

PROPOSED/ DRAFT Modifications to East Gwillimbury Official Plan (April 15, 2024)

Note: ~~Strikethrough~~ text denotes deleted text
Bold text denotes added text and/ or format change
Includes Schedules as adopted and revised by the Township of King and additional proposed modifications

Section 1.1 Purpose

1. Section 1.1 b) v. is amended as follows to outline the Provincial and Regional policy context applicable to this Plan:

“1.1.b) v. Implements the York Region Official Plan, **as approved by the Province on November 4, 2022** and Provincial policy including various pieces of legislation, plans, policy statements and guidelines, **including the:**

- **Provincial Policy Statement**
- **Growth Plan for the Greater Golden Horseshoe**
- **Greenbelt Plan**
- **Oak Ridges Moraine Conservation Plan**
- **Lake Simcoe Protection Plan”.**

2. Section 1.1 c) is amended to replace the wording of this policy as follows:

~~“The Town of East Gwillimbury is a lower tier municipality within the upper tier York Region. Accordingly, this Plan is required to conform with the York Region Official Plan.~~

East Gwillimbury is one of nine local municipalities in York Region. In 2021, the Region had 1.2 million residents and approximately 600,000 jobs and is anticipated to grow by 810,000 residents and 325,000 jobs by 2051 reaching a population of over 2.08 million and employment of 991,000.

A Regional Structure sets out a planning framework to help manage this growth in an orderly and sustainable way. This Regional Structure outlined on Schedule/ Appendix X includes:

- **Areas that provide the focus for growth and development including the Urban Area, Towns and Villages, Urban Growth Centres, strategic growth**

areas, and major transit station areas (MTSAs) within a system of Regional Centres and Corridors; and

- A Regional Greenlands System and Agricultural System that protect and enhance the natural environment and agricultural land base, where urbanization cannot occur.

The policies of this Plan reinforce the integrity, maintenance and enhancement of the Regional Structure ensuring infrastructure plans support growth, complete communities are realized, and agricultural and natural systems are maintained. This Plan sets the direction for growth and development impacting how our communities grow and change now, and in years to come.

This Plan provides for a comprehensive, strategic approach to growth management that aligns land use policy with regional and local infrastructure required to support growth while maintaining financial sustainability. This approach allows East Gwillimbury and York Region to leverage existing infrastructure investments, stage and phase new development and infrastructure, align investments with the ability to recover development charge collections and grow in a financially sustainable manner.”

Section 2.1 Population and Employment Forecasts

3. Section 2.1 a) is amended as follows:

“a) York Region has established a 2051 population projection for residential growth in East Gwillimbury of ~~127,600~~ **128,600** persons. This growth represents a need to accommodate approximately ~~90,000~~ **91,000** more residents by 2051. Growth is to be allocated within East Gwillimbury as follows:
 The Rural and Agricultural Area
 +/- 6,000 persons
 The Settlement Areas
 Mount albert +/- 8,000 persons
 The Central Growth Area +/-~~113,600~~ **114,600** persons”

4. Section 2.1 b) is amended as follows:

“York Region has established a 2051 employment projection for East Gwillimbury of ~~43,800~~ **44,300** jobs. This growth represents a need to accommodate approximately ~~30,000~~ **30,500** more job opportunities by 2051.”

5. Section 2.1 is amended to add the following after 2.1 b):

“Table 1: Population and Employment Forecast

	2016	2021	2031	2041	2051
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Population	24,700	35,700	57,100	88,700	128,600
Employment	9,500	10,600	16,500	27,500	44,300”

6. Section 2.1 c) v. is amended as follows:

“2.1 c) v. To support and move forward with **identified capital plans** ~~the Upper York Sewage Solutions Project and the Water Reclamation Centre,~~ or other **approved** alternative servicing solutions/strategies.”

Section 2.2 Planning for Growth in an Urban Structure

7. Policy 2.2 a) ii. is amended as follows:

“The **Agricultural System** ~~Rural and Agricultural Area~~ – The **Agricultural System** ~~Rural and Agricultural Area~~ incorporates both the Greenbelt and the Oak Ridges Moraine, as identified by the Province of Ontario, and ~~is~~ **are** protected from urban development through the Provincial Greenbelt Plan and Oak Ridges Moraine Conservation Plan. **The Agricultural System incorporates three land use designations: the Holland Marsh Specialty Crop Area, Agricultural Area, and Rural Area. The Holland Marsh Specialty Crop Area consists of organic soil developed for agricultural uses where specialty crops are predominately grown. The Agricultural Area contains a productive agricultural land base, predominately prime agricultural areas. The Rural Area consists of lands outside of settlement areas and prime agricultural areas which support diverse agricultural, economic, and recreational activities; and,**

8. Section 2.2 b) is amended to remove Policy 2.2 b) iii. as follows:

~~“iii. Future Urban Employment Areas – The Areas identified as Future Urban Employment Areas comprise lands that are within the defined Central Growth Area and abut the Proposed Bradford Bypass...”~~

9. Section 2.2 b) is amended to remove Policy 2.2 b) iv. and relocate it with modifications to Section 4.5 The Rural/Agricultural Area:

~~“ iv. Future Urban Areas – The areas identified as Future Urban Areas comprise lands that are within the defined Central Growth Area, but that are not required to accommodate urban growth within the time horizon of this Plan...”~~

Section 2.3 Accommodating Projected Growth

10. Section 2.3 is amended to add the following after 2.3 a), and renumber the remainder of the policies accordingly:

“b) The Town shall phase growth in accordance with the Town and York Region Master Plans, capital plans and the policies of this plan, including policies in Section 4.2 – New Community Areas and Section 5.0 – Sustainable Infrastructure

c) The Town will work with York Region to align with the timing and delivery of infrastructure by:

- i. Phasing development in a manner that is coordinated with Regional plans, including York Region’s Water and Wastewater Master Plan, Transportation Master Plan, Fiscal Strategy and 10-Year Capital Plan, and the Town’s Infrastructure Master Plans;**
- ii. Integrating growth-related infrastructure phasing plans with asset renewal plans;**
- iii. Monitoring and adjusting the timing of infrastructure delivery to align with actual growth and fiscal plans;**
- iv. Prioritizing infrastructure required to support areas proposed to accommodate growth in a manner that promotes the achievement of other policies and/or targets of this Plan; and,**
- v. Regularly monitoring system performance and capacity utilization, and prioritizing growth in areas where infrastructure may be utilized.”**

10. Policy 2.3 c) ii is amended as follows:

ii) Intensification opportunities within the Community Areas will be **encouraged, where appropriate** ~~limited, and will be primarily focused on the development of additional residential units, as defined in this Plan; and,~~

11. Policy 2.3 e) is amended as follows to clarify the Regional Employment Areas targets as follows:

“e) Designated Greenfield Areas that are planned to become Community Areas (identified as DGA Community Areas on Schedule 2) shall achieve an overall minimum density of 55 residents and jobs combined per hectare. ~~The Designated Greenfield Areas that are planned to become~~ Employment Areas (identified as DGA ~~Town~~ Employment Areas on Schedule 2, **3A and 3E) shall achieve an overall minimum density of 50 jobs per hectare. **Employment Areas identified as Regional Employment Areas on Schedule 2, 3A and 3E as Highway 404 Employment Area shall achieve an overall minimum density target of 55 jobs per hectare and within Mount Albert and Holland Landing identified on Schedules 3A and 3E shall achieve an overall minimum density target of 25 jobs per hectare.”****

12. Amend Section 2.3 by adding a new subheading for “New Community Areas” and a new policy between “Development of the Designated Greenfield Areas” (2.3 d-f) and “Secondary Plans” (2.3 g-h) as follows:

“New Community Areas

g) New Community Areas (identified on Schedule X) are a component of the Designated Greenfield Areas and consist of lands added to the Urban Area through the Regional Municipal Comprehensive Review. New Community Areas are intended for community purposes, including residential and population-related employment, required to support growth to the planning horizon, and where a minimum target of 65 residents and jobs per hectare applies.”

13. Amend Section 2.3 by renumbering Policies “2.3 g-h” to “2.3 h-k” to accommodate the addition of the new Policy 2.3 g).

14. Section 2.3 k) is amended as follows:

~~“k) All development approvals within the Town shall be explicitly linked to the ability of the Town and York Region to provide municipal service infrastructure and transportation system capacity. All development approvals within the Town shall also be conditional upon commitments from the Town and/or the proponent of any development proposal to the timing and funding of any required road, active transportation facility, public service facility, park, and appropriate municipal service infrastructure. Before any development proceeds, all agreements must be in place, including financial agreements and development agreements, to provide for the servicing and community infrastructure required to accommodate growth.”~~

Section 3.2.2 Elements of a Complete Community

15. Section 3.2.2 is amended to add a new policy 3.2.2 a) as follows and amend section 3.2.2 to accommodate the new policy addition:

“new 3.2.2 a) The Town shall review opportunities to enhance areas in existing communities, where appropriate, by:

- i. Incorporating and enhancing active transportation connections within and to adjacent communities, amenities and transit;**
- ii. Retrofitting streets to address safety needs, and become complete streets by incorporating *active transportation infrastructure*;**
- iii. Incorporating *broadband* infrastructure as required;**
- iv. Incorporating public gathering spaces;**
- v. Revitalizing and restoring existing buildings, including heritage buildings and conserving existing cultural heritage landscapes;**

- vi. **Reviewing existing destinations such as community facilities, retail and personal services to determine if additional services are required;**
- vii. **Naturalizing and greening of vacant or underutilized public spaces for public use; and,**
- viii. **Enhancing connections between *Community Areas* and *Employment Areas*.**

Section 3.2.2 The Strategic Growth Area - Centres and Corridors– Elements of a Complete Community

16. Section 3.2.2 is amended to add the following policies after 3.2.2 d) and renumber the Section accordingly:

“e) Approval of secondary plans and/or development within strategic growth areas shall be contingent on the availability of existing or planned infrastructure and other services and be consistent with the intensification hierarchy outlined in Figure XX. Phasing on the basis of the capacity of water, wastewater and/or transportation and transit systems, and/or the timing of required infrastructure may be required. The coordination of development applications may be required to ensure an orderly, coordinated and phased approach to development and the provision of transportation, transit, water, wastewater and other infrastructure.

f) Development, secondary plans, or other appropriate studies in the Local Corridors shall address the following criteria:

- i. **Maintain the historic function and preserve and revitalize historic mainstreet 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;**
- iv. **Limit vehicle access from developments adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties; and**
- v. **Be consistent with the minimum criteria for strategic growth areas policy 6.1.3.4 b), as appropriate.**

Section 3.2.2 Public Service Facilities – Elements of a Complete Community

17. Section 3.2.2 e) is amended to add the following policy after 3.2.2 e) iii.:

“iv. That new public service facilities shall be in close proximity to where people live and work and have active transportation linkages to public transit.”

Section 3.2.3 A Range and Mix of Housing Types – Providing Housing Opportunities

18. Section 3.2.3 is amended to add the following after 3.2.3 b), and renumber the remainder of the policies accordingly:

“c) The demolition or conversion of purpose-built rental buildings is not permitted where the vacancy rate is less than 3% for a period of more than three consecutive years”

d) The Town shall promote coordination among the municipality, senior levels of government, the development industry, community partners and other stakeholders to provide for a mix and range of housing options suitable for all ages, household sizes and abilities including:

- i. affordable housing to address need throughout the income spectrum, including market and community housing;**
- ii. Emergency and transitional housing;**
- iii. Co-housing; group, rooming and special needs housing; and,**
- iv. Purpose-built rental housing”**

Section 3.2.3 Promote Affordable Housing– Providing Housing Opportunities

19. Section 3.2.3 e) is amended to add the following after 3.2.3 e) v.:

“vi. Promote higher density housing forms with a range of unit sizes along local corridors and Regional Arterial Roads.”

20. Section 3.2.3 f) is amended as follows:

“f) 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:”

21. Section 3.2.3 is amended to add the following after 3.2.3 f) viii:

“ix. Prioritize the use of public lands for affordable housing, and emergency and transitional housing including areas well serviced by transit;

x. Encourage the development industry to:

- Show flexibility in design and construction choices for new developments; and,**
- Identify approaches and locations for affordable housing early in the development process”**

Section 3.2.3 Monitoring the Housing Market – Providing Housing Opportunities

22. Amending Policy 3.2.3 g) as follows:

“The Town ~~shall~~ ~~may~~ prepare, from time to time, a Residential Monitoring Report 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.”

Section 3.3.1 Objectives – A Viable and Financially Responsible Community

23. Amending Policy 3.3.1 a) iii. as follows:

“Optimize the use of existing infrastructure **capacity and** investments and promote the coordinated, efficient, and cost-effective delivery of housing options, service infrastructure, and public service facilities that are appropriate for the planned urban structure; and,”

Section 3.3.2 Supporting Economic Development– Enhance the Economy

24. Section 3.3.2 b) is amended as follows:

“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 and diverse economy and contributes to East Gwillimbury’s future prosperity **while taking into consideration social and environmental costs**. To help attract and retain a diverse and skilled labour force, the Town will support economic development by....”

Section 3.4.3 Designing with Nature – Good Urban Design – A Beautiful and High Quality Community

25. Section 3.4.3 j) is amended to add the following policy after 3.4.3 j) iv.:

v. Identify opportunities to naturalize and green vacant or underutilized public spaces for public use”.

Section 3.4 A Beautiful and High Quality Community

26. Section 3.4.4 d) is amended as follows:

“3.4.4 d) All new development **and capital public works projects** permitted by the land use policies and designations of this plan shall:”

Section 3.5 A Healthy Community

27. Section 3.5.2 a) is amended to add the following policy after 3.5.2 a) ii:

“3.5.2 a) iii. Facilities such as covered bicycle storage, lockers and showers are to be implemented, where appropriate, through development approvals to encourage an increase in the mode share of active transportation trips”

28. Section 3.5 is amended to create a new subsection 3.5.3 for Urban Agriculture and renumber the subsection as follows:

“e) 3.5.3 Urban Agriculture

e) a) The Town will support and promote:...”

29. Section 3.5 is amended to add a new subsection 3.5.4 to address land use compatibility surrounding sensitive uses as follows:

“3.4.3 Land Use Compatibility

a) The Town will require:

b) 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*.

c) 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 400-series highways.

d) *Major facilities* and sensitive uses 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.

e) Within strategic growth areas, that secondary plans or other equivalent comprehensive planning studies and/ or *development* address the interface between *major facilities* and *sensitive land uses* to ensure matters of land use compatibility are appropriately addressed in accordance with the PPS.”

Section 3.6.2 Urban Forest Resources – Range of Practices – A Sustainable and Resilient Community

30. Amend the “Urban Forest Resources” subheading as follows:

“Urban Forest Resources”

31. Section 3.6.2 p) is amended as follows:

~~“3.6.2 p) Within the Mount Albert Greenbelt Settlement Area, and within the Central Growth Area, †~~The Town shall plan to **assist in achieving the Region-wide targets of woodland cover to a minimum of 25% of York Region’s total land area and of** achieve a minimum of 40 percent tree canopy cover in East Gwillimbury by 2051.”

32. Amending Policy 3.6.2 p) iv. as follows:

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

33. Section 3.6.2 is amended to add the following new policy after 3.6.2 p)

“q) The Town will develop an Urban Forest Management Plan in consultation with York Region.”

Section 3.6.2 Green Building – Range of Practices – A Sustainable and Resilient Community

34. Amending Policy 3.6.2 s) as follows:

“The Town shall take a leadership role in sustainable built form by ensuring that the development of new civic buildings aim to meet LEED Gold performance level (or equivalent standard) and, where possible, shall consider higher ratings. In addition, the Town will encourage green building design and construction and will work with the private sector to implement the Town’s Thinking Green Development Standards and to consider the following for all new building design that:

- i. Maximizes solar gains;
- ii. Mitigates heat island effects;
- iii. Promotes water and energy conservation;
- iv. Promotes **adaptive reuse**, recycling and the use of regionally or locally sourced construction materials; ~~and,~~
- 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.**”

Section 3.6.2 Fill and Site Alternation – Range of Practices – A Sustainable and Resilient Community

35. Amend the “Fill and Site Alternation” subheading as follows:

“Fill and Site Alteration-Alteration”

36. Section 3.6.2 v) is amended to add the following new policy after 3.6.2 v) iii):

- “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 and ensure that:**
- i. Excess soil is reused on-site or locally to the maximum extent possible;**
 - ii. Excess soil reuse planning is undertaken concurrently with *development* planning and design where feasible;**
 - iii. Appropriate sites for excess soil storage and processing are permitted close to areas where proposed *development* is concentrated or areas of potential soil reuse; and**
 - iv. The placement of excess soil is located outside of *Key Natural Heritage Features* and *Key Hydrologic Features* and fill quality received and fill placement at a site will not cause an adverse effect with regard to the current or proposed use of the property, the natural environment, and is compatible with adjacent land uses; and for lands within the Oak Ridges Moraine Conservation Plan; and,**
 - v. Fill quality received and fill placement at a site will not cause an adverse effect with regard to *cultural heritage resources*.”**

Section 4.1.1 title is amended as follows:

Section 4.1.1 Introduction – The Strategic Growth Areas

37. Section 4.1.1 title is amended as follows:

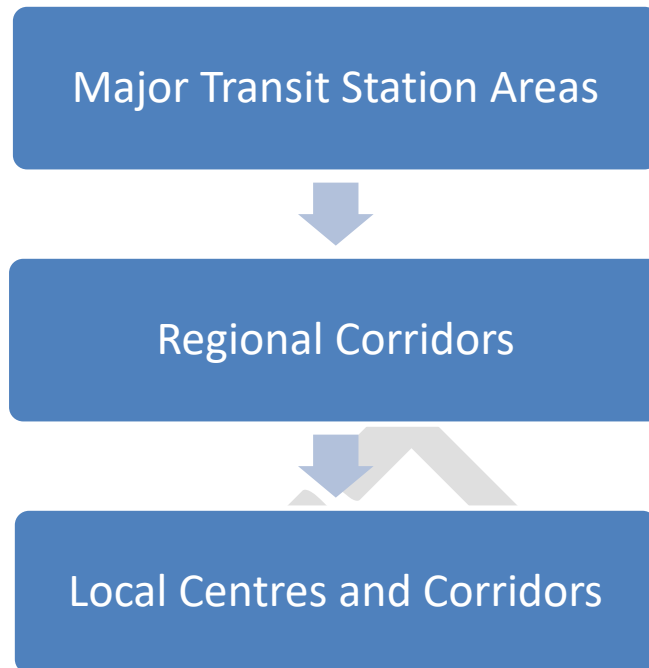
“~~Introduction~~ **General Policies”**

38. Section 4.1.1 c) is amended as follows:

“4.1.1 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”.

39. Section 4.1.1 is amended to add new Figure XX as follows:

“Intensification Hierarchy:



40. Section 4.1.1 is amended to add the following new policies after 4.1.1 c):

- “4.1.1 d) Intensification shall be directed in accordance with the intensification hierarchy outlined in Figure XX to utilize land efficiently and sustainably that is commensurate with available hard and soft services and existing infrastructure.**
- 4.1.1 e) When redeveloping existing retail, including *major retail sites*, within the Strategic Growth Areas, retrofitting, *intensification* and revitalization is encouraged. These sites should be designed to the highest urban design and green *development* standard and support walkable neighbourhoods.”**
- “4.1.1.f) Secondary plans or other comprehensive plans, and *development* contemplated within strategic growth areas shall plan for growth consistent with the intensification hierarchy shown on Figure XX, existing and planned transit shown on Schedule 8, and water and wastewater and road *infrastructure* capacities.”**
- “4.1.1. g) Development within strategic growth areas shall be prioritized along existing rapid transit corridors on Schedule 8 and in locations with existing water and wastewater capacity.”**
- “4.1.1 h) Major Transit Station Areas shall be designed in accordance with policy 5.2.2.4 of this Plan.**

Section 4.2 Community Areas

Section 4.2.2 – Low Density Residential Designation – Community Areas

10. Policy 4.2.2.2 a) is amended as follows:

“Land designated Low Density Residential may be zoned to permit ground-oriented housing units, such as single detached and semidetached dwellings and townhouses. Additional Residential Units are permitted within the Low Density Residential Designation **in accordance with Section 4.6.3.5.**”

11. Policy 4.2.2.2 b) v. is amended as follows:

“v. Additional Residential Units **in accordance with Section 4.6.3.5;** and,”

Section 4.2.3 – Medium Density Residential Designation – Community Areas

12. Policy 4.2.3.2 a) i. is amended as follows:

“i. Townhouses, including Additional Residential Units **in accordance with Section 4.6.3.5;**”

13. Policy 4.2.3.2 b) v. is amended as follows:

“v. Additional Residential Units **in accordance with Section 4.6.3.5;** and”

Section 4.2.5 – Estate Residential Designation – Community Areas

14. Policy 4.2.5.2 b) iv. is amended as follows:

“iv. Additional Residential Units **in accordance with Section 4.6.3.5.**”

Section 4.2 – New Community Areas – Community Areas

15. Section 4.2 is amended to add a new subsection entitled “New Community Areas”

after 4.2.4.4 c) with new polices to address York Region Official Plan policies surrounding New Community Areas as follows, and renumber the remainder of the policies accordingly:

“new **4.2.5 New Community Areas**

4.2.5.1 Intent

- a) Lands identified as *New Community Area* on Schedule X(2? And 3?) provide and prioritize people, sustainability and livability and are intended to be modern, compact, vibrant, inclusive and diverse. They will offer a variety of housing including affordable housing, employment and mobility choices and will be mixed-use communities with high-quality urban design, attracting residents and workers alike.
- b) *Infrastructure* within *New Community Areas* shall be provided in a phased manner that is financially sustainable and supports the achievement of the Town's intensification strategy and targets outlined in this Plan and the development of complete communities.

4.2.5.2 Development Policies

- a) The Town shall plan comprehensively for all *New Community Areas* identified on Schedule X, through background studies, Master Environmental Servicing Plans, or other equivalent alternative studies.
- b) The Town will prepare comprehensive secondary plans, in consultation with York Region, for within the *New Community Areas*, and for each phase within the *New Community Area* thereof. Secondary plan preparation shall include an approach that involves a multidisciplinary team assembled by the Town to ensure an integrated and sustainable approach to the planning, design and approval of the secondary plan. These secondary plans will:
 - i. Be informed by a subwatershed plan or an equivalent comprehensive planning study;
 - ii. Demonstrate conformity with local municipal community energy plans, or alternatively includes an area-specific energy plan;
 - iii. Be based on the preparation and implementation of comprehensive master environmental servicing plans. These plans will examine all water and natural systems in a comprehensive and integrated manner to:
 - Understand the integration of all water systems to increase efficiencies;
 - Maximize water conservation in buildings and municipal infrastructure including water-efficient landscaping and water reuse, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, phosphorus reduction, constructed wetlands, bioretention swales, green or blue roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover;
 - Identify management needs and areas and opportunities for enhancement and restoration within the systems to maximize the quality of the entire system;
 - Identify opportunities for locating necessary infrastructure that minimizes impacts to the systems;

- Identify how infrastructure projects within the system, including: stormwater management systems/facilities, streets, water and wastewater systems, can contribute to an overall ecological gain by measures such as increasing natural cover, enhancing ecological function, providing recreational access, and passive recreational uses or contributing to off-site enhancements;
 - Identify how the Regional Greenlands key natural heritage features, key hydrologic features, and key hydrologic areas of the system and their functions will be protected, restored and enhanced in an urban context;
 - Establish planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and,
 - Protect, improve or restore water quality and quantity including hydrologic function of water systems that incorporate best management practices with a goal that water balance and hydrologic function of water systems will be maintained as much as possible.
- iv. Include the completion of Transportation Demand measures to ensure that:
- Communities are designed to include an interconnected and shared accessible active transportation system for all ages and abilities, linking the community internally and externally, with access to transit systems;
 - A transit plan is completed in consultation with York Region Transit, which identifies transit routes and corridors, coordinates transit with land use patterns and active transportation; and ensures the ability to integrate transit into the community;
 - Schools and community centres provide the ability for safe and active transportation, transit and carpool to these locations;
 - The street network includes continuous collector streets that run both north-south and east-west and/or a grid system of streets linked to the Regional Street network;
 - New Community Areas are designed to meet industry, Provincial, and Regional best practices and guidelines for transit-oriented development;
 - Planned rapid transit corridors, and/or transit terminals that connect to a rapid transit corridor, are included in the community design;
 - Parking standards encourage and support transit use and include reduced minimum and maximum parking standards; and,

- Sustainable Mobility Measures including trip-reduction strategies are promoted.
 - v. Incorporate a trail system in to the Greenlands System which is integrated as appropriate into the mobility system of the community;
 - vi. Be designed to meet or exceed a minimum density of 65 residents and jobs per hectare and 18 residential units per hectare in the *developable area*.
 - vii. Identify phasing of development and the orderly progression of phases within *New Community Areas*, to the satisfaction of York Region, in accordance with the phasing policies of this Plan and in accordance with:
 - Background studies, Master Environmental Servicing Plans or other equivalent alternative studies
 - Logical extensions to the existing Urban Area in the initial phase(s);
 - Logical and orderly progression of development that is contiguous to existing developed areas;
 - Delivery of complete communities supported by community services;
 - Regional and local municipal infrastructure master plans that illustrate how infrastructure will be phased in New Community Areas to be financially sustainable at the Regional and local municipal level;
 - Coordination with adjacent municipalities where Regional and/or local municipal infrastructure is shared; and
 - Be contingent on findings of watershed/subwatershed plans or equivalent.
 - viii. Be guided by York Region's New Community Guidelines.
- c) *New Community Areas* will be designed to contain community core areas, planned as vibrant, mixed-use, walkable neighbourhoods, that include:
- i. Mixed-use, integrated commercial, and higher density residential;
 - ii. Adaptable *human service* amenities as local community anchors
 - iii. Diverse local retail, grocery and personal services;
 - iv. Connections to *active transportation* networks and transit for all ages and abilities, to amenities within, and beyond the core area(s);
 - v. Public spaces and greenspaces;
 - vi. Employment opportunities; and
 - vii. Incorporate elements that promote a sense of place within the community.
- d) Establish a minimum residents to job ratio target to maximize live work opportunities and an appropriate balance of jobs to population.

- e) **Planning applications in the *New Community Areas* shall demonstrate how development conforms to local municipal community energy plans, or alternatively includes an area-specific energy plan.**
- f) ***Development* within *New Community Areas* shall recognize, contribute to, and enhance the character, cultural heritage, and sense of place when in proximity to historical mainstreets or existing communities.**
- g) ***Development* within *New Community Areas* shall address land use compatibility between urban and agricultural land uses and mitigate impacts to agriculture operations to the extent feasible through future planning approvals.**
- h) **Within *New Community Areas*, until such time as development occurs, normal farm practices and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses shall be permitted and encouraged, where appropriate.**
- i) **That the approval of a secondary plan for *New Community Areas* shall be contingent on the following:**
 - i. **Required Regional *infrastructure* committed within York Region’s ten-year Capital Plan and additionally, water and wastewater infrastructure shall be supported by a completed *environmental assessment*;**
 - ii. **The Town achieving their *intensification* target outlined in Section 2.3 b);**
 - iii. **Alignment with the required *watershed/subwatershed plans* which have been completed and approved;**
 - iv. **Logical progression of growth based on this Plan, provision of local *infrastructure*, and availability of local municipal community services;**
 - v. ***Development of complete communities* in accordance with this Plan;**
 - vi. **Demonstrated coordination with adjacent municipalities in cases where Regional and/or local municipal *infrastructure* is shared; and**
 - vii. **Approval of a subsequent phase shall be considered at such time as the current phase contributes towards the *development* of a *complete community* by:**
 - a. **Incorporating an adequate provision of local municipal community services such as libraries and schools**
 - b. **Providing an appropriate balance of jobs as determined by York Region generally in accordance with policy 4.2.5.2 d)**

- c. **Containing a mix and range of housing types, sizes, tenures and *affordable* options that include but are not limited to, high density *development* along corridors with accessibility to transit.**

Section 4.2.8.2 Permitted Uses – Parks and Open Space Designation and Symbols

- 16. Policy 4.2.8.2 a) is amended to add the following permitted use after 4.2.8.2 iv.:

“4.2.8.2 v. Community garden”.

Section 4.2.8.3 Development Policies – Parks and Open Space Designation and Symbols

- 17. Policy 4.2.8.3 h) is amended as follows:

“h) Public parks shall include clearly defined entrances to the local trail system integrating trail head locations into the design of parks. **Any application for a proposed trail shall be accompanied by a trail impact study assessing and identifying impacts to existing natural heritage features as well as opportunities for protection and enhancement.**”

Section 4.2.8.5 Area Specific Policies – Parks and Open Space Designation and Symbols

- 18. Policy 4.2.8.5 a) is amended as follows:

“Within the Green Lane Secondary Plan Area, shown on Schedule 3D, community gardens may be permitted in the Environmental Protection Designation, but outside of natural heritage features, subject to the approval of the Town ~~and the~~ Conservation Authority.”

Section 4.3.1 Introduction – The Employment Areas

- 19. Policy 4.3.1 a) is amended as follows:

“The Employment Areas are identified on Schedule 2 and Schedules 3A, 3B, ~~and~~ 3E, **3F**, and Schedule 5 include the following ~~four~~ **five** more detailed land use designations:

- i. General Employment Area Designation;
- ii. Prestige Employment Area Designation;
- iii. Mixed Business Employment Area Designation**

- iv. Public Education/Health Care Facility Designation; and,
- v. Rural Industrial Designation.”

Section 4.3.2 General Policies – The Employment Areas

20. Policy 4.3.2 a) is amended as follows:

“Development on fully serviced employment lands shall be compact and achieve an average minimum density of 55 jobs per gross hectare in the developable area (**as shown on Schedule/Appendix XX**), with the exception of the Holland Landing **Prestige and Mount Albert** Employment Areas, which shall achieve an average minimum density of 25 jobs per gross hectare.”

21. Section 4.3.2 is amended to add a new policy after Policy 4.3.2 a) as follows and renumber the remainder of the policies accordingly:

“new b) **Prior to development in the new DGA Employment Areas identified on Schedule 2, Secondary Plans must be prepared and approved that meet or exceed the density targets outlined in Section 4.3.2 a) of this Plan.**”

22. Section 4.3.2 g) is amended as follows:

“Uses not permitted within Employment Areas include residential, major retail and non-ancillary uses.:

- i. **Residential;**
- ii. **Long-term care homes;**
- iii. **Retirement homes;**
- iv. **Boarding schools;**
- v. **Uses where individuals reside on a temporary or permanent basis, excluding hotels;**

23. Section 4.3.2 is amended to add the following new policies after 4.3.2 g), and renumber the remaining policies accordingly:

“g) **In addition to the uses listed in policy 4.3.2 g), the following uses shall not be permitted in the General Employment Area Designation, Prestige Employment Area Designation, and Rural Industrial Designation:**

- i. **Major retail**
- ii. **Institutional uses**
- iii. **Retail uses that are not accessory.”**

24. Section 4.3.2 is amended to add the following new policies after 4.3.2 h):

“j) Expansions to existing uses in Employment Areas established prior to the date the Plan came into effect and that do not conform with the policies of Section 4.3 are discouraged, and if they do occur shall have regard for existing adjacent Employment Areas.

“k) Redevelopment within existing employment areas shall be encouraged to meet or exceed the minimum density targets outlined in Section 4.3.2 a) of this Plan.”

l) The conversion of lands within Employment Areas to non-employment uses shall only be considered through a municipal comprehensive review.

m) Any redesignation of lands from General or Prestige Employment to Mixed Business Employment shall require an Official Plan Amendment.

n) Development within any Employment Area shall be designed to 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.

o) Employment Areas shall be designed to be flexible, adaptable and include street patterns, building design, and siting that allow for future redevelopment and intensification

p) Development within Employment Areas shall be designed to be safe, desirable and sustainable

q) Urban Design guidelines shall be prepared through the Secondary Plan process for all new Employment Areas”

Section 4.3.3.2 – Permitted Uses – General Employment Designation

25. Section 4.3.3.2 a) is amended as follows:

“4.3.3.2 a) vii. If a lot upon which outdoor storage is permitted and abuts a use within a Residential or Institutional Area, the owner of the General Employment lot may be required to provide appropriate screening along such adjoining lot line, in a manner approved by ~~Council~~ **the Town** during the site plan process;”

“4.3.3.2 a) x. All materials in an outside storage area shall be placed and stored on an impermeable surface, in a manner approved by ~~Council~~ **the Town** during the Site Plan approval process. Materials shall be placed to prevent adverse impact on site drainage and stormwater management facilities”

Section 4.3.5 Mixed Business Employment Area Designation

26. Section 4.3 is amended to add a new subsection entitled “Mixed Business

Employment Area Designation” after 4.3.4.2 c) with new polices for this Mixed Business Employment Area Designation as follows, and renumber the remainder of the policies accordingly:

“new 4.3.5 Mixed Business Employment Area Designation

4.3.5.1 Intent

- a) **Lands within the Mixed Business Employment designation are intended to provide services that are important to support the primary employment function of the Prestige and General Employment designations of the area.**

4.3.5.2 Permitted Uses

- a) **Lands within the Mixed Business Employment Area Designation may be zoned to permit:**
- i. Offices**
 - ii. Ancillary uses in accordance with the relevant policies of this plan;**
 - iii. Hotels, conference and convention centres;**
 - iv. Commercial Schools;**
 - v. Automobile Service Stations, subject to the relevant policies of this plan;**
 - vi. Automotive commercial uses including motor vehicle dealerships but excluding truck or tractor dealerships, motor vehicle wreckers, motor vehicle body shops, and motor vehicle repair garages that are not part of a motor vehicle dealership.**
 - vii. Outdoor storage is not permitted in the Mixed Business Employment Designation.**

4.3.5.3 Development Policies

a) **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. The maximum height for all other lands designated Mixed Business Employment shall be 6 Storeys, and the maximum floor space index shall be 2.0.**

b) **Mixed Business Employment Areas shall be located at the periphery of employment areas and located adjacent to arterial roads where possible.**

c) **The 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 Green Lane and other public streets, 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) **All individual ancillary uses shall not exceed 600 sq m in total floor area within the Mixed Business Employment Area designation except for**

automotive dealerships which include full service and repair facilities. The total ancillary use space on individual sites designated Mixed Business Employment Area will not exceed 2,500 sq m in total floor area.

e) Full-service restaurants may be integrated into industrial malls and/or free-standing office buildings, 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.

f) Take-out restaurants and convenience stores shall be integrated into industrial malls, free-standing office buildings or automobile service stations.

g) Development shall be designed with significant, high-profile buildings that utilize strong architectural design, building finishes and landscaping.

h) An Official Plan Amendment will be required to re-designate any lands from Prestige or General Employment to Mixed Business Employment.”

Section 4.4.1.1 – Intent – The Natural Heritage System

27. Policy 4.4.1.1 is amended as follows:

“ This Plan recognizes the linkages between and among natural heritage features and areas, hazardous lands, source water resources, surface water features and ground water features...”

Section 4.4.2.1 – Upper Tier Policies/Jurisdiction – General Policies for the Natural Heritage System

28. Section 4.4.2.1 title is amended as follows:

“Provincial and Upper-Tier Planning Legislation/Policy Policies/Jurisdiction”

29. Section 4.4.2.1.a) i. is amended as follows:

“The requirements of the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02) continue to apply. Within the Oak Ridges Moraine, the Natural Heritage System shall be comprised of the Oak Ridges Moraine Conservation Plan key natural heritage features and hydrologically sensitive features **key hydrologic features**, and are subject to the relevant policies of this Plan”

30. Policy 4.4.2.1 a) ii. is amended as follows:

“Within the Greenbelt Protected Countryside, the requirements of the Greenbelt Plan shall apply. *Key natural heritage features, and key hydrologic features and key hydrologic areas* as protected by the Greenbelt Plan...”.

Section 4.4.2.2 Natural Heritage Evaluation

31. Policy 4.4.2.2 a) is amended as follows:

“4.4.2.2 a) “Where development and/or site alteration is proposed that is in or within 120 metres, or affects the Natural Heritage System, the Town shall require that a Natural Heritage Evaluation be prepared by a qualified professional with appropriate in-season field work, and in accordance with the requirements of the Town, ~~the Conservation Authority~~, and any agency having jurisdiction. The Natural Heritage Evaluation shall demonstrate that there will be no negative impacts on any natural heritage features or their ecological functions, to the satisfaction of the Town, in consultation with ~~the Conservation Authority~~ and any agency having jurisdiction.”

32. Section 4.4.2.2 b) is amended to add the following:

“Vegetation protection zones and adjacent land to key natural heritage features and key hydrologic features shall be determined through a natural heritage evaluation and meet the minimum vegetation protection zone widths as identified in any applicable Provincial and Regional Plan. Natural Heritage Evaluations will be required to include identification of minimum vegetation protection zones for natural heritage features and hydrologic features not covered by other...”

33. Policy 4.4.2.2 c) is amended as follows:

“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, **as permitted**. Provincially Significant Wetlands and Significant Habitat of Endangered and Threatened Species shall be surveyed in consultation with the Provincial agency having jurisdiction, in addition to the Conservation Authority and the Town.”

34. Policy 4.4.2.2 e) is amended as follows:

“4.4.2.2 e) “Where an application for development and/ or site alteration is in or within 120 metres or affects the Natural Heritage System and is of a minor nature, Town, ~~in consultation with the Conservation Authority~~, or any other agency having jurisdiction, may reduce the scope of the study requirements for a Natural Heritage Evaluation.”

35. Policy 4.4.2.2 f) is amended as follows:

“Opportunities for enhancements and linkages will be identified and addressed through the preparation of any required Natural Heritage Evaluation or Hydrologic Evaluation **as part of any development application**, in consultation with the Town

~~Conservation Authority, York Region, Province and/or Conservation Authority, as permitted, Province,~~ and implemented through development agreements.”

36. Policy 4.4.2.2 g) is amended as follows:

“4.2.2.2 g) An environmental education/awareness program that informs homeowners of the environmental sensitivities within the Town shall be prepared by ~~a the~~ development proponent(s) to the satisfaction of the Town ~~in consultation with the Conservation Authority~~. Preparation of this program shall be addressed through the subdivision approval process and will include recommendations from the **approved** Natural Heritage Evaluation.”

Section 4.4 – The Natural Heritage System

37. Section 4.4 is amended to add a new subsection 4.4.3 before The Environmental Protection Designation:

“4.4.3 Natural Features and the Water Resource System

4.4.3.1 Key Natural Heritage Features and Key Hydrologic Features

- a) Key Natural Heritage Features and Key Hydrologic Features include the following:
- i. *Habitat of endangered species and threatened species;*
 - ii. *Fish habitat;*
 - iii. *Wetlands*
 - iv. *Life Science Areas and Earth Science Areas of Natural and Scientific Interest (ANSI's);*
 - v. *Significant valleylands;*
 - vi. *Significant Woodlands;*
 - vii. *Significant wildlife habitat (including habitat of special concern species);*
 - viii. *Sand barrens, savannahs and tallgrass prairies;*
 - ix. *Lakes and their littoral zones;*
 - x. *Permanent and intermittent streams; and*
 - xii. *Seepage areas and springs*
- b) Significant woodlands shall be verified on a site-by-site basis and shall include those woodlands meeting one of the following criteria:
- i. Is 0.5 hectares or larger and:
 - a) directly supports globally or provincially rare plants, animals or communities as assigned by the Natural Heritage Information Centre;
 - or,

- b) directly supports threatened or endangered species, with the exception of specimens deemed not requiring protection by the Province; or,
 - c) is within 30 metres of a provincially significant wetland or wetland including those identified on Schedule X, waterbody, permanent stream or intermittent stream;
- ii. Is 2 hectares or larger and:
 - a) is located outside of the Urban Area, Towns and Villages, or Hamlets and is within 100m of a Life Science Area of Natural and Scientific Interest, a provincially significant wetland or wetland including those identified on Schedule X, significant valleyland, or fish habitat; or,
 - b) Occurs within the Regional Greenlands System
 - iii. Is north of the Oak Ridges Moraine and is 10 hectares or larger in size;
 - iv. 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. 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. 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.
- c) Within settlement areas and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas, a woodland, or portions thereof, which would be defined as significant woodland in accordance with policies 4.4.3.1 b) above, is not considered significant if all of the following are met:
- i. The woodland is located outside of the Regional Greenlands System as shown on Schedule X of this plan;
 - ii. The woodland is located in a strategic growth area as shown on Schedule 2, and is evaluated through an official plan amendment process or other appropriate study;
 - iii. The woodland does not meet the criteria of policy 4.4.3.1 b) i of this Plan; and,
 - iv. The woodland is a cultural and regenerating woodland to the satisfaction of the municipality in consultation with the Lake Simcoe Region Conservation Authority and Regional Municipality of York.
- d) Should policy 4.4.3.1 c) of this Plan apply, development and site alteration may be permitted within all or part of the woodland if the development or site alteration does not affect the ability of the retained portion of the woodland to remain significance in accordance with the criteria of policy 4.4.3.1 b) of this Plan. A woodland compensation plan shall be required for

removed woodland deemed not significant, that would otherwise have been significant in accordance with policy 4.4.3.1 b) of this Plan. The woodland compensation plan shall be prepared to the satisfaction of the Town and York Region and in consultation with the conservation authority and shall demonstrate a net gain in a woodland area.

- e) Notwithstanding policy 4.4.3.1 f) i., development and site alteration is prohibited within significant woodlands and their associated vegetation protection zone.
- f) Development and site alteration is not permitted within key natural heritage features, key hydrologic features, vegetation protection zones and adjacent lands unless:
 - i. The use is permitted by this Plan, the applicable Provincial Plans and 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,
 - ii. As authorized through an Environmental Assessment; or,
 - iii. For agricultural, agricultural-related and on-farm diversified uses, subject to the applicable Provincial Plan
- g) 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:
 - i. Increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;
 - ii. 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
 - iii. Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands.
- h) 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 5 of this Plan.
- i) Notwithstanding policy 4.4.3.1 d), development and site alteration is not permitted within Provincially significant and Provincial Plan Area wetlands as shown on Schedule X.
- j) Development and site alteration is permitted within 120m of a wetland as identified on Schedule X, but not within the vegetation protection zone,

subject to an approved Natural Heritage Evaluation that demonstrates no negative impacts to the wetland feature or its ecological functions.

- k) Only the following uses are permitted within a vegetation protection zone of a wetland identified on Schedule X:
- 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:
 - a) 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 relevant Provincial plan; or,
 - b) Authorized through an Environmental Assessment
- l) Development or site alteration within 120m of an unevaluated wetland per the Ontario Wetland Evaluation System, or a wetland not shown on Schedule X 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 other approval authority.
- m) Where newly identified wetlands are determined as Provincially Significant Wetlands or are outside of any settlement area on Schedule 2 of this Plan, they will be subject to policies 4.3.4 g), h), and i) and 4.4.2.2 b) of this Plan.
- n) Newly identified wetlands that do not meet the requirements of Policy 4.3.4 k) of this Plan shall be subject to policy 4.3.4 j) and 4.4.2.2 b) of this Plan.

4.4.3.2 Water Resource System and Key Hydrologic Areas

- a) To protect, restore and enhance the *water resource system* within the Town.
- b) The *water resource system* within the Town consists of *key hydrologic features and key hydrologic areas* as shown on Schedules x and y, and their functions.
- c) That *key hydrologic areas* within the Town are shown on Schedule X and include:
 - i. Significant groundwater recharge areas;
 - ii. Ecologically significant recharge areas;
 - iii. Highly vulnerable aquifers; and,
 - iv. Significant surface water contribution areas.”
- d) *Major development* may be permitted within *key hydrologic areas* of the Protected Countryside 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:

- i. The identification of planning, design and construction practices and techniques;
- ii. Meeting other criteria and direction set out in the applicable *watershed planning or subwatershed plan*; and,
- iii. Meeting any applicable provincial standards, guidelines and procedures.

e) Major development may be permitted within key hydrologic areas of the Protected Countryside 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.”

Section 4.4.4.2 (formerly 4.4.3.2) Components – The Environmental Protection Designation

38. Policy 4.4.4.2 a) iv. (formerly 4.4.3.2 a) iv) is amended as follows:

“iv. From the Existing East Gwillimbury Official Plan, 2010, **as amended:...**” .

39. Policy 4.4.4.2 a) ii. (formerly 4.4.3.2 a) ii) is amended as follows:

“ii. From the Greenbelt Plan Area:
> The Holland Marsh Wetland Complex **Specialty Crop Area**;
>**The Natural Heritage System.**” .

Section 4.4.4.4 (formerly 4.4.3.4) Development Policies - The Environmental Protection Designation

40. Policy 4.4.4.4 b) (formerly 4.4.3.4 b)) is amended as follows:

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

41. Section 4.4.4.4 (formerly 4.4.3.4) is amended to add a new policy after 4.4.4.4 c) as follows and renumber the remainder of the section accordingly:

“d) Notwithstanding policy 4.4.4.3 of this Plan, within any portion of the Environmental Protection designation that is within the Regional

Greenlands System as shown on Schedule X, development and site alteration is not permitted, save and except for the following uses subject to meeting the requirements of the applicable Provincial plans such as:

- i. Legally existing or permitted land uses, that conform with the Official Plan, Zoning by-law and/or MZO, at the time this Plan is approved;**
- ii. New buildings or structures and the full range of uses for existing and new agricultural, agricultural-related and on-farm diversified uses subject to Section 4.5.3.3 of this Plan;**
- iii. Passive recreational uses, such as trails in accordance with an approved natural heritage evaluation which demonstrates that they can be constructed without negative impact;**
- iv. New infrastructure required to service the community including water and wastewater systems, stormwater management systems/facilities and streets 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 the policies of the relevant Provincial Plan, where applicable or**
 - Authorized through an environmental assessment; and,**
- v. Urban agriculture, recreational and parkland uses on rural lands within linear river valleys, which may include serviced playing field and golf courses. The Location, range and types of parkland and recreational uses permitted will be determined through a Natural Heritage Evaluation and in accordance with all other policies of this Plan.”**

42. Policy 4.4.4.4 g) (formerly 4.4.3.4 g)) is amended as follows:

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

43. Policy 4.4.4.4 i) (formerly 4.4.3.4 i) is amended as follows:

“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 ~~the Conservation Authority~~ and any other agency having jurisdiction. The application shall demonstrate no negative impact to the natural heritage features and/or their supporting ecological functions, and may also require an application for rezoning.”

44. Policy 4.4.4.4 l) (formerly 4.4.3.4 l)) is amended as follows:

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

45. Policy 4.4.4.4 o) (formerly 4.4.3.4 o)) is amended as follows:

“Minor adjustments to the boundary of the Environmental Protection Designation may be facilitated through a Natural Heritage Evaluation without the need to amend this Plan. Where a minor adjustment to the boundary of the Environmental Protection Designation is approved by the Town in consultation with ~~the Conservation Authority~~ and any other agency having jurisdiction, the abutting land use designation as identified on Schedule 4, shall apply.”

Section 4.4.6.3 (formerly 4.4.5.3) The Underlying Land Use Designation to Apply – Development Policies – The Big Woods Overlay

46. Policy 4.4.6.3 c) (formerly 4.4.5.3 c)) is amended as follows:

“Subject to the conclusions and requirements of the **approved** Natural Heritage Evaluation, the lands within the Big Woods Overlay may be developed in accordance with the permitted uses and development.”

Section 4.4.9 (formerly 4.4.8) Policies for Hazard Lands

47. The heading for Section 4.4.9 (formerly 4.4.8) is amended as follows (and amended in Table of Contents):

“4.4.9 Policies for Hazardous Lands”

48. Amend policy 4.4.9.1. a) (Formerly 4.4.8.1) as follows:

"It is the intent of this Plan that the Town identify hazards that are constraints to development and pose threats to human life and property and direct development and site alteration **outside of hazardous lands and hazardous sites in accordance with provincial guidelines.** ~~away from such areas. Hazard Lands are incorporated into the Environmental Protection Designation identified on Schedule 4. Additional detail on the Hazard Lands component of the Environmental Protection Designation are included on mapping in Appendix I and in the Town's Zoning By-law.~~"

49. Section 4.4.9.1 (formerly 4.4.8.1) is amended to add the following new policy after 4.4.9.1 a):

"b) Hazardous Lands are incorporated into the Environmental Protection Designation identified on Schedule 4. Additional detail on the Hazardous Lands component of the Environmental Protection Designation is included on mapping in Appendix I and in the Town's Zoning By-law."

50. Policy 4.4.9.2 a) (formerly 4.4.8.2) is amended as follows:

"a) Hazardous Lands are generally incorporated into the Environmental Protection Designation. Hazardous Lands include:"

51. Section 4.4.9.3 (formerly 4.4.8.3) is amended as follows:

"a) Where Hazardous Lands are incorporated into the Environmental Protection Designation, the policies for that Designation shall apply, in addition to the more specific policies provided for Hazardous Lands in this Section of this Plan.

b) Development shall not be permitted to located in Hazardous Lands or hazardous sites where the use is:...

c) Hazardous Lands shall not be accepted as part of the parkland dedication required by this plan.

d) The creation of new lots by plan of subdivision or consent shall be prohibited in Hazardous Lands."

52. Section 4.4.9.3 (formerly 4.4.8.3) is amended to add the following new policies after 4.4.9.3 a), and

renumber the remainder of the policies accordingly:

"b) Development and site alteration shall be directed outside of hazardous lands and hazardous sites in accordance with provincial guidelines."

"c) Development and site alteration are generally prohibited within defined portions of the floodplain, subject to conservation authority regulations.

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 regulations. 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.”

53. Section 4.4.9.3 (formerly 4.4.8.3) is amended to add the following after 4.4.9.3 h):

“i) Development shall be planned and designed to demonstrate no negative flooding and erosion impacts.”

54. Amend policy 4.4.9.3 r) (formerly 4.4.8.3. m)) as follows:

“... Development shall be directed away from hazardous lands adjacent to rivers, streams, and lakes that are impacted by erosion hazards”.

Section 4.4.10 (Formerly 4.4.9) Policies for Aquifer and Groundwater Quality Protection

55. Amend Section 4.4.10 (formerly 4.4.9) title as follows:

“Policies for Aquifer, and Groundwater ~~Quality~~ **Quantity** Protection”

56. Amend the “Significant Groundwater Recharge Areas” subheading as follows:

“Recharge Management Area (WHPA – Q) and Significant Groundwater Recharge Area (SGRA)”.

57. Amend Policies 4.4.10.2 (formerly 4.4.9.2) a), b), and c) as follows:

Replace “Rechargeable Management Area” with “Recharge Management Area”.

58. Amend Policy 4.4.10.2 (formerly 4.4.9.2) a) as follows:

“Any application for **development and site alteration** ~~major development~~ within the Rechargeable Management Area (WHPA-Q) and Significant Groundwater Recharge Area (SGRA) identified on maps provided in Appendix I, shall be accompanied by a Water Balance Plan **that will maintain pre-development recharge rates** to the ~~fullest-greatest~~ **fullest** extent possible through best management practices.”

59. Section 4.4.10 (formerly 4.4.9) is amended to remove Policy 4.4.10.2 c) and renumber the remainder of the policies as follows as it is a duplication of

provincial requirements and does not adequately reflect the Source Protection Plan requirements:

~~“4.4.9.2 c) Proposals for major development within the Rechargeable Management Area (WHPAQ) and Significant Groundwater Recharge Area (SGRA) are permitted if:~~

~~i. The Province determines that the new or amended Permit to Take Water required for the development to proceed will not result in a significant drinking water threat.”~~

60. Amend policy 4.4.10.2 h) (formerly 4.4.9.2 h)) to add “significant surface water contribution areas” as follows:

“Within Significant Groundwater Recharge Areas, and Highly Vulnerable Aquifers **and Significant Surface Water Contribution Areas**, best management practices are encouraged for all development proposals that involve the:...”.

Section 4.5.1.1 – Upper Tier Policies/Jurisdiction – Introduction – The Rural/Agricultural Area

61. Add and Amend Section 4.5.1.1 title as follows:

“Provincial and Upper-Tier Planning Legislation Policies/Jurisdiction”

Section 4.5 – The Rural/Agricultural Area

62. Section 4.5 is amended to add a new section after Section 4.5.1 as follows:

“4.5.2 General Policies:

- a) **Sustainable agricultural practices and best management practices which minimize the impacts on the environment shall be encouraged.**
- b) **New non-agricultural development adjacent to the Agricultural System shown on Schedule 5 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.**
- c) **Redevelopment of existing non-agricultural uses in the Agricultural System, excluding the Holland Marsh Specialty Crop Area, 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 plans;**
 - 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 and Region, in accordance with Provincial guidelines, demonstrating:**
 - a. **Adverse impacts on agricultural operations are avoided, minimized or mitigated;**
 - b. **The proposed use would be of the appropriate size and scale to the area, including to the existing and/or planned infrastructure;**
 - c. **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,**
 - d. **The proposed use shall not adversely affect the ecological integrity of the Regional Greenlands System.**
- d) **Any application for the development of new or expanding infrastructure in the Agricultural System shall:**
 - i. **Demonstrate the need for the project;**
 - ii. **Demonstrate that there is no reasonable alternative that could avoid or minimize impact on lands designated as Rural or Agricultural Area; and,**
 - iii. **Undertake an Agricultural Impact Assessment or equivalent analysis as part of an Environmental Assessment.**
- e) **Consents 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 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 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,**

- a) **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.**
- f) **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.**
- g) **Within the Oak Ridges Moraine Plan Area on Schedule 5 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.**
- h) **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 guidelines. Proposed agricultural-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.**
- i) **Limited new non-agricultural uses may be permitted in the Agricultural System subject to the following criteria:**
 - i. **The proposed use complies with applicable Provincial plans and policies;**
 - ii. **Submission of an Agricultural Impact Assessment addressing the following elements to the satisfaction of the Town and Region:**
 - **Proposed use is appropriate in size and scale to the area, including to the existing and/or planned infrastructure;**
 - **Proposed use shall not adversely affect the ecological integrity of the Regional Greenlands System**
 - **Complies with Minimum Distance Separation Formulae**
 - iii. **If within the Prime Agricultural Area Designation:**
 - **Demonstrates a need within the planning horizon for additional land to accommodate the proposed use;**
 - **Alternative locations be evaluated, with confirmation that no reasonable alternative locations are available;**
 - **Lands will remain in the Prime Agricultural Area Designation**
- j) **Refinements to the Prime Agricultural and Rural Area designations are not permitted unless undertaken through a Regional Municipal Comprehensive Review.”**

Section 4.5.1.2 – Land Use Designations

63. Section 4.5.1.2 is amended to add relocated policy 2.2 b) iv. from Section 2.2 after policy 4.5.1.2 b) and amend the policy as follows:

~~“c) Future Urban Areas~~—The areas identified as Future Urban Areas **on Schedule x** comprises of lands that are within the **Rural/Agricultural Area** defined ~~Central Growth Area~~, but and are not required to accommodate urban growth within the time horizon of this Plan. Future Urban Areas will remain in a non-urban development designation until such time as they are required for future urban development.

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

64. Amend 4.5.1.2 a) i. as follows:

“Hamlet Designations”

Section 4.5.3 (formerly 4.5.2)– Hamlet Designation

65. Amend the 4.5.3 (formerly 4.5.2) “Hamlet Designation” heading as follows:

“Hamlet Designations”

Section 4.5.3.1 (formerly 4.5.2.1) – Intent – Hamlet Designation

66. Section 4.5.3.1(formerly 4.5.2.1) is amended as follows:

“a) The Hamlet Designations, as identified on Schedule 5, includes the Hamlets of Ravenshoe, Brown Hill and Holt. These Settlement Areas support and provide economic, social and commercial functions to the Town’s Greenbelt Protected Countryside **and Oak Ridges Moraine Conservation Plan Area** and the Town intends to support the evolution and growth of the Town’s Greenbelt and **Oak Ridges Moraine** Settlement Areas in keeping with their existing rural character.”

Section 4.5.3.2 (formerly 4.5.2.2) – Permitted Uses – Hamlet Designation

67. Section 4.5.3.2 (formerly 4.5.2.2)is amended as follows:

“4.5.2.2 a) Land designated ~~Greenbelt Hamlets~~ **Hamlet and ORM Hamlet** may be zoned to permit”

“4.5.2.2 a) iii. **Small scale** institutional uses”

Section 4.5.3.3 (formerly 4.5.2.3)– Development Policies – Hamlet Designation

68. Amend Policy 4.5.3.3 (formerly 4.5.2.3)a) as follows:

“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...”

69. Amend Policy 4.5.3.3 (formerly 4.5.2.3) a) i. as follows:

“4.5.3.3 a) i. Be accompanied by an engineering report which confirms that there is:

- An adequate supply of potable water and soil conditions satisfactory for the effective operation of ~~communal or~~ private sewage systems, **consistent with current Provincial guidelines;**
- **The system will only be permitted if it can be demonstrated that there are no adverse effects impacts from the proposed development as it is related to water and soil contamination on soil, surface or groundwater quality and quantity, and in accordance with applicable policies in the South Georgian Bay Lake Simcoe Source Protection Plans”**

70. Section 4.5.3.3 a) (formerly 4.5.2.3 a)) is amended to add the following after 4.5.3.3 a) iv:

“v. Be of an appropriate size and scope to ensure compatibility with the surrounding community in the context of land use, building and structure size, area, density and height.”

Section 4.5.4.2 (formerly 4.5.3.2) – Permitted Uses in the Prime Agricultural Area– Prime Agricultural Area Designation

71. Section 4.5.4.2 (formerly 4.5.3.2) a) is amended as follows:

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

- i. **Agricultural uses** ~~Bed and breakfast establishments;~~
- ii. **Normal farm practices** ~~Home-based businesses;~~
- iii. On-farm diversified uses; **and**
- iv. Agricultural-related uses
- v. ~~Agricultural research and training establishments;~~
- vi. ~~A single detached dwelling unit on an existing lot of record; and,~~
- vii. ~~Additional Residential Units.~~

72. Section 4.5.4.2 (formerly 4.5.3.2) is amended to add the following policy after 4.5.4.2 a):

“b) Secondary permitted uses in the Prime Agricultural Area Designation include:

- i. Bed and breakfast establishments;**
- ii. Home-based businesses;**
- iii. Agricultural research and training establishments;**
- iv. A single detached dwelling unit on an existing lot of record; and,**
- v. Additional Residential Units in accordance with Section 4.6.3.5.**

Section 4.5.4.3 (formerly 4.5.3.3) – Development Policies – Prime Agricultural Area Designation

73. Amend the “Lot Creation within the in the Prime Agricultural Area” subheading as follows:

“Lot Creation within the in the Prime Agricultural Area”

74. Amend policy 4.5.4.3 (formerly 4.5.3.3) g) as follows:

“Agricultural related and supportive uses, including farm employee accommodations may be permitted on existing ~~non-farm~~ lots of record within the Prime Agricultural Area Designation.”

75. Amend policy 4.5.4.3 (formerly 4.5.3.3) j) as follows:

“Any development proposal on an Existing Vacant Lot of Record shall be subject to an Agricultural Impact Assessment and/or ~~Environmental Impact Assessment~~ a **Natural Heritage Evaluation**, where necessary.”

76. Section 4.5.4.3 k) (formerly 4.5.3.3 k) is amended to add the following policy:

“4.5.4.3 k) i. 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 vegetation protection zones are required to meet the policies of Section 4.4.2 of this Plan”

77. Section 4.5.4.3 (formerly 4.5.3.3) is amended to add the following policy after policy 4.5.4.3. l) and renumbering the remaining policies of this section accordingly:

“4.5.4.3 m) Lot creation is 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**
- 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.”**

Section 4.5.5.1 (formerly 4.5.4.1) – Intent – Rural Area Designation

78. Policy 4.5.5.1 (formerly 4.5.4.1) b) is amended as follows to remove reference to the “Future Urban Employment Area”:

“The policies of the Rural Area Designation also apply to lands that are identified as ~~Future Urban Employment Area~~ and Future Urban Area on Schedule 2 to this Plan.”

Section 4.5.5.2 (formerly 4.5.4.2) –Permitted Uses– Rural Area Designation

79. Policy 4.5.5.2 a) viii. is amended as follows:

“viii. Additional ~~Residential~~ **Units in accordance with Section 4.6.3.5.**”

80. Section 4.5.5.2 (formerly 4.5.4.2) is amended to add relocated policies 4.5.6.3 a) ii, iii, v, vi, vii, viii.

and ix from Section 4.5.6.3 a) after policy 4.5.5.2 b) iv., and renumbering the remaining policies of this section accordingly:

v. The size of the use is appropriate for the area and will not further fragment the Rural area:

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 use;

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 formulate;

x. An appropriate vegetation enhancement plan has been submitted and approved to the satisfaction of the Town; and,

xi. The proposed use conforms to other policies in this Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Lake Simcoe Protection Plan, where applicable.”

Section 4.5.5.3 (formerly 4.5.4.3) Development Policies – Rural Area Designation

81. Amend policy 4.5.5.3 (formerly 4.5.4.3) f) as follows:

“Any development proposal on an Existing Vacant Lot of Record shall be subject to an Agricultural Impact Assessment and/or ~~Environmental Impact Assessment~~ a **Natural Heritage Evaluation** where necessary.”

82. Section 4.5.5.3 h) (formerly 4.5.4.3) is amended to add the following policies:

- “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**
- 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”**

Section 4.5.6.2 (formerly 4.5.5.2) Permitted Uses / Prohibited Uses – Holland Marsh Specialty Crop Area Designation

83. Section 4.5.6.2 (formerly 4.5.5.2) is amended to add the following policy after 4.5.6.2 c)

“d) The use of the Holland Marsh Specialty Crop Area for uses that do not require its muck soils for food production- shall be discouraged.”

Section 4.5.6.3 Development Policies (formerly 4.5.5.3)– Holland Marsh Specialty Crop Area Designation

84. Amend policy 4.5.6.3 a) as follows:

“Existing **legal non-conforming** ~~non-farm-related~~ buildings and structures within the Holland Marsh Specialty Crop Area may be allowed to expand or be replaced if destroyed by causes other than flooding, through an amendment to the Zoning By-law provided that the Minimum Distance Separation formulae is complied with and the objectives of the Holland Marsh Specialty Crop Area are maintained.”

Section 4.5.7 (formerly 4.5.6) Recreation Area Designation

Section 4.5.7.3 (formerly 4.5.6.3) is amended by removing policies 4.5.7.3 a) i. - ix. from this section and relocating policies 4.5.7.3 a) ii, iii, v, vi, vii, viii. and ix. to Section 4.5.4.2 - Permitted Uses – Rural Area Designation after policy 4.5.4.2 b) iv, and renumbering the remaining policies of this section accordingly.

85. Section 4.5.7.3 (formerly 4.5.6.3) is amended by removing policy 4.5.7.3 g) from this section and

relocating policy 4.5.6.3 g) to Section 4.6.1- Land Uses Permitted in All Designations after policy 4.6.1 c), and renumbering the remaining policies of this section accordingly.

Section 4.5.9.3 (formerly 4.5.8.3) Development Policies – Aggregate Extraction Area

86. Section 4.5.9.3 d) (formerly 4.5.8.3 d) is amended to add the following policy after 4.5.9.3 d) iii:

“iv. Any key natural heritage features and key hydrologic features and their associated vegetation protection zones will be addressed.”

87. Section 4.5.9.3 is amended to add the following:

“e) Existing mineral aggregate operations shall be permitted to continue without the requirement of an official plan amendment, zoning by-law amendment or development permit under the Planning Act.

f) 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.

g) Only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations.

h) 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.

i) 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.

j) Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

k) That policies and provisions in the Provincial Policy Statement, the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation 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.

l) 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 plan, regulations and standards of the Province.

m) 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.

n) 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 Regional Greenlands system as shown in Schedule X. A zoning by-law amendment shall be required to permit such facilities in areas of existing development.

o) Within the Regional Greenlands system, no new mineral aggregate operations, wayside pits and/or quarries or any ancillary or accessory uses thereto, will be permitted in the following key natural heritage and key hydrologic features:

i. significant wetlands;

ii. habitat of endangered or threatened species; and,

iii. Significant woodlands unless as specified in an applicable Provincial Plan.”

Section 4.5.9.3 (formerly 4.5.8.3) Mineral Aggregate Operations in the Prime Agricultural Area Designation – Aggregate Extraction Area

88. Amend Policy 4.5.9.3 e) (formerly 4.5.8.3) as follows:

“In the Prime Agricultural Area Designation, extraction of mineral aggregates is permitted as an interim use, in accordance with the policies of this Plan, provided **it is supported by an Agricultural Impact Assessment** and that rehabilitation of the site...”.

89. Amend Policy 4.5.9.3 (formerly 4.5.8.3) e) i. as follows:

“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 Policy Statement;**”

Section 4.5.9.3 (formerly 4.5.8.3) Landform Conservation in the Oak Ridges Moraine – Aggregate Extraction Area

90. Remove policy 4.5.3.3 i) from this section and renumber the remainder of the policies accordingly. Policy 4.5.3.3 i) is relocated to new policy 4.5.10.1 a).

~~“4.5.3.3 i) With the exception of mineral aggregate operations, applications for development or site alteration in any area identified as a Landform Conservation Area Category 1 or 2 on mapping in Appendix I shall identify planning, design, and construction practices in conformity with the policies for the applicable Landform Conservation Area category that keep disturbance of landform character to a~~

minimum, in accordance with the relevant provisions of the Oak Ridges Moraine Conservation Plan, to the satisfaction of the Town and the Conservation Authority”

Section 4.5.9.3 (formerly 4.5.8.3) Rehabilitation– Aggregate Extraction Area

91. Amend Policy 4.5.9.3 (formerly 4.5.8.3) s. iv., 2nd Bullet as follows:

“Where there is ~~underwater extraction~~ **extraction below the water table**, no less than 35 percent of the nonaquatic lands of each license is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting; and,”

Section 4.5 – The Rural/Agricultural Area

92. Section 4.5 is amended to add a new subsection after 4.5.10 as follows:

4.5.11 Oak Ridges Moraine Area

4.5.11.1 General Policies

a) With the exception of mineral aggregate operations, applications for development or site alteration in any area identified as a Landform Conservation Area Category 1 or 2 on mapping in Appendix I shall identify planning, design, and construction practices in conformity with the policies for the applicable Landform Conservation Area category that keep disturbance of landform character to a minimum, in accordance with the relevant provisions of the Oak Ridges Moraine Conservation Plan, to the satisfaction of the Town and the Conservation Authority

4.5.11.2 Permitted Uses

a) On-farm Diversified uses and agricultural-related uses shall only be permitted in the Natural Core and Natural Linkage Areas

b) Additional Residential Units shall be permitted in the Oak Ridges Moraine except in the Natural Core and Natural Linkage Areas in accordance with Section 4.6.3.5”

Section 4.5 The Rural/ Agricultural Area

93. Section 4.5 is amended to add a new subsection after new 4.5.11 as follows:

“new 4.5.11 Future Urban Area

4.5.11.1 General Policies

a) The preparation of secondary plans and urban development shall be prohibited within Future Urban Areas identified on Schedule 2 until such time that these areas are brought into the urban boundary through a Regional municipal comprehensive review.

- b) **Future Urban Areas may be included when undertaking high level concept planning as part of planning for the New Community Areas as identified on Schedule x.**
- c) **That expansions of the Settlement Area, shall only be initiated by York Region, in consultation with the Town, as part of a Regional municipal comprehensive review in conformity with policies 2.2.8.2 and 2.2.8.3 of A Place to Grow: Growth Plan for the Greater Golden Horseshoe and shall be directed to lands identified as Future Urban Area on Schedule 2.**
- d) **Expansions of the Settlement Area of 40 hectares or less shall not be permitted in advance of a municipal comprehensive review in accordance with policy 2.2.8.5 and 2.2.8.6 of A Place to Grow: Growth plan for the Greater Golden Horseshoe as Future Urban Area lands on Schedule 2 are not serviced by existing municipal water and wastewater systems.”**

Section 4.6.1 Land Uses Permitted in All Designations

94. Amend Policy 4.6.1 b) as follows:

“Notwithstanding a) above, parks and open spaces and open space linkages/trails and municipal sewer and water services may be permitted within the Environmental Protection Designation, subject to the relevant policies of this Plan, including demonstration of no negative impacts on natural heritage features, functions, linkages and connections, to the satisfaction of the Town, in consultation with the Conservation Authority, **where permitted**, and any other government agency having jurisdiction.”

95. Section 4.6.1 is amended to add relocated policy 4.5.6.3 g) from Section 4.5.6.3 after policy 4.6.1 c), and amend the policy as follows:

“**d)** 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 **and supported by a Trail Impact Study.**”

Section 4.6.3.5 Additional Residential Units

96. Section 4.6.3.5 is amended as follows:

- ~~a) Where Additional Residential Units are specifically identified as a permitted use within any Designation in this Plan, they can be either within an existing dwelling, or~~

~~within an accessory detached building on a residential lot. Each specified residential property is permitted to have either an Additional Residential Unit (attached) or an Additional Residential Unit (detached), or one of each.~~

- ~~b) An additional residential unit (attached) that is wholly enclosed anywhere within an existing single detached, semi-detached, and/or townhouse building is permitted, subject to conformity with the following policies:
 - ~~i. The Additional Residential Unit (attached) shall only be created and used in accordance with the Zoning By-law; and,~~
 - ~~ii. The additional residential unit (attached) shall have less gross floor area than the primary dwelling unit's gross floor area.~~~~
- ~~c) An additional residential unit (detached) is permitted in a detached accessory building or structure on a lot that includes a primary single detached, semi-detached, and/or townhouse building, subject to conformity with the following policies:
 - ~~i. The Additional Residential Unit (detached) shall only be created and used in accordance with the Zoning By-law;~~
 - ~~ii. A recreational trailer, or a recreational vehicle or a storage/shipping container shall not be utilized as an additional residential unit (detached);~~
 - ~~iii. The creation of the additional residential unit (detached) shall not require a second driveway on the property. However, an additional required parking space may be accommodated as a tandem parking space on the lot;~~
 - ~~iv. Land containing the detached accessory building in which the additional residential unit (detached) is located will be prohibited from being severed from the property; and,~~
 - ~~v. Additional residential units (detached) shall be subject to Site Plan Approval. Site Plan Approval may be waived, at the discretion of the Town.~~~~

~~Additional Residential Units (detached) may be permitted on private servicing, subject to the above-noted provisions plus the issuance of a Certificate of Approval for the sewage disposal system by the Town.~~

Within Settlement Areas

- a) Within settlement areas, where Additional Residential Units are specifically identified as a permitted use, and where full municipal services are available:
 - i. Up to two Additional Residential Units are permitted on a property in a detached house, semi-detached house and/or townhouse, or accessory detached building, with a maximum of one Additional Residential Unit within the accessory detached building.

Outside of Settlement Areas

- b) Outside the settlement area, Additional Residential Units are permitted as follows:
 - i. Within the Protected Countryside of the Greenbelt Plan, but outside of the Environmental Protection Area as identified in this Plan, one Additional Residential Unit is permitted in accordance with the policies of the Greenbelt Plan.
 - ii. Within the Oak Ridges Moraine, as shown on Schedule X of this Plan:
 - a) Within the Natural Core Area and Natural Linkage Area designations, Additional Residential Units are not permitted;
 - b) Within the Countryside Areas, a maximum of one Additional Residential Unit is permitted on a lot and only within a single detached dwelling.
 - iii. Within the Prime Agricultural Area and Rural designations, a maximum of one Additional Residential Unit is permitted on a lot.

General Policies for all Additional Residential Units

- c) Additional Residential Units within a 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 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;
 - 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 are not permitted within Hazard Lands.
- f) Additional Residential Units shall be compatible with adjacent uses.

Section 5.1.1 Intent – General Policies for Infrastructure

97. Section 5.1.1 e) is amended as follows:

“e) all public works, and all public and private utility facilities, shall conform to the relevant policies of this Plan. In addition, all of the relevant policies related to infrastructure emplacement, expansions and extensions ~~within the Greenbelt Protected Countryside~~ are subject to the relevant policies of **any applicable Provincial Plan** ~~the Greenbelt Plan~~. Where there is a conflict between this plan and **a Provincial Plan such as** the Greenbelt Plan, the more restrictive policies shall prevail.”

98. Section 5.1.1 is amended to add the following after 5.1.1 e):

“f) This Plan is intended to plan for an 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.”

Section 5.0 Sustainable Infrastructure

99. Section 5.0 is amended to add a new section after 5.1.1 as follows:

“5.1.2 General Policies

- a) All development applications must be consistent with the policies of York Region’s Transportation and Water and Wastewater Master Plans and phased in accordance with the policies of this Plan;**
- b) All development approvals within the Town shall also be conditional upon commitments from the Town and/or the proponent of any development proposal to the timing and funding of any required road, active transportation facility, public service facility, park, and appropriate municipal service infrastructure. Before any development proceeds, all agreements must be in place, including financial agreements and development agreements, to provide for the servicing and community infrastructure required to accommodate growth; and,**
- c) Development shall be planned to coordinate cross-boundary transportation needs and improve connectivity among transportation systems and modes with adjacent municipalities and appropriate agencies.**

Section 5.2.1 Intent – The Transportation System

100. Policy 5.2.1 a) is amended as follows:

“a) 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.”

101. Section 5.2.1 is amended to add the following after 5.2.1 b):

“c) It is the intent of this Plan to provide connected, comfortable, safe and accessible pedestrian and cycling facilities that meet the needs of residents including children, youth, seniors and people of all abilities.

Section 5.2.2 General Policies – The Transportation System

102. Section 5.2.2 b) is amended to add the following at the end of the existing paragraph:

“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.”

103. Section 5.2.2 is amended to add the following:

- “e) Development applications shall be supported by a mobility plan, where appropriate, prioritizing active transportation and transit, that assesses the impact on York Region’s transportation system, infrastructure and surrounding land uses;**
- f) 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;**
- g) 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.”**

Section 5.2.2.1 Transportation Demand Management– General Policies – The Transportation System

104. Section 5.2.2.1 c) is amended as follows:

~~“c) the Town shall require a~~**Any large scale development application** ~~development that contains more than 3,000 square metres of office use or 9,290 square metres of industrial and commercial uses~~ **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;**
- iv. **Encourage sustainable modes of transit including walking, cycling, transit and carpooling.”**

Section 5.2.2.2 Active Transportation and Complete Streets – General Policies – The Transportation System

105. Section 5.2.2.2 is amended to add the following policy after 5.2.2.2 c)

“d) The Town shall require, where appropriate, that sidewalks, street lighting and street furniture be provided as a condition of development.”

106. Amending Policy 5.2.2.2 d) xv. as follows:

“The active transportation network, as identified on Schedule 7, shall be identified **further** as part of the Secondary 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 and York Region. **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.”**

Section 5.2.2.3 Public Transit

107. Section 5.2.2.3 a) v. is amended as follows:

“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; and,

vi. Sidewalks and street lighting shall be provided on both sides of all streets that are serviced by transit.”

108. Policy 5.2.2.3 b) is amended as follows:

“The Town will work with GO Transit authorities **and York Region Transit** to enhance the services at the GO **MTSA** ~~commuter rail service station~~ **and the Green**

Lane Bus Rapid Transit MTSA in the community, including the provision of **commuter pick-up/drop-off areas**, secure bicycle storage, EV parking and charging facilities and require structured parking for any planned expansion of commuter parking facilities.”

109. Policy 5.2.2.3 c) is amended as follows:

“For the purposes of implementing the Town’s broader Transportation System **identified on Schedule 8, as a condition of approval**, development may be required to:

- i. provide, at no public expense, 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.”**

110. Section 5.2.2.3 is further amended to add a new policy after policy 5.2.2.3 c) as follows:

“5.2.2.3 d) The Town shall support the Transportation System identified on Schedule 8, by securing lands in accordance with policy c), for facilities such as:

- i. Transit stations including intermodal terminals, mobility hubs, bus and light rail stations and related passenger drop-off and commuter parking lots;
- ii. Related surface and sub-surface *transit infrastructure*, including vent shafts, transformer stations, turning loops, transit stations, emergency exits, *transit operation and maintenance facilities*, passenger standing pads and passenger pick-up and drop-off areas, electrical and electronic *infrastructure* and passenger safety facilities; and,
- iii. *Active transportation* facilities to support users including pedestrians and cyclists.

Section 5.2.2.4 Major Transit Station Areas – The Transportation System

111. Policy 5.2.2.4 a) is amended as follows:

- “i. Requiring an overall density of 200 persons and jobs per hectare within ~~a radius between 500 and 800 metres for~~ **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~~ **the boundary** of the Green Lane Bus Rapid Transit MTSA as shown on Schedule 3D;”

112. Amend Section 5.2.2.4 to add new policies after policy 5.2.2.4 a) v.:

“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.

vii. Encouraging a resident to job ratio of 2:1 within Major Transit Station Areas.

Section 5.2.2.6 Goods Movement – General Policies – The Transportation System

113. Amending Policy 5.2.2.6 b) i. as follows:

“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; and,…”

114. Policy 5.2.2.6 b) is amended to add the following after ii:

“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:

- i. Support the completion of the 400-series highway network, including the Highway 400-404 link (Bradford By-pass), and the Highway 404 Extension;**
- ii. Support the addition of 400-series highway interchanges, mid-block crossings, interchange ramp extensions, and overpasses; and**
- iii. Continue to recognize that Provincial Highways and Regional roads are generally corridors for goods movement.”**

Section 5.2.2.7 – Railways – The Transportation System

115. Amend Section 5.2.2.7 to add new policies after policy 5.2.2.7c):

“d) 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.

e) Grade separation of railways and major streets shall be protected.”

Section 5.2.2.8 Airports and Aircraft Landing Strips

116. Amending Policy 5.2.2.8 a) as follows:

~~“Hare Field/~~ **Holland Landing Airpark** is an ~~unpaved~~-**private** airport located immediately south of the community of Holland Landing **shown on Schedule 8...**”

117. Section 5.2.2.8 b) is amended as follows

“b) Proposed development applications in proximity to an airport **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:”

118. Section 5.2.2.8 b) is amended to add the following after iv:

“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.”

Section 5.2.3.2 General Policies for Roads – The Road Network

119. Amending Policy 5.2.3.2 c) as follows:

“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.”**

Section 5.2.3.4 The Road Hierarchy – The Road Network

120. Amending Policy 5.2.3.4 a) ii. as follows:

“Regional Arterial Roads;”

121. Amending Policy 5.2.3.4 h) iii. as follows:

“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;”

122. Amending Policy 5.2.3.4 h) to add new policies after 5.2.3.4 h) v.:

“vi. Transit or high-occupancy vehicle lanes and cycling facilities are required within the right-of-way of existing and future 6-lane Regional streets, as appropriate based on established thresholds and criteria

vii. Direct vehicle access from developments adjacent to Regional roads will be limited by:

- **Providing connections to local streets; and,**
- **Creating shared driveways by creating interconnections between adjacent properties.”**

viii. The functional characteristics and technical requirements, including right-of-way widths for all Regional Arterial Roads, as identified on Schedule 8 shall be consistent with the relevant recommendations of the York Region Transportation Masterplan, including any subsequent updates.”

123. Amending Section 5.2.3.4 to add a new policy after 5.2.3.4 q) (Local Roads) as follows:

“new r) In emerging infill areas within secondary, block and tertiary plans, the Town will include new local streets and shared private roadway systems to:

- i. To consolidate access along Regional 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.”**

Section 5.2.3.5 ROW Dedication – Road Widening

124. Section 5.2.3.5 is amended to add new policies after policy 5.2.3.5 h) as follows:

“new 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 8:

- i. Highway 400-404 Link (the Bradford Bypass);**
- ii. Interchanges, mid-block crossings and interchange ramp-extensions on 400-series highways; and,**

iii. Regional and other arterial street crossings as identified in the York Region Transportation Master Plan.”

- “new **i) Street widenings and proposed Regional roads shall be in accordance with the environmental policies of this Plan and shall protect and enhance the Natural Heritage System.”**
- “new **j) The planned street widths for Regional Roads shown on Schedule 8 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 street widths greater than 41m right-of-way, the street widths shown on Schedule 8 shall include exclusive left and/or right turn lanes.”**
- “new **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 street widenings, as identified on Schedule 8, based on the following principles, and in accordance with the Planning Act:**
- i. That land will be conveyed to York Region for street 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 street right-of-way; and**
 - iii. That additional land may also be required to construct future grade separations.”**
- “new **l) In cases where a Regional street 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 8, and if the constraint is the result of existing or approved development, man-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.”

“new m) Land required for new or realigned Regional roads to accommodate land development be conveyed, at no expense to York Region, up to and including the first 41 metres of the required right-of-way.”

Section 5.2.4.1 Intent - Municipal Service Infrastructure Systems

125. Section 5.2.4.1 is amended as follows:

“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 the provision of services will be phased in such a manner to deliver the objectives of this Plan to create complete communities;
- ii. Require that all new development within the Central Growth Area and within the Mount Albert Greenbelt Settlement Area be connected to the ~~Regional or local~~ municipal service infrastructure network ~~or suitable alternative servicing strategy to the satisfaction of the Town and York Region~~ **and in accordance with the Town and Region’s Water and Wastewater Master Plans;**
- iii. Provide municipal service infrastructure to all existing partially and privately serviced development within the Central Growth Area and Mount Albert Greenbelt Settlement Area. It is recognized that, in some cases, partial services exist and will be permitted to continue until such time as individual services are replaced with a municipally owned and operated system; ~~and,~~
- iv. Recognize that private servicing options are required within the rural/agricultural area; **and,**
- v. **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 and regional 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’s **and Region’s** Master ~~Service~~ Plans.

Section 5.2.4.2 General Policies – Municipal Service Infrastructure Systems

126. Section 5.2.4.2 a) is amended as follows:

“All municipal service infrastructure works shall conform with the relevant policies of this Plan, and shall be consistent with the requirements and guidelines in the Town’s various infrastructure-related Master Plans, ~~and the Urban Design Manual~~ **and the York Region Water and Wastewater Master Plan.**”

127. Amending Policy 5.2.4.2 b) as follows:

“The Town shall maintain a Servicing Allocation Tracking and Assignment System for the purposes of assigning servicing allocation for growth and development. ~~For the purposes of this policy, non-residential, institutional, and employment development, where permitted, does not require the specific assignment of servicing allocation.~~”

128. Amending Policy 5.2.4.2 c) as follows:

“Before the approval of any application for development, the Town must be satisfied that adequate municipal servicing infrastructure, including overall system capacity **and allocation**, is available or can efficiently and economically be provided to support the proposal, in accordance with the Town’s Servicing Allocation Tracking and Assignment System. Where adequate municipal servicing infrastructure, **capacity and/ or allocation** does not exist,…”

129. Section 5.2.4.2 is amended to remove the following:

~~“d) The Town may consider alternative, innovative, and sustainable privately developed service infrastructure systems where it and York Region are satisfied that the proposed system will not become a financial burden on the municipality and where all environmental concerns have been addressed to the satisfaction of the Province, York Region and the Town.”~~

130. Section 5.2.4.2 is amended by adding a new policy after Policy 5.2.4.2 c) and renumber the remainder of the policies accordingly:

“d) The Town will ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is coordinated with plans of subdivision, plans of condominium, site plans or any other development applications in order to ensure services are available prior to occupancy.”

131. Amending Policy 5.2.4.2 e) as follows:

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

132. Policy 5.2.4.2 g) is amended as follows to specify the policy applies to local infrastructure:

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

133. Section 5.2.4.2 h) is amended as follows:

“h) The preparation of a Functional Servicing Plan as required by the relevant policies of this plan shall include studies to determine the most logical and economic methods of supplying the proposed development with water distribution and wastewater facilities **and incorporate conservation strategies and the protection of the natural environment including key natural heritage and key hydrologic features.**”

134. Section 5.2.4.2 is amended to add the following after policy 5.2.4.2 g)

“h) All improvements for new water and wastewater infrastructure systems shall conform to the applicable Provincial plans including the source protection plans.

i) Water and wastewater systems shall be sized to consider the potential for expansion of the service area, intensification and increased servicing allocation where permitted by this plan, applicable Regional Plans, and Provincial Plans.

j) The planning and design of water and wastewater infrastructure shall consider potential impacts from climate change.”

135. Section 5.2.4.2 is amended to add the following new subsection after policy 5.2.4.2

h):

“Municipal Services outside Settlement Areas

i) Where municipal services exist outside of settlement areas within an existing municipal servicing area boundary as defined by the environmental assessment, connection to a municipal service may be permitted for only existing or permitted uses subject to the submission of suitable studies, administrative and financial arrangements to the satisfaction of York Region.”

136. Section 5.2.4.3 is amended to remove the following policy:

~~“a) A municipal water supply system shall be maintained and expanded as necessary by York Region to service the Community and Employment Areas within the Central Growth Area and the Mount Albert Greenbelt Settlement Area. Sufficient water storage to provide an adequate emergency supply and fire protection shall also be provided by York Region.”~~

Section 5.2.4.4 – Municipal Wastewater Servicing Infrastructure – Municipal Service Infrastructure Systems

137. Section 5.2.4.4 c) is amended as follows:

~~“The Town shall work with York Region to undertake studies to reduce the extent and amount of inflow and infiltration in both Regional and Town owned and operated wastewater systems in accordance with York Region’s Inflow and Infiltration Reduction Strategy in a manner~~ **consistent with York Region’s programs and standards.**”

138. Section 5.2.4.4 is amended to add a new policy after 5.2.4.4 f) as follows and renumber the remainder of the policies accordingly:

“new f) **That where individual on-site sewage systems have been identified as a significant drinking water threat in vulnerable areas of a Wellhead Protection Area, connection to municipal wastewater systems, where they exist, is required, and allocation is to be withdrawn from the municipal reserve.**”

Section 5.2.4.5 Mount Albert Servicing – Municipal Service Infrastructure Systems

139. Amend policy 5.2.4.5 a) as follows:

~~“All existing and proposed development within the Greenbelt Settlement Area of Mount Albert, as shown on Schedule 1, shall be serviced by municipal water and sanitary sewers, or a suitable alternative servicing strategy, to the satisfaction of the Town.”~~

Section 5.2.4.6 Private Servicing – Municipal Service Infrastructure Systems

140. Amend Section 5.2.4.6 title as follows:

“Private and Partial Servicing”

141. Amend Policy 5.2.4.6 a) as follows:

“Development on individual private services may only be considered for permitted uses on an existing lot of record, or to support development permitted within the Greenbelt Protected Countryside. Any such development proposal shall be required to undertake hydrogeological and other technical studies relating to soil conditions, groundwater stability, **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.”

142. Section 5.2.4.6 is amended to add the following policy after 5.2.4.6 d):

“e) Notwithstanding any other relevant policies of this Plan, where the protection of public health is an issue, 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 systems shall be reviewed in the context of applicable Town and Regional guidelines, Provincial plan policies, suitable administrative, engineering, environmental and financial arrangements to the satisfaction of the Region and the Province.”

143. Section 5.2.4.6 e) is amended as follows:

“Notwithstanding any other relevant policies of this Plan, Council may, only in consultation with York Region, permit the early development of lands on the basis of interim private servicing for permitted employment uses within Employment Areas 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 time frame, and 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 and the Region;**
- ii. The interim private communal system shall be designed to the satisfaction of 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 and 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 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 York Region 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 and plans; and,**
- viii. **Within the Lake Simcoe Protection Plan Area, it shall be demonstrated that the private communal system does not add phosphorus loadings to the watershed in accordance with the Lake Simcoe Protection Plan.”**

Section 5.2.5.2 General Policies – Stormwater Management

144. Amend Policy 5.2.5.2 e) as follows:

“Stormwater management ponds are prohibited in the Natural Heritage System, unless otherwise approved by the **municipality** Conservation Authority.”

145. Amend Section 5.2.5.2 to add a new policy after 5.2.5.2 e) as follows:

“f) The Town shall require that development and site alteration proposals meet applicable stormwater management policies, guidelines and best practices.”

Section 5.2.5.3 The Stormwater Management Treatment Approach – Stormwater Management

146. Amend policy 5.2.5.3 a) as follows:

“The preparation of comprehensive master environmental servicing plans **in accordance with the requirements outlined in policy 4.2.5.2 b) iii.** are required as a component of Secondary Plans and major development or re-development to minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. Such plans shall also demonstrate how 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 Map 5 in Appendix I.

147. Amend policy 5.2.5.3 e) as follows:

“New Community Areas require Secondary Plans that are based on the preparation and implementation of comprehensive master environmental servicing plans in accordance with the requirements outlined in policy 4.2.5.2 b) iii and shall include urban stormwater management approaches. Within all Secondary Plan Areas, a Stormwater Management Master Plan shall be included in the Secondary Plan process undertaken as part of the development approvals process. Stormwater Management Master Plans shall:...”

148. Amend policy 5.2.5.3 i) as follows:

“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** monitor the operation of works, including monitoring the quality of the effluent from the works, on a periodic basis.”

149. Section 5.2.5.3 is amended to add a new policy after 5.2.5.3 l) as follows, and renumber the remainder of the policies accordingly:

“m) 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 Areas, 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.”

Section 5.2.6.2 – General Policies - Wellhead Protection

150. Policy 5.2.6.2 d) is amended to reflect the updated list of uses that require a Source Water Impact Assessment and Mitigation Plan as follows:

- “d) In Wellhead Protection Areas A, B, C, and D, a Source Water Impact Assessment and Mitigation Plan will be prepared and approved by York Region prior to the establishment of land uses that involve the storage and/or manufacture of:
- i. Petroleum-based fuels and or solvents;
 - ii. Pesticides, herbicides, fungicides or fertilizers;
 - iii. Construction equipment;
 - iv. Inorganic chemicals;
 - v. Road salt and contaminants as identified by the Province;

- vi. The generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
- vii. Organic soil conditioning sties and the storage and application of agricultural and non-agricultural source organic materials; ~~and,~~
- viii. Snow storage and disposal facilities-
- ix. Tailings from mines; and,**
- x. Dense non-aqueous phase liquids (DNAPLS)."**

151. Amend Policy 5.2.6.2 i) as follows:

"i) 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 Risk Management Official as part of the complete application requirements under the Planning Act, Condominium Act and Ontario Building Code Act."**

152. Section 5.2.6.2 is amended to add the following policies after 5.2.6.2 i), and renumber the remainder of the policies accordingly:

"j) In Wellhead Protection Area A and the 0-to-2 year time of travel zone, as shown on Map 4 of Appendix I, new storage of animal manure, undertaking of animal agriculture and the storage of agricultural equipment for other than personal or family use, is prohibited.

k) Proposed geothermal systems are subject to the following:

- i. Geothermal systems are prohibited within Wellhead Protection Areas (WHPA) A and B with a vulnerability score of 8 or higher;**
- ii. Only horizontal closed-loop geothermal systems are permitted within the WHPA-B where the vulnerability score is 6 or less, subject to Regional approval;**
- iii. Notwithstanding policies i. and ii., within Wellhead Protection Areas, 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 York Region; 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 York Region.**

Section 5.2.8 Telecommunications, Utility and Technology Infrastructure

153. Section 5.2.8 a) is amended to add the following policy after 5.2.8 a) ii):

“iii. Support emerging technologies such as broadband and review opportunities within existing communities to incorporate broadband infrastructure, where appropriate.”

154. Policy 5.2.8 g) is amended as follows:

“All utility and transmission facilities within the Central Growth Area and the Mount Albert Greenbelt Settlement Area shall be planned for and installed so they are grouped or clustered, where feasible, and placed so as to not visually detract from the streetscape. ~~Where feasible, Utility and telecommunication lines are to~~ **shall** be installed underground ~~particularly~~ within the Village Core Areas, ~~and the Green Lane Secondary Plan Area, Strategic Growth Areas and New Community Areas~~ so as to minimize their visual impact on the area. **Underground utility and telecommunication lines shall be encouraged in all 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.”

155. Section 5.2.8 is amended to add the following policy after 5.2.8 j):

“k) The Town shall support broadband infrastructure and implementation of emerging technologies, advanced telecommunications and open access conduit on all existing and future municipal roads and within subdivisions.”

Section 5.2.9 Waste Management and Diversion

156. Amend policy 5.2.9.1 a) i. as follows:

“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;”

157. Section 5.2.9.1 a) is amended to add the following:

“iv. Help in achieving the waste management reduction and diversion targets identified in Regional and Local waste management plans”

158. Section 5.2.9 is amended to add the following subheading after Section 5.2.9.1 a)

iv., and renumber the remaining policies of this section accordingly:

“5.2.9.2 General Policies”

159. Section 5.2.9.2 d) is amended to add the following:

“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.”

160. Section 5.2.9.2 is amended to add the following:

“j. New waste disposal sites are prohibited within the Regional Greenlands System”

Section 6.1.1 Upper Tier Legislation/Plans – Implementation

161. Amending Section 6.1.1 title as follows:

“Provincial and Upper-Tier Planning Legislation/Plans”

162. Section 6.1.1 is amended to add the following:

“c) All planning decisions shall conform to Provincial Plans, and shall be consistent with the Provincial Policy Statement, subject to applicable Provincial transition provisions.

- ii. **Development application which have not been deemed complete by the date of this Plan’s approval shall be subject to the policies of this plan.**
- iii. **Existing uses and residential dwellings on existing lots of record in the Greenbelt Plan Area are subject to Section 4.5 of the Greenbelt Plan.**
- iv. **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.**
- v. **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.**
- vi. **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 provisions of the Oak Ridges Moraine Conservation Plan.**
- vii. **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.”**

Section 6.1.3.2 Monitoring – This Official Plan – Implementation

163. Amend Policy 6.1.3.2 b) iv as follows:

“Provincial growth and intensification targets as well as the growth and intensification targets of this Plan are being met; and,…”

164. Section 6.1.3.2 b) is amended to add the following policy after 6.1.3.2 b) v.:

“vi. Growth management strategies of this Plan are being implemented”

Section 6.1.3.3 Amendments to the Plan

165. Amend Policy 6.1.3.3 b) as follows:

~~“All Amendments to this Plan shall proceed in accordance with the *Planning Act* approval requirements. set out in this Plan, in addition to any others deemed appropriate by the Town, in consultation with York Region, particularly with policies that pertain to ensuring proper public notification and consultation. The responsible approval authority (either the Town or York Region) may be assisted in their review of a proposed Amendment by the Conservation Authority, or any other government agency having jurisdiction.”~~

166. Section 6.1.3.3 is amended to remove policy 6.1.3.3 e) and replace with the following:

~~“In accordance with the *Planning Act*, there will be no appeal with respect to the refusal or failure of the Town to adopt an Amendment to this Plan and/or the passage of a Zoning Bylaw:~~

- ~~i. For the re-designation or conversion of lands designated as an Employment Area; and,~~
- ~~ii. For the expansion of the Settlement Area Boundary.”~~

“new e) Amendments to land use designations within the Oak Ridges Moraine Conservation Plan Area will only be considered:

- i. As part of a provincial review of that Plan**
- ii. As provided for in the Oak Ridges Moraine Conservation Plan, and the Oak Ridges Moraine Conservation Act, as amended; or,**
- iii. Within Urban Areas, Towns and Villages and Hamlets, not requiring boundary modifications.”**

167. Section 6.1.3.3 is amended to add a new policy g) as follows and renumber the remainder of the section accordingly:

“new f) Amendments to the Protected Countryside of the Greenbelt Plan, will not be considered unless part of the provincial review of that

Plan, except as provided for in the Greenbelt Plan or Greenbelt Act, as amended.”

Section 6.1.3.4 Secondary Plans

168. Policy 6.1.3.4 a) vi. is amended as follows:

“Be approved in accordance with the Planning Act as an Official Plan Amendment by York Region.”

169. Section 6.1.3.4 a) is amended to add the following after 6.1.3.4 iv.:

“v. Be in conformity with the policies outlined in Section 4.2 of this plan.”

170. Section 6.1.3.4 is amended to add the following after 6.1.3.4 a):

“b) Secondary plans or other equivalent comprehensive planning studies and/or development contemplated within strategic growth areas shall address the following criteria, as appropriate to the satisfaction of the appropriate agencies:

- i. Meet any applicable minimum density requirements and targets**
- ii. Meet any applicable minimum and maximum height and densities established by the Town;**
- iii. Meet the planned population and jobs, as identified by the Town through local intensification strategies, secondary plans, and/or other comprehensive studies;**
- iv. Provide a range of residential and commercial land uses, including retail uses, office, mixed-use, human services and other amenities;**
- v. Include a range of unit sizes and housing and tenure options;**
- vi. Include a street grid that incorporates sidewalks and cycling facilities;**
- vii. Demonstrate vehicular and active transportation connections between sites and shared access;**
- viii. Achieve an urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons with ground-floor uses such as retail, human and personal services;**
- ix. Include staging and phasing policies and/or plans that sequence development in an orderly way, coordinated with water, wastewater, and transportation capacity, residential/non-residential development thresholds, the provision of human services, community facilities, and other infrastructure;**
- x. Achieve excellence in urban design in accordance with the highest urban design and the Town’s Thinking Green development standard program and other sustainable construction methods, and design in support of walkable neighbourhoods;**

- xi. **Implement best practices and guidelines for transit-supportive development;**
- xii. **Encourage the inclusion of public benefits (affordable housing, art, etc) in all significant private sector developments and require the dedication of 1% of the capital budget of all Town buildings to public benefits;**
- xiii. **Ensure natural and recreational connections and enhancements to and within Town and Regional Greenlands Systems;**
- xiv. **Community facilities, new school sites, to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings, shared facilities, proximity to transit, and measures to support active transportation;**
- xv. **Provide human services that meet local community and Region-wide needs;**
- xvi. **Any other applicable guidelines for Regional Centres and Corridors;**
- xvii. **Meet the policies of Section 3 of this Plan;**
- xviii. **Provide stormwater management in accordance with Section 5.2.5 of the Plan;**
- xix. **Ensure development conforms to local municipal energy plans.**
- xx. **Ensure that the interface between major facilities and sensitive land uses ensure matters of land use compatibility are appropriately addressed in accordance with the PPS.**

c) Secondary Plans shall address the following criteria for Local Centres:

- i. That Local Centres connect efficiently with and contribute to the vitality of the surrounding area;**
- ii. That focal points for community activity and civic pride are created;**
- iii. That specific employment targets that contribute to live/work opportunities be identified;**
- iv. The revitalization and preservation of cultural heritage resources within core historic areas through urban design standards which reflect local heritage, character, and streetscape; and**
- vi. Minimum criteria for strategic growth areas in policy 6.1.3.4 b).**

Section 6.1.3.5 Community Design Plans

171. Section 6.1.3.5 a) is amended to add the following policy after 6.1.3.5 a) vii
 “6.1.3.5 a) **viii. Identify significant cultural heritage resources to be conserved**”

Section 6.1.6 The Subdivision of Land

172. Section 6.1.6 is amended to add the following policy after 6.1.6 c):

“d) 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.”

Section 6.1.6.1 Plan of Subdivision/Condominium

173. Section 6.1.6.1 is amended to add the following policy after Section 6.1.6.1 h):

“i) If a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the growth management targets of this Plan and does not conform to the policies of this Plan, Council shall use its authority under Section 50(4) of the Planning act to deem it not to be a registered plan of subdivision.”

Section 6.1.8 Plan of Subdivision/Condominium

174. Policy 6.1.8 b) is amended as follows:

“b) ~~The Town may delegate Site Plan Approval~~ is **delegated to Town staff in accordance with the provisions of the *Planning Act*.”**

Section 6.1.12.1 Pre-Consultation Meeting

175. Policy 6.1.12.1 a) is amended as follows:

“a) Formal pre-consultation with the Town and relevant commenting agencies shall be required prior to the submission of any development application required under the *Planning Act*, in accordance with the Town’s Pre-consultation by-law. The person or public body requesting the amendment or approval shall submit a pre-consultation package for review by the Town **and pay the applicable pre-consultation fee.”**

176. Section 6.1.12.1 is amended to add a new policy after 6.1.12.1 d) as follows:

“new e) The Town may require any applicant to attend a second pre-consultation meeting or pre-submission meeting in advance of submitting a development application.”

Section 6.1.12.2 Complete Application Requirements

177. Amend the following in Table 2:

- Affordable Housing Report **Contribution Plan**
- **Contaminant Management Plan**
- Landform Connection Study **Conservation Plan**

- Planning Justification Report, including Provincial Plan Conformity Evaluation
- **Section 59 Notice**
- **Source Water Impact Assessment and Mitigation Plan**
- Subwatershed ~~Plan~~ **Study or Equivalent**
- Transportation Study, including a **Mobility Plan and Transportation Demand Management Plan**

Section 6.2 Interpretation

178. Section 6.2.1g) is amended to add the following:

“For the purposes of interpreting this Plan, the definitions in Section 6.3 of this Plan shall apply. Where a term is not defined in Section 6.3, the Planning Act, the Ontario Heritage Act, the Provincial Policy Statement and other applicable Provincial legislation, plans and guidelines shall apply. In all other instances, terms shall be defined in accordance with the definitions included within the implementing zoning by-law and, if no other definition is provided, reference to the Canadian Oxford Dictionary.”

179. Section 6.2 is amended to add the following after 6.2.1 j):

**“k) All planning decisions shall conform to the Provincial Plans and shall be consistent with the Provincial Policy Statement, subject to applicable Provincial transition provisions.
l) In the case of a discrepancy between the text and the related map, the policies will take precedence.”**

180. That a new Section 6.2 be added as follows:

6.2 Definitions

Accessory Use(s)

Uses of land that are found on the same parcel as the principal use, but which are subordinate and incidental and includes accessory structures.

Active Transportation

Human-powered travel, including but not limited to, walking, cycling, rolling (inline skating, scootering) and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Active Recreational Use(s)

Means recreational activities that are primarily designed with structured improvements and that require modification of natural landforms, as well as the provision of service facilities, playing fields, or equipment.

Additional Residential Unit

A self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas in a house, or building ancillary to a house.

Adjacent Land(s)

Those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a *negative impact* on the corridor or facility. Those lands contiguous to a specific *natural heritage* feature or *key hydrologic feature* where it is likely that *development* or *site alteration* can reasonably be expected to have a *negative impact* on the feature. Those lands contiguous to lands on the surface of known *petroleum resources*, mineral deposits, or deposits of *mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. Lands contiguous to cultural heritage resources. The extent of the *adjacent lands* may be recommended by the Province, or based on municipal approaches which achieve the same objective. Generally, *adjacent lands* are considered to be within 120m from any part of the feature.

Adverse effect(s):

as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an *adverse effect* on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable Housing

In the case of ownership housing, housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households. In the case of rental housing, a unit for which the rent is at or below 125% of the average market rent of a unit in the regional market area, by bedroom type. For the purposes of this definition, “low- and moderate-income households” means the lesser of:

- a. Households with incomes in the lowest 60% of the income distribution for the regional market area or,
- b. Households with incomes in the lowest 60% of the income distribution for the local market area.

Agriculture Area

An area where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas are identified through the Land Evaluation and Area Review.

Agricultural Impact Assessment

A study that evaluates the potential impacts of non-agricultural *development* on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

Agriculture-Related Use(s)

Those farm-related commercial and farm-related industrial uses that are directly related to the farm operations in the area, support agriculture, benefit from being in close proximity to the farm operations and provide products and/or services to farm operations as a primary activity.

Agricultural System

A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a. An agricultural land base comprised of prime agricultural areas, including *specialty crop areas*, and rural lands that together create a continuous productive land base for agriculture; and
- b. An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

Agricultural Use(s)

The growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, value-retaining facilities, and accommodation for full-time farm labour where the size and nature of the operation requires additional employment.

Agri-Food Network

Within the *Agricultural System*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and *infrastructure*; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

Agri-Tourism Use(s)

Farm-related tourism uses, including limited accommodation such as a *bed and breakfast*, that promote enjoyment, education or activities related to the farm operation.

Alternative Energy Systems

A system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Ancillary Use(s)

Small scale retail and commercial uses that primarily serve the business functions on employment lands.

Archaeological Assessment

A survey undertaken by a provincially licensed archaeologist to identify an *archaeological site* and, to the extent required, the cultural heritage value or interest of the site and applicable mitigation measures. There are four levels of assessment that are specific to the circumstances, a Stage 1, Stage 2, Stage 3 or Stage 4 *archaeological assessment*, each of which is required as completed by a provincially licensed archaeologist in accordance with the current Provincial requirements, standards and guidelines applicable to provincially licensed archaeologists.

Archaeological Resources

Includes *artifacts*, *archaeological sites* and marine *archaeological sites*, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Archaeological Site(s)

Any property that contains an *artifact* or any other physical evidence of past human use or activity that is of cultural heritage value or interest.

Areas of Natural and Scientific Interest (ANSI):

Means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Artifacts

Any object, material or substance that is made, modified, used, deposited or affected by human action and is of cultural heritage value or interest.

Bed and Breakfast Establishment

An establishment within a single detached dwelling that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms within a single dwelling that is the principal residence of the proprietor of the establishment.

Best Management Practices

Best management practices (BMPs) are methods that have been determined to be the most effective and practical means of preventing or reducing non-point source pollution to help achieve water quality goals. BMPs include both measures to prevent pollution and measures to mitigate pollution.

BMPs for agriculture, focus on reducing non-point sources of pollution from croplands and farm animals. Agricultural runoff may contain nutrients, sediment, animal wastes, salts, and pesticides. Managing and accounting for all nutrient inputs to a field ensures that there are sufficient nutrients available for crop needs while preventing excessive nutrient loading, which may result in leaching of the excess nutrients to the ground water.

Biodiversity

Refers to the variety of living species on earth, including plants, animals, bacteria, and fungi.

Brownfield Sites

Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built-up Area

All lands within the limits of the developed urban area as defined by the Province in accordance with the provisions of the A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Community Area

Areas where most of the housing, required to accommodate the forecasted population, will be located, as well as most population-related jobs and most office jobs. *Community Areas* include delineated *Built-up Areas* and *Designated Greenfield Areas*.

Community Housing

Affordable housing owned and operated by non-profit housing corporations, housing co-operatives and municipal governments or district social services administration boards. These providers offer subsidized or low-end-of market rents.

Community Hub

A community hub makes it easier for residents to access the health, social, cultural, recreational and other resources they need together in one spot. It can be in a physical building or accessed through a digital service. Community hubs serve as a central access point, which offer services in collaboration with different community agencies and service providers, reduce administrative duplication, improve services for residents and are responsive to the needs of their communities. Whether in a high-density urban neighbourhood or an isolated rural community, each hub is as unique as the community it serves and is defined by local needs, services and resources.

Complete Community

Places within cities, towns, and *settlement areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options, public service facilities and greenspaces. Complete communities are age friendly and may take different shapes and forms appropriate to their contexts.

Community Design Plan

A Community Design Plan is a Council-approved policy document. A Community Design Plan generally focuses on the planning and design of the physical environment and may address a wide range of topics.

Connectivity

Means the degree to which *key natural heritage features* or *key hydrologic features* are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer and energy flow through food webs.

Conserves

The identification, protection, management and use of built heritage resources, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, *archaeological assessment*, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative *development* approaches can be included in these plans and assessments.

Contaminant Management Plan

A report that demonstrates how *development* proposals involving the manufacturing, handling and/or storage of bulk fuels or chemicals (activities prescribed under the *Clean Water Act, 2006*) that demonstrates safety measures will be implemented in order to help prevent contamination of groundwater or surface water supplies. The Contaminant Management Plan must include a list of all chemicals used on the subject lands and within any structures and demonstrate how the risk of release to the environment would be mitigated and managed.

Core Employment Areas

Employment Areas designated General Employment, Prestige Employment and Rural Industrial and are:

- a. Within *Employment Areas* adjacent to, or in proximity to 400-series highways;
- b. Adjacent to, or in proximity to, existing or planned employment uses that are incompatible with non-employment uses. Examples include noxious uses and/or traditional and/or land extensive employment uses such as manufacturing, warehousing and logistics;
- c. Not appropriate for more flexible employment uses.

Countryside Areas

These lands are located on the Oak Ridges Moraine and provide an agricultural and rural transition and buffer between the *Natural Core Areas* and *Natural Linkage Areas* and the urbanized *Settlement Areas*. Prime agricultural areas as identified in the *Agricultural System* referred to in the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan, as well as natural features are protected. Uses typically allowed in *agricultural* and other *rural areas* are allowed here to support agriculture and the rural economy.

Cultural Heritage Landscape

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, *archaeological sites* or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Cultural Heritage Resources

Built heritage resources, *cultural heritage landscapes* and *archaeological resources* that have been determined to have cultural heritage value or interest for the important contribution they make to our

understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Designated and available:

Means lands designated in the Official Plan for urban residential use. Where more detailed official plan policies (e.g. *secondary plans*) are required before *development* applications can be considered for approval, only those lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition.

Designated Greenfield Area

Lands located within the urban area, towns and villages, but outside the delineated *Built-up Area* that have been designated in this Plan for *development*, and which is required to accommodate forecasted urban growth to the horizon of this Plan.

Developable Area

The developable area includes all lands available for *development* for both private and public uses, including residential and employment uses, open space and *infrastructure* (e.g. local and Regional streets and stormwater management ponds). The developable area excludes:

- a. Environmental features and areas, where *development* is prohibited, identified in A Place to Grow: Growth plan for the Greater Golden Horseshoe;
- b. The Regional Greenlands System and approved local municipal *natural heritage* systems where *development* is prohibited;
- c. *Key natural heritage features* and *key hydrologic features*;
- d. Major *infrastructure* rights-of-way (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
- e. *Existing uses* (e.g. cemeteries, estate subdivisions).

Development

The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a. Activities that create or maintain *infrastructure* authorized under an Environmental Assessment, Planning Act, or Condominium Act process; or,
- b. Works subject to the Drainage Act.

Ecological Function

The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including *hydrologic functions* and biological, physical, chemical and socio-economic interactions.

Ecological Integrity

Includes hydrological integrity, and is the condition of ecosystems in which:

- a. The structure, composition and function of the ecosystems are unimpaired by the stresses from human activity;
- b. Natural ecological processes are intact and self-sustaining; and
- c. The ecosystems evolve naturally.

Ecologically Significant Groundwater Recharge Area

Areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and *wetlands*.

Employment Area

Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered and Threatened Species

A species that is classified as an 'endangered species' or 'threatened species' in Ontario Regulation 230/08 (Species at Risk Ontario List) made under the *Endangered Species Act*, as may be amended from time to time.

Environmental Assessment

An Environmental Assessment undertaken in accordance with the Environmental Assessment Act of Ontario, RSO 1990, as amended.

Excess Soil

Naturally occurring soil or soil mixed with rock, commonly known as earth, topsoil, loam, subsoil, clay, sand or gravel, or any combination thereof, that has been excavated as part of a project and removed from the project area, typically as a result of construction activities, and cannot or will not be reused at the site where the soil was excavated, and must be moved off site.

Existing Uses

Means, uses legally established prior to the date that this Plan came into full force and effect.

Floodplain

Means an area which is usually low lands, adjoining a watercourse which has been or may be subject to flooding hazards.

Fish Habitat

As defined in the Fisheries Act as spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Future Urban Area

Areas outside of the existing Settlement Area that have been identified for urban uses beyond the 2051 horizon of this Plan.

Green Building Technology

Means the use of advanced technologies to develop buildings with minimal impact on the environment throughout all lifecycle stages: from design, construction, operation, maintenance, and renovation to demolition.

Green Infrastructure

Natural and human-made elements that provide ecological and hydrological functions and processes. Green *infrastructure* can include components such as *natural heritage* features and systems, parklands, stormwater management systems, street *trees*, urban forests, natural channels, permeable surfaces, and green roofs.

Groundwater Features

Water-related features in the earth's subsurface, including recharge/discharge areas. Water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of Endangered Species and Threatened Species

Means:

- a. With respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the Endangered Species Act, is in force, the area prescribed by that regulation as the habitat of the species; or
- b. With respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources and Forestry; and
- c. Places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

Hamlet

Existing small *settlement areas* that are long established and identified in the official plan. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for *development* and are subject to official plan policies that limit growth.

Hazardous Lands

Property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means that land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous Sites

Means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).

Heritage Attributes

The principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

High-Occupancy Vehicle Lanes

High-Occupancy Vehicle (HOV) lanes are designated lanes on a roadway that can only be used by vehicles carrying two or more people or other specific types of vehicles, such as licensed taxis and motorcycles.

Higher Order Transit

Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed-traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways and inter-city rail), light rail, and buses in dedicated rights-of-way.

Highly Vulnerable Aquifer (HVA)

Aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant *adverse effect*.

Housing Options

A range of housing types such as, but not limited to single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, *additional residential units*, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, housing for people with special needs, and housing related to employment, institutional or educational uses.

Human Services

Supports for people at every stage of their life that strengthen our communities and positively influence a person's health and stability. Examples include healthcare. Education, recreation, children's services, newcomer supports and local community outreach programs.

Hydrologic Function

The functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Inclusionary Zoning

Regulatory tool that allows local municipalities to require *affordable* housing units to be provided in new residential *developments* located within Protected *Major Transit Station Areas*.

Infrastructure

Physical structures (facilities and corridors) that form the foundation for *development*. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Infill Development

Refers to the construction of buildings or other facilities on previously unused or underutilized land located within an existing urban or otherwise developed area. This type of *development* is meant to encourage density and accommodate environmentally sustainable urban growth by making use of existing utility and transportation *infrastructure*. Infill can mean *development* on vacant or formerly industrial land, or parking lots, as well as the construction of additional units on existing residential or commercial lots, such as *Additional Residential Units*.

Intensification

The *development* of a property, site or area at a higher density than currently exists through:

- a. Redevelopment, including the use of *brownfield sites*;
- b. The *development* of vacant and/or underutilized lots within previously developed areas;
- c. *Infill development*; or,
- d. The expansion or conversion of existing buildings.

Intermittent Stream

Stream-related watercourses that contain water or are dry at times of the year, that are more or less predictable, generally flowing during wet seasons of the year, but not the entire year, and where the water table is above the stream bottom during parts of the year.

Key Hydrologic Areas

Significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a watershed.

Key Hydrologic Feature

Key hydrologic features include *wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs, and the Lake Simcoe Shoreline.*

Key Natural Heritage Feature

Key natural heritage features include the habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Life Science Areas of Natural and Scientific Interest, significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, savannahs and tallgrass prairies.

Lakes and their Littoral Zones

Means any inland body of standing water larger than a pool or pond or a body of water filling a depression in the earth's surface. The littoral zone refers to the area of shallow water in a lake that extends from the shoreline lakeward to limit occupancy of rooted aquatic plants.

Lake Simcoe Watershed

- a. Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe; or,
- b. If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008).

Lake Simcoe Protection Plan

This document is a comprehensive *watershed*-based legislated plan to protect and restore the ecological health of Lake Simcoe and its *watershed*. This Plan addresses long term environmental issues in Lake Simcoe and its *watershed* by: promoting immediate action to address threats to the ecosystem, such as excessive phosphorus, targeting new and emerging causes of stress such as invasive species and climate change.

Life Science Areas of Natural and Scientific Interest

Areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

Low Impact Development

An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. Low impact *development* can include: bio-swales, permeable pavement, rain gardens, green roofs and exfiltration systems. Low impact *development* often employs vegetation and soil in its design, however, that does not always have to be the case.

Major Development (as it applies within provincial plans and policy direction)

Consists of:

- a. the creation of four or more lots;
- b. the construction of a building or buildings with a ground floor area of 500 square metres or more;
- or,
- c. the establishment of a *major recreational use*.

Major Facilities

Facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation *infrastructure corridors*, *rail facilities*, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major Office

Freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more.

Major Recreational Use

Recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures including, but not limited to the following:

- a. Golf courses;
- b. Serviced playing fields;
- c. Serviced campgrounds; and,
- d. Ski hills.

Major Retail

Includes retail big box stores, retail warehouses and shopping centres. For the purposes of this definition a shopping centre is not a collection of *ancillary* uses that primarily serve the business functions on employment lands.

Major Transit Station Area

The area including and around selected existing or planned *higher order transit stations* or stops (bus rapid transit stations, GO stations and subway stations) within a *settlement area*. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station or stop, representing about a 10 minute walk. A minimum density target and boundary delineation are assigned to all protected major transit station areas.

Mineral Aggregate Operation

Means

- a. lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the Aggregate Resources Act;
- b. for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including *adjacent land* under agreement with or owned by the operator, to permit continuation of the operation; and
- c. associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Aggregate Resources

Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral Aggregate Resource Conservation

Means a) the recovery and recycling of manufactured materials derived from mineral aggregates (i.e., glass, porcelain, brick, concrete, asphalt, slag etc.) for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to *development* occurring.

Minor Development

Minor *development* is any *development* smaller in size than the criteria for *major developments*, and *development* where land assembly is not necessarily required, but existing *development* is demolished and replaced by new intensified *development*.

Minimum Distance Separation Formulae

Formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Ministerial Zoning Order

An order of the Minister of Municipal Affairs and Housing issued pursuant to section 47 of the Planning Act.

Mobility Plan

A mobility plan is a combination of a *multimodal* mobility plan along with the traditional transportation impact study analyses and is required to support all *development* applications that have potential impacts on Regional and local *transportation systems*. A Mobility plan can be scoped based on the nature and context of the proposed *development*.

Multimodal

Relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air, and marine.

Municipal Comprehensive Review

A new official plan, or an official plan amendment, initiated by the Region under section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the *A Place to Grow: Growth plan for the Greater Golden Horseshoe*.

Natural Core Area(s)

Those lands located on the Oak Ridges Moraine with the greatest concentrations of *key natural heritage features* which are critical to maintaining the integrity of the Oak Ridges Moraine as a whole. Only *existing uses*, *agricultural uses* and very restricted new resource management, low intensity recreational, home businesses, and *infrastructure* uses are generally allowed in these areas.

Natural Linkage Area(s)

Those lands located on the Oak Ridges Moraine that protect critical natural and open space linkages between the *Natural Core Areas* and along rivers and streams. The only uses that are generally allowed are those allowed in *Natural Core Areas*, plus some aggregate resource operations.

Natural Heritage

Natural heritage refers to *wetlands*, forests, river and creek valleys, hills and other natural features and functions in an area, as well as all the different plants and animals that use those areas.

Natural Heritage Evaluation

A study to confirm the presence and/or significance of natural features, the extent of the feature(s) and/or to determine the potential direct and indirect impacts, of a proposed *development* on the Regional Greenlands System and/or on a key *natural heritage feature* or *key hydrologic feature* and their functions. The *Natural Heritage* Evaluation shall address environmental systems and features and functions on and adjacent to the site, at site and landscape scales, and shall be consistent with any relevant guidelines prepared by the Province, the Region, this Plan or the conservation authority. Where a *Natural Heritage* Evaluation is required, the content and scope will be determined through a pre-consultation meeting and Terms of Reference submitted early in the application process to the approval authority. Previous work that is still current, including larger scale environmental studies undertaken in support of *secondary plans*, master environmental servicing plans, block plans etc., shall be considered when determining the scope of a *Natural Heritage* Evaluation. Key components of a *Natural Heritage* Evaluation May include:

- Biophysical inventory (e.g. Ecological Land Classification) and analysis of *ecological functions* including methodology used and relevant maps, figures and illustrations;
- Verification of the status or significance of a feature in accordance with Federal, Provincial and/or Regional legislation, criteria and guidelines set out in this plan, the Ontario *Wetland* Evaluation System, the *Natural Heritage* Information Centre on Species at Risk in Ontario List;
- Figures illustrating ecological communities, the location and extent of significant features and their *vegetation protection zones* (including location of significant species and communities), and the proposed *development* in relation to identified constraints;
- Identification of *development* constraints, an assessment of impact from the proposed activities, analysis at a local and Regional scale and proposal of mitigation measures, *natural heritage* system/feature enhancement opportunities, conclusion of net impacts, and demonstration of conformity with applicable policy; and,
- The identification of monitoring requirements for *developments* within the Regional Greenlands System or *key natural heritage features* and/or *key hydrologic features*, *hazardous sites*, *hazard areas*, and their associated *adjacent lands*.

Negative Impact(s)

- a. In regard to water, degradation to the quality or quantity of surface or groundwater, *key hydrologic features* or vulnerable areas and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;
- b. In regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and,
- c. In regard to other *natural heritage* features and areas, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

New Community Areas

Lands added to the Urban Area through a Regional municipal comprehensive review, for community purposes, including residential and population-related employment, beyond those designated for Urban uses prior to approval of this Plan.

Normal Farm Practices

Any practice, as defined in the Farming and Food Production Protection Act, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or that makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, and regulations made under that Act.

On-Farm Diversified Uses

Uses that are secondary to the principal *agricultural use* of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, *agri-tourism* uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including *specialty crop areas*, only as on-farm diversified uses.

Passive Recreational Uses

Outdoor recreational uses, such as non-motorized trails, that have minimal environmental impact and contribute to health and a high-quality of life for residents and workers.

Permanent Stream

A stream which continually flows in an average year.

Petroleum Resources

Oil, gas and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation, This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Portable Asphalt Plant

A facility:

- a. With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b. Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Private Communal Sewage Services

Sewage works within the meaning of section 1 of the Ontario Water Resources Act; that serves six or more lots or private residences and is not owned by a municipality.

Private Communal Water Services

Non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more private residences. cultura

Progressive Rehabilitation

Progressive rehabilitation is the rehabilitation of land disturbed by Pits and Quarries within the Town and involves the staged treatment of disturbed areas during exploration, construction, *development* and operations as soon as these areas become available, rather than undertaking large scale rehabilitation works at the end of planned exploration and/or extraction activities.

Rail Facilities

Means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

Recharge Management Area

An area that includes *Wellhead Protection Area-Q1* and *Wellhead Protection Area-Q2* where the aquifers in the area are susceptible to impacts where activities take water without returning it to the same source and where these activities that reduce recharge may be a threat to water quantity.

Renewable Energy Systems

A system that generates electricity, heat and/or cooling from a renewable energy source. For the purposes of this definition: A renewable energy source is an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Rural Area

Means lands which are located outside *settlement areas* and which are outside the Prime Agricultural Area and Holland Marsh Specialty Crop Area.

Sand Barrens

Lands (not including land that is being used for agricultural purposes or no longer exhibits sand barrens characteristics) that:

- a. Has sparse or patchy vegetation that is dominated by plants that are:
 - i. adapted to severe drought and low nutrient levels; and,
 - ii. maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;
- b. Has less than 25% *tree* cover;
- c. Has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and,
- d. Has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Savannah

Means land (not including land that is being used for agricultural purposes or no longer exhibits savannah characteristics) that:

- a. has vegetation with a significant component of non-woody plants, including *tallgrass prairie* species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b. has from 25% to 60% *tree* cover;
- c. has mineral soils; and,
- d. has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Secondary Plan(s)

Land use plan for a particular area of a municipality that is prepared as an amendment to an official plan.

Seepage Areas and Springs

Sites of emergence of groundwater where the water table is present at the ground surface.

Sensitive Land Use(s)

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by nearby *major facilities*. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement Area

Means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and *hamlets*) that are:

- a) *built-up* areas where *development* is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for *development* in accordance with the policies in the Growth Plan. Where there are no lands that have been designated for *development*, the settlement area may be no larger than the area where *development* is concentrated (Growth Plan).

Short Term Rental Accommodation

A dwelling unit or structure of any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for any period less than thirty (30) consecutive calendar days, throughout all or any part of a calendar year. Short term rental accommodation shall not mean or include a hotel/motel, *bed and breakfast establishment*, tourist cabin or cottage, hospital, commercial resort unit or similar commercial or institutional use.

Significant Archaeological Resources

Resources that, in the opinion of a licensed archaeologist (and confirmed by the Province through acceptance of the *archaeological assessment* report in the Ontario Public Register of Archaeological Reports) meet the criteria for determining cultural heritage value or interest set out in the Standards and Guidelines for Consultant Archaeologists, as amended, and are to be protected from impacts of any sort.

Significant Drinking Water Threat

A condition or activity that has a high potential to have a *negative impact* on the quantity and/or quality of groundwater that supplies a municipal well.

Significant Groundwater Recharge Area

A *significant groundwater recharge area* identified:

- a. as a *significant groundwater recharge area* by any public body for the purposes of implementing the Provincial Policy Statement;
- b. as a *significant groundwater recharge area* in the assessment report required under the Clean Water Act, or
- c. as an *ecologically significant groundwater recharge area* delineated in a *subwatershed plan* or equivalent in accordance with provincial guidelines.

Ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and *wetlands*.

Significant Surface Water Contribution Areas

Areas, generally associated with headwater catchments, that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a *watershed*.

Significant Threat

A condition or activity that has a high potential to have a *negative impact* on the quantity and/or quality of groundwater that supplies a municipal well.

Significant Valleylands

Valleyland which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage* system. These are to be identified using criteria established by the Province.

Significant Wetland

A *wetland* that has been identified as provincially significant by the Province.

Significant Wildlife Habitat

A *wildlife habitat* that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage* system. These are to be identified using criteria established by the Province.

Significant Woodlands

An area which is ecologically important in terms of features such as species composition, age of *trees* and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. A Significant *Woodland* includes any *woodland* which meet any one of the criteria in policy 4.4.3.1 b) of this Plan, except those excluded by policy 4.4.3.1 c) of this Plan.

Site Alteration

Activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Source Water Impact Assessment and Mitigation Plan

A report completed by a qualified person that examines the relevant hydrologic pathways and qualitatively evaluates the level of risk associated with the land uses or land use activities that may pose a threat to the quantity or quality of a municipal drinking water supply. It proposes a plan for the mitigation and management of the identified risks and outlines an emergency response to be executed in the event that a risk is realized.

Special Concern Species

A species that is classified as a special concern species in Ontario Regulation 230/08 (Species at Risk in Ontario List) made under the Endangered Species Act.

Specialty Crop Areas

Areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil usually resulting from:

- a. soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b. farmers skilled in the production of specialty crops; and
- c. a long-term investment of capital in areas such as crops, drainage, *infrastructure* and related facilities and services to produce, store, or process specialty crops.

Special Policy Area

An area within a community that has historically existed in the flood plain and where site-specific uses (which are generally on a small scale) and to address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*, the criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified *development* and *site alteration* if a community has feasible opportunities for *development* outside the *floodplain*.

Storey

Subwatershed Plan

A plan that reflects and refines the goals, objectives, targets and assessments of *watershed planning* for smaller drainage areas, is tailored to subwatershed needs and addresses local issues. A *Subwatershed Plan* should: consider existing *development* and evaluate impacts of any potential or proposed land uses and *development*; identify hydrologic features, areas, linkages and functions; identify natural features, areas and related *hydrologic functions*; and provide for protecting, improving or restoring the quality and quantity of water within a subwatershed. A *subwatershed plan* is based on pre-development monitoring and evaluation; is integrated with *natural heritage* protection; and identifies specific criteria, objectives, actions, thresholds, targets and *best management practices* for *development*, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs.

Supporting Employment Area

Employment Areas designated Mixed Business Employment that are generally on the periphery of *Employment Areas* and/or may be candidates for mixed employment uses because of their location within existing or proposed *intensification* areas. This generally includes *Employment Areas* that:

- a. are adjacent to major Regional arterial roads or on the fringe of *Employment Areas*;
- b. have significant portions of commercial, retail, and/or other service or knowledge-based uses;
- c. are directly abutting or in close proximity to residential or other sensitive uses and could benefit from more appropriate buffering from existing or future employment uses that may be incompatible.

Examples include noxious uses, clusters of manufacturing or other traditional employment uses.

Surface Water Features

Water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, *seepage areas*, recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Tallgrass Prairies

Means land (not including land that is being used for agricultural purposes or no longer exhibits *tallgrass prairie* characteristics) that:

- a. has vegetation dominated by non-woody plants, including *tallgrass prairie* species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b. has less than 25% *tree* cover;
- c. has mineral soils; and,
- d. has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Time of Travel

Refers to the estimated time required for groundwater to move from a given location in an aquifer to the intake of a water well. A *Wellhead Protection Area* is typically divided into several *time of travel* zones.

Transportation Demand Management

A set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation System

A system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park-and-ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Tree

Any species of woody perennial plant, including its root system, that has reached or can reach a height of at least 4.5 metres at physiological maturity provided that where multiple stems grow from the same root system, the number of *trees* shall be the number of stems that can be counted at a point of measurement 1.37 metres from the ground.

Urban Agriculture

Food production in urban and *settlement areas* for personal consumption, commercial sale, education or therapy. It includes gardening and livestock raised in backyards, container gardening on balconies or rooftops and community gardening.

Valleylands

A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vegetation Protection Zone

A vegetated buffer area surrounding a *key natural heritage feature* or *key hydrologic feature*.

Waterbody

Lakes, *woodland* ponds, etc. which provide *ecological functions*. For the purposes of determining *significant woodlands*, *waterbody* generally does not include small *surface water features* such as farm ponds or stormwater management ponds, which would have limited *ecological function*.

Water Resource System

A system consisting of groundwater features and areas and *surface water features* (including shoreline areas), and *hydrologic functions*, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The *water resource system* will comprise *key hydrologic features* and *key hydrologic areas*.

Watershed

An area that is drained by a river and its tributaries.

Watershed Planning

Planning that provides a framework for establishing goals, objectives and direction for the protection of water resources, the management of human activities, land, water, aquatic life and resources within a *watershed* and for the assessment of cumulative, cross-jurisdictional and *cross-watershed* impacts. *Watershed planning* typically includes: *watershed* characterization, a water budget and conservation plan; nutrient loading assessments; consideration of climate change impacts and severe weather events; land and water use management objectives and strategies; scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures; an environmental monitoring plan; requirements for the use of environmental *best management practices*, programs, and performance measures; criteria for evaluating the protection of quality and quantity of water; the identification and protection of hydrologic features, areas and functions and the inter-relationships between or among them; and targets for the protection and restoration of riparian areas. *Watershed planning* is undertaken at many scales and considers cross-jurisdictional and crosswatershed impacts. The level of analysis and specificity generally increases for smaller geographic areas such as subwatersheds and tributaries.

Wayside Pits and Quarries

A temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wellhead Protection Area

The surface and sub-surface area surrounding a water well or well field that supplies a municipal water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

Wetland

Means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or *wetlands* being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition.

Wildlife Habitat

Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodland

An area of land at least 0.2 hectare in area with at least:

- a. 1000 *trees* of any size, per hectare;
- b. 750 *trees* measuring over 5 centimetres diameter at breast height, per hectare;
- c. 500 *trees* measuring over 12 centimetres diameter at breast height, per hectare; or,
- d. 250 *trees* measuring over 20 centimetres diameter at breast height, per hectare,

but does not include a cultivated fruit or nut orchard, a plantation established and used for the purpose of producing Christmas *trees* or nursery stock. For the purposes of defining a *woodland*, treed areas separated by more than 20 metres will be considered a separate *woodland*. When determining the limit of a *woodland*, continuous agricultural hedgerows and *woodland* fingers or narrow *woodland* patches will be considered part of a *woodland* if they have a minimum average width of at least 40 metres and narrower sections have a length to width ratio of 3 to 1 or less. Undeveloped clearings within *woodland* patches are generally included within a *woodland* if the total area of each clearing is no greater than 0.2 hectares. In areas covered by Provincial Plan policies, *woodland* includes treed areas as further described by the Ministry of Natural Resources. For the purposes of determining the densities above for *woodlands* outside of Provincial Plan Areas, the following species are excluded: staghorn sumac, European buckthorn and common lilac.

Schedules/ Appendices

181. Schedules 1 & 2 are amended to show watercourses within the secondary plan area.
182. Schedule 1 is amended to distinguish between Central Growth Area and Future Urban Area
183. Schedule 1 is renamed from “Growth Management” to “Town Structure”
184. All schedules updated to show correct Greenbelt Settlement Area Boundary for Mount Albert
185. Schedule 2 is changed to Schedule 2A
186. Schedule 2 is updated to show Regional Greenlands System, utility corridors, new Community Areas and other administrative changes.
187. New Schedule 2B is added to show all Regionally and locally identified employment lands.
188. Schedule 3 is renamed from “Secondary Plan Area – Community Design Plans” to “Secondary Plan Areas – New Community Areas”
189. Schedule 3 is amended to Show Regional Greenlands System, distinguish between existing community areas and new community areas, and other administrative changes.

190. Appendix 1 is amended to relocate the Minor Gateway along Woodbine Avenue to the intersection with the proposed East-West Collector.
191. Schedules 1, 2, 3, 4A, 4B, 5, and Appendix 1 Map 4 are amended to align the urban boundary with the Central Growth Area Boundary within the YROP Map 1.
192. Schedule 3 is amended to distinguish between Designated Greenfield Areas and New Community Areas.
193. Schedule 4 is relabelled "Schedule 4A" and amended to show all Hamlet boundaries and Regional Greenlands System
194. New Schedule 4B is added and titled "Natural Heritage System B" to show Key Hydrologic Features, watercourses, regional forests, and big woods overlay
195. New Schedule 4C is added titled "Key Hydrologic Features" to show all Provincially Significant Wetlands, other evaluated wetlands, non-evaluated wetlands", streams and lakes.
196. New Schedule 4D is added titled "Areas of Natural and Scientific Interest. Significant Surface Water Contribution Areas and Ecologically Significant Groundwater Recharge Areas" to show Significant surface water contribution areas, ecologically significant groundwater recharge areas, ANSI's, streams and lakes.
197. Schedule 5 is relabelled Schedule 5A and amended to include the Regional Greenlands System and other administrative changes.
198. New Schedule 5B titled "Oak Ridges Moraine Rural & Agricultural Area" is added to show the land use designations within the Oak Ridges Moraine Area.
199. Schedule 7 is amended to remove Parks and community facilities which are now included on new Schedule 7B.
200. Schedule 7 is amended to include all cycling facilities and trails as shown in the YROP.
201. New Schedule 7B is added to show Community Facilities, Parks and Regional Forests.
202. New Schedule 7C is added to show the Rapid Transit Network.

203. Schedule 8 is amended to include all Regional Road planned right of way widths.

204. Appendix 1 Map 1 and 2 are amended to show Highly Vulnerable Aquifers

205. Appendix 1 Map 3 is amended to show Significant Groundwater Recharge Areas

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SCHEDULE 1 – GROWTH MANAGEMENT

SCHEDULE 2 – URBAN STRUCTURE

SCHEDULE 3 – SECONDARY PLAN AREA COMMUNITY DESIGN PLANS

SCHEDULE 4 – NATUAL HERITAGE SYSTEM

SCHEDULE 5 – RURAL & AGRICULTURAL AREA

SCHEDULE 7 – ACTIVE TRANSPORTATION, PARKS AND COMMUNITY FACILITIES

SCHEDULE 8 – ROAD NETWORK

APPENDIX I – MAP 1 – AREAS OF HIGH AQUIFER VULNERABILITY OAK RIDGES MORaine