APPENDIX 1

Long Range Planning and the Vision for the Future of the Town

Long Range Planning and the Vision for the Future of the Town

Given the requirements of the Provincial Policy Statement and Growth Plan forecasts and 2031 land budget allocation from York Region, the extent of the settlement area boundary as part of the Official Plan is confined to the 20 year planning horizon. The areas outside of the approved communities and proposed urban expansion areas identified in this Plan represent the capacity for long term growth and build-out of the central growth area outside of the Provincial Greenbelt and within the context of the "Places to Grow" Provincial Growth Plan.

As part of the preparation and background work associated with this Plan, the Town has undertaken a comprehensive longer term growth analysis to 2051 to assist staff in taking a comprehensive planning approach and a long term view, particularly with respect to infrastructure through the Water/Wastewater Master Plan and Transportation Master Plan. The future vision for the Town is represented by the Long Term Concept as described in Figure A.1. The Concept describes the fundamental structural elements of the Urban and Rural Planning Areas which are defined by a series of Centers and Corridors within a Community Area where the majority of residential growth will be focused, strategic Employment Areas associated with the planned 400-series goods movement corridors and a permanent Rural Area associated with the Oak Ridges Moraine and Greenbelt. The Long-Term Concept is an informative vision for the future of the Town which is helpful to guide long range strategic decisions for the municipality.

The Town's comprehensive Growth Management work has identified a Preliminary Planning Assessment policy framework that provides for the consideration of future potential land use scenarios that will help inform staff and Council's consideration of future urban expansions which help to build on the Long-Term Vision. This approach allows flexibility in working with landowners concurrently with infrastructure approvals and Provincial and Regional planning initiatives. Landowners could start undertaking some of the background studies that would help inform future urban expansion which may take place as part of the Official Plan review processes and municipal comprehensive review. The lands subject to a Preliminary Planning Assessment may be planned for urban uses following a Settlement Area boundary expansion as part of a municipal comprehensive review. The Preliminary Planning Assessment process provides a comprehensive planning framework to help facilitate good planning and growth management decisions by Council within the context of the long-term vision and eliminate piecemeal development proposals.

A Preliminary Planning Assessment is a voluntary, non-statutory process that would be considered to analyze the development potential of Near Urban Agricultural Areas prior to inclusion of those lands within the Settlement Area Boundary. The outcome of this process is a Preliminary Planning Assessment report, which would be considered by the Town to assess Near Urban Agricultural Areas when determining an appropriate location to accommodate Settlement Area Boundary expansions.

Interested landowners may prepare a Preliminary Planning Assessment subject to the criteria outlined in Section 8.2.2, for future planning areas that may include. Areas approximately 400 hectares in size and delineated by logical boundaries (existing settlement area boundaries, natural features, roads/highways, railways, etc), but may also include smaller areas which constitute a potential rounding out of an existing Secondary Plan Area that cannot be logically included within the area of a potential new Secondary Plan due to its smaller size and/or geographic location. The Preliminary Planning Assessment process shall consider the growth management and phasing criteria outlined in Section 3 of this Plan and contribute to the goals and objectives of this Plan.

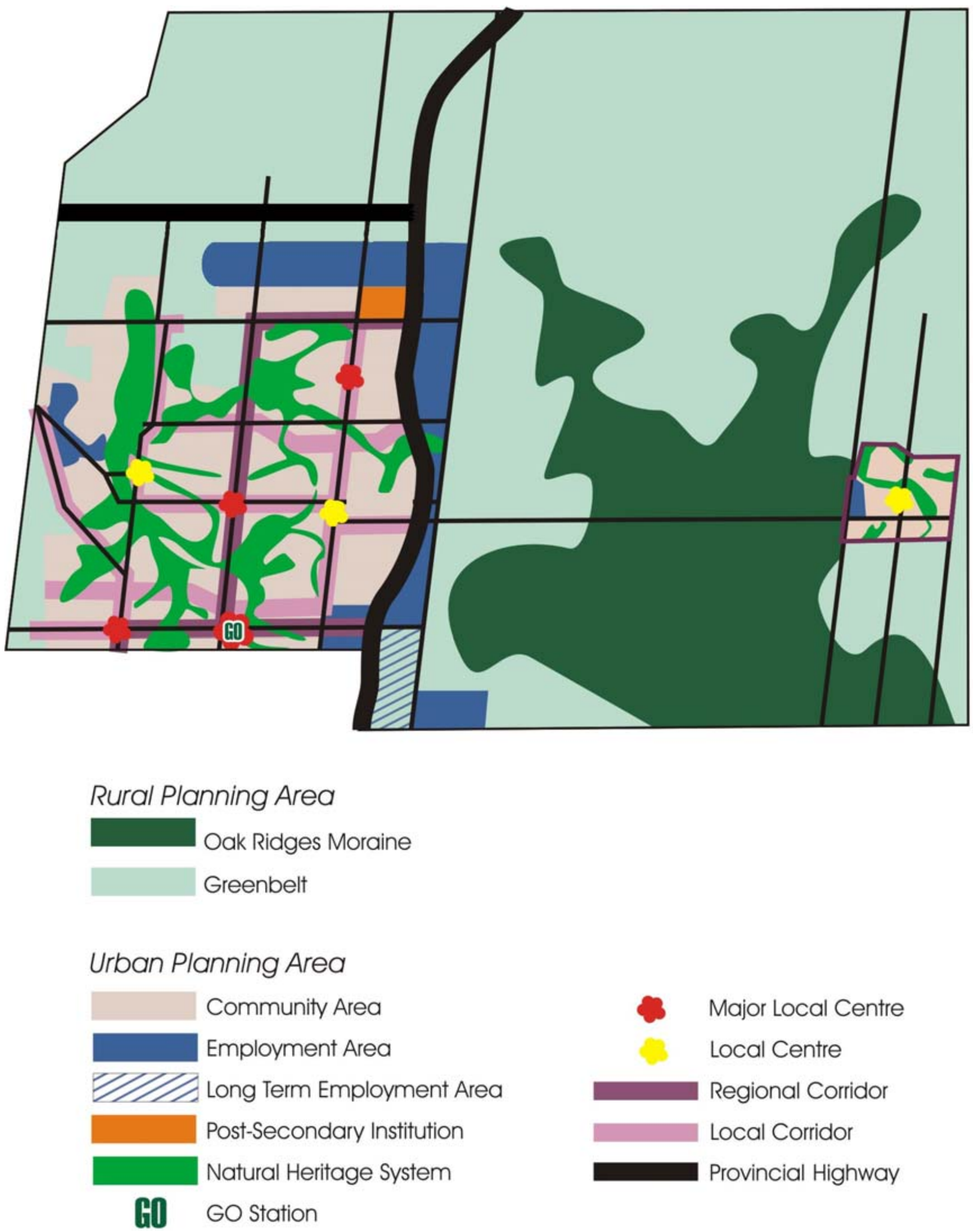


Figure A-1. Long-Term Concept

APPENDIX 2

Background Studies and Supporting Documents

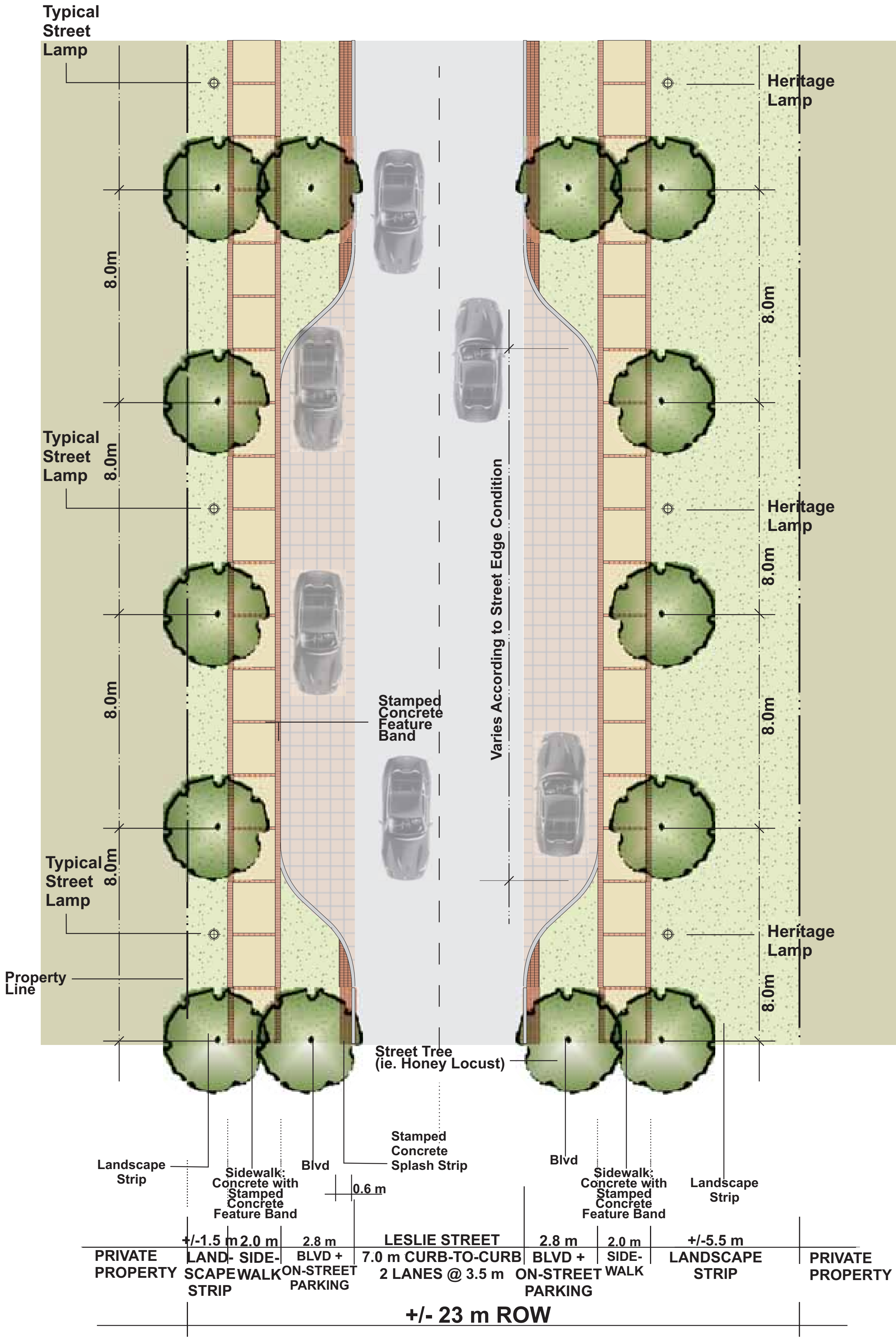
Background Studies and Supporting Documentation

This Official Plan is based on a detailed Official Plan Review, which commenced in 2006. The Review involved the preparation of the following background studies and documents:

- *Strategic Employment Lands Study (Watson & Associates - 2006)*
  - Provides direction on the supply and demand of employment, lands within the Town over the long term;
- *Community Facilities Study Master Plan (Totten Sims Hubicki - 2006)*
  - Analyzes existing municipal facilities and ties growth and land use planning to the development of new facilities;
- *Natural Heritage System Update (Beacon Environmental - 2008)*
  - Establishes a Town-wide system to protect and enhance significant environmental features and functions;
- *Sustainable Development Background Study (Dillon Consulting - 2008)*
  - Identifies sustainable development standards and establishes an evaluation system to measure the sustainability and help reduce the environmental footprint of new development;
- *Restoration and Securement Strategy for Enhancing the Natural Heritage System (Beacon Environmental – 2009)*
- *Water and Wastewater Master Plan (Genivar - 2009)*
  - Identifies servicing infrastructure requirements to accommodate projected build-out growth;
- *Parks, Recreation and Culture Strategic Master Plan (Monteith Brown Planning Consultants – 2009)*
  - Provides a comprehensive framework for planning and developing recreation programs, facilities, culture, parks, trails and open space
- *Development Charges Background Study and Fiscal Impact Analysis (Watson & Associates - 2009)*
  - Establishes new Development Charges to address growth costs and analyzes the costs of growth to minimize the fiscal impact on existing residents;
- *Community Energy Plan (Garforth International - 2009)*
  - Provides a comprehensive framework to achieve breakthrough levels of energy and water conservation that will ensure the competitiveness and environmental performance of the Town;
- *Transportation Master Plan (MMM Group - 2010)*
  - Identifies transportation infrastructure requirements to accommodate projected build-out growth and provides recommendations around transit, cycling and pedestrian, and Transit Demand Management (TDM) initiatives;
- *Growth Management Report (Malone Given Parsons - 2010)*
  - Establishes a growth management strategy to help plan the Town's long term urban structure and develop EG into a complete and sustainable community;
- *Commercial/Retail Needs Study (Robin Dee and Associates - 2010)*
  - Identifies servicing infrastructure requirements to accommodate projected build-out growth.

APPENDIX 3

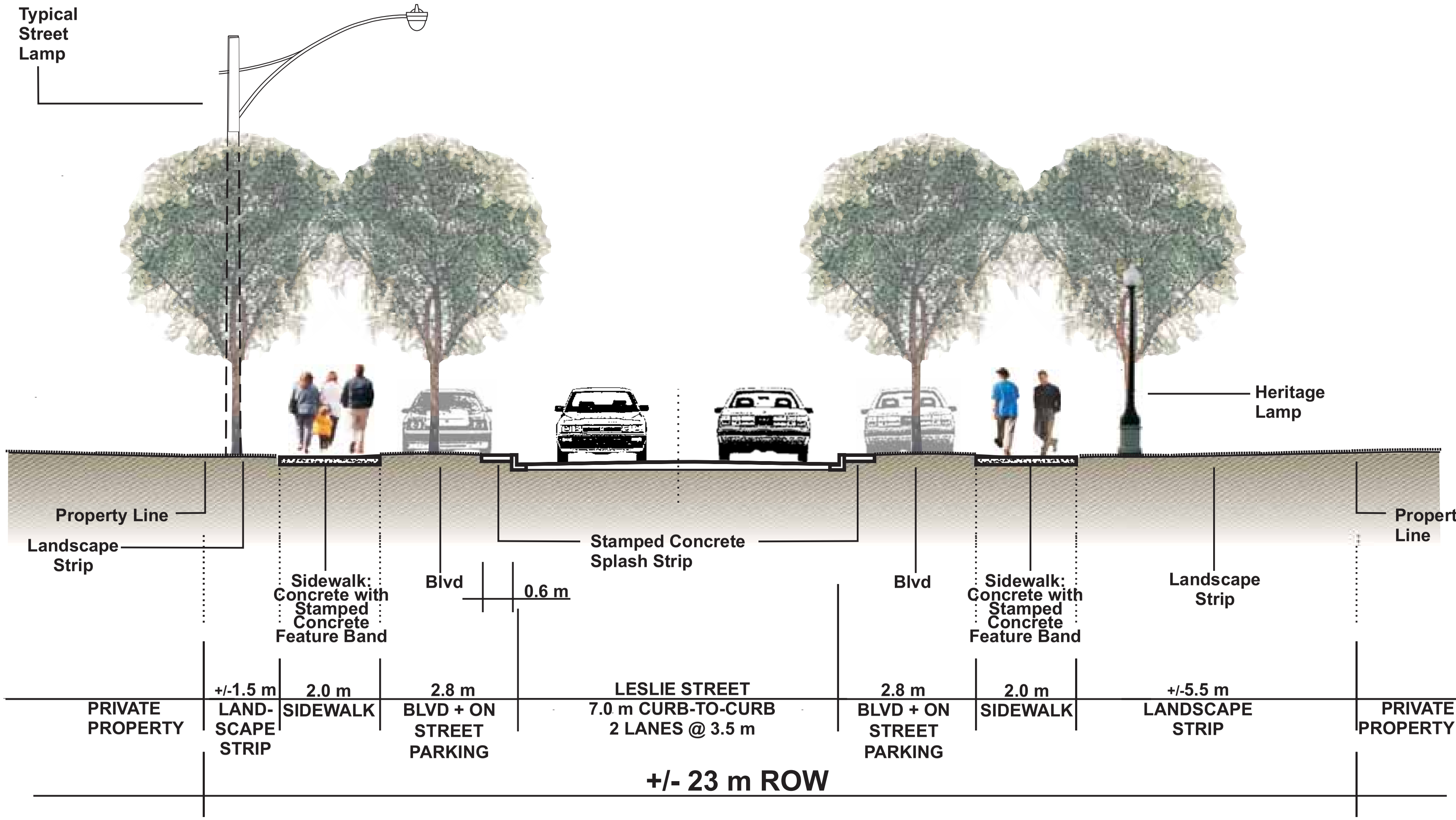
Leslie Street Design Concepts



Leslie Street

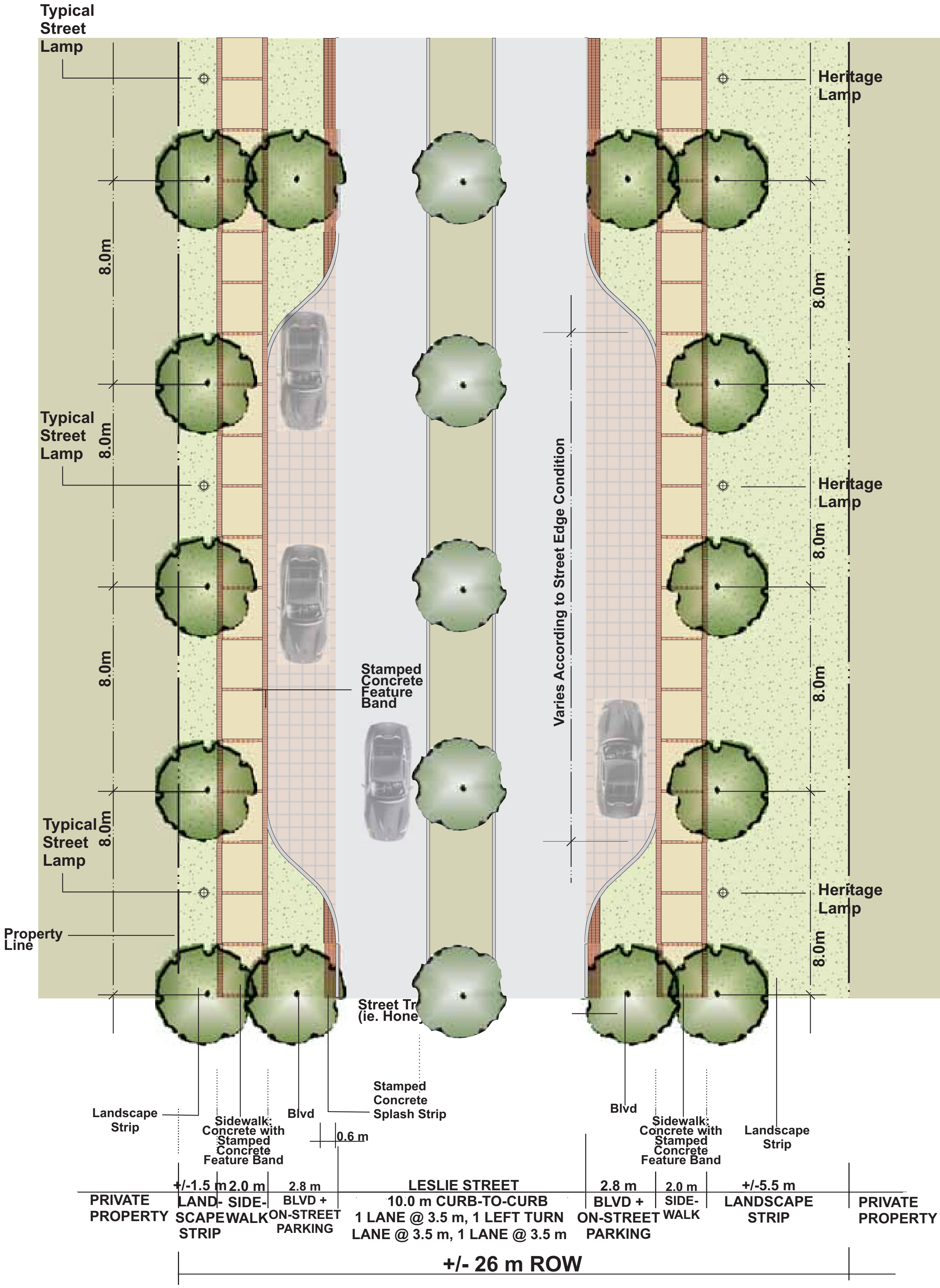
Heritage District Streetscape Plan A-A Option 1

- Narrow Road Lanes
- Slow Moving Traffic
- On-Street Parking
- Left Turn Lane at Intersections Only



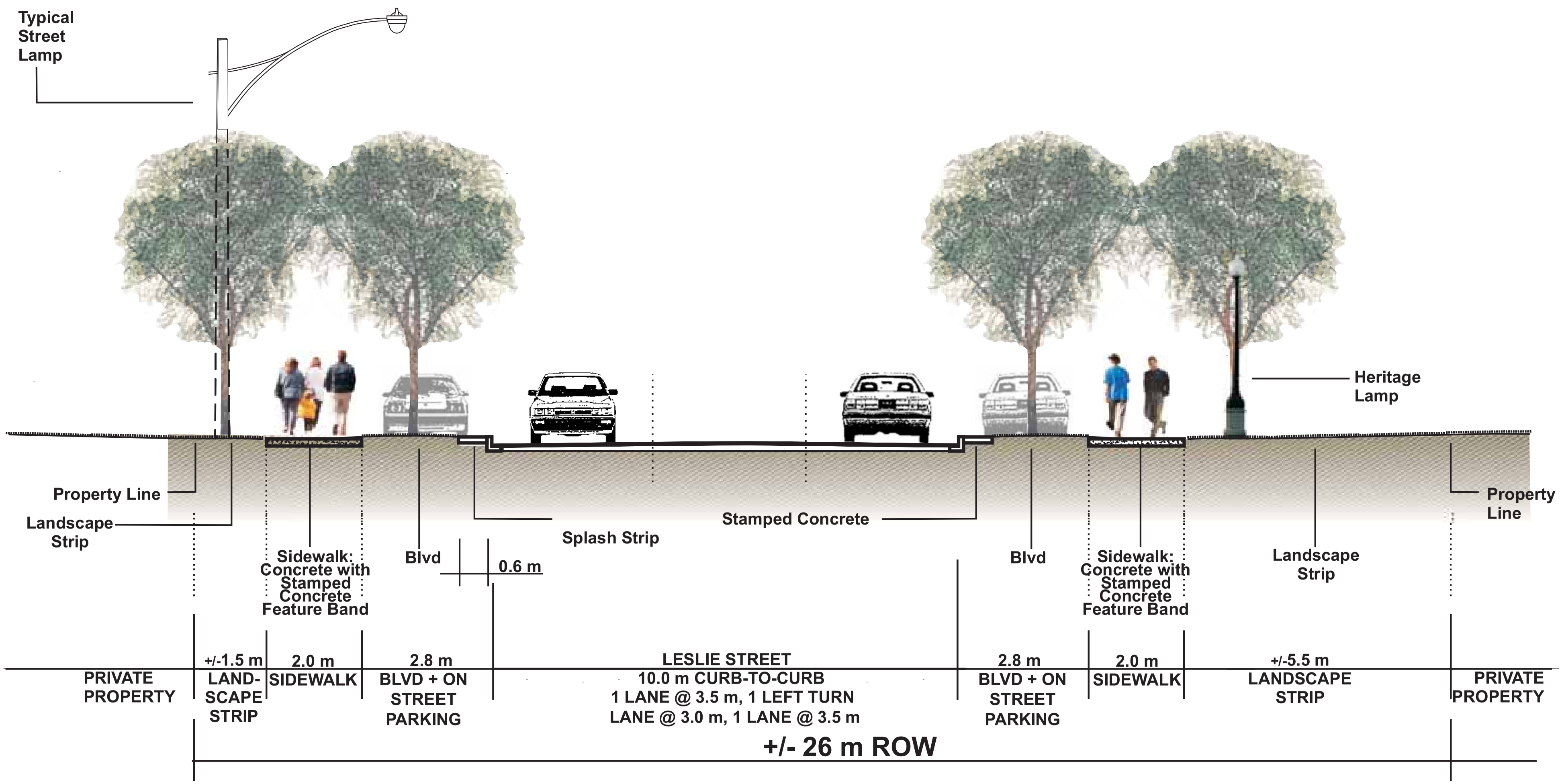
LESLIE STREET
Heritage District
Streetscape Section A-A
Option 1

- Narrow Road Lanes
- Slow Moving Traffic
- On-Street Parking
- Left Turn Lane at Intersections Only



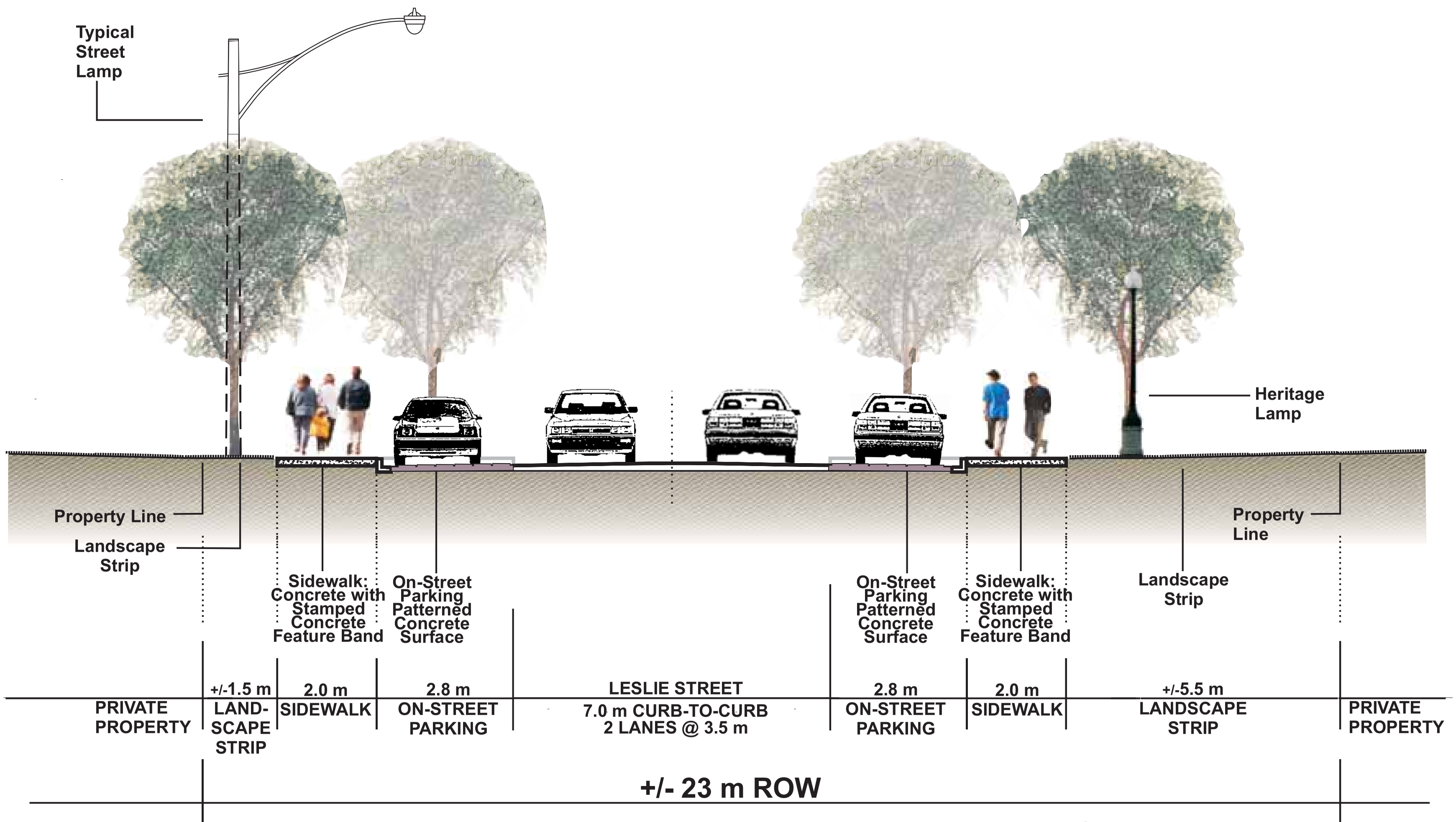
LESLIE STREET
Heritage District
Streetscape Plan A-A
Option 2

- Narrow Road Lanes
- Slow Moving Traffic
- On-Street Parking
- Possible Left Turn Lane at Intersections (see Intersection Plan)



Leslie Street
Heritage District
Streetscape Section A-A
Option 2

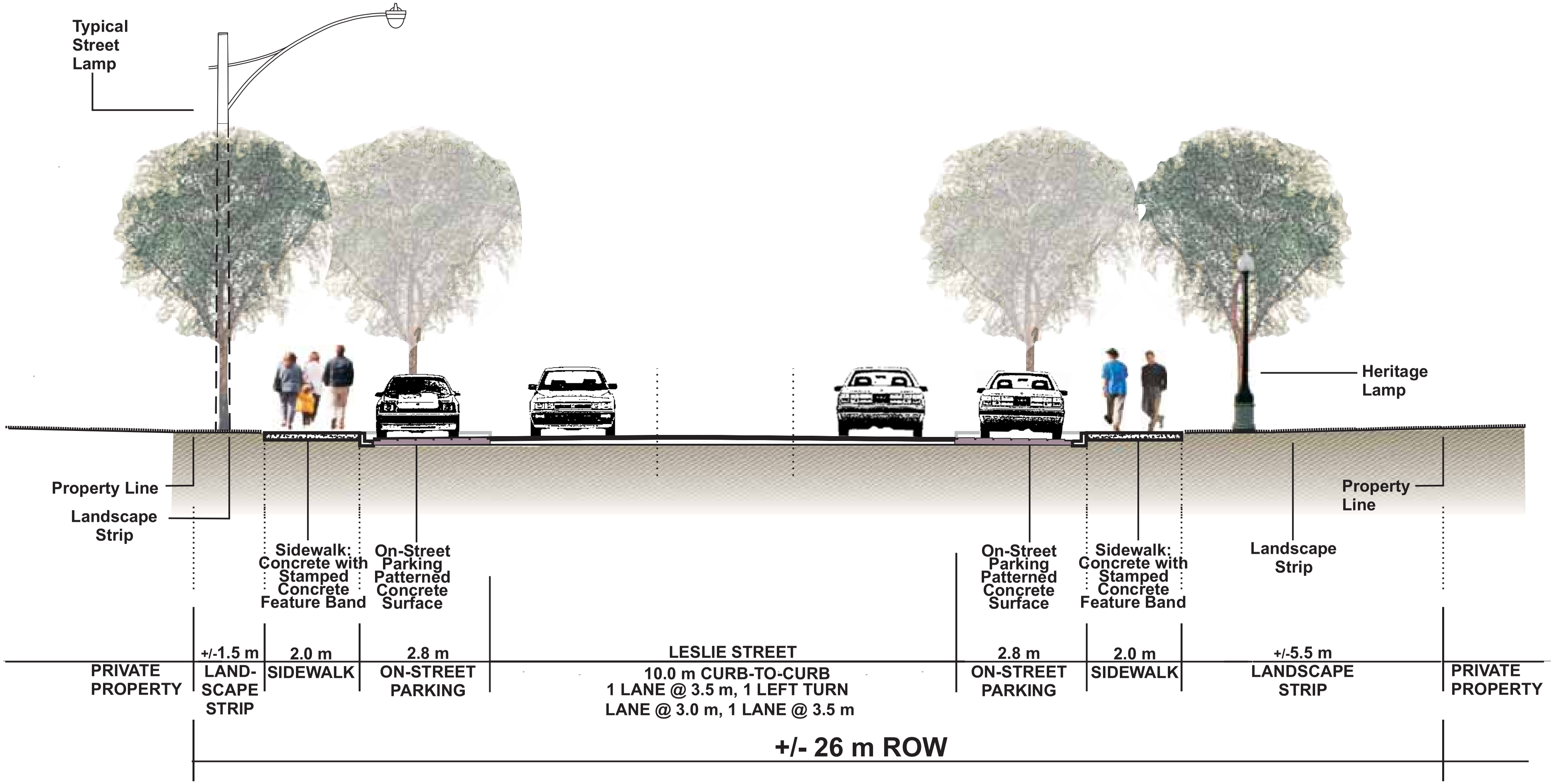
- Narrow Road Lanes
- Slow Moving Traffic
- On-Street Parking
- Possible Left Turn Lane at Intersections



LESLIE STREET
Streetscape Section A1-A1

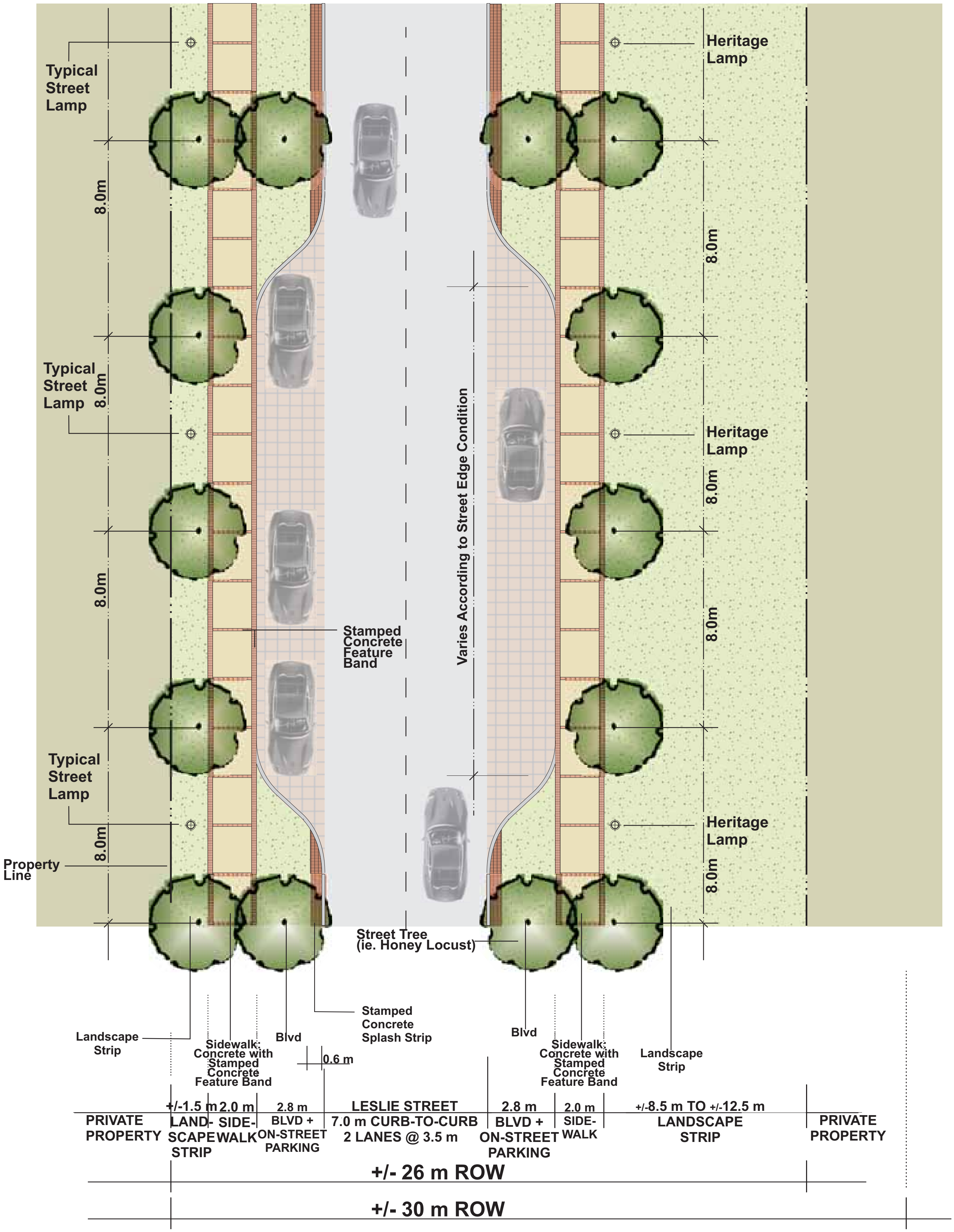
Option 1

- Narrow Road Lanes
- Slow Moving Traffic
- On-Street Parking
- Left Turn Lane at Intersections Only



LESLIE STREET
Streetscape Section A1-A1
Option 2

- Narrow Road Lanes
- Slow Moving Traffic
- On-Street Parking
- Possible Left Turn Lane at Intersections

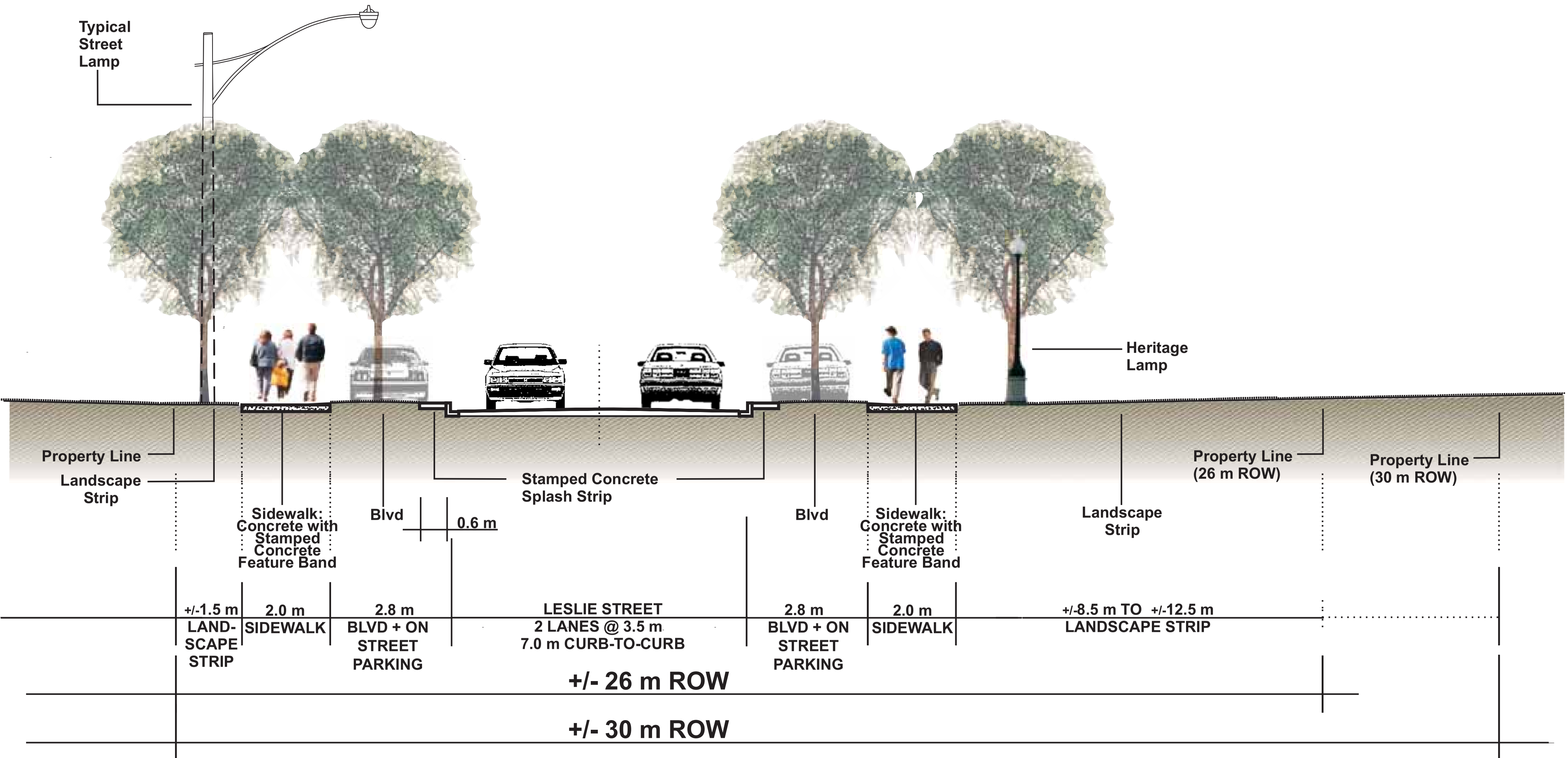


Leslie Street

Streetscape Plan B-B

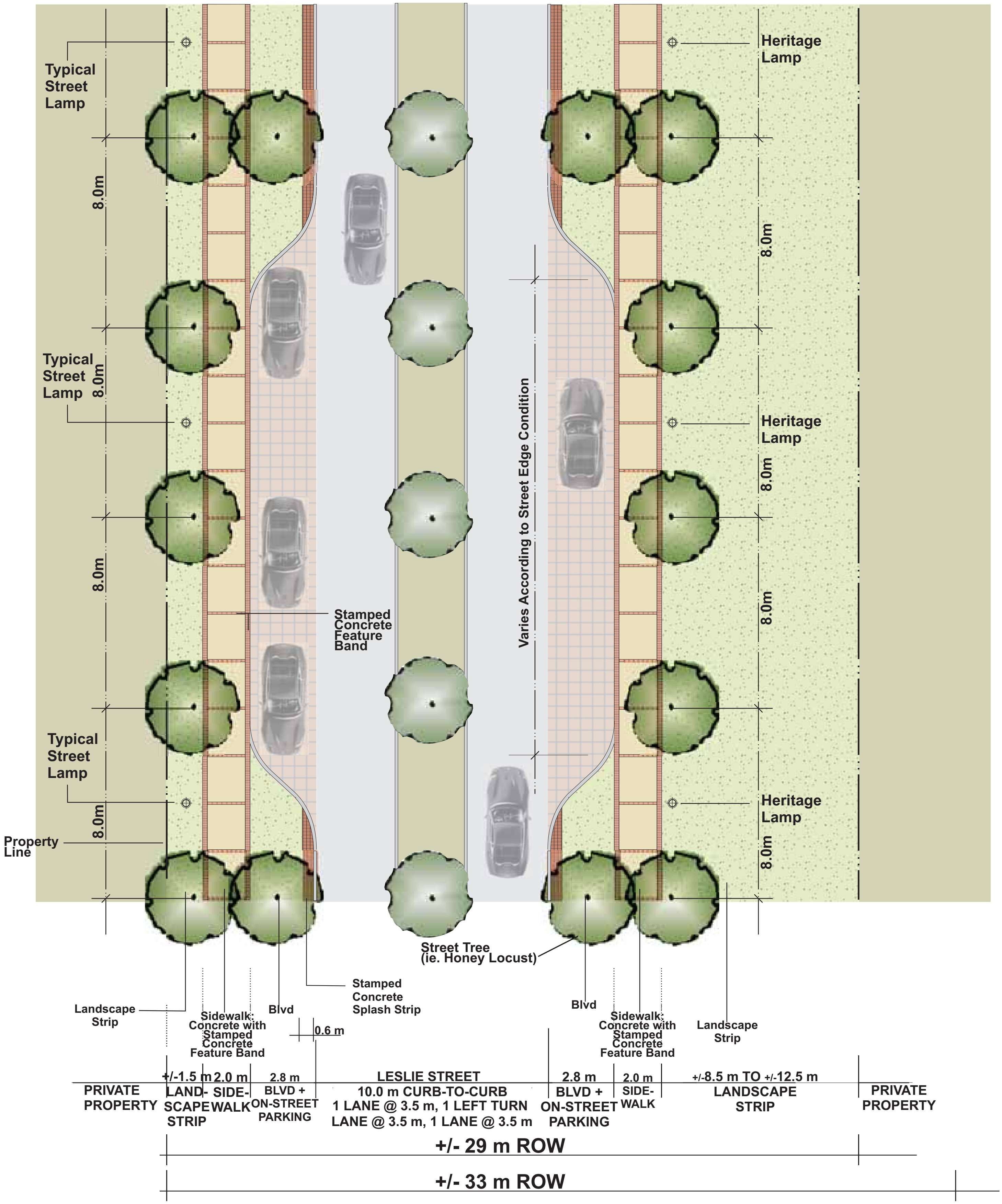
Option 1

- Standard Road Lanes
- On-Street Parking
- Left Turn Lane at Intersections Only



LESLIE STREET
Streetscape Section B-B
Option 1

- Standard Road Lanes
- On-Street Parking
- Left Turn Lane at Intersections Only

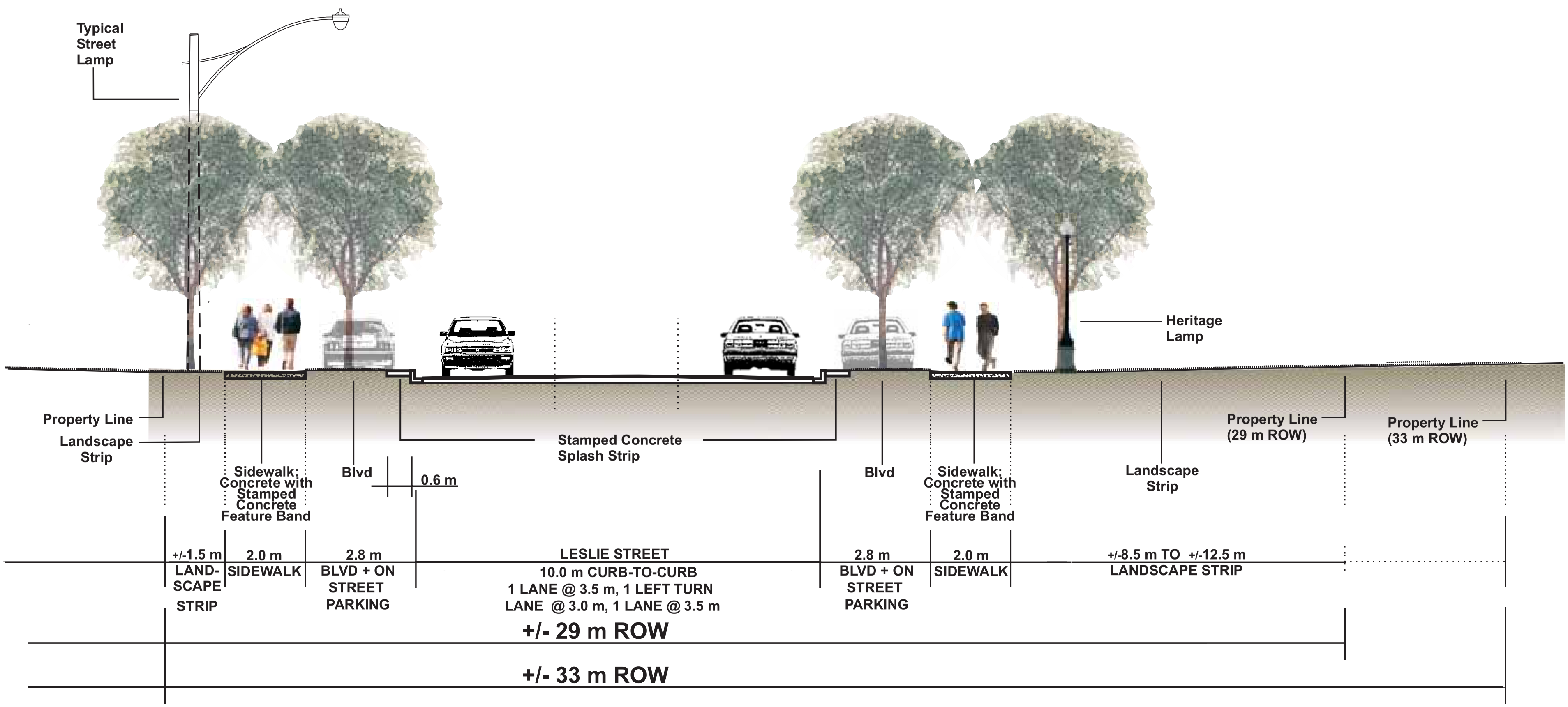


LESLIE STREET

Streetscape Plan B-B

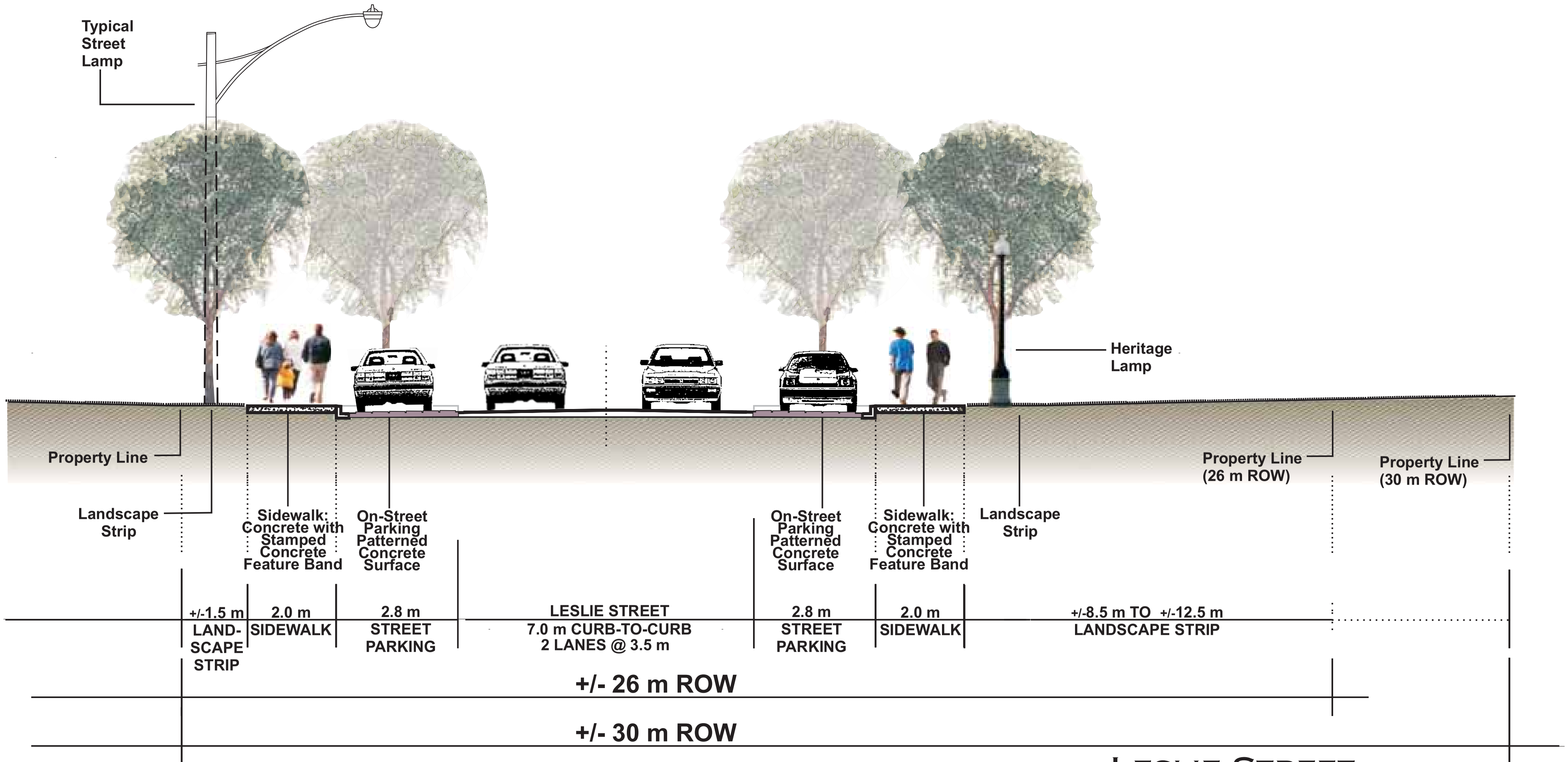
Option 2

- Standard Road Lanes
- Possible Left Turn Lane at Intersections (see Intersection Plan)



LESLIE STREET
Streetscape Section B-B
Option 2

- Standard Road Lanes
- On-Street Parking
- Possible Left Turn Lane at Intersections

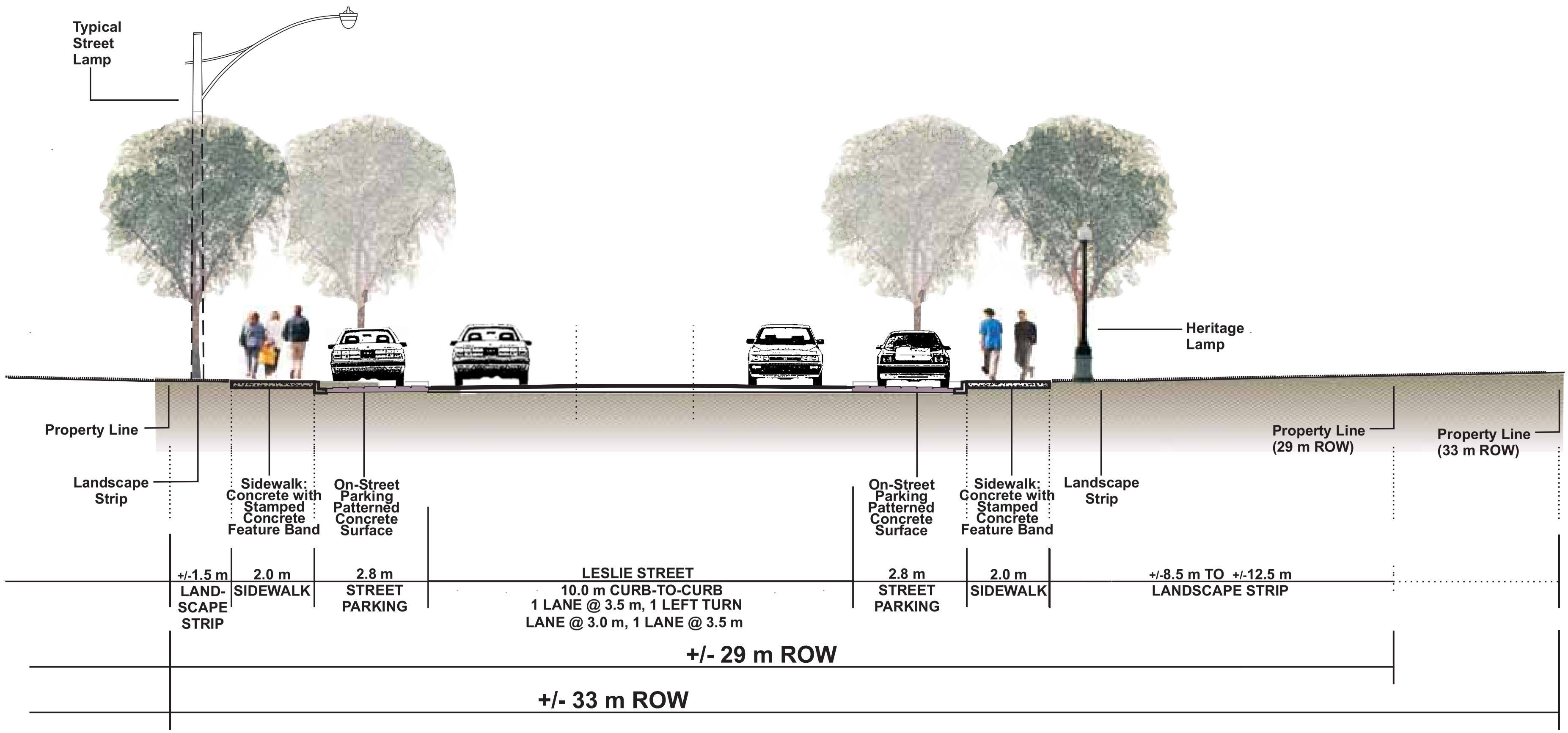


Leslie Street

Streetscape Section B1-B1

Option 1

- Standard Road Lanes
- On-Street Parking
- Left Turn Lanes at Intersections Only



Leslie Street

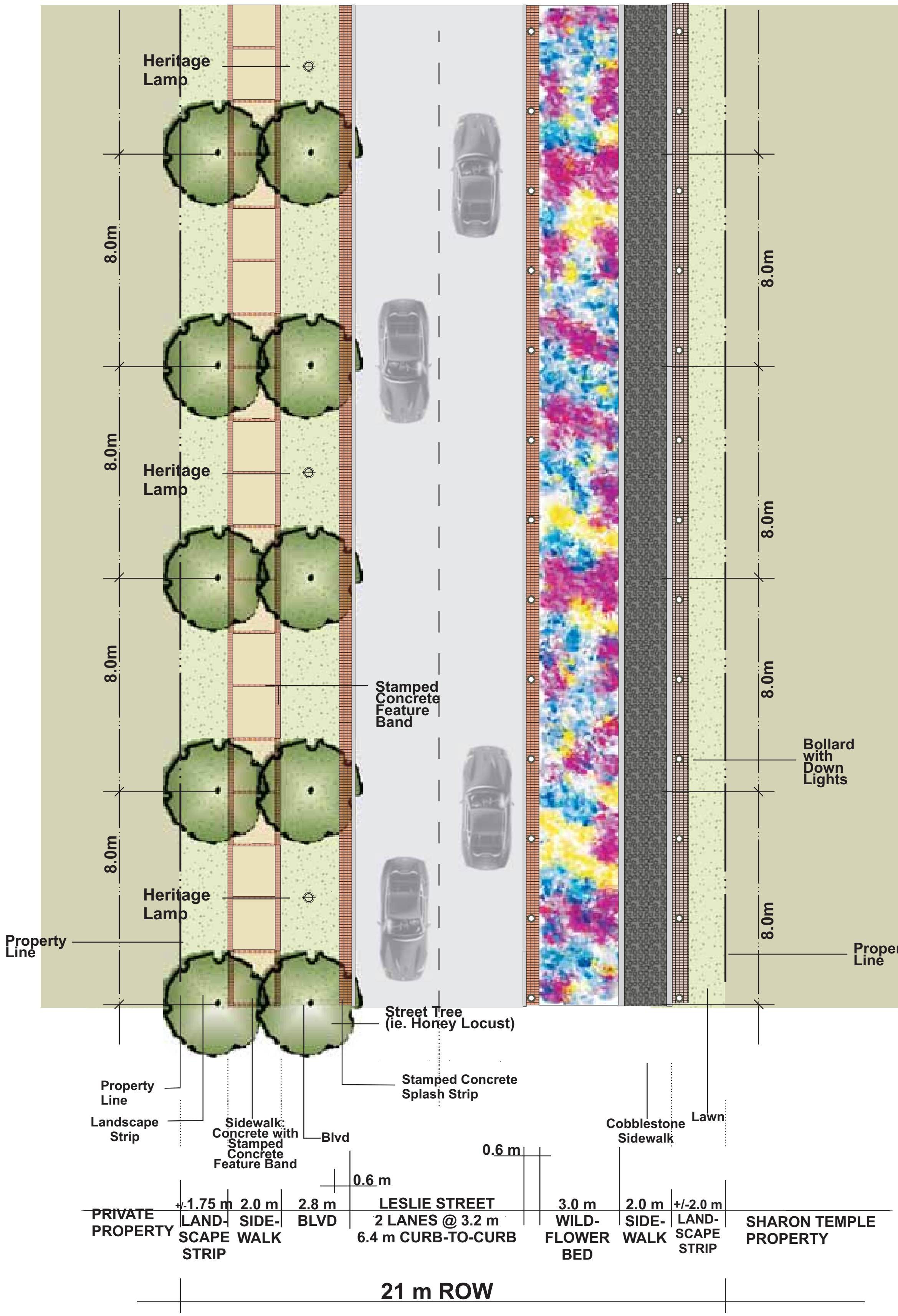
Streetscape Section B1-B1

Option 2

- Standard Road Lanes
- On-Street Parking
- Possible Left Turn Lane at Intersections

LESLIE STREET
Intersection Plan

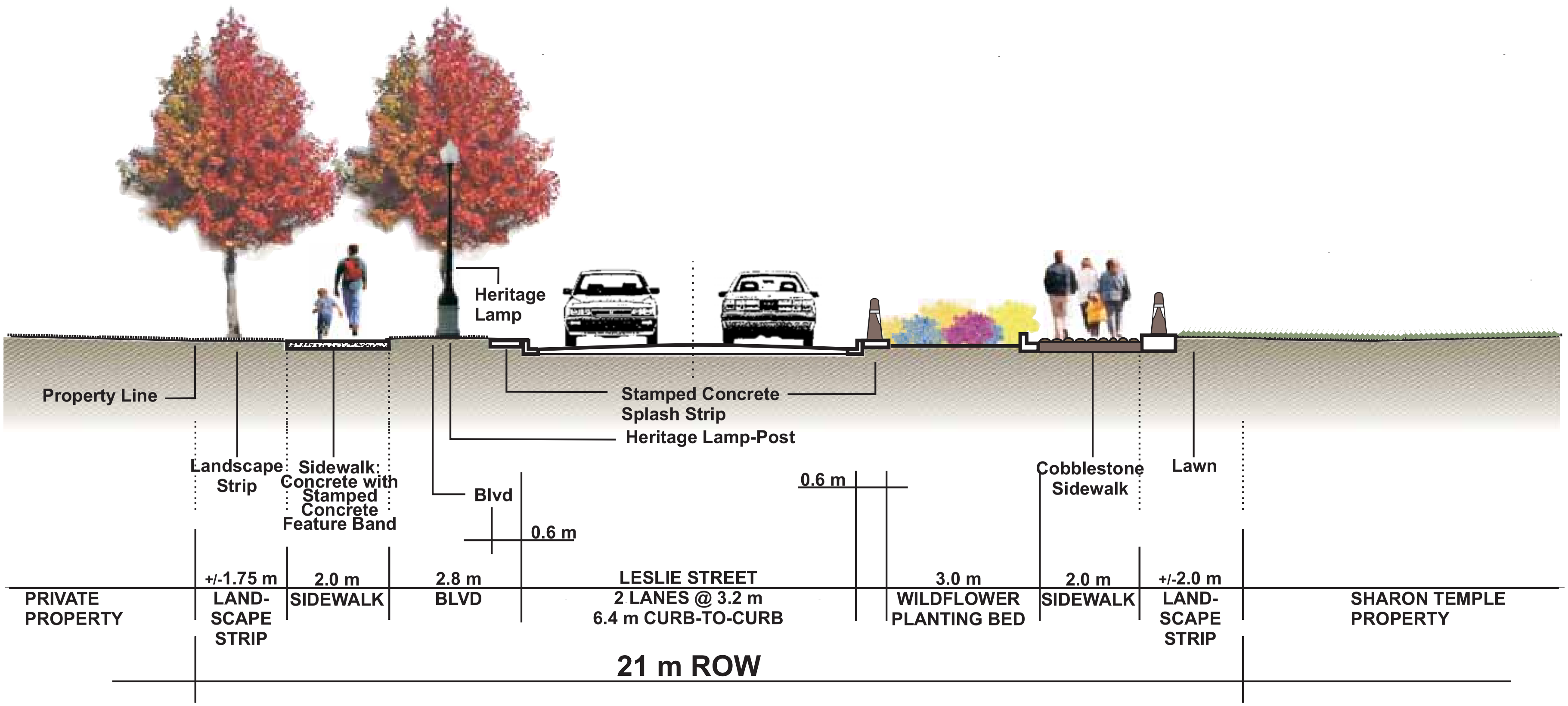
- Possible Left Turn Lane at Intersections



Leslie Street

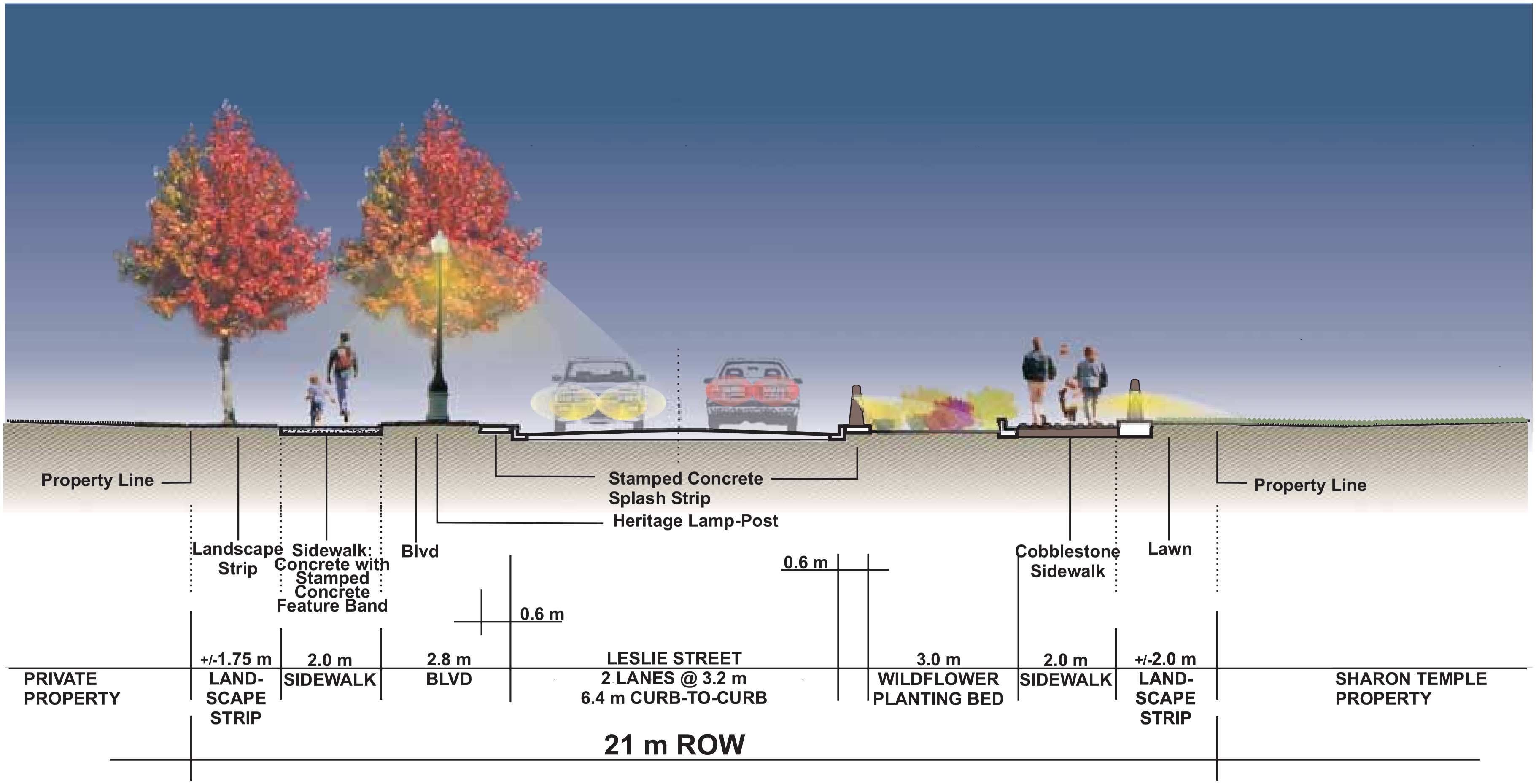
Sharon Temple Precinct(Heritage District)
Streetscape Plan C-C

- Narrow Road Lanes
- Slow Moving Traffic
- No On-Street Parking

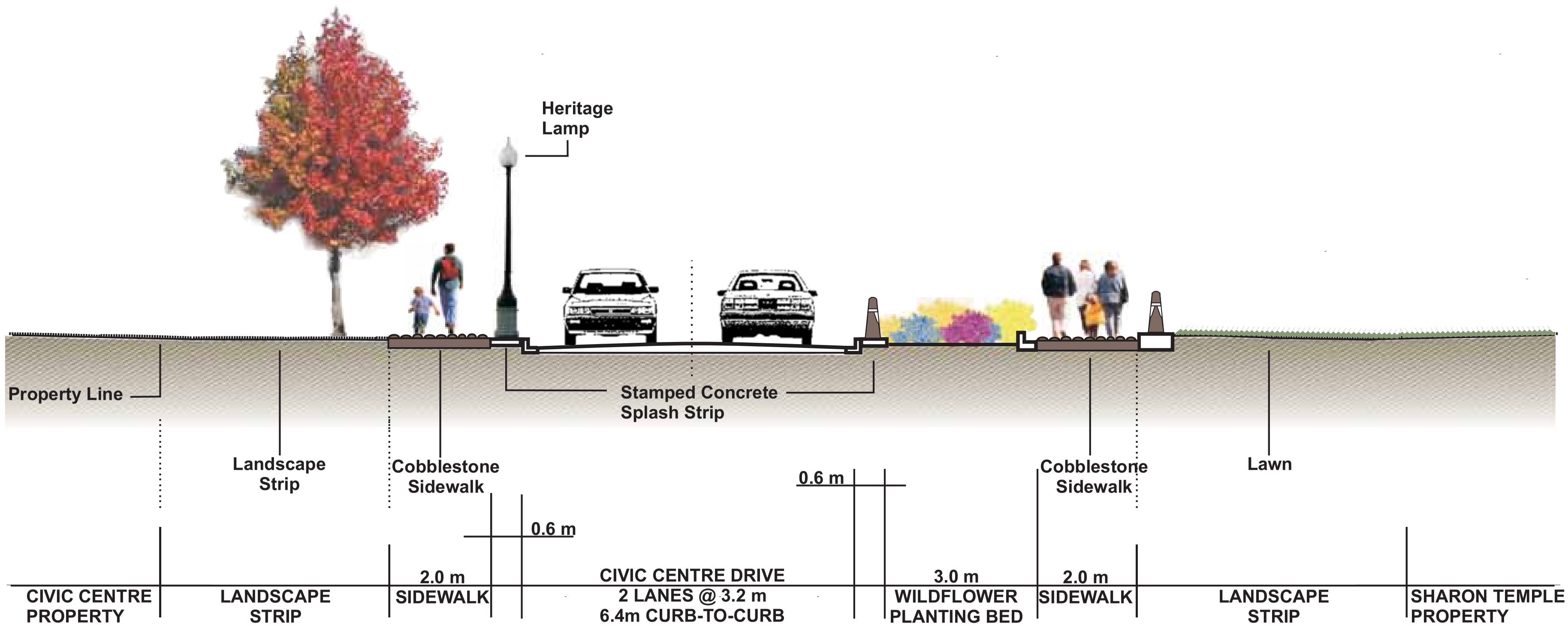


Leslie Street
Streetscape Section
Sharon Temple Precinct(Heritage District)

- Narrow Road Lanes
- Slow-Moving Traffic
- No On-Street Parking



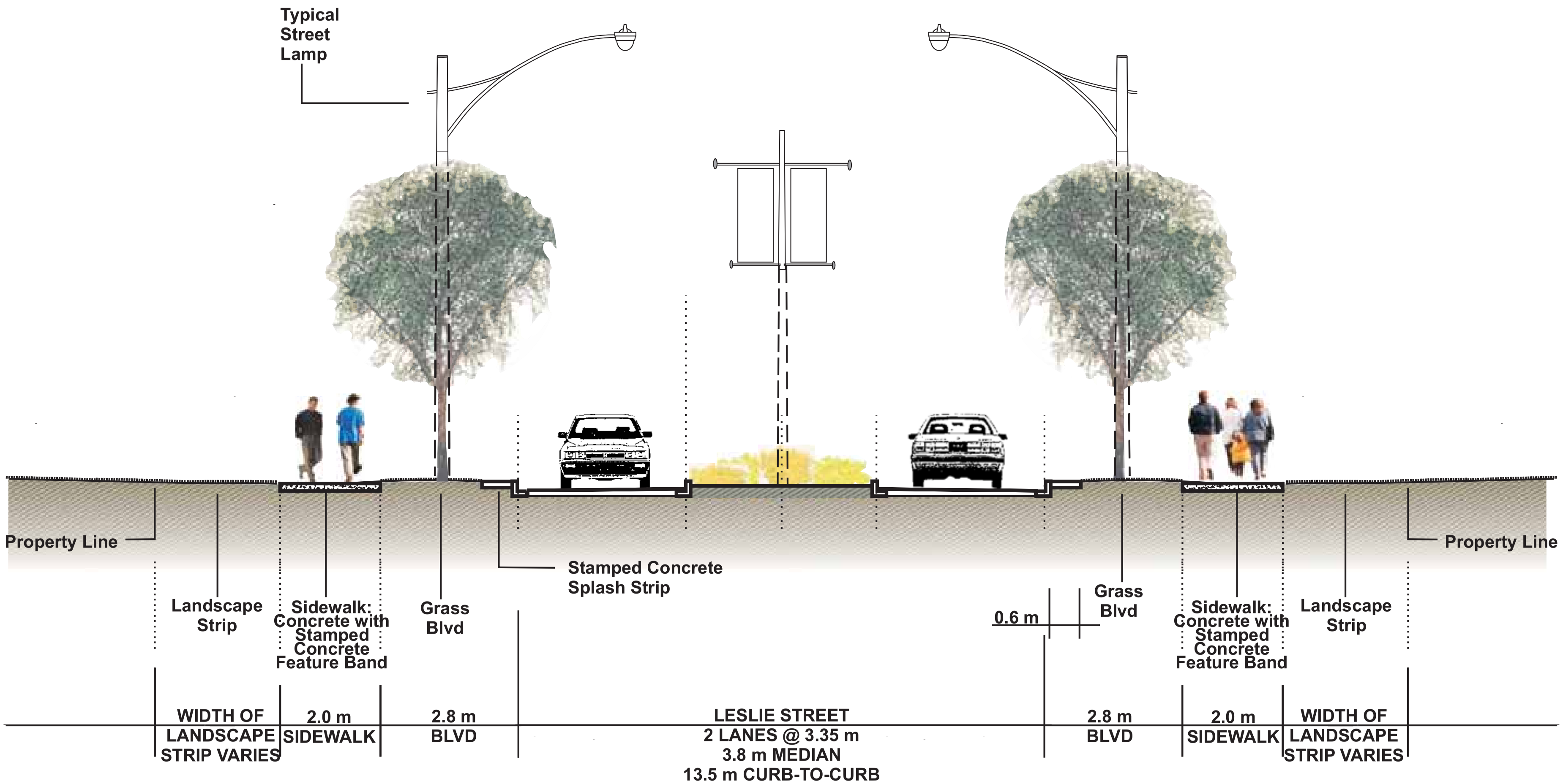
Leslie Street
Streetscape Section
Sharon Temple Precinct(Heritage District)
- Night Time



Civic Centre Drive

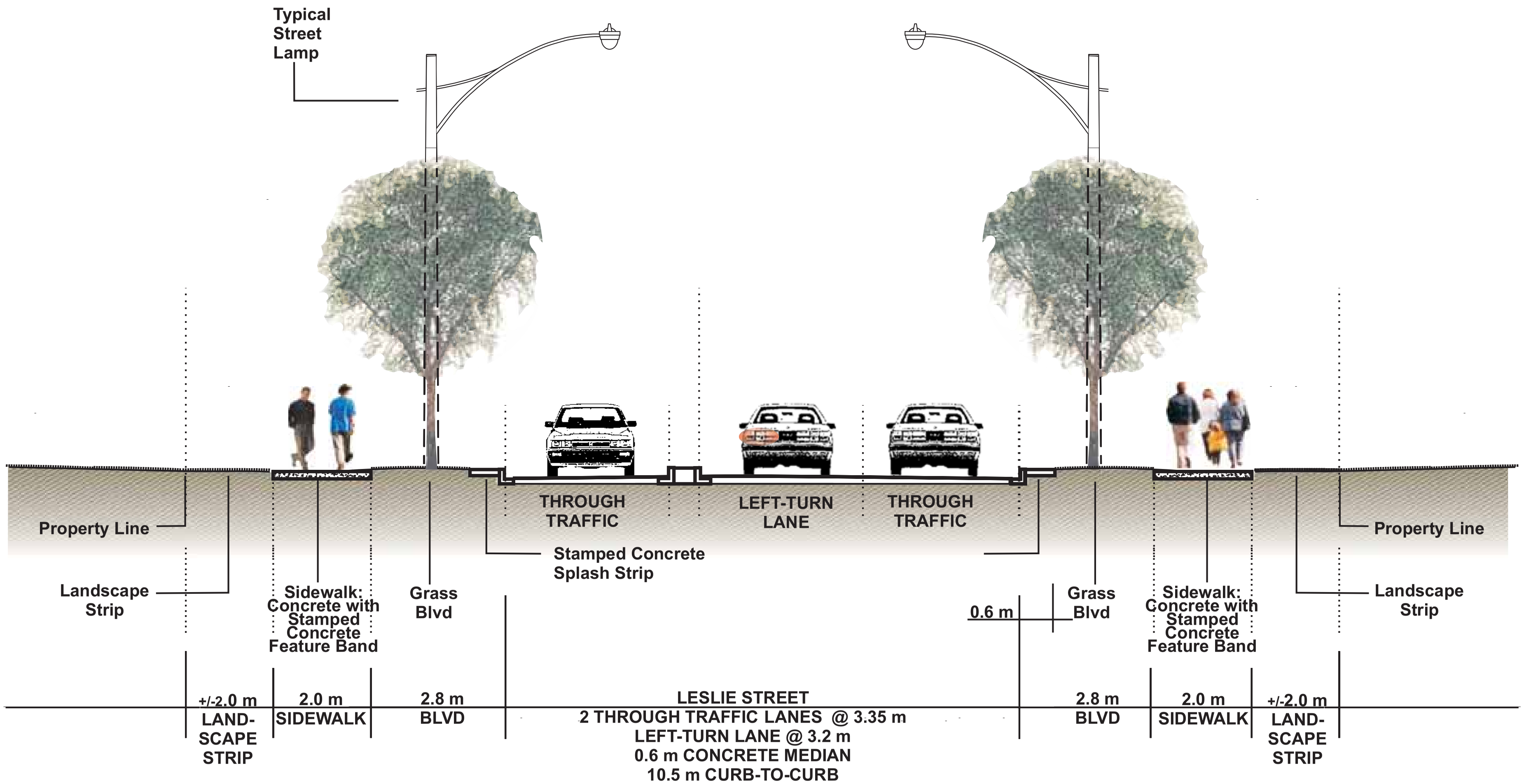
Streetscape Section
Sharon Temple Precinct - Civic Centre Drive (Heritage District)

- Narrow Road Lanes
- Slow-Moving Traffic
- No On-Street Parking



Intersection: Leslie Street + Civic Centre Drive

Streetscape Section E2-E2



INTERSECTION:
LESLIE STREET + CIVIC CENTRE DRIVE
Streetscape Section E2-E2

APPENDIX 4

Natural Heritage Evaluation
Terms of Reference

Terms of Reference: Natural Heritage Evaluation

The following are the general Terms of Reference for a Natural Heritage Evaluation (NHE) to determine the potential impacts on the Natural Heritage System (NHS) from development and site alteration proposals. The actual Terms of Reference for any particular application will be determined by the Town of East Gwillimbury in conjunction with the Lake Simcoe Region Conservation Authority.

1. Objectives

The objectives of the Terms of Reference are as follows:

1.1 To provide an outline to applicants and their consultants of the expectations of an NHE, subject to a Terms of Reference meeting with the Town and the Authority.

1.2 To ensure that the required work and/or studies are known and agreed to prior to the commencement of work, to facilitate a cost-effective, stream-lined and timely review process.

2. General Policies

2.1 It is mandatory that the applicant and/or their consultant meet with the Town and the Conservation Authority to determine and agree upon the Terms of Reference of the NHE prior to the commencement of any work.

2.2 The NHE must be undertaken by a qualified professional in environmental or related sciences to the satisfaction of the Town and the Conservation Authority.

2.3 A visit to the site may be required by the Town and the Conservation Authority prior to, during, or upon receipt of the NHE.

2.4 The staking of regulated areas (i.e., wetlands, top of bank, etc.) and NHS features (i.e., woodlands, etc.) by the Authority may be required. Staking will generally occur between the end of May and the end of October. Any staking that occurs outside of this time may require a confirmatory visit between May and October.

3. Terms of Reference

3.1 Existing Conditions

3.1.1 The existing conditions of the subject property must be clearly described and clearly mapped on aerial photographs.

3.1.2 The description must include the zoning and all designations of all Official Plans on and adjacent to the subject property. This includes any land use designations from other municipal planning documents, such as Secondary Plans.

3.1.3 Land use designations from any other applicable planning documents (i.e., Oak Ridges Moraine Conservation Plan, Greenbelt Plan) must be clearly described and the limits identified in the mapping.

3.1.4 The NHE shall identify the components of the Natural Heritage System and their respective Levels. The boundaries of the NHS shall be staked in the field by the proponent and approved by the Authority and the Town. The staked and surveyed boundaries shall be provided on a figure in the report.

3.1.5 All <u>designated</u> environmental features (i.e., the NHS or natural features identified in the OPs) must be identified in the mapping and described in the report. These features include provincial or regional Areas of Natural and Scientific Interest (ANSIs), Provincially Significant Wetlands (PSWs), etc.

3.1.6 The vegetation communities must be identified using the Ecological Land Classification (ELC) system to vegetation type. The communities must be identified in the mapping, using the appropriate ELC codes, as well as described in the text. A three-season survey may be required.

3.1.7 As a component of the ELC, a plant list with common and scientific names must be included as an appendix. The list must include an analysis for the presence of federal, provincial, regional and/or watershed rare, threatened or endangered species. This should include information from the MNR district office and NHIC.

3.1.8 The NHE may require a breeding bird survey. The need for such a survey will be determined as part of the initial Terms of Reference/scoping meeting. The survey must be conducted during the breeding bird season at an appropriate time of day in appropriate weather conditions and by a qualified professional. A minimum of two surveys are required and they must follow generally accepted scientific protocols, not necessarily atlassing methods.

3.1.9 A list of the breeding birds is required as an appendix. The list must include an analysis for the presence of federal or provincial rare, threatened or endangered species. Watershed rarity status shall be determined in conjunction with the Conservation Authority.

3.1.10 The NHE may require a breeding amphibian/reptile survey. The survey must be conducted during the breeding amphibian season and by a qualified professional. For calling amphibians a minimum of three surveys are required. These surveys must span the full amphibian breeding season to ensure that the peak periods of activity for early and late breeding species are accounted for. For non-calling amphibians, appropriate methodology must be used.

3.1.11 A list of the breeding amphibians is required as an appendix. The list must include an analysis for the presence of federal, provincial, threatened or endangered species. Watershed rarity status shall be determined in conjunction with the Conservation Authority.

3.1.12 If any watercourses or waterbodies identified in the NHS as habitat for fish are present, a fisheries assessment shall be provided. Existing data regarding fish species shall be obtained from LSRCA and/or the MNR. Where necessary, fish will be sampled through electrofishing and/or netting during the appropriate season, under a collection permit issued by the Ministry of Natural Resources. The assessment shall include a description of watercourses or other fish habitat on and/or adjacent to the property.

3.1.13 All incidental wildlife observed shall be reported on and listed in an appendix. The list must include an analysis for the presence of federal or provincial rare, threatened or endangered species. Watershed rarity status shall be determined in conjunction with the conservation authority.

3.1.14 A functional assessment of the subject property describing the ecology of the natural heritage features and functions should be provided. This shall include a consideration of the hydrological requirements of natural heritage features, particularly wetlands.

3.1.15 Where the NHS has identified a stream linkage or potential proximity linkage on or adjacent to the property, the NHE must identify the location, width and proposed vegetation composition of the linkage. Once the limits of the linkage have been determined to the satisfaction of the Town and the Conservation Authority, these shall be staked in the field and subsequently surveyed.

3.1.16 Mapping (at a minimum) shall consist of the following:

a) All mapping must have a title, figure number, north arrow, legend and scale or scale bar.

b) A site location map that provides the regional or watershed context of the subject property.

c) The extent of the Natural Heritage System and its components must be clearly demarcated on an orthophoto base.

d) The locations of all watercourses and waterbodies and an indication of their flow and thermal regimes.

e) Vegetation communities must be delineated and identified using ELC.

f) The location of any rare, threatened or endangered species and/or populations shall be identified.

g) The location of any important wildlife features (i.e., hibernacula, den, stick nest, etc.) shall be identified.

3.2 Assessment of Impacts

3.2.1 The potential impacts to the features and functions of the Natural Heritage System shall be identified and discussed.

3.2.2 An assessment of the potential impact on wildlife at a local, watershed and provincial (if applicable) level shall be provided.

3.2.3 In the case of a Core Area feature, the NHE must demonstrate that there is <u>no development or site alteration</u> within the feature or negative impacts. The NHE must determine appropriate buffers from Core Area features through the identification of critical function and protection zones.

3.2.4 In the case of Supporting Area features, the NHE must demonstrate no net negative impacts on the natural features or ecological functions, which may involve the identification of buffers from Supporting Area features and other mitigation measures.

3.2.5 A description of the natural features proposed for removal shall be provided. The quantity of removal shall also be included.

3.2.6 An assessment of the potential impact on the Natural Heritage System, including any Linkages areas that have been identified.

3.3 Recommendations and Mitigation Measures

3.3.1 Avoidance of any NHS feature, regardless of its assigned level, is the preferred approach to mitigation. In the case of Core Area features, avoidance is required.

3.3.2 Determine adequate buffers through the identification of the critical function and protection zones of the NHS.

3.3.3 Where avoidance of a feature is not feasible or possible, mitigation approaches/techniques must be provided. These may include edge management plans, buffer plantings, fencing, etc.

3.3.4 In cases where a Linkage area has been identified on a property, the NHE must demonstrate how it will be integrated into the proposed development plan.

3.3.4 Recommendations for Best Management Practices during construction should be provided. This may include silt fencing, tree protection, fencing, identification of timing or seasonal constraints to construction or restoration, etc.

3.3.5 Mitigation for negative impacts on the natural features or their ecological functions (or to achieve no net negative impact) may include, at the discretion of the Town in conjunction with the LSRCA, approaches to replace lost areas or functions.

3.3.6 If acceptable, replacement shall, to the extent possible, occur within the same subwatershed as the proposed development or site alteration.

3.3.7 The appropriate amount of replacement will be determined through discussions with the Authority and the Town and will be agreed to by all parties in writing.

3.3.8 If monitoring is required, the details of a monitoring program must be agreed to in writing by the Town, LSRCA and other parties.

3.4 Conclusions

The NHE must demonstrate the following:

3.4.1 No development or site alteration within Core Area features.

3.4.2 No net negative impacts to Supporting Area features.

3.4.4 Conformity with the policies and requirements of the Official Plan(s).

3.4.5 Conformity with the policies and requirements of other applicable planning documents (i.e., ORMCP, Greenbelt Plan, etc).

3.4.6 Conformity with the requirements of the LSRCA’s *Watershed Development Policies*

APPENDIX 5

Schedule 3 (Severely Toxic Contaminants)
to Regulation 347 of the Revised
Regulations of Ontario, 199

SCHEDULE 3
SEVERELY TOXIC CONTAMINANTS

Severely Toxic Contaminants			Regulated Constituent		Land Disposal Treatment Requirements	
					Aqueous Waste	Non-aqueous Waste
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Haz. Waste Number[1]	CAS Number[2]	Contaminant	Generic Name or other description	CAS Number[2]	Concentration[3] (mg/L)	Concentration[4] (mg/kg)
S001	1402-68-2	Aflatoxin	NA	NA	NA	NA
S002	1746-01-6	2,3,7,8-Tetrachlorodibenzo-p-dioxin	TCDDs (All Tetrachlorodibenzo-p-dioxins)	41903-57-5	0.000063	0.001
S003	40321-76-4	1,2,3,7,8-Pentachlorodibenzo-p-dioxin	PeCDDs (All Pentachlorodibenzo-p-dioxins)	36088-22-9	0.000063	0.001
S004	39227-28-6	1,2,3,4,7,8-Hexachlorodibenzo-p-dioxin	HxCDDs (All Hexachlorodibenzo-p-dioxins)	34465-46-8	0.000063	0.001
S005	57653-85-7	1,2,3,6,7,8-Hexachlorodibenzo-p-dioxin	HxCDDs (All Hexachlorodibenzo-p-dioxins)	34465-46-8	0.000063	0.001
S006	19408-74-3	1,2,3,7,8,9-Hexachlorodibenzo-p-dioxin	HxCDDs (All Hexachlorodibenzo-p-dioxins)	34465-46-8	0.000063	0.001
S007	51207-31-9	2,3,7,8-Tetrachlorodibenzo furan	TCDFs (All Tetrachlorodibenzofurans)	55722-27-5	0.000063	0.001

Notes to Schedule 3:

[1] Haz. Waste Number means Hazardous Waste Number. These numbers are consistent with United States Environmental Protection Agency Hazardous Waste Numbers. If there is no United States Environmental Protection Agency Hazardous Waste Number for a waste, the Hazardous Waste Number is assigned to the waste by the Ontario Ministry of the Environment.

[2] CAS Number means the Chemical Abstracts Service Registry Number. When the waste or a regulated constituent is described as a combination of a chemical with its salts or esters, the CAS number is given for the parent compound only.

[3] Concentration requirements for aqueous wastes are based on analysis of composite samples.

[4] Concentration requirements for non-aqueous wastes are based on analysis of grab samples.