

Town of East Gwillimbury
OFFICIAL PLAN
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APPENDIX A: Terms of Reference - Community Design Plans

Land Acknowledgment

The Town of East Gwillimbury recognizes and acknowledges the lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of the Mayor and Council, we would like to thank them for sharing this land.

We would also like to acknowledge the Chippewas of Georgina Island First Nation as East Gwillimbury's closest First Nation community and recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and we join them in these responsibilities.

It is the intention of the Town of East Gwillimbury to continue to build relationships with Indigenous Peoples across the time horizon of this Plan. As part of that commitment, the Town supports all efforts towards peace and reconciliation and will involve Indigenous Partners in the consultation and land use planning process.

1.0 INTRODUCTION, VISION + GUIDING PRINCIPLES

1.1 Introduction

1.1.1 Land Use Planning in Ontario

A Policy-Led System

- a) Land use planning in Ontario is carried out on the basis of a policy-led framework that includes specific roles for the Province, York Region and the Town of East Gwillimbury. The policy-led system is highly integrated and hierarchical. It is established through Provincial legislation, policies and guidelines that are to be implemented by the Town. The East Gwillimbury Official Plan (this Plan) is to conform with, or be consistent with, or have regard for Provincial legislation, policies, plans and guidelines.
- b) In terms of land use planning within the Town itself, decisions about future development will need to integrate environmental, social and economic perspectives. Further, all planning decisions within the Town, including the preparation and implementation of all of the various planning tools empowered by the Planning Act, are to conform with this Plan, as well as to conform with, or be consistent with, or have regard for Provincial legislation, policies, plans and guidelines.

The Planning Act

- c) The Planning Act is the overarching legislation for planning in Ontario. The primary purposes of the Planning Act include to:
 - i. Promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
 - ii. Provide for a land use planning system led by Provincial policy;
 - iii. Integrate matters of provincial interest in Provincial and municipal planning decisions;
 - iv. Provide for planning processes that are fair by making them open, accessible, timely and efficient;
 - v. Encourage co-operation and co-ordination among various interests; and
 - vi. Recognize the decision-making authority and accountability of municipal councils in planning.

The Provincial Interest in Land Use Planning

- d) Section 2 of the Planning Act includes a list of matters of Provincial Interest that form the basic framework for all planning decisions. The list is broad and generally inclusive and this Plan has had appropriate regard for all of the listed matters of Provincial Interest. All future land use planning and development decisions of the Town shall have regard for the identified matters of Provincial Interest.

Other Provincial Legislation relevant to East Gwillimbury

- e) In addition to the Planning Act, the Province has enacted, through their legislative processes, a number of Acts that have a specific influence on land use planning processes throughout Ontario and within the Town. Some key legislation having a direct impact on planning in East Gwillimbury include:

- i. The Ontario Heritage Act;
- ii. The Municipal Act;
- iii. The Development Charges Act;
- iv. The Oak Ridges Moraine Act;
- v. The Greenbelt Act; and
- vi. The Lake Simcoe Protection Act.

The Provincial Planning Statement

- f) The Planning Act also requires the decisions of the Town conform with Provincial Plans and be consistent with Policy Statements issued under the Planning Act. Of key importance is the Provincial Planning Statement. The Provincial Planning Statement is applicable throughout the entirety of East Gwillimbury. It is a requirement of the Provincial Planning Statement that this Plan identify Provincial Interests and set out appropriate land use designations and provide clear, reasonable and attainable policies to protect Provincial Interests and facilitate development in suitable areas. The policies of the Provincial Planning Statement continue to apply to all of the Town's planning decisions, even after the approval of this Plan.

1.1.2 This Plan

A Provincially-Mandated Official Plan

- a) The Planning Act provides the legislative authority for the Town to implement and utilize an array of planning tools, including the requirement for the Town to prepare and adopt an Official Plan and submit it to the Province for approval.

A Comprehensive Land Use Planning Document

- b) This Plan applies to all lands within the municipal boundary of the Town of East Gwillimbury. This Plan is:
 - i. The Town's primary tool for implementing long-range Provincial and Town-wide planning and development initiatives to the year 2051; and
 - ii. A dynamic document that is designed to be flexible in responding to changes in regulations, circumstances and priorities over time.
- c) The detailed policies of this Plan build upon the community's vision for the future and a number of supportive guiding principles. The vision, principles and policies 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 and work and to invest in.
- d) This Plan is about making strategic choices and shaping East Gwillimbury's collective future. This Plan:
 - i. Sets out the vision, guiding principles and policies for where and how East Gwillimbury will grow;
 - ii. Is about getting the fundamentals right. Building a successful community 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.
- iv. Provides the appropriate policies to protect the Natural Heritage and Agricultural Systems, and the tools to ensure that cultural heritage resources are appropriately conserved;
- v. Establishes the key link between planning and approving new development with the provision of municipal service infrastructure and public service facilities, including community facilities;
- vi. Provides a strategy for phasing and the assignment of municipal service infrastructure and transportation system capacity over time; and
- vii. Positively responds to the matters of Provincial interest identified in the Planning Act and implements various pieces of Provincial legislation, plans, policy statements and guidelines.

How to Read this Plan

- e) This Plan is to be read and interpreted as a fully integrated and comprehensive whole. In all circumstances, all the relevant 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, including the applicable policies of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan.
- f) Decision making by the Town 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.

Written to Celebrate Inclusivity and Diversity

- g) This Plan was purposefully written to celebrate inclusivity and diversity, and as such, it avoids the identification of any person or group of persons. This Plan and associated policies apply equally to people of all ages and abilities, ethnicities, religious affiliations, socio-economic circumstances, identities and any other protected human right.
- h) Notwithstanding the above, the Town recognizes the unique relationship that First Nations Peoples have with this land, as well as government bodies, which must be honoured in implementing this Plan.

Extensive Stakeholder Consultation

- i) 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 Peoples of the Williams Treaty First Nations, including the Chippewas of Georgina Island, York Region and other agencies.

Statutory Elements of this Plan

- j) The Vision Statement, Guiding Principles, the associated policy framework, tables, figures and the associated Schedules constitute the statutory elements of this Plan.

Non-Statutory Elements of this Plan

- k) This Plan also includes **APPENDIX A - Community Design Plan Terms of Reference**, which constitutes a non-statutory element of this Plan, and is provided for clarification purposes only.
- l) This Plan also contains images, icons and explanatory sidenotes intended to provide additional context and help to readers as to the intent or source of the policy in question. These contextual images, icons and explanatory sidenotes are meant for illustrative and supportive purposes only. They are non-statutory and are not an operative part of this Plan.

Supported by Master Plans, Strategies, Studies, Guidelines, Engineering Standards and By-Laws

- m) This Plan is supported by the Urban Design Manual and a host of other Town adopted master plans, strategies, studies, guidelines, standards and By-laws that provide both support for the policy framework and more detailed direction for consideration throughout the ongoing planning approval processes.

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/community facilities and commercial uses supported by appropriate municipal infrastructure and a well-connected multimodal 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 Plan, the Oak Ridges Moraine Plan and the Lake Simcoe Protection Plan.

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 defined Settlement Areas.

- Principle 3:** To ensure that new development contributes to the creation of complete communities, including a diverse mix of uses that facilitate easy access daily needs, a multi-modal transportation stem, live-work and local employment opportunities, providing 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

2.1.1 Residential and Employment Growth

- a) The planning horizon for this Plan is to the year 2051. Within that planning horizon, the Town has adopted a projection for residential growth to a population of 128,600 and a projection for employment growth to 44,300 jobs. Table 1 identifies the planned population and employment growth projections to the year 2051.

Table 1 - Population and Employment Forecasts to 2051*

	2021	2031	2041	2051
Population	35,700	57,100	88,700	128,600
Employment	10,600	16,500	27,500	44,300

*The projections for population and employment growth identified on Table 1 are from the 2022 York Region Official Plan.

- b) Residential growth is to be allocated within East Gwillimbury generally as follows:
- Within the **Agricultural System** +/- 6,000 total population
 - Within the **Settlement Areas**:
 - The Mount Albert Greenbelt Settlement Area +/- 8,000 total population
 - The Central Growth Area +/- 114,600 total population
- c) It is recognized that the projections to 2051 established by the Region and adopted by the Town 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 respond positively to the planning and engineering objectives of the Town, including:
- To permit the Town to comprehensively manage the long-term land supply over the entire 2051 planning horizon and beyond;
 - To properly respond to the housing market and to ensure a competitive development environment;
 - To respond to emerging employment demands and ensure the economic competitiveness of the Town;
 - To support the Province's ongoing approval, funding and development of the Bradford Bypass; and
 - To support and move forward with the identified capital plans for municipal service infrastructure, public service facilities/community facilities and other infrastructure solutions/strategies.

2.1.2 Planning for Growth in an Urban Structure

- a) **Schedule 1: Growth Management** identifies the urban structure of the Town of East Gwillimbury as it evolves over the planning horizon of this Plan. It identifies a number of key geographic components 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 within the Municipal Boundary of the Town:
- i. **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. The Settlement Areas are further subdivided into:
 - > **The Delineated Built-Up Areas** – Within the identified Settlement Areas, in 2006 the Province defined the Delineated Built-Up Areas within both the Mount Albert Greenbelt Settlement Area and within the Central Growth Area. Within the Central Growth Area, the Delineated Built-Up Areas generally correspond to the components of Sharon, Holland Landing and Queensville that were developed historically, up to the year 2006. The purpose of identifying the Delineated Built-Up Areas within the Settlement Area Boundaries is to provide for the ongoing measurement of the Intensification Target;
 - > **The Designated Greenfield Areas** - Within the identified Settlement Areas, and particularly within the Central Growth Area, there are substantial land areas that incorporate development that has occurred since 2006, as well as significant vacant land areas that are expected to be developed for new, urban development uses and built forms. These lands are identified as Designated Greenfield Areas; and
 - ii. **The Agricultural System** - The Agricultural System incorporates the Town's rural and agricultural areas, the Town-wide Natural Heritage System, the area identified as the Greenbelt Protected Countryside and the area identified as the Oak Ridges Moraine. The Town-wide Natural Heritage System, the Greenbelt Protected Countryside and the area identified as the Oak Ridges Moraine are specifically protected from urban development through the Provincial Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the policies of this Plan.
- b) **Schedule 2: Urban Structure** focuses on the identified Settlement Areas and differentiates lands within the Settlement Area Boundaries. Lands within the identified Settlement Areas, with the exception of the Town-wide Natural Heritage System, are the focus for new urban development within the Town, and are further subdivided as follows:
- i. **The Town-wide Natural Heritage System** - The Town-wide Natural Heritage System is located within both the Agricultural System and within the Settlement Areas. Lands identified as Natural Heritage System on **Schedule 2** represent those lands that are intended to be protected from new urban forms of development;
 - ii. **The Strategic Growth Areas** - The Strategic Growth Areas are identified both within the Delineated Built-Up Areas and within the Designated Greenfield Areas. The Strategic Growth Areas, as identified on **Schedule 2**, are expected to incorporate higher intensity, mixed-use centres and corridors and include:
 - > Major Transit Station Areas;
 - > Major Local Centres;
 - > Regional Corridors;
 - > Local Corridors;

- iii. **Community Areas** - Community Areas identified on **Schedule 2** are primarily residential in nature, but also include neighbourhood supporting uses such as public service facilities/community facilities, retail and service commercial uses, institutional uses and parks and open spaces. The Community Areas include:
 - > Lands that were developed prior to 2006, which are identified as within the Delineated Built-Up Areas on **Schedule 1**;
 - > Lands that have been developed since 2006 and up to the date of this Plan;
 - > Undeveloped lands that are subject to the land use designations and development policies of this Plan; and
- iv. **Employment Districts** - Employment Districts are intended primarily for employment generating land uses including mixed commercial, office, business parks and industrial uses. The Employment Districts include lands that have been developed up to the date of this Plan and undeveloped lands that are subject to the land use designations and development policies of this Plan.

2.2 Accommodating Projected Growth

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

2.2.1 Intensification Opportunities within the Delineated Built-Up Areas

- a) The Town shall achieve an overall annual residential intensification target of a minimum of 25% of all new dwelling units to be developed within the Delineated Built-Up Areas identified on **Schedule 1**. Intensification initiatives will be distributed within the following categories:
 - i. Intensification opportunities within the Strategic Growth Areas that are within the Delineated Built-Up Areas, as identified on **Schedule 2**, are to be the primary focus of the Town's intensification strategy;
 - ii. New residential development achieved through intensification within the Community Areas that are within the Delineated Built-Up Areas, as identified on **Schedule 2**, will be encouraged, where appropriate; and
 - iii. The intensification of the Town's existing Employment Districts within the Delineated Built-Up Areas, as identified on **Schedule 2**, will be encouraged, where appropriate.
- b) Intensification initiatives within the Delineated Built-Up Areas identified on **Schedule 1** shall be considered and approved in accordance with the intensification hierarchy outlined in **Figure 1** and identified on **Schedule 2**.

Figure 1: Urban Development Hierarchy - Intensification

FIRST PRIORITY	Major Local Centres, Regional Corridors + Local Corridors that are within the Delineated Built-Up Areas identified on Schedule 1
SECOND PRIORITY	Employment Districts that are within the Delineated Built-Up Areas identified on Schedule 1
THIRD PRIORITY	Community Areas that are within the Delineated Built-Up Areas identified on Schedule 1

2.2.2 New Development Opportunities within the Designated Greenfield Areas

- a) The Designated Greenfield Areas identified on **Schedule 1** are expected to accommodate significant growth over the 2051 horizon of this Plan as they develop as Community Areas (including the Strategic Growth Areas) and Employment Districts in accordance with the planning policy frameworks included in this Plan.
- b) New development opportunities within the Designated Greenfield Areas shall be defined as follows:
 - i. **The Strategic Growth Areas** - The Strategic Growth Areas that are within the Designated Greenfield Areas are identified on **Schedule 2**. The identified Strategic Growth Areas include Major Transit Station Areas, Major Local Centres and a number of defined Corridors. New development opportunities throughout the Town are to be primarily focused on development within these key Strategic Growth Areas; and
 - ii. **The Community Areas and Employment Districts** - The Community Areas and Employment Districts that are within the Designated Greenfield Areas are identified on **Schedule 2**. These areas are subject to more detailed and comprehensive planning policy frameworks that are articulated in this Plan.
- c) **Schedule 3: Plan Areas/Community Design Plan Districts** identifies the boundaries of a number of Plan Areas that are subject to more detailed mapping that includes the distribution of land use designations, transportation system development and the distribution of parks and open spaces and public service facilities/community facilities. **Schedule 3** is subdivided into a number of more detailed Land Use Plans, as follows:
 - 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: Mount Albert Land Use Plan;**
 - vi. **Schedule 3F: Highway 404 Employment Corridor Land Use Plan;**
 - vii. **Schedule 3G-1: Complete Communities Land Use Plan; and**
 - viii. **Schedule 3G-2: Complete Communities Natural Heritage System.**

- d) Table 2 identifies the minimum gross density targets that shall be achieved in the long-term, subject to the relevant policies of this Plan:

Table 2: Plan Areas - Minimum Gross Density Targets

Schedule	Plan Area Name	Community Areas	General Employment	Other Employment
3A	Holland Landing	55 people+jobs/ha	25 jobs/ha	25 jobs/ha
3B	Queensville	55 people+jobs/ha	25 jobs/ha	50 jobs/ha
3C	Sharon	55 people+jobs/ha	n/a	n/a
3D	Green Lane Corridor	70 people+jobs/ha	n/a	n/a
3E	Mount Albert	55 people+jobs/ha	25 jobs/ha	n/a
3F	Highway 404 Employment Corridor	n/a	25 jobs/ha	55 jobs/ha
3G-1	Complete Communities	65 people+jobs/ha	25 jobs/ha	55 jobs/ha

- e) Development applications within the existing Plan Areas of Holland Landing, Queensville, Sharon and Mount Albert that require ongoing Planning Act approvals, shall be re-examined to determine if 55 residents and jobs per hectare in the developable area can be achieved.

2.2.3 Future Urban Development Areas

- a) **Schedule 1** identifies 3 areas that are not included within the Protected Countryside of the Greenbelt Plan. These lands have historically been identified as lands having potential for urban development in the long-term. On **Schedule 1**, these lands are identified as Future Urban Development Area. **Schedule 2** further articulates the identified Future Urban Development Areas as Future Employment District or Future Community Area.
- b) To facilitate the future urban development of any/all of these identified lands requires an Amendment to this Plan to determine the appropriate Employment District or Community Area land use designations that will permit anticipated development. The required Amendment(s) to this Plan shall be supported by appropriate technical studies and shall be carried out in accordance with the relevant policies of this Plan, and in conformity with any applicable Provincial plans, policies or guidelines.
- c) As part of any Amendment(s) to this Plan, the Town may require the preparation of a Community Design Plan(s) in accordance with the Terms of Reference included as **APPENDIX A** to this Plan. The Community Design Plan(s) may inform subsequent applications for development including Draft Plans of Subdivision/Condominium, implementing Zoning and, where required, Site Plan Approval.

2.2.4 Development Phasing

- a) The approval of Secondary Plans, Community Design Plans and/or development applications anywhere within the Town shall be contingent upon, and explicitly linked to, the availability of existing or planned municipal service infrastructure and public service facilities/community facilities.
- b) To facilitate a transparent and equitable consideration of the allocation of municipal service infrastructure, the Town shall utilize its Municipal Service Infrastructure Allocation Policy. 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 capacity and/or allocation does not exist to support a

proposed development, the Town will not be obligated to provide such servicing in advance of development. The evaluation of development applications with respect to the Town's Municipal Service Infrastructure Allocation Policy shall take into consideration:

- i. The proximity of the proposed development to existing and planned municipal service infrastructure systems;
 - ii. 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
 - iii. 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.
- c) In considering ongoing development approvals, including the adoption of required Community Design Plans, as well as development applications under the Planning Act, the Town shall make reference to the following criteria:
- i. Priority for development shall focus on the identified Major Transit Station Areas and Major Local Centres, as identified on **Schedule 2**;
 - ii. Conformity with all of the relevant policies of this Plan, including, where applicable:
 - > Achievement of the required minimum gross density targets, and/or contribution to the overall annual residential intensification target;
 - > Contribution toward the affordable housing target;
 - iii. Consistency with the guidelines of the Urban Design Manual, including approaches for Green Building Technology; and
 - iv. Achievement of the required mix of land uses, the delivery of schools and parks and the ability to accommodate, or support defined community facilities, including public service facilities/community facilities.
- d) Notwithstanding any other policies of this Plan, it shall remain the prerogative of the Town to retain its options for adopting any required Community Design Plan, or any development application under the Planning Act 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 service infrastructure and/or public service facility investments;
 - ii. The Town as a complete community in terms of the provision of mobility choices, a robust parks and open space system and a range and mix of land uses and housing types, including housing that is more 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 public service facilities/community facilities, transportation facilities, municipal water and/or wastewater system capacity and associated planning approvals.

2.2.5 Community Design Plan Districts

2.2.5.1 Community Design Plans are Required

- a) Community Design Plans shall be prepared for those lands identified as Community Design Plan Districts on **Schedule 3** to facilitate comprehensive planning. Community Design Plans shall be carried out in accordance with the relevant policies of this Plan and the Terms of Reference included as **APPENDIX A** to this Plan.
- b) The Town may add additional Community Design Plan Districts by Amendment to this Plan, including for those lands identified as Future Urban Development Areas on **Schedule 1**.

2.2.5.2 Policies for the Green Lane Corridor Plan Area

- a) The Green Lane Corridor Plan Area, as identified on **Schedule 3** requires the preparation of Community Design Plans to facilitate urban development. There are 2 Community Design Plan Districts identified on **Schedule 3**, however, the identified Community Design Plan Districts may be further subdivided, to the satisfaction of the Town. The Community Design Plans within the Green Lane Plan Area shall form the basis for the subsequent approval of Draft Plans of Subdivision/Condominium, Implementing Zoning By-laws and where required, Site Plan Approval.

2.2.5.3 Policies for the Complete Communities Plan Area

- a) The Complete Communities Plan Area, identified on **Schedule 3** has been subdivided into 6 Community Design Plan Districts. It is a policy of this Plan that within the Community Design Plan Districts identified on **Schedule 3**, Community Design Plans shall be prepared, and shall be adopted by the Town. Community Design Plans shall form the basis for the subsequent approval of Draft Plans of Subdivision/Condominium, Implementing Zoning By-laws and where required, Site Plan Approval. The following Table 3 is a listing for the Community Design Plan Districts, including their anticipated development yields and required minimum gross density targets:

Table 3: Community Design Plan Districts - Development Yields/Minimum Density Targets

Community Design Plan (CDP) Districts	Population + Employment Yield	Gross Density Target
CDP District 1 - Sharon East	2,050 people+ jobs	50 people+jobs/ha
CDP District 2 - Sharon Heights	20,500 people+ jobs	65 people+jobs/ha
CDP District 3 - Walnut Farms	2,650 people+ jobs	65 people+jobs/ha
CDP District 4 - Green Earth Village	12,000 people+ jobs	80 people+jobs/ha
CDP District 5 - Holland Landing East	3,900 people+jobs	70 people+jobs/ha
CDP District 6 - Yonge Corridor	9,400 people+jobs	65 people+jobs/ha
TOTAL	50,500 people+jobs	65 people+jobs/ha

- b) The Development Yields and Gross Density Targets identified in Table 3 are to be considered as minimums to be achieved and may be exceeded without an Amendment to this Plan, subject to:
 - i. The more detailed results of the required Community Design Plan;
 - ii. Confirmation that there is existing or planned capacity in all of the required municipal service infrastructure systems, and
 - iii. An appropriate commitment to the provision of adequate public service facilities/community facilities.

Secondary and Elementary Schools

- c) In collaboration with the School Boards, 1 Secondary School and 8 Elementary Schools are required and have been distributed throughout the Complete Communities Plan Area as identified symbolically on **Schedule 3G-1**.

Parkland Requirements

- d) The aspirational objective of this Plan for parkland within the Complete Communities Plan Area is 1.9 hectares per 1,000 people, or, an estimated total of 85 to 90 hectares. Within that land area objective, it is estimated that a full range of outdoor recreational facilities, including both active and passive opportunities, will be accommodated
- e) The parkland dedication opportunity provided by the Planning Act, and in accordance with the Town's Parkland Dedication By-law, can be expected to deliver a minimum of between 36 and 40 hectares of parkland through the development approval process. That opportunity is to be considered the minimum required parkland to be delivered generally in accordance with the minimum requirements by Community Design Plan Districts in Table 4. Additional parkland, over and above the lands achieved through the parkland provisions of the Planning Act may be acquired by the Town through the other land acquisitions measures identified in this Plan.

Table 4: Community Design Plan Districts - Minimum Parkland Required

Community Design Plan (CDP) Districts	Gross Developable Land Area	Minimum Parkland Required
CDP District 1 - Sharon East	45 ha	2 ha
CDP District 2 - Sharon Heights	300 ha	14 ha
CDP District 3 - Walnut Farms	44 ha	2 ha
CDP District 4 - Green Earth Village	178 ha	8 ha
CDP District 5 - Holland Landing East	77 ha	3 ha
CDP District 6 - Yonge Corridor	151 ha	7 ha
TOTAL	795 ha	36 ha

- f) Locations for Potential Neighbourhood Parks are identified symbolically on **Schedule 3G-1**. The required Community Design Plans shall identify the location, size and configuration of required parks and open spaces, in accordance with the policies of this Plan.

Indoor Public Service Facilities/Community Facilities

- g) In addition to the full range of required public service facilities/community facilities, this Plan identifies the need for a 3 Indoor Facilities sites that may include community centres, arenas and/or library facilities. These sites are identified symbolically within the Complete Communities Plan Area on **Schedule 3G-1**.
- h) The required Community Design Plans shall identify the distribution and location of required Indoor Recreation Facilities and Libraries, in accordance with the policies of this Plan.

Retail and Service Commercial GFA Target

- i) It is estimated that the Complete Community Plan Area should accommodate a total of between 79,250 to 105,000 square metres of Gross Floor Area for retail and service commercial uses of various scales and types.

- j) The Community Design Plan Districts are required to accommodate retail and service commercial uses, generally in relation to their expected population and locational attributes, and generally in accordance with the estimated minimum Gross Floor Area requirements identified in Table 5.

Table 5: Community Design Plan Districts - Retail and Service Commercial Minimum GFA Targets

Community Design Plan Districts	Retail + Service Commercial Minimum GFA Target
Community Design Plan District 1 - Sharon East	-
Community Design Plan District 2 - Sharon Heights	23,250 m ²
Community Design Plan District 3 - Walnut Farms	4,750 m ²
Community Design Plan District 4 - Green Earth Village	14,000 m ²
Community Design Plan District 5 - Holland Landing East	23,250 m ²
Community Design Plan District 6 - Yonge Corridor	14,000 m ²
TOTAL	79,250 m²

- k) In addition to the minimum required Retail and Service Commercial Gross Floor Area assigned, it is anticipated that smaller scale, local serving retail and service commercial uses will also be accommodated within each Community Design Plan District. As such, local serving retail and service commercial uses may be identified and accommodated within each Community Design Plan District through the Community Design Plan process, without the need for an Amendment to this Plan.
- l) The required Community Design Plans shall identify the type, scale, distribution and location of required retail and service commercial Gross Floor Area, in accordance with the policies of this Plan.

3.0 BUILDING A SUCCESSFUL COMMUNITY

3.1 A Successful Community

- a) This Plan promotes East Gwillimbury as a Successful Community. 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 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 conserves 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, including access to healthy food; 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 and a robust open space system. Convenient access to options for Active Transportation are also crucial elements of a complete community. The objectives of this Plan 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. Create 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 public service facilities/community facilities 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 Structural Elements of a Complete Community

3.2.2.1 Key Structural Elements

- a) The Structural Elements of the Town that assist in providing opportunities to achieve a Complete Community include:
 - i. The Strategic Growth Areas, by incorporating private and public developments that include an integrated mix of higher intensity uses, activities and experiences and that can be used for a variety of purposes, adapting over time to changing circumstances and opportunities;
 - ii. An integrated and multi-modal transportation system that connects, through roads, trails and transit, all of the elements of the Town's urban structure and maximizes the number of residents and businesses which are in proximity to active transportation, transit routes and existing and planned frequent transit corridors, shops and services and public service facilities/community 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.

3.2.2.2 The Strategic Growth Area - Centres and Corridors

- a) 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.
- b) Development within the Strategic Growth Areas shall be prioritized along the rapid transit and frequent transit corridors with the most intensive and widest range of uses directed to Major Transit Station Areas.
- 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.
- d) The identified urban structure of centres and corridors supports the development of public service facilities/community facilities and institutional uses, office 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.

3.2.2.3 Public Service Facilities/Community Facilities

- a) The Town shall ensure the development of an appropriate range of public service facilities/community facilities to meet the needs of residents and businesses to support 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/community 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/community facilities, including higher intensity housing, in community hubs to promote cost-effectiveness and facilitate service integration;
 - iii. Prioritize the maintenance and adaptation of existing public service facilities/community 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/community 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; and
 - iv. That new public service facilities/community facilities shall be in proximity to where people live and work and have active transportation linkages to public transit including existing and planned frequent transit corridors.
- b) The Town shall continue to collaborate with the appropriate education authorities, particularly through the Secondary Plan and/or Community Design Plan processes, in the planning of school facilities and the evaluation of existing educational facilities and services, to serve new and existing development.

3.2.2.4 Accessibility and Mobility

- a) 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.
- b) 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 Town's 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

3.2.3.1 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 Community Areas identified on **Schedule 2** shall be regulated through the imposition of a minimum density target. Higher minimum density targets will be identified for the Strategic Growth Areas, also identified on **Schedule 2**.
- c) The Town shall promote coordination among the municipality, senior levels of government, the development industry, community partners and other stakeholders to provide a mix and range of housing options suitable for all ages, household sizes and abilities including:
 - i. Affordable housing to address needs throughout the income spectrum, including attainable housing and assisted housing;
 - ii. All forms of additional needs housing;
 - iii. Cohousing, communal housing and life-lease housing and other innovative and non-traditional housing ownership models; and
 - iv. Purpose-built rental housing.

3.2.3.2 Promote Affordable Housing

- a) It is an objective of the Town that a minimum of 25% of all new housing be affordable to low and moderate income households. 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 for new residential development to provide an appropriate amount of affordable housing through the Secondary Plan and/or Community Design Plan processes. The specific details of the methods used to provide affordable housing shall be articulated through the Secondary Plan and/or Community Design Plan processes.
- b) The Town 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 with a range of unit sizes, primarily within the identified Major Transit Station Areas, Major Local Centres and along the identified Corridors where housing is more affordable due to reduce per unit land costs, and smaller units a less costly to build on a per square metre construction costs;
 - ii. Promote the development of Additional Residential Units within the Town's low density residential communities;
 - iii. Permit Additional Needs Housing wherever residential dwelling units are anticipated; and
 - iv. Encourage the inclusion of affordable housing units (both attainable and assisted) within subdivisions and larger scale developments.
- c) The following strategies shall be considered by the Town, in partnership with York Region, in an effort to incentivize the provision of barrier-free and/or affordable housing in a timely manner:
 - i. Prioritize the use of Region-owned and Town-owned lands for affordable housing, 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
- viii. 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.

3.2.3.3 Monitoring the Housing Market

- a) The Town shall prepare, from time to time, a housing needs analysis that will be revised and updated, when appropriate, to monitor growth management strategies and 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.
- b) The Town shall review municipal service 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 municipal service infrastructure capacity and investments and promote the coordinated, efficient and cost-effective delivery of housing options, municipal service infrastructure and public service facilities/community facilities that are appropriate for the planned urban structure;
 - iv. Ensure that new development is:
 - > Self-funded and not a financial burden to the existing taxpayers of the Town;

- > 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

3.3.2.1 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.

3.3.2.2 Supporting Economic Development

- a) The Town will continue to collaborate with, and support York 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 while taking into consideration social and environmental impacts. 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/community 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.

3.3.2.3 Diversify Commercial Uses

- a) 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.

3.3.2.4 Major Institutions

- a) The Town will collaborate with 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.

3.3.2.5 Creative and Cultural Industries

- a) 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.
- b) 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

3.3.2.6 The Rural/Agricultural Economy

- a) The Town will support the rural/agricultural economy by:
 - i. Recognizing agriculture as the primary activity and land use in the Rural and 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 views 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 well-being;
 - ii. Include landmarks and gateways. 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 façades 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 façades 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 as 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 design features that ensure safety and accessibility, generally in accordance with the requirements of Crime Prevention Through Environmental Design (CPTED) and in conformity with 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 context, including the mix of uses, height, scale, setbacks, landscape treatments, architecture and the architectural details of adjacent buildings.

3.4.2 Community Identity

3.4.2.1 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 public service facilities/community facilities, as well as municipal service 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 Major Local Centres and Corridors. Those Centres and Corridors are intended to facilitate and support an overall identity for East Gwillimbury, and includes opportunities 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.

3.4.2.2 Community Image

- a) Through effective community planning and design the Town can foster an image of East Gwillimbury that recognizes and promotes the high quality of the rural, natural, and built environment. The Town encourages:
 - i. The appropriate retention and enhancement of the distinctive rural landscape and the 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.

3.4.2.3 A Community of Communities

- a) East Gwillimbury has historically evolved as a community of communities - including Mount Albert, Queensville, Holland Landing and Sharon. The community of communities is an attribute of the Town that is considered desirable.

- b) As the Town grows into the lands that encompass the Green Lane Corridor Plan Area and the Complete Communities Plan Area, there must be consideration of recognizing and enhancing individual community identities of Mount Albert, Queensville, Holland Landing and Sharon, 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 buildings, or some combination of all of those elements;
 - iii. The establishment of 2nd Concession Road 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 2nd Concession 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 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 communities of 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 Cultural Heritage Resources

3.4.3.1 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 within a 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 the 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/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 maybe 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 developments and capital public works projects 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;
 - ii. Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated;
 - iii. Consider the influence of Indigenous Communities in conserving cultural heritage and archaeological resources; and
 - iv. Wherever possible, incorporate cultural heritage resources into any new development plans in a manner that conserves their integrity.

3.4.3.2 Cultural Heritage Evaluation Report

- a) The Town will require the submission of a Cultural Heritage Evaluation Report as part of a complete development application where such application includes, or is adjacent to an identified or designated cultural heritage resource. A Cultural Heritage Evaluation Report may also be required where cultural heritage resources are identified through the development approval process.
- b) Cultural Heritage Evaluation Reports 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.
- c) Where an application for site alteration or development is of a minor nature, the Town may waive the requirement for a Cultural Heritage Evaluation Report or scope the study requirements.

3.4.3.3 Heritage Conservation District Plan

- a) 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 and require the submission of a Cultural Heritage Evaluation Report as part of a complete development application within the Study Area during that time.

3.4.3.4 Archaeological Resources

- a) 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; and
 - ii. Archaeological Assessments must be prepared by a licensed archaeologist to the satisfaction of the Town and the Province, and shall include a Heritage Conservation Plan when archaeological resources are identified in the Assessment.
- b) The Town intends to cooperate with the Province with respect to the Provincial Designation of archaeological resources in accordance with the Ontario Heritage Act.

3.4.3.5 Archaeological Assessment and Heritage Conservation Plan

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

3.4.3.6 Consultation with Indigenous Communities

- a) Where development is proposed in proximity to any cultural heritage attribute or resource relating to the activities of the ancestors of an affected Indigenous Community, the qualified heritage experts, including the licensed archaeologist shall consult with affected Indigenous Communities and ensure their interests are considered when identifying, conserving and managing archaeological resources, built heritage resources and cultural heritage landscapes.

3.4.4 Good Urban Design

3.4.4.1 Urban Design Manual

- a) Good urban design contributes to the vitality and health of a community and to vibrant and successful public spaces. 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 Community Design Plan and/or any development application under the Planning Act. 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.

3.4.4.2 Public Art

- a) 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.

- b) The Town may implement a Community Benefits Charges By-law, through which the Town may require public art as a defined Community Benefit within qualifying private sector development proposals.

3.4.4.3 Built Form and Landscape Compatibility

- a) 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 “Built Form and Landscape Compatible Development”. The concept and definition of Built Form and Landscape 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 “Built Form and Landscape Compatible Development”, as follows:

Built Form and Landscape 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.

- b) Built Form and Landscape Compatible Development is an overarching principle of good planning and applicable throughout the Town. Its definition needs to be clearly understood and applied in different ways and in different contexts throughout the Town. This definition raises a variety of key phrases that require further definition:
 - i. **Development in the vicinity**, where the concept of vicinity can be flexible. Within the 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 an apartment form. The vicinity here should be extensive, a minimum of 120 metres from the site of the proposed development;
 - > **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**. 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.

- c) Built Form and Landscape 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, setbacks, orientation and landscape characteristics of nearby properties are 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.
- d) In addition to Built Form and Landscape 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 and municipal servicing infrastructure have capacity to serve the proposed development and there are no adverse impacts on the Town's water, sewer, stormwater management and transportation systems.
- e) 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, bushes and grassed areas;
 - 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/setbacks between uses; and
 - v. Berms, particularly around parking lots.
- f) 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 nearby residential uses.

3.4.4.4 Land Use Compatibility

- a) Land Use Compatibility is specifically focused on mitigating the impacts of conflicts between major facilities and more sensitive land uses within the Town. The Town will require:
 - i. Health, environmental, and air quality impact studies that assess the impact on human health for development with significant known or potential air pollutant emission levels near sensitive land uses;
 - ii. That appropriate mitigation measures to reduce and prevent exposure to air pollutants will be incorporated in community, building and site design near significant known air emission sources such as existing and planned 400-series highways;
 - iii. Major facilities and sensitive uses are to be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety and to ensure the long term operational and economic viability of major facilities in accordance with Provincial guidelines, standards and procedures; and
 - iv. Within the identified Strategic Growth Areas, that Secondary Plans, Community Design Plans or other equivalent comprehensive planning studies and/ or development applications address the interface between major facilities and sensitive land uses to ensure matters of Land Use Compatibility are appropriately addressed in accordance with Provincial guidelines, standards and procedures.

3.4.4.5 Designing with Nature

- a) 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 to create visual variety and to satisfy functional requirements, such as shade, screening, sound attenuation, buffering and stabilizing slopes;
 - 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; and
 - v. Identify opportunities to naturalize and green vacant or underutilized public spaces for public use.

3.4.4.6 Crime Prevention through Environmental Design (CPTED)

- a) 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 with lighting 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”.

3.4.4.7 Barrier Free Design

- a) The Town has a duty to accommodate persons with disabilities and 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/community 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.

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 well-being are the necessary components of public health, including access to healthy food, clean air, water, soil, 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, water, soil, safe environments and opportunities for physical activity;
 - ii. Ensure that new emergency service facilities and public service facilities/community facilities are strategically located to promote easy access for residents;
 - iii. 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;
 - iv. 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;
 - v. 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 to encourage daily physical activity; and

- vi. Collaborate with York Region Public Health in achieving plans and programs that support Active Transportation.

3.5.2 Active Transportation

- a) The Town shall plan for an Active Transportation Network 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, including opportunities for:
 - 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;
 - 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, are designed to enhance accessibility for all residents, and will comply with the Accessibility for Ontarians with Disabilities Act; and
 - iii. Facilities such as covered bicycle storage, lockers and showers are to be considered, where appropriate, through development approvals process to encourage an increase in the mode share of Active Transportation trips.

3.5.3 Access to Facilities

- a) East Gwillimbury shall be planned around cycling and pedestrian activity with a substantial number of destinations, including parks, cultural and public service facilities, shopping and restaurant opportunities within walking distance to promote walking and cycling to encourage 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 1,200 metres of 4 or more of the following existing or planned categories of services and facilities that are to be connected via the Active Transportation Network:
 - i. Retail or service commercial use, with a particular emphasis on pharmacies and food stores and/or a farmer's market;
 - ii. Public service facilities/community facilities;
 - iii. Transit stop;
 - iv. Day care facility;
 - v. Public park;
 - vi. Community garden;
 - vii. Hospital or health care clinic;
 - viii. Place of worship;
 - ix. Secondary or elementary school;
 - x. Performance or cultural/arts space; and/or
 - xi. Farmer's Market.
- b) East Gwillimbury will support urban agricultural activities on Region-owned and/or Town-owned 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. 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 infrastructure and green building design and technology, including the incorporation of renewable and low carbon alternative energy sources and energy storage systems; that support the responsible use of resources, 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

3.6.2.1 Thinking Green Development Standards

- 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 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) In addition to the Thinking Green Development Standards and the Urban Design Manual, the Town will use its array of master plans, guidelines, standards and By-laws to help guide development and redevelopment to be more sustainable and resilient to climate change.

- c) 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.

3.6.2.2 The Natural Heritage System

- a) 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.

3.6.2.3 Watershed Planning

- a) Land use planning within the Town shall contribute to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.
- b) 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.
- c) The East Holland River, West Holland River, Maskinonge River and Black River Subwatershed Plans (2010) were undertaken by the Lake Simcoe Region Conservation Authority in cooperation with York Region and the Town. Land use decisions in the Town shall be consistent with the purpose and recommendations of these Subwatershed Plans.

3.6.2.4 Climate Change Action Plan/Corporate Energy Plan

- a) The Town will address climate change adaptation by:
 - i. Implementing the East Gwillimbury Corporate Energy Plan;
 - ii. Promoting the preparation of Sustainable Neighbourhood Action Plans that identify actions and targets for making all existing communities more sustainable;
 - iii. Developing a Climate Change Adaptation Plan that assesses climate change related risks and vulnerabilities in East Gwillimbury and identifies and prioritizes adaptation opportunities and actions;
 - iv. Establishing climate change adaptation policies which would apply to all capital works projects, including those within existing neighbourhoods and within the Agricultural System;
 - v. Including comprehensive strategies to reduce greenhouse gas emissions and improve resiliency; and
 - vi. Establishing greenhouse gas inventories and reduction targets and include actions for meeting those targets.
- b) 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.

3.6.2.5 Energy and Water Conservation

- a) The Town will encourage and support alternative energy systems, renewable energy systems, energy storage systems and district energy systems in accordance with the applicable policies of this Plan to accommodate current and projected needs of the community.
- b) The Town will encourage energy efficient building design that meets Leadership in Energy & Environmental Design (LEED) standards, or equivalent/similar standard, and will encourage new residential neighbourhoods to be designed consistent with LEED Neighbourhood Design Criteria, or equivalent/similar standard.
- c) 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.

3.6.2.6 Air Quality and Carbon Mitigation

- a) 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 reasonable walking distance 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.
- b) 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.
- c) 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.
- d) Encourage and support York Region's process and implementation of tree protection, tree removal compensation and street tree horticultural elements along new developments through the York Region Street Tree and Forest Preservation Guidelines and the York Region Street Tree and Horticultural Design Guidelines.

3.6.2.7 Forest Resources

- a) The Town shall plan to achieve a minimum of 40% tree canopy cover within East Gwillimbury's defined Settlement Areas by 2051. The Town shall promote and establish programs to achieve the tree canopy cover 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 any other approval authority.
- b) To support and increase the existing tree canopy, the Town:
 - i. Will preserve, protect, manage, replace and acquire, where appropriate, tree stands, hedgerows, woodlands and forested areas within the municipal boundary; and
 - ii. 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.
- c) 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.
- d) 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.

3.6.2.8 Green Building

- a) The Town shall take a leadership role in sustainable built form by ensuring that the development of new public service facilities/community facilities, utilities, municipal service infrastructure, parks and opens spaces, streetscapes and civic buildings aim to meet LEED Gold performance level (or equivalent standard) and, where possible, shall consider higher ratings.
- b) 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 adaptive reuse, recycling and the use of regionally or locally sourced construction materials;
 - v. Promotes sustainable landscape practices, low impact development and green infrastructure;
 - vi. Reduces light pollution;
 - vii. Increases the use of renewable energy;
 - viii. Enhances indoor air quality;

- ix. Incorporates climate change mitigation and adaptation measures; and
 - x. Incorporates other sustainability measures.
- c) The Town will work with the private sector to implement green building techniques and technologies that exceed the requirements of the Ontario Building Code 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.

3.6.2.9 Emergency Planning

- a) 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. Promote the desire that grocery stores, gas stations, health care facilities, additional needs housing, schools and emergency service facilities be equipped with alternative power sources viable for a minimum of 3 days following a disaster event.

3.6.2.10 Fill and Site Alteration

- a) The Town considers it in the public interest to regulate the dumping and placing of fill, excess soils, and site alteration in order to ensure that existing drainage patterns are maintained and that any changes to existing drainage patterns essential to accommodate development are appropriate to protect environmental features and to prevent the importation of hazardous materials. Objectives are to:
- i. Prevent the disruption and destruction of landscape features caused by such means as mass grading and other extensive land alteration activities;
 - ii. Enforce the Town's Fill and Site Alteration By-law, which may require a permit to be obtained for the placing or dumping of fill and site alteration of the grade of the land or use of excess soils;
 - iii. As a condition of Draft Plan of Subdivision approval, ensure that identification be provided for planning, design, grading, and construction practices that minimize mass grading, disturbance to landform character, existing trees, significant vegetation and steep slopes, and the substantial import/export of fill and excess soils. The removal of topsoil and vegetation should be discouraged and limited to activities associated with permitted land uses. Removal of topsoil and/or vegetation, or other alterations of the land, such as grading, which are associated with a proposed land use change, shall be prohibited unless such change receives approval under the Planning Act or as authorized by legislation; and
 - iv. When assessing an application for development and/or site alteration proposals, including infrastructure development, the Town will incorporate best practices for the management of excess soil in accordance with the Town's Fill and Site Alteration By-law and any other applicable policy.

4.0 LAND USE POLICIES

4.1 The Strategic Growth Areas

4.1.1 General Policies

- a) The Strategic Growth Areas identified on **Schedule 2**, including the Major Transit Station Areas, the Regional Corridors and the Local Centres and Local Corridors are all critical to creating a complete community in a compact built form 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, institutional uses, public service facilities/community facilities, as well as retail and service commercial uses, contribute 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. **Schedules 3A, 3B, 3C, 3D, 3E and 3G-1** identify the locational distribution of the following land use designations that together comprise the higher intensity and mixed use Strategic Growth Areas within the Town:
 - i. Queensville Centre Designation;
 - ii. Village Core Areas Designation;
 - iii. Commercial Mixed Use Designation;
 - iv. Residential Mixed Use Designation; and
 - v. Community Commercial Designation.
- 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 of the planned Urban Structure.
- d) Secondary Plans, Community Design Plans and any other comprehensive plans that facilitate development within a Strategic Growth Area shall be:
 - i. Pedestrian and bicycle friendly and supportive of existing and future transit investments;
 - ii. Designed to the highest urban design quality and green development standard; and
 - iii. Approved commensurate with available and planned municipal service infrastructure, public service facilities/community facilities and utilities.

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 Major Local Centre identified on **Schedule 2**.

4.1.2.2 Permitted Uses

- a) Lands within the Queensville Centre Designation on **Schedule 3B** may be zoned to permit:
 - i. Retail and service commercial uses and restaurants, including department stores;
 - ii. Residential uses, including additional needs housing; and
 - iii. Institutional uses.
- b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- c) Non-noxious, small-scale industrial uses may be permitted, as long as no adverse effects are generated that impact adjacent sensitive land uses.
- d) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.1.2.3 Development Policies

- a) Existing dwelling units anywhere within this Designation, and within the Built Boundary identified on **Schedule 3B** may be utilized for commercial or office purposes, subject to an Amendment to the Zoning By-law and Site Plan Control.
- b) Residential uses, including additional needs housing shall only be permitted in conjunction with commercial facilities.
- c) The maximum height of buildings shall be 6 storeys, except for ornamental structures, such as clock towers, which may be higher.
- d) A minimum of 10 percent of the lands within the Queensville Centre Designation shall be devoted to landscaping, open space and parkland, and the Town will encourage the provision of a centralized Community Park.
- e) Implementing Zoning By-laws and, where appropriate Site Plan Approvals shall address the following criteria:
 - i. Maintain the historic function and preserve and revitalize historic main street areas, where applicable;
 - ii. Establish consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;
 - iii. Meet any applicable streetscaping policies; and
 - iv. Limit vehicle access from developments adjacent to the historic main street and/or Regional Roads to maximize the efficiency of the road system through techniques such as managed road access, shared driveways and interconnected properties.

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:
 - i. Retail stores, personal service shops and restaurants;
 - ii. Business and professional offices and clinics;
 - iii. Residential uses, including additional needs housing;
 - iv. Additional residential units; and
 - v. Institutional uses.
- b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- c) Uses that are not permitted on lands within the Village Core Designation shall include outdoor storage, service stations, gas bars, car washes, self-storage, drive-through facilities and generally any use that is primarily automobile oriented.
- d) Non-noxious, small-scale industrial uses may be permitted, as long as no adverse effects are generated that impact adjacent sensitive land uses.
- e) The list of permitted/prohibited uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.1.3.3 Development Policies

- a) Existing dwelling units anywhere within this Designation and within the Built Boundary identified on **Schedule 3A, 3C and 3E** may be utilized for commercial or office purposes, subject to an Amendment to the Zoning By-law and Site Plan Control.
- b) Applications for new development within the Village Core Designation shall satisfy the applicable policies of this Plan and the following criteria:
 - i. Residential uses, including additional needs housing, are only permitted where they are accommodated within commercial buildings;
 - ii. New buildings shall not exceed a height of 4 storeys, except for ornamental structures, such as clock towers, which may be higher. 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; and
- iii. New development shall demonstrate that it is integrated with adjacent lands wherever feasible with respect to parking, landscaping and pedestrian and vehicular circulation systems.
- c) Development, including intensification in areas within the Village Core Designation 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.
 - d) Development within the Village Core Designation shall satisfy the following criteria:
 - i. Traditional mainstreet 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.
 - e) The Town may delineate car-free zones or pedestrian streets within the Village Core Designation to encourage pedestrian-friendly environments.
 - f) 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.
 - g) 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.
 - h) 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.
 - i) The Town shall encourage municipal service infrastructure, public/private utilities and other necessary infrastructure to be provided in the Village Core Designation to facilitate redevelopment and intensification.
 - j) The Town shall work with York Region Transit to expand transit services within the Village Core Designation.

- k) The Town may utilize Tax Increment Financing to promote private sector improvements to existing buildings and revitalize existing development within the Village Core Designation.
- l) The Town may establish Business Improvement Areas corresponding to the Village Core Designation to help promote and support local businesses in these areas.
- m) 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 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3C - Sharon Land Use Plan

- b) 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. 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;
 - ii. 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;
 - iii. Development surrounding the Civic Precinct should reinforce and support the Civic Precinct in order to enhance the vitality of the area; and
 - iv. 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.
- c) 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.
- d) New development shall be designed to be compatible with surrounding development, and shall be evaluated based on submission of the following information:
 - i. 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
 - ii. Perspective drawings of the proposed buildings.
- e) The Town shall work with appropriate stakeholders to develop a comprehensive and integrated urban design plan for the long term development of the Civic Square and shall secure funding through government and non-government sources to ensure the implementation and development of the Civic Square.

4.1.4 Commercial Mixed Use Designation

4.1.4.1 Intent

- a) The lands within the Commercial Mixed Use Designation are identified on **Schedules 3D, 3F and 3G-1**. 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 intensity 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) Lands within the Commercial Mixed Use Designation may be zoned to permit:
 - i. A wide variety of retail and service commercial uses and restaurants, including major retail facilities;
 - ii. Business and professional offices and clinics;
 - iii. Entertainment uses;
 - iv. Hotel and convention centres;
 - v. Residential apartment uses, including additional needs housing;
 - vi. Institutional uses, including major institutional uses;
 - vii. Elementary schools and secondary schools; and
 - viii. Regional-scale and community-scale places of worship.
- b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- c) Non-noxious, small-scale industrial uses may be permitted, as long as no adverse effects are generated that impact adjacent sensitive land uses.
- d) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.1.4.3 Development Policies

- a) Development within the Commercial Mixed Use Designation, including retail, service commercial and major retail facilities, 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) Development, within Commercial Mixed Use Designation shall address the following criteria:
 - i. Maintain the historic function and preserve and revitalize historic main street areas, where applicable;
 - ii. Establish consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;
 - iii. Meet any applicable streetscaping policies; and
 - iv. Limit vehicle access from developments adjacent to a historic mainstreet or a Regional Road

to maximize the efficiency of the road system through techniques such as suitable access, shared driveways and interconnected properties.

- c) 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 facilities of greater than 25,000 square metres of Gross Floor Area.

4.1.4.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3D - Green Lane Corridor Land Use Plan

- b) In addition to the policies of this Section, the lands within the Commercial Mixed Use Designation on **Schedule 3D** 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.
- c) In addition to the policies of this Section, the lands within the Commercial Mixed Use Designation on **Schedule 3D** on the east side of Yonge Street, be planned to accommodate a minimum of 500 residential units through intensification of the existing commercial development.

Schedule 3G-1 - Complete Communities Land Use Plan

- d) The required Community Design Plans shall refine the boundaries of the Commercial Mixed Use Designation included on **Schedule 3G-1**, without the need for an Amendment to this Plan. Generally, the Commercial Mixed Use Designation will extend to a minimum of approximately 150 metres from the lot line abutting the identified Arterial Road or Collector Road right-of-way. The extent of the Commercial Mixed Use Designation may be larger than the identified minimum depth.
- e) In addition to the policies of this Section, for the lands within the Commercial Mixed Use Designation identified on **Schedule 3G-1**:
 - i. Buildings and sites may develop as individual sites or as comprehensively planned complexes. Comprehensive planning will promote a unified approach to common issues such as urban design, traffic impact and access, the provision of municipal service infrastructure, public service facilities/community facilities and open space uses; and
 - ii. The Town shall require compatible development by supporting development applications that conform to all the relevant policies of this Plan and are consistent with any Town adopted Manuals, Master Plans, Guidelines and Strategies.
- f) In addition to the policies of this Section, for the lands within the Commercial Mixed Use Designation identified on **Schedule 3G-1**, with the exception of stand-alone retail and/or service commercial buildings, buildings shall be medium or high density developments. The distribution of medium and high density development opportunities shall be further articulated within the required Community Design Plans, and shall be facilitated through the Implementing Zoning By-law.

- g) All new development within the Commercial Mixed Use Designation shall be designed in accordance with the following policies:
 - i. The minimum building height shall be 4 storeys. Notwithstanding the minimum height requirement, permitted stand-alone retail and/or service commercial developments may be accommodated in buildings that are a minimum of 2 storeys, or 7.5 metres in height, whichever is greater;
 - ii. The maximum building height for any medium density development shall be up to and including 12 storeys and the maximum net density shall be a Floor Space Index of 6.0. Additional density may be considered by the Town where the majority of automobile parking is provided on-site, in structure; and
 - iii. The maximum height for any high density development shall be up to and including 18 storeys and the maximum net density shall be a Floor Space Index of 9.0. Additional density may be considered by the Town where the majority of automobile parking is provided on-site, in structure.
- h) For any new medium or high density development to achieve the identified maximum height or density on any development site or block, the Town shall be satisfied that that the development is compatible with, and can be sensitively integrated with, and transitioned to adjacent lower height/density built forms. To ensure compatibility and appropriate transitions, the Town shall utilize and may implement special measures in the Implementing Zoning By-law, such as reduced building heights/densities, angular planes, step backs, increased building setbacks, or enhanced landscape buffers to ensure sensitive integration.
- i) All new medium or high density developments within the Commercial Mixed Use Designation identified on **Schedule 3G-1** shall be designed to:
 - i. Incorporate a maximum podium height of 4 storeys which shall be defined by a required step-back of a minimum of 2.5 metres above the top floor of the podium. Building tower elements for high density developments above the podium shall:
 - > Have a maximum floorplate of 800 square metres;
 - > Be separated from other building towers by a minimum of 25 metres;
 - ii. Incorporate a minimum height of the at-grade first floor of a minimum of 4.25 metres;
 - iii. Enhance the quality of the Active Transportation Network by including the articulation of facades and the use of quality building materials and landscape treatments for the podium component of the building, and particularly at the street level; and
 - iv. Parking is encouraged to be provided in underground or above ground structures with surface parking being limited, where appropriate.
- j) All new medium or high density developments within the Commercial Mixed Use Designation identified on **Schedule 3G-1** shall include a minimum of 75% of the at-grade Gross Floor Area be dedicated to non-residential land uses. Non-residential uses may include:
 - i. Any permitted use that is not a residential dwelling unit, and includes lobby space and recreation facilities, regardless of whether those spaces are open to the public, or provided solely for the use of the residents of the development; and
 - ii. Live-work units.

- k) Notwithstanding the at-grade Gross Floor Area requirement, single use residential buildings may only be considered within the Commercial Mixed Use Designation when accommodated on a development block that is comprehensively planned and includes a significant component of non-residential Gross Floor Area within the development block, to the satisfaction of the Town.

4.1.5 Residential Mixed Use Designation

4.1.5.1 Intent

- a) Lands within the Residential Mixed Use Designation identified on **Schedules 3A, 3C, 3D, 3F and 3G-1** are intended to provide a mix of residential, retail and service commercial uses and restaurants and public service facilities/community facilities. 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.

4.1.5.2 Permitted Uses

- a) Lands within the Residential Mixed Use Designation may be zoned to permit:
- i. Retail and service commercial uses and restaurants;
 - ii. Business and professional offices and clinics;
 - iii. Residential uses, including additional needs housing;
 - iv. Additional residential units;
 - v. Day care centres;
 - vi. Institutional uses;
 - vii. Elementary schools and secondary schools; and
 - viii. Regional-scale and community-scale places of worship.
- b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- c) The list of permitted/prohibited uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.1.5.3 Development Policies

- a) Mixed use buildings are encouraged with retail, commercial, office and/or public service facilities/community facilities, or other non-residential uses at grade in order to foster an animated, pedestrian-oriented atmosphere.
- b) Development, within Residential Mixed Use Designation shall address the following criteria:
- i. Maintain the historic function and preserve and revitalize historic main street areas, where applicable;
 - ii. Establish consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;
 - iii. Meet any applicable streetscaping policies; and

- iv. Limit vehicle access from developments adjacent to a historic mainstreet or a Regional Road to maximize the efficiency of the road system through techniques such as suitable access, shared driveways and interconnected properties.

4.1.5.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3C - Sharon Land Use Plan

- 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.
- c) Notwithstanding any other policy of this Plan, the area designated Residential Mixed Use at the northwest corner of Leslie Street and Manor Hampton Street, on **Schedule 3C**, the maximum Floor Space Index shall be 2.95 and the maximum height shall be 6 storeys, in accordance with OPA 01-2024.

Schedule 3D - Green Lane Corridor Land Use Plan

- d) Development within the Residential Mixed Use Designations in the Green Lane Corridor 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.
- e) On **Schedule 3D**, the following area specific policies apply:
 - i. Notwithstanding any other policy of this Plan, within the Residential Mixed Use Designation located at Green Lane and 2nd Concession, the following policies are applicable:
 - > 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, at this location, mixed use buildings are encouraged;
 - > Single use residential buildings shall be permitted 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;
 - ii. In addition to all of the applicable policies within the Residential Mixed Use Designation located at Green Lane and 2nd Concession Road, the following policies are applicable:
 - > This area 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 area is developed; and
 - > On the lands that are also identified on **Schedule 3D** as within the Office Priority Area, 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.

Schedule 3G-1 - The Complete Communities Plan Area

- f) The required Community Design Plans shall refine the boundaries of the Residential Mixed Use Designation included on **Schedule 3G-1**, without the need for an Amendment to this Plan. Generally, the Residential Mixed Use Designation will extend to between a minimum of approximately 75 metres from the lot line abutting the identified Arterial Road or Collector Road right-of-way. The extent of the Residential Mixed Use Designation may be larger than the identified minimum depth.
- g) In addition to the policies of this Section, for the lands within the Residential Mixed Use Designation identified on **Schedule 3G-1**:
 - i. Buildings and sites may develop as individual sites or as comprehensively planned complexes. Comprehensive planning will promote a unified approach to common issues such as urban design, traffic impact and access, the provision of municipal service infrastructure, public service facilities/community facilities and open space uses; and
 - ii. The Town shall require compatible development by supporting development applications that conform to all the relevant policies of this Plan and are consistent with any Town adopted manuals, master plans, guidelines and strategies.
- h) In addition to the policies of this Section, for the lands within the Residential Mixed Use Designation identified on **Schedule 3G-1**, buildings shall be within low or medium density developments. The distribution of low and medium density development opportunities shall be further articulated within the required Community Design Plans, and shall be facilitated through the implementing Zoning By-law.
- i) A full range and mix of low and medium density housing types is permitted within the Residential Mixed Use Designation. However, single and semi-detached residential dwellings shall be permitted to comprise no more than 25% of the total number of dwelling units on an application by application basis. The distribution of any single and semi-detached residential dwellings shall be further articulated within the required Community Design Plans, and shall be facilitated through the implementing Zoning By-law.
- j) All new low and medium density developments shall be designed in accordance with the following policies:
 - i. The minimum building height shall be 2 storeys, or 6.0 metres, whichever is greater;
 - ii. The maximum building height for any low density development shall be up to and including 4 storeys. The maximum density shall be a Floor Space Index of 2.5. Additional density may be considered by the Town where the majority of automobile parking is provided on-site, in structure; and
 - iii. The maximum building height for any medium density development shall be up to and including 10 storeys. The maximum density shall be a Floor Space Index of 7.5. Additional density may be considered by the Town where the majority of automobile parking is provided on-site, in structure.
- k) For any new low or medium density development to achieve the identified maximum height or density on any development site or block, the Town shall be satisfied that that the development is

compatible with, and can be sensitively integrated with, and transitioned to adjacent lower height/density built forms. To ensure compatibility and appropriate transitions, the Town may implement special measures in the Implementing Zoning By-law, such as reduced building heights/densities, angular planes, step backs, increased building setbacks, or enhanced landscape buffers to ensure sensitive integration.

- l) All new low density developments within the Residential Mixed Use Designation identified on **Schedule 3G-1** shall be designed to enhance the quality of the Active Transportation Network by including the articulation of facades and the use of quality building materials and landscape treatments at the street level. Parking is encouraged to be provided in underground structures with surface parking being limited, where appropriate.
- m) All new medium density developments within the Residential Mixed Use Designation identified on **Schedule 3G-1** shall be designed to:
 - i. Incorporate a maximum podium height of 4 storeys which shall be defined by a required step-back of 2.5 metres above the top floor of the podium;
 - ii. Incorporate a minimum height of the at-grade first floor of 4.25 metres; and
 - iii. Enhance the quality of the Active Transportation Network by including the articulation of facades and the use of quality building materials and landscape treatments at the street level.

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 within the Community Commercial Designation may be zoned to permit:
 - i. All categories of retail and service commercial uses and restaurants, excluding major retail uses;
 - ii. Business and professional offices and clinics;
 - iii. Entertainment and recreational uses;
 - iv. Educational campuses; and
 - v. Funeral Homes.
- b) Multi-unit residential dwelling are also permitted, where they are located above any permitted non-residential use.
- c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.

- d) Non-noxious, small-scale industrial uses may be permitted, as long as no adverse effects are generated that impact adjacent sensitive land uses.
- e) The list of permitted/prohibited uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.1.6.3 Development Policies

- b) The Secondary Plan and/or the Community Design Plan process shall address the scale and design of all permitted uses 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 or Corridors identified on **Schedule 2**.

4.1.6.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3D - Green Lane Corridor Land Use Plan

- b) The Town will ensure that all development proposals in areas designated Community Commercial and identified as Major Transit Station Area on **Schedule 3D** as a Major Transit 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 150 persons and jobs per hectare within the boundary of the GO MTSA as identified on **Schedule 3D**;
 - ii. Requiring an overall density of 160 persons and jobs per hectare within a radius of between 500 and 800 metres of the boundary of the Green Lane Bus Rapid Transit MTSA as shown on **Schedule 3D**;
 - iii. Locating the highest density housing, commercial and mixed-use developments and Major Office developments within 200 to 400 metres of the station facility;
 - iv. 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;
 - v. Including supportive, safe and comfortable public transit facilities in the consideration of development proposals;
 - vi. Prohibiting the establishment of land uses and built forms that would adversely affect the achievement of the Major Transit Station Area minimum density targets; and
 - vii. Encouraging a resident to job ratio of 2:1 within all Major Transit Station Areas.

4.2 The 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 public service facilities/community facilities 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 additional 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 a 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. Institutional Designation;
 - v. Neighbourhood Commercial Designation;
 - vi. Educational Facilities Symbols; 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, 3E and 3G-1** 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, townhouses and apartment dwellings in low-rise buildings. Additional Needs Housing is also permitted, subject to the relevant policies of this Plan.

- 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 centres;
 - ii. Bed and breakfast establishments;
 - iii. Home-based businesses;
 - iv. Additional residential units;
 - v. Neighbourhood supporting uses;
 - vi. Elementary schools; and
 - vii. Community-scale places of worship.
- c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- d) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.2.2.3 Development Policies

- a) Lands within the Low Density Residential Designation shall be a maximum height of 3 storeys, or 10.0 metres, whichever is less.
- b) New development on lands that are within the Designated Greenfield Area on **Schedule 1**, and also within the Low Density Residential Designation may accommodate a range of housing types, within the following maximum densities:
 - i. Single-detached dwellings - up to 30 units per net hectare;
 - ii. Semi-detached + duplex dwellings - up to 40 units per net hectare;
 - iii. Townhouses - up to a 55 units per net hectare, or a Floor Space Index of 1.5, whichever is less; and
 - iv. Low-rise apartment dwellings - up to 75 units per net hectare, or a Floor Space Index of 1.85, whichever is less.
- c) Infilling of vacant lots and intensification of existing properties in the Low Density Residential Designation, is permitted subject to ensuring compatible development, including a sensitive integration and appropriate transitions with existing land uses and built forms, to the satisfaction of the Town.
- d) Rear or backlotting of dwelling units within the Low Density Residential Designation shall not be permitted on Arterial and Collector Roads and shall be minimized where abutting parks and open spaces and lands within the Environmental Protection Designation.
- e) On **Schedules 3A, 3B, 3C, 3E and 3G-1**, where lands designated Low Density Residential remain undeveloped, a minimum of 15 percent of the undeveloped net land area shall be developed for townhouses and/or low-rise apartment dwellings.

4.2.2.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3D - Green Lane Corridor Land Use Plan

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

Schedule 3G-1 - The Complete Communities Plan Area

- c) The required Community Design Plans shall refine the boundaries of the Low Density Residential Designation included on **Schedule 3G-1**, without the need for an Amendment to this Plan. The required Community Design Plans identify the distribution and location of the range and mix of dwelling unit types, public service facilities/community facilities, neighbourhood supporting uses, stormwater management facilities and parks and open spaces. The range of uses and pattern of development within the Low Density Residential Designation shall be facilitated through the implementing Zoning By-law that will be consistent with the associated Community Design Plan.
- d) Notwithstanding any other policy of this Plan, on lands within the Low Density Residential Designation shown on **Schedule 3G-1**, residential apartment units may be developed in buildings up to a maximum height of 6 storeys, subject to the Town ensuring compatible development by supporting development applications that conform to all the relevant policies of this Plan and are consistent with any Town adopted manuals, master plans, guidelines and strategies.
- e) The Town shall encourage and support the development of appropriate neighbourhood supporting land uses, including public service facilities/community facilities. Apartment units may be permitted above the ground floor of any permitted neighbourhood supporting land use. Further, permitted neighbourhood supporting land uses should generally be centrally located within the each of the Community Design Plan Areas identified on **Schedule 3**, and:
 - i. Shall be located at an intersection, where at least one road is a Collector or Arterial Road;
 - ii. May be clustered with other similar neighbourhood supporting land uses and/or public service facilities/community facilities in the form of a neighbourhood centre; and
 - iii. Shall be compatible and sensitively integrated with the surrounding residential uses.
- f) The required Community Design Plan shall establish a unified approach to common issues such as urban design, traffic impact and access, the provision of municipal service infrastructure and public service facilities/community facilities. Within the Low Density Residential Designation the Community Design Plan will consider the following:
 - i. All development shall be planned and designed with high-quality design features including built form, architectural detail and landscaping. The Community Design Plan will ensure:
 - > The provision of an appropriate transition to/integration among adjacent uses/built forms;
 - > Changes in land use, lotting and built form shall, wherever possible, occur along a rear lot line so that similar uses and forms shall frame both sides of a street;
 - ii. All development shall be required to provide public parkland generally in accordance with the locations identified symbolically on **Schedule 3G-1**. The actual location, scale and

configuration of the various parkland elements shall be identified through the Community Design Plan process. The Community Design Plan will ensure that views and vistas to the parks and open spaces through the location, arrangement and configuration of streets and blocks;

- iii. Elementary schools and other public service facilities/community facilities are encouraged to be co-located with the parks and open space system, Active Transportation Network and other public service facilities/community facilities;
 - iv. Within each Community Design Plan Area an Active Transportation Network shall be created to foster pedestrian and cycling activity. The location and design of the Active Transportation Network will be confirmed through the Community Design Plan process. The Community Design Plan will ensure:
 - > Access to and through parks and, where appropriate, the lands within the Environmental Protection Designation;
 - > That key destinations such as retail and service commercial uses, public service facilities/community facilities, parks and open spaces are within 500 metres of most residents;
 - v. The following policies apply to lands within the Low Density Residential Designation that about the Environmental Protection Designation as it is defined on **Schedule 3G-1**. The Community Design Plan will ensure:
 - > That the lands within the Environmental Protection Designation are both protected and incorporated as an integral part of each neighbourhood's structure;
 - > Views and vistas into the Environmental Protection Designation through the location, arrangement and configuration of streets and blocks;
 - > Adjacencies and strong connections from lands within the Environmental Protection Designation to stormwater management facilities, parks and open spaces and the Active Transportation Network;
 - vi. It is expected that the pattern of Local Roads within each of the Community Design Plan Districts will generally be designed and laid out based on a modified grid pattern, which responds to topographical features, natural features, built heritage and existing development patterns. The Community Design Plan will ensure:
 - > The provision of a well-connected internal Local Road Network designed to calm through traffic and to support the Active Transportation Network;
 - > Parks and open spaces, stormwater management facilities and lands within the Environmental Protection Designation have significant frontage onto Local Roads;
 - > That back-lotting of parks and open spaces and lands within the Environmental Protection Designation is avoided; and
 - > That block lengths will generally not exceed 250 metres. Where block lengths exceed 200 metres, a mid-block pedestrian walkway of a minimum width of 8 metres shall be provided to support pedestrian movement.
- g) The Holland Landing Airpark is a private airport located immediately south of the community of Holland Landing, and is identified symbolically on **Schedule 3G-1**. It is designated as Low Density Residential on **Schedule 3G-1**, in recognition of its long term redevelopment potential. Until redevelopment of the Airpark is proposed, it is the intent of this Plan to protect its airport operation 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 associated ecological functions, and subject to all necessary approvals from the Federal government.

- h) Proposed development applications in proximity to the Airpark shall comply with the Aeronautics Act, which provides that buildings and structures in the vicinity of airports shall not interfere with airport operations and the movement of traffic, which may cause a potential aviation safety hazard. Proposed developments 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;
 - iv. Wildlife hazards; and
 - v. Ensuring that development of residential or other sensitive land uses will occur in accordance with any Provincial and Federal requirements to protect existing and planned airports.
- i) The Town will consider the following limitations or implementation strategies for proposed developments in proximity to the Airpark:
 - i. The use of appropriate development control mechanisms to implement appropriate building envelope and height restrictions; and
 - 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 airport use and operations and mechanisms to ensure the ongoing maintenance of the required measures.

4.2.3 Medium Density Residential Designation

4.2.3.1 Intent

- a) Lands designated Medium Density Residential on Schedules **3A, 3B, 3C, 3D** and **3E** 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 townhouses and low-rise apartments, including Additional 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 centres;
 - ii. Bed and breakfast establishments;
 - iii. Home-based businesses;
 - iv. Additional residential units;
 - v. Neighbourhood supporting uses;
 - vi. Elementary Schools; and
 - vii. Community-scale places of worship.

- c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- d) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.2.3.3 Development Policies

- a) Development within the Medium Density Residential Designation may include buildings up to a maximum of 4 storeys, or 13.5 metres, whichever is less. The net density range for development within the Medium Density Residential Designation shall be between a Floor Space Index of 2.0 and 3.0.
- b) The Town shall prohibit Amendments to this Plan and the Implementing Zoning By-law that would have the effect of reducing the density of a site in Medium Density Residential Designation.
- c) Infilling of vacant lots and intensification of existing properties is encouraged in the Medium Density Residential Designation, subject to the relevant policies regarding compatible development and consistency with the Urban Design Manual.
- d) 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 identified on **Schedule 1**. Separation between Medium Density Residential areas is encouraged through the use of intervening functions, including Low Density Residential development, parks and open spaces, neighbourhood supporting uses or public service facilities/community facilities.

4.2.3.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3D - Green Lane Corridor Land Use Plan

- b) Within the Green Lane Corridor Plan Area, as shown on **Schedule 3D**, live-work units are also a permitted housing type/built form.
- c) Within the Green Lane Corridor Plan Area, the density for areas designated as Medium Density Residential 1 shall be a minimum Floor Space Index of 2 per net hectare and a maximum Floor Space Index of 2.5 per net hectare, and the density for the areas designated as Medium Density Residential 2 shall be a minimum Floor Space Index of 2.5 per net hectare and a maximum Floor Space Index of 3.0 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.
- d) Within the Green Lane Corridor Plan Area, Medium Density Residential uses shall be focused along the identified Regional Corridor and Local Corridors. However, the Medium Density Residential Designations along the Local 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**.

Schedule 3G-1 - Complete Communities Land Use Plan

- e) No lands are identified within the Medium Density Residential Designation for the development of medium density residential dwelling units on **Schedule 3G-1**. Notwithstanding any other policy of this Plan, the required Community Design Plans may identify lands for medium density residential dwelling units, and may implement those locations in conformity with the relevant policies of this Plan, through the implementing Zoning By-law, without an Amendment to this Plan.

4.2.4 High Density Residential Designation

4.2.4.1 Intent

- a) Lands within the High Density Residential Designation on **Schedules 3D** and **3C** 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) Lands within the designated High Density Residential Designation are to be zoned to permit apartment dwellings, including Additional Needs Housing.
- b) In addition to the permitted residential uses within the High Density Residential Designation, lands within this Designation may also be zoned to permit:
 - i. Day care centres;
 - ii. Home-based businesses;
 - iii. Neighbourhood supporting uses;
 - iv. Elementary schools; and
 - v. Community-scale places of worship.
- c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- d) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.2.4.3 Development Policies

- a) Buildings within the High Density Residential Designation shall have a minimum height of 4 storeys, up to a maximum of 12 storeys in height, or 40.0 metres, whichever is less. The net density range for development within the High Density Residential Designation shall be between a Floor Space Index of 2.0 and 6.0. Additional density, up to a maximum Floor Space Index of 7.5, may be considered by the Town where the majority of automobile parking is provided on-site, in structure.

- b) Buildings shall be sited and designed to minimize potential for adverse impacts on lands within the Low Density Residential and Medium Density Residential Designations. The Implementing Zoning By-law shall ensure compatible development and may include transition requirements including additional height restrictions, enhanced setbacks, step back and/or angular planes to achieve a comfortable transition.
- c) 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 within the High Density Residential Designation.

4.2.4.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3D - Green Lane Corridor Land Use Plan

- b) Notwithstanding any other policy of this Plan, lands designated within the High Density Residential Designation on **Schedule 3D**, residential development within the High Density Residential Designation:
 - i. Shall be permitted in buildings up to a maximum height of 20 storeys, or 65 metres, whichever is less;
 - ii. Townhouses and other ground-related multiple unit buildings may only be permitted on development sites in association with one or more apartment buildings, provided:
 - > A minimum of 75 percent of the dwelling units are located in apartment buildings;
 - > The apartment building is built prior to, or at the same time as the ground related multiple unit buildings; and
 - > The combined density conforms to the relevant policies of this Plan.
- c) Notwithstanding any other policy of this Plan, with respect to the lands in the High Density Residential Designation west of the north-south proposed Minor Collector Road west of Yonge Street identified on **Schedule 3D**, 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.
- d) Notwithstanding any other policy of this Plan, lands within the High Density Residential designation on the west side of Yonge Street identified on **Schedule 3D** may also be zoned to permit hotels and conventions centres in association with one or more other high density forms of residential development. Where hotels and conventions centres are permitted, density policies are not applicable.
- e) The Town will ensure that all development proposals in areas designated High Density Residential and identified as Major Transit Station Area on **Schedule 3D** 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 150 persons and jobs per hectare within the boundary of the GO MTSA as identified on **Schedule 3D**;
 - ii. Requiring an overall density of 160 persons and jobs per hectare within a radius of between

500 and 800 metres of the boundary of the Green Lane Bus Rapid Transit MTSA as shown on **Schedule 3D**;

- iii. Locating the highest density housing, commercial and mixed-use developments and Major Office developments within 200 to 400 metres of the station facility;
- iv. 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;
- v. Including supportive, safe and comfortable public transit facilities in the consideration of development proposals;
- vi. Prohibiting the establishment of land uses and built forms that would adversely affect the achievement of the Major Transit Station Area minimum density targets; and
- vii. Encouraging a resident to job ratio of 2:1 within all Major Transit Station Areas.

Schedule 3G-1 - Complete Communities Land Use Plan

- f) No lands are identified within the High Density Residential Designation for the development of high density residential apartments on **Schedule 3G-1**. Notwithstanding any other policy of this Plan, the required Community Design Plans may identify lands for high density residential apartments, and may implement those locations in conformity with the relevant policies of this Plan, through the implementing Zoning By-law, without an Amendment to this Plan.

4.2.5 Institutional Designation

4.2.5.1 Intent

- a) Lands within the Institutional Designation are identified on **Schedules 3A, 3B, 3C, 3D, 3E and 3F**. 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 workforce. 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 and intellectual opportunities in accordance with the Town's Parks, Recreation and Culture Strategic Master Plan.

4.2.5.2 Permitted Uses

- a) Lands designated Institutional may be zoned to permit uses including, but not be limited to:
 - i. Public administration facilities;
 - ii. Health care facilities;
 - iii. Private-sector recreation facilities;
 - iv. Cultural activities;
 - v. Public and private schools;
 - vi. Day care centres;
 - vii. Institutional forms of Additional Needs Housing;
 - viii. Community and Regional-scale places of worship;
 - ix. Funeral homes; and
 - x. Transit stations.
- b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- c) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.2.5.3 Development Policies

- a) All institutional uses should be located close to public transit and pedestrian links and away from significant known air pollution 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) The Town 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, 3E and 3F** 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 stormwater 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 for 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 a high quality urban design standard, with consideration of multi-storey buildings and shared facilities, as well as smaller site sizes.
- 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.

4.2.5.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3G-1 - Complete Communities Land Use Plan

- b) No lands are identified within the Institutional Designation on **Schedule 3G-1**. Notwithstanding any other policy of this Plan, the required Community Design Plans may identify lands for institutional uses, and may implement those locations in conformity with the relevant policies of this Plan, through the implementing Zoning By-law, without an Amendment to this Plan.

4.2.6 Neighbourhood Commercial Designation

4.2.6.1 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.

4.2.6.2 Permitted Uses

- a) Lands within the Neighbourhood Commercial Designation may be zoned to permit:
 - i. Small-scale retail and service commercial uses and restaurants;
 - ii. Business and professional offices and clinics;
 - iii. Community-scale places of worship; and
 - iv. Day care centres.
- b) Multi-unit residential dwelling are also permitted, where they are located above any permitted non-residential use.
- c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- d) The list of permitted/prohibited uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.2.6.3 Development Policies

- a) Neighbourhood Commercial Areas shall be between 1 and 5 hectares in size.
- b) The Secondary Plan and/or Community Design 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.
- c) The maximum height of any building within the Neighbourhood Commercial Designation shall be 3 storeys, or 12.0 metres whichever is less.

4.2.6.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3D - Green Lane Corridor Land Use Plan

- b) 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 4,700 square metres, in accordance with OPA-02-2023.

Schedule 3G-1 - Complete Communities Land Use Plan

- c) No lands are identified within the Neighbourhood Commercial Designation on **Schedule 3G-1**. Notwithstanding any other policy of this Plan, the required Community Design Plans may identify lands for neighbourhood commercial uses, and may implement those locations in conformity with the relevant policies of this Plan, through the implementing Zoning By-law, without an Amendment to this Plan.

4.2.7 Educational Facilities Symbols

4.2.7.1 Intent

- a) Educational 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 postsecondary institution;
 - ii. Ensure that Secondary Plans provide for appropriate school sites to accommodate residential growth;
 - iii. 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;
 - iv. 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
 - v. 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 to be established and funded by the affected School Boards.
- b) Where the Elementary School, or Secondary School Symbol is not required for a school site, or is otherwise removed from a Schedule to this Plan, the underlying land use designation and associated policy framework is applicable.
- c) Where the Elementary School, or Secondary School Symbol is not required for a school site, or is otherwise removed from a Schedule to this Plan, 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, 3E and 3G-1**.

4.2.7.3 Development Policies

- a) The Elementary School and Secondary School Symbols, as shown on **Schedules 3A, 3B, 3C, 3D, 3E and 3G-1** 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 coordinated 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 Community Design Plan and/or the development review process.
- e) School sites should have a minimum of two access points with connectivity to adjacent neighbourhoods allowing for a variety of routing options for school buses, pick-up and drop off and staff access.
- f) School sites should not be located adjacent to the following uses, where possible:
 - i. Commercial, industrial and agricultural uses;
 - ii. Railway lines, arterial roads and airports; or
 - iii. Utility transmission corridors, including gas pipelines and hydro corridors.
- g) The Town 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 Board and then to the Town to purchase proposed school sites where the subject lands are no longer deemed necessary by the relevant School Board.

4.2.7.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3G-1 - Complete Communities Land Use Plan

- b) **Schedule 3G-1** identifies locations for 8 Proposed Elementary Schools and 1 location for a Proposed Secondary School. The Proposed Elementary School locations support the community structure and patterns of land use and, wherever possible should be located adjacent to the parks and open space system, connected to the Active Transportation Network, and central to the community to promote walking or cycling. The Proposed Secondary School is centrally located within the Complete Communities Plan Area, in proximity to a Strategic Growth Area and a Proposed Community Facility.
- c) The locations for the Proposed Elementary Schools and the Proposed Secondary School are identified conceptually on **Schedule 3G-1**, and may be moved to any other location within the Complete Communities Plan Area, or deleted from **Schedule 3G-1** without the need for an Amendment to this Plan, subject to the satisfaction of the Town, in consultation with the appropriate School Board.
- d) The specific location, size and configuration of each Elementary School or Secondary School site shall be articulated in the required Community Design Plans generally where the sites are

identified symbolically on **Schedule 3G-1** and shall be confirmed through applications for approval of a Plan of Subdivision and/or Zoning By-law Amendment.

- e) The required Community Design Plans shall ensure that Elementary Schools are accommodated in buildings and on sites designed to reflect their role as focal points for the community. They are to:
 - i. Be innovative in design, be multi-storey and be oriented to the street;
 - ii. Provide access to the parks and open space system and the Active Transportation Network; and
 - iii. Establish an inviting public entrance on the main façade facing the abutting Collector Road.
- f) The required Community Design Plan shall ensure that Secondary Schools are accommodated in buildings and on sites designed as follows:
 - i. Be innovative in design, be multi-storey and be oriented to the street;
 - ii. Establish an inviting public entrance on the main façade facing the abutting Arterial or Collector Road;
 - iii. Provide enhanced access to the Transit System, the Park System and the Active Transportation Network. The Town will require wider sidewalks and bicycle lanes on key access routes and locations on transit routes;
 - iv. Ensure appropriate mitigation of traffic hazards, or unacceptable levels of congestion on surrounding roads; and
 - v. Consider the establishment of maximum on-site vehicular parking requirements and minimum on-site bicycle parking requirements.
- g) Elementary Schools and the Secondary School are encouraged to co-locate with other compatible public service facilities/community facilities. Further, urban schools and compact school sites should be provided when co-located with other public service facilities/community facilities and/or the parks and open space system.
- h) The Town shall ensure that the Elementary Schools and the Secondary School are planned for and secured as a part of the development approvals process and appropriately phased in accordance with the proposed development. The Town shall work with the School Boards to monitor population growth and to ensure the provision of appropriate Elementary School and Secondary School facilities are provided to serve the needs of a growing population.
- i) It is the responsibility of the relevant School Board to make the necessary arrangements to acquire an Elementary School site or the Secondary School site from the affected landowner. Following 5 years after Town adoption of a required Community Design Plan for an affected Community Design Plan Area that includes an Elementary School site, or the Secondary School site, where no arrangement for the acquisition of the Elementary School site, or the Secondary School site has been achieved, or the site has been identified as not being required for Elementary School or Secondary School purposes, the Proposed Elementary School symbol, or the Proposed Secondary School symbol can be removed from **Schedule 3G-1**, and the site can be developed in accordance with the policies for the underlying land use designation, without the need for an Amendment to this Plan.

4.2.8 Public Service Facilities/Community Facilities Symbols

4.2.8.1 Intent

- a) **Schedule 4: Parks + Public Service Facilities/Community Facilities, Schedule 3D and Schedule 3G-1** identifies a number of existing and planned public service facilities/community facilities within the Town. Public service facilities/community facilities - including community centres, recreation/sports facilities and library facilities - are a crucial element to a complete community. It is the intent of this Plan to:
- i. Require that, through development approvals, each public service facility/community facility is connected with adjacent neighbourhoods by a network of sidewalks, bicycle and pedestrian paths to promote safe and convenient access for residents;
 - ii. Encourage the provision of joint use public service facilities/community facilities which may accommodate the inclusion of secondary and elementary schools and other public service facilities/community facilities, subject to the appropriate joint-use agreements; and
 - iii. Encourage public service facilities/community facilities 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.

4.2.8.2 Permitted Uses

- a) For the purposes of this Plan, public service facilities/community facilities shall primarily consist of recreation facilities, libraries and cultural facilities for the provision of programs and services provided, or subsidized by the Town or other government body. Public service facilities/community facilities may also include community-scale places of worship, health-related facilities, child care and educational programs, specifically not including elementary or secondary schools.
- b) Where the Public Service Facilities/Community Facilities Symbol is determined not to be required by the Town and/or is removed from the Schedules of this Plan, the underlying land use designation and its associated policy framework are applicable, with the need for an Amendment to this Plan.

4.2.8.3 Development Policies

- a) The Public Service Facilities/Community Facilities Symbol denotes the approximate existing and preferred locations for a range of facilities throughout the Town. 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 public service facilities/community facilities, public service facilities/community facilities and both secondary and elementary schools to meet the needs of the community.
- c) Public service facilities/community facilities should be located adjacent to public parks, where possible, and central to the community to promote walking or cycling, thereby enabling most residents to walk or cycle. Locations should minimize the hazards associated with children crossing major roads or rail lines.

4.2.8.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3G-1 - Complete Communities Land Use Plan

- b) **Schedule 3G-1** identifies a location for 3 Public Service Facilities/Community Facilities. The proposed locations are conceptual and support the community structure and patterns of land use and, wherever possible should be located adjacent to the parks and open space system, connected to the Active Transportation Network, and central to the community to promote walking or cycling.
- c) The specific location, size and configuration of each Public Service Facility/Community Facility site shall be consistent with the policies of this Plan and further defined in consultation with the affected landowners as part of the development review process. The specific location, size and configuration of each Public Service Facility/Community Facility shall be articulated in the required Community Design Plans generally where the sites are identified symbolically on **Schedule 3G-1** and shall be confirmed through applications for approval of a Plan of Subdivision and/or Zoning By-law Amendment. The Public Service Facility/Community Facility symbols identified on **Schedule 3G-1** may be moved or removed without the need for an Amendment to this Plan, subject to the satisfaction of the Town.
- d) The required Community Design Plan shall ensure that Public Service Facilities/Community Facilities are accommodated in buildings and on sites designed as follows:
 - i. Be multi-storey and oriented to the street;
 - ii. Establish an inviting public entrance on the main façade facing the abutting Arterial or Collector Road;
 - iii. Provide enhanced access to the Transit System, the Park System and the Active Transportation Network. The Town will require wider sidewalks and bicycle lanes on key access routes and locations on transit routes;
 - iv. Ensure appropriate mitigation of traffic hazards, or unacceptable levels of congestion on surrounding roads; and
 - v. Consider the establishment of maximum on-site vehicular parking requirements and minimum on-site bicycle parking requirements.
- e) The Town shall ensure that the Public Service Facilities/Community Facilities are planned for and secured as a part of the development approvals process and appropriately phased in accordance with the proposed development. The Town shall monitor population growth to ensure the provision of appropriate Public Service Facilities/Community Facilities are provided to serve the needs of a growing population.
- f) The Implementing Zoning By-law may include additional provisions regulating the development of any Public Service Facility/Community Facility.

4.2.9 Parks and Open Space Designation and Symbols

4.2.9.1 Intent

- a) The Parks and Open Space Designation and/or symbols, as shown on **Schedules 4, 3A, 3B, 3C, 3D, 3E and 3G-1** consists of public parks, environmental management areas and associated public trail systems. The intent of the Parks and Open Space Designation and/or symbols 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:
 - > A 250 to 500 metre radius of all residents within a Strategic Growth Area; and
 - > A 500 to 800 metre radius of all residents within the identified Settlement Areas;
 - 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 elements of the Natural Heritage System into the recreational open space system, where appropriate;
 - v. 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.

4.2.9.2 Permitted Uses

- a) Permitted uses on lands having a Parks and Open Space Designation shall be:
 - i. Public or private parks generally involving a range of predominantly outdoor recreation activities and facilities, both passive and active, as well as trails;
 - ii. Wildlife or other environmental management operations of a passive nature (including forest management and conservation efforts); and
 - iii. Other appropriate facilities incidental to open space uses.
- b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- c) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.2.9.3 Development Policies

- a) The Parks and Open Space Designation 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.

- b) The Park Symbols 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 Community Design Plans, Plans of Subdivision and through the Zoning By-law. The park sites identified symbolically may be relocated without Amendment to this Plan.
- c) Key design elements for all components of the parks and open space system include:
 - i. Crime Prevention through Environmental Design (CPTED) principles in the design of parks and open spaces;
 - ii. Public art in all parks and open spaces;
 - iii. Pedestrian walkways, trails and bicycle paths that minimize road crossings and link parks and open space areas into an integrated community-wide network; and
 - iv. Clearly defined entrances to the local trail system integrating trail head locations into the design of parks.
- d) 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.
- e) 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.
- f) Environmental features and/or stormwater management facilities may be incorporated into the Parks and Open Space system. Such features and/or facilities shall not be included as part of the required parkland dedication.

4.2.9.4 Traditional Park Hierarchy

- a) A traditional parkland hierarchy has been established that is characteristic of the distribution and needs of the community. 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.

Town Parks

- b) 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;
 - 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; and

- iv. Include major indoor and/or outdoor recreation facilities, arts and cultural facilities, community and special event facilities, horticultural attractions and/or be oriented to the Natural Heritage System.
- c) 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

- d) Community Parks are intended to serve larger Secondary Plan Areas or a series of neighbourhoods and shall:
 - i. Be between 2.0 hectares and 8.0 hectares in size with a demonstrated capacity to facilitate the development of at least 2 athletic facilities;
 - ii. 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; and
 - v. Integrate with public schools where possible.

Neighbourhood Parks

- e) Neighbourhood Parks are intended to serve local neighbourhoods within the community and shall:
 - i. Be located within an 800 metre walking distance of all residential uses, generally without crossing any Arterial Roads or natural barriers;
 - ii. Be 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. Integrate with public school sites, where possible; and
 - v. Be designed for passive and active recreational facilities such as field sports, playgrounds and the recreational needs of neighbourhood residential areas.
- f) 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 to this Plan when located in accordance with all other relevant provisions of this Plan.

Other Open Space Elements

- g) **Eco Parks** - Eco Park spaces support environmental education, interpretation and nature-related recreation. Eco Park spaces include opportunities for passive recreation and provide ecological relief from the more urban environments in the Town. Eco Park spaces may accommodate specialized events and amenities and will attract users from across the Town. Eco Parks shall:
 - i. Be generally greater than 3.0 hectares in size;

- ii. Include passive recreation and interpretive space for all age groups; and
- iii. Integrate with the adjacent Natural Heritage System, where appropriate.

Where an Eco Park Space incorporates lands within the Environmental Protection Designation, lands that are identified as a natural heritage feature, or as accommodating an associated ecological function shall not be included as part of the required parkland dedication.

- h) **Open Space Connectors** - Open Space Connectors are intended to establish environmental and/or recreational links between and among key elements of the Natural Heritage System and the Parks and Open Space System. The program function and configuration of an Open Space Connector shall be related to the sensitivity and function of the natural heritage features that are being connected and may accommodate appropriate recreational opportunities, including trails. It is anticipated that the Natural Heritage System, Eco Parks and Open Space Connectors will collectively establish a robust, well connected network that protects natural heritage features and functions, as well as providing opportunities for residents to enjoy nature.
- i) For both Eco Parks and Open Space Connectors, the ultimate program function and configuration shall be determined on a case by case basis. Lands within an Eco Park or an Open Space Connector may include:
 - i. Identified natural heritage features, or associated ecological functions shall not be included as part of the required parkland dedication;
 - ii. Enhanced Road rights-of-way that accommodate complimentary active transportation facilities shall not be included as part of the required parkland dedication; and
 - iii. Environmental education and programable recreation space and facilities may be included as part of the required parkland dedication, to the satisfaction of the Town.

4.2.9.5 Urban Park Hierarchy

- a) 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 active recreation and more focused on passive recreation. The following urban park hierarchy may be considered by the Town:
- b) **Public Common** - Public Commons are typically .75 to 2.0 hectares in size. Public Commons are the social and recreational focal points of a highly urban neighbourhood. They typically meet the needs of the local community, and in some instances, accommodate Town-wide facilities. Public Commons support a balance of active and passive uses. Public Commons should accommodate special features that add visual interest and contribute to placemaking, including locations for public art.
- c) **Urban Square** - Urban Squares are generally .25 to 1.0 hectare in size. Urban Squares support neighbourhood-oriented social opportunities, as well as Town-wide entertainment and cultural events depending on their size and location. Urban Squares may include public art, small outdoor game areas, seating areas and places to eat, as well as street- related activities such as vendor and exhibit space.
- d) **Promenade** - Promenades are substantial linear spaces that are located between adjacent building facades and the adjacent road right-of-way. They are typically only located along one side of the street, and are continuous along the length of the block. Promenades are between 6 and 20

metres in width, and are used to enhance the pedestrian experience along with highly activated at-grade retail spaces. Promenades may include public art, small outdoor game areas, seating areas and places to eat, as well as street-related activities such as vendor and exhibit space.

- e) **Other Urban Parks** - Other Urban Parks are small and compact spaces that are designed to a very high standard to support more intensified use. Other Urban Parks support the social and cultural fabric of the Town's Strategic Growth Areas. They are destinations for day-to-day use and are animated by their adjacent uses, such as cafés and shops.

4.2.9.6 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3D - Green Lane Corridor Land Use Plan

- b) Within the Green Lane Corridor 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.
- c) 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.

Schedule 3B - Queensville Land Use Plan and Schedule 3D - Green Lane Corridor Land Use Plan

- d) 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 Planning 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; and
 - iv. The 30 metre buffer from the identified river or creek tributaries.
- e) 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 (eg. 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 an Amendment to this Plan provided a floodplain study is approved by the Conservation Authority and the Town.

Schedule 3G-1 - Complete Communities Land Use Plan

- f) **Schedule 3G-1** includes lands that are within the Parks and Open Space Designation. These lands are Region-owned and currently accommodate sewage lagoons. This designation recognizes the opportunity, through appropriate decommissioning and remediation, to turn this land resource into a significant Eco Park that has the potential to accommodate an environmental preserve for local flora and fauna, and to accommodate a range of ecological education and recreational facilities.
- g) **Schedule 3G-1** also identifies symbolically Open Space Connectors as well as a host of Neighbourhood Parks:
 - i. The Open Space Connectors provide links between key natural heritage elements that are included within the Environmental Protection Designation;
 - ii. The Proposed Neighbourhood Parks shall be generally located, where possible, to:
 - > Abut the lands within the Environmental Protection Designation in order to enhance the environmental function of the lands within the Environmental Protection Designation;
 - > Create a central focal point for individual neighbourhoods within each of the Community Design Plan Areas;
 - > Co-locate with the identified conceptual locations for the Proposed Elementary School sites;
 - > Provide key destinations and connect to the evolving transit system and Active Transportation Network; and
 - iii. The specific location, size and configuration of the Open Space Connectors and each of the Neighbourhood Parks shall be articulated in the required Community Design Plans, generally where the sites are identified symbolically on **Schedule 3G-1**.
- h) The Parks and Open Space System within the Complete Communities Plan Area shall be established in conformity with the relevant policies of this Plan, through Plans of Subdivision and the Implementing Zoning By-law.

4.3 The Employment Districts

4.3.1 Introduction

- a) The Employment Districts are identified on **Schedule 2** and include the following more detailed land use designations:
 - i. General Employment Designation;
 - ii. Prestige Employment Designation;
 - iii. Mixed Business Employment Designation; and
 - iv. Post Secondary Education Facility Designation.

4.3.2 General Policies

- a) Employment Districts within Settlement Areas shall be compact. Redevelopment and intensification initiatives within existing Employment Districts shall be encouraged to meet or exceed the minimum densities identified in this Plan.

- b) Prior to development in new Employment Districts identified on **Schedule 2**, Secondary Plans and/or Community Design Plans must be prepared and approved that meet or exceed the minimum densities identified in this Plan.
- c) Expansions to existing uses in Employment Districts established prior to the date this Plan came into effect and that do not conform with the new policies of this Plan are discouraged, and if expansions are proposed, they shall have regard for existing uses within adjacent Employment Districts.
- d) As part of the design and development of Employment Districts, 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.
- e) In all of the land uses designations for the identified Employment Districts, uses ancillary/accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law, and in conformity with the following:
 - i. A limited amount of ancillary/accessory uses may be permitted in Employment Districts provided they are designed to primarily serve the businesses in the nearby Employment District;
 - ii. Proposals for ancillary/accessory uses must demonstrate that the planned function of Employment District is not undermined; and
 - iii. The Town shall determine the location, amount and size of ancillary/accessory uses in Employment Districts that is commensurate with the planned function, size and scale of the overall Employment District, to be finalized through the Secondary Plan and/or Community Design Plan process.
- g) The conversion of lands within all of the identified Employment Districts to non-employment uses shall be facilitated through an Amendment to this Plan and shall only be considered where it has been demonstrated that:
 - i. There is an identified need for the removal and the land is not required for employment generating uses over the long term;
 - ii. The proposed use would not negatively impact the overall viability of the Employment District by:
 - > Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment uses in accordance with the Provincial Planning Statement;
 - > Maintaining access to major goods movement facilities and corridors;
 - > Existing or planning infrastructure and public service facilities/community facilities are available to accommodate the proposed uses; and
 - iii. The municipality has sufficient lands within the various Employment District designations to accommodate projected employment growth to the horizon of this Plan.
- h) Any redesignation of the General Employment Designation or Prestige Employment Designation to Mixed Business Employment shall require an Amendment to this Plan.

- i) Development within any Employment District shall be designed to:
 - i. Minimize surface parking, maximize walkability, provide for a mix of amenities and open space and enhance access and connectivity to a range of transportation modes including transit and Active Transportation where appropriate;
 - ii. Be flexible, adaptable and include street patterns, building design and siting that allow for future redevelopment and intensification;
 - iii. Be safe, desirable and sustainable; and
 - iv. Be consistent with the any required Community Design Plan and the Town's Urban Design Manual.

4.3.3 General Employment Designation

4.3.3.1 Intent

- a) The intent of the General Employment Designation identified on **Schedules 3A, 3B, 3E, 3F and 3G-1** is to provide locations in the Town for a broad range of employment-generating land uses, including industrial, manufacturing, assembly, distribution and service industrial uses. It is also the intent of the General Employment Designation to protect these lands from conversions to other land uses and to maintain long-term compatibility with adjacent land uses. It is expected that these areas will become the focus of employment in the Town, provide jobs for residents and contribute toward overall economic sustainability.
- b) The General Employment Designation is specifically intended to be included as an Employment Area as defined by the Provincial Planning Statement.

4.3.3.2 Permitted Uses/Development Policies

- a) Land designated General Employment may be zoned to permit clusters of business and economic activities including industrial uses, such as assembling, manufacturing, research and development in connection with manufacturing, warehousing, distribution, storage, repair activities, transportation, service trades, construction trades and automobile service stations.
- b) Ancillary/accessory uses, including sales outlets and offices may be permitted, provided that they collectively are no larger than 10 percent of the total Gross Floor of the primary employment uses to which they are incidental and located on the same lot.
- 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.
- d) Within the General Employment Designation, sensitive land uses that are not ancillary to a permitted use are prohibited within the General Employment Designation. Uses specifically not permitted include residential, institutional and commercial uses, including retail and office uses not associated with the primary permitted employment uses.
- e) New sensitive land uses within 300 metres of any lands within the General Employment Designation shall be designed to ensure that any adverse impacts from any existing or permitted industrial land use shall be appropriately mitigated through the planning approval process. The onus for mitigation shall be on the new sensitive land use.

- f) 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. 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;
 - iv. A Cannabis Production Facility shall only be permitted on lands that are within the General Employment 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 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 Designation, the more restrictive regulation shall apply.
- g) 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 Town 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 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 Designation or an Institutional Designation, the owner of the proposed outside storage use may be required to provide appropriate screening along such adjoining lot line, in a manner approved 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 a surface, in a manner approved by the Town during the Site Plan approval process. Materials shall be placed to prevent adverse impact on site drainage and stormwater management facilities.

4.3.4 Prestige Employment Designation

4.3.4.1 Intent

- a) The intent of the Prestige Employment Designation, as identified on **Schedules 3A, 3B, 3F and 3G-1** is to provide locations in the Town for prestige employment uses that require good access and high visibility along major transportation routes. It is also the intent of the General Employment Designation to protect these lands from conversions to other land uses and to maintain long-term compatibility with adjacent land uses. Prestige Employment uses shall be encouraged to locate at major highway interchanges to recognize these areas as gateways into the community.
- b) The Prestige Employment Designation is specifically intended to be included as an Employment Area as defined by the Provincial Planning Statement.

4.3.4.2 Permitted Uses/Development Policies

- a) Land designated Prestige Employment may be zoned to permit clusters of business and economic activities including:
 - i. Industrial uses, such as assembling, manufacturing, research and development in connection with manufacturing, warehousing, distribution, storage, repair activities, transportation, service trades and construction trades where they are located within wholly enclosed buildings;
 - ii. Automobile service stations;
 - iii. Office uses, including research and development facilities and sales outlets that are ancillary/accessory to a permitted industrial use;
 - iv. Hotels, conference and convention centres; and
 - v. Day care centres.
- b) Within the Prestige Employment Designation, uses specifically not permitted include the outdoor storage of goods, residential, institutional and retail uses not associated with the primary permitted employment uses. Sensitive land uses that are not ancillary to a permitted use are specifically prohibited within the Prestige Employment Designation.
- c) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.
- d) New sensitive land uses within 300 metres of any lands within the Prestige Employment Designation shall be designed to ensure that any adverse impacts from any existing or permitted industrial land use shall be appropriately mitigated through the planning approval process. The onus for mitigation shall be on the new sensitive land use.

4.3.5 Mixed Business Employment Designation

4.3.5.1 Intent

- a) Lands within the Mixed Business Employment Designation, identified on **Schedule 3F** are intended to provide services that are important to support the primary employment function of the Prestige and General Employment Designations in the area.
- b) The Mixed Business Employment Designation is specifically intended to be excluded from the definition for an Employment Area found within the Provincial Planning Statement.

4.3.5.2 Permitted Uses

- a) Lands within the Mixed Business Employment Designation may be zoned to permit non-noxious land uses, including:
 - i. Warehousing and distribution facilities, where they are located within wholly enclosed buildings;
 - ii. Offices, including research and development facilities;
 - iii. Hotels, conference and convention centres;
 - iv. Convenience retail stores;
 - v. Restaurants;
 - vi. Automobile service stations and/or automobile dealerships; and
 - vii. Day care centres.
- b) All ancillary/accessory uses shall not exceed 600 square metres in total Gross Floor Area on any site within the Mixed Business Employment Designation, except for permitted automotive dealerships which include full service and repair facilities. The total ancillary/accessory use space on individual sites designated Mixed Business Employment will not exceed 2,500 square metres in total Gross Floor Area.
- c) Within the Mixed Business Employment Designation, uses specifically not permitted include:
 - i. Outdoor storage of goods;
 - ii. Residential uses;
 - iii. Institutional uses;
 - iv. Retail uses that are not specifically permitted, and that are not associated with any other permitted use;
 - v. Truck or tractor dealerships, motor vehicle wreckers/wrecking yards; and
 - vi. Motor vehicle body shops and motor vehicle repair garages that are not part of a motor vehicle dealership.
- d) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.3.5.3 Development Policies

- a) The maximum height for all development within the Mixed Business Employment Designation shall be 6 storeys or 20.0 metres, whichever is less, and the maximum Floor Space Index shall be 2.0.
- b) Mixed Business Employment Areas shall be located at the periphery of other Employment Districts and located adjacent to Arterial Roads, where possible.
- c) The Implementing Zoning By-law will establish minimum and maximum setbacks, heights and densities and other standards to ensure that buildings and their primary entrances are designed to be located close to and to front onto public roads, and to provide interest and comfort at ground level for pedestrians. Buildings shall have active facades including primary windows to provide visibility to and from the street.
- d) Full-service restaurants may be integrated into industrial malls or may be developed as free-standing buildings provided that the building design is consistent and compatible with the overall design of the adjacent development. Take-out restaurants and convenience stores shall be integrated into industrial malls, or automobile service stations.
- e) Development shall be designed with significant, high-profile buildings that utilize strong architectural design, building finishes and landscaping.
- f) An Official Plan Amendment will be required to re-designate any lands from the Prestige Employment Designation or the General Employment Designation to the Mixed Business Employment Designation.

4.3.5.4 Area Specific Policies

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3F - Highway 404 Employment Corridor Land Use Plan

- b) Notwithstanding any other policy of this Plan, the maximum building height in the Mixed Business Employment Designation within the 404 Employment Corridor fronting on Woodbine Avenue on **Schedule 3F** to this Plan shall be 12 storeys.

4.3.6 Post Secondary Education Facility Designation

4.3.6.1 Intent

- a) Lands within the Post Secondary Education Facility Designation identified on **Schedule 3B** are intended to develop as a major post-secondary educational use in a campus format. It is the intent of this Plan to:
 - i. Provide an opportunity to attract a major post-secondary institution to East Gwillimbury that will enhance the education-related principles of this Plan; and

- ii. Explore potential partnerships with Provincial education providers as part of the Economic Development Strategy.
- b) The Post Secondary Education Facility Designation is specifically intended to be excluded from the definition for an Employment Area found within the Provincial Planning Statement.

4.3.6.2 Permitted Uses

- a) Lands within the Post Secondary Education Facility Designation may be zoned to permit post-secondary educational facilities.
- b) In addition to the identified list of permitted uses, and subject to a comprehensive Campus Master Development Plan, the following additional land uses may be approved through a Zoning By-law Amendment without the need for an Official Plan Amendment:
 - i. Major institutional uses;
 - ii. Business and administrative offices that serve or support the post-secondary educational function;
 - iii. Day care facilities;
 - iv. Purpose built medium and high density residential uses that are intended to house students, staff and/or faculty; and
 - v. Commercial and recreational uses serving the post-secondary educational facility.
- c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- d) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.3.6.3 Development Policies

- a) Lands within the Post Secondary Education 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 comprehensive Master Campus Development Plan shall be prepared by the proponent and approved by the Town. The Master Campus Development Plan shall include:
 - i. Information outlining the range and mix of land uses and built form typologies, the phasing of development, requirements for municipal service infrastructure, sustainable development features and overall urban design features for the campus; and
 - ii. A Student Housing Strategy.

The study area, scope and level of detail included within a required Master Campus Development Plan will be determined by the Town, and shall be supported by detailed technical studies. The required Master Campus Development Plan will inform the Zoning By-law and, where appropriate, Site Plan Approvals.

4.4 The Natural Heritage System

4.4.1 Intent and Definition

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, hazardous lands, 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

- a) The Natural Heritage System within the Town is complex and includes a number of overlapping and complementary Provincial policy requirements. This Plan identifies the Natural Heritage System on **Schedule 5: Town-Wide Natural Heritage System**. The Natural Heritage System includes the key features listed within the Provincial Planning Statement.
- b) The policy framework for the Natural Heritage System is supported by additional mapping included on **Schedule 5A: Key Hydrologic Features** and **Schedule 5B: Additional Natural Heritage Overlays**.

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 are also applicable, as follows:

- i. **The Oak Ridges Moraine Conservation Plan** - The requirements of the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) related to the protection of natural heritage features and their ecological functions shall apply;
 - ii. **The Greenbelt Plan** - Within the Greenbelt Protected Countryside, the requirements of the Greenbelt Plan, 2005 related to the protection of natural heritage features and their ecological functions shall apply; and
 - iii. **The Lake Simcoe Protection Plan** - Outside of the Greenbelt, the Oak Ridges Moraine and existing Secondary Plan Areas, the policies of the Lake Simcoe Protection Plan related to the protection of natural heritage features and their ecological functions shall apply.
- b) Where the policy frameworks of the Province 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 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 and any agency having jurisdiction.
- b) 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, where appropriate. The Natural Heritage Evaluation may categorize and identify core and supporting features, where core features are considered critical components of the Natural Heritage System and supporting features are other components that are significant at the local level.
- c) As part of any Natural Heritage Evaluation the boundaries of Provincially Significant Wetlands and Significant Habitat of Endangered and Threatened Species shall be surveyed in consultation with the Town and any agency having jurisdiction.
- 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) Natural Heritage Evaluations are required to include:
 - i. The application of minimum environmental buffers/vegetation protection zones adjacent to natural heritage features and their ecological functions in conformity with applicable Provincial policies, regulations and guidelines; and
 - ii. The application of environmental buffers/vegetation protection zones adjacent to natural heritage features and their ecological functions where Provincial policies, regulations and guidelines do not specify a minimum requirement.
- f) Opportunities for enhancements and linkages will be identified and addressed through the preparation of any required Natural Heritage Evaluation and shall be implemented through development agreements, to the satisfaction of the Town, in consultation with any agency having jurisdiction.

- g) Natural Heritage Evaluations shall make recommendations for an environmental education/awareness program that informs homeowners of the environmental sensitivities within the Town and shall be prepared by development proponent(s) to the satisfaction of the Town. Preparation of this program shall be addressed through the Draft Plan of Subdivision approval process.
- h) 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 any agency having jurisdiction, may waive or scope the study requirements for a Natural Heritage Evaluation.

4.4.2.3 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 any other agency having jurisdiction.

4.4.2.4 Earth Science Heritage Evaluation - Oak Ridges Moraine Conservation Plan

- a) 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, as identified on **Schedule 5** 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 environmental buffer/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.

4.4.2.5 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) 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.

4.4.2.6 Designation/Overlays

- a) The Natural Heritage System in East Gwillimbury is comprised of the following designation and overlays:
- i. **The Environmental Protection Designation** - The Environmental Protection Designation comprises the identified significant natural heritage features and their ecological functions that the Town shall protect and conserve. The Environmental Protection Designation is identified on **Schedule 5**. In addition, **Schedule 5A: Key Hydrologic Features** provides additional detailed mapping for wetlands that are incorporated into the Environmental Protection Designation;
 - ii. **The Adjacent Lands Overlay** - The Adjacent Lands Overlay is based on an approximate 100 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. The Adjacent Lands Overlay is identified on **Schedule 5**;
 - iii. **The Environmental Feature Assessment Overlay** - The Environmental Feature Assessment Overlay identifies a number of natural heritage features/areas that require additional study to confirm their significance to the overall Natural Heritage System and the potential requirement to protect them from future urban development. The Environmental Feature Assessment Overlay is identified on **Schedule 3G-2**;
 - iv. **The Big Woods Overlay** - The Big Woods Overlay 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. Big Woods Overlay is identified on **Schedule 5B**;
 - v. **The Holland Marsh Specialty Crop Area/Wetland Complex Overlay** - The Holland Marsh Specialty Crop Area/Wetland Complex Overlay is based on lands identified within the Greenbelt Plan. The Holland Marsh Specialty Crop Area/Wetland Complex Overlay is identified on **Schedule 5B**; and
 - vi. **The Oak Ridges Moraine Landform Conservation Overlays** - The Oak Ridges Moraine Landform Conservation Overlays are based on lands identified within the Oak Ridges Moraine Conservation Plan. The Oak Ridges Moraine Landform Conservation Overlays are identified on **Schedule 5C**.

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 Environmental Protection Designation are protected, maintained, restored or, where possible, enhanced for the long-term.

4.4.3.2 Components

- a) The Environmental Protection Designation identified on **Schedule 5** consists of Provincially, Regionally and locally significant features that represent the key components of the Town's Natural Heritage System. The maintenance and protection of these features is imperative to the health of the Town, the watershed and ultimately Lake Simcoe. The Environmental Protection Designation has been established in this Plan on the basis of a complex array of requirements and/or information from:

- i. **The Provincial Planning Statement** - Key Natural Heritage Features as defined in the Provincial Planning Statement include:
 - > Wetlands (see detailed mapping on **Schedule 5A**);
 - > Life Science Areas and Earth Science Areas of Natural and Scientific Interest (ANSI's);
 - > Wildlife and fish habitat, as well as habitat of endangered and threatened species;
 - > Woodlands;
 - > Valleylands;
- ii. **The Oak Ridges Moraine Conservation Plan** - Features defined in the Oak Ridges Moraine Conservation Plan include:
 - > The Oak Ridges Moraine Natural Core Area;
 - > The Oak Ridges Moraine Natural Linkage Area;
 - > The Oak Ridges Moraine Landform Conservation Areas;
- iii. **The Greenbelt Plan** - Features defined In the Greenbelt Plan include:
 - > The Holland Marsh Wetland Complex;
 - > The Environmental Protection Area;
- iv. **The Lake Simcoe Protection Plan** - Features defined in the Lake Simcoe Protection Plan include:
 - > Wetlands;
 - > Permanent and intermittent streams; and
 - > Lakes other than Lake Simcoe.

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;
 - ii. Agricultural, agricultural-related and on-farm diversified uses including associated buildings and structures;
 - iii. Forest, wildlife and fisheries management;
 - iv. Stewardship, conservation, restoration and remediation undertakings;
 - v. Non-intensive recreation uses by a public authority, such as pedestrian trails and nature viewing; and
 - vi. 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, on lands within the Environmental Protection Designation, the Town may:
 - i. Explore opportunities for Primary and Supporting Environmental Corridors, as identified conceptually on **Schedule 5**; and/or

- ii. Permit municipal service infrastructure projects where the alignments or locations of those facilities have been established in this Plan, and/or an approved Environmental Assessment.

The Town shall consider these opportunities and permissions subject to meeting the requirements of applicable Provincial policies, regulations and guidelines, an approved Natural Heritage Evaluation, or as authorized through an Environmental Assessment, in consultation with any agency having jurisdiction.

- c) In addition to the identified list of permitted uses, uses ancillary/accessory to any of the identified permitted uses may also be permitted within the Environmental Protection Designation, subject to an approved Natural Heritage Evaluation.
- d) The list of permitted uses may be further refined through the Implementing 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

No Development or Site Alteration

- a) No buildings or structures, nor the cutting of trees, nor the removal nor placing of fill of any kind, whether originating on the site or elsewhere, shall be permitted within the Environmental Protection Designation or any environmental buffer/vegetation protection zone established through applicable Provincial policies, regulations and guidelines, unless:
 - i. The use is permitted by this Plan, and the applicable permissions of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, or the Lake Simcoe Protection Plan; and
 - ii. It is demonstrated through a Natural Heritage Evaluation that the development or site alteration will not result in a negative impact on the natural feature or its ecological functions; or
 - iii. It is authorized through an Environmental Assessment.
- b) 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

- c) The establishment of any permitted use or any ancillary/accessory uses shall demonstrate no negative impact to any natural heritage features or their 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 ecological functions.

Opportunities for Primary and Supporting Environmental Corridors

- d) This Plan identifies conceptually a number of Primary and Supporting Environmental Corridors on **Schedule 5**. These Environmental 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 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.

Wetlands and Significant Habitat

- e) Notwithstanding any other policy of this Plan development and site alteration, including public works and public or private utilities:
 - i. Is not permitted within any:
 - > Provincially Significant Wetlands identified on **Schedule 5A**;
 - > Fish habitat and/or any significant habitat of endangered species or threatened species, except in accordance with Provincial and Federal requirements;
 - > Environmental buffer/vegetation protection zone established in conformity with applicable Provincial policies, regulations and guidelines; and
 - ii. May be permitted within 120 metres of a wetland as identified on **Schedule 5A**, but not within an environmental buffer/vegetation protection zone, subject to an approved Natural Heritage Evaluation that demonstrates no negative impacts to the wetland feature or its ecological functions.
- f) Development or site alteration within 120 metres of any wetland shown on **Schedule 5A** shall be accompanied by a Natural Heritage Evaluation that determines the wetland's importance, functions and means of protection and/or maintenance of function, as appropriate, to the satisfaction of the Town and any agency having jurisdiction.
- g) Only the following uses are permitted within a defined environmental buffer/vegetation protection zone of any wetland identified on **Schedule 5A**:
 - i. Passive recreational uses such as trails in accordance with a Natural Heritage Evaluation which demonstrates that they can be constructed without negative impact; and,
 - ii. New infrastructure required to service the community including water and wastewater systems, stormwater management systems/facilities and streets only if:
 - > No other reasonable alternative location exists and if an approved Natural Heritage Evaluation demonstrates that it can be constructed without negative impact; and, shall be subject to all policies of any applicable Provincial policy, regulation and guideline; or
 - > Authorized through an Environmental Assessment.

Woodlands

- h) Significant woodlands outside of the Environmental Protection Designation and not identified on **Schedules 5, 5A or 5B**, shall be verified on a site-by-site basis at the time a development application is made and shall include those woodlands that are greater than 0.5 hectares in size and that meet at least 1 of the following criteria:
 - i. Directly supports Provincially rare plants, animals or communities, as assigned by the Natural Heritage Information Centre; or,
 - ii. Directly supports endangered or threatened species, with the exception of species deemed not requiring protection by the Province; or,
 - iii. Is within 30 metres of a wetland or permanent or intermittent streams identified on **Schedule 5B**; or

- iv. **The Oak Ridges Moraine Conservation Plan** - On the Oak Ridges Moraine, the woodland must be evaluated for significance based on the requirements of the Oak Ridges Moraine Conservation Plan and associated technical papers; or
- v. **The Greenbelt Plan** - On lands in the Greenbelt Natural Heritage System, the woodland will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers; or
- vi. **The Lake Simcoe Protection Plan** - On lands in the Lake Simcoe watershed, outside of the Greenbelt, the Oak Ridges Moraine Conservation Plan, and existing settlement areas, the woodland will be evaluated for significance based on the requirements of the Lake Simcoe Protection Plan and associated technical papers.

Agricultural, Agricultural-Related and On-Farm Diversified Uses

- i) Agricultural, agricultural-related and on-farm diversified uses, including any associated buildings and structures, are permitted within the Environmental Protection Designation subject to the applicable policies of the Oak Ridges Moraine Conservation Plan and/or the Lake Simcoe Protection Plan, as follows:
 - i. **Oak Ridges Moraine Conservation Plan** - Applications for development or site alteration on the Oak Ridges Moraine shall identify planning, design and construction practices that ensure that no building or site alteration impedes the movement of plants and animals between key natural heritage features, key hydrologic features and adjacent lands within the Oak Ridges Moraine Natural Core Area and Natural Linkage Areas as shown on **Schedule 6A** of this Plan;
 - ii. **Lake Simcoe Protection Plan** - Within the Lake Simcoe Watershed an application for development or site alteration within settlement and rural settlement areas, as defined by the Lake Simcoe Protection Plan, where applicable, shall:
 - > Increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;
 - > Include landscaping and habitat restoration that increases the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors; and
 - > Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands.

Mineral Aggregate Operations

- j) 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;
 - > 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.
- k) 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 Planning Statement.

Infrastructure Serving Agricultural Uses

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

Compensation Where Impact Unavoidable

- m) 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 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 a net gain to the natural heritage features and/or their ecological functions.

Existing Uses and Structures

- n) 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, where required to the satisfaction of the Town, in consultation with any agency having jurisdiction. The application shall demonstrate no negative impact to the natural heritage features and/or their ecological functions, and may also require an application for a Zoning By-law Amendment.

Existing Development Approvals

- o) 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 5**, the Town will work with the developer to mitigate the impacts of that development on the natural heritage features and/or their ecological functions.
- p) 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 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

- q) The removal or destruction of any natural heritage feature or any 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 any agency having jurisdiction will be required where the removal or destruction of a significant natural heritage feature or any 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.

Recreational Uses in the Environmental Protection Designation

- r) Applications to establish or expand a recreational use in the Environmental Protection 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.

Changes to the Boundaries of the Environmental Protection Designation

- s) The general boundaries of the Environmental Protection Designation are delineated on **Schedule 5**. The specific boundaries and limits of the features including associated environmental buffer or 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.

- t) Significant changes to the Environmental Protection Designation as identified on **Schedule 5** shall only be considered through a Natural Heritage Evaluation, submitted in support of an Official Plan Amendment application.
- u) Minor adjustments to the boundary of the Environmental Protection Designation may be facilitated through a Natural Heritage Evaluation without the need for an Amendment to this Plan. Where a minor adjustment to the boundary of the Environmental Protection Designation is approved by the Town, in consultation with any agency having jurisdiction, the abutting land use designation as identified on **Schedules 3A** through **3G-1** shall apply.
- v) 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.

4.4.3.5 Area Specific Policy

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3D - Green Lane Corridor Land Use Plan

- 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 Town and any other agency having jurisdiction, for refinements of features and buffers in other areas of the Green Lane Corridor Plan Area.

Schedule 3G-2 - The Complete Communities Plan Area

- c) **Schedules 3G-1** and **3G-2** of the Complete Communities Plan Area identifies an Environmental Protection Designation that refines the Environmental Protection Designation identified on **Schedule 5**. The Environmental Protection Designation identified on **Schedules 3G-1** and **3G-2** is supported by a Natural Heritage Evaluation that has been prepared to the satisfaction of the Town. The current boundaries of the Environmental Protection Designation, as identified on **Schedules 3G-1** and **3G-2** may be further refined through the preparation of the required Community Design Plans.

4.4.4 The Adjacent Lands Overlay

4.4.4.1 Intent

- a) Lands within 100 metres and abutting the Environmental Protection Designation are shown on **Schedule 5** as the Adjacent Lands Overlay. Adjacent Lands may have natural features, ecological functions or linkages that are important to the long-term health of the Natural Heritage System. The intent of the Adjacent Lands Overlay identified on **Schedule 5** is to trigger the requirement for the preparation of a Natural Heritage Evaluation to support the preparation of Community Design Plans and/or applications for development.
- b) 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** through **3G-1** and on **Schedule 6**.

4.4.4.2 Permitted Uses/Development Policies

Natural Features and/or Functions area Identified

- a) Where a Natural Heritage Evaluation supports a specific site or area for inclusion within the Environmental Protection Designation, such a specific site or area shall be subject to the policies of the Environmental Protection Designation, and shall be redesignated into the Environmental Protection Designation on **Schedule 5** without the need for an Amendment to this Plan. Further, such a specific site or area shall also be subject to redesignation into the Environmental Protection Designation on **Schedules 3A** through **3G-1** and **3G-2**, without the need for an Amendment to this Plan.

No Natural Features or Functions are Identified

- b) The development of a specific site or area within the Adjacent Lands Overlay that is not considered to be appropriate for inclusion within the Environmental Protection Designation by the results of a Natural Heritage Evaluation may be developed in accordance with the permitted uses and development policies established by the underlying land use designation in this Plan, as identified on **Schedules 3A** through **3G-1** and on **Schedule 6**, without the need for an Amendment to this Plan. 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.

Municipal Service Infrastructure

- c) In addition to any permitted land uses, the extension of existing municipal service 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.

Existing Approvals

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

4.4.4.3 Area Specific Policy

- a) Area Specific Policies are in addition to the general policies for permitted uses and development of the associated land use designation. Where there is a conflict between an Area Specific Policy and the general policies for permitted uses and development of the associated land use designation, the Area Specific Policy shall prevail.

Schedule 3G-2 - Complete Communities Natural Heritage System

- b) **Schedule 3G-2** of the Complete Communities Plan Area identifies an Adjacent Lands Overlay that refines the Adjacent Lands Overlay identified on **Schedule 5**. The current boundaries of the Adjacent Lands Overlay as identified on **Schedule 3G-2** may be further refined through the preparation of the required Community Design Plans.

4.4.5 The Environmental Feature Assessment Overlay

4.4.5.1 Intent

- a) The Environmental Feature Assessment Overlay identifies a number of natural heritage features/areas that require additional study to confirm their significance to the overall Natural Heritage System and the potential requirement to protect them from future urban development.
- b) **Schedule 3G-2** identifies the extent of the Environmental Feature Assessment Overlay within the Complete Communities Plan Area.

4.4.5.2 Permitted Uses/Development Policies

Natural Features and/or Functions are Identified

- a) Where a Natural Heritage Evaluation on lands within the Environmental Feature Assessment Overlay supports a specific site or area for inclusion within the Environmental Protection Designation, such a specific site or area shall be subject to the policies of the Environmental Protection Designation, and shall be redesignated into the Environmental Protection Designation on **Schedule 5** without the need for an Amendment to this Plan. Further, such a specific site or area shall also be subject to redesignation into the Environmental Protection Designation on **Schedules 3G-1** and **3G-2**, without the need for an Amendment to this Plan.

No Natural Features or Functions are Identified

- b) The development of a specific site or area within the Environmental Feature Assessment Overlay that is not considered to be appropriate for inclusion within the Environmental Protection Designation by the results of a Natural Heritage Evaluation may be developed in accordance with the permitted uses and development policies established by the underlying land use designation in this Plan, as identified on **Schedule 3G-1**, without the need for an Amendment to this Plan. 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.
- c) Where lands within the Environmental Feature Assessment Overlay are not identified as a natural heritage feature or ecological function through the required Natural Heritage Evaluation, they may be considered for appropriate restoration or enhancement activities and/or may be removed from the Environmental Feature Assessment Overlay and/or may be developed in accordance with the underlying land use designation.

Further Adjustments through Community Design Plans

- d) Adjustments to the boundaries, or the removal of lands identified within the Environmental Feature Assessment Overlay that are supported by a Natural Heritage Evaluation shall be appropriately identified within the required Community Design Plan. Subject to the satisfaction of the Town, the identified changes to the boundaries of the Environmental Feature Assessment Overlay may be zoned in conformity with the underlying land use designation as identified on **Schedule 3G-1** without the need for an Amendment to this Plan.

4.4.6 The Big Woods Overlay

4.4.6.1 Intent

- a) The Big Woods Overlay is identified on **Schedule 5B**. It 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 to lands within the Big Woods Overlay whenever possible to recognize the importance of these areas within the Town and the Lake Simcoe watershed.

4.4.6.2 Permitted Uses/Development Policies

Underlying Designations Apply

- 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 **Schedule 6**. Where development or site alteration is anticipated, it shall be subject to the results of a Natural Heritage Evaluation when required by the Town. 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.
- b) Where the underlying designation is the Environmental Protection Designation, all applicable Natural Heritage System policies shall apply within the Big Woods Policy Overlay.

Municipal Service Infrastructure

- c) In addition to any permitted land uses, the extension of existing municipal service 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.

No Net Loss of Woodland Cover

- d) 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.

Restoration Opportunities

- e) 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.

Existing Approvals

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

4.4.7 The Holland Marsh Wetland Complex Overlay

- a) The Holland Marsh Wetland Complex Overlay is identified on **Schedule 5B**. 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.

4.4.8 The Oak Ridges Moraine Landform Conservation Overlays

- a) The Landform Conservation Areas are identified on **Schedule 5C** and consist 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.
- b) Applications for development or site alteration in any area identified as a Landform Conservation Area Category 1 or 2 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 policies, regulations and guidelines of the Oak Ridges Moraine Conservation Plan, to the satisfaction of the Town and any agency having jurisdiction.
- c) The Landform Conservation Area mapping information shown on **Schedule 5C** is based on mapping provided by the Province. Where new information is produced by the Province that will require refinements to this mapping, this may occur without the need for an Amendment to this Plan.

4.5 The Agricultural System

4.5.1 Introduction

- a) The Agricultural System of the Town is identified on **Schedule 6: Agricultural System** and **Schedule 6A: Oak Ridges Moraine Rural + Agricultural Area**. Development within the Agricultural System shall be subject to the policies of this Plan. However, the policy frameworks associated with the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan are also applicable:
 - i. **The Oak Ridges Moraine Conservation Plan** - The requirements of the Oak Ridges Moraine Conservation Plan shall apply. Within the Oak Ridges Moraine, the Countryside Area and Hamlet Area policies from the Oak Ridges Moraine Conservation Plan are applicable, where those designations are shown on **Schedule 6A**. 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; and
 - ii. **The Greenbelt Plan** - Within the Greenbelt Protected Countryside the requirements of the Greenbelt Plan shall apply, in conjunction with the applicable policies for the various land use designations within the Agricultural System articulated in 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.

4.5.2 General Policies

4.5.2.1 Agricultural Uses, Agricultural-Related Uses + On-Farm Diversified Uses

- a) Where permitted by the policies of this Plan, agricultural uses, agricultural-related uses and on-farm diversified uses shall be permitted in accordance with Provincial policies, regulations and guidelines. Proposed agricultural-related uses and on-farm diversified uses shall be compatible with, and shall not hinder surrounding agricultural operations.

4.5.2.2 Existing Non-Agricultural Uses

- a) Minor expansions to existing non-agricultural uses may be considered by the Town. However, major changes to the scale and function of existing non-agricultural uses, or the redevelopment of existing non-agricultural uses in the Agricultural System, may be permitted subject to the following criteria:
 - i. It is demonstrated that the use on site is a legally existing use;
 - ii. The proposed redevelopment will be more in conformity with applicable Provincial policies, regulations and guidelines;
 - iii. There is no change to the land use designation;
 - iv. No new lots will be created;
 - v. Redevelopment will not hinder surrounding agricultural operations;
 - vi. The redevelopment complies with the Minimum Distance Separation Formulae; and
 - vii. An Agricultural Impact Assessment is submitted to the satisfaction of the Town in accordance with Provincial policies, regulations and guidelines, demonstrating:
 - > Adverse impacts on agricultural operations are avoided, minimized or mitigated;
 - > The proposed use would be of the appropriate size and scale to the area, including to the existing and/or planned infrastructure;
 - > There is a need for the proposed use in terms of demand for the product and service and that there are no reasonable alternative locations which avoid the Rural and Agricultural Area; and
 - > The proposed use shall not adversely affect the ecological integrity of the Regional Greenlands System.
- b) Redevelopment affecting the scale and function of existing non-agricultural uses within the Holland Marsh Specialty Crop Area shall not be permitted.

4.5.2.3 New Non-Agricultural Development

- a) New non-agricultural development adjacent to the Agricultural System within the Central Growth Area and the Greenbelt Settlement Area, shown on **Schedule 6** shall be designed to be compatible with adjacent agricultural land uses. Potential impacts to agricultural operations shall be mitigated to the extent feasible and Agricultural Impact Assessments shall be required where appropriate through the planning approval process.
- b) Limited new non-agricultural uses may be permitted in the Agricultural System, outside of the Prime Agricultural Designation, subject to the following:

- i. The proposed use complies with applicable Provincial policies, regulations and guidelines and is subject to the submission of an Agricultural Impact Assessment addressing the following elements to the satisfaction of the Town. The proposed use:
 - > Is appropriate in size and scale to the area, including to the existing and/or planned infrastructure;
 - > Shall not adversely affect the ecological integrity of the Town-Wide Natural Heritage System;
 - > Complies with Minimum Distance Separation Formulae;
- ii. If within the Prime Agricultural Designation may be permitted where:
 - > There is a demonstrated need for additional land to accommodate the proposed use within the planning horizon of this Plan;
 - > Alternative location for the proposed use are evaluated, with confirmation that no reasonable alternative locations are available; and
 - > The subject lands will remain in the Prime Agricultural Designation.

4.5.2.4 Municipal Service Infrastructure

- a) Any application for the development of new or expanding municipal service infrastructure in the Agricultural System shall:
 - i. Demonstrate the need for the project;
 - ii. Demonstrate that there is no reasonable alternative locations that could avoid or minimize impact on lands within the Prime Agricultural Designation or the Rural Designation; and
 - iii. Undertake an Agricultural Impact Assessment or equivalent analysis as part of an Environmental Assessment.

4.5.2.5 Lot Creation

Consents to Sever

- a) Consents to sever lots in the Agricultural System shall only be permitted in accordance with Provincial plans, and in the following instances:
 - i. For the acquisition of land for municipal service infrastructure projects;
 - ii. Conveyances to public bodies or non-profit agencies for natural heritage or conservation purposes, provided no separate residential lot is created;
 - iii. Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature;
 - iv. For agricultural uses where both the subject and retained lands are a minimum size of 16 hectares (40 acres) in the Holland Marsh Specialty Crop Area and 40 hectares (100 acres) in the Rural and Prime Agricultural Areas;
 - v. Existing or new agricultural-related uses, such as farm-related commercial and farm-related industrial uses that are small in scale and directly related to the farm operation and required to be located in close proximity to the farm operation. In these cases, the new lot will be limited to the minimum size required for the use and appropriate individual private on-site water and wastewater systems will be required; or

- vi. Severance of an existing residence that is surplus to a farming operation as a result of a farm consolidation, providing no additional residence can be constructed on the retained farmland.

Plans of Subdivision

- b) New multiple lots or units for residential development (i.e., estate residential subdivisions or retirement communities), whether by Plan of Subdivision/Condominium or Severance, shall not be permitted.

4.5.2.6 The Oak Ridges Moraine Conservation Plan

- a) Within the Oak Ridges Moraine Plan Area on **Schedule 6A** of this Plan, existing institutional uses and expansions are permitted subject to the existing use provisions of the Oak Ridges Moraine Conservation Plan. When expansion of such uses is applied for, the applicant shall demonstrate that the expansion will not adversely affect the ecological integrity of the Oak Ridges Moraine Plan Area. Additional studies as identified in Parts III and IV of the Oak Ridges Moraine Conservation Plan may be required.

4.5.2.7 Land Use Designations

- a) The Agricultural System identified on **Schedules 6 and 6A**, includes the Environmental Protection Designation, as well as a number of applicable land use designations that are subject to the policies of this Section of this Plan, including:
 - i. Prime Agricultural Designation;
 - ii. Holland Marsh Specialty Crop Area Designation;
 - iii. Rural Designation;
 - iv. Hamlet Designation;
 - v. Estate Residential Designation;
 - vi. Recreation Area Designation;
 - vii. Rural Industrial Designation;
 - viii. Waste Disposal Site Designation;
 - ix. Aggregate Extraction Area Designation; and
 - x. Aggregate Resource Area Overlay.

4.5.3 The Prime Agricultural Designation

4.5.3.1 Intent

- a) The Prime Agricultural Designation identified on **Schedule 6** provides a continuous and permanent land base necessary to support long term agricultural production and economic activity. The Town recognizes the lands within the Prime Agricultural Designation are an important resource that help support the economic vitality of agriculture and the agri-food network. It is the intent of the Town to:
 - i. Support agriculture as the predominant land use in the Prime Agricultural Designation 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 defined Settlement Areas, in accordance with the policies of this Plan;
- iii. Encourage farmers to adopt best management 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 permitted uses in the Prime Agricultural Designation include:
 - i. Agricultural uses;
 - ii. Normal farm practices
 - iii. On-farm diversified uses; and
 - iv. Agricultural-related uses.
- b) Secondary permitted uses in the Prime Agricultural Designation include:
 - i. A single detached dwelling unit on an existing lot of record;
 - ii. Additional residential units;
 - iii. Bed and breakfast establishments;
 - iv. Home-based businesses; and
 - v. Agricultural research and training establishments.
- c) Parks and open spaces and resource-based recreational uses may be permitted subject to an Agricultural Impact Assessment where it is demonstrated that:
 - i. The proposed use is appropriate within the Prime Agricultural Designation;
 - ii. The proposed use will not adversely impact the ability of adjacent agricultural activities to undertake normal farm practices;
 - iii. There are no negative impacts on key natural heritage features or key hydrologic features and their ecological functions, biodiversity or connectivity of the Natural Heritage System;
 - iv. The size of the use is appropriate for the area and will not further fragment lands within the Prime Agricultural Designation;
 - v. The proposed use complies with the Minimum Distance Separation formulae;
 - vi. An appropriate Vegetation Enhancement Plan has been submitted and approved to the satisfaction of the Town; and
 - vii. The proposed use conforms to other policies in this Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan, where applicable.
- d) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.

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

4.5.3.3 Development Policies

Boundary Refinements

- a) Refinements to the boundaries of the Prime Agricultural Designation are not permitted, except for the expansion of a defined Settlement Area, in accordance with the policies of this Plan.

Compatibility

- b) All development shall be designed, located, and managed to be complementary to the primary permitted uses in the Prime Agricultural Designation. The Town shall encourage compatible development, redevelopment and rehabilitation throughout the Prime Agricultural 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.
- c) Where applicable, all new development within the Prime Agricultural Designation shall comply with the Province's Minimum Distance Separation Formulae requirements. Further, where permitted uses of a non-agricultural nature are sought through a Zoning By-law and/ or Site Plan Approval, the Town shall require the preparation of an Agricultural Impact Assessment as part of a complete application.

High Quality Design

- d) Development within the Prime Agricultural 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.

Agricultural-Related and Supportive uses,

- e) Agricultural-related and supportive uses, including farm employee accommodations may be permitted on existing lots of record within the Prime Agricultural 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 proximity to the agricultural community. The Town 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.

Secondary Uses

- f) All of the identified secondary uses of a commercial nature on a property that accommodates a farm operation are permitted subject to Site Plan Control. Prior to approving such an application, the Town shall be satisfied that:
 - i. The proposed use will not have a negative impact on the enjoyment and privacy of neighbouring properties;
 - 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.
- g) The following uses shall be permitted in the Prime Agriculture Designation 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, the Town 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.
- h) The Zoning By-law may further detail appropriate performance standards for secondary commercial uses on farm properties.
- i) 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.

Development on Existing Vacant Lots of Record

- j) Within the Prime Agricultural 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.

- k) Within the Prime Agricultural 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.
- l) Any development proposal on an Existing Vacant Lot of Record shall be subject to an Agricultural Impact Assessment and/or Natural Heritage Evaluation, where necessary.

Extensions/Enlargements to Existing Uses

- m) 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.
- n) Proposed expansions or alterations to existing buildings and structures for agricultural uses, agricultural-related uses or on-farm diversified uses within key natural heritage features and/or key hydrologic features and their associated environmental buffers/vegetation protection zones are required to meet the policies of this Plan.

Lot Creation

- o) The creation of new lots within the Prime Agricultural Area Designation shall only be permitted by Amendment to this Plan and the Implementing 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 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.
- p) Lot creation is specifically not permitted:
 - i. For a Consent to Sever additional residential structures for farm help/farm employee accommodations from the main agricultural use;
 - ii. Within the Oak Ridges Moraine Conservation Plan Area; or

- iii. To facilitate the creation of new multiple lots or units for residential development (i.e., estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance.

Farm Consolidation

- q) 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.

New Recreational Uses/Expansions to Existing Recreational Uses

- r) 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.

Mineral Aggregate Operations

- s) In the Prime Agricultural Designation, extraction of mineral aggregates is permitted as an interim use, in accordance with the policies of this Plan, provided it is supported by an Agricultural Impact Assessment and 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, and where other alternatives have been considered by the applicant and found unfeasible in accordance with the Provincial Planning Statement;
 - 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.

4.5.4 The Holland Marsh Specialty Crop Area/Wetland Complex Designation

4.5.4.1 Intent

- a) The Holland Marsh Specialty Crop Area/Wetland Complex Designation is identified on **Schedule 6**. These lands have a unique capacity 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.

4.5.4.2 Permitted Uses/Prohibited Uses

- a) The principal uses of land in the Holland Marsh Specialty Crop Area/Wetland Complex 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 specifically prohibited in the Holland Marsh Specialty Crop Area/Wetland Complex Designation:
 - i. Non-agricultural uses;
 - ii. Batching or asphalt plants; and
 - iii. Waste disposal sites.
- c) The use of land within the Holland Marsh Specialty Crop Area/Wetland Complex Designation for uses that do not require its muck soils for food production shall be discouraged.
- d) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- e) The list of permitted/prohibited uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.5.4.3 Development Policies

Permitted Agricultural Uses

- a) 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 formulae;
 - ii. New or expanding livestock facilities shall demonstrate that they have met the requirements of the Nutrient Management Act; and
 - 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.
- b) Within the Holland Marsh Specialty Crop Area/Wetland Complex Designation, the Town will encourage and support the Province in balancing continued agricultural production and potential expansion with natural heritage values and policies.

Existing Legal Non-Conforming Buildings and Structures

- c) Existing legal non-conforming buildings and structures within the Holland Marsh Specialty Crop Area/Wetland Complex Designation 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/Wetland Complex Designation 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.

Buildings or structures that support the agricultural use

- d) Buildings or structures that support the agricultural use within the Holland Marsh Specialty Crop Area/Wetland Complex 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.

New Recreational Uses/Expansions to Existing Recreational Uses

- e) 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 Holland Marsh Specialty Crop Area/Wetland Complex Designation.

Mineral Aggregate Operations

- f) In the Holland Marsh Specialty Crop Area/Wetland Complex Designation, extraction of mineral aggregates is permitted as an interim use, in accordance with the policies of this Plan, provided it is supported by an Agricultural Impact Assessment and 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, and where other alternatives have been considered by the applicant and found unfeasible in accordance with the Provincial Planning Statement;
 - 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 Area, Canada Land Inventory Classes 1, 2 and 3; and
 - iii. Agricultural rehabilitation in remaining areas will be maximized.

4.5.5 The Rural Designation

4.5.5.1 Intent

- a) The Rural Designation is identified on **Schedule 6**. It contains many existing agricultural operations, and agricultural, agriculture-related and secondary uses are supported and permitted. The Rural Designation also provides the primary location for a range of non-farm related uses serving the rural resource and agricultural sectors that are appropriate in a rural setting. The Rural Designation also contains 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 lands within the Rural Designation;
 - ii. Prevent the intrusion of land uses that are incompatible with the rural character and/ or resource activities of the lands within the Rural Designation; and
 - iii. Ensure that the scale of new development is compatible with the role and function of the lands within the Rural Designation.

4.5.5.2 Permitted Uses

- a) Lands within the Rural Designation may be zoned to permit:
 - i. A single detached dwelling unit on an existing lot of record;
 - ii. Additional residential units;
 - iii. Bed and breakfast establishments;

- iv. Home-based businesses;
 - v. On-farm diversified uses;
 - vi. Agricultural-related uses; and
 - vii. Agricultural research and training establishments.
- b) Parks and open spaces, tourism, institutional, resource-based recreational and commercial/industrial uses may be permitted subject to an Agricultural Impact Assessment where it is demonstrated that:
- i. The proposed use is appropriate within the Rural Designation;
 - 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 ecological functions, biodiversity or connectivity of the Natural Heritage System;
 - v. The size of the use is appropriate for the area and will not further fragment lands within the Rural Designation;
 - vi. 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;
 - vii. Where appropriate, the proposed use can be buffered from adjacent uses;
 - viii. There will be no negative impact on the quality and quantity of groundwater and surface water;
 - ix. The proposed development complies with the Minimum Distance Separation formulae;
 - x. An appropriate Vegetation Enhancement Plan has been submitted and approved to the satisfaction of the Town;
 - xi. The proposed use conforms to other policies in this Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan, where applicable; and
 - xii. Recreational uses are also subject to the relevant policies of this Plan.
- c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- d) The list of permitted/prohibited uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.5.5.3 Development Policies

Boundary Refinements

- a) Refinements to the boundaries of the Rural Designation are not permitted.

Compatibility

- b) All development shall be designed, located and managed to be complementary to the primary permitted uses in the Rural Designation. The Town shall encourage compatible development,

redevelopment and rehabilitation throughout the Rural Designation by supporting development applications that conform to the relevant policies of the Oak Ridges Moraine Protection Plan, the Greenbelt Plan, the Lake Simcoe Protection Plan, the policies of this Plan and the regulations of the Zoning By-law.

- c) Where applicable, all new development within the Rural Designation shall comply with the Province's Minimum Distance Separation Formulae requirements. Further, where permitted uses of a non-agricultural nature are sought through a Zoning By-law and/or Site Plan Approval, the Town shall require the preparation of an Agricultural Impact Assessment as part of a complete application.

High Quality Design

- d) Development within the Rural 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

- e) Within the Rural 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.
- f) Within the Rural 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.
- g) Any development proposal on an Existing Vacant Lot of Record shall be subject to an Agricultural Impact Assessment and/or Natural Heritage Evaluation, where necessary.

Extensions/Enlargements to Existing Uses

- h) 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.

Recreational Uses

- i) Applications to establish or expand a recreational use in 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.

Lot Creation

- j) The creation of new lots within the Rural 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 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;
 - 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;
 - iv. The new lot is required for infrastructure purposes in accordance with the applicable policies of the applicable Provincial plans;
 - v. The new lot is required to be conveyed to a public body or non-profit entity for natural heritage conservation, provided it does not create a separate lot for a residential dwelling; or
 - vi. Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling and provided there is no increased fragmentation of a key natural heritage feature or key hydrologic feature.

Farm Consolidation

- k) 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.

4.5.6 The Hamlet Designation

4.5.6.1 Intent

- a) The Hamlet Designation, as identified on **Schedule 6**, includes the Hamlets of Ravenshoe and Brown Hill. These Hamlets are Rural Settlement Areas as identified in the Provincial Planning Statement. **Schedule 6A** identifies the Hamlet of Holt, which is an Oak Ridges Moraine Rural Settlement. Collectively, these Hamlets support and provide economic, social and commercial functions to the Town's Agricultural System. It is the intent of this Plan to support the evolution and growth of these identified Hamlets, in keeping with their existing rural character.

4.5.6.2 Permitted Uses

- a) Lands within the Hamlet Designation may be zoned to permit:
 - i. Single detached dwellings;
 - ii. Additional residential units;
 - iii. Small scale commercial uses; and
 - iv. Small scale Institutional uses.
- b) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- c) Non-noxious, small-scale industrial uses may be permitted, as long as no adverse effects are generated that impact adjacent sensitive land uses.
- d) The list of permitted/prohibited uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.5.6.3 Development Policies

Minor Infilling + Extensions/Enlargements of Existing Uses

- a) Only minor infilling for small-scale residential, industrial, commercial, institutional and recreational uses, and extensions/enlargements of existing uses will be permitted within the Hamlets of Ravenshoe, Holt, and Brown Hill. Development applications, including applications for severances, 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 private sewage systems, consistent with current Provincial policies, regulations and guidelines;
 - > The system will only be permitted if it can be demonstrated that there are no adverse impacts on soil, surface or groundwater quality and quantity and in accordance with applicable policies of the South Georgian Bay Lake Simcoe Source Protection Plans;
 - > An adequate separation between the water table and septic tile fields;
 - > An appropriate method of disposing and treating stormwater run-off will be used;
 - ii. Incorporate individual lots of a sufficient size to meet the requirements of the Town 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. Be of appropriate size and scope to ensure compatibility with surrounding community in the context of land use, building and structure size, area, density and height;
 - vi. Provide adequate parking and access; and
 - vii. Provide suitable buffering between any commercial or institutional use and abutting residential uses.

Oak Ridges Moraine Rural Settlement

- b) The Hamlet of Holt, which is identified as an Oak Ridges Moraine Rural Settlement on **Schedule 6A**, is subject to the policies of this Section of this Plan, as well as the relevant policies of the Oak Ridges Moraine Conservation Plan.

4.5.7 The Estate Residential Designation

4.5.7.1 Intent

- a) The intent of the Estate Residential Designation is to provide policies governing existing estate residential dwellings. Lands within the Estate Residential Designation protect existing communities and provide opportunities for single detached dwelling units to develop on private services.

4.5.7.2 Permitted Housing Types/Uses

- a) Lands designated Estate Residential on **Schedules 3B, 3G-1 and Schedule 6** may be zoned to permit single detached dwellings.
- 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) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.
- d) The list of permitted uses may be further refined through the Implementing Zoning By-law to ensure that new development is appropriate in the context of the adjacent community.

4.5.7.3 Development Policies

- a) All development within the Estate Residential Designation shall also be subject to the relevant policies of the Greenbelt Plan Protected Countryside. 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 Draft Plan of Subdivision on existing, vacant land designated Estate Residential shall be developed with appropriate sewer and water supply systems, subject to compliance with the relevant policies of this Plan and demonstration of future integration with adjoining lands, all to the satisfaction of the Town.
- d) 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.

- e) Infill development is permitted in the Estate Residential Designation provided the following policies 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 Town 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 Town.
- f) Where an existing lot is within the Estate Residential Designation on **Schedule 6**, and is also subject to the Environmental Protection Designation and Adjacent Lands Overlay on **Schedule 5**, any development shall consider the environmental constraints on the lot, and work with the Town to ensure that any development minimizes any negative impact on existing natural heritage features, and their ecological functions.
- g) Where an existing development is within the Estate Residential Designation on **Schedule 6**, and 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 5**, the Town will work with the developer to mitigate the impacts of that development on the natural heritage features and/or their ecological functions.

4.5.8 The Recreation Area Designation

4.5.8.1 Intent

- a) The Recreation Area Designation on **Schedule 6** 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.

4.5.8.2 Permitted Uses

- a) Lands within the Recreation Area Designation may be zoned to permit commercial recreation uses such as campgrounds, private parks, marinas, fishing areas and golf courses.
- b) Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.
- c) In addition to the identified list of permitted uses, uses accessory to any of the identified permitted uses may also be permitted, subject to the Implementing Zoning By-law.

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

4.5.8.3 Development Policies

New Uses or Expansions to Existing Uses

- a) 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 Area 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.

New or Expanded Major Recreational Uses

- b) 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 stormwater) will be used to reduce water use; and
 - vii. Stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces.

New areas to be included in the Recreation Area Designation

- 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 stormwater 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.

4.5.9 The Rural Industrial Designation

- a) All development within the Rural Industrial Designation, identified on **Schedule 6A** 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 within the Town shall be designated Rural Industrial.
- 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.

4.5.10 The Waste Disposal Site Designation

Locations

- a) The location of closed landfill sites are indicated on **Schedule 6** 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.

No New Sites

- b) 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.

No Development

- c) No development shall be permitted on such sites for a period of 25 years without the approval of the Ministry of the Environment, or any other governing authority, and without required studies as identified by the Ministry of the Environment.

Zoning

- 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.

Required Engineering Reports

- 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.

Development Adjacent to a Waste Disposal Site

- 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.

Development within 500 metres of a Waste Disposal Site

- 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.

4.5.11 The Aggregate Extraction Area Designation

4.5.11.1 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 expansions of existing operations are carried out in a manner that is consistent with the objectives of this Plan.

4.5.11.2 Permitted Uses

- a) Lands within the Aggregate Extraction Area Designation identified on **Schedule 6** 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 road works 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.

4.5.11.3 Development Policies

Regulated by the Aggregate Resources Act

- a) The Aggregate Extraction Area Designation shown on **Schedule 6**, 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.

New Mineral Aggregate Operations/Expansions

- b) All new mineral aggregate operations, any change in the type of licence under the Aggregate Resources Act and/or expansions to existing mineral aggregate operations on lands that are not designated Aggregate Extraction Area shall require an Amendment to this Plan. 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;
 - iii. How the water resource system will be protected or enhanced; and
 - iv. Any key natural heritage features and key hydrologic features and their associated environmental buffers/vegetation protection zones will be addressed.
- c) Existing mineral aggregate operations shall be permitted to continue without the requirement of an Official Plan Amendment, Zoning By-law Amendment or Community Planning Permit under the Planning Act.
- d) Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact.
- e) Only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations.
- f) Extraction and processing activities shall be conducted in a manner that minimizes negative environmental, economic and social impacts, in accordance with all government legislation, standards and policies.
- g) Efforts shall be made to minimize the adverse effects of wayside pits and quarries in accordance with all applicable legislation, standards and policies, and support the use of alternative materials to sand and gravel and the reuse of construction materials, where possible, for the conservation of existing aggregate supplies.

- h) Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.
- i) That policies, regulations and guidelines in the Provincial Planning Statement, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan shall be complied with in regard to new and existing mineral aggregate operations and wayside pits for the proper extraction and rehabilitation of sites.
- j) Petroleum resources shall be protected for long-term use and any proposed exploration and production of petroleum resources, and/or the rehabilitation of petroleum wells, shall be in accordance with the applicable Provincial policy, regulation or guideline.
- k) Development on, abutting, or adjacent to lands affected by oil, gas and salt hazards or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.
- l) Portable asphalt plants, wayside pits and quarries used on public authority contracts, shall be permitted without the requirement for an Official Plan Amendment or Zoning By-law Amendment, except within the Environmental Protection Designation, as shown in **Schedule 5**. A Zoning By-law Amendment shall be required to permit such facilities in areas of existing development.

Mineral Aggregate Operations in the Oak Ridges Moraine

- m) Mineral aggregate operations and wayside pits shall only be permitted in the area identified within the Oak Ridges Moraine on **Schedule 6A** in accordance with:
 - i. Existing mineral aggregate operations are within the Aggregate Extraction Designation on **Schedule 6A** 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.

New Development within 300 metres

- n) 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, the Town 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.

Application Requirements

- o) 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 policies, 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

- p) Where a policy in this Plan requires that aggregate extraction shall not have a negative impact on a significant natural heritage feature or 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.
- q) 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.
- r) In considering the added impact of a proposed new pit or quarry to existing impacts, the Town shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required.

Rehabilitation

- s) 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.
- t) 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 lands within the Prime Agricultural Designation shall be in accordance with the relevant policies of this Plan.
- u) The Province will pursue the following under the Aggregate Resources Act, for all mineral aggregate operations, including wayside pits and quarries within the Agricultural System:
 - 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;
 - 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.
- v) When operators are undertaking rehabilitation of mineral aggregate operation sites in the Agricultural System, 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 aggregated 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 this Plan;

- > 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 extraction below the water table, 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 extraction below the water table, 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; and
 - > 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.

4.5.12 The Aggregate Resource Area Overlay

Identification

- a) The Aggregate Resource Area Overlay as shown on **Schedule 6A** identifies 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.

Aggregate Resource Areas shall be protected

- b) Aggregate Resource Areas shall be protected from uses and/or activities that may preclude or hinder the effective and/or economical 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 the Town 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.

Underlying Land Use Designation Applies

- c) 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.

4.6 Land Use + Area 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 service facilities/community facilities that are appropriately scaled to the adjacent built form context;
 - ii. Emergency service facilities;
 - iii. Municipal service infrastructure, including municipal sewer and water services and local and Regional roads;
 - iv. Stormwater management facilities;
 - v. Renewable energy systems;
 - vi. Public and private utilities, including electricity transmission and distribution systems, as well as telecommunication facilities;
 - vii. Railway lines and transit facilities; and
 - viii. Any use which is normally incidental and subordinate to a permitted use shall be permitted.
- b) Parks and open spaces and open space linkages/trails are permitted within all land use designations, with the exception of the Environmental Protection Designation, the Prime Agricultural Designation and the Holland Marsh Specialty Crop Designation, unless supported by appropriate studies that ensure the minimization of negative impacts on associated natural heritage features and functions and/or on the viability of the agricultural functions. Such studies shall be carried out by qualified professionals to the satisfaction of the Town, in consultation with any agency having jurisdiction.
- c) Notwithstanding b) 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, where permitted, and any other government agency having jurisdiction.
- d) 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 Community Planning 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.
- e) 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.

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 Policies for Hazardous Lands/Sites

4.6.3.1 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 to direct development and site alteration outside of hazardous lands/sites in accordance with Provincial policies, regulations and guidelines.

4.6.3.2 Components

- a) Hazardous land/sites, as defined by the Provincial Planning Statement, are generally incorporated into the Environmental Protection Designation identified on **Schedule 5**.
- b) Additional detail on the hazardous lands component of the Environmental Protection Designation is included on mapping in the Town's Zoning By-law.

4.6.3.3 General Policies for all Hazardous Lands/Sites

- a) Where hazardous lands are incorporated into the Environmental Protection Designation, the policies for the Environmental Protection Designation shall apply, in addition to the more specific policies provided for hazardous lands in this Section of this Plan.
- b) Development and site alteration shall be directed outside of hazardous lands and hazardous sites in accordance with Provincial policies, regulation and guidelines.
- c) Development and site alteration are generally prohibited within defined portions of the floodplain, subject to Conservation Authority regulations and Provincial policies, regulations and guidelines.
- d) Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.
- e) Required setbacks or buffers on lands adjacent to any identified hazardous land or hazardous site, the extent of which will vary according to on-site physical conditions, may be determined through technical studies, or to conform with Provincial policies, regulations and guidelines. Any required setback or buffer shall be established on a site-by-site basis, through the planning and/ or

development application process, and shall be considered by the Town in consultation with any authority having jurisdiction.

- f) Development shall not be permitted to locate on hazardous lands/sites 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.
- g) Hazardous lands/sites shall not be accepted as part of the parkland dedication required by this Plan.
- h) The creation of new lots by plan of subdivision or consent shall be prohibited on hazardous lands/sites.
- i) Development shall be planned and designed to demonstrate no negative flooding and erosion impacts.

4.6.3.4 Additional Policies for Steep/Unstable Slopes

- a) In areas which are sloped at 15% 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 Town and any agency having jurisdiction. 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 any agency having jurisdiction.

4.6.3.5 Additional Policies Flood Plain and Erosion Hazards

- a) 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.
- b) 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 the Town 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). 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.

- c) 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.
- d) 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.
- e) 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.
- f) 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.
- g) 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.
- h) 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.
- i) A permit is required from the Conservation Authority prior to any development, site alteration, interference with wetlands, or alterations to shorelines and watercourses, within regulated areas.

4.6.3.6 Additional Policies for Lands Adjacent to a Watercourse

- a) Where development is proposed adjacent to a watercourse, whether or not it has been included within the Environmental Protection Designation, a minimum 30 metre environmental buffer/vegetation protection zone shall be maintained on both sides of the watercourse.
- b) Notwithstanding the foregoing, development adjacent to watercourses on the Oak Ridges Moraine or the Greenbelt Protected Countryside shall only be permitted in accordance with the relevant policies of those Provincial Plans.
- c) 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.

4.6.3.7 Additional Policies for Floodplain Limits within the Complete Communities Plan Area

Finalization of Floodplain Limits Prior to Draft Plan Submission

- a) The final delineation of the regulatory floodplain within the complete Communities Plan Area, as identified on **Schedule 3G-1** shall be completed and approved prior to the submission of any Draft Plan of Subdivision, or equivalent functional design stage applications.
- b) This Plan acknowledges that existing floodplain limits are subject to change based on updated land use designations, revised policy direction, and improved data availability, including but not limited to LiDAR and updated hydraulic modelling technologies.
- c) Floodplain delineation shall reflect future land-use conditions, and shall be consistent with the applicable land use designations, Zoning By-law provisions and Provincial guidance documents.

Hydraulic Modelling and Technical Requirements

- d) All hydraulic modelling used to define or revise floodplain limits within the Complete Communities Plan Area shall be developed, calibrated and validated in accordance with Provincial standards and guidance, including those issued by the Ministry of Natural Resources and Forestry (MNRF).
- e) Modelling shall be completed using the Canadian Geodetic Vertical Datum of 2013 (CGVD2013), consistent with current LiDAR data. Where legacy data exists in CGVD28, conversions shall be undertaken using NRCAN-approved methodologies.
- f) All flood hazard assessments and modelling shall conform to the latest applicable legislation, including Ontario Regulation 41/24, and be consistent with the most current version of the *Technical Guide – River & Stream Systems: Flooding Hazard Limit* (MNRF, or successor document).
- g) The Lake Simcoe Region Conservation Authority (LSRCA) shall be recognized as the technical authority for floodplain and hydraulic matters in the Complete Communities Plan Area, in accordance with Provincial direction.

Consultation with the Lake Simcoe Region Conservation Authority

- h) Early and ongoing consultation with the LSRCA is encouraged throughout the development application process where any updates or refinements to the regulatory floodplain are proposed.
- i) Proponents shall allow for sufficient time in project schedules to accommodate LSRCA review and approval of any floodplain updates, in accordance with Provincial requirements and LSRCA's technical review protocols.
- j) All floodplain update procedures shall align with LSRCA guidelines and reflect applicable Provincial and municipal timelines, policies and environmental protection objectives.

4.6.4 Policies for Contaminated Sites

4.6.4.1 Intent

- a) 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.

4.6.4.2 Identification

- 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.

4.6.4.3 Development Policies

- a) 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.
- b) 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.
- c) 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.
- d) 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.
- e) 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.

- f) 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.

4.6.5 Land Use/Built Form Specific Policies

4.6.5.1 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.

4.6.5.2 Public Service Facilities/Community Facilities

- a) Public service facilities/community facilities include all 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. Elementary Schools and Secondary Schools are not included as public service facilities/community facilities in this Plan. 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/community 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/community 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/community facilities can be clustered together to promote cost-effectiveness and facilitate service integration. The development of public service facilities/community 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 public service facilities/community facilities from all parts of the surrounding community through a comprehensive Active Transportation Network.

4.6.5.3 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; and
 - 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;
 - v. Neighbourhood supporting uses shall generally be:
 - > Located at an intersection of Collector/ Local 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;
 - > Clustered to create a neighbourhood focal point and to facilitate access by all forms of active transportation; and
 - 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.

4.6.5.4 Primary and Secondary Schools

- a) Where primary and secondary schools, or other education facilities are specifically permitted within any Designation or identified symbolically 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 School Board, 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 School Board 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 School Board'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.

4.6.5.5 Additional Residential Units

- a) Within defined Settlement Areas, including the Greenbelt Settlement Area, where Additional Residential Units are specifically identified as a permitted use, and where full municipal water and wastewater infrastructure is available:
 - i. Up to 2 Additional Residential Units are permitted on a property that accommodates a detached dwelling, semi-detached dwelling and/or townhouse, to be accommodated as follows:
 - > 1 or 2 Additional Residential Units may be accommodated within the primary dwelling unit; or
 - > 1 Additional Residential Unit may be accommodated within the primary dwelling unit and 1 Additional Dwelling Unit may be accommodated within an accessory detached building on the same lot; or
 - > 1 Additional Residential Unit may be accommodated within an accessory detached building on the same lot.
- b) Outside of the defined Settlement Areas, within the Agricultural System, Additional Residential Units are permitted, subject to the ability to provide appropriate water and wastewater services, to the satisfaction of the Town, and as follows:
 - i. On lands within the Protected Countryside of the Greenbelt Plan and within the Rural Designation, the Estate Residential Designation and the Hamlet Designation of this Plan, a maximum of 2 Additional Residential Units are permitted on a lot, where at least 1 of the permitted Additional Residential Units is within the principle dwelling;
 - ii. On lands within the Protected Countryside of the Greenbelt Plan and within the Prime Agricultural Designation of this Plan, a maximum of 2 Additional Residential Units are permitted on a lot, where at least 1 of the permitted Additional Residential Units is within the principle dwelling, and the permitted Additional Residential Units:
 - > Do not hinder agricultural operations;
 - > Address public health and safety concerns;
 - > Are limited in scale and a part of the existing farm dwelling/building cluster;
 - > Minimize lands taken out of agricultural production;
 - iii. On lands that are subject to the Oak Ridges Moraine Conservation Plan, the following policies apply:
 - > Within the Oak Ridges Moraine Natural Core Area and the Oak Ridges Moraine Natural Linkage Area designations, Additional Residential Units are not permitted; and
 - > Within the Oak Ridges Moraine Countryside Areas, and the Oak Ridges Moraine Rural Settlement, a maximum of 1 Additional Residential Unit is permitted on a lot and only

within a single detached dwelling, subject to the applicable policies of the Oak Ridges Moraine Conservation Plan.

- c) Additional Residential Units within a single-detached house, semi-detached house and/or townhouse are permitted subject to the following policies:
 - i. The Additional Residential Unit shall only be created and used in accordance with the Zoning By-law; and
 - ii. The Additional Residential Unit shall have less Gross Floor Area than the primary dwelling unit's Gross Floor Area.
- d) Additional Residential Units within an accessory detached building associated with a single-detached house, semi-detached house and/or townhouse, are permitted subject to the following policies:
 - i. The Additional Residential Unit shall only be created and used in accordance with the Zoning By-law;
 - ii. A recreational trailer, or a recreational vehicle or a storage/shipping container shall not be utilized as an Additional Residential Unit;
 - iii. The creation of the Additional Residential Unit 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
 - iv. Land containing the detached accessory building in which the Additional Residential Unit is located will be prohibited from being severed from the property.
- e) Additional Residential Units shall be compatible with adjacent uses.

4.6.5.6 Additional Needs Housing

- a) Additional needs housing may include all types of residences licensed or funded under a Province of Ontario or Government of Canada statute for the accommodation of persons living under supervision and who, by reason of their age, emotional, mental, social, or physical condition, require a group living arrangement for their well-being such as:
 - i. Long-Term Care Facility;
 - ii. Residential Care Home;
 - iii. Group Home;
 - iv. Respite Care Facility;
 - v. Emergency Housing or Shelter;
 - vi. Hospice Care Home;
 - vii. Community House; and
 - viii. Lodging House.
- b) Where Additional 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 Additional 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 Additional 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 Additional Needs Housing; and
 - iii. Additional Needs Housing operators shall obtain a license in accordance with the requirements of the applicable authority.
- d) Large-scale Additional Needs Housing accommodated in a medium density or a high density residential building 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/community 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 Additional 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 Additional Needs Housing; and
 - vi. Additional Needs Housing Facility operators shall obtain a license in accordance with the requirements of the applicable authority.
- e) Large-scale Additional 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.

4.6.5.7 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 the Zoning By-law, 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) The Zoning By-law may include additional provisions regulating home occupations. The Town may implement a Licensing By-law.
- d) Where home industries are identified as a permitted use in the Zoning By-law, 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.
- e) The Zoning By-law may include additional provisions regulating home industries. The Town may implement a Licensing By-law.

4.6.5.8 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; and
 - 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.

- 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.

4.6.5.9 Day Care Facilities

- a) Where Day Care Centres 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.
- 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 all public schools subject to the consent of the School Boards, to encourage shared facilities and concentration of related land uses.

4.6.5.10 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) 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.
- c) A Place of Worship shall be used primarily for the practice of religious rites and may include ancillary/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).
- d) Ancillary/accessory uses to Places 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.

- e) Community-scale Places of Worship shall be permitted to locate in all land use designations within the Community Area identified on Schedule 2, subject to the policies of this Plan.
- f) 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.
- g) 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 6** of this Plan or within the Agricultural System anywhere within 1 kilometre of a Settlement Area Boundary, as shown on **Schedule 1** of this Plan.

4.6.5.11 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 this Plan and the Zoning By-law. The following provisions shall be met to the satisfaction of 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 internment 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 free standing 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.

4.6.5.12 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 on **Schedule 6** that are located in the Bales Drive Employment Area (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).

Adult entertainment parlours and body rub parlours are not permitted in any other areas of the Town.

- c) 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.
- d) 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.
- e) Adult entertainment parlours are not permitted to be located on a lot in conjunction with any other use.
- f) 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.
- g) 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.

- h) 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.
- i) 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.

4.6.5.13 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 Districts, 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 one road intersection;
 - iv. The principal building or gas bar kiosk is encouraged to 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 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.

4.7 Special Provisions + Exceptions

- a) Special Provisions and Exceptions recognize policies that do not necessarily conform with, but pre-date the approval of this Plan. Nothing in this Plan is intended to preclude uses and permissions noted in this Section of the Plan. **Schedule 7: Special Provisions + Exceptions** identifies all sites/areas that are subject to specific, special provisions and exceptions to the policies of 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 Approval 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 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;
 - > 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 specialized 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, and car rental outlets, and other commercial uses which require large parcels of land with high exposure to traffic such as building material outlets, gardening supply and nursery centres;
 - > Restaurants, hotels and motels;
 - > Cinemas, bowling alleys and other entertainment, recreation or fitness uses, equipment rental outlets, office equipment and supply stores, financial institutions and offices; and

- iii. 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.
- b) 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 a) iii., the following studies may be required by the Town:
 - i. Traffic Impact Study, in order to assess, to the satisfaction of the Town, 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.
- c) 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 by the Town, 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 E.Y.S (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 an Urban Design Brief 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 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 context, 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 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 and business and professional offices. 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 and 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 on **Schedule 3B** shall be developed and used in accordance with the following provisions:
 - i. 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;
 - ii. 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;
 - iii. 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. Any costs associated with the preparation of said plan and possible peer review, on behalf of the Town, shall be borne by the owner;
 - iv. 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;

- v. Development of the subject lands is subject to sanitary sewage constraints and restrictions of the Town of East Gwillimbury and Town of Newmarket; and
- vi. 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, the lands described as 18364 Warden Avenue, being Part of Lot 6, Concession 4, 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.
- b) 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.
- c) 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, 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 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; 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 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; 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 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 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 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 this Plan shall apply to this site.

4.7.13 Part of Lot 2, Concession 4

- a) The lands in Part of Lot 2, Concession 4 designated Rural Industrial 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 is 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 Stormwater 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 Town prior to approval of any Draft Plan of Subdivision;
 - x. That the owner enter into a tripartite performance agreement with the Town of East Gwillimbury 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 Lot 1, 2 and 10, Concession 4

- a) The lands in Part of Lots 1, 2, and 10, Concession 4 designated Rural Industrial shall be developed and used in accordance with the following provisions:
- i. In addition to the uses permitted in the General Employment 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 be consistent with the Town's Urban Design Manual and the Parking Lot and Drive-Through Urban Design Guidelines 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-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 York Region 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; and

- vi. It is recognized that **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 E.Y.S

- 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 additional 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 additional needs housing;
 - > At least one apartment building/ additional needs housing is built prior to or at the same time as the townhouses;
 - > The combined density conforms to the relevant High 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.

4.7.19 18899 2nd Concession Road

- a) The lands located at 18899 2nd Concession Road shall be developed and used in accordance with the following provisions:
 - i. Notwithstanding any land designation or policy in the Official Plan, Stone Valley does not require either a Secondary Plan or a Community Design Plan before Stone Valley shall be able to apply for and the Town approve, a rezoning and/or Plan of Subdivision for the Stone Valley lands;
 - ii. Stone Valley shall only be required to submit a conceptual plan, to the satisfaction of the Town, that demonstrates future integration with adjoining lands;
 - iii. The Town shall assign servicing allocation to the Stone Valley Developments land upon approval of the conceptual plan referred to above and approval of the Environmental Assessment for Upper York Sewage Solution;

- iv. Stone Valley shall provide a conveyance of lands and/or a permanent easement, at no cost, to facilitate construction of the Regional sewer in the hydro easement portion of the Stone Valley lands;
- v. Notwithstanding any other provisions in the Official Plan, the Town shall not require that Stone Valley Developments pay any sewer costs except at registration of a Plan of Subdivision or to obtain a building permit unless an early development opportunity is provided whereby an agreement will be required for execution purposes and will address such requirements;
- vi. Notwithstanding any other policy in the Official Plan the Town shall design and install, at the cost of Stone Valley, two connections to the sanitary sewer system at the property line of the Stone Valley Developments land; one off of 2nd Concession and one at the rear of the Stone Valley Developments land; and
- vii. The Town and Stone Valley shall defend any appeal (or failure of the Town to approve) such other policy in the Official Plan which would affect the intent of this site specific policy.

5.0 SUSTAINABLE INFRASTRUCTURE

5.1 Intent + General Policies for Municipal Service Infrastructure

5.1.1 Intent

- a) It is the intent of this Plan that:
 - i. The planning, design, and delivery of all forms of municipal service 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 municipal service infrastructure and energy projects; and
 - iii. The planning, design and construction of all forms of municipal service infrastructure shall incorporate techniques and design elements that support and advance the environmental sustainability and energy efficiency objectives of this Plan.
- b) This Plan relies upon various municipal service infrastructure-related Master Plans, that are long term visions that identify requirements for infrastructure planning and that are consistent with the Provincial Planning Statement. The Town's municipal service 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 municipal service 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 planning policies. Where there is a conflict between this Plan and any Federal or Provincial policy documents, the Federal or Provincial 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 are subject to the relevant policies of any applicable Provincial policies. Where there is a conflict between this Plan and Provincial policies such as those contained in the Provincial Planning Statement, the more restrictive policies shall prevail.
- f) This Plan is intended to plan for and protect Provincial corridors and rights-of-way for transportation and transit facilities as defined through an Environmental Assessment process, or otherwise identified in Provincial plans to meet current and projected needs and not permit development in such planned transportation corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or is actively being planned.

5.1.2 General Policies for Municipal Service Infrastructure

- a) All development applications must be consistent with the Town's Transportation and Master Servicing Plans and any applicable policies, standards and/or guidelines, as well as the policies of York Region's Transportation and Water and Wastewater Master Plans. All development applications shall be phased in accordance with the policies of this Plan.
- b) All development approvals within the Town shall also be conditional upon 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.
- c) The Town shall promote opportunities for the co-location of linear municipal service infrastructure and public or private utilities, where appropriate.
- d) Proposals for municipal service infrastructure within or crossing the Environmental Protection Designation shall demonstrate that it can be provided in a manner that does not negatively impact natural heritage features, or their ecological functions, or the quality and quantity of ground and surface water, including stream base flow.

5.2 The Transportation System

5.2.1 Intent and Jurisdiction

- a) The Town's existing and planned Transportation System is articulated on **Schedule 8: Active Transportation Network**, **Schedule 8A: Rapid Transit Network** and **Schedule 8B: Road Network**. It is the intent of this Plan to implement the Town's Transportation Master Plan, as it is amended from time to time, to conform to the York Region Transportation Master Plan 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 public service facilities/community facilities, major development areas and public uses;
 - iii. Provide connected, comfortable, safe and accessible pedestrian and cycling facilities that meet the needs of people of all ages and of abilities;
 - iv. 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;
 - v. 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; and
 - vi. Continuously assess the potential need for adjustments to this Plan in relation to future development opportunities and related municipal transportation improvements.

- b) In terms of jurisdictional matters related to the Transportation System, the Federal Government is responsible for rail facilities and airports, the Province has jurisdiction over Provincial Highways and GO Transit, York Region is responsible for the Regional Arterial Roads and public transit, and the Town is responsible for road infrastructure that serves the East Gwillimbury community.

5.2.2 Transportation Policies

5.2.2.1 General Policies

- a) The Transportation System is delineated on **Schedules 8, 8A and 8B**, all 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 as 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) Development shall be planned to coordinate cross-boundary transportation needs and improve connectivity among transportation systems and modes with adjacent municipalities and appropriate agencies.
- c) 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. All development that affects, or is in proximity to a Regional Road, or a Regional Transit facility shall be in conformity with the relevant policies of the York Region Official Plan and consistent with the relevant recommendations of the York Region Transportation Master Plan, including any subsequent updates.
- d) Development applications shall be supported by a Mobility Plan, where appropriate, prioritizing active transportation and transit, that assesses the impact on Town's and York Region's transportation systems and surrounding land uses.
- e) Integrated planning and growth management, including goods movement transportation planning will, support and enhance the Agricultural System to ensure uses and infrastructure are compatible with agricultural uses, where possible in terms of size, scope and impact.
- f) The movement of hazardous goods shall be directed to rail and roadways outside the central growth area, greenbelt settlement area, and hamlets to minimize risk and ensure the safe and efficient movement of goods, where possible.

5.2.2.2 Policies for 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 that require heavy truck traffic are located in areas near and adjacent to Provincial highway interchanges and in proximity to Arterial Roads;
- 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;
- iii. Encourage freight and logistic land uses to locate in clusters that create synergies within the goods movement industry;
- iv. To support an interconnected and efficient system for goods movement, the Town shall:
 - > Support the completion of the 400-series highway network, including the Bradford By-Pass and the Highway 404 Extension;
 - > Support the addition of 400-series highway interchanges, mid-block crossings, interchange ramp extensions and overpasses, including the Proposed Bradford By-Pass Interchanges identified on **Schedule 3G-1**; and
 - > Continue to recognize that Provincial Highways and Regional Arterial Roads are generally corridors for goods movement.

5.2.2.3 Policies for 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) Any large scale development application shall, at the request of the Town, be required to establish a Transportation Demand Management Plan and implementation strategy in consultation with the Town to address the following:
 - i. Prioritization of active transportation;
 - ii. Reduction of single occupancy automobile trips;
 - iii. Promote multimodal access to destinations; and
 - iv. Encourage sustainable modes of transit including walking, cycling, transit and carpooling.
- 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 York Region to ensure the delivery of carpool facilities and parking areas as part of the construction of 400-series Highways within the Town.

5.2.2.4 Policies for 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 housing and/or additional 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 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.
- e) 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.
- f) 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.
- g) The Town will work with applicable Provincial and Regional Transit Authorities to promote the redevelopment and intensification of surface parking facilities within the 2 Major Transit Station Areas identified on **Schedule 8A**.
- h) The Town may consider establishing a Parking Authority to provide parking facilities in high demand locations.

5.2.3 The Active Transportation Network

Intent

- a) It is the intent of this Plan to build upon the Town's well-established Active Transportation Network, as shown on **Schedule 8**, and to ensure that planning for active transportation facilities is based on the concept of complete streets and will evolve to serve the Town's growth.

General Policies for the Active Transportation Network

- b) The Town shall focus on long-range active transportation opportunities, particularly Regional opportunities. The Town will have regard for the Town's Transportation Master Plan and its

Active Transportation and Trails Master Plan, applicable engineering standards and the Urban Design Manual.

- c) To facilitate implementation of the Active Transportation Network, lands already owned by the municipality and those obtained by donation, dedication and direct purchase may 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.
- d) The purpose of the Active Transportation Network, identified schematically on **Schedule 8** 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 within a 500 metre 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.
- e) The Town shall require, where appropriate, that sidewalks, street lighting and street furniture be provided as a condition of development approval.
- f) The following policies will encourage the development of an integrated trails system that links open space areas, significant natural, historic and recreational features and public service facilities/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 active transportation and 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. These facilities and opportunities may be more fully articulated in accordance with a required Community Design Plan;
 - 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 York Region, the Conservation Authority, adjacent municipalities, and other agencies. Proposed trail locations shown on **Schedule 8**, are approximate and a Trail Impact Study 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, Hydro corridors 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;
 - > Minimize road crossings and, where viable, pedestrian overpasses and/or 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;
 - > 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 8**, 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 or Trail Impact Study, as determined by the Town;
- 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 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;

- xv. The Active Transportation Network, as identified on **Schedule 8**, shall be identified further as part of the Secondary Plan, or Community Design Plan process, where required. 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. Conditions of development supporting pedestrian and cycling connections could include, but are not limited to:
 - > Interconnections between local streets, cul-de-sacs, and across green spaces;
 - > Connections across commercial developments; and
 - > Easements across condominium developments.
- g) The Town may adjust the location and/ or alignment of existing and future active transportation facilities, 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.

5.2.4 The Public Transit System

5.2.4.1 Intent

- a) **Schedule 8A** identifies the Town's existing rapid transit network. It is the intent of this Plan to expand the transit system and to support investments in the local and regional transit systems and facilities by:
 - i. Establishing a transit-supportive urban structure based on higher intensity and mixed use centres and corridors; and
 - ii. Requiring that all development consider the opportunity to connect with the existing and planned transit system; and
 - iii. Ensure that all development proposals in areas identified on **Schedule 8A** as a Major Transit Station Area are designed to support the provision of an efficient, convenient, and safe public transit service, in accordance with the relevant policies of this Plan.

5.2.4.2 Policies for the Transit System

The Road Network to Incorporate Transit Facilities

- a) The Town's overall road network shall be planned to accommodate public transit service, with a focus on the 2 identified Major Transit Station Areas. The Town will work with York Region Transit (YRT), 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 York Region. The following policies shall apply:
 - i. Phasing plans shall identify Regional Arterial and Major Collector Roads required for transit, and make provisions for their development in the initial phases of growth and development;
 - ii. The Town shall work with York Region 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. Regional 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. The placement of transit stops within the identified Settlement Areas shall refer to York Region Transit's transit service guidelines;
- v. Sidewalks, active transportation facilities, street lighting and street furniture 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;
- vi. Sidewalks and street lighting shall be provided on both sides of all streets that are serviced by transit; and
- vii. Any new speed management measures proposed for existing or planned transit routes shall be designed and constructed in consultation with York Region Transit.

The Provision of Land and Facilities

- b) For the purposes of implementing the broader Transportation System, as a condition of approval, development may be required to:
 - i. Provide, at no public expense, the dedication of a public transit right- of-way and lands for related transit facilities;
 - ii. Provide an efficient system for parking and drop-off facilities for commuters;
 - iii. Apply industry, Provincial and Regional best practices and guidelines; and
 - iv. Prepare a Mobility Plan.

Cooperation with all Transit Authorities

- c) The Town shall work with York Region 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. In addition, the Town shall support and assist Metrolinx, GO Transit and York Region Transit to secure lands for facilities such as:
 - i. Transit stations including intermodal terminals, mobility hubs, bus and light rail stations and related passenger drop-off/pick-up facilities, secure bicycle storage, EV parking and charging facilities and commuter parking lots and required structured parking for any planned expansion of commuter parking facilities;
 - ii. Related surface and sub-surface transit infrastructure, including vent shafts, transformer stations, turning loops, emergency exits, transit operation and maintenance facilities, electrical and electronic infrastructure and passenger safety facilities; and
 - iii. Active transportation facilities to support users including pedestrians and cyclists.

5.2.5 The Roads Network

5.2.5.1 Intent

- a) It is the intent of this Plan to:
 - i. Ensure that road network planning and design is based on the concept of complete streets and appropriately considers the need to accommodate public transit and active transportation facilities; and
 - ii. Consider design elements to accommodate the movement of farm vehicles on Town and Regional Roads within the Agricultural System.

5.2.5.2 The Roads Hierarchy

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

Provincial Highways

- c) Provincial Highways have the following requirements:
 - i. **Functional Character** - The functional character of Provincial Highways is to serve inter-regional travel demands including goods movement and heavy transport;
 - ii. **Technical Requirements** - The technical requirements include:
 - > Designed and built to the satisfaction of the Province or any other authority having jurisdiction;
 - > Shall accommodate active transportation facilities; and
 - > Shall accommodate carpool lots and commuter facilities to be provided at interchanges.
- d) **Highway 404** - The Road identified as Provincial Controlled Access Highway on **Schedule 8B** represents Provincial Highway 404. The Town shall continue to work with the Province and York 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 8B**, 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 8B** 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 8B** 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 the 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 accommodates Provincial Highway 48 having the following functional characteristics and technical requirements:
- i. **Functional Character** - The functional character of Highway 48 is to:
 - > 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; and
 - ii. **Technical Requirements** - The technical requirements for Highway 48 is that it is to be designed and built to the satisfaction of the Province or any other authority having jurisdiction.

Regional Arterial Roads

- g) The requirements for all Regional Arterial Roads shall be consistent with the relevant recommendations of the York Region Transportation Master Plan. Regional Arterial Roads have the following requirements:
- i. **Functional Character** - The functional character of Regional Arterial Roads is to:
 - > 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.
- ii. **Technical Requirements** - The technical requirements for the Regional Arterial Roads is that they are to include:
 - > A high degree of access control, especially in rural areas, with direct access from abutting properties discouraged;
 - > A maximum of 6 travel lanes;
 - > A right-of-way width up to 45 metres, in accordance with Regional standards; and
 - > A pavement width 11 to 22 metres, excluding turning lane requirements.
- h) The following policies apply to the roads designated as Regional Arterial Roads:
 - i. The Town shall work with York Region to redesign the Regional Arterial Roads within Local Centres. Such redesign shall follow York Region's Street Tree and Forest Preservation Guidelines and the Street Tree and Horticultural Design Guidelines and 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;
 - ii. The Environmental Assessment processes for the reconstruction of 2nd Concession Road, Doane Road and Queensville Sideroad shall consider the provision of public transit;
 - iii. Doane Road is subject to the Environmental Assessment process initiated by York Region 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;
 - iv. Transit or high-occupancy vehicle lanes and cycling facilities are required within the right-of-way of existing and future 6-lane Regional Arterial Roads, as appropriate based on established thresholds and criteria;
 - v. All proposed Regional Arterial Road accesses shall be required to meet York Region's Access Guidelines. Direct vehicle access from developments adjacent to Regional Arterial Roads will be limited:
 - > Access will generally be provided by connecting Regional Arterial Roads to Collector Roads and Local Roads;
 - > Shared driveways and interconnections between adjacent properties are encouraged; and
 - vi. The functional characteristics and technical requirements, including right-of-way widths for all Regional Arterial Roads shall be consistent with the relevant recommendations of the York Region Transportation Master Plan, including any subsequent updates.
- i) Notwithstanding the above policies for Regional Arterial Roads, where feasible, the existing road right-of-way of Leslie Street through Queensville and Yonge Street through Holland Landing - River Drive Park should not be further widened, to ensure protection and preservation of their heritage streetscapes. 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.

Further, 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 the Town's position that there shall only be two lanes of through traffic and that any change would relate only to turning movements at intersections.

- j) The Environmental Assessment processes for the reconstruction of 2nd Concession Road, Doane Road and Queensville Sideroad shall consider the provision of public transit.
- k) Doane Road is subject to the Environmental Assessment process initiated by York Region 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 of this Plan.

Major and Minor Collector Roads

- l) The following policies apply to the Major and Minor Collector Roads:
 - 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 proposed Major and Minor Collector Roads identified on **Schedule 8B**;
 - ii. The proposed Major and Minor Collector Roads shown on **Schedule 8B** 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 Major and Minor Collector Road network shall be dedicated to the Town at no cost, or expropriated to ensure the completion and connection of the planned road network.
- m) Major Collector Roads have the following requirements:
 - i. **Functional Character** - The functional character of Major Collector Roads is to:
 - > Serve local travel demands between Secondary Plan Areas and/or Community Design Plan Areas;
 - > Carry medium volumes of traffic;
 - > Provide connection between Regional Arterial Roads;
 - > Accommodate transit;
 - ii. **Technical Requirements** - The technical requirements for the Major Collector Roads is that they are to include:
 - > Restricted access, with direct access from abutting properties is discouraged;
 - > A Maximum 4 travel lanes;
 - > A Right-of-way width of 26 metres;
 - > A Pavement width maximum of 10 to 15 metres
 - > Sight triangles of:
 - 30 metres x 30 metres at intersections with Provincial 400 series Highways;
 - 15 metres x 15 metres at intersections with Regional Arterial Roads and Collector Roads;
 - 5 metres x 5 metres at intersections with Local Roads;

- > Bicycle lanes; and
 - > Sidewalks on both sides of the Road.
- n) Minor Collector Roads have the following technical requirements:
- i. **Functional Character** - The functional character of Minor Collector Roads is to:
 - > Serve local travel demands within Secondary Plan Areas and/or Community Design Plan Districts;
 - > Carry medium volumes of traffic;
 - > Provide connections between Major Collector Roads and Local Roads;
 - > Accommodate local transit;
 - ii. **Technical Requirements** - The technical requirements for the Minor Collector Roads is that they are to include:
 - > Direct access from abutting properties is permitted;
 - > A right-of-way width 22 metres;
 - > A pavement width maximum of 10 to 15 metres;
 - > Sight triangles of:
 - 30 metres x 30 metres at intersections with Provincial Highways;
 - 15 metres x 15 metres at intersections with Arterial Roads and Collector Roads;
 - 5 metres x 5 metres at intersections with Local Roads;
 - > Sidewalks on both sides of the Road; and
 - > Bicycle lanes provided, where appropriate.
- o) The proposed North-South Sharon Major Collector Road is generally shown on **Schedule 8B**. 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.
- p) Intersections on Major Collector Roads shall be spaced to appropriately provide for traffic movement, taking into account safety devices such as traffic signals, or roundabouts, and the objective of discouraging unnecessary through traffic on Local Roads.
- q) All Major Collector Roads (including crossings of natural features and Provincial Highways) 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.

Local Roads

- s) Existing Local Roads are identified on **Schedule 8B**, however, planned Local Roads are not identified. The Local Road pattern will be identified within a required Community Design Plan. Local Roads have the following requirements:
- i. **Functional Character** - The functional character of Local Roads is to:

- > Serve local traffic only - residential neighbourhoods and employment area travel demands;
- > Connect to Collector Roads and Arterial Roads;
- ii. **Technical Requirements** The technical requirements for the Local Roads is that they are to include:
 - > No access control, with the exception of safety related restrictions;
 - > Direct connection with Arterial Roads shall is to be discouraged;
 - > A maximum of 2 travel lanes;
 - > A right-of-way width of 18 metres;
 - > A pavement width of a maximum of 8.6 metres in residential areas, up to 12 metres in employment districts;
 - > Sight triangles at intersections with Collector Roads and other Local Roads:
 - 5 metres x 5 metres in residential neighbourhoods;
 - 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 or open space;
 - Within 400 metres of an Elementary School, or a local transit stop; or
 - Within 800 metres of a Secondary School and/or a higher order transit stop within a defined Major Transit Station Area.
- t) In emerging infill areas within Secondary Plans Areas and/or Community Design Plan Districts, the Town will include new Local Roads and shared private roadway systems to:
 - i. Consolidate access along Regional Arterial Roads;
 - ii. Minimize the use of cul-de-sacs, dead-ends which inhibit infill development from integrating with existing communities; and
 - iii. Implement a street network that supports the delivery of emergency services.

Rural Roads

- u) Rural Roads have the following functional characteristics and technical requirements:
 - i. **Functional Character** - The functional character of Rural Roads is to:
 - > Serve lands within the Agricultural System;
 - > Connect to Collector Roads and Regional Arterial Roads;
 - ii. **Technical Requirements** The technical requirements for the Rural Roads is that they are to include:
 - > No access control with the exception of safety related restrictions;
 - > Generally, a maximum of 2 travel lanes;
 - > A right-of-way width 20 metres;
 - > A pavement width maximum of 8.6 metres in residential areas and up to 12 metres in

- employment areas;
- > Sight triangles at intersections with Collector Roads and other Rural Roads:
 - 5 metres x 5 metres in residential neighbourhoods; and
 - 10 metres x 10 metres in employment areas.

5.2.5.3 Policies for the Road Network

Reference to Master Plans and Guidelines

- a) To ensure that the road network evolves to serve the Town's growth and to ensure that the principles of complete streets will be satisfied within the existing and planned rights-of-way, **Schedule 8B** should be consulted along with:
 - i. The York Region Transportation Master Plan and the York Region Transit-Oriented Design Guidelines;
 - ii. The Town's Transportation Master Plan and the Town's Active Transportation and Trails Master Plan; and
 - iii. All applicable engineering standards and the Town's Urban Design Manual.

Complete Streets

- b) A complete streets approach to the construction of Collector and Local Roads is encouraged to support reduced travel times and alternative modes of travel. Further, 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
 - 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.
- c) Complete streets are designed to:
 - i. 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;
 - ii. Minimize road crossings and, where viable, pedestrian overpasses and/or underpasses constructed where active transportation facilities intersect major roads;
 - iii. Include sidewalks with sufficient width
 - iv. Accommodate accessible and comfortable pedestrian flows, including personal mobility devices; and
 - v. 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.

Integration of Active Transportation Facilities and Transit Routes

- d) Secondary Plans and/or Community Design Plans shall identify active transportation and transit routes which best connect origins and destinations within the Town and beyond. Secondary Plans and/or Community Design Plans shall also incorporate:
 - i. An integrated Local Road network;
 - ii. Sidewalks on both sides of all roads, where appropriate;
 - iii. Short blocks with ideal lengths set out in the Urban Design Manual; and
 - iv. Reduced roads widths where active transportation connections and improved transit are provided to move people of all ages and abilities safely through the community.

Preference for Public Ownership

- e) Future planned roads shown on **Schedule 8B** will, in most instances, be planned, developed and dedicated through the development approval process. It is the preference of the Town that all roads be publicly owned. The Town shall work co-operatively with the Province, York 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.

Modified Grid Pattern

- f) 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. The Town will plan for, protect, and implement, including land takings necessary for continuous collector and local streets in both east-west and north-south directions in each concession block, in all new urban developments, including New Community Areas to ensure an integrated finer "grid" street network is developed.

Planned Road Locations are Conceptual

- g) The locations of all planned roads identified on **Schedule 8B** are approximate. Minor variations in the location of major intersections, road rights-of-way widths and sight triangles, or the alignments of any new road 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.

5.2.5.4 Road Widenings and Other Improvements

- 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 shall be undertaken in accordance with the long-range road needs projections.

- 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, 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 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.
- h) The Town will work with the Province and York Region to plan and protect for the following corridors and facilities as shown on **Schedule 8B**:
 - i. The Bradford By-Pass;
 - ii. Interchanges, mid-block crossings and interchange ramp extensions on 400-series highways,

- including the Proposed Bradford By-Pass interchanges identified on **Schedule 3G-1**; and
 - iii. Regional Arterial Road crossings as identified in the York Region Transportation Master Plan.
- i) Road widenings and proposed Regional Arterial Roads shall be in accordance with the environmental policies of this Plan and shall protect and enhance the Natural Heritage System.
 - j) The planned street widths for Regional Arterial Roads shown on **Schedule 8B** represent the required street widths under the Plan and may include York Region's transportation and transit requirements for vehicle lanes, sidewalks, cycling facilities, high-occupancy-vehicle lanes, public transit lanes and transit facilities, boulevards, landscaping and public streetscape enhancements. Notwithstanding the above:
 - i. Additional widths may be required for elements such as sight/daylight triangles, turning lanes, cuts, fills and extra turn lanes; and
 - ii. Where planned road widths are greater than a 41 metre right-of-way, the road widths shown on **Schedule 8B** shall include exclusive left and/or right turn lanes.
 - k) As a condition of the approval of a development application, landowners are required to provide land at no expense to York Region for Regional Arterial Road widenings, as identified on **Schedule 8B**, based on the following principles, and in accordance with the Planning Act:
 - i. That land will be conveyed to York Region for road widenings, sight triangles, cuts, fills, exclusive left and/or right turn lanes and extra turn lanes required as a result of new growth and development, changes in use that generate significant traffic volumes, or additions that substantially increase the size or usability of buildings or structures;
 - ii. That in general, street widenings shall be taken equally from the existing or approved Environmental Assessment centre line of construction; however unequal or reduced widenings may be required where constraints or unique conditions such as topographic features, historic buildings or other cultural heritage resources such as archaeological features, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of the existing road right-of-way; and
 - iii. That additional land may also be required to construct future grade separations.
 - l) In cases where a Regional Arterial Road widening results in a greater requirement for land on one side of the existing right-of-way based on the centre line of construction, which extends beyond the road allowance width identified on **Schedule 8B**, and if the constraint is the result of existing or approved development, human-made physical obstructions which cannot reasonably be relocated, or other development related constraint York Region will, unless otherwise agreed to, compensate the landowner for those lands in excess of the planned road allowance limit.
 - m) Land required for new or realigned Regional Arterial Roads to accommodate land development are to be conveyed, at no expense to York Region, up to and including the first 41 metres of the required right-of-way.

5.2.5.5 Road Construction

General Policies

- a) 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 stormwater management; and
- iii. Wherever possible, the principles of speed management, including roundabouts, shall be taken into account when new roads are being designed.

Tree Planting

- b) The Town shall encourage to tree planting within the rights-of- way of roads, or on adjacent private property, in order to provide for continuous landscaping, particularly in the event of tree removal is required in association with road improvements. Special provision shall be made for landscaping of new intersections along Arterial Roads as gateways to the community.

Road Improvements

- c) 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.

Access to Roads

- d) 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.
- e) 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.

Intersections

- f) 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

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

5.2.5.6 Area Specific Policies

Schedule 3D - Green Lane Corridor Land Use Plan

- a) 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.

- b) 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 Collector Road north of Green Lane, as shown conceptually on **Schedules 3D** and **8B**, to facilitate additional traffic flows resulting from urban growth 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 Collector Road for the lands outlined on **Schedule 3D**, to the satisfaction of the Town, in consultation with the Region; and
 - iii. Through the review and approval of development applications within the Green Lane Corridor Plan Area outlined on **Schedule 3D**, which require the construction of all or part of the east/west Major 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.

Schedule 3G-1 - Complete Communities Land Use Plan

- c) Development in accordance with the land use designations on the lands generally within the area identified as Old Yonge Street/Highway 11 - Subject to Further Study, on **Schedule 3G-1** shall not be permitted until such time as all of the necessary transportation studies, including, potentially, an Environmental Assessment, that clearly identifies the most appropriate reconfiguration of the intersection that will accommodate the intensity of development anticipated, to the satisfaction of the Town and the Region.
- d) A reconfigured intersection may facilitate a reconsideration of the land use designations, and the associated form, intensity and mix of uses on adjacent lands, which may be considered through the preparation of the required Community Design Plan, and which may be approved through the Zoning By-law, without the need for an Amendment to this Plan.

5.2.6 Airports and Railways

5.2.6.1 Policies for Airports and Aircraft Landing Strips

- a) The Holland Landing Airpark is identified symbolically on **Schedule 3G-1**. It is a private airport located immediately south of the community of Holland Landing. The ongoing operation of the facility is supported by the Town, and is and subject to all necessary approvals from the Federal government. New sensitive development in proximity to the Airpark, and any future redevelopment of the Airpark itself shall be subject to the relevant policies of this Plan.

5.2.6.2 Policies for 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 affected railway authorities in order to provide additional safety features for the railway crossing of Princess Street in the community of Mount Albert and within the Central Growth 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:

- i. For development within 75 metres of a railway right-of-way, a Vibration Study; and
- ii. For development within 300 metres of a railway right-of-way, a Noise Study.

Both required studies are to be completed by qualified professionals, to the satisfaction of the Town and appropriate railway authority.

- d) The analysis of noise and/or vibration shall include 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:
 - i. 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;
 - ii. 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; and
 - iii. 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.
- e) The Town will discourage the location of land uses that are sensitive to noise and vibration in proximity to rail facilities, rail corridors and intermodal yards. Appropriate design and buffering from sensitive land uses is required to avoid issues of compatibility.
- f) Grade separation of railways and major streets is supported by the Town, and shall be protected for through the development approval process.

5.3 Municipal Water + Wastewater Infrastructure Systems

5.3.1 Intent

- a) This Plan provides overarching policies that are intended to complement the more detailed requirements and guidelines identified in the Town and Region'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 to:
 - i. Ensure that all water and wastewater service infrastructure is provided in a manner that protects human and environmental health;

- ii. Ensure that the provision of services will be phased in such a manner to deliver the objectives of this Plan to create complete communities;
 - iii. Require that all new development within the Central Growth Area and within the Mount Albert Greenbelt Settlement Area be connected to the municipal service infrastructure network, in accordance with the Town and Region's Water and Wastewater Master Plans;
 - 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;
 - v. Recognize that private servicing options are required within the rural/agricultural area; and
 - vi. Ensure that infrastructure is phased in a manner that supports growth in a fiscally responsible manner that addresses phasing in the Central Growth Area including the New Community Areas, as well as the Designated Greenfield Areas in a manner that is consistent with provincial plans and policies and the Town and Region's Master Plans.
- 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 and Region's Master Plans.

5.3.2 General Policies

5.3.2.1 General Water + Wastewater Infrastructure Policies

- a) All municipal water and wastewater infrastructure works shall:
- i. Conform, or be consistent with applicable Provincial plans and policies, including Source Protection Plans;
 - ii. Be consistent with the York Region Water and Wastewater Master Plan;
 - iii. Conform with the relevant policies of this Plan, and be consistent with the requirements and guidelines in the Town's various related Master Plans and the Urban Design Manual;
 - iv. Be sized to consider the potential for expansion of the service area, intensification and increased servicing allocation where permitted by this Plan; and
 - v. Consider potential impacts from climate change.
- b) The extension and improvement of local water and wastewater infrastructure required to accommodate growth based on the planning horizon of this Plan will be carried out in accordance with the phasing policies of this Plan and the capital budget provisions or separate agreements and, wherever possible, it will be coordinated with other public works including extensions or improvements to the transportation, stormwater and utility distribution systems. No water or wastewater infrastructure works shall be permitted with respect to any service which is external to the subdivision lands, unless approved by the Town.
- c) Where municipal water and/or wastewater infrastructure works exist outside of the identified Settlement Areas within an existing Municipal Servicing Area boundary as defined by an Environmental Assessment, connection to such municipal infrastructure works may be permitted for only existing or permitted uses subject to the submission of suitable studies, administrative and financial arrangements to the satisfaction of the Town.

- d) Where the preparation of a Functional Servicing Plan is required by the relevant policies of this Plan, it shall determine the most logical and economic methods of supplying the proposed development with water and wastewater infrastructure works and incorporate conservation strategies for the protection of the natural environment including key natural heritage features and their ecological functions and key hydrologic features.

5.3.2.2 Relevant Provincial Policies for Water and Wastewater Infrastructure

The Oak Ridges Moraine Conservation Plan

- a) In accordance with 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, York Region, or other designated authority.

The Greenbelt Plan

- b) All proposals for water or wastewater infrastructure works within or crossing the Greenbelt Protected Countryside shall be subject to the water and sewage infrastructure policies of the Greenbelt Plan.

The Lake Simcoe Protection Plan

- c) 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.
- d) 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.
- e) 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.

5.3.2.3 Policies for Private or Partial Water and/or Wastewater Services

- a) Outside of the identified Settlement Areas, individual private water or wastewater services will be the primary method of servicing where site conditions are suitable for the long-term provision of such services.
- b) Residential Development on individual private water and/or wastewater 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, demonstration of no adverse impacts to groundwater quality 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.
- c) Municipal water and wastewater services referred to in this Plan may need to be installed on any public road within the defined Settlement Areas as deemed appropriate by the Town. Where the service must be installed on that particular road in order to provide service to new development, existing residents may not be required to contribute to the cost of construction of the service until such time as they wish to connect to the service.
- 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.
- e) Notwithstanding any other relevant policies of this Plan, where the protection of public health is a concern, in areas of existing groundwater contamination as determined by a Medical Officer of Health, and where full municipal water and wastewater services is not planned, available, or feasible in such an area, and cannot be provided, private communal water supply and wastewater treatment systems may be considered for existing residential development. Consideration of private communal sewage systems shall be reviewed in the context of applicable Town and Regional guidelines, Provincial plans and policies, suitable administrative, engineering, environmental and financial arrangements to the satisfaction of the Town and the Province (as applicable).

5.3.2.4 Policies for Interim Water and/or Wastewater Servicing

- a) Notwithstanding any other relevant policies of this Plan, the Town may, only in consultation with York Region, permit the early development of lands on the basis of interim private water and/or wastewater servicing for permitted employment uses within Employment Districts, 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 in conformity with the servicing policies of this Plan and the following:
 - i. When full municipal services are made available, the development, at no cost to the Town or York Region shall connect to the municipal service system based upon an agreeable time frame as determined by the Town in consultation with the Region;
 - ii. The interim private system shall be designed to the satisfaction of the Town in consultation with York Region for future connection to full municipal services as part of the municipal system;
 - iii. An economic/fiscal impact statement shall be submitted to the satisfaction of the Town, in

consultation with York Region to confirm that the proposed development will have no financial burden on the Town or York Region;

- iv. A servicing justification report shall be prepared to the satisfaction of the Town, in consultation with York Region, to consider and evaluate alternative servicing options have been considered and evaluated in terms of, but not limited to alternative locations, where full municipal services exist or are planned;
- v. A Natural Heritage Evaluation and/or Agricultural Impact Assessment shall be submitted to the satisfaction of the Town to ensure that environmental and agricultural impacts have been addressed and that the private communal water and/or wastewater services are suitable;
- vi. All agreements and approvals required to provide private communal water services and/or private communal sewage services, planning and/or development agreements for applications shall be in place before or form part of the development approval for applications submitted under the Planning Act;
- vii. Any proposal shall comply with all applicable Provincial legislation, policies and plans; and
- viii. Within the Lake Simcoe Protection Plan Area, it shall be demonstrated that a private communal sewage system does not add phosphorus loadings to the watershed in accordance with the Lake Simcoe Protection Plan.

5.3.3 Municipal Water Service Infrastructure

5.3.3.1 General Policies for Municipal Water Service Infrastructure

- a) Development shall provide appropriate water service infrastructure. Water service infrastructure shall be designed, constructed and maintained to:
 - i. Provide adequate services to proposed developments;
 - ii. Accommodate full development of the Central Growth Area and the Mount Albert Greenbelt Settlement Area;
 - iii. Satisfy the engineering/development standards of the Town and/or any agency with jurisdiction; and
 - iv. Incorporate innovative water conservation measures, which may include elements identified by York Region and the Town's Thinking Green Development Standards.
- b) 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.

5.3.3.2 Policy for Mount Albert

- 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 infrastructure works.

5.3.4 Municipal Wastewater Service Infrastructure

5.3.4.1 General Policies for Wastewater Service Infrastructure

- a) Development shall provide appropriate wastewater service infrastructure as approved by the Town and, where necessary, the Region and/or the Province.

- b) Wastewater service infrastructure shall be designed, constructed and maintained to:
 - i. Provide adequate service to accommodate the full development of the Central Growth Area and the Mount Albert Greenbelt Settlement Area; and
 - ii. Satisfy the engineering/development standards of the Town, the Region and/or any agency with jurisdiction.
- c) The Town shall work with York Region to reduce the extent and amount of inflow and infiltration in both Regional and Town owned and operated wastewater systems in a manner consistent with York Region's programs and standards.
- 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.

5.3.4.2 Policy for Mount Albert

- a) All existing and proposed development within the Greenbelt Settlement Area of Mount Albert, as shown on **Schedule 1**, shall be serviced by municipal wastewater infrastructure works. It is the policy of this Plan to recognize the approved design capacity, serviceable population and Certificate of Approval for York Region's wastewater treatment facility in the Community of Mount Albert within the context of the requirements of the Lake Simcoe Protection Plan and any associated phosphorus loading objectives.

5.3.4.3 Policy for the Holland Landing Sewage Lagoon Property

- a) The Town shall work with York Region to decommission the Holland Landing lagoon system for sewage treatment as an essential first phase of servicing for the Town. These lands have been identified as a Potential Eco Park location on **Schedule 3G-1**, in recognition of its evolving function and its potential long-term use, following decommissioning and any required remediation.

5.3.4.4 Policies for Existing Partially Serviced Areas

- a) The Town may explore the provision of wastewater services 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.
- b) 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, 3B and Schedule 5** are serviced by private wastewater systems. Such private systems shall conform to the standards and requirements of the Province.

5.3.4.5 Policies for Wellhead Protection

- a) New (private or municipal) wastewater system infrastructure, wherever possible, should be located outside of Significant Threat Areas '1' and '2', as identified on **Schedule 10A: Significant Threat Areas**.
- b) Where individual on-site wastewater systems have been identified as a significant drinking water threat in vulnerable areas of a Wellhead Protection Zones identified on **Schedule 10: Wellhead Protection Zones**, connection to municipal wastewater systems, where they exist, is required, and allocation is to be withdrawn from the municipal reserve.

5.4 Stormwater Management Infrastructure

5.4.1 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 stormwater management systems are integrated with the planning and provision of water and wastewater infrastructure to optimize feasible and financially viable municipal infrastructure systems that are designed and constructed in accordance with sound environmental and engineering best practices;
 - ii. Pursue and implement sound stormwater management practices that will mitigate risks to human and environmental health and 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 phosphorus loading to Lake Simcoe and its tributaries.

5.4.2 General Policies

- a) To ensure the health of the watersheds and sub-watersheds in the Town and in downstream areas, stormwater 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 stormwater management techniques that will help to:
 - i. Reduce erosion;
 - ii. Avoid downstream flash flooding;
 - iii. Reduce nutrient, siltation and sediment loading;
 - iv. Sustain fish habitat; and
 - v. Help to improve the quality of Lake Simcoe and its tributaries.
- c) 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 stormwater management.
- d) The Town shall require Enhanced Protection Level (in accordance with MOE's Stormwater Management Planning and Design Manual, 2003) for all new stormwater management facilities and stormwater management practices that will limit the post development stormwater run-off flows to a level at or below pre-development flows for the two (2) year through one hundred (100) year events.
- e) Stormwater management ponds are prohibited in the Environmental Protection Designation, unless otherwise approved by the Town.
- f) The Town shall require that development and site alteration proposals meet applicable stormwater management policies, guidelines and best practices.

5.4.3 The Stormwater Management Treatment Approach

- a) The preparation of comprehensive Master Environmental Servicing Plans are required as a component of Secondary Plans, Community Design Plans and major development or re-development applications to minimize stormwater volume and contaminant loads and maximize infiltration through an integrated treatment approach, which may include techniques such as:
- i. Rainwater harvesting;
 - ii. Runoff reduction of solids and materials at source;
 - iii. Phosphorus reduction;
 - iv. Constructed wetlands;
 - v. Bioretention swales;
 - vi. Green roofs;
 - vii. Permeable surfaces;
 - viii. Clean water collection systems; and
 - ix. The preservation and enhancement of native vegetation cover.

Master Environmental Servicing Plans shall also demonstrate how stormwater pond discharges and sanitary sewers and related pipes can be located outside of Significant Threat Areas '1' and '2', if possible, as identified on **Schedule 10A**.

- b) The design and sizing of stormwater 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 stormwater 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
 - 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 stormwater across municipal boundaries. For stormwater flows that cross municipal boundaries, Master Drainage Plans and agreements shall be subject to review and acceptance by the receiving municipality and appropriate agencies having jurisdiction. 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 Stormwater 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) Secondary Plan Areas and Community Design Plan Districts shall be based on the preparation and implementation of comprehensive Master Environmental Servicing Plans that include urban stormwater management approaches. Within all Secondary Plan Areas and Community Design Plan Districts, a Stormwater Management Master Plan shall be included as part of the development approvals process. Stormwater Management Master Plans shall:

- i. Review and refine the extent of the existing floodplain mapping;
 - ii. Manage the quality of stormwater run-off as part of the regular stormwater management program in accordance with the Province's Stormwater Management Planning and Design Manual and the Lake Simcoe Protection Plan, as it may be amended;
 - iii. Establish preliminary quantity and quality targets for stormwater, 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 stormwater 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 stormwater 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 Stormwater 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 stormwater management pond sizes, and design.
- g) In areas where there is no Stormwater Management Master Plan either in place or required by this Plan, applications for development or site alteration shall be supported by a Stormwater Management Master Plan that includes:
- i. The facilities required for controlling the quantity and quality of stormwater 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 stormwater management facilities on any adjacent natural heritage features and the associated ecological functions;
 - vi. Best Stormwater 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 Low Impact Development techniques;
 - ix. Phosphorus budget and water balance; and
 - x. Means of directing the discharge of stormwater, where possible, outside of Significant Threat Areas 1 and 2, as identified on **Schedule 10A**.
- h) Every owner and operator of a new stormwater management works in the Lake Simcoe watershed shall be required to build, maintain and financially sustain the works for the life of the asset in accordance with applicable legislation and guidelines to ensure that they function as designed and inspect and maintain the works on a periodic basis.
- i) Every owner and operator of a new priority stormwater management works in the Lake Simcoe watershed shall be required to build, maintain and financially sustain the works for the life of the asset in accordance with applicable legislation and guidelines to ensure that they function as designed and inspect and maintain the works on a periodic basis.
- j) Applications for development and site alteration in the Greenbelt Protected Countryside shall be accompanied by a Stormwater 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 stormwater 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 stormwater management ponds should be located, where possible, outside of Highly Vulnerable Aquifers identified on **Schedule 9A** and Significant Groundwater Recharge Areas, as identified on **Schedule 9B**.
- l) New stormwater management facilities shall be designed to reduce the risk of contaminating drinking water, and where possible direct the discharge of stormwater outside of Wellhead Protection Zones identified on **Schedule 10**, where the activity is identified as a significant drinking water threat in accordance with applicable policies in the South Georgian Bay Lake Simcoe Source Protection Plan. Specific types of stormwater management facilities may not be permitted where the activity is identified as a significant drinking water threat in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan.
- m) 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 stormwater discharge outside of Significant Threat Areas 1, 2 and 3 as identified on **Schedule 10A**, Significant Groundwater Recharge Areas as identified on **Schedule 9B** and Highly Vulnerable Aquifers as identified on **Schedule 9A**, where possible or to storm sewers and provisions to hire certified contractors.

5.5 The Water Resource System

5.5.1 Intent

- a) It is the intent of this Plan to ensure the long term viability of the Town's water resource system. 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.

5.5.2 Components

- a) The water resource system within the Town is incorporated within the Environmental Protection Designation. It is the policy of this Plan to protect, restore and enhance the water resource system within the Town. The water resource system includes:
 - i. **Schedule 9: Water Management Area;**
 - ii. **Schedule 9A: Highly Vulnerable Aquifers; and**
 - iii. **Schedule 9B: Significant Groundwater Recharge Areas.**

5.5.3 Policies for the Water Resources System

5.5.3.1 General Policies

- a) Subject to the policies for the Environmental Protection Designation, where applicable, major development may be permitted within the water resource system:
 - i. Where it has been demonstrated that the hydrologic functions, including groundwater and surface water quality and quantity of these areas shall be protected and, where possible, improved or restored through:
 - > The identification of planning, design and construction practices and techniques;
 - > Meeting other criteria and direction set out in the applicable watershed planning or Subwatershed Plan;
 - > Meeting any applicable Provincial standards, guidelines and procedures; and
 - ii. When major development is a new or expanding building or structure for agricultural uses, agriculture-related uses or on-farm diversified uses where the total impervious surface does not exceed 10% of the lot.
- b) 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.
- c) Required Hydrogeological Studies completed at the Secondary Plan, or Community Design 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.
- d) 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.

5.5.3.2 Additional Policies for Highly Vulnerable Aquifers + Groundwater Recharge Areas

- a) Within the Highly Vulnerable Aquifers identified on **Schedule 9A** and the Significant Groundwater Recharge Areas identified on **Schedule 9B**, best management practices are encouraged for all development proposals that involve the:
- i. Manufacturing, handling and/or storage of organic solvents and dense nonaqueous 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.

- b) Highly Vulnerable Aquifers are generally incorporated into the Environmental Protection Designation, however, where they are located outside of the Environmental Protection Designation, any application for major development 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.

- c) A significant groundwater recharge area is an area identified:
 - i. By any public body for the purposes of implementing the Provincial Planning Statement; and/or
 - ii. 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.
- d) Significant groundwater recharge areas are generally incorporated into the Environmental Protection Designation, however, where they are located outside of the Environmental Protection Designation, significant groundwater recharge areas shall be protected to ensure the ecological and hydrological integrity of the watershed.

5.5.3.3 Additional Policies for Highly Vulnerable Aquifers on the Oak Ridges Moraine

- a) 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 **Schedule 9A**:
 - 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;
 - iii. 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.
- b) The Town shall encourage restrictions on haulage routes for the transportation of chemicals and volatile materials in such areas.
- c) The information on **Schedules 9A** 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.

5.5.4 Policies for Wellhead Protection

5.5.4.1 Intent

- a) Wellhead Protection Zones are delineated on **Schedule 10**. This work was carried out by York Region in accordance with the Clean Water Act. In the vicinity of domestic water supply wells, 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.

5.5.4.2 Definition of Wellhead Protection Areas

- a) The Wellhead Protection Areas delineated on **Schedule 10** are based on time of travel zones as follows:
 - i. 100 Metre Zone - Wellhead Protection Area A (WHPA-A);
 - ii. 0-2 Year Zone - Wellhead Protection Area B (WHPA-B);
 - iii. 2-5 Year Zone - Wellhead Protection Area C (WHPA-C);
 - iv. 2-10 Year Zone - Wellhead Protection Area C1 (WHPA-C1); and
 - v. 5-25 Year Zone - Wellhead Protection Area D (WHPA-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.

5.5.4.3 General Policies for Wellhead Protection

- a) 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;
 - viii. Snow storage and disposal facilities.
 - ix. Tailings from mines; and,
 - x. Dense non-aqueous phase liquids (DNAPLS).
- b) The expansion of existing incompatible activities, as outlined in Section d), is prohibited within the 100 metre zone (Wellhead Protection Area A), as shown on **Schedule 10**.
- c) The expansion of existing incompatible activities, as outlined in Section d), within Wellhead Protection Areas A, B and C, as shown on **Schedule 10** is discouraged but may be permitted subject to an approved Source Water Impact Assessment and Mitigation Plan.

- d) Redevelopment of incompatible activities, as outlined above, within any Wellhead Protection Zone to more compatible uses is encouraged subject to an approved Source Water Impact Assessment and Mitigation Plan.
- e) Residential dwelling units where there is storage and use of incidental volumes of dense non-aqueous phase liquids for personal/domestic use is permitted, and is exempt from the requirement for a Source Water Impact Assessment and Mitigation Plan.
- f) Any applications for a land use other than low density residential (less than 4 dwellings) in Wellhead Protection Area A, B and C will require a Section 59 notice issued by the Town's Risk Management Official as part of the complete application requirements under the Planning Act, Condominium Act and Ontario Building Code Act.
- g) In Wellhead Protection Areas A and BI, new storage of animal manure, undertaking of animal agriculture and the storage of agricultural equipment for other than personal or family use, is prohibited.
- h) Proposed geothermal systems are subject to the following:
 - i. Geothermal systems are prohibited within Wellhead Protection Areas A and B with a vulnerability score of 8 or higher;
 - ii. Only horizontal closed-loop geothermal systems are permitted within Wellhead Protection Area B where the vulnerability score is 6 or less, subject to Town approval;
 - iii. Notwithstanding policies i. and ii., within Wellhead Protection Areas A and B, the entirety of the geothermal systems shall be above the municipal aquifer;
 - iv. Notwithstanding policies i. and ii., geothermal systems are permitted in WHPAs, and future planned municipal water systems where potable drinking water site condition standards can be demonstrated to the satisfaction of the Town; and
 - v. Notwithstanding policies i. and ii., within WHPAs and where future planned municipal water systems have been identified by York Region, proposed geothermal systems as part of a Planning Act, Condominium Act, and Building Code Act application, shall only be permitted if approved by the Town.

5.5.4.4 Additional Policies from the Oak Ridges Moraine Conservation Plan

- a) 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.

5.5.4.5 Additional Policies from the South Georgian Bay Lake Simcoe Source Protection Plan

- a) 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.

5.5.5 Policies for Significant Threats

- a) In accordance with the South Georgian Bay Lake Simcoe Source Protection Plan the following policies are applicable to the Significant Threat Areas, as delineated on **Schedule 10A**:
 - i. Significant Threat Area 1 - Wellhead Protection Area A with a vulnerability score of 10;
 - ii. Significant Threat Area 2 - Wellhead Protection Area A and B with a vulnerability score of 10;
 - iii. Significant Threat Area 3 - Wellhead Protection Area A and B with a vulnerability score of 8; and
 - iv. Significant Threat Area 4 - Wellhead Protection Area A, B and C.
- b) Within Significant Threat Area 1, the following land uses are prohibited:
 - i. Facilities for the handling, storage, processing and manufacturing of dense non-aqueous phase liquids;
 - 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.
- c) 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 and 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 and 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;
 - > 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;
 - > Farms;
 - > Establishments or facilities for the handling, storage, and processing of organic solvents which includes, but not necessarily restricted to 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;
- xiv. 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;
 - > Animal yard run-off and manure;
- xv. 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;
- xvi. Residential Dwelling Units where fuel oil storage of more than 250 L of fuel oil is located partially or below grade;
- xvii. 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;
- xviii. 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
- xix. Establishments where pesticides are manufactured, processed or wholesaled for retail and extermination where the total mass is more than 2,500 kg.

d) 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.

e) Within Significant Threat Area 4, facilities for the handling, storage, processing and manufacturing of dense non-aqueous phase liquids are prohibited.

5.6 Energy Production and Related Infrastructure

5.6.1 Alternative Energy Solutions

- 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 identified Settlement Areas; and
 - iii. Promote the development of renewable energy production facilities such as wind, solar, and geothermal sources.

5.6.1.1 District Energy

- a) The Town shall work with the development industry and/or other partners to undertake District Energy Feasibility Studies as part of the Community Design Plan process, with particular focus on the following areas:
 - i. Major Transit Station Areas and Major Local Centres;
 - ii. Major institutions including, potentially a post- secondary educational facility and/or major health care facility; and
 - iii. Employment Districts adjacent to 400-series Highways.
- b) 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.
- c) 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.

5.6.1.2 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 partnerships with the Province to advance on-site renewable energy technology.
- g) The 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 Designation and shall be encouraged to locate within the Agricultural System.
- i) Large-Scale Renewable Energy Generating Systems using wind energy shall be directed to lands within the 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.

5.6.1.3 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;
 - 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.

5.7 Telecommunications, Utility + Technology Facilities

5.7.1 Intent

- a) Through coordination, shared use and innovation, telecommunications, utility and technology facilities 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;
 - ii. Minimize the impacts of telecommunications and utility systems on people, wildlife, surrounding land uses, and the environment; and
 - iii. Support emerging technologies such as broadband and review opportunities within existing communities to incorporate broadband infrastructure, where appropriate.

5.7.2 Policies for Telecommunications, Utility + Technology Facilities

- a) 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.
- b) 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.

- c) 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.
- d) 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.
- e) 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.
- f) 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. Utility and telecommunication lines shall be installed underground within the Strategic Growth Areas, Village Core Areas, Green Lane Corridor Plan Area, and the Complete Communities Plan Area so as to minimize their visual impact on the area. Underground utility and telecommunication lines shall be encouraged in other areas. 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.
- g) All utilities and telecommunication service providers shall be located in a common underground trench or corridor, wherever feasible.
- h) 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.
- i) The Town will protect utility corridors along the future Bradford By-Pass corridor for long-term servicing needs.
- j) The Town shall support broadband infrastructure and implementation of emerging technologies, advance telecommunications and open access conduit on all existing and future municipal roads and within subdivisions.

5.8 Waste Management + Diversion

5.8.1 Intent

- a) It is the intent of this Plan to consider waste management comprehensively including consideration of 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. Reducing the volume of solid waste 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 and maximize waste diversion that aligns with Provincial direction in the approval process for new multi-residential developments;

- 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;
- iii. Encourage community involvement in reducing solid waste through the support of the Environmental Advisory Committee and other organizations; and
- iv. Help in achieving the waste management reduction and diversion targets identified in Regional and Local waste management plans.

5.8.2 Policies for Waste Management + Diversion

- a) A recycling collection box system or equivalent will be available throughout the Town.
- b) 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 and incorporate additional specialized programs where opportunities exist such as battery and electronic waste disposal. Waste collection on Regional Roads will not be permitted.
- c) 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.
- d) 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.
- e) The Town shall work with York Region 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.
- f) 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.
- g) 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.
- h) New waste disposal sites are prohibited within the Environmental Protection Designation.

6.0 IMPLEMENTATION + INTERPRETATION

6.1 Implementation

6.1.1 A Coordinated, Integrated and Comprehensive Approach

- a) The Town shall establish a coordinated, integrated and comprehensive approach when dealing with planning matters within the Town, and throughout all of the lower-tier municipalities within York Region, as well as with other orders of government, agencies, boards and related Service Managers including, among other matters:
 - i. Managing and/or promoting growth and development that is integrated with planning for municipal service infrastructure, waste management systems and public service facilities/community facilities;
 - ii. Managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources; and
 - iii. Coordinating population, housing and employment projections, based on regional market areas, as appropriate.

6.1.2 Provincial Planning Legislation

- a) The Town shall implement this Plan by using the power conferred upon it by the Planning 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 complies with the requirements of the Planning Act. Further, the Town shall ensure that this Plan is consistent with the Provincial Planning Statement. Where there is a conflict between this Plan and any Provincial or Regional plan or policy documents, the more restrictive policies shall prevail.
- c) All planning decisions shall conform to relevant Provincial legislation, plans and guidelines, and shall be consistent with the Provincial Planning Statement, subject to applicable Provincial transition provisions.
- d) Development applications which have not been deemed complete by the date of this Plan's approval shall be subject to the policies of this Plan

The Oak Ridges Moraine Conservation Plan

- e) Within the Oak Ridges Moraine Conservation Plan Area, uses, buildings and structures legally existing on November 15, 2001 are permitted in every land use designation, subject to the relevant provisions of the Oak Ridges Moraine Conservation Plan.
- f) All applications, matters or proceedings as defined under the Oak Ridges Moraine Conservation Act, commenced on or after November 17, 2001 are required to conform with the Oak Ridges Moraine Conservation Plan.

The Greenbelt Plan

- g) Existing uses and residential dwellings on existing lots of record in the Greenbelt Plan Area are subject to the relevant policies of the Greenbelt Plan.
- h) In the Greenbelt Plan Area, where an Official Plan Amendment was approved prior to December 16, 2004, to specifically designate land uses, the approval may continue to be recognized and further applications required under the Planning Act or Condominium Act to implement the Official Plan approval are not required to conform to the Greenbelt Plan and are permitted in this Plan.
- i) In the Greenbelt Plan Area, where a Zoning By-law Amendment was approved prior to December 16, 2004 to specifically permit land use(s), the approval may continue to be recognized and any further applications required under the Planning Act or Condominium Act to implement the land use permitted by the zoning by-law are not required to conform to the Greenbelt Plan. Applications to further amend the site-specific Official Plan or Zoning By-law permissions for uses similar to or more in conformity with the provisions of the Greenbelt Plan, 2017 are also permitted. All such applications should, wherever possible, seek to achieve or improve conformity with the Greenbelt Plan, 2017.

6.1.3 Financial Planning

6.1.3.1 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.

6.1.3.2 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 East Gwillimbury Parkland Dedication By-law 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
 - ii. 5 percent of land proposed for development or redevelopment in all other cases.
- f) Where supported by the East Gwillimbury Parks Plan, when completed, the Town may require parkland dedication of up to 10% of the land proposed for development, where the site is less than 5 hectares in size, or up to 15% of the land proposed for development, where the site is in excess of 5 hectares in size.
- g) The Town may consider the acquisition/dedication of parkland that is not contiguous to the development site that is required to provide the parkland dedication. Where an off-site land dedication is considered appropriate, the land area of the off-site parkland dedication shall be subject to the following criteria:
 - i. The off-site land area is land that is acceptable as parkland dedication, in accordance with the requirements identified in the East Gwillimbury Parks Plan, when completed;
 - ii. The land value identified for the required parkland dedication from the proposed development site is approximately equal to the land value of the off-site land dedication site, either in absolute per hectare land cost, or the amount of land to be dedicated; and
 - iii. An off-site parkland dedication shall be to the satisfaction of the Town.
- h) The Town may augment the land supply for parkland achieved through the development approval process under the Planning Act as identified in the East Gwillimbury Parkland Acquisition Strategy, when completed, including:
 - i. The Community Benefits provisions of the Planning Act;
 - ii. Public acquisition using funds from the Town's Cash-in-Lieu of Parkland Account, or from any other appropriate government sources of funding;
 - iii. Voluntary sale and public purchase through funds allocated in the Town's budget;
 - iv. Land exchanges;
 - v. Donations, gifts, bequests; and
 - vi. Other methods, deemed appropriate by the Town.
- i) The Town may augment the land supply for parkland by considering the acquisition and/or dedication opportunities, potentially by establishing an Acquisition Fund supported with an annual budget, of:
 - i. Unconstrained lands from within the Environmental Protection Designation; and/or
 - ii. Lands within the Town's Agricultural System; and/or

- iii. Lands owned by the Province, and/or the Conservation Authority and/or the Region that are within the Town.
- j) Where land is to be considered as a parkland dedication contribution under the Planning Act, it is a policy of this Plan that, as a first priority, fee simple ownership by the Town be achieved. However, in accordance with the Planning Act, the Town may also consider, where there is an appropriate rationale, alternative land ownership opportunities, including:
 - i. A Strata Ownership arrangement, subject to a land area discount, in recognition of life-cycle cost issues, to the satisfaction of the Town;
 - ii. Privately Owned Public Spaces (POPS), where the following criteria are met, to the satisfaction of the Town:
 - > An appropriate legal agreement has been established between the owner and the Town that guarantees that the space is designed, built and maintained to Town standards, and is open and accessible to the public at all times, or as otherwise to the satisfaction of the Town; and
 - > The land area of the POPS is appropriately discounted, in recognition of the Town's lack of programming control, to the satisfaction of the Town.
- k) In either a Strata Ownership, or POPS scenario, the actual amount of the land area discount shall be determined on a case-by-case basis, at the sole discretion of, and to the satisfaction of the Town.

Development Charges By-law

- l) 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 Charges By-law to help ensure the infrastructure required to service new development will be funded by the new development.
- m) 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.

6.1.3.3 Capital Works Program + 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 public service 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 service infrastructure and public service facilities/community facilities necessary to accommodate planned growth.

6.1.4 This Official Plan

6.1.4.1 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 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.

6.1.4.2 Monitoring this Plan

- 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 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 as well as the growth and intensification targets of this Plan are being met;
 - v. The priorities identified in this Plan remain constant or require change; and
 - vi. Growth management and phasing strategies of this Plan are being implemented.

6.1.4.3 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.

- 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.
- d) 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.
- 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.

6.1.4.4 Settlement Area Boundary Expansions

- a) In permitting a Settlement Area Boundary Expansion, planning authorities shall consider the following:
 - i. The need to designate and plan for additional land to accommodate an appropriate range and mix of urban land uses;
 - ii. If there is sufficient capacity in existing or planned municipal service infrastructure and public service facilities/community facilities;
 - iii. Whether the applicable lands comprise specialty crop areas;
 - iv. The evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
 - v. Whether the expanded Settlement Area complies with the minimum distance separation formulae;

- vi. Whether impacts on the Agricultural System are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an Agricultural Impact Assessment or equivalent analysis, based on Provincial guidance; and
- vii. The expanded Settlement Area provides for the phased progression of urban development.

6.1.4.5 Secondary Plans

- 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. Include all of the necessary supporting technical studies, to the satisfaction of the Town;
 - ii. Be in conformity with the relevant policies of this Plan;
 - iii. Be adopted by the Town;
 - iv. Be approved in accordance with the Planning Act; and
 - v. Potentially form the basis for a Developer's Group Agreement, where the identified Neighbourhood Area includes multiple landowners.
- b) Where the schedules or policies an approved Secondary Plan conflicts with any schedule or policy of this Plan, the schedules and policies of the approved Secondary Plan shall prevail.

6.1.4.6 Community Design Plans

- a) The Town shall require, prior to the approval of any development within a Community Design Plan District, that a Community Design Plan be prepared. The Terms of Reference for a Community Design Plan is attached to this Plan as **APPENDIX A**. Notwithstanding any other policy of this Plan, the Town may scope the requirements for a Community Design Plan based on an assessment of the scale and complexity of the individual Community Design Plan District.
- b) The preparation of Community Design Plans shall conform with all relevant policies of this Plan, and shall be consistent with the Town's Urban Design Manual. Required Community Design Plans shall be adopted by the Town, and shall include all of the necessary supporting technical studies, to the satisfaction of the Town.

6.1.5 The Zoning By-law

6.1.5.1 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.

6.1.5.2 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 conforms to this Plan and will be compatible with adjacent development;
 - ii. The proposed use and/or building/structure does not pose a danger to adjacent uses by virtue of any defined hazardous nature;
 - iii. The proposed use and/or building/structure 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 and/or building/structure conforms to the policies and designations of this Plan, and the provisions of the Planning Act;
 - v. The proposed use and/or building/structure is consistent with the Provincial Planning Statement; and
 - vi. 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.

6.1.6 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 Zoning By-law and extensions and/or the construction of accessory buildings may be permitted in accordance with any other applicable policies of this Plan.

6.1.7 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 water, wastewater and stormwater infrastructure works as well as transportation facilities and public service facilities/community facilities are available or can be made available.

6.1.8 The Committee of Adjustment

6.1.8.1 General

- 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.

6.1.8.2 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 the Town's 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 Town 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, to the satisfaction of the Town.
- 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.

6.1.9 The Subdivision of Land

6.1.9.1 General

- a) Lot creation on lands within a defined Settlement Area within the Town shall only be permitted where:
 - i. The lands within a defined Settlement Area are serviced by full municipal water and wastewater service infrastructure, 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 an access permit would be available for the proposed lot, or lots.
- b) Lot creation on lands within the Agricultural System within the Town shall only be permitted where:
 - i. Adequate private water and wastewater systems can be provided to service the development; 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 an access permit would be available for the proposed lot, or lots.
- c) Access to a Regional 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.
- d) 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.
- e) The Town shall ensure that lot creation is only permitted per the policies of the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and this Plan.

6.1.9.2 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 stormwater 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 plans, policies and guidelines, along with the policies and procedures of any other 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) 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.
- g) 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 a maximum of 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 the maximum 3 year period.

6.1.10 Site Plan Control

- a) Site Plan Control 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 Control is one of the key tools for implementing the Town's policies on urban design in accordance with this Plan.
- b) Site Plan Approvals by the Town under the provisions of Site Plan Control shall also be consistent with the Town's Urban Design Manual and all other relevant Town adopted master plans, strategies, studies, guidelines, engineering standards and By-laws.
- c) The Town designates all of the land within its municipal boundary as a Site Plan Control Area, and is applicable to all forms of development. The Site Plan Control By-law, passed under Section 41 of the Planning Act, specifically exempts the following types of development from Site Plan Control:
 - i. New residential development with 10 or fewer dwelling units, unless the development site is within 120 metres of a lake shoreline, wetland, or river or stream valley whether or not it contains a watercourse or within 300 metres of a railway line as defined by regulations, or as otherwise permitted by legislation;
 - ii. Additional Residential Units that conform to the policies of this Plan and the associated regulations of the Zoning By-law;
 - iii. Portable classroom(s) on an existing School Board site;
 - iv. Any farm operation, except for on-farm diversified uses, farm-help housing, greenhouses and cannabis cultivation and/or cannabis production;
 - v. Any extractive industrial use subject to a license under the Aggregate Resources Act;
 - vi. Any building or structure erected for the purpose of flood or erosion control by the Town or the Conservation Authority;
 - vii. Any building or structure exempted under the Planning Act; and/or
 - viii. Any building or structure accessory to the uses stated above.

The Town may exempt other forms of development which would otherwise be subject to Site Plan Control where it considers such approval to be unnecessary due to the type or scale of development proposed.

- d) The Town may by By-law require Site Plan Control/Approval and/or Building Permit Approval:
 - i. As a condition of a Subdivision or Condominium Agreement or any other type of Development Agreement;
 - ii. As a condition of any decision of the Committee of Adjustment; and
 - iii. Prior to the issuance of a Demolition Permit(s) for properties Listed or Designated under the Ontario Heritage Act, and for those properties that the Town has identified as having significant heritage attributes.
- e) Transitional features may be required through Site Plan Control and to mitigate potential adverse impacts between different land uses or building types and to ensure compatible development through visual screening, landscaping, fencing and other forms of buffering.

- f) Except as prohibited by legislation, Site Plan Control may be used by the Town to ensure:
- i. Adherence to proper development standards including the provision of adequate public walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings and facilities designed for 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, including the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;
 - iii. Functional and attractive on-site facilities such as landscaping, lighting and garbage facilities are provided and maintained;
 - iv. Alternative energy solutions, resiliency provisions and/or green building technologies and features;
 - v. Security access features;
 - vi. Air quality filtration and lighting including exterior lighting and the emission of interior light to the exterior;
 - vii. Conveyance of any required lands or easements to the Town for maintenance or improvements of drainage works, watercourses, public utilities, roadways or similar undertakings;
 - viii. Control of the massing and conceptual design of buildings;
 - ix. Proper grading, storm drainage and maintenance with respect to surface water and erosion;
 - x. Control of the sustainable design elements on any adjoining highway under the Town's jurisdiction, including without limitation, the use of native plants, trees, shrubs, hedges, and other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle facilities; and
 - xi. Any other measures and/or controls permitted by legislation.
- g) Site Plan approval is delegated to Town staff in accordance with the provisions of the Planning Act.
- h) A building permit shall be issued in respect of any development in the Site Plan Control Area only where the plans required have been approved by the Town and the required agreements ensuring the provision of certain items and ensuring development proceeds in accordance with the approved plans are executed.
- i) The Town may grant a conditional Site Plan Approval by imposing one or more conditions through the granting of approval of site plan drawings and the execution of a Site Plan Agreement. These conditions may include, but are not limited to, completion of certain studies, implementation of recommended measures in said studies and completion of recommended on and off-site works. Agreements detailing the conditions may specify deposits to secure necessary works, as well as expiry dates of conditions.
- j) Phased or preliminary building permits, such as a foundation permit, may be issued while an approval remains at the conditional Site Plan Approval stage.

- k) In order for an application for a Site Plan to be considered complete, the Town may require the submission of a number of reports or studies including, but not limited to those listed in this Plan, at the sole discretion of the Town.

6.1.11 Other Provincial Planning Tools

6.1.11.1 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**.

6.1.11.2 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;
 - > 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.

6.1.11.3 Demolition Control By-law

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

6.1.11.4 Holding By-law

- a) Pursuant to the Planning Act, the Town may pass a Holding By-law for the purpose of postponing development within specific areas until specified development criteria have 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.

6.1.11.5 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.

6.1.11.6 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, wastewater 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.

6.1.11.7 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).

6.1.11.8 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.

6.1.12 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:
 - i. To secure significant natural heritage features and their associated ecological functions within the Environmental Protection Designation, in accordance with the policies of this Plan; and
 - ii. To augment the Town's supply of parks and open spaces for active and passive recreational use, beyond what can be achieved through the Parkland Dedication By-law, in accordance with the policies of this Plan.
- c) Mechanisms to secure lands 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. Where lands within the Environmental Protection Designation 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 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) Notwithstanding that the Town is under no obligation to do so, the Town may establish 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 Town's Natural Heritage System.

6.1.13 Public Meetings and Notification

- a) In order to adequately inform the general public as to the policies and proposals contained herein, the Town shall 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, the Town shall have the option of requiring that Public Open Houses be advertised and held. The purpose of a Public Open House is to present the planning application and to obtain preliminary comments from those who may be affected by the application.
- h) Where a Statutory Public Meeting is required for a planning application, the Town shall follow the notification requirements pursuant to the requirements of 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.

6.1.14 Development Applications

6.1.14.1 Pre-Consultation Meeting

- a) Formal pre-consultation with the Town and relevant commenting agencies is not a requirement, but shall be encouraged prior to the submission of any development application to be considered under the Planning Act, in accordance with the Town's Pre-Consultation By-law. The person or public body requesting the amendment or approval who wishes to attend a pre-consultation meeting shall submit a pre-consultation package for review by the Town and pay the applicable pre-consultation fee.
- 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).

6.1.14.2 Complete Application Requirements

- a) The Town shall determine the information and materials necessary for submission with the application based on the nature, scale and complexity 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, will constitute the requirements for a complete application.

- 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. Materials required by legislation/regulation;
 - iv. Supporting documentation as required by the Town; and
 - v. Required Application Fee.
- f) The Town may require provision of supporting documents at its sole discretion as part of a complete application, including in **Table 6: Required Supporting Studies**.

Table 6: Required Supporting Studies

• Agricultural Impact Study • Active Transportation Report • Affordable Housing Contribution Plan • Agricultural Impact Assessment • Air Quality Study • Archaeological Assessment • Building Condition Report • Building Details Plan • Community Design Plan • Containment Management Plan • CPTED Report • Cultural Heritage Impact Report • Draft Plan of Subdivision • Draft Plan of Condominium • Earth Science (Natural) Heritage Evaluation • Environmental Management Plan • Environmental Site Assessment • Erosion and Sediment Control Plan • Fisheries Impact Study • Floodplain Analysis • Flooding, Erosion and Slope Stability Study	• Fluvial Geomorphology Analysis • Functional Servicing Report • Geotechnical/Soil Stability Report • Grading Plan (Cut and Fill Plan) • Hydrogeology/Hydrology Study • Landform Conservation Plan • 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 • Phasing Plan • Planning Justification Report, including Provincial Plan Conformity Evaluation • Record of Site Condition	• Section 59 Notice • Site Plan • Minimum Distance Separation Formulae • Stormwater Management Plan • Parking Study • Secondary Plan • Student Housing Strategy • Source Water Impact Assessment and Mitigation Plan • Sub-Watershed Study or Equivalent • Sun/Shadow and/or Wind Analysis • Sustainability Assessment • Traffic/Transportation Impact • Transportation Study, including a Mobility Plan and Transportation Demand Management Plan • Trail Impact Study • Tree Inventory/Preservation Study • Urban Design Brief • Vegetation Enhancement Plan • Wellhead Protection Area Risk Assessment Report
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- g) 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.
- h) 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.
- i) 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 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.
- j) 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.

6.1.15 Interpreting this Plan

- a) The Vision, the Guiding Principles, the Successful Community Objective and the 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, policies and guidelines 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.

Where there is a conflict with any these listed Provincial plans, policies or guidelines, and the policies of this Plan, the listed Provincial plans, policies and guidelines shall prevail. In all other cases, the more restrictive policies shall prevail.

- c) The Vision, Guiding Principles, Successful Community objective, 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) For the purposes of interpreting this Plan, definitions found within the Planning Act, the Ontario Heritage Act, the Provincial Planning Statement and other applicable Provincial legislation 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.
- e) Photographs and diagrams, and the associated **APPENDIX A** are non-statutory elements of this Plan and are provided for clarification purposes only.
- f) 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.
- g) 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.
- 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 the Town's Urban Design Manual and all other relevant Town adopted master plans, strategies, studies, guidelines, standards and By-laws, 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 Urban Design Manual and all other relevant Town adopted master plans, strategies, studies, guidelines, engineering ,or any municipal By-law.
- 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 this Plan is maintained.
- k) All planning decisions shall conform to the Provincial Plans and shall be consistent with the Provincial Planning Statement, subject to any applicable Provincial transition provisions.

APPENDIX A: Terms of Reference - Community Design Plans

1.0 Purpose

The Town of East Gwillimbury's Official Plan:

- > Includes a Vision, Fundamental Planning Principles and Objectives for a Successful Community that are to be broadly applicable throughout the Town, and are to guide decisions about future development within the Complete Communities Plan Area;
- > Has established a high level framework for the development of the Complete Communities Plan Area, including an urban structure of mixed use centres and corridors, an approach to the distribution of various land uses and built forms and a preliminary road network that identifies the Regional Arterial Roads and Collector Roads; and
- > Identifies the current extent of the Natural Heritage System within the Complete Communities Plan Area, and identifies symbolically locations of public service facilities, parks and open spaces and schools.

Schedule 3 of the Official Plan further establishes 6 individual Community Design Plan Districts that require, prior to the approval of any development, that a Community Design Plan be prepared for each of the 6 individual Community Design Plan Districts. The purpose of the Community Design Plan is to promote comprehensive planning and to prepare a detailed Concept Plan and supporting technical studies that:

- > Confirms the boundaries of the Environmental Protection Designation;
- > Identifies and conserves cultural heritage resources;
- > Identifies the detailed land use and built form pattern, including the distribution and location of various forms of housing and the location and scale of required non-residential uses;
- > Identifies the road/driveway network, including Local Roads and confirms connectivity with public roads in abutting development districts;
- > Identifies the active transportation network, and existing and planned transit facilities;
- > Identifies the parks and open space system and its connection to the active transportation network;
- > Identify the location for any required educational and/or public service facilities and their connection to the active transportation network;
- > Confirms the achievement of the required minimum density targets and the required mix of land uses, including any uses in the public interest to be developed (e.g. affordable housing, public service facilities, parks and open spaces, schools and other community benefits);
- > Articulate the details for the provision of municipal water, wastewater and stormwater infrastructure systems; and
- > Identify phasing and order of development, including any uses in the public interest to be developed in the earlier phases (e.g. affordable housing, public service facilities, parks and open spaces, schools and other community benefits).

Community Design Plans are tertiary level planning documents that will implement the strategic directions of the Official Plan to ensure the realization of comprehensive planning, and a consistent approach for the development within the Complete Communities Plan Area. It is required that Community Design Plans:

- > Conform with all of the relevant policies of the Official Plan, including, where applicable:
 - Achievement of the required minimum gross density targets, and/or contribution to the overall annual residential intensification target;
 - Contribution toward the affordable housing target;
- > Consistency with the Urban Design Manual, as well as any other relevant Town-adopted master plans, strategies, studies, guidelines, engineering standards and By-laws; and
- > Achievement of the required mix of land uses, the delivery of schools and parks and the ability to accommodate, or support defined community facilities, including public service facilities.

In accordance with the Official Plan, Community Design Plans are non-statutory, and shall be adopted by Council. Community Design Plans shall form the basis for the approval of Draft Plans of Subdivision/Condominium, Implementing Zoning By-laws and, where required, Site Plan Approval. The preparation and submission of Community Design Plans may be concurrent with site-specific development applications for Draft Plans of Subdivision/Condominium, Implementing Zoning By-laws and, where required, Site Plan Approval. Further, the Town may scope the requirements for a Community Design Plan based on an assessment of the scale and complexity of the individual Community Design District; or

2.0 Studies Required to Support a Community Design Plan

The planning, design and, ultimately the development of the 6 Community Design Plan Districts within the Complete Communities Plan Area is long-term and complex. To support the preparation of the Community Design Plans, a number of key technical studies will be required, as follows:

- > Community Concept Plan;
- > Planning Opinion Report;
- > Transportation Mobility Plan Study;
- > Transportation Demand Management Plan;
- > Urban Design Guidelines;
- > Architectural Control Guidelines;
- > Development and Infrastructure Phasing Plans;
- > Natural Heritage Evaluation/Environmental Impact Study;
- > Master Environmental Servicing Plan; and
- > Implementation and Staging Plan.

2.1 Community Concept Plan

The required technical studies supporting the Community Design Plan will build upon the work carried out in support of the broader Complete Communities Plan included within the Official Plan. The Community Concept Plan will inform Draft Plan, zoning and other development applications. The supporting reports required to determine and confirm the location and size of the Community Concept Plan's components are anticipated to be of sufficient detail to support the necessary planning applications.

The Community Concept Plan will be provided in Geographic Information System (*.shp or file Geodatabase), AutoCAD (*.DWG), and PDF formats consistent with the Town's specifications. Each of these files must have the following projected coordinate system: NAD_1983_UTM_Zone_17N. Projection: Transverse Mercator, Linear unit: Metre. The Community Design Plan will include one or more maps accurately identifying the following:

- > Establishes the overall layout of the entire Community Design Plan District and Identifies participating and non-participating landowners;
- > Confirms the extent of the Environmental Protection designation, including any required environmental buffers/vegetation protection zones;
- > Establishes the road and block pattern, the road network - including the local road pattern - and a summary of right-of-way widths by road classification;
- > Establishes the active transportation network, including on-road and off-road facilities and trails, as well as Pedestrian and Bicycle pathway connections;
- > Establishes the distribution of the various land use/built form categories and distribution details;
- > Confirms the location, configuration and quantum of schools and community/public service facilities;
- > Confirms the location, configuration and quantum of parks and open spaces to be delivered in accordance with service standards or a Master Parks Agreement, and the relevant policies of the Official Plan;
- > Articulates key community gateways that mark the transition from one community to the next;
- > Articulates the sizes and locations of all stormwater management facilities and Low Impact Development activities/facilities;
- > Identifies the location of possible transit routes and transit facilities for dedication to the Town; and
- > Articulates the staging of development, including the breakdown of anticipated dwellings by type including affordable housing and/or assisted housing, non-residential uses by area and type and the associated population and employment yields.

2.2 Planning Opinion Report

A Planning Opinion Report will be required for each Community Design Plan District which will provide:

- > A full description of the Community Concept Plan, including graphic representations and statistical attributes including the calculation of:
 - Population, housing type and employment yields by land use category;
 - Parkland dedication requirements;
 - Requirements for community services, public service facilities and school sites;
 - Requirements for generating employment opportunities and for generating Gross Floor Area for retail, service commercial and office uses;
- > A demonstration of how the Community Concept Plan will function both internally and in consideration of adjacent communities;
- > An assessment of conformity with the relevant policies of the Official Plan, as well as consistency with the Town's Urban Design Manual;
- > An assessment of how relevant Provincial and Regional plans, policies and guidelines have been addressed;
- > The conclusions of the supporting technical studies, as needed, to support the Town's assessment of any concurrent or subsequent planning approvals; and
- > A discussion about the ability to secure appropriate capacity allocations for municipal service infrastructure systems.

2.3 Transportation Mobility Plan Study

A Transportation Mobility Plan Study provides a detailed Road Network Assessment (identifying Regional Arterial, Major Collector, Minor Collector and Local Roads, and Provincial Highways, if applicable) that assess impacts on the Regional and Local Road Networks with consideration of adjacent Community Design Plan Districts and other Plan Areas, and that confirms if additional transportation infrastructure is required to support each stage of development. A Transportation Mobility Plan Study will address the following:

- > Develop mitigation measures to address any deficiencies at each stage (existing, future background, and future total traffic) for all study area intersections;
- > Determine the appropriateness of access locations and ensure adequate traffic controls are provided at the access road intersections;
- > Review and comment on the general alignment of the proposed internal roads within the study area in comparison to the Official Plan;
- > Review general roadway geometrics such as right-of-way, pavement widths and lane configuration of internal roadways;

- > Determine access justification and locations, spacing, and configuration;
- > Discuss the appropriate control and configuration of intersections;
- > Determine transit and active transportation requirements, including transit and cycling network, sidewalk and trail locations; and
- > Develop an active transportation network per the Official Plan.

2.4 Transportation Demand Management Plan

A Transportation Demand Management Plan will be prepared to address the following:

- > Determine Transportation Demand Management (TDM) Measures;
- > Appropriate physical infrastructure will be identified. Links and connections will be verified to the overall sidewalk, bicycle network, trail and path system; and
- > Implement the Town's Transportation Management and Active Transportation Strategy.

2.5 Urban Design Brief

The Town's Urban Design Manual will provide the overarching guidelines for the design of each Community Design Plan District. An Urban Design Brief will be required to demonstrate how each community plan achieves the objectives of the Guidelines and to identify any unique or distinguishing features of the community. The Urban Design Manual states that “the provisions, and examples in the UDM should be used as the foundation of design for all development projects in the Town and will be used in the assessment of development proposals.” Further the Urban Design Manual goes on to state:

- > Community Areas provide for the development of residential neighbourhoods including housing, parks and open spaces, convenience commercial uses, institutional and educational facilities.
 - Design neighbourhoods to ensure residents are in proximity to amenities that will meet their daily needs including convenience commercial, office and personal services, institutional, and recreational uses;
 - Provide a mix of housing types, densities, sizes and tenures, including special needs housing in new residential development in accordance with Town approved typologies for typical built forms;
 - Ensure residential development is well designed to:
 - Promote pedestrian activity;
 - Create functional and visual diversity;
 - Develop multi-unit residential forms that fit within the community;
 - Guide the creation of architecturally varied, and context appropriate, residential streetscapes; and

- > Ensure new residential blocks contain a mix of dwelling types with a variety of elevations to provide a diverse housing stock and to avoid a homogeneous streetscape.

In addition to the Urban Design Manual, the Town also has area-specific guidelines for the various individual Plan Areas that have already received approval, and some are still under development. These existing area specific guidelines should also be considered in the Urban Design Brief to provide overall context and an understanding of community identity, including:

- > Area-specific Community Vision;
- > Key design elements including:
 - Structuring elements such as the street network and block pattern, special character areas, open space/parks and trails system;
 - Residential building considerations;
 - Streetscape design, including street trees, street furniture and lighting;
 - Fencing details;
 - Priority lot location plan;
 - Planting palette;
 - Buffer landscape treatment;
 - Community entries/nodes;
 - Special character areas;
 - Compatibility with the existing community;
 - Public realm and sustainability aspects;
- > Park and open space guidelines including the natural system, stormwater management, views and vistas, trails (public realm improvements); and
- > Built form guidelines for lot types that may vary from the Town's manual or provide reference to that document for conformity.

2.6 Architectural Control Guidelines

The Town of East Gwillimbury has implemented Architectural Control/Design Guidelines for various communities within the Town. The purpose of the guidelines is to:

- > Provide an architectural vision and identity for the new community area by setting a design standard that respects the local heritage and existing built-form;
- > Promote attractive built-form and streetscapes;
- > Provide guidelines for architectural styles, materials, and details;

- > Set standards that will diminish the visual prominence of garages within the streetscape;
- > Establish criteria for siting buildings;
- > Establish criteria for priority lot buildings; and
- > Establish procedures for the architectural control review and approval process.

Architectural Guidelines will be prepared for each Community Design Plan District and executed through a Control Architect in partnership with the Town.

2.7 Development and Infrastructure Phasing Plans

The Development and Infrastructure Phasing Plans will be prepared to determine the key infrastructure and land uses required in each phase. These may be included in the MESP/FSR or in the Planning Report. Regional trunk infrastructure locations may be used as the basis for Development and Infrastructure Phasing Plans. Geographic and locational considerations may be used to inform Development and Infrastructure Phasing Plans, or equivalent studies.

2.8 Implementation and Staging Plan

An Implementation and Staging Plan may be prepared as part of the Community Design Plan process. The Development Stages within each Phase, as specified by the CCSP, may include a breakdown of anticipated dwellings by type including affordable housing and/or assisted housing, non-residential uses by area and type and the associated population and employment; that could occur for each phase.

2.9 Natural Heritage Evaluation/Environmental Impact Study

The Official Plan establishes a Town-wide Natural Heritage System. A Natural Heritage Evaluation/Environmental Impact Statement or equivalent study may be undertaken as part of the Community Design Plan process or for individual development applications. The intent of these site or area specific studies is to confirm, or refine the limits of natural features and their ecological functions, as well as to identify any required environmental buffers/vegetation protection zones. Refinements, adjustments and/or the corrections based on site or area specific Natural Heritage Evaluations/Environmental Impact Statements may occur without Amendment to the Official Plan, depending on the scale and impact of the change, to the satisfaction of the Town, in consultation with any agency having jurisdiction.

2.10 Master Environmental Servicing Plan

The Master Environmental Servicing Plan (MESP) will refer to the Natural Heritage Evaluation/Environmental Impact Study, Geotechnical, Hydrogeological, and other related technical studies. The MESP will be a comprehensive document that will address the relevant natural features and functions, provide the foundation for the layout of the Community Design Plan and will define the means of protecting and enhancing these significant environmental features.

All elements of the Community Design Plan, such as the transportation and servicing networks, will be required to conform to the standards and requirements of the approved MESP. Each of the following elements will be considered and addressed in the MESP.

Functional Servicing Plan

The Functional Servicing Plan will address the municipal service infrastructure requirements and will incorporate water and energy conservation strategies. The Functional Servicing Plan will include the following:

- > Grading Plan for the Community Concept Plan based on the conceptual road alignments;
- > Wastewater servicing system preliminary design including identification of externally serviced lands; conformance of the plan to the Town's Servicing Strategy recommendations and to York Region's Water & Wastewater Master Plan;
- > Water servicing system including development of conceptual fire and peak daily water demand, preliminary alignment and design of the internal water supply system, and associated connection points to the external system; including completion of hydraulic analysis and confirmation of conformance to York Region's Water & Wastewater Master Plan;
- > Utilities including an overview of existing and/or planned utility infrastructure surrounding the site and identification of preliminary utility servicing requirements for development; and
- > Phasing Plan for development and infrastructure.

Stormwater Management Strategy

A Stormwater Management Strategy is required to include the identification of:

- > Major and minor system flow paths and storm sewer layout; and
- > Additional systems required to support low-impact development techniques as part of the overall water balance mitigation strategy where required.

The Stormwater Management Strategy will include:

- > Verification of conformance with the SWM criteria developed through analysis of the proposed storm servicing strategy;
- > Evaluation of required SWM practices, including Low Impact Development (LID), lot level, conveyance and end-of-pipe facilities, based on the suitability given the onsite conditions;
- > Definition of proposed conditions drainage plans, catchment areas, and facility locations;
- > Conceptual pond grading, identification of outfall locations, and pond block sizing;
- > A site-specific hydrology model will be prepared for post-development conditions (reflective of land uses in the preliminary development concept) to confirm SWM facility sizing; and
- > Determination of right-of-way overland flow conveyance capacity.

Water Budget and Conceptual Low Impact Development Strategy

The Water Budget and LID Strategy will be established in collaboration with the hydrogeological assessments, but will be implemented through the engineering process. It will include the following:

- > Develop a proposed conditions water budget assuming no mitigation, and develop requirements to be incorporated into mitigation strategy;
- > Complete a comprehensive LID analysis, including the evaluation of various alternatives and selection of preliminary LID strategies and locations, if required; and
- > Update the proposed conditions water budget to incorporate the conceptual mitigation strategy and confirm that the plan meets the requirements of the Source Water Protection Regulations.

Feature-Based Water Balance/Headwater Drainage Feature Mitigation Strategies

The MESP will include a feature-based water balance and mitigation strategy for any headwater drainage features or existing wetlands (if required).

Hydrogeological & Geotechnical Considerations

A summary of the Hydrogeological Conditions in the proposed post-developed condition will be provided including:

- > Assessment of the impact of the construction of the proposed development on local and regional groundwater systems, and a preliminary evaluation of the need for dewatering during construction, and the associated impacts of the dewatering operations, if required;
- > Identification of the expected changes to the local and regional groundwater resources as a result of the implementation of the development, including the changes to recharge and discharge areas;
- > Evaluation of the effects of the proposed development on existing wells and well users, the Regional aquifer, and significant natural features;
- > Assessment and recommendations for the proposed water balance mitigation strategy. The mitigation may include (LID) approaches; and
- > Ensuring relevant technical studies meet Source Water Protection WHPA-Q requirements.

A summary of the Geotechnical Conditions in the proposed post-developed condition will be provided including:

- > Identification of special geotechnical considerations that need to be applied for proposed infrastructure;
- > Preliminary evaluation of special considerations for SWM Pond construction in relation to groundwater levels;
- > Design and stability considerations for any raised SWM ponds where berms higher than 2 m are proposed;
- > Analysis and design recommendations that meet the “MNR LRIA Geotechnical Design and Factors of Safety” criteria; and
- > Assess and provide recommendations if necessary for mitigation of groundwater influence on servicing trench construction.

Ecological Considerations

A summary of the ecological considerations in the proposed post-developed condition will be provided including:

- > Policy framework applicable to the proposed development activities;
- > Impact on features of the Feature Based water balance;
- > Impact on features of the Headwater Drainage Feature mitigation;
- > Impacts on natural heritage resources (Including those protected through the Endangered Species Act);
- > Analysis of the impacts of the proposed Stormwater Management;
- > Identify mitigation techniques for such impacts; and
- > Significant natural heritage features and areas identified by the PPS, where protection measures are required. This will include a discussion on the significance, severity, and longevity of impacts associated with these features.

Municipal Class Environmental Assessments for Collector Roads (Phases 3 & 4)

An initial and conceptual road network is identified in the Official Plan. Municipal Class Environmental Assessments were completed as part of the Town's Transportation Master Plan (Phase 1 and Phase 2), which supported the Official Plan. Phase 3 and Phase 4 Municipal Class Environmental Assessments may be required for Major and Minor Collector Roads as part of the Community Design Plan process, as described below.

- > **Phase 3 Class EA** - Examine alternative methods of implementing the preferred solution, based upon the existing environment, public and review agency input, anticipated environmental effects and methods of minimizing negative effects and maximizing positive effects; and
- > **Phase 4 Class EA** - Document, in an Environmental Study Report a summary of the rationale, and the planning, design and consultation process of the project as established through the above Phases, and make such documentation available for scrutiny by review agencies and the public. Where proposed collector roads within a CDP Area substantially deviate from the Towns Transportation Master Plan, A full Municipal Class Environmental Assessment may be required for those roads.

3.0 Additional Studies Required with Individual Development Applications

- > **Archaeological Assessment** - Stage 1 Archaeological work has been completed for the entire Complete Communities Plan Area. The Stage 1 Archaeological Assessment will be used to guide the nature and extent of any future Stage 2 Assessments, which are recommended at the development application stage. Stage 3 and 4 Assessments, if determined to be required through the Stage 2 work, will be provided before final development approval through the development application process;
- > **Noise and Vibration Study** - Noise and Vibration Studies will be deferred to the development application stage, as required;
- > **Environmental Site Assessment** - The Environmental Site Assessment (ESA) will identify any potential environmental liability associated with the subject site. The ESA reports can be deferred and completed at the development application stages as required and to the satisfaction of Development Engineering;
- > **Park and Vista Block Facility Fit Plan** - The Park and Vista Block Facility Fit Plans will be prepared in consultation with the municipality to illustrate the preferred location of the parkland and open space. Detailed park planning will occur at the development application stage; and
- > **Thinking Green Design Standards** - The Town's Thinking Green Design Standards are geared to and required for individual development applications and should be considered through the Community Design process. The Town's 'Designing for Complete and Connected Communities' guidelines are to be considered as part of the Secondary Plan Stage and implemented through CDP areas. As directed by the CCSP, CDPs will consider matters such as proximity to schools, proximity to parks and public squares, pedestrian networks, streetscape amenities, cycling networks, public transit, among other considerations set out by the Town of East Gwillimbury's Thinking Green! Development Standards.