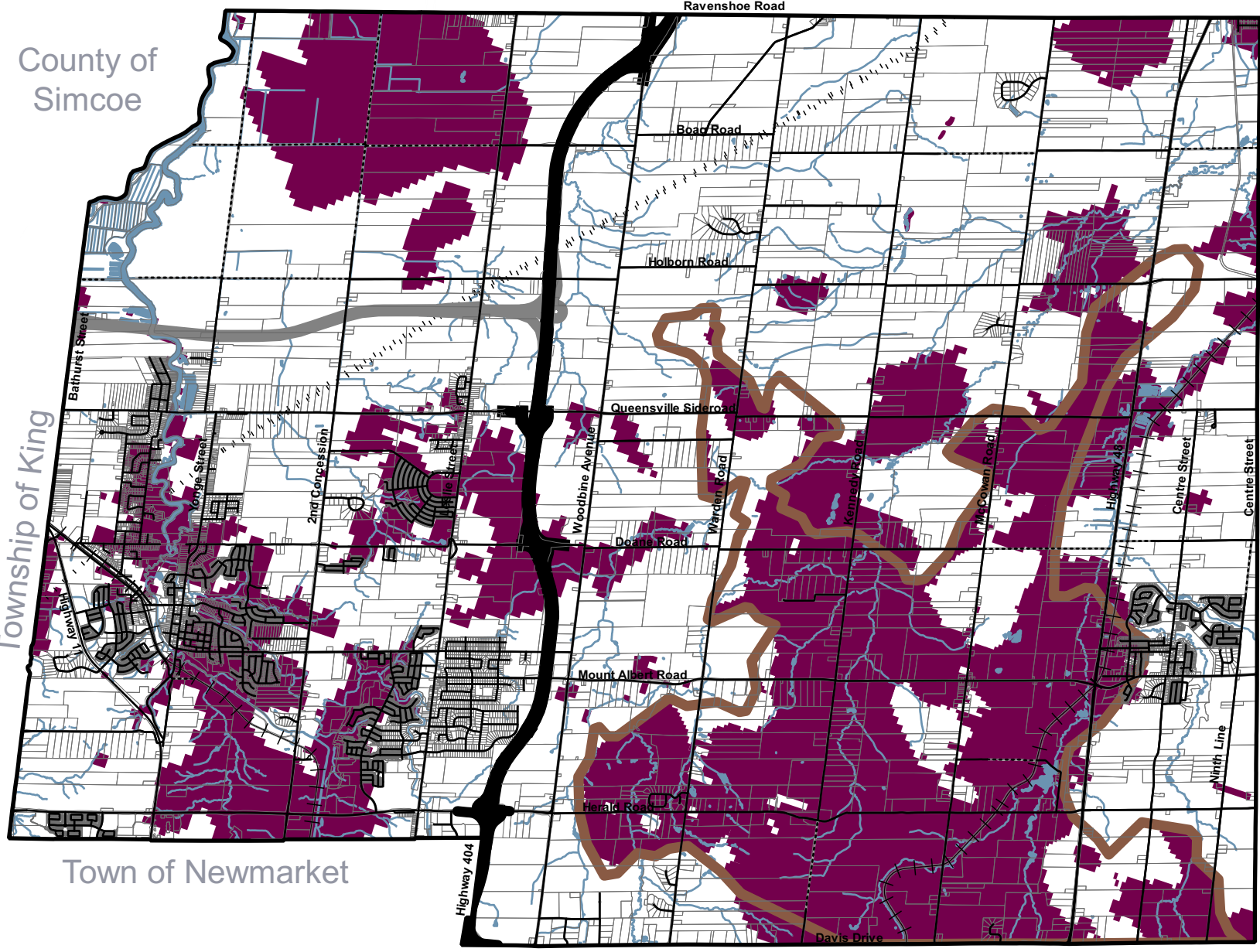
Town of Georgina

County of Simcoe

Township of King

Town of Newmarket

Town of Whitchurch-Stouffville



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Town of Georgina



APPENDIX I MAP 3

SIGNIFICANT GROUNDWATER RECHARGE AREAS

- Oak Ridges Moraine (ORM) Conservation Plan Area
- Significant Groundwater Recharge Area
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Road
- Unopened Road Allowance
- Railway
- Hydro Corridor
- Waterbody
- Watercourse

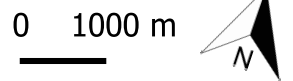
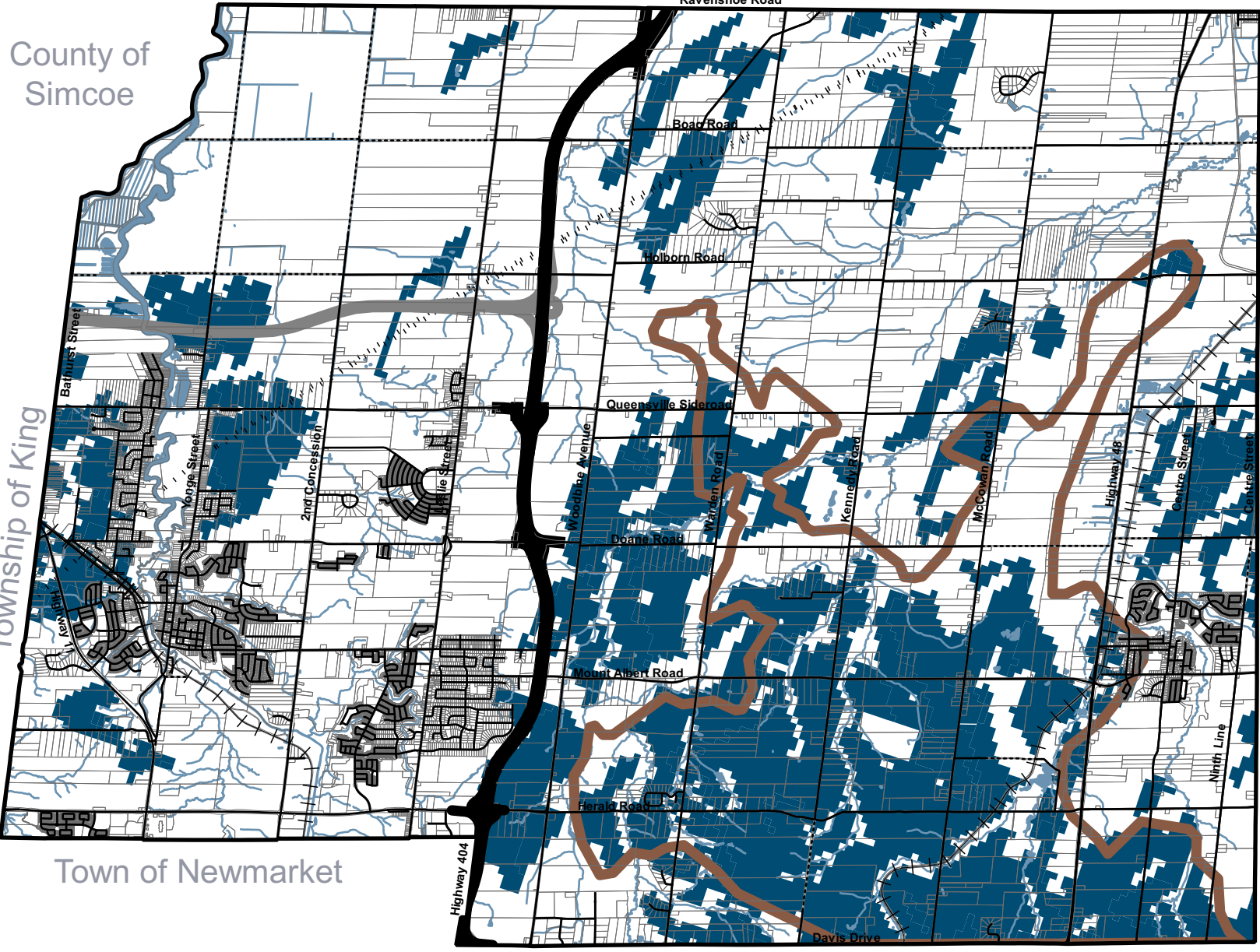
County of Simcoe

Township of King

Town of Newmarket

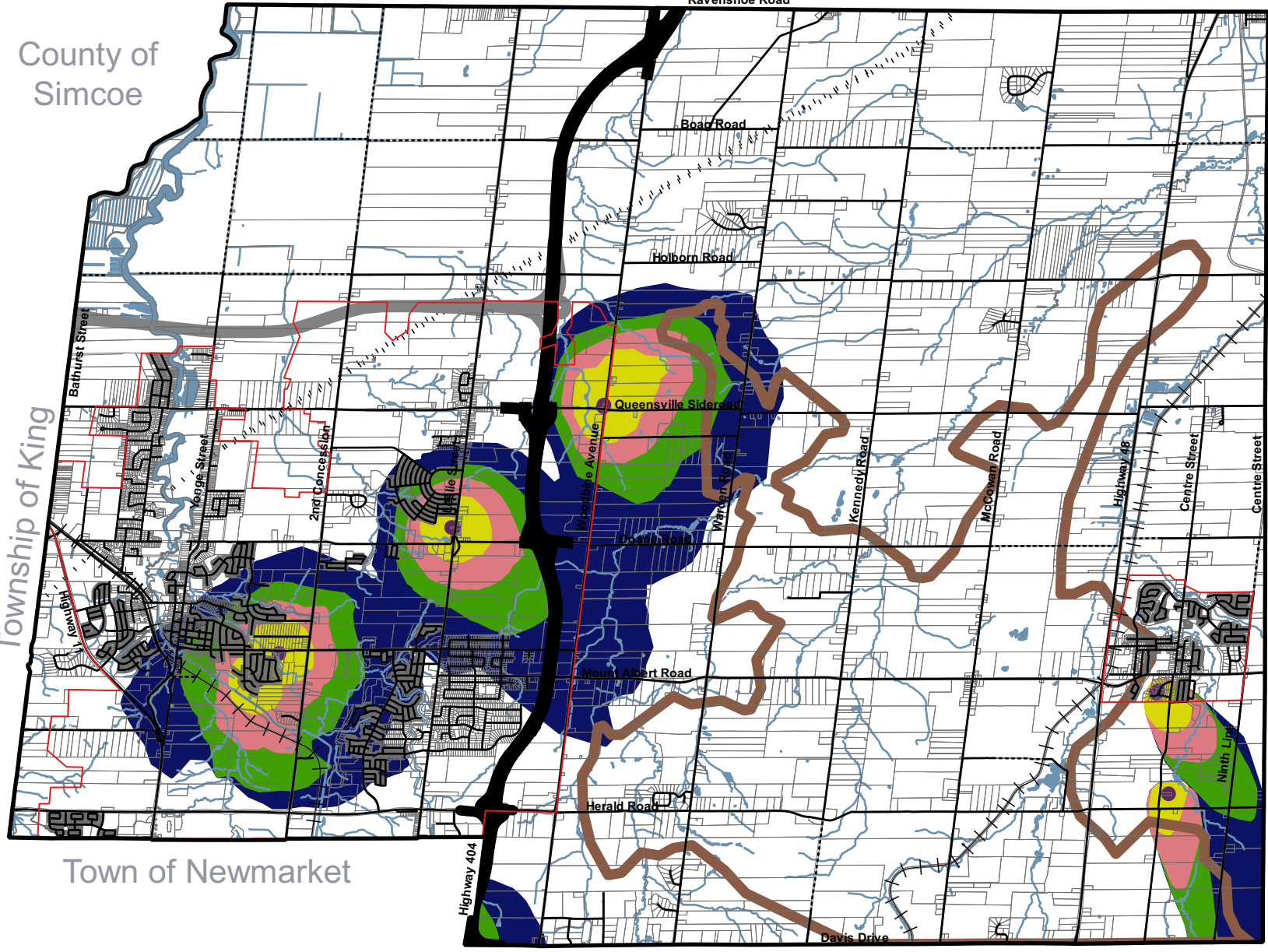
Town of Whitchurch-Stouffville

Regional Municipality of Durham



Town of Georgina

County of Simcoe



APPENDIX I MAP 4

WELLHEAD PROTECTION ZONES

- Oak Ridges Moraine (ORM) Conservation Plan Area
- Wellhead Protection Zone**
- 100m Zone (WHPA-A)
- 0-2 Year Zone (WHPA-B)
- 2-5 Year Zone (WHPA-C)
- 5-10 Year Zone (WHPA-C1)
- 10-25 Year Zone (WHPA-D)
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Road
- Unopened Road Allowance
- Railway
- Hydro Corridor
- WaterBody
- Watercourse

Regional Municipality of Durham

Town of Newmarket

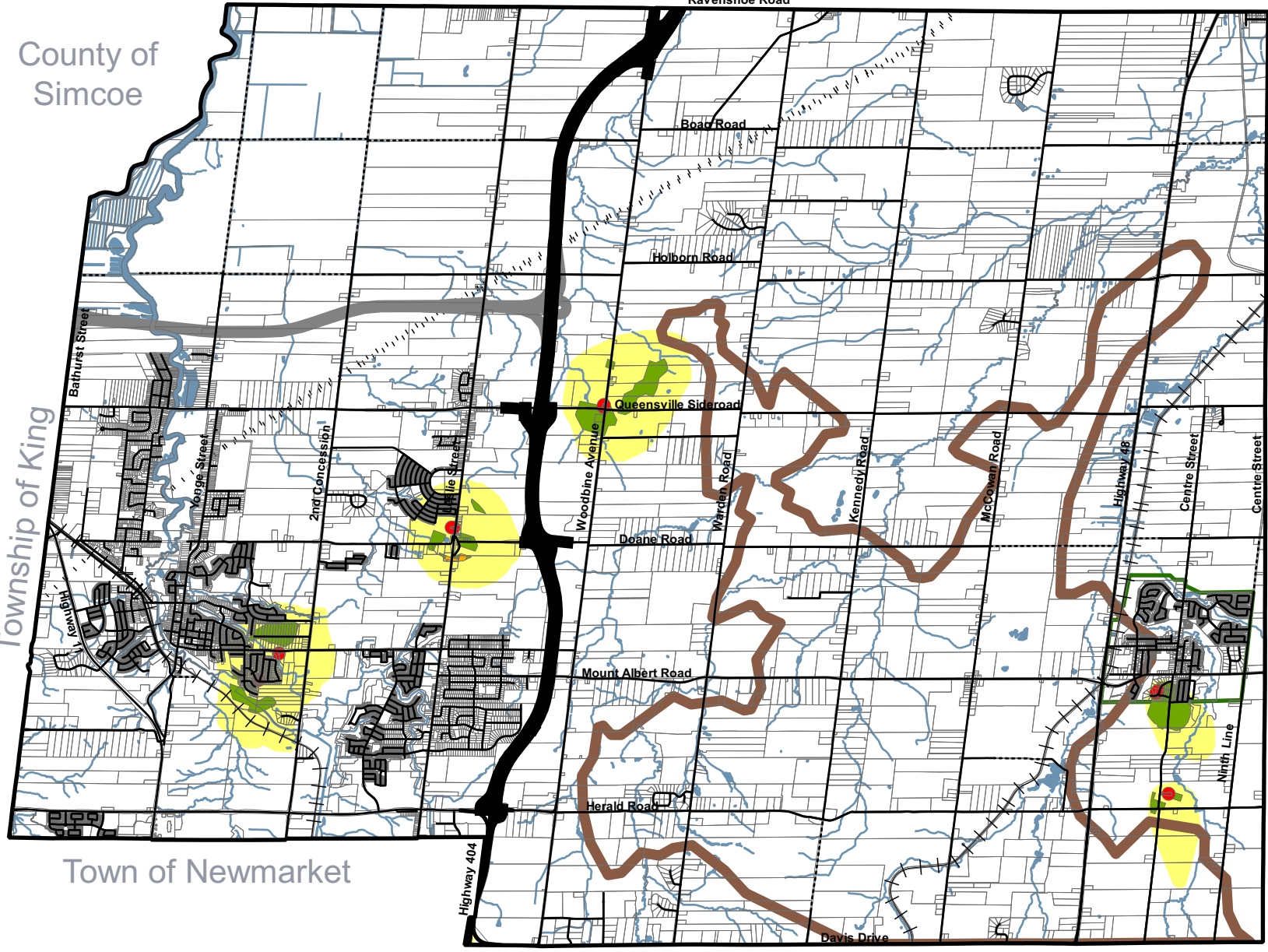
Town of Whitchurch-Stouffville

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Town of Georgina

County of Simcoe



Township of King

Town of Newmarket

Town of Whitchurch-Stouffville

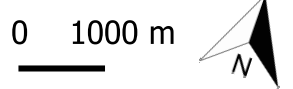
Regional Municipality of Durham



APPENDIX I MAP 5

WELLHEAD PROTECTION SIGNIFICANT THREAT AREAS

- Greenbelt Settlement Area
- Oak Ridges Moraine (ORM) Conservation Plan Area
- Significant Threat Areas**
- Significant Threat Area 1
- Significant Threat Area 2
- Significant Threat Area 3
- Significant Threat Area 4
- Hydro Corridor
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Road
- Unopened Road Allowance
- Railway
- Waterbody
- Watercourse



Town of Georgina

County of Simcoe

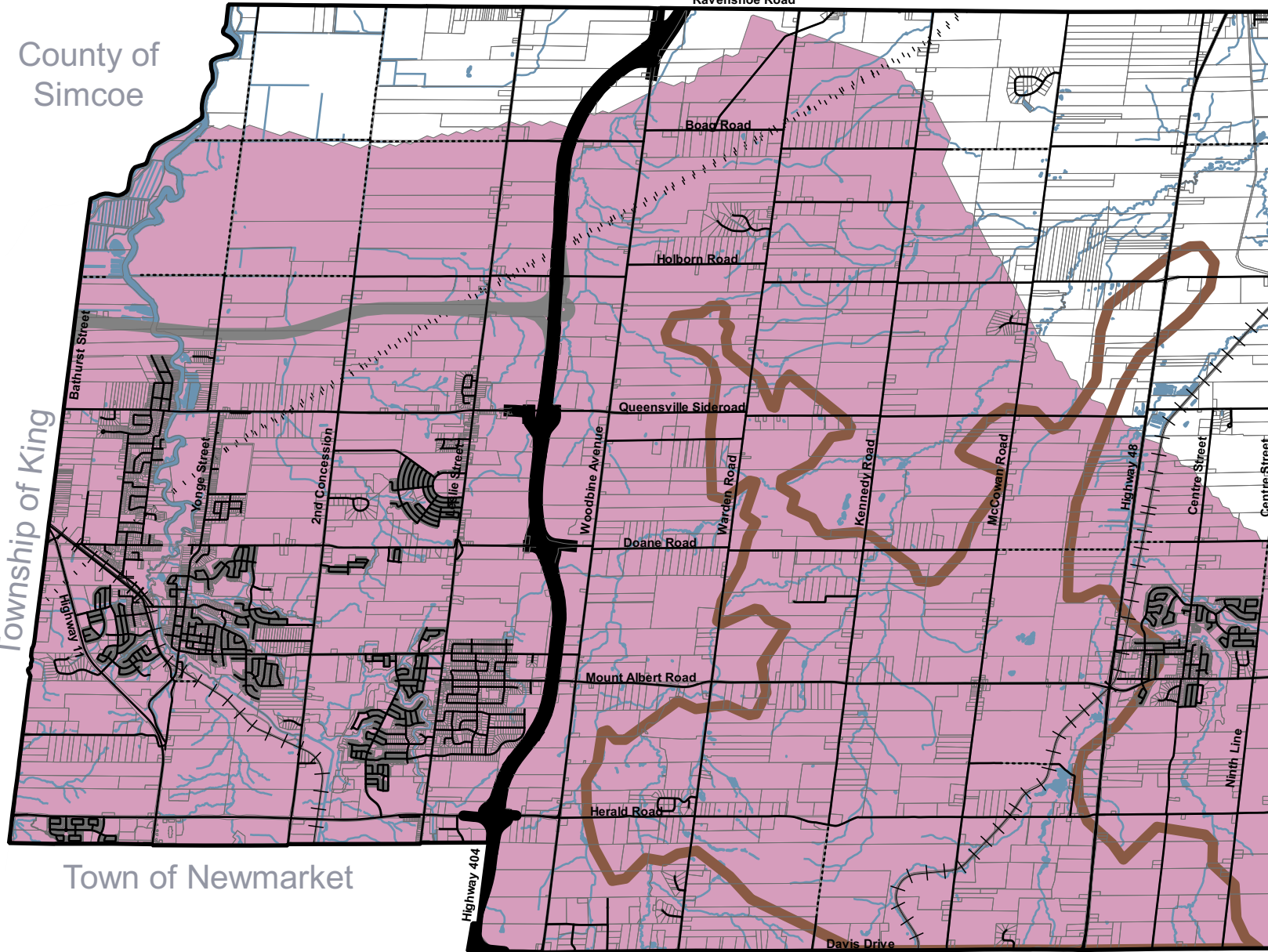


APPENDIX I
MAP 6

WELLHEAD PROTECTION QUANTITY AREA (WHPA-Q)

- Oak Ridges Moraine (ORM) Conservation Plan Area
- WHPA-Q Area
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Road
- Unopened Road Allowance
- Railway
- Hydro Corridor
- Waterbody
- Watercourse

Regional Municipality of Durham



Township of King

Town of Newmarket

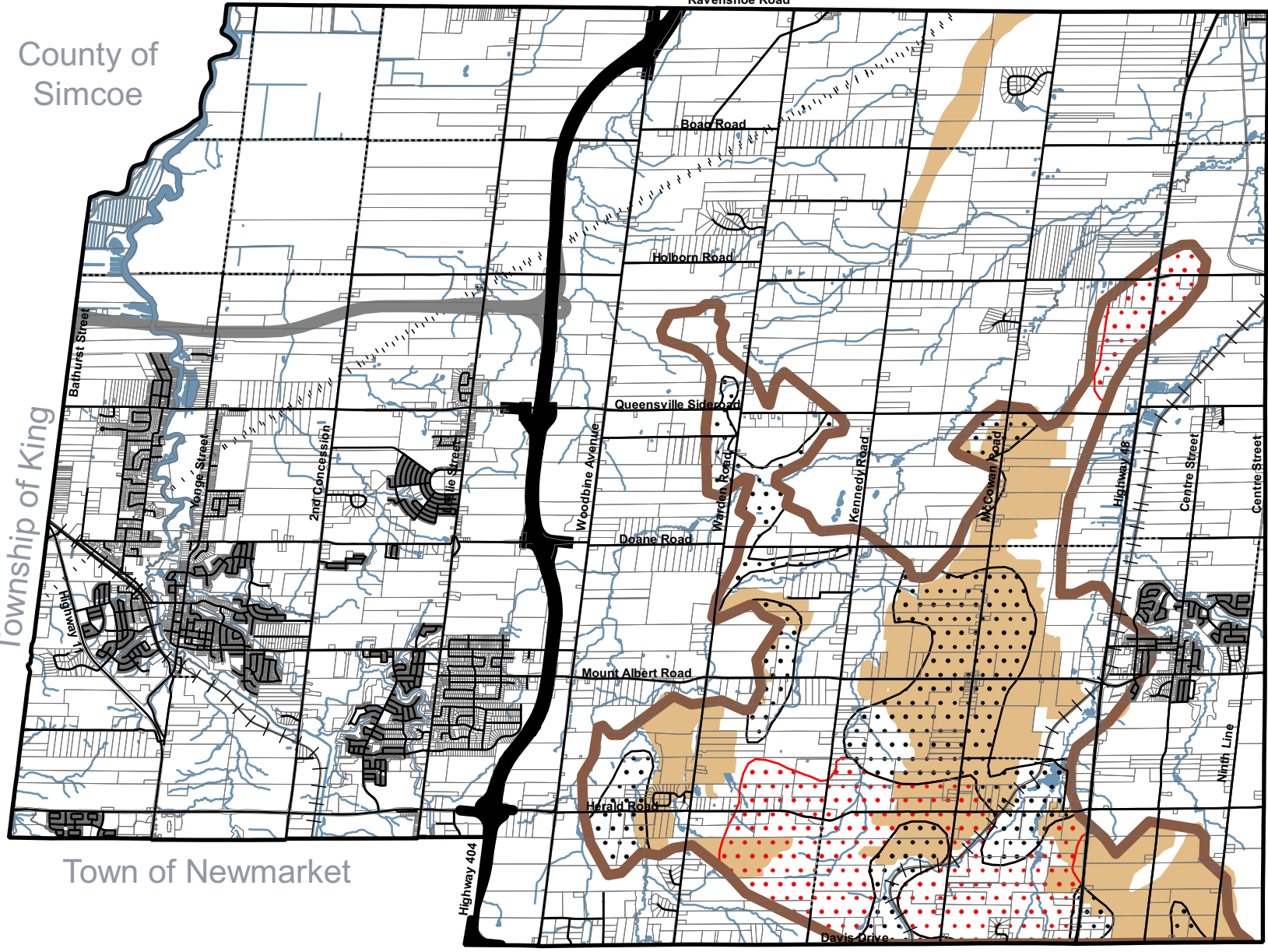
Town of Whitchurch-Stouffville

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Town of Georgina

County of Simcoe



Township of King

Town of Newmarket

Town of Whitchurch-Stouffville

Regional Municipality of Durham



APPENDIX I MAP 7

Aggregate Resource Overlay and ORM Land Form Conservation Areas

- Oak Ridges Moraine (ORM) Conservation Plan Area
- Landform Conservation Area (Category 1)
- Landform Conservation Area (Category 2)
- Secondary Mineral Aggregate Resource Area
- Highway 404
- Proposed Bradford Bypass/Highway 400-404 Connecting Link
- Road
- Unopened Road Allowance
- Railway
- Hydro Corridor
- Waterbody
- Watercourse

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