POLICY MODIFICATIONS

Section/Policy	Modification	Rationale
Through-out the document	• *Special Rural Area* renamed *Agricultural/Future Urban Area* • Changed population forecast of 88,000 people to 86,400 people to 2031	• Land use designation label designed to distinguish whitebelt lands as being inherently different than greenbelt agricultural area as a result of the Places To Grow legislation • To conform with YR's revised forecasts
1.5	• Removed '*and the introductory paragraphs in each section'* • Removed *'The operative Sections of this Plan include Sections 2 through 9, which must be considered collectively to determine conformity'* • Removed '*are intended to'* and '*general'*	• To clarify and strength the operative parts of the OP
2.2 (i)	• Deleted '*Designate and…*'	• In response to comments from YR
2.2.7	• Reworded the first sentence '*Protect all employment lands.'*	• To conform with YR's OP and express the intent of the Town's OP
2.4.1	• Added '*in consultation with the development industry'*	• To clarify the Town's intent to consult with industry stakeholders through the development of the Sustainable Development Evaluation System
2.4.2	• Added *'…in accordance with the phasing policies in Section 3.4.1,…*'	• To clarify that sustainable development performance must also satisfy the general phasing criteria of the plan
2.4.4	• Modified to relate to 'Council's approval of the SDES' rather than 'adoption of the OP'	• To clarify that the application of the SDES will occur only after industry consultation and approval by Council
2.4.5	• Modified to relate to 'Council's approval of the SDES' rather than 'adoption of the OP'	• To clarify that the application of the SDES will occur only after industry consultation and approval by Council
2.4.6(viii)	• Added '*where it has been proven that site level stormwater management systems are more*	• In response to comments from Developer Group to provide clarification to policy intent

Section/Policy	Modification	Rationale
	environmentally beneficial to Lake Simcoe than centralized systems.'	
2.4.6(ix)	• Reworded to say '*Recommendations and standards* for the installation of on-site renewable energy generation and energy recovery, *where practicable*.'	• In response to comments from Development Group to introduce the notion that renewable energy systems may not be practical in all situations
2.4.19	• New policy added – '*In the interest of providing assistance to the development industry in terms of addressing the sustainable development policies of the Plan and the requirements of the Town's Sustainable development Evaluation System (SDES), the Town will explore possible incentives programs designed to reward sustainable community design and development. Such incentives may include priority consideration for development approvals, funding support through available government programs, and other reasonable measures designed to offset additional development costs associated with the Town's sustainable development requirements.'*	• In response to submissions received • Appropriate to provide for incentives for high performance in sustainable development and exceeding the minimum requirements of the plan
3(iii)	• Added '*with an initial focus of development within Centres'*	• To clarify the intent of the Official Plan in terms of commercial hierarchy
3(v)	• Changed 'neighbourhoods' to '*the commercial core of the Queensville Centre*'	• To clarify intent of policy
3.2	• First paragraph – added '*together with new Secondary Plan Areas B-4 and B-5'*	• To provide clarity to the distinction between existing Secondary Plans and the future Secondary Plans within the urban expansion areas
3.2(iii)	• Modified '*Urban Planning Area'* to '*Urban Area'*	• To clarify intent of policy
3.2.1.3	• Modified 'include' to 'including'	• Corrected spelling error
3.2.3	• Added '*community cores*' • Deleted 'secondary/private' prior to education • (v) Added '*urban design and sustainability* vision…'	• To clarify the overall intent of the Urban Structure in terms of Centres and Corridors and introduce the notion of a commercial hierarchy

Section/Policy	Modification	Rationale
	• Added new objective (vi) '*Provide for commercial uses in accordance with the retail hierarchy established by this Plan and the planned function of commercial areas.'*	
3.2.3.1(iv)	• Policy moved from Section 3.2.3.3.(i) and added '*and the Major Local Centre at 2nd Concession and Green Lane'*	• To clarify the Town's vision for major office uses
3.2.3.1(i)	• Added '..*create an urban pedestrian and transit-oriented environment and..*'	• To clarify intent of the OP
3.2.3.1.1	• Added '*The extent of each Major Local Centre will be refined through the Secondary Plan process.'* To the introductory paragraph	• In response to concerns raised by Development Group and to clarify the role of the Secondary Plan to formalize detailed land uses and the delineation of the Major Local Centre land uses
3.2.3.1.1(i)	• Added '*The Yonge Street and Green Lane Centre shown on Schedule A-1 is intended to continue as a major focus of region-serving commercial development that is planned to intensify with a greater mixture of residential and population-related employment uses to promote increased pedestrian and transit-orientation. This Centre is not intended to accommodate commercial uses that support local community building and would be better located in the Queensville Centre or Village Core Areas.'* • Added '*To provide convenient access to transit,..'*	• To ensure that there is a policy reference to establish the importance of transit at the Yonge / Green Lane Centre • Policy added to reinforce the planned function of the Yonge/Green Lane Major Local Centre relative to Village Core Areas and Queensville Centre
3.2.3.2(ii)	• Added '*The lands at 2nd Concession and Green Lane are intended to develop with a focus of office development and higher density mixed use to support transit and GO station infrastructure. Retail use will primarily provide support for uses within the Centre.'* • Reworded 4th paragraph to '*Such uses may be provided through an amendment to this Plan and shall consider land use compatibility and buffering to adjacent lands.'*	• In response to submissions received and to clarify awkward wording of the policy

Section/Policy	Modification	Rationale
3.3.1.2	• Added '*…double-loaded street and special corner treatments*.'	• Modification to strengthen the intent of urban design policy
3.4(ii)	• Deleted '…in each phase of development.'	• In response to comments from Developer Group recognizes that complete communities will be built in stages
3.4.2	• Modified '*Urban Planning Area'* to '*Urban Area'*	• To provide clarity
3.4.2.9	• Replaced 'Upon completion of the…' with '*Prior to or concurrent with the completion of the Environmental Assessment for the*…' • Added '…to evaluate *the achievement of the objectives outlined in 3.4.4.1 and*..'	• In response to submissions received from Developer Group and to clarify the intent of the policy
3.4.2.11	• Reworded from '…to the satisfaction of the Region of York and the Town.' to 'to the satisfaction of the Town, *as well as meet the requirements of the Region of York.'*	• In response to submissions received and to provide clarity to the Region's role in the review of phasing plans •
3.4.2.13	• (ii) – removed '*non-retail'* • (v) – replaced 'including' with '*such as'*	• To provide clarification of the policy for Employment Area priority phasing
3.4.4.2	• Moved '*For the near-term growth period'* to the beginning of the policy • Added *'or other arrangements to the satisfaction of the Town…'*	• To clarify the intent and purpose of the employment linkage policy in terms of alternative approaches only available for the near-term period
3.4.4.4	• Reworded to read *'Residential growth beyond 2,000 residential units within the Queensville Secondary Plan shall satisfy Sections 3.4.4.1 or 3.4.4.2, which may include arrangements and commitments to provide full water and wastewater servicing to the Queensville Employment Area, located east of Highway 404 or constructing non-residential development in the Queensville Centre.'*	• In response to submission received and to reinforce the original employment linkage provisions in the Queensville Plan
3.4.4.7	• Reworded to say 'Prior to the approval of additional	• In response to submission received

Section/Policy	Modification	Rationale
	residential growth beyond the near-term growth period, the Town will undertake the review outlined in 3.4.2.9.	• To clarify the intent and purpose of the employment linkage policy in terms of alternative approaches only available for the near-term period
3.4.5	• Reordered section	• Formatting
3.4.5.3 (previously 3.4.5.1)	• Modified 'expansions' to '*adjustments'* • Added Secondary Plan Area '*B-4'*	• To clarify intent and propose the Secondary Plan to formally define the urban area and to reflect Council Resolution for June 7 relative to ROPA # 1
4	• Deleted '…Urban *Planning Area* and….'	• To provide clarity
4.1.1	• Added (iii) '*stewardship, conservation, restoration and remediation undertakings;'*	• To conform with the Lake Simcoe Protection Plan
4.1.4	• Replaced 'NHS-A' with '*Core Area*' and 'NHS-B and NHS-C' with '*Supporting Area'*	• To respond to comments from YR and the LSRCA and to address the Lake Simcoe Protection Plan
4.2	• Added a new Section 4.2.1 - General Policies and numbered the paragraphs underneath	• Introduces policy section numbering to critical policies for the Employment Areas
4.2.1.6 (new policy)	• Added '*Uses not permitted within Employment Areas include residential, major retail and non-ancillary uses.*' •	• Use permissions in Employment Areas to conform with YR's OP
4.2.1.3 (previously 4.2)	• Removed '*only*' and added '*primarily*'	• Word changed to introduce appropriate flexibility in the policy
4.2.2.1(iv) (previously 4.2.1.1(iv))	• Removed large-scale automobile dealerships as a specific permitted uses within Employment Areas	• To respond to YR's comment
4.2.2.1(v) (previously 4.2.1.1(v))	• Removed '*and within the Queensville Secondary Plan Area*'	• Removal of adult entertainment uses in Queensville Employment areas In response to public comments
4.2.2.1 (previously 4.2.1.1)	• Added '*accessory uses such as sales outlets, and offices that are collectively no larger than ten percent (10%) of the total floor space of the primary employment uses to which they are incidental; and located on the same lot'*	• To provide clarify to the range of accessory uses within Employment Areas
4.2.2	• Removed '…*low intensity* industrial, …'	• To provide clarity

Section/Policy	Modification	Rationale
4.2.3.1 (previously 4.2.2.1)	• Added '*accessory uses such as sales outlets, and offices that are collectively no larger than ten percent (10%) of the total floor space of the primary employment uses to which they are incidental; and located on the same lot'*	• Necessary definition to help clarify what is permitted in terms of uses accessory to industrial uses
4.3	• Combined Sections 4.3, 4.4, 4.5, 4.6 and 4.7 into a new Section called *Commercial and Mixed Use Designations* and renumbered the Sections/policies • Modified the commercial hierarchy	• Re-packaging of the policies for the range of Commercial land use designations in order to reflect the hierarchy and Urban Structures
4.3 (previously 4.7)	• Added '*visitors*' and '*in convenient locations'*	• Rewording of awkward policy
4.3.3.1	• Added *'…and open space.'*	• In response to submissions received
4.3.3.5(v)	• Added '…*where feasible*.'	• In response to Bell Canada's comments
4.3.3.7	• Added '…communications/*telecommunications*…'	• In response to Bell Canada's comments
4.3.4	• Reworded to read 'Commercial Mixed Use Areas will be developed *primarily in Major Local Centres and may be permitted along Regional Corridors.* These areas will provide suitable locations for commercial uses serving a *wide* trade area,…*'* • Last sentence of the planned function was re-located and numbered 4.5.2	• Policy addition to provide direction for the role, functions and location for future Commercial Mixed Use designations
4.3.4.1(i)	• Changed 'All categories' to '*A wide variety* of retail…'	• Improved wording to add clarification to the policy
4.3.5.2(iv)	• Modified to read 'multi-unit residential dwelling if located above *non-residential* development'	• Improved wording to add clarification to the policy
4.3.6.2	• (i) - Added *'excluding major retail uses'* • Added new point *'department stores'* • *(x)* Modified to read 'multi-unit residential dwelling if located above *non-residential* development'	• Revised and limited range of permitted uses in the Community Commercial designation to support the intended planned function
4.3.7	• Added '*and will be compatible in scale and function to a neighbourhood setting.'* to the planned function	• Addition to the policy to strengthen the planned function of Neighbourhood Commercial designation

Section/Policy	Modification	Rationale
4.3.7.2(v)	• Modified to read 'multi-unit residential dwelling if located above *non-residential* development'	• Rewording of awkwardly worded policy
4.3.7.3	• Added new Section re *Applications for Additional Commercial Uses*	• Policy addition to provide a mechanism to ensure that appropriate considerations and impacts and reviewed as part of any new commercial retail development
4.4.1.5	• Replaced 'may' with 'shall'	• In response to submissions received and to provide appropriate flexibility
4.4.2.3	• Added '*Generally..*' to the beginning of the policy	• In response to submissions received and to provide appropriate flexibility
4.4.5	• Added '*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 Section 8.1 and demonstration of future integration with adjoining lands, to the satisfaction of the Town.*' to the end of the introductory paragraph	• In response to submissions received
4.6.4	• Added '…*to the satisfaction of the Town and appropriate school board*'	• In response to submissions received and to allow for consideration of flexibility
4.6.5	• Added '…*to the satisfaction of the Town and appropriate school board*'	• In response to submissions received and to allow for consideration of flexibility
4.9.6 (new policy added)	• Added '*Applications to establish or expand a major recreational use shall be accompanied by a recreation water use plan that demonstrates:* o *Water use for maintenance or snow-making or both are kept to a minimum;* o *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*	• To conform with the Lake Simcoe Protection Plan

Section/Policy	Modification	Rationale
	applicable; o *Crossings of intermittent and permanent streams are kept to a minimum;* o *Water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;* o *Water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under green) 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;* o *Other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; and* o *Stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces.'*	
4.10 (previously 4.14)	• *Special Rural Area* renamed *Agricultural/Future Urban Area* • Changed 'urban areas' to *'Settlement Areas'*	• Land use designation label designed to distinguish whitebelt lands as being inherently different than greenbelt agricultural area as a result of the Places To Grow legislation • Land use permission conform to Regional Plan
4.10.2 (previously 4.14.2)	• Policy deleted in its entirety	• In response to YR's comments to ensure conformity with the Agricultural Area policies in YR's OP
4.11 (previously 4.15)	• 2nd paragraph – added *'all of which constitute the Protected Countryside:'*	• Clarification of Rural Area land use designations being within the Greenbelt Plan area
4.11.2(ii)	• Replaced 'Urban Planning Area' with '*Settlement Area'*	• To add clarity and avoid confusion
4.11.2.5	• Added '*non-agricultural uses'*	• In response to submissions received

Section/Policy	Modification	Rationale
4.15(i)	• Added '…*and Industry Canada's requirements*:'	• To clarify the regulatory jurisdiction for telecommunication towers
4.16.4	• Removed (iii) *Lands designated General Employment in the Queensville Secondary Plan Area*	• Removal of adult entertainment uses within Queensville employment area • In response to public submissions
5.1.1	• Modified 'three levels' to '*two levels'* • Modified 'NHS-A, NHS-B and NHS-C' to '*Core and Supporting Areas'*	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan
5.1.2	• Added '*and Hydrologically Sensitive Features (HSFs)*'	• In response to submissions received
5.1.3	• Removed 'three level' • Added '*and the policies of Section 5.8 of this Plan* shall apply.'	• To address the Core and Supporting Area approved to the NHS and defer to the ORM
5.1.4	• Added '*and existing Secondary Plan Areas'* • 2nd sentence reworded to say '*Key natural heritage features and key hydrologic features as identified for the LSPP by the Ministry of Natural Resources have been incorporated into the Town's Natural Heritage System'* • Added '*and the policies of Section 5.8 of this Plan* shall apply.'	• In response to submissions received • To conform with the Lake Simcoe Protection Plan • To provide clarity
5.1.5	• Added new policy 5.1.5 and numbered the rest of section 5.1 – '*While the Town's Natural Heritage System applies throughout the Town, the criteria for the identification of the features within the Natural Heritage System are also dependent upon the Plan area that applies (i.e., Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan).'*	• Intended to provide clarity to the overlapping layers of provincial policy documents with Natural Heritage System policy
5.1.7 (previously 5.1.6)	• Deleted the last sentence *'In the event of a conflict in the interpretation of the provincial technical papers and the policies of this Plan, the policy which is more protective*	• In response to LSRCA's comments to clarify the policy and avoid confusion

Section/Policy	Modification	Rationale
	of the feature will apply.'	
5.1.8 (previously 5.1.7)	• Added '*appropriate'* prior to criteria and '*(from whichever Plan that applies)'* after criteria	• In response to LSRCA's comments to clarify the policy and avoid confusion
5.1.10 (previously 5.1.9)	• Replaced (NHS-A) with '*Core Area'* and (NHS-B and NHS-C) with '*Supporting Area'*	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan
	• Deleted Section 5.1.16 and policies 5.1.16.1, 5.1.16.2 and 5.1.16.4 outlined in the May 2010 draft	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan
5.1.17 (previously 5.1.16.3)	• Modified *'Habitat for Fish'* to '*fish habitat*'	• To be consistent with Federal, Provincial and LSRCA terminology
5.1.19 (previously 5.1.16.6)	• Added '*Outside of the Greenbelt Plan, Oak Ridges Moraine and Lake Simcoe Protection Plan areas,…"* • Added 'development *limit*' • Deleted the word '*stream*' • Added *', consisting of native species.*'	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan • To provide clarity
5.2	• Section deleted entirely and the rest of Section 5 renumbered accordingly	• In response to a scoped EIS approved by LSRCA**,** sections deemed unnecessary
5.2 (previously 5.3)	• Renamed '*Core Area'* • Table modified to ensure conformity with ORMCP, Greenbelt Plan and LSPP	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan
5.2.2	• Added '…and associated vegetative protective zones'	•
5.3 (previously 5.4 and 5.5)	• Sections combined and renamed '*Supporting Area*' • Tables combined to address the features not covered within Section 5.3 Table • Previous policies 5.4.2, 5.4.3 and 5.4.4 deleted	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan
5.4.1.1 (previously 5.6.1.1)	• 'NHS-B and NHS-C' replaced with '*Supporting Area'*	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan

Section/Policy	Modification	Rationale
5.4.4 (previously 5.6.4)	• 'NHS-A and NHS-B' replaced with '*Core Area and Supporting Area'*	• Land use designation label designed to distinguish whitebelt lands as being inherently different than greenbelt agricultural area as a result of the Places To Grow legislation
5.4.4.1 (previously 5.6.4.1)	• 'NHS-A' replaced with '*Core Area'* and 'NHS-B' replaced with '*Supporting Area'*	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan
5.4.4.9 (previously 5.6.4.9)	• Replaced 'nor' with 'or'	• Grammar/spelling
Table 5.1	• Inserted ORM KNHF and KHF features table from Appendix 5 back into Section 5.6	• ORM Table needs to be within operable part of the Plan
5.7.1 (renumbered to 5.6.1)	• Added '*If deemed necessary at pre-consultation*,' to the beginning of the policy	• In response to submissions received and provide flexibility of application of policy requirement where a Community Design Plan may not be required
5.7.4 (renumbered to 5.6.4)	• Deleted '*and associated vegetation protection zones*'	• Only the feature can be staked in the field and the VPZ will be applied to the staked feature
5.9 (renumbered to 5.8)	• 2nd paragraph – deleted 'three-level'	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan
5.7.1 & 5.7.2 (previously 5.9.1 and 5.9.2)	• Added 'and' to read 'development *and/*or site alteration	• To be consistent with the Provincial Policy Statement and Lake Simcoe Protection Plan
5.7 (previously 5.9)	• Reworded '*Lake Simcoe Watershed'* with '*Lake Simcoe Protection* Plan' • Restructured and renumbered section	• To conform with Lake Simcoe Protection Plan • To provide clarity re the Provincial Policy documents
5.7.3 (Lake Simcoe Watershed)	• Added '*and is subject to the requirements of the Lake Simcoe Protection Act and the Lake Simcoe Protection Plan.'* to the first paragraph	• To conform with Lake Simcoe Protection Plan

Section/Policy	Modification	Rationale
	• Under *Within Existing Secondary Plan Areas* – changed map references to B and C-1	• Corrected cross-referencing error
5.7.3.3 (new policy added)	• Added '*Key natural heritage features are wetlands, significant woodlands, and significant valleylands.'*	• To conform with Lake Simcoe Protection Plan
5.7.3.4 (new policy added)	• Added '*Key hydrologic features include wetlands, permanent and intermittent streams and lakes.'*	• To conform with Lake Simcoe Protection Plan
5.7.3.10	• Removed 'the Lake Simcoe shoreline or'	• To provide clarity, as the Lake Simcoe shoreline is not located within EG
5.7.3.13 (new policy added)	• Added '*No structures, including boathouses, shall be permitted in a permanent or intermittent stream if the structure impedes the natural flow of water along the shoreline or in the stream, if the structure is intended to be used as a swelling, or if the structure or its construction harmfully alters fish habitat. This policy does not prohibit drainage works such as those permitted under the Drainage Act, those required for infrastructure or those structures required for the purposes of stewardship, conservation, restoration or remediation of undertakings.'*	• To conform with Lake Simcoe Protection Plan
5.7.3.14 (new policy added)	• Added '*The alteration of any permanent or intermittent stream for the purposes of establishing or altering drainage works such as those works under the Drainage Act, infrastructure or for stabilization, erosion control or protection purposes shall only be permitted if it is demonstrated that natural shoreline treatments (eg. planting of natural vegetation, bioengineering) that maintain the natural contour of the shoreline will be used where practical, and a vegetative riparian area will be established to the extent feasible. In relation of such works, lands used for agricultural purposes do not*	• To conform with Lake Simcoe Protection Plan

Section/Policy	Modification	Rationale
	require the establishment of a vegetative riparian area if the land is, and will continue to be, used for agricultural purposes.'	
5.7.3.15 (new policy added)	• Added '*Where, in accordance with the policies of this Plan and the Lake Simcoe Protection Plan, development or site alteration is permitted within 120 metres of any permanent or intermittent stream or a wetland, the development or site alteration should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts.'*	• To conform with Lake Simcoe Protection Plan To conform with Lake Simcoe Protection Plan
5.7.3.16 (new policy added)	• Added '*Where, in accordance with the policies of this Plan and the Lake Simcoe Protection Plan, a proposal for development or site alteration is permitted within 30 metres of any permanent or intermittent stream or wetland outside of Settlement Areas, the Greenbelt and the Oak Ridges Moraine, the proposal for development or site alteration shall comply with the following where applicable:* o *Maintain, and where possible, increase or improve fish habitat in the stream or wetland, and any adjacent riparian areas;* o *To the extent possible, enhance the ecological features and functions associated with the stream or wetland;* o *Minimize erosion, sedimentation, and the introduction of excessive nutrients or other pollutants and utilize planning, design, and construction practices that maintain and improve water quality; and* o *Integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the area as*	• To conform with Lake Simcoe Protection Plan

Section/Policy	Modification	Rationale
	both wildlife habitat and a movement corridor.'	
5.7.3.17 (new policy added)	• Added '*The Town may actively re-naturalize public areas adjacent to streams to a minimum of 30 metres where practical and feasible.'*	• To conform with Lake Simcoe Protection Plan
5.8 (previously 5.10)	• Subheading 'Floodplain' changed to '*Flood Plain and Erosion Hazards'*	• In response to LSRCA's comments
5.8.5 (previously 5.10.5)	• Added '*Stormwater 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.'*	• In response to submission received
5.10.15 (renumbered to 5.9.15)	• Reworded to say *'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.'*	• In response to LSRCA's comments
7, 2nd paragraph	• Added 'Town's and Region's' as it relates to master plan work	• In response to YR's comments
7.2	• Added 'and Region's' to the first sentence	• In response to YR's comments
7.2.2	• Modified '*Urban Planning Area'* to '*Urban Area'*	• To provide clarity
7.2.3.5	• Modified '*Urban Planning Area'* to '*Urban Area'*	• To provide clarity
7.2.4.4.2 (new policy added)	• Added *'The proposed collector roads shown on Schedule E are conceptual only and will be further defined through the completion of phases 3 and 4 of the Environmental Assessment process.'*	• To clarify that Collector Road system is conceptual and needs to be defined through the Environmental Assessment process
7.2.4.4.5	• Added 'conceptually' to '…as *conceptually* shown on Schedule…'	• To clarify that Collector Road system is conceptual and needs to be defined through the Environmental Assessment process
7.2.4.4.6	• Reworded to say '*All major collector roads (including crossings of natural features and provincial freeways) shall be constructed prior to or concurrent with the first*	• In response to submissions received from the Developer Group and to provide opportunity for specific consideration by the Town

Section/Policy	Modification	Rationale
	phases of development as deemed necessary by the Town	
7.3.3.3 (new policy added)	• Added *'For a proposed Settlement Area expansion, establishment of a new Settlement Area or a development proposal outside of a Settlement Area that requires an increase in the existing rated capacity of a sewage treatment plant or the establishment of a new sewage treatment plant, an Environmental Assessment of the undertaking shall be completed or approved prior to giving any approvals for the proposal under the Planning Act or the Condominium Act.'*	• To conform with the Lake Simcoe Protection Plan
7.3.3.4 (new policy added)	• Added '*No new municipal sewage treatment plant shall be established in the Lake Simcoe watershed unless:* o *The new plant is intended to replace an existing municipal sewage treatment plant; or* o *The new sewage treatment plant will provide sewage services to,* ▪ *A development that is on partial services,* ▪ *A development where one or more subsurface sewage works or on-site sewage systems are failing.'*	• To conform with the Lake Simcoe Protection Plan
7.3.5.1	• Added an 's' to 'soil condition'	• Grammar/Spelling
7.3.5.11 (new policy added)	• Added *'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:* o *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;*	• To conform with the Lake Simcoe Protection Plan

Section/Policy	Modification	Rationale
	o *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* o *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.'*	
7.3.5.12 (new policy added)	• Added *'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:* o *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* o *The undertaking that the plant will serve will not add phosphorus loadings to the Lake Simcoe watershed.'*	• To conform with the Lake Simcoe Protection Plan
7.4.2	• Added *'(in accordance with MOE's Stormwater Management Planning and Design Manual, 2003)i*	• To conform with the Lake Simcoe Protection Plan
7.4.3	• Added '*…unless otherwise approved by the Conservation Authority.'*	• In response to submissions received
7.4.11	• Deleted *'The'*	• Grammar/spelling
7.4.14 (new policy	• Added *'Every owner and operator of a new stormwater*	• To conform with the Lake Simcoe Protection Plan

Section/Policy	Modification	Rationale
added)	*management works in the Lake Simcoe watershed shall be required to inspect and maintain the works on a periodic basis.'*	
7.4.15 (new policy added)	• Added '*Every owner and operator of a new priority stormwater 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.'*	• To conform with the Lake Simcoe Protection Plan
7.5.2 (new policy added)	• Added '*A significant groundwater recharge area is an area identified,* o *As a significant ground water recharge area by any public body for the purposes of implementing the PPS;* o *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,* o *By the Conservation Authority in partnership with the MOE and MNR as an ecologically significant groundwater recharge area in accordance with the guidelines established under the Lake Simcoe Protection Plan.'*	• To conform with the Lake Simcoe Protection Plan
7.7.1	• Modified '*Urban Planning Area'* to '*Urban Area'*	• To provide clarity
7.7.1(ii)	• Modified '*Urban Planning Area'* to '*Urban Area'*	• To provide clarity
7.7.2.8	• 'bus' fixed to 'but'	• Grammar/Spelling
7.8.3.3	• Reworded 'All utility and transmission ~~lines~~ *facilities….'* • Added '…*where feasible*…'	• In response to Bell Canada's comments
7.8.5	• Added '…*where feasible*…'	• In response to Bell Canada's comments
8.1(xx)	• Added new study – *Natural Hazards Study*	• In response to LSRCA's comments
8.1.2	• Added 'applicable' to read 'conformity to the *applicable*	• In response to HBR's comments and to provide

Section/Policy	Modification	Rationale
	Secondary Plan and Community Design Plan…'	clarity in the proposed development approvals process
8.2.1.2	• Added '(if required)' to read '…until such time as a Secondary Plan and Community Design Plan *(if required)* are adopted….'	• In response to HBR's comments and to provide clarity in the proposed development approvals process
8.2.1.5	• Added a 't' to 'he'	• Grammar/Spelling
8.2.1.10 (i)	• Added 'utility'	• In response to Bell Canada's comments
8.2.2.2	• Added 'applicable' to read 'until such time as the *applicable* Community Design Plan…'	• In response to HBR's comments and to provide clarity in the proposed development approvals process
8.3.8 (new policy added)	• Added '*The Town shall ensure that the following measures are incorporated into subdivision and site plan agreements and applied during site alteration:* o *Keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out the development activity;* o *Removal of vegetation shall not occur more than 30 days prior to grading or construction;* o *Put in place structures to control and convey runoff;* o *Minimize sediment that is eroded offsite during construction'* o *Seed exposed soils once construction is complete and seasonal conditions permit; and* o *Ensure erosion and sediment controls are implemented effectively.'*	• To conform with the Lake Simcoe Protection Plan
8.11.6	• Added 'only' • Added new point (iv) – '*Severance of a residence surplus to a farming operation as a result of farm consolidation, providing no additional residence can be constructed on the retained farmland.'*	• To respond to submission received on behalf of Lakeview Vegetable Processing and to conform with YR's OP

Section/Policy	Modification	Rationale
8.11.7	• Added '*Agricultural/Future Urban Area'*	• In response to comments from the LSRCA and Region of York and to address the Lake Simcoe Protection Plan
8.13.5.1	• Replaced 'will' and 'may' with 'shall'	• To adequately reflect existing OP policies and to introduce appropriate flexibility
9.1.1	• Deleted '…*and inflexible…*'	• To remove inappropriate language
9.1.3	• Replaced 'designations' with 'identification'	• To provide clarity
9.1.8	• Modified to 'Schedule *E* and Section 7'	• Corrected cross-reference error
9.3	• Convenience Commercial Use – added *'Automobile service stations are not considered a convenience commercial use.'* • Density – modified to '*density is to be calculated on net hectares. Net hectare is defined as the area of land measured in hectares utilized for buildings and lots, but excluding all public roads and widening, public parks, open space blocks, school sites, local commercial areas, places of worship and other public lands.'* • Major Retail – added *large format retail*	• Considered appropriate to remove the specific use from convenience commercial area within the residential land use designation • To provide clarity • To provide clarity
9.4.1	• *Special Rural Area* changed to '*Agricultural/Future Urban Area'* • Added '*The site plan process shall be undertaken in accordance with Sections 5.1.7 and 5.1.8.'*	• Clarification of site specific policies for the Southdown Institute in the consideration
9.4.16	• Added new subsection – '*The development of the land subject to this policy for Village Core Area uses shall only be considered following the completion of a Natural Heritage Evaluation to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority. The Natural Heritage Evaluation shall identify the scale and extent of natural heritage features on the site, define development limits and identify replacement, restoration and enhancement measure, as necessary.'*	• In response to comments received on behalf of Beaverbrook for the Mount Albert Centre Street site • Specific policy area approach reflects the intent of the approval Mount Albert Community Plan while ensuring appropriate environmental protection

Section/Policy	Modification	Rationale
Figure 1	• Deleted in its entirety	• Figure addresses strategic employment areas which go beyond the 2031 planning horizon
Schedule A-1 – Urban Area Structure	• Local Corridor removed from Farr Ave • Modified Legend to match Schedule A to identify Urban/Rural Planning Areas	• Corrected a mapping issue • Consistency
Schedule B – Urban Area Land Use Plan	• Switched references to 'Refer to Sections 9.4.5' and 'Refer to Section 9.4.6' • Included the Fieldgate site at Yonge and Green Lane within the B-5 Secondary Plan Area	• Corrected a mapping issue • Corrected a mapping issue
Schedule B-1 – Holland Landing Land Use Plan	• Updated the EPA designation	• In response to a scoped EIS approved by LSRCA •
Schedule B-2 – Queensville Land Use Plan	• Changed Community Commercial to Neighbourhood Commercial designation • Changed the Community Commercial designation on the property at Doane Rd and future Hwy 404 interchange to Prestige Employment	• To better reflect the existing land use permissions • To better reflect the existing land use permissions
Schedule B-3 – Sharon Land Use Plan	• Village Core Area scaled back to reflect appropriate *Open Space* designation as per OPA 122 • Partial school sites added as per OPA 130	• Corrected a mapping issue • Corrected a mapping issue in response to YCDSB submission
Schedule C – Rural Land Use Plan	• Modified ORM Land Use designations o ORM *Natural* Core *Area* o ORM Countryside *Area* o ORM *Natural* Linkage *Area* • Switched the references to Section 9.4.8 and 9.4.11 and modified the outline of the 9.4.8 property	• To ensure consistency with the policy Section 4.12 • Corrected a mapping issue
Schedule C-1 – Mount Albert Land Use Plan	• Modified the *Environmental Protection Area* designation on Centre St to *Village Core Area* with a Special Provision Area overlay	• In response to comments received on behalf of Beaverbrook for the Mount Albert Centre Street site • To reflect the Mount Albert Community Plan

Section/Policy	Modification	Rationale
Schedule D and D-1 – NHS	• Modified to outline *Core* and *Supporting* levels of NHS features • Modified NHS within the Holland Landing draft approved subdivision areas • Removed the opportunity for primary environmental corridor within the Holland Landing draft approved subdivision areas • Removed the *Special Study Areas*	• To ensure conformity with Greenbelt Plan, the Lake Simcoe Protection Plan and YR's OP • In response to a scoped EIS approved by LSRCA