

Re-Imagine Stouffville

Town of Whitchurch-Stouffville

Official Plan

DRAFT - June 2022



Territorial Acknowledgement & Connection to Indigenous History

Territorial Land Acknowledgment

The Town of Whitchurch-Stouffville acknowledges this land is the treaty territory of the Williams Nations. It is also the traditional territory of other Anishinaabeg peoples, the Huron-Wendat, and the Haudenosaunee.

We also recognize the contributions of all Indigenous peoples to this place and commit to a continued dialogue and greater respect for the land we have come to share. This recognition of the contributions and historic importance of Indigenous peoples must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community.

Connection to Indigenous History

People first inhabited a tundra-like Whitchurch-Stouffville about 11,000 years ago, hunting caribou and large animals, such as mastodon, at the end of the last ice age. When the climate warmed 9,000 years ago people began to utilize the rich plant and animal resources native to the Town today. Their camps, hunting and trapping territories, and long portage routes linking the lower and upper Great Lakes, and provide the beginnings of the Town's rich cultural heritage.

In the Town, and York Region, large communities of Iroquoian-speaking ancestors of the Huron-Wendat formed surrounded by hundreds of acres of cornfields. The dispersal of the Huron-Wendat to Wendake (Huron) at the end of the 16th century led to occupation of the north shore of Lake Ontario by Seneca and Cayuga peoples in the mid-17th century for a half century. They were then replaced by Anishnabek Mississauga people who had migrated southward from northern Ontario.

Today, the presence of this history can be seen through the Wendat (Huron) Ancestral Village in the Community of Stouffville which is the largest and most complex ancestral Wendat-Huron village to be excavated to date in the Lower Great Lakes region. Traditionally, the Huron-Wendat were a great Iroquoian civilization of farmers and fishermen-hunter-gatherers and also the masters of trade and diplomacy. Thousands of artifacts were recovered from the site, including ceramic cooking pots, flint arrow tips and scraping tools, stone axes, and awls and beads made of animal bone. This diverse cultural heritage enhances quality of life and helps make the Town unique.

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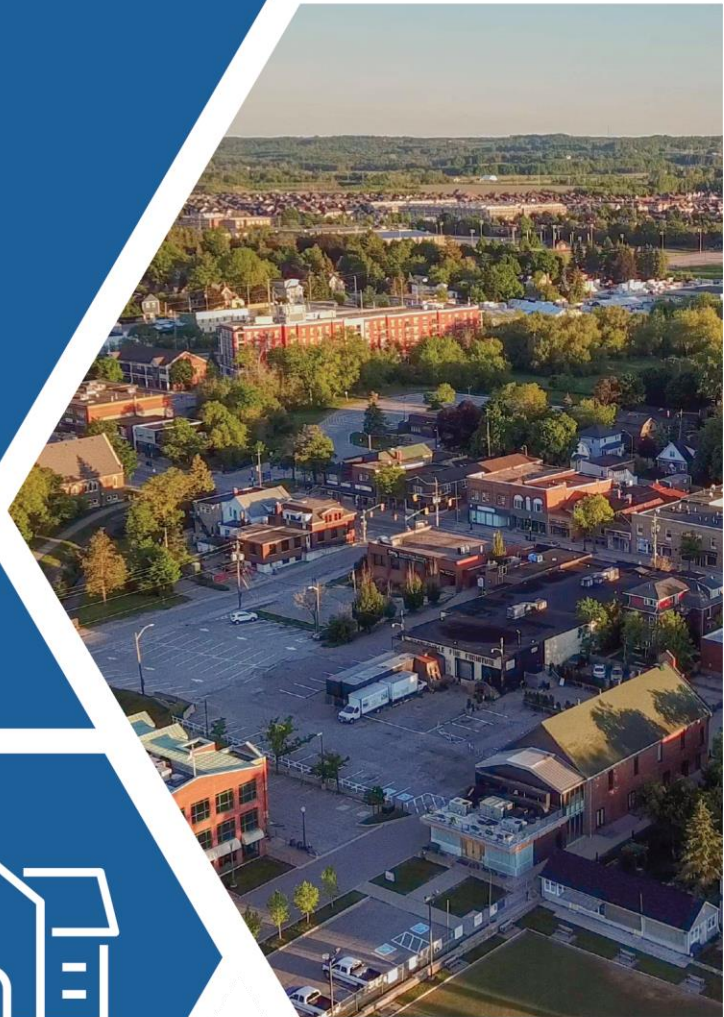
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Chapter 1

Preamble



Chapter 1

Preamble

1.1 Introduction

The Town of Whitchurch-Stouffville is a geographically diverse municipality covering over approximately 200 square kilometres. Located north of Toronto, the Town exhibits the characteristics of a distinct rural area with urban communities, such as the Community of Stouffville, intended to accommodate the expected rise in population and employment growth. The Town is also one of the nine local municipalities that comprise York Region.

The Town of Whitchurch-Stouffville has many geographic, geological, and cultural landforms and features that shape its growth and also influence the surrounding local communities. The Oak Ridges Moraine, a significant geological feature that is remnant of the ice ages, and the Greenbelt distinguish the Town of Whitchurch-Stouffville for its rolling hills and prime agricultural lands. These features have also shaped the form and character of settlement areas and early industries.

Overall, the Town of Whitchurch-Stouffville's extensive protected natural heritage systems perform a vital and unique role within York Region and the Greater Toronto Area with respect to climate change mitigation and adaptation, acting as a major carbon sink and moderating extremes in rainfall events and temperatures.

Most of the first settlers farmed the land. Subsequently, many of the settlement areas were established to service the agricultural population. Proximity to waterpower as well as to railways, the growth of Toronto, and improved road connections were all factors in the growth and evolution of some of these settlements in the Town. The historical settlements that continue to support the Town's economic growth now form the basis of the settlement areas which currently exist within the Town of Whitchurch-Stouffville and represent a heritage resource unique in the region, worthy of protection and enhancement. These communities that are distinct in character and function include the Communities of Stouffville, Ballantrae, Vandorf and Gormley.

The Town of Whitchurch-Stouffville is one of Canada's fastest growing municipalities. The Town is comprised of a number of dynamic settlement areas, balanced with the small-town atmosphere valued by residents and businesses. The Town's desirability as a place to live, work and play has made it increasingly important for the need to focus on strategic and planned growth to ensure sustainability in meeting projected needs. The Town, with its vast natural landscapes and opportunities for strategic growth, has the potential to emerge as a leader in planning for growth through implementing

specific policies to ensure a coordinated and balanced approach to meeting the future needs and desires of the community.

1.2 What is an Official Plan?

The Town's Official Plan is guided and developed under a framework established by the Province of Ontario to ensure that short- and long-term growth is coordinated in a manner to meet local social, economic, built and natural environment needs and aspirations. Municipal Official Plans must be consistent with the Provincial Policy Statement, 2020 (hereby referred to as "the PPS") issued under the Planning Act, 1990 (hereby referred to as "the Planning Act"), and must conform or not conflict with any applicable Provincial and Regional Plans, including the Growth Plan, 2020 (hereby referred to as "the Growth Plan"), the Oak Ridges Moraine Conservation Plan, 2017, the Greenbelt Plan, 2017, the Clean Water Act, 2006, and the York Region Official Plan, as they relate to the Town of Whitchurch-Stouffville. These overarching policy documents provide direction to the Town on land use planning matters. Overall, the Official Plan policies establish:

- a) How to build upon provincial initiatives that support the development of healthy, sustainable and complete communities established by the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- b) Where new housing, industry, offices and shops will be located;
- c) What community services, such as roads, transportation, utilities, parks, trails and schools will be needed to accommodate growth and develop healthy and sustainable communities;
- d) When, and in what order, parts of the community will grow;
- e) How to promote economic development and develop community improvement initiatives;
- f) How to protect and conserve cultural heritage resources;
- g) How to protect the Town's agricultural lands and environmentally sensitive areas;
- h) How to promote compatibility between new and existing built forms through the application of urban design, height and density requirements; and,
- i) Implementation for the Town's Master Plans which have been informed through extensive research and community engagement.

1.3 How to Use this Official Plan?

The original Town of Whitchurch-Stouffville Official Plan came into effect in 2000. Since that time, the Plan has been systematically reviewed and amended in order to

keep it current. However, diversifying community demographics and needs, along with new Regional and Provincial planning policies and legislation, has made it necessary to create this new Plan to ensure the creation of a strategic and coordinated long-term vision for the Town.

The purpose of the Official Plan is to provide direction and a policy framework for managing growth, land use, infrastructure decisions, and the effects on the social, economic, and natural environment within the Town of Whitchurch-Stouffville within the planning horizon of 2051.

The Plan provides direction to Council, committees appointed by Council, Municipal Departments, and other boards and commissions having jurisdiction in the Town of Whitchurch-Stouffville and will also serve as a guide to local citizens and businesses.

The Plan will be implemented through the Town Zoning By-law and other by-laws by detailed land use permissions and requirements in order to ensure that the vision of this Plan is achieved. This is embedded in the intent to maintain and enhance the quality of life for the residents of Whitchurch-Stouffville.

The area affected by the Plan includes all lands within the boundaries of the Town of Whitchurch-Stouffville.

This Plan includes several interrelated components, as each chapter includes sections, various policies that relate to one another as well as a set of maps that visually show certain policies and land use designations identified in the text. The Official Plan must be read in its entirety in order to determine those components and policies that have an impact on any land within the Town of Whitchurch-Stouffville.

1.4 Legislative Basis for the Official Plan

A variety of planning and regulatory policies of other levels of government have an impact on the preparation of Town of Whitchurch-Stouffville's Official Plan. Some of these constitute statutory requirements to which the Town's policies must conform.

The Provincial Policy Statement (PPS), 2020 provides overall policy directions on matters of Provincial interest and applies to all lands within the Town of Whitchurch-Stouffville.

In addition to the PPS, the Town of Whitchurch-Stouffville is subject to numerous Provincial Plans, including: the Oak Ridges Moraine Conservation Plan; the Greenbelt Plan; the Lake Simcoe Protection Plan, the Growth Plan for the Greater Golden Horseshoe and the Clean Water Act, 2006. These Plans, which collectively affect the entire land base of the municipality, form a key foundation for the Town's overall land

use planning structure. The boundaries of each of these Plan Areas are depicted on Schedule A – Town Structure.



The Planning Act

The Planning Act sets out rules for land use planning in Ontario. The Official Plan for the Town and has been prepared under the authority of the Part III of the Planning Act, R.S.O. 1990, c. P.13. It contains goals, objectives, and policies established primarily to manage and direct the physical change and the effects on the social, economic, and natural environment. The Town of Whitchurch-Stouffville’s Official Plan is required by regulations to conform to the Act.

Official Plans prepared under the authority of the Planning Act must be consistent with or conform to other Provincial Plans and policies, as well as implement the policies of the York Region Official Plan. York Region, as an upper-tier level of government, provides specific policy direction to implementing Provincial legislation and plans.

Relationships Between the PPS, Provincial Plans and Municipal Official Plans

The Provincial Policy Statement, 2020 (PPS) provides overall policy direction on matters of Provincial interest related to land use and development in Ontario. The policies of the PPS are complemented by Provincial Plans and by locally generated policies regarding matters of municipal interest as expressed through municipal official

plans. The PPS, Provincial Plans and municipal official plans provide an overall framework for comprehensive land use planning within the Province of Ontario.

Municipal official plans are the most important vehicle for implementing the PPS and are also a key vehicle for implementing the policies of the Oak Ridges Moraine Conservation Plan (ORMCP), the Greenbelt Plan and the Growth Plan.

The Town of Whitchurch-Stouffville Official Plan has been brought into conformity with the PPS, 2020 and the Provincial Plans and the York Region Official Plan, described above. As such, the policies contained in this Plan, implement the PPS, 2020 and the Provincial Plans while also addressing local land use and community objectives, to the extent permitted by Provincial policy.

Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of Provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land.

The declared intent of the PPS is to provide for appropriate development while protecting resources of Provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The interests of the PPS can be categorized into themes:

- a) Building strong and healthy communities;
- b) Wisely using and managing resources; and
- c) Protecting public health and safety.

The policies of the PPS are complemented by Provincial Plans and by locally generated policies regarding matters of municipal interest. Collectively, the PPS, Provincial Plans and municipal official plans provide a framework for comprehensive, integrated and long-term planning that supports the principles of strong communities, a clean and healthy environment and economic growth, for the long-term.

Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan is an ecologically based plan that provides land use and resource management direction for approximately 80% of the Town of Whitchurch-Stouffville. Strategically located north of and parallel to Lake Ontario, the Moraine divides the watersheds draining south into western Lake Ontario from those draining north into Georgian Bay, Lake Simcoe and the Trent River system. It performs essential ecological functions, including the provisions of significant natural habitat, the protection and maintenance of surface and groundwater resources and has distinctive topographical and scenic values. The Oak Ridges Moraine Conservation Plan has been

established due to the importance of the natural resources and ecological functions it provides which is critical to the health of humans, plants and animal habitats.

In recognition of the Moraine's significance, the Province of Ontario enacted the Oak Ridges Moraine Conservation Act, 2001, and the accompanying Oak Ridges Moraine Conservation Plan (ORMCP) last updated in 2017. Together, these documents establish the Ontario government's vision for the Moraine as "a continuous band of green rolling hills that provides form and structure to south-central Ontario, while protecting the ecological and hydrological features and functions that support the health and wellbeing of the region's residents and ecosystems", and provide a planning framework for implementing this vision, primarily through municipal official plans.

Greenbelt Plan

The Provincial Greenbelt Area is the largest geographical area of its kind, comprising a notable portion of the north-west area of the Town with agricultural lands and ecological systems. The Greenbelt Act, 2005 provides for the establishment of the Greenbelt Plan. The Greenbelt Plan, established under Section 3 of the Greenbelt Act, was updated in 2017.

The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape. While providing agricultural and environmental protection, the Greenbelt also contains important natural resources and supports a wide range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses.

The Greenbelt Plan details goals associated with Protected Countryside Lands, which can be found within the Town, to further support mitigating negative impacts to these lands. This includes directives regarding the protection of agricultural vitality, supporting the environment, improving infrastructure and natural resources and integration of climate change considerations.

In addition, some lands under the Greenbelt Plan within the Town are designated as part of the Natural Heritage System. This specific designation protects areas of natural heritage, hydrologic and/or landform features, which are often functionally inter-related and which collectively provide essential ecosystem services, including water storage and filtration, cleaner air, habitat, support for pollinators, carbon storage and resilience to climate change.

Lake Simcoe Protection Plan

The Lake Simcoe Protection Act, 2008 provides for the establishment of the Lake Simcoe Protection Plan. The Lake Simcoe Protection Plan is a watershed-based plan that provides a roadmap to help restore and protect the ecological health of Lake Simcoe and its watershed. The Town of Whitchurch-Stouffville will review the Lake

Simcoe Protection Plan and incorporate policies to enable its implementation through a future Official Plan Amendment.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Places to Grow Act, 2005, provides for the establishment of growth plans for specific geographic areas within the Province of Ontario. The Growth Plan for the Greater Golden Horseshoe (hereinafter referred to as the “Growth Plan”) was established under The Places to Grow Act, 2005, and came into effect on June 16, 2006. The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under The Places to Grow Act, 2005. This was followed by Amendment 1 approved by the Lieutenant Governor in Council which created the 2020 Office Consolidation.

The Growth Plan establishes a framework for implementing the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe to 2051. The Growth Plan is intended to provide leadership for improving the ways in which our cities, suburbs, towns, and villages will grow over the long-term.

The Growth Plan directs municipalities to prioritize intensification and higher densities in identified strategic growth and settlement areas to make efficient use of land and infrastructure and support transit viability. This in return is intended to provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors. As regional and local growth continues, the Growth Plan identifies a key need to support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households. In addition, the Growth Plan asserts that these objectives must be integrated with planning and investment in infrastructure and public service facilities.

York Region

The Town of Whitchurch-Stouffville’s Official Plan will address a horizon that plans to accommodate growth to the year 2051 in conformity with the York Region Official Plan.

The Role of the York Region Official Plan, as reflected in its principles, is to provide broad high level, long-term policy direction on matters related to the environment, resources, regional growth, regional structure, and regional services. By contrast, the role of the Town of Whitchurch-Stouffville Official Plan is to determine the strategic local policy directions and the detailed policies for the municipality, in conformity with the overall strategic directions of the York Region Official Plan. The planning roles and responsibilities of York Region and the local area municipalities within York Region are

further detailed and refined from time to time through the establishment of appropriate operating protocols and other service delivery agreements.

Role of Conservation Authorities

Conservation Authorities are public sector organizations that develop and implement programs and services that further the conservation, restoration, development and management of natural resources in watersheds in Ontario. Conservation Authorities are governed under the Conservation Authorities Act, which is administered by the Ministry of Natural Resources and Forestry (MNR). Conservation Authorities provide advice to municipalities on natural hazard management and help to regulate development and other activities in areas affected by water-based natural hazards through a permit process. Under the Act, Conservation Authorities are granted permitting authority within their regulated area to ensure that development does not have an adverse effect on natural features and will not be at risk from natural hazards.

Natural hazard lands located within the Town fall under the jurisdiction of two Conservation Authorities, which include:

- a) Lake Simcoe Region Conservation Authority; and,
- b) Toronto and Region Conservation Authority.

Chapter 2

Re-Imagine Stouffville



Chapter 2

Re-imagine Stouffville

Through the planning process leading up to the preparation of this Official Plan, a vision statement for the future of the Town of Whitchurch-Stouffville was developed. This aspirational vision statement was created together with the community to define a desired future image of the Town. The vision for “Re-Imagine Stouffville” focuses on the opportunities and attributes of the Town that currently exist or will in the future based on the needs and desires of the community.



2.1 Town-Wide Vision Statement



The Town of Whitchurch-Stouffville will be a safe, healthy, and inclusive community with rural character, supporting future generations by providing a

range of community services, affordable housing, employment and active transportation opportunities.

Future growth will be directed to key settlement areas which will be designed to a high standard of excellence, while respecting cultural heritage resources and neighbourhood character.

The Town will act as a leader in mitigating the impacts of climate change and ensure that existing and future infrastructure services are resilient and meet the needs of a growing community.

The Town will support and enhance the development of parks and open spaces, while providing natural linkages across natural areas, including preservation of agriculture in the Greenbelt and Oak Ridges Moraine.

2.2 Town-Wide Guiding Principles

This Official Plan puts forth six guiding principles as the foundation for achieving and upholding the community vision.



Guiding Principle #1: Public Health and Safety and Community Services

A healthy and safe community serves as the groundwork for a prosperous and complete community. Through the policies of this Official Plan, the Town will support the development of complete communities and healthier environments that support people to thrive and be healthy by:

- .0 Ensuring decisions made with respect to the future of the Town promote and enhance complete communities by prioritizing public health and safety.
- .1 Ensuring that the Town provides accessible community and human services including healthcare facilities, seniors care, daycare, recreation, and community facilities.



Guiding Principle #2: Climate Change and Resilience

In response to the ongoing challenges of climate change, the Town will take every opportunity to minimize and mitigate impacts on climate while preparing for the impacts caused by climate change to protect the short- and long-term financial, social, and environmental sustainability of the Town's resources. . . Through the policies of this

Official Plan, the Town will support climate change mitigation and adaptation to address these climate-related challenges by:

- .1 Considering the impact of any change in the Town on the production of greenhouse emissions.
- .2 Encouraging sustainable design practices.
- .3 Ensuring infrastructure and development services are resilient to future impacts (e.g., health and safety, climate change, conservation of natural resources).



Guiding Principle #3: Environmental Protection and Improvement

Part of a comprehensive response to a changing climate includes the promotion of environmental protection and improvement. The majority of the Town of Whitchurch-Stouffville's landscape is provincially significant and must be protected and enhanced to ensure that it will sustain life, maintain health, and provide a high quality of life for current and future generations. The natural environment provides essential ecosystem resources and services, including water storage and filtration, clean air, habitat, support for pollinators, and carbon storage. Through the policies of this Official Plan, the Town will continue to be a leader in environmental protection and improvement by:

- .1 Considering the environmental implications of all future municipal planning decisions to ensure that potential impacts and opportunities are properly considered and acted upon.
- .2 Providing adequate parks, open spaces, and natural linkages.



Guiding Principle #4: Economic Prosperity and Financial Accountability

An economically sustainable community is key to economic development and competitiveness. Through the policies of this Official Plan, the Town will plan for and capitalize on new economic and employment opportunities as they emerge by:

- .1 Ensuring decisions made with respect to the Town's economy are transparent, accountable and financially feasible.

- .2 Providing a range of employment and agricultural job opportunities and a focus on supporting the local economy while respecting capital and operating costs to support economic sustainability.



Guiding Principle #5: Design Excellence and Cultural Heritage Preservation

The Town of Whitchurch-Stouffville’s communities and hamlets possess an identifiable character, heritage value and small-town charm that should be preserved and enhanced. The policies of this Official Plan nurture the Town’s rural roots and strive for a vibrant and attractive built form by:

- .1 Ensuring that decisions made with respect to the future of the Town meet a high level of standard for design and provide for a suitable range of housing options and availability, while respecting cultural heritage and conserving the rural character of the Town while recognizing urbanization and the Town’s evolving character.



Guiding Principle #6: Accountable, Inclusive and Equitable

The Town of Whitchurch-Stouffville is a place that aspires to be welcoming, inclusive, and equitable to all. This Official Plan upholds the values of accountability, inclusivity and social equity by:

- .1 Requiring that decisions made in the Town continue to advance reconciliation with Indigenous Communities and embrace a diversity of cultures, in order to support a fair, equitable and inclusive community.

2.3 Community Specific Guiding Principles

2.3.1 Community of Stouffville Guiding Principles

The Community of Stouffville will continue to be the focus of intensification and while maintaining its links to both the surrounding rural and environmental areas. Today, the Community of Stouffville is evolving to an increasingly urbanized area that is influenced by the activities and the demands of its neighbouring cities, and the surrounding

Greater Toronto and Hamilton Area. It is a goal of this Official Plan that the Community of Stouffville will:

- .1 Continue to be the focus of intensification for population and employment growth.
- .2 Evolve as a balanced community with opportunities for living and working.
- .3 Preserve and enhance rural and heritage traditions while welcoming and celebrating diverse populations that contributes to a rich and changing cultural landscape.
- .4 Maintain its historic downtown as a central meeting place and shopping area for the community, and adjacent rural and urban areas.
- .5 Support a linked and connected green space system, including protected natural heritage features and habitats and parkland.
- .6 Be physically and economically accessible to people of all ages and interests, with attractive and sustainable streetscapes and built forms.
- .7 Establish and meet the service and facility needs of its residents, young and old.

2.3.2 Community of Ballantrae Guiding Principles

The Community of Ballantrae is a unique community located entirely on the Oak Ridges Moraine. Development in the Community of Ballantrae will ensure that natural and environmental features that make this Community unique are maintained, enhanced, and preserved for current and future generations. It is a goal of this Official Plan that the Community of Ballantrae will:

- .1 Protect and enhance existing natural systems and features and reflect the objectives of the Oak Ridges Moraine Conservation Act.
- .2 Ensure new development occurs in a manner which minimizes any negative impacts on natural systems and features.
- .3 Encourage the enhancement of existing development in a manner which will assist in the resolution of existing environmental concerns.

2.3.3 Community of Musselman Lake Guiding Principles

The Community of Musselman Lake is a historical residential community located on the Oak Ridges Moraine. Infill development within the Community will comprise most

future development to protect the Oak Ridges Moraine. It is a goal of this Official Plan that the Community of Musselman Lake will:

- .1 Protect and enhance existing natural systems and features and reflect the objectives of the Oak Ridges Moraine Conservation Act.
- .2 Welcome and encourage infill opportunities.
- .3 Recognize and value the rural character and cultural heritage resources of the past.

2.3.4 Community of Gormley Guiding Principles

The Community of Gormley will create a distinctive, industrial and commercial area. The Community of Gormley will benefit from and leverage its location along Highway 404 to promote the development of a “gateway” location within the Town compatible with the established land uses. It is a goal of this Official Plan that the Community of Gormley will:

- .1 Ensure the proper functioning of an integrated and cohesive planning area, through the arrangement of land uses.
- .2 Ensure that land uses develop in a manner which is compatible with adjacent land uses, including industrial/ commercial and residential land uses.
- .3 Encourage a broad range of industrial uses including related uses such as conference and training facilities that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville.
- .4 Continue to recognize the existing employment/commercial land uses, and allow limited opportunities for infill and new employment/commercial development that services the needs of the employees of the Gormley Industrial Area and the residents of the Gormley Community.
- .5 Continue to recognize the existing industrial land uses and allow opportunities for expansions and redevelopment.

2.3.5 Community of Vandorf Guiding Principles

The Community of Vandorf will be a friendly and environmentally aware community which is designed to protect and enhance its natural setting, while promoting a sense of

community among its residents. It is a goal of this Official Plan that the Community of Vandorf will:

- .1 New development will be designed, and existing development will be maintained, in a manner which protects and enhances the natural environment, reflecting the location of this area within the Oak Ridges Moraine and Greenbelt.
- .2 Vandorf will be developed with small scale commercial, recreational and institutional facilities which will allow it to serve as a meeting place for residents and visitors.
- .3 Vandorf will also provide for the potential for additional employment development in a business campus format which will create a “gateway” to Vandorf and Whitchurch-Stouffville.

Chapter 3

Planning for Growth



Chapter 3

Planning for Growth

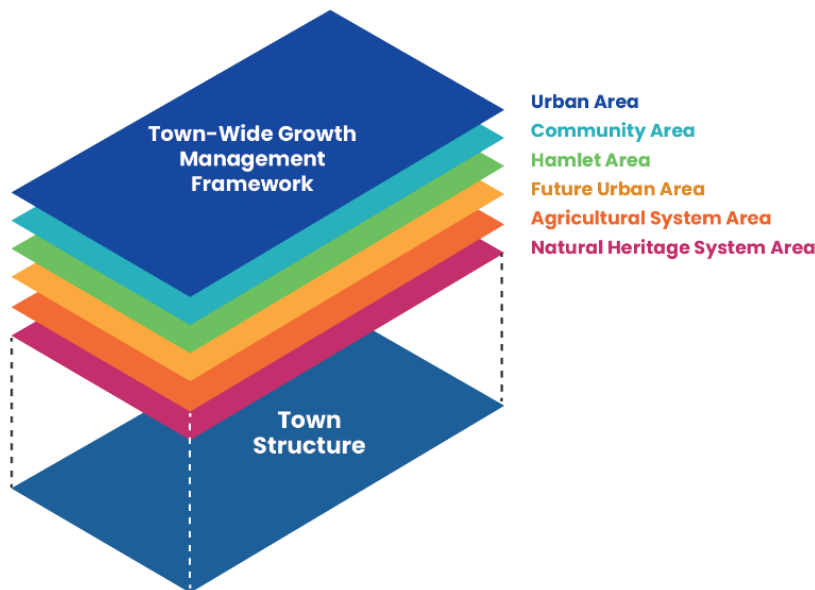
Whitchurch-Stouffville’s population base is forecast to steadily increase between 2021 and 2051, consistent with broader York Region growth trends. By 2051, the Town’s draft population base is forecast to grow to approximately 88,200. This represents an increase of approximately 36,800 persons between 2021 and 2051, or an average annual population growth rate of 1.8% during this time period.

The local housing market is gradually becoming more diverse by structure type with a greater share of medium- and higher-density units. Over the forecast period, the Town’s housing base is expected to continue to shift gradually to an increasing share of higher-density units.

In accordance with the draft growth projections prepared by York Region, Whitchurch-Stouffville’s employment base is also expected to increase, reaching 34,500 jobs by 2051. Based on the Town’s expected growth, a strategic approach to growth management aligning land use, financial sustainability, infrastructure and phasing has been integrated into this Official Plan to sustainably manage this magnitude of growth

3.1 Town Structure

The Town of Whitchurch-Stouffville is comprised of distinctive communities, each with their own unique character ranging from rural Hamlets and evolving urban areas.



Whitchurch-Stouffville's Town Structure recognizes this range of diverse contexts and how each plays a role in shaping our community to 2051.

The Town will:

- .1 Direct growth across the Town in accordance with the Town Structure, as shown on Schedule A – Town Structure, which contains a number of components that are interrelated including:
 - a) **Urban Areas:** refer to those areas where the highest concentration of growth is planned to occur, such as the Community of Stouffville, the Gormley South Expansion lands, and the Highway 48 West to McCowan lands. Urban Areas form part of the Town's growth management framework to promote compact built form, capitalize on existing infrastructure, active transportation links, and current and planned transit services;
 - b) **Community Areas:** include new and existing residential, commercial, and institutional areas, where people live, shop, work and play, with the amenities they need for day-to-day living accessible close to home. These areas include the Communities of Ballantrae, Musselman Lake, Vandorf, and the Community of Gormley (excluding the Gormley South Expansion lands);
 - c) **Hamlet Areas:** serve the local community and support the surrounding Agricultural System Area. Hamlet Areas include the Hamlet of Bloomington, and only limited intensification and infill growth is anticipated;
 - d) **Future Urban Areas:** refer to those lands where future urban expansion areas may occur to accommodate growth needs beyond 2051;
 - e) **Agricultural System Area:** preserves the Town's agricultural lands while ensuring that the economic vitality and unique character of these areas is maintained; and,
 - f) **Natural Heritage System Area:** protects natural heritage features, such as woodlands, rivers, valleylands, open spaces and wetlands, which require protection and enhancement recognizing their environmental, economic, social, and health benefits.
- .2 New development will conform with the Town Structure, including public investments in facilities, designing the public realm, the provision of transit services, constructing infrastructure.

3.1.1 Urban Areas

Urban Areas are those areas of Whitchurch-Stouffville where the highest concentration of growth is planned to occur. Urban Areas form part of the Town's growth

management framework to promote compact built form, capitalize on existing infrastructure, active transportation links, and current and planned transit services.

The places that form the Urban Areas include the Community of Stouffville, the Highway 48 West to McCowan lands, and the Gormley South Expansion lands.

Community of Stouffville

The Community of Stouffville is the main urban community of the Town of Whitchurch-Stouffville. It is the focus for the community with respect to social, recreation, cultural, government, commercial and employment uses. The Community of Stouffville will accommodate a significant share of future growth over the planning horizon.

- .1 As the largest and most urbanized Urban Area, the Community of Stouffville provides the opportunity to build and enhance public spaces as vibrant Town-wide spaces for enjoyment and recreation. Particular focus is given to creating and maintaining vibrant public spaces in the Downtown Commercial Area with a strong pedestrian and built form connection between the Downtown and nearby community hubs.
- .2 The majority of forecasted population growth and population-related employment growth will be directed to the Community of Stouffville through intensification and directed to the Strategic Growth Areas including the Downtown Commercial Area and Major Transit Station Areas.
- .3 The Community of Stouffville will develop as a complete community with a compact urban form that promotes the efficient use of land and with densities and land use patterns supportive of transit service.
- .4 The Community of Stouffville will contain the broadest mix of land uses including a full range of housing types and densities including affordable housing, commercial uses and public service facilities.
- .5 The Community of Stouffville will contain a vibrant mixed-use downtown and function as a key place making destination that enhances built cultural heritage and its integration into new urban forms.

Major Transit Station Areas (MTSAs) Overlay

- .6 A major focus of future growth in the Community of Stouffville be the lands within the Major Transit Station Areas (Stouffville GO and Old Elm GO) and the integration of the surrounding community to promote a compact and dynamic urban form.

- .7 Major Transit Station Areas are shown on Schedule D – Stouffville Land Use Designations and are defined in the Region’s Official Plan as the area around high-order transit stations and stops within settlement areas. These areas provide opportunities for focusing intensification and higher-density residential, commercial and employment uses that will contribute to the viability of transit services and the creation of complete communities by providing housing diversity, convenient access to jobs, local services and public transportation.

Built Up Area Overlay

- .8 Built Up Areas are shown on Schedule A – Town Structure and include all land within the delineated built boundary. The Town will direct a significant portion of its population and employment growth through intensification to the already built-up areas, resulting in the more efficient use of land and infrastructure, and leading to the creation of revitalized and more vibrant urban areas.

Designated Greenfield Area Overlay

- .9 Designated Greenfield Areas are lands within settlement areas (not including rural settlements) but outside of delineated built up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan.
- .10 Development within the Designated Greenfield Area as shown on Schedule A – Town Structure will be planned to support the Town’s complete communities objectives and policies. This will include ensuring that development within the Designated Greenfield Area creates high-quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.
- .11 Development within the Designated Greenfield Area will be designed to meet or exceed the minimum overall density of 50 people and jobs per hectare.
- .12 Greenfield density targets will be measured over the Town’s Designated Greenfield Area, excluding the following:
- a) Natural heritage features and areas, natural heritage systems and flood plains, provided development is prohibited in these areas;
 - b) Rights-of-way for electricity transmission lines and energy transmission pipelines;

- c) Freeways, as defined by and mapped as part of the Ontario Road Network;
 - d) Railways;
 - e) Employment Areas designated by the Region; and,
 - f) Cemeteries.
- .13 The Town will work with the Region to monitor and report regularly on the pattern and amount of residential and employment development and density occurring within the Designated Greenfield Area.

Strategic Growth Areas Overlay

- .14 Strategic Growth Areas are shown on Schedule A – Town Structure, and are the primary locations for concentrations of high density and mixed-use development in the Town. These include:

- a) Core Area (Stouffville GO MTSA):

The Core Area includes Stouffville Main Street and Mixed Use Areas as show on Schedule D-1. The purpose of the Core Area is to serve as a focal point for promoted a mixe od uses, along with community services through appropriate redevelopment and expansion. Further details can be found in Sections 8.8.10 and 8.8.11.

- b) Western Approach Mixed Use Area:

The Western Approach Area is shown on Shedule D-2. The purpose of the Western Approach Area is to create a diverse, thriving commercial district in this area that is combined with employment, institutional, cultural, entertainment and residential uses. Further policies are detailed in Section 8.8.9.

- c) Gateway Mixed Use Area:

The Gateway Mixed Use Area designation is shown on Schedule D-3. The Gateway Mixed Use Area recognizes the prominence of the intersection of Highway No. 48 and Main Street as the most significant entrance into the Community of Stouffville as a unique district with potential for mixed use development fronting on Main Street/Stouffville Road. Further policies are detailed in Section

- .15 Planning and design in strategic growth areas provides well-designed public open spaces that create attractive and vibrant places; support

walking, cycling and transit for everyday activities; and achieve an appropriate transition of built form to adjacent areas.

- .16 The Town will identify minimum and maximum density and height targets for strategic growth areas in a manner that is consistent with Regional and local municipal intensification hierarchies.

3.1.2 Community Areas

Community Areas shown on Schedule A – Town Structure include new and existing residential, employment, commercial, and institutional areas, where people live, shop, work and play, with the amenities they need for day-to-day living accessible close to home. These areas include the Communities of Ballantrae, Musselman Lake, Vandorf, and Gormley (excluding the Gormley South Expansion lands).

- .1 Community Areas will be planned in accordance with Section 7.8 (Ballantrae), Section 7.9 (Musselman Lake), Section 7.10 (Vandorf) and Chapter 8.

Community of Gormley

The Community of Gormley is a distinctive, industrial and commercial area within the Town of Whitchurch-Stouffville.

- .2 The Town will ensure the Community of Gormley is developed in a manner which is compatible with adjacent land uses, including industrial/ commercial and residential land uses.
- .3 The Community of Gormley is expected to accommodate a broad range of industrial uses including related uses such as conference and training facilities that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville.
- .4 The Community of Gormley is expected to maintain existing employment/commercial land uses, with opportunities for infill and new employment/commercial development that services the needs of the employees of the Gormley Industrial Area and the residents of the Gormley Community.
- .5 The Community of Gormley will accommodate a significant share of future growth over the planning horizon, contingent on the provision of full servicing through the Gormley South Employment Expansion Area lands.

3.1.3 Hamlet Areas

Hamlet Areas are shown on Schedule A – Town Structure and recognize the existing Hamlet of Bloomington.

- .1 During the planning horizon, Hamlet Areas will accommodate limited growth in the form of infilling in a manner that protects and enhances their unique identity and ensures that Hamlets remain distinct from the rest of the Town.
- .2 Hamlet Areas are celebrated for their relationship to the surrounding rural and agricultural landscape. Their mix of uses and community focal points provide important economic and social opportunities to support residents and the broader rural and agricultural community.
- .3 The prosperity and vitality of the Hamlet Areas will be sustained over the long-term by promoting opportunities for economic development. Generally, the Hamlet Areas are planned as principally residential communities, with appropriate and compatible supporting community facilities, in accordance with Section 7.11.

3.1.4 Future Urban Areas

The Future Urban Area Overlay shown on Schedule A – Town Structure includes areas outside of the existing Regional urban system that have been identified for urban uses beyond the 2051 horizon of this Plan. The preparation of secondary plans and urban development of Future Urban Areas shall be prohibited until such time that these areas are brought into the urban boundary through a Regional municipal comprehensive review.

3.1.5 Agricultural System Area

The Agricultural System Area, shown on Schedule A – Town Structure, is an important part of the fabric of the Town of Whitchurch-Stouffville and York Region, supporting a vibrant agricultural community and contributing to the economy, quality of life and natural heritage legacy.

Protecting the agricultural land base comprised of agricultural areas and rural areas creates a robust productive land base for agriculture supporting a sustainable agri-food network. This, along with enabling infrastructure, services and assets, is important to the viability of the sector, ensuring that residents have access to a safe and secure food supply.

- .1 Agriculture shall be recognized as the dominant land use and is supported by large areas of prime agricultural land in the south, northwest and northeast portions of the Town.

- .2 The agricultural sector and related industries will continue to represent a key economic driver in the Town.
- .3 Agriculture, agricultural-related, and on-farm diversified uses, buildings and structures, home industries and uses that produce value added agricultural products from the farm operation shall be promoted.

3.1.6 Natural Heritage System Area

The Natural Heritage System is identified to conserve biological diversity, maintain ecological functions and sustain ecosystem services that society depends on. Lands

which are identified within the Natural Heritage System are shown on Schedule A – Town Structure and include:

The Town’s Natural Heritage System will support and be consistent with the York Region Official Plan and the York Region Greenlands Strategy.

The Town will:

- .1 Apply a systems approach to implementing the Region’s Greenlands System.
- .2 Prohibit development and site alteration within the Core Areas of the Region’s Greenlands System.
- .3 Define and protect locally significant wetlands, animal habitats, Areas of Natural and Scientific Interest, significant valleylands, and significant woodlands.
- .4 Apply buffers/vegetation protection zones to be consistent with Provincial guidance.
- .5 Recognize the need for appropriate and enhanced buffers for the variety of natural features, functions, and habitats that comprises the Town’s natural heritage system.
- .6 Consider integration with recreation areas, trails, and open spaces, and strategic use of trails and corridors for infrastructure including broadband.
- .7 Encourage, where appropriate, the creation of natural corridor linkages between natural features that will assist in creating and/or restoring a linked natural heritage system for the Town.
- .8 Promote the conservation, enhancement and preservation of the natural environment, and passive recreational uses such as nature viewing and pedestrian trails which will have no negative impact on the natural environmental features and ecological functions of the area.

Oak Ridges Moraine Countryside Area Overlay

- .9 The Oak Ridges Moraine Countryside Area overlay shown on Schedule B – Provincial Plan Areas and Designations recognizes areas identified in the Oak Ridges Moraine Conservation Plan as areas of rural land use such as agriculture, recreation, hamlets, mineral aggregate extraction operations, parks, and open space. However, in cases of conflict, the policies of Section 13 of the Oak Ridges Moraine Conservation Plan will prevail.

- .10 The purpose of the Oak Ridges Moraine Countryside Area overlay is to encourage agriculture and other rural uses that support the Town’s objectives by:
- a) Protecting prime agricultural areas;
 - b) Promoting and protecting agricultural and other rural land uses and normal farm practices;
 - c) Maintaining the rural character of the Rural Settlements;
 - d) Protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change; and,
 - e) Maintaining existing public service facilities and adapting them, where feasible, to meet the needs of the community.

Oak Ridges Moraine Natural Core Area Overlay

- .11 The Oak Ridges Moraine Natural Core Area overlay shown on Schedule B – Provincial Plan Areas and Designations recognize areas identified in the Oak Ridges Moraine Conservation Plan as areas with a high concentration of Key Natural Heritage features, Hydrologically Sensitive features, or landform conservation areas.

3.2 Managing Growth

The Town is growing quickly. Based on the Region’s Official Plan, the Town of Whitchurch-Stouffville is expected to be home to 88,100 residents and accommodate 34,600 jobs by 2051. York Region prepares these forecasts using an integrated and comprehensive approach with infrastructure planning. This approach included an analysis of water and wastewater, transportation, environmental and financial impacts.

This Official Plan provides for a comprehensive approach to growth management that considers the economic, environmental and social impacts of growth. To achieve financial sustainability, an agile integrated growth management approach is required that fully integrates infrastructure and financial planning with land use planning.

The Town, with its vast natural landscapes and opportunities for strategic growth, has the potential to emerge as a leader in planning for growth through implementing specific policies to ensure a coordinated and balanced approach to meeting the future needs and desires of the



What is Growth Management?

Growth Management includes strategies and tools to help guide the type, intensity, location and timing of new development.

community. The Town will update its growth allocations and targets to conform to the Region's new Official Plan, when adopted.

3.1.1 Growth Management

The growth management strategy in this section forms the basis for all land use planning and development decisions in the Town of Whitchurch-Stouffville. Growth management includes strategies and tools to help guide the type, intensity, location and timing of new development. It implements Provincial and Regional policy direction on where and how to grow and is aligned with the Official Plan Guiding Principles and the overall vision for Whitchurch-Stouffville.

The Town's Urban Area (Stouffville) and the Community Areas (Ballantrae, Musselman Lake, Vandorf, and Gormley) are the primary settlement areas of the Town. The Community of Stouffville will be the focus of accommodating the projected increases in population and employment.

The growth management strategy works with and supports other components of the Official Plan to ensure appropriate levels of growth are directed to locations where it can be accommodated over the long-term. This includes consideration of land use compatibility, community impacts and benefits, and the optimal use of infrastructure such as community services and facilities, transit, water, and wastewater.

The Town will:

- .1 Integrate growth management such that land use, financial and infrastructure planning achieve compact development patterns, promote the development of complete communities, optimize investments, provide for environmental sustainability, and minimize land consumption and servicing costs.
- .2 Ensure that the required capital expenditures to provide services for development and infrastructure improvements are paid for in an equitable and appropriate manner.
- .3 Strive to maintain fiscal sustainability and integrity by managing its financial resources, assessing the fiscal impact of planning decisions and by undertaking development in a fiscally responsible manner.
- .4 Encourage and support the development of a broader range of housing and employment options to achieve the 2051 population and employment forecasts for the Town.
- .5 Advance the Town's reputation for being a vibrant and growing municipality, with access to a wide range of recreational opportunities within the Town and surrounding countryside in order to achieve the 2051 population and employment forecast.

- .6 Ensure a high rate of growth is aligned with a responsible framework for managing growth that contemplates appropriate densities and intensification opportunities and efficiently utilizes land.
- .7 Prioritize its efforts to encourage and promote residential, office and mixed-use development where the potential is highest.
- .8 Concentrate growth in the Town's settlement areas, notably focused on the Community of Stouffville.
- .9 Implement various tools for monitoring housing growth, including comprehensive and interactive growth tracking models to monitor population, housing and employment growth as well as performance measures by planning policy area, settlement area and small geographic unit on an annual basis.
- .10 Promote community-based or population-related employment sectors, including retail trade, accommodation and food, and other service sectors.
- .11 In consultation with the Region, monitor available sewage treatment and water capacity in relation to the forecasted growth and observed development activity.
- .12 Provide and maintain continuous Employment Area lands in order to protect fragmentation and improve attractiveness to a variety of employment sectors and business sizes.
- .13 Protect Employment Areas in proximity to major transportation corridors and goods movement infrastructure to ensure businesses have access to a transportation network that safely and efficiently moves goods and services. Consideration should be given to protecting strategically important land for future employment purposes in Whitchurch-Stouffville to accommodate growth beyond the Town's Official Plan horizon, including potential future Employment Areas along the Highway 404 corridor.
- .14 Maintain or improve the employment function and job potential of Employment Areas.
- .15 Limit and/or mitigate land-use incompatibilities where necessary.
- .16 Regularly monitor employment land absorption and employment density levels.
- .17 Strive to maintain a five-year supply of shovel-ready Employment Area lands.

3.1.2 Intensification Targets

Accommodating growth through appropriate intensification is an approach to growth management that is rooted in sustainability. Intensification, as defined in this Plan, refers to development at a higher density than currently exists, including redevelopment, development of vacant/underutilized sites in previously developed areas, infill, and the expansion or conversion of existing buildings.

Intensification best ensures that development will optimize the use of infrastructure and can contribute to more vibrant community building and sense of place. Intensification will occur in a manner that meets other important planning objectives, such as ensuring compatibility and maintaining character and servicing for existing neighbourhoods and communities.

In addition to residential intensification, compatible employment uses that represent a greater intensity of use and create jobs within Whitchurch-Stouffville will also be encouraged, subject to the policies of this Plan. Where permitted, some forms of mixed-use development will include commercial and/or institutional uses and associated employment.

York Region has allocated a total of approximately 3,600 new households (approximately 120 annually) across the Town’s built-up area between 2021 and 2051. In terms of absolute housing growth, this planned housing intensification target is marginally higher than the achieved level of annual residential building permit activity (new units only) within the B.U.A. (1,150 units per year) between 2011 and 2020. It is noted that the 26% residential intensification target for Whitchurch-Stouffville is a minimum and does not impede greater levels of intensification should demand exist, in particular for higher- density forms of development.

Whitchurch-Stouffville is also served by a well-established GO rail commuter system centred around the Stouffville GO and Old Elm GO MTSAs. Provincial policy directs growth to MTSAs through intensification within locations along Priority Transit Corridors, areas which are required to meet a minimum density target of 150 jobs and persons per ha. Whitchurch-Stouffville MTSAs represent a significant opportunity to accommodate future population and employment growth in a more diversified capacity and at densities that will support higher-order transit and more mixed-use and walkable neighbourhoods.

The Town will:

- .1 Direct growth in accordance with the following intensification hierarchy:



Intensification

The development of a property, site, or area at a higher density than currently exists through development, including the reuse of brownfield sites; the development of vacant or underutilized lots within previously developed areas; infill development; and the expansion or conversion of existing building (PPS, 2020).

- a) Regional Centres;
 - b) Major Transit Station Areas;
 - c) Regional Corridors; and,
 - d) Local Centres and Corridors.
- .2 Achieve the following minimum intensification targets annually within the built-up area:
 - a) 50% of all residential development between 2021 to 2041; and,
 - b) 25% of all residential development from 2041 to 2051 in the Town's built up area.
 - .3 Plan for a minimum intensification rate of 25%, which equates to 4,200 residential units through 2051.
 - .4 Implement a Designated Greenfield Area density target of 50 people and jobs per hectare.
 - .5 Implement a New Community Area density target of 65 people and jobs per hectare.
 - .6 Achieve an Employment Area density target for core lands of 35 jobs per hectare; and an overall density target of 50 jobs in Gormley.
 - .7 Support a shift towards higher- density housing forms in built-up areas, through compact development, investment in the public realm, and mobility and community amenities to support higher density, urban living.
 - .8 Strengthen policies to encourage a more compact form and a mix of uses and densities, and establish and implement phasing policies.
 - .9 Encourage intensification of existing Employment Areas and implement opportunities for infill and redevelopment in mature Employment Areas.
 - .10 Ensure that planning policies and regulations are supportive of intensification initiatives and the economic objectives of the Town to facilitate development where fiscally sustainable.
 - .11 Promote a built form and scale of development within major transit station areas shall further support and implement the Regional intensification hierarchy;
 - .12 The dwelling mix and average household sizes allowed in any given development will be established at the time of development application,

and will be supported by a planning study that demonstrates how the proposal contributes to achieving the Town's density targets;

- .13 Promote and encourage the further intensification of Employment Areas provided that the scale and type of intensification is consistent with the planned function of the area;
- .14 Require flexible and adaptable employment lands planning and design, including street patterns and building siting and design that will allow for future redevelopment and intensification, by siting buildings in a manner that considers potential building expansion and building infill opportunities on the site; and,
- .15 Conduct a 5-year review of employment lands to accommodate employment land intensification.

3.1.3 Phasing of Growth

To achieve the growth forecasts established in this Plan and by the Region new and existing communities must develop as complete communities with a variety of services to create healthy, liveable places. These include human services and capital infrastructure, such as roads, transit and water/wastewater systems. While the timing of delivery for services can vary, the phasing policies of this Plan and co-ordination with the Region and agencies will ensure the effective delivery of services and encourage orderly, sustainable growth.

Whitchurch-Stouffville has a number of intensification and emerging growth areas. These areas provide an abundant supply opportunity for intensification and greenfield development within the Town; however, capacity and market demand are not homogenous. Certain areas have the capacity to play a more significant role in accommodating growth.

The phasing of growth allows the Town to sequence development in identified nodes 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.

The Town will:

- .1 Ensure that the timing and progression of development of new neighbourhoods that:
 - a) Is orderly and provides for a logical extension of services;
 - b) Makes efficient use of existing infrastructure and services;
 - c) Provides for a contiguous and compact form of development; and,
 - d) Ensures that the provision of infrastructure occurs in a coordinated and economically viable manner.

- .2 Require that development phasing to be addressed as a component of a development application or comprehensive development plan;
- .3 Support investment to enable growth, specifically recognizing that the important roles of MTSAs and emerging growth areas;
- .4 Ensure approval of a subsequent phase/preceding phase for new community areas shall be considered at such time as the phase:
 - a) Is 75% registered;
 - b) Incorporates an adequate provision of local municipal community services such as libraries and schools;
 - c) Provides an appropriate balance of jobs; and,
 - d) Contains 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.
- .5 Plan for a settlement area boundary expansion, in accordance with approvals and direction provided by the Province and York Region; and,
- .6 Implement phasing policies that require the servicing of greenfield employment lands prior to, or in parallel with, the servicing and development of Community Area settlement area boundary expansion lands.

3.3 Moving People & Goods

The Town of Whitchurch-Stouffville has developed a mobility system and associated policies to ensure that both people and goods can safely and efficiently move across the Town and York Region. These policies should be read in conjunction with the Town's Transportation Master Plan (TMP) and Active Transportation Servicing Plan (ATSP), as amended, and the Region's Transportation Master Plan.

The Town will have a multimodal transportation system that is safe, equitable, convenient, economical, efficient, low-carbon and sustainable for the movement of people and goods. The transportation system will be well-integrated with the envisioned land use designations and development within the Town and adjacent municipalities.

To achieve more sustainable transportation practices and reduced reliance on single-occupant vehicles in the future, the Town has devised policies to provide an integrated, diverse transportation system for all residents and businesses that is safe, convenient,

affordable, efficient, minimizes environmental impacts, and manages future demand and congestion. This is a critical component of complete and healthy communities.

3.3.1 Sustainable & Active Transportation

Active transportation is any form of human-powered transportation, such as walking, bicycling, using a wheelchair, in-line skating, skateboarding, skiing, canoeing, and more. Walking and cycling are among the most popular forms of active transportation.

The sustainable and active transportation policies provided in this Plan will enhance the Town's mobility systems using a "people and transit first approach" to connect land use and transportation planning. This includes planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

A focus on sustainable and active transportation provides the ability to reduce the impacts of climate change from dependency on the automobile, while also recognizing active transportation as a healthy lifestyle shift toward more sustainable transportation modes for daily needs.

The Town will:

- .1 Implement an active transportation system, identified on Schedule P – Active Transportation Plan, that incorporates comfortable and accessible pedestrian and cycling facilities that meet the needs of residents and workers, including children, youth, seniors and people of all abilities.
- .2 Recognize the importance of active transportation as a healthy lifestyle shift toward more sustainable transportation modes for daily needs in the Town's Settlement Areas.
- .3 Implement, monitor, and regularly update the Active Transportation Servicing Plan.
- .4 Promote active transportation modes in collaboration with relevant jurisdictions and agencies by implementing infrastructure elements and requiring active transportation systems for new developments that include but are not limited to:
 - a) Provisioning for safe and convenient active transportation facilities such as sidewalks, multi-use paths, trails, cycling infrastructure, and bicycle parking for all development applications;
 - b) Establishing Site Plan control requirements to improve pedestrian and cycling connectivity at and between a site;
 - c) Building safe active transportation facilities that make connections between Urban, Community, and Hamlet Areas;

- d) Designing sidewalks and cycling facilities to remain consistent with Accessibility for Ontarians with Disabilities Act standards to achieve a barrier-free network accessible for all ages and abilities;
 - e) Providing a degree of separation for bicycle facilities where applicable;
 - f) Providing bike parking and storage facilities at transit terminals and MTSAs;
 - g) Providing safe pedestrian and cycling facilities in the vicinity of transit stops and stations;
 - h) Provisioning for pedestrian facilities on all existing, new and reconstructed roads during the review of development applications and as part of road construction and reconstruction projects, while also considering the impact to the character of the community and surrounding land uses and design;
 - i) Adopting requirements for minimum bicycle parking spaces, bicycle storage facilities and other active transportation amenities, such as showers and change rooms, in conjunction with all high/medium density residential developments, employment nodes and other appropriate locations;
 - j) Integrating active transportation facilities where possible when designing and constructing/reconstructing roads, bridges, and intersections; and,
 - k) Ensuring that all active transportation facilities meet or exceed industry safety standards, and are supported through appropriate design, signage and consistent safety enforcement.
- .5 Focus on improvements to connections and conditions based on the Town’s Sidewalk Prioritization Policy and Scoring identified in the Active Transportation Servicing Plan, as amended from time to time.
- .6 Work with the Region, schoolboards, employers, and the private sector to provide safe and accessible active transportation routes to workplaces, schools, community infrastructure including community centres, parks, trails and open space, transit, and other important community destinations.
- .7 Work will all levels of government, non-governmental community groups, and the private sector on initiatives and educational programs that promote the use of active transportation to increase its mode share within the Town and across the Region.
- .8 Encourage the development of a system of active transportation facilities to link public open spaces, parks, and trails, community centres, public washrooms, and the transportation network in a manner that enhances the quality of life for residents, businesses and visitors.

- .9 Implement active transportation facilities on utility corridors, and major open space areas, to benefit both use of public lands and to complement recreational uses within or adjacent to these areas in the Town's settlement areas;
- .10 Ensure that public services facilities are accessible and co-located, or within community hubs, where appropriate. Facilities shall be in close proximity to where people live and work and have active transportation linkages to public transit.

3.3.2 Transit-Oriented Development

Transit-oriented communities are higher density, mixed-use development that is connected, next to or within a short walk of transit stations and transit stops. This approach is centred on creating vibrant, livable, sustainable communities through the creation of compact, walkable, pedestrian-oriented, mixed-use communities centered around transit stations, including the Town's Major Transit Station Areas. This makes it possible to live a lower-stress life without complete dependence on a car for mobility and daily needs.

The Town will:

- .1 Implement minimum density targets applicable to the Town's Major Transit Station Areas, as delineated in this Plan and by the Region.
- .2 Actively encourage the design and built form of new development and redevelopment to be transit-oriented, compact, and active transportation friendly. The following design and development considerations should be contemplated for all public and private sector development, where appropriate:
 - a) Building placement should reinforce a continuity of built form and definition of the public realm at the street edge;
 - b) Access to transit within walking distances of the places where people live, work, and of major destinations in the Town;
 - c) Service-oriented and institutional uses, such as schools, banks, medical offices and libraries are located in area with frequent transit service;
 - d) Main entrances of buildings should be oriented to the street;
 - e) Seamless connections are provided between transit stops, especially those with shelters, to sidewalks and buildings; and,
 - f) Provide continuous lighting at a pedestrian scale along sidewalks (e.g., not exclusively illuminating the street).

- .3 Consider transit-oriented parking requirements, including lower minimum parking requirements as well as maximum parking requirements, in Major Transit Station Area designations.
- .4 Work with the Region and other levels of government to require that decisions on transit planning and investment expand transit service to areas that have achieved, or will be planned to achieve, transit-oriented residential and employment densities, together with a mix of residential, office, institutional and commercial development, wherever possible.
- .5 Discourage low density, auto-oriented land uses on sites that have transit-oriented development potential.

3.3.3 Complete Streets

The concept of complete streets captures the idea that streets must be planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists. Using a complete streets approach to roadway design, reconstruction, and refurbishment will ensure that the needs and safety of all road users are considered when planning and building the street network. While not every type of use or user may be accommodated on every street, the goal is to build a well-functioning street network that supports and sustains a high quality of life for the Town's current and future residents.

Complete streets ensure that social, economic, and environmental priorities are integrated in street planning and design. This assertive approach to defining a vision through complete streets for the design of public and private spaces is further incentivized through committed funding to promote innovation and excellence.

The Town will:

- .1 Implement a complete streets approach to planning, design, and maintenance of streets so they are safe for users of all ages and abilities, including pedestrians, cyclists, public transportation users, motorists, and goods movement. Complete streets should provide:
 - a) A more equal division of the public right-of-way for alternative modes of transportation, such as cycling, and walking;
 - b) Transit shelters and waiting areas for future transit stops that are accessible to all users, where appropriate;
 - c) Infrastructure supporting all forms of active transportation; and
 - d) Attractive landscaped boulevards and streetscapes, including opportunities for low impact development measures and other green infrastructure.
- .2 Increase access to safe, accessible, and attractive complete streets, that promote walking and cycling opportunities and transit options, and

expand incentives for the use of zero-emissions vehicles and infrastructure.

- .3 Improvements, road reconstruction and standards will be implemented and in accordance with Town's Transportation Master Plan, and consideration of complete streets, including the needs and requirements of all forms of transportation and active transportation users, automobiles, commuter rail, and goods movement vehicles.
- .4 Consider preparation and implementation of a complete streets guide that may outline statutory requirements, planning policy, and project delivery procedures to facilitate multimodal travel.
- .5 Work with the Region and agencies that provide transit within the Town to facilitate improved inter-modal linkages between and within communities and surrounding areas and other jurisdictions.
- .6 Explore the development of wayfinding opportunities for the Town's transportation network, including parks, trails and open spaces, in collaboration with the Region, Conservation Authorities, and local community groups.

3.3.4 Safe Streets and Vision Zero

Vision Zero is the belief that everyone has the right to move safely in their communities, and that system designers and policy makers share the responsibility to ensure safe systems for travel. Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all.

Vision Zero puts forth a multidisciplinary approach to achieving the vision for road safety, bringing together diverse and necessary stakeholders to address this complex problem. Vision Zero acknowledges that many factors contribute to safe mobility, including roadway design, speeds, behaviors, technology, and policies, and sets clear goals to achieve the shared goal of zero fatalities and severe injuries.

The Town will:

- .1 Advance and support the principles of Vision Zero by:
 - a) Encouraging smaller turning radii to increase pedestrian safety by shortening crossing distances, increasing pedestrian visibility, and decreasing vehicle turning speed;
 - b) Designing roads to influence drivers to operate at the safe operating speed (e.g., install narrow lane widths, edge lines, curb and gutter, on-street parking, etc.);

- c) Explore and potentially implement enforcement techniques that uses sensors to record images of motor vehicles that are travelling above a specified threshold or running red lights at intersections;
- d) Encourage the installation of centre medians to prevent head on collisions in appropriate locations, such as the Downtown;
- e) Encourage the installation of hazard markers on poles and other obstacles that are located near the edge of the travel lanes. The signs warn drivers, especially commercial vehicles, during the night to give clearance to poles or hazards;
- f) Incorporate plant vegetation and install fencing alongside roadways that are at high risk for drifting snow;
- g) Construct new pedestrian refuge islands to support mid-block transit stops; and,
- h) Install road catch basins to be recessed behind curb face which allows cyclists to ride closer to the curb without swerving to avoid gratings and potholes around gratings.

3.3.6 Universally Accessible Transit

Universal accessibility is a core component for creating complete communities through promoting the abilities of all people by ensuring all spaces are accessible. This includes pedestrian and transit related realms throughout the Town to support a common sense of safety and belonging by re-evaluating existing spaces and implementing innovative opportunities for future uses.

The Town will:

- .1 Work with the Region to create a comprehensive transportation system consisting of all modes and their related elements which is accessible to all residents and visitors of the Town.
- .2 Design sidewalks and cycling facilities to remain consistent with Accessibility for Ontarians with Disabilities Act standards to achieve a barrier-free network accessible for all ages and abilities.
- .3 The transportation system will be accessible and inclusive of the needs of people with disabilities and older adults by:
 - a) Ensuring that new transit facilities and vehicles are accessible;
 - b) Providing off-street accessible spaces;
 - c) Introducing specialized services throughout the transit system;
 - d) Making existing transit infrastructure more accessible over time; and,
 - e) Prioritizing accessibility in design and decision making.

- .4 Design communities to prioritize active transportation through interconnected and accessible mobility systems. These systems shall prioritize movement of people through development of appropriate pedestrian and cycling facilities and access to transit.
- .5 Pursue ongoing collaboration with the Region to:
 - a) Increase public transit availability and accessibility throughout the Town; and,
 - b) Provide bus bays, transit shelters and bus loops with sufficient lighting and accessibility features.

3.3.7 Goods Movement

For the Town's economy to function competitively, it is vital to maintain an effective, integrated and sustainable network of highways, arterial roads and rail freight lines to facilitate the efficient movement of goods and services.

Goods traffic typically passes through the Town on the highways or by rail. Local freight is mainly transported on the arterial roads, particularly those serving the heavy generators of goods traffic, the employment lands and agricultural areas. The Town's mixed-use neighbourhoods and intensification areas generally require delivery, pick-up and servicing by lighter commercial vehicles, supplemented, in some cases, by internal bicycle and pedestrian courier systems.

Large development sites can require special, interim arrangements for truck and service vehicle access during construction. The through component of truck traffic should be accommodated on the highways and selected arterial roads and directed away from mixed-use neighbourhoods and intensification areas. Encouragement should be given to clustering and containing freight and logistics activities into strategic consolidation centres.

The Town's existing and emerging manufacturing and logistics sectors serve both various markets and require a transportation network that links all modes of goods movement. The Town's transportation system should allow for efficient goods movement that has regard for the sensitivities of residents and different land uses. As the Town continues to grow, it is increasingly important that lands surrounding major goods movement corridors be reserved for employment activities that require heavy truck and rail traffic.

The Town will:

- .1 Work with York Region, Metrolinx, the Province and other agencies to plan for a comprehensive, effective, sustainable and integrated road and rail system of goods movement and service delivery to support the competitive positions of the Town's employment areas and agricultural lands.

- .2 Facilitate and concentrate truck traffic along selected strategic goods movement corridors to support the efficient functioning of employment areas and agricultural lands.
- .3 Consider goods delivery and truck accommodation in the design of site plans, such as the provision of off-street loading facilities for commercial and employment uses and ensure their compatibility with adjacent uses through separation, buffering, and landscaping.
- .4 Develop, where required, specific goods movement and delivery strategies for mixed-use neighbourhoods and intensification areas.
- .5 Consider the regulation of truck delivery times and the implementation of curb-side management strategies to facilitate loading and delivery activities.
- .6 Support the introduction of package drop-off stations in designated Commercial areas, in accordance with the land use policies of this Plan.
- .7 Protect Employment Areas located adjacent to, or in proximity of, goods movement facilities and corridors, including existing and future major highways, for manufacturing, warehousing, and logistics, and appropriate associated uses.
- .8 Discourage the location of land uses sensitive to noise and vibration and safety issues, 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.
- .9 Require heavy truck traffic to locate in areas near and adjacent to Provincial highway interchanges, and to protect land in those locations for that purpose.
- .10 Plan for growth management, including goods movement, to 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.
- .11 Minimize the adverse noise and pollution impacts associated with truck traffic particularly in residential areas through the following measures:
 - a) Through-truck movement to be prohibited on collector and local roads within residential neighbourhoods;
 - b) Activities generating substantial truck traffic will be encouraged to locate near arterials and Provincial highways; and,

- c) Work with the Region and Province to improve connections between arterials, expressways and inter-modal freight facilities to ensure that through traffic is concentrated on major arterials and highways due to their separation from residential areas.

3.3.8 Emerging Technologies

Increased awareness of greenhouse gas emissions linked to transportation as well as sustainability in general is encouraging individuals to choose more sustainable travel behaviours. Car-sharing, ride-sharing, and bike-sharing in particular are emerging as preferable options to the use of single-occupancy vehicles.

These transportation alternatives can be facilitated by the Town's policies, initiatives, and infrastructure by creating designated, comfortable waiting areas to find a bike-share rack, car-share vehicle, or wait for a ride-share driver. The introduction of emerging technologies, including automation, into commercial and passenger vehicles is an exciting development in transportation. The Town must plan for emerging types of transportation while also leveraging new technologies to advance existing systems.

The Town will:

- .1 Recognize and plan for emerging trends and technologies such as micro-mobility (e.g., e-bikes and e-scooters), ride sharing, telecommuting, smart cities, intelligent transportation systems, and autonomous vehicles.
- .2 Support and promote new technologies, including demand responsive transit, offer the potential to extend the reach of transit to lower density and rural communities.
- .3 Prioritize measures to optimize traffic operations and the safety of all, including application of existing and emerging technologies such as connected vehicles, autonomous vehicles, and smart phone technology.
- .4 Explore, research, and establish a strong policy and planning framework to foster the benefits and avoid the potential negative impacts of new technologies and business models, especially as they might affect automobile reliance.
- .5 Explore innovative approaches to traffic management (e.g., vehicle-to-infrastructure technologies) and curbside management (e.g., ride-hailing pick-up/drop-off zones) in light of emerging technologies and business models.
- .6 Work with partners to accommodate emerging space-efficient modes, such as electric bikes and electric scooters, without compromising safety or mobility for other street users.

3.4 Infrastructure

The Town is committed to providing high quality services for residents and businesses to maintain and improve quality of life. This is particularly important as changes to the climate have the potential to impact and disrupt service delivery. Effective service delivery requires that the Town establish a strong policy framework to reduce the demand on infrastructure while expanding and updating existing infrastructure.

The Town supports the Regions approach to a strong policy framework that is responsive and adaptable as service usage patterns continue to change. It is important to ensure that long-term plans for servicing incorporate conservation strategies and the protection of the natural environment including key natural heritage and key hydrologic features.

Together with the Region, the Town will manage our municipal infrastructure so that it creates opportunities, while being effective, affordable and sustainable over the long term. The policies of this Section coordinate the provision of services within the larger planning framework of this Plan.

3.4.1 Infrastructure in the Oak Ridges Moraine Conservation Plan Area

The following policies shall apply to the development and maintenance of infrastructure within the Oak Ridges Moraine Conservation Plan Area.

The Town will:

- .1 Generally permit infrastructure in the Oak Ridges Moraine Conservation Plan Area, including the land use designations of the Oak Ridges Moraine Plan and key natural heritage features and key hydrologic features, provided the infrastructure meets the policies of this Plan and the Oak Ridges Moraine Conservation Plan. The need for a project and conformity with the Oak Ridges Moraine Conservation will be assessed through the Environmental Assessment or other applicable process.
- .2 Prohibit infrastructure to be located in the Oak Ridges Moraine Natural Linkage Area unless:
 - a) The need is demonstrated and there is no reasonable alternative;
 - b) Construction disturbance is kept to a minimum;
 - c) Right of way width is kept to a minimum to meet other objectives such as stormwater management, safety, erosion and sediment control;
 - d) The project allows for wildlife movement;
 - e) Lighting is focused downwards;
 - f) Planning, design and construction keeps adverse effects on the ecological integrity of the Plan Area to a minimum; and,

- g) A single corridor is planned to contain as much infrastructure as possible.
- .3 Prohibit infrastructure located in the Oak Ridges Moraine Natural Core Areas unless:
- a) The requirements above regarding ORM Natural Linkage Areas are met;
 - b) The project does not include and will not include a future highway interchange, transit or railway station in the ORM Natural Core area; and,
 - c) The project is located as close to the edge of the ORM Natural Core Area as possible.
- .4 Prohibit infrastructure in a prime agricultural area unless:
- a) The need is demonstrated and there is no reasonable alternative that could avoid development occurring in a prime agricultural area; and,
 - b) An agricultural impact assessment or equivalent analysis as part of an environmental assessment is undertaken and demonstrates there are no adverse impacts to the prime agricultural area or that impacts will be mitigated to the extent possible.
- .5 That the development of new infrastructure and the upgrading or extension of existing infrastructure, including the opening of a road within an unopened road allowance, is prohibited in a key natural heritage feature or a key hydrologic feature. However, infrastructure may be permitted to cross a key natural heritage feature or a key hydrologic feature if the applicant demonstrates that:
- a) The need for the project has been demonstrated and there is no reasonable alternative;
 - b) The planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the Plan Area to a minimum;
 - c) The design practices adopted will maintain, and where possible improve or restore, key ecological and recreational linkages, including the trail system referred to in Section 39 of the Oak Ridges Moraine Conservation Plan;
 - d) The landscape design will be adapted to the circumstances of the site and use native plant species as much as possible, especially along rights-of-way; and,
 - e) The long-term landscape management approaches adopted will maintain, and where possible improve or restore, the health,

diversity, size and connectivity of the key natural heritage feature or a key hydrologic feature.

- .6 Require that trenches for infrastructure shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.
- .7 Require that an application for major development shall be accompanied by a sewage and water system plan that demonstrates that:
 - a) The ecological integrity of hydrological features and key natural heritage features will be maintained;
 - b) The quantity and quality of groundwater and surface water will be maintained;
 - c) Stream baseflows will be maintained;
 - d) The project will comply with any applicable watershed plan, water budget, water conservation plan, water and wastewater master plan or subwatershed plan;
 - e) The assimilative capacity of receiving lakes, rivers or streams with respect to sewage from surrounding areas will not be exceeded and the attenuation capacity of groundwater with respect to subsurface sewage service systems will not be exceeded; and,
 - f) The water use projected for the development will be sustainable.
- .8 Prohibit construction or expansion of partial services, unless it is necessary to address a serious health concern or environmental concern, or if the construction or expansion was approved and has not expired under the Environmental Assessment Act.
- .9 Require that any application for major development shall be accompanied by a stormwater management plan that:
 - a) Shall provide for an integrated treatment train approach to stormwater management;
 - b) Minimizes stormwater flows and reliance on end-of-pipe controls by using a sequence of measures including source controls, lot-level controls and conveyance techniques;
 - c) Increases the Town's capacity to adapt to climate change; and,
 - d) Is in accordance with any applicable watershed plan.
- .10 Require that every application for development or site alteration shall demonstrate that planning, design and construction practices that protect water resources will be used, including,

- a) Keeping the removal of vegetation, grading and soil compaction to a minimum;
 - b) Keeping all sediment that is eroded during construction within the site;
 - c) Seeding or sodding exposed soils as soon as possible after construction; and,
 - d) Keeping chemical applications to suppress dust and control pests and vegetation to a minimum.
- .11 Require that the minimum standard for water quality to be 80 per cent of suspended solids shall be removed from stormwater runoff as a long-term average, for the purposes of stormwater management.
- .12 Prohibit disposal of stormwater into a kettle lake.
- .13 Prohibit new stormwater management ponds with respect to land in key natural heritage features and key hydrologic features.
- .14 Prohibit new rapid infiltration basins and rapid infiltration columns, as defined in the Oak Ridges Moraine Conservation Plan.

Following the policies of this section for the Greenbelt Plan Area, the following policies shall apply to the development and maintenance of infrastructure within the Greenbelt Plan Area.

The Town will:

- .15 Generally, permit infrastructure in the Natural Heritage System, provided no reasonable alternative exists and that the Natural Heritage Evaluation or Hydrologic Evaluation demonstrates it can be constructed without negative impact and in accordance with the applicable Provincial Plan(s).
- .16 Require that where infrastructure is required to be located in the Natural Heritage System, it shall be located and designed to be minimally impactful and opportunities to facilitate improvement or enhancement to the Natural Heritage System or to provide passive recreational opportunities shall be considered. Infrastructure in the Natural Heritage System shall also be subject to meeting the policies of this Plan and any Provincial Plan requirements, including the policies of Chapter 6.
- .17 Require that the location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside are subject to the following:
- a) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly

Natural Heritage System, traversed and/or occupied by such infrastructure;

- b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
- c) Where practicable, existing capacity and co-ordination with different infrastructure services shall be optimized so that the rural and existing character of the Protected Countryside and the overall hierarchy of areas where growth will be accommodated, as established by the Greenbelt Plan and the Growth Plan are supported and reinforced;
- d) New or expanding infrastructure shall avoid key natural heritage features, key hydrologic features or key hydrologic areas unless need has been demonstrated and it has been established that there is no reasonable alternative;
- e) Where infrastructure crosses the Natural Heritage System or intrudes into or results in the loss of a key natural heritage feature, key hydrologic feature or key hydrologic areas, including related landform features, planning, design and construction practices shall minimize negative impacts on and disturbance of the features or their related functions and, where reasonable, maintain or improve connectivity;
- f) New or expanding infrastructure shall avoid prime agricultural areas in that order of priority, unless need has been demonstrated and it has been established that there is no reasonable alternative;
- g) Where infrastructure crosses prime agricultural areas, an agricultural impact assessment or equivalent analysis as part of an environmental assessment shall be undertaken; and,
- h) New waste disposal sites and facilities, and organic soil conditioning sites are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones.

- .18 Recognize that infrastructure for the agricultural sector, such as agricultural irrigation systems, may need certain elements to be located within the vegetation protection zone of a key natural heritage feature or key hydrologic feature. In such instances, these elements of the infrastructure may be established within the feature itself or its associated vegetation protection zone, but all reasonable efforts shall be made to keep such infrastructure out of key natural heritage features, key hydrologic features and their associated vegetation protection zones.

3.4.2 Infrastructure in the Greenbelt Plan Area

The following policies shall apply to the development and maintenance of infrastructure within the Greenbelt Plan Area.

The Town will:

- .1 Generally, permit infrastructure in the Natural Heritage System, provided no reasonable alternative exists and that the Natural Heritage Evaluation or Hydrologic Evaluation demonstrates it can be constructed without negative impact and in accordance with the applicable Provincial Plan(s).
- .2 Require that where infrastructure is required to be located in the Natural Heritage System, it shall be located and designed to be minimally impactful and opportunities to facilitate improvement or enhancement to the Natural Heritage System or to provide passive recreational opportunities shall be considered. Infrastructure in the Natural Heritage System shall also be subject to meeting the policies of this Plan and any Provincial Plan requirements, including the policies of Chapter 6.
- .3 Require that the location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside are subject to the following:
 - a) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly Natural Heritage System, traversed and/or occupied by such infrastructure;
 - b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
 - c) Where practicable, existing capacity and co-ordination with different infrastructure services shall be optimized so that the rural and existing character of the Protected Countryside and the overall hierarchy of areas where growth will be accommodated, as established by the Greenbelt Plan and the Growth Plan are supported and reinforced;
 - d) New or expanding infrastructure shall avoid key natural heritage features, key hydrologic features or key hydrologic areas unless need has been demonstrated and it has been established that there is no reasonable alternative;
 - e) Where infrastructure crosses the Natural Heritage System or intrudes into or results in the loss of a key natural heritage feature, key hydrologic feature or key hydrologic areas, including related

landform features, planning, design and construction practices shall minimize negative impacts on and disturbance of the features or their related functions and, where reasonable, maintain or improve connectivity;

- f) New or expanding infrastructure shall avoid prime agricultural areas in that order of priority, unless need has been demonstrated and it has been established that there is no reasonable alternative;
- g) Where infrastructure crosses prime agricultural areas, an agricultural impact assessment or equivalent analysis as part of an environmental assessment shall be undertaken; and,
- h) New waste disposal sites and facilities, and organic soil conditioning sites are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones.

- .4 Recognize that infrastructure for the agricultural sector, such as agricultural irrigation systems, may need certain elements to be located within the vegetation protection zone of a key natural heritage feature or key hydrologic feature. In such instances, these elements of the infrastructure may be established within the feature itself or its associated vegetation protection zone, but all reasonable efforts shall be made to keep such infrastructure out of key natural heritage features, key hydrologic features and their associated vegetation protection zones.

3.4.3 Sustainable Infrastructure & Low Impact Development (LID)

Low Impact Development (LID) is an innovative approach to stormwater management that seeks to manage rain and other precipitation to mitigate the impacts of increased runoff and stormwater pollution. It includes a set of site design strategies and small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of stormwater.

Utilization of Low Impact Development can provide several co-benefits to the Town's environmental, social, and economic sustainability and is therefore supported through the policies of this Plan.

The Town will:

- .1 Consider Low Impact Development technologies and practices early in the development review and infrastructure planning processes, so that Low Impact Development may be given thoughtful consideration throughout the planning and design processes. For example,

consideration should be made to establishing a suitable right-of-way that permits bioswales and other features, where appropriate.

- .2 Incorporate Low Impact Development practices and technologies on municipal lands and as part of Town operations to deal with problems related to urban stormwater runoff including erosion, sedimentation and pollution, where appropriate.
- .3 Encourage attractive landscapes and boulevards in public and private development where roads or streets incorporate Low Impact Development, including natural and human-made elements such as trees, green walls, and low impact development stormwater infrastructure that provide ecological and hydrological functions and processes.
- .4 Promote and protect green infrastructure and Low Impact Development that helps to increase resilience to climate impacts and recognize Low Impact Development as an important component of complete streets.
- .5 Consider and encourage Low Impact Development features in the design of surface parking areas.
- .6 A Low Impact Development evaluation may be required by the Town as part of stormwater management plans as part of major development, as defined by this Plan. This evaluation shall be prepared by a qualified professional to the satisfaction of the Town and local Conservation Authority prior to any planning approvals or the issuance of permits under the regulations passed through the Conservation Authorities Act. If required, the Low Impact Development evaluation may require the applicant to:
 - a) Demonstrate that the quality and quantity of surface and groundwater in the area will be maintained and/or enhanced using low impact development techniques;
 - b) Demonstrate that there will be no negative impacts on any ecological function or aquatic feature that depends on the contributing surface or groundwater, including wetlands, watercourses, and fish habitat; and,
 - c) Demonstrate that the development is in accordance with all relevant legislation and policy.

3.4.4 Water and Wastewater

Water and wastewater servicing are essential components of our infrastructure, providing basic human services. Systems must be designed for reliability and resiliency, by anticipating risks and issues and integrating solutions into the design. Systems must

also be designed and delivered in a manner that is financially responsible for the Town. The provision of water and wastewater servicing requires close coordination between the Town, the Region and other stakeholders to support the Town's growth over the long term.

The Town will:

- .1 Undertake a review of the Town's Water and Wastewater Master Plan to ensure conformity and consistency with Provincial and Regional requirements and best practices.
- .2 Work closely with York Region to plan sewer and water services to support growth within the horizon of this Plan and that may consider needs beyond the horizon of this Plan.
- .3 Direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal local and regional sewage services and municipal water services.
- .4 Ensure that sewer and water systems are planned and commissioned in a manner that:
 - a) Can be sustainable by the water resources upon which such services rely;
 - b) Prepares for the impacts of a changing climate;
 - c) Is feasible and financially viable over the lifecycle; and,
 - d) Protects human health and safety and the natural environment.
- .5 Ensure that all improvements or new water and wastewater infrastructure systems conform with the Growth Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, and the Lake Simcoe Protection Plan, where applicable.
- .6 Ensure coordination with land use approval and local and Regional infrastructure master plans and capital plans, including but not limited to the Region's Water and Wastewater Master Plan.
- .7 Work with the Region to eliminate inflow and infiltration into wastewater systems as much as possible and require proponents of new developments to similarly explore and implement measure that will reduce or preferably eliminate inflow and infiltration into wastewater systems.
- .8 Ensure that infrastructure corridors (existing and proposed) that have been or will be identified through an Environmental Assessment process shall be protected to support growth within and beyond the horizon of this Plan.

- .9 Ensure that any development proposed in proximity of wastewater treatment facilities shall be compatible with the facilities through the establishment of appropriate setbacks or buffer areas, in accordance with Provincial guidelines.
- .10 Prohibit the establishment of new municipal sewage treatment plants in the Lake Simcoe watershed unless:
 - a) The new plant is intended to replace an existing municipal sewage treatment plant; or
 - b) The new sewage treatment plant will provide services to development on partial services or development where one or more subsurface sewage works on on-site sewage systems are failing.
- .11 Prohibit the development of new non-municipal (private) sewage treatment plants in the Lake Simcoe watershed unless the person applying to establish the plant can demonstrate that:
 - a) The plant will result in a net reduction of phosphorous loadings to the watershed from the baseline conditions for the property that would be serviced by the new plant; or,
 - b) The undertaking that the plant will serve will not add phosphorous phosphorus loadings to the Lake Simcoe watershed.
- .12 Ensure that new on-site sewage system or subsurface sewage works shall not be permitted within 100 metres of any lakes or permanent stream in watersheds identified by the Conservation Authorities unless:
 - a) It serves an agricultural use, agricultural-related use, or public open space use;
 - b) It replaces or expands capacity of an existing system that would serve a use that would have been permitted by the applicable zoning; or
 - c) It relates to development of a single detached dwelling which was permitted by the applicable zoning by-law on the effective date of this Plan.
- .13 Promote safe and effective maintenance of individual private wastewater systems in order to protect groundwater and surface water quality.

3.4.5 Stormwater Management

Infrastructure is needed to provide clean water to all residents and visitors, to manage sewage and stormwater, and treat it before it goes into bodies of water. Water and

wastewater services are important foundations for growth, as well as for maintaining the quality of life.

In the face of climate change, there is an increased emphasis on the need to provide sustainable stormwater management solutions, as increased frequency and intensity of storm events will pose a greater burden on infrastructure.

The policies of this section provide for planning for new stormwater management facilities based on comprehensive watershed/subwatershed plans. The Town of Whitchurch-Stouffville emphasizes an approach to stormwater management that sets out innovative stormwater solutions that are to be considered at the lot level, during conveyance and at the end-of-pipe stage.

The Town will:

- .1 Develop a comprehensive Stormwater Management Master Plan that will:
 - a) Provide a road map and framework for future development, existing infrastructure, and the operation and maintenance of stormwater infrastructure;
 - b) Consider climate change adaptation and building community resiliency, as well as assessing and managing infrastructure vulnerability; and,
 - a) Ensure compliance and alignment with applicable regulations and Acts, including but not limited to the Lake Simcoe Protection Plan, the Greenbelt Plan, and the Oak Ridges Moraine Conservation Plan.
- .2 Stormwater management works will be built, maintained, and financially sustained for the life of the asset in accordance with applicable legislation and guidelines to ensure they function as designed.
- .3 Require the preparation of comprehensive master environmental servicing plans, or appropriate technical studies, as a component of secondary plans and major development or re-development to protect ground and surface water quantity and quality based on applicable guidelines, policies and best practices. These plans should generally include:
 - a) A characterization of existing environmental conditions on a sub-watershed basis, consistent with any relevant sub-watershed evaluations, if available;
 - b) An evaluation of the cumulative environmental impact of stormwater from existing and planned development;
 - c) An evaluation of change to the water balance;

- d) A determination of the effectiveness of existing stormwater management works at reducing the negative impacts of stormwater on the environment, including consideration of the potential impacts of climate change on the effectiveness of the works;
 - e) An examination of any stormwater retrofit opportunities that have already been identified by the municipality or the Conservation Authority for areas where stormwater is uncontrolled or inadequately controlled;
 - f) The identification of additional stormwater management retrofit opportunities or improvements to existing stormwater management works that could improve the level of treatment within a particular settlement area;
 - g) A description of existing or planned programs for regular maintenance of stormwater management works;
 - h) An identification of the recommended approaches for stormwater management, including low impact development, as per the policies of this Plan; and,
 - i) An implementation plan for the recommended approaches.
- .4 All public and private development will require stormwater servicing and will be designed to:
- a) Prevent the loss of life, personal injury, and property damage;
 - b) Fulfill water quality objectives, in compliance with provincial and federal requirements;
 - c) Control erosion and sedimentation within natural watercourses;
 - d) Minimize on-site and downstream flooding;
 - e) Manage urban runoff using a treatment train approach to stormwater management with emphasis on source and conveyance controls;
 - f) Manage overland flow routes;
 - g) Maintain or enhance the flow regime in receiving watercourses;
 - h) Maintain pre-development ecologically based water balance;
 - i) Provide amenity spaces that are integrated into the design of neighbourhoods, development sites, parks, trails, and open spaces;
 - j) Promote innovation by encouraging green infrastructure, stormwater attenuation, re-use, and Low Impact Development;
 - k) Build community resilience through consideration of future climates within stormwater design;
 - l) Strive to reduce the potential for future flooding events through pro-active stormwater management; and,
 - m) Manage stormwater as a resource.

- .5 Encourage all new development to utilize generally accepted best practices in stormwater management, which will be the highest level determined to be technically feasible. Low Impact Development will be required in accordance with Provincial requirements and guidelines.
- .6 Consider the requirement of a preliminary phosphorus budget as part of a functional servicing report or other study for Major Development, including development greater than 500 square metres in impervious surface area. The budget shall be required to demonstrate that the phosphorous load from the development will be reduced to zero. Where a development cannot meet the zero phosphorous target, the Town may require phosphorous offsetting through a development agreement, conditions of approval or other mechanisms.
- .7 Support and work in partnership with the Region, the Province, the Conservation Authorities, and other agencies in the implementation of stormwater management initiatives and guidelines which protect drinking water supplies and the natural environment.
- .8 Consider updates to development standards and guidelines which reflect best practices in stormwater management, innovative approaches and flexibility in lot grading, ditches, curbing, road and driveway surfaces, road widths and the use of open space as detention ponds.
- .9 Manage stormwater quality and quantity to avoid, minimize, or mitigate stormwater runoff volume, contaminant loads and impacts to receiving water courses.
- .10 Support temporary ponding on flat roofs and the creation of green roofs in high-density residential, select institutional, commercial and industrial developments. Parking lot detention storage areas may be considered in these types of development.
- .11 Design stormwater management and retention facilities, including ponds and swales, to be naturalized, as necessary, and incorporated into the overall fabric of the Town to the extent possible, through the use of low impact development techniques and future-proofed for the worsening impacts of climate change.
- .12 Ensure the design of new stormwater management facilities reduces the risk of contaminating drinking water, and where possible directs the discharge of stormwater outside of Wellhead Protection Areas, where the activity would be a significant drinking water threat. Stormwater management facilities will be naturalized and integrated with open spaces and trails, where safe and possible.

- .13 Landform alteration including the leveling of hills and crossings of watercourses will be avoided to the extent possible, to encourage a built fabric that is harmonious with the natural landscape.
- .14 In addressing stormwater management, the maintenance, or possible enhancement of baseflow is an important element, given the coldwater conditions of the streams.
- .15 Prohibit stormwater management practices and all of their components within key the natural heritage system features, key hydrologic features and their vegetative protected zones.

3.4.6 Community Specific Servicing Requirements

In addition to the wastewater and stormwater servicing policies of this Plan, the following policies apply to each specific Community, as delineated in this Official Plan.

Community of Stouffville

The Community of Stouffville is presently serviced by a range of municipal and private sewage systems, a municipal water supply and distribution system, and a variety of storm drainage works and storm sewers.

The servicing strategy for the Community of Stouffville reflects the need to protect the long-term water supply and to adopt current environmentally sound stormwater management practices that are resilient to the impacts of a changing climate.

Water Supply and Distribution System

- .1 The Town will continue its ongoing program for the upgrading and rehabilitation of the existing water distribution system based on the 1991 study by Giffels, and any updates to that study.
- .2 The Town will work with the Region or other designated authority to expand the water supply works which serve the Community of Stouffville, if required, to provide for additional population beyond the capacity of the existing water supply works. This may involve connection to the Markham trunk water system, as aquifer capacity may not be available beyond the proposed development of Wells No. 4 and 5.

Municipal Water Service

- .3 All new development in the Community of Stouffville will be required to be serviced by the municipal water supply and distribution system subject to available capacity.
- .4 Existing development may continue on private water services until the municipal water supply and distribution system is extended, at which time lots on private water services shall be encouraged to connect to the water system.

Sewage Collection System

- .5 The Town will continue its ongoing program for the upgrading and rehabilitation of the existing sewage collection system based on the 1991 study by Giffels, and any updates to that study.

Sewage Treatment Facility

- .6 The Town's sewage system is connected to the York Durham Sewer System (YDSS) which provides sewage treatment capacity.

Municipal Sewage Service

- .7 All new development in the Community of Stouffville will be serviced by the municipal sewage collection and treatment system subject to available capacity.
- .8 Existing development may continue on private sewage disposal systems until the municipal sewage collection and treatment system is extended, at which time lots on private services shall be encouraged to connect to the sewage collection and treatment system.

Stormwater Management for Existing Development

- .9 The Town will consider undertaking a separate study, or including in any Functional Servicing Study, a review of existing storm water facilities to establish a long-term plan for their improvement or replacement, as required, to ensure that they maintain environmental and ecological integrity and provide a net benefit to the environment to the extent practical.

Stormwater Management for New Development

- .10 Stormwater from any proposed development will generally be treated and retained on site or within a specific area approved by the Town.
- .11 Water quality and quantity criteria shall be to the satisfaction of the Town, in consultation with the Conservation Authority. Where intensification is proposed, individual lot level approaches shall be required where feasible, including measures such as reduction of impervious areas, cisterns, porous or permeable pavement, green roofs and bioswales.

New Stormwater Management Facilities

- .12 Prior to the approval of a plan of subdivision, a Functional Servicing Study must be prepared in accordance with the policies of this Plan. The study will address a plan for drainage and stormwater management and must be consistent with the Environment Conservation Strategy policies of this Plan.
- .13 Notwithstanding any other policies of this section, stormwater management will conform to the policies of the Oak Ridges Moraine Plan, particularly Sections 45 and 46 (Refer to Appendix ORM IV).
- .14 The policies of Section 6.2 of this Official Plan with respect to Watershed Plans also apply.

Community of Gormley

Water Supply

- .15 There is no municipal water supply system in the Gormley Community. Industrial uses within the Community of Gormley will be restricted to dry industry recognizing that in order to conform with the Oak Ridges Moraine Plan this will also require the development of a communal sewage system.
- .16 The establishment of one communal ground water system shall be the long term objectives for the Community of Gormley. In the interim, each quadrant may be individually serviced by a single groundwater supply system for each quadrant. Such groundwater supply systems shall be supported by a hydrogeological study to the satisfaction of the Region of York, the Ministry of Natural Resources, and the Ministry of Environment, Conservation and Parks.
- .17 Only dry uses shall be permitted. Dry uses are those which do not rely on water and/or discharge for processing, cooling, washing as part of the manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and/or wholesaling processes.
- .18 Design of the individual groundwater supply systems and associated distribution system for each quadrant shall allow for possible interconnection with the other quadrants to facilitate the objective of establishing a single communal water supply for the entire amendment area in the long term and the policies of the Moraine Plan particularly Part IV, Sections 43 and 44 (Refer to Appendix ORM IV).
- .19 Notwithstanding the policy provisions as set out in this subsection, uses or lots within a registered plan of subdivision which existed at the time of approval of this Secondary Plan may continue to be serviced by private wells.

Sewage Disposal

- .20 Only dry uses shall be permitted. Dry uses are those which do not rely on water and/or discharge for processing, cooling, washing as part of the manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and/or wholesaling processes.
- .21 Development proposed by way of plan of subdivision, consent, or site plan approval within the Community of Gormley shall not be permitted unless it is demonstrated through appropriate studies, satisfactory to the Ministry of Environment, the Ministry of Natural Resources, and York Region, that the land can be adequately serviced by an individual sewage disposal system.
- .22 Residential and small scale commercial/industrial development may proceed on the basis of either private or communal sewage disposal systems, subject to appropriate studies and the approval of the Ministry of Environment, the Ministry of Natural Resources, and York Region. Small scale is defined as any use which generates less than 4,500 L/day per lot for the sanitary needs of its employees.
- .23 Small scale commercial/industrial development to be serviced on the basis of private sewage disposal systems, shall be required to conduct an annual maintenance inspection, by a qualified professional. The findings of this maintenance inspection of the private sewage disposal system shall be submitted to York Region. Any deficiencies found as part of the maintenance inspection shall be remedied by the owner, failing which, York Region may exercise any of its powers as may be appropriate under Part VIII of the Environmental Protection Act.
- .24 Large scale and multi-unit commercial/industrial development may proceed on the basis of private or communal sewage systems, subject to appropriate studies and the approval of the Ministry of Environment, the Ministry of Natural Resources, and York Region. Large scale and multiunit commercial/industrial development is defined as any use which generates greater than 4,500 L/day from the sanitary needs of its employees.

Floodplain and Stormwater Management

- .25 Prior to the review of plans of subdivision or other development applications within the Community of Gormley, with the exception of individual development proposals on existing lots, the Town, the Toronto Region Conservation Authority, the Ministry of Natural Resources, and the Ministry of Environment will have approved a Master Drainage Plan for the Secondary Plan Area.

- .26 The Master Drainage Plan shall consist of a strategic approach which addresses both on-site and downstream issues related to flood and erosion control, quality and quantity of groundwater and surface water resources, fisheries resources, riparian habitat, and terrestrial habitat.
- .27 Based on the recommendations of the Master Drainage Plan, the Toronto Region Conservation Authority may require a contribution from all developing landowners towards the costs on downstream remedial works to address the impact of increased stormwater run-off.
- .28 Notwithstanding any other policies of this Section, stormwater management shall conform to the policies of the Oak Ridges Moraine Plan, particularly Sections 45 and 46 (Refer to Appendix ORM IV). The Watershed Plan policies of this Official Plan will also apply.
- .29 Communal sewage disposal systems may be either publicly or privately owned subject to the policies of the Oak Ridges Moraine Plan particularly Part IV, Sections 43 and 44 (Refer to Appendix ORM IV). iii) Developments proposed on a communal sewage disposal system will be required as a condition of approval to guarantee by way of agreement, registered on title, and, if necessary, the posting of securities, which ensure that studies addressing the technical, financial, and legal aspects of implementing, operating, and maintaining such communal sanitary system are completed by qualified professionals, to the satisfaction of the Ministry of Environment, the Ministry of Natural Resources, and York Region.

Utilities

- .30 Hydroelectric, telephone service, and other required utilities shall be permitted in all land use designations and shall be installed underground within public road allowances or within appropriate easements subject to the policies of this Official Plan.

Community of Vandorf

Existing development in the Community of Vandorf is presently serviced by private septic tank and tile bed systems and private wells. Though there are three stormwater management facilities in the Community of Vandorf, only one provides any enhancement of water quality.

The remaining developed areas drain uncontrolled via ditches and/or storm sewers to their respective receiving drainage systems. No major problems have been identified

with the current private sewage systems. However, there are significant concerns with water quantity.

The construction of new wells will need to be carefully considered and the potential for interference will need to be evaluated. This will require the completion of detailed hydrogeological studies, and new wells will have to be constructed to maximize the amount of hydraulic head to minimize the effects of seasonal pumping.

The servicing policies for the Community of Vandorf will ensure the health and safety of residents and the environment, and conform with Provincial and Regional policies. The Servicing Study Area on Schedule G – Vandorf Land Use Designations establishes

the area which will require a detailed assessment of servicing options prior to permitted any significant new development

Development Outside the Servicing Area

- .31 .All development outside the Servicing Study Area on Schedule G – Vandorf Land Use Designations will be serviced by private wells and sewage systems.
- .32 Approval of any new wells shall require the submission of a hydrogeological study which will evaluate the potential for well interference. Approval of a new well may be refused if concerns with well interference are identified. In addition, new wells shall be required to be constructed to maximize hydraulic head.
- .33 Approval of new private sewage systems will require the submission of an assessment of the potential impact on the shallow soil and groundwater conditions and the susceptibility of the groundwater resource to contamination.

Existing Development in the Servicing Study Area

- .34 Existing development, changes to those uses and new uses on a lot of record or infill lots in the Servicing Study Area on Schedule G – Vandorf Land Use Designations will be subject to the Development Outside of Servicing Area policies for the Community of Vandorf.

New Development in the Servicing Study Area

- .35 The submission of a Functional Servicing Study will evaluate options for servicing the entire Servicing Study Area designated on Schedule G – Vandorf Land Use Designations including construction of a communal water system or connection to a municipal water system.
- .36 The Functional Servicing Study will include a water hydraulic analysis to demonstrate that the proposal will provide the required pressure/supply to service the land. An evaluation of the feasibility of private sewage treatment facilities and individual wells requires a Settlement Capability Study carried out to the satisfaction of the Town and York Region.
- .37 Terms of Reference for the Settlement Capability Study will be provided by York Region to the Town of Whitchurch-Stouffville who will administer the study. The Settlement Capability Study will reference/include a variety of groundwater investigation studies including:

- a) Ministry of the Environment and Climate Change Hydrogeological Technical Information Requirements for Land Development, as amended;
 - b) Aquifer capability assessment;
 - c) Groundwater pumping tests;
 - d) Monitoring of wells in the vicinity; and,
 - e) Map of zone of influence that may extend beyond the boundaries of OPA 120.
- .38 The Functional Servicing Study will detail the environmental, servicing and drainage requirements necessary to identify specific stormwater, sanitary, water supply and transportation needs including roads, transit, pedestrian and bicycle facilities, prior to any development. The Functional Servicing Study will also address stormwater management.
- .39 The submission of a Fiscal Impact Study Plan in accordance with the provisions of this Plan, which will review the financing of the recommended servicing scheme to ensure that no costs will be incurred by the Town.
- .40 Approval by the Town of a servicing and financial plan; and,
- .41 Completion of any required Environmental Assessment to implement the preferred servicing solution.

Stormwater Management for Existing Development

- .42 In accordance with the policies of Section 13.4.3.7 of this Plan, the Town will consider strategies to retrofit stormwater treatment technologies in existing developments in conjunction with the Conservation Authorities.

Management for Existing Development

- .43 The Town will consider strategies to retrofit stormwater treatment technologies in existing developments in conjunction with the Conservation Authorities.

Utilities

- .44 For any significant new development in the Servicing Study Area on Schedule G – Vandorf Land Use Designations, the Town will work with the landowners, utility providers and other agencies to:
- .45 Ensure that adequate utility networks are, or will be, established to serve the planned development and that the networks can be phased in a manner which is cost-effective and efficient;

- .46 Ensure that all large, above ground utility infrastructure and utility cluster sites have been appropriately located and are designed to be compatible with surrounding development; and,
- .47 Support the coordinated planning and installation of utilities in initial common trenches, wherever possible.

Community of Ballantrae

The Community of Ballantrae is served by private sewer and water services. A municipal communal water system, the Ballantrae Water Works project, has been proposed for the Ballantrae and settlement area as a result of the contamination of a number of wells in the area. An environmental assessment for the proposed system was approved by the Minister of Environment and Energy in February 1991. Construction of the municipal water supply system began in March 1996 and was operational as of January 1, 1997.

New and existing development will be limited. Existing development will continue to use private sewer services. New development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, the Region of York, the Health Protection Division of the Regional Health Services Department, the Ministry of Environment and Energy and the Ministry of Natural Resources that the land can be adequately serviced using the highest available evaluation standards and most recent techniques and equipment.

3.4.7 Excess Soil Management

Excess soil is soil that has been removed from a project area, typically as a result of development-related construction activities and cannot be reused at the same site that it was excavated from. It is a renewable resource and some of its components can safely be reused and recycled, rather than being treated as waste. Managing excess soil will protect environmentally sensitive areas and prevent the illegal placement of excess soil, while protecting human health and the environment.

The Town will:

- .1 Work with York Region, Conservation Authorities and other stakeholders on the preparation of an Excess Soil Reuse Strategy.
- .2 Identify and implement best practices to guide the management of excess soil generated and fill received during development and site alteration, to ensure:
 - a) Any excess soil is reused on-site or locally to the maximum extent possible while protecting human health and the environment. Where feasible, excess soil reuse planning is undertaken concurrently with development planning and design;

- b) 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,
- c) Fill quality and fill placement at a site will not cause an adverse effect with regard to the current or proposed use of the property or the natural environment, and will be compatible with adjacent land uses.

3.4.8 Energy & Utilities

Connections to a wide range of both public and private utility networks are required for the transmission of electricity, gas, broadband and communication/telecommunication services, and to sustain a high standard of living in the Town of Whitchurch-Stouffville. It is important that these networks have regard for potential impacts on the surrounding area, including existing communities and the natural environment.

The Town recognizes the importance of having access to fast, reliable Internet service as a fundamental aspect of attracting business, supporting our farmers, and fostering an entrepreneurial spirit in the Town.

As the Town grows, additional utility infrastructure will be integrated with innovative technologies, renewable energy systems and energy conservation practices. It is the intent of this Plan to utilize best practices for energy use and demand management, as set out in this section.

The Town will:

- .1 Prohibit power generation facilities on lands in accordance with the following:
 - a) Oak Ridges Moraine Natural Core Area designation;
 - b) Oak Ridges Moraine Natural Linkage Area designation;
 - c) Lands identified as Key Natural Heritage Features or Key Hydrological Features within the Oak Ridges Moraine Conservation Plan Area; and,
 - d) Lands within the Natural Heritage System or the Holland Marsh Specialty Crop Area of the Greenbelt Plan.
- .2 Require that generation facilities proposed for other lands within the Greenbelt Plan and Oak Ridges Moraine Conservation Plan shall comply with all the development and site alteration provisions and setbacks set out in the minimum areas of influence and minimum vegetation protection zones of Chapter 6.
- .3 Alternative provisions and setbacks may be considered as part of a site-specific development application that has been justified by a Natural Heritage Study. In addition, the infrastructure policies of the Greenbelt

Plan Protected Countryside shall apply to any proposal for power generation facilities in the Oak Ridges Moraine Conservation Plan Countryside Area.

- .4 Consider partnering with local utilities to establish a low carbon thermal energy regime, develop microgrids, and incentivize the development of rooftop and ground-mounted photovoltaic solar generation on private properties.
- .5 Promote and permit renewable energy systems and alternative energy systems, where feasible, in accordance with provincial and federal requirements.
- .6 Encourage the use of solar arrays integrated into the design of buildings and where appropriate on properties and vacant lands to encourage aspects of sustainability and limit impacts of fossil fuels on the built environment.
- .7 Prioritize district and energy and other low carbon energy systems above traditional fossil fuel intensive resources, such as natural gas.
- .8 Require that, where permitted, energy generation facilities will ensure the compatibility of any such facilities with all surrounding existing and proposed sensitive land use.
- .9 Utilities and communication and telecommunication will be located underground, and grouped into a single utility trench, wherever possible, to avoid unnecessary over digging and disruption of municipal rights-of-way, where feasible. Interim above ground installations may be considered for roads on temporary alignments or constructed to an interim rural cross-section.
- .10 Utility networks that can adapt to emerging technologies, such as smart power grids, smart metering, and advanced telecommunications to support the provision of leading-edge telecommunications services including broadband technology in employment areas, to attract knowledge-based industries and the growth of existing businesses, will be encouraged.
- .11 Work jointly with the Region to complete an assessment to identify opportunities for enhancing and delivering growth-related broadband services within the Region, including partnerships and collaboration between the public sector network and private sector, as appropriate.

- .12 Support the implementation of emerging technologies, advanced telecommunications and open access conduit on all existing and future municipal roads within subdivisions.
- .13 Encourage complementary uses on utility corridors, such as trails, transit, commuter parking, community gardens, and appropriate vegetation.

Chapter 4

Planning for Complete Communities



Chapter 4

Planning for Complete Communities



The Town of Whitchurch-Stouffville will continue to experience growth through its planning horizon to 2051 and beyond. To accommodate forecasted growth, the Official Plan supports the development of complete communities as a strategic component of the overall Town growth management framework.

A complete community is one that meets people’s needs for daily living throughout their lifetime by providing convenient access to a mix of jobs, services, housing, food, public service facilities, open space, and transportation choices. Complete communities are designed as accessible, denser and walkable places, where most amenities are in close proximity. They provide for a full range of uses including local community centres, schools, places of worship, greenspaces and other uses to increase greater human interaction and create a sense of community.

This Chapter contains policies that will support the evolution and development of complete communities. The policy themes of this Chapter include promoting more affordable housing choices, guiding the built environment through appropriate forms of urban design, advancing the conservation of cultural heritage resources, and supporting the provision of parks, trails, and open spaces. Policies within this section apply across

the entirety of the Town, to ensure that the decision-making in the context of this Plan is thoroughly considerate of the need to plan for complete communities.

As the Town continues to experience growth and an increased demand for services, the concept of a complete community needs to be implemented with the desire for a high quality of life, ensuring that equitable opportunities for all people is established as a key objective embedded the Official Plan.

The Town will:

- .1 Enhance the Town Structure through a comprehensive integrated growth management framework that provides for healthy, sustainable, complete communities with a strong economic base.
- .2 Require that growth is focused on the Town's designated settlement areas to advance the creation of complete communities.
- .3 Ensure that communities are be planned and designed to be sustainable, healthy, vibrant and complete communities that are walkable to most local amenities.
- .4 Ensure that communities shall be planned in a comprehensive and coordinated manner using land efficiently and optimizing infrastructure with a compact, mixed-use, pedestrian-friendly and transit-supportive built form.
- .5 Ensure that communities shall be designed in a manner that fosters physical and mental health, facilitates inclusivity and accessibility for people of all ages and abilities, and the Town's diverse population.
- .6 Recognize that well-designed communities positively impact human health through ensuring the planning, design and evaluation of existing and new communities considers wellness and the provision of human service facilities reflecting the demographic and socio-economic needs of the Town.
- .7 Provide a diverse mix of housing types and affordability, employment opportunities, good urban design, parks and open spaces and other uses.
- .8 Protect and enhance the natural environment for current and future generations to sustain life, maintain health and provide a high quality of life.
- .9 Support on-farm diversified uses, agri-tourism and agri-food production to enhance the viability of the agricultural industry and access to high quality local food.

- .10 Implement a health lens which would serve to strengthen policy directions on sustainable design practices to support Complete Community goals/objectives.
- .11 Plan and design public buildings and facilities to be accessible and located in proximity to active transportation and transit systems, where appropriate.
- .12 Support and encourage the delivery of community services and facilities that are inclusive, equitable and considers the diverse needs of residents, workers and visitors.
- .13 Ensure that existing and new communities shall be designed to provide an integrated open space network that contributes to a sense of place and identity, promotes physical activity and social inclusion.
- .14 Prioritize active transportation and accessible mobility systems through the design of existing and new communities. These systems shall prioritize movement of people through development of appropriate pedestrian and cycling facilities and access to transit.
- .15 Encourage and support access to healthy and locally grown food and agricultural products.
- .16 Ensure resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity.
- .17 That schools are located and designed as part of complete communities and to facilitate safe school travelling by:
 - a) Centrally locating schools in communities and adjacent to parks, where appropriate;
 - b) Incorporating pedestrian-friendly site design; and,
 - c) Incorporating active transportation and transit linkages.

4.1 Building Affordable & Attainable Housing

A mix of housing types and tenures is an important component of vibrant and complete communities. Meeting our community's housing needs and ensuring that the pace of housing creation is in line with growth forecasts is a key objective of the Town. While the Town does not administer housing programs directly, this Official Plan establishes a strategy to meet housing needs through land use policy by directing future growth and promoting a greater range of housing forms and tenures to meet different housing needs over time.

Meeting our housing needs means more than ensuring that the number of units is in line with the pace of growth. Housing typologies, tenure and location

should be in line with demographic, affordability, employment opportunities, and other needs unique to our community.

The provision of affordable housing, both rental and ownership, is a significant challenge in the Town of Whitchurch-Stouffville, recognizing that much of the existing stock of housing consists of principally single detached dwellings, at high price points. Historically, the principal demand for new housing in the Town has been single detached dwellings. Accordingly, the Official Plan provides for a mix of housing types, including affordable and rental housing targets, and supports the use of other complementary tools such as incentives to reduce the cost of housing.

The Official Plan reflects York Region's definition for affordable housing and policies for consistency. The Town's Housing Strategy, as amended, provides specific actions to be implemented and is also reflected in the policies below.

The Town will:

- .1 Meet current and future housing needs through flexible built form design, densities, unit sizes, affordability, and tenure to provide housing options, in alignment with the targets as shown in **Table 1: Summary of Housing Targets**.

Table 1: Summary of Housing Targets

Housing Target	Total Number of Units Targeted to 2051	Average Annual Number of Units to 2051
New housing units per year (market and affordable)	14,476 units	483 units
New affordable housing units per year (all housing typologies)	4,038 units	135 units
New purpose-built rental units per year	1,750 units	58 units
New affordable purpose-built rental units per year	875 units	29 units

- .2 Achieve the following housing mix densities for new housing, residential intensification and redevelopment to efficiently use land, resources, infrastructure, and community facilities:
- a) 26% low density;
 - b) 26% medium density; and,
 - c) 48% high density.
- .3 Support higher density housing, infill development and non-traditional housing types by allowing a broader range of permitted dwelling types in land use designations/zones and allow greater flexibility to expand residential dwelling type permissions.
- .4 Encourage housing forms, construction and development standards for higher density housing, infill development and redevelopment and new residential development in the form of non-traditional housing types that:
- a) Minimizes the cost of housing and facilitates compact form;
 - b) Maintains appropriate levels of public health and safety;

- c) Considers reduced construction costs through modest amenities, finishes and flexibility within units; and
 - d) Is compatible with the surrounding neighbourhood.
- .5 Implement the recommendations, directions and actions as outlined in the Town's Housing Strategy as amended.
- .6 Prioritize and review the suitability of surplus municipal land and buildings for affordable housing before selling and/or leasing or redevelopment.
- .7 Provide for a mix and range of housing options suitable for all ages, household sizes and abilities, in partnership with the York Region, senior levels of government, the development industry, community partners and other stakeholders including:
 - a) Affordable housing to address needs throughout the income spectrum;
 - b) Emergency and transitional housing;
 - c) Co-housing, group rooming, and special needs housing; and,
 - d) Purpose-built rental housing.

- .8 Enable Inclusionary Zoning, supported by an Inclusionary Zoning Assessment Report as per O.Reg 232/18, within the Major Transit Station Areas surrounding the Stouffville GO Station and the Old Elm GO Station.
- .9 Ensure that the quality and quantity of the existing rental housing stock is maintained.
- .10 Contribute to York Region’s purpose-built minimum rental target of 1,000 units and achieve the allocated number of units as shown on Table 2.

Table 2: Purpose-built minimum rental target for Whitchurch-Stouffville (draft York Region Official Plan)

	2021-2031	2031-2041	2041-2051	2021-2051
	Total Unit Target	Total Unit Target	Total Unit Target	Total Unit Target
Whitchurch-Stouffville	500	500	750	1750

- .11 Develop and implement demolition and rental replacement policies and by-laws to ensure purpose built rental units are maintained or replaced.
- .12 Conversion of rental properties to a purpose other than the purpose of a residential rental property with six or more units will not be permitted if it adversely impacts the supply of rental housing, as determined by housing targets, including affordable rental targets, set out in this Plan, the York Region Official Plan, or as determined by rental vacancy rates being below the minimum 3%.
- .13 Achieve a minimum 25% affordable housing units within new residential development outside of a Major Transit Station Area; and a minimum of 35% affordable housing units within a Major Transit Station Area
- .14 Participate in any York Region initiative or studies related to affordable housing, including monitoring of household characteristics, household income, vacancy rates, tenures, and other housing information
- .15 Encourage the private development industry to achieve affordable housing targets:
 - a) Show flexibility in design and construction choices for new developments; and,
 - b) Identify approaches and locations for affordable housing early in the development process.

- .16 Work with private developers to maximize the provision of affordable housing units as part of the planning approvals process by:
- a) encouraging an adequate mix of rental and ownership tenure units for a wide range of household types, particularly for larger development application.

- .17 Negotiate agreements with the public and private sectors to accommodate a high density built form for affordable housing through the draft plan of subdivision and condominium approval process.
- .18 Encourage affordable housing to be located in close proximity to shopping (including grocery stores, farmers markets or community food gardens), community facilities and existing or potential public transit route and active transportation facilities.
- .19 Ensure new affordable housing addresses a mix of tenures and range of unit types to support all household types. Consider reductions and/or exemptions from Development Charges payable for new affordable housing where appropriate, including additional residential units, as examined through the review and updating of Development Charges Background Studies and By-laws and in accordance with the Development Charges Act and its regulations.
- .20 Explore financial and non-financial incentives for affordable housing and purpose-built rental developments, such as:
 - a) Development charge grants or deferrals
 - b) Planning application fees grants or waivers
 - c) Parkland dedication fees grants or waivers
 - d) Property tax reduction or deferrals.
- .21 Work with the Region and other local municipalities to advocate to the Federal and Provincial governments to provide greater economic incentives and funding for housing projects.
- .22 Collaborate and develop partnerships between private, upper tiers of government and non-profit groups to create affordable housing.
- .23 Collaborate with York Region to consult with school boards, not-for-profit agencies, institutional providers (e.g., places of worship), Federal and Provincial agencies and other such groups to:
 - a) Identify surplus government/agency lands and/or buildings that may be suitable for affordable housing development;
 - b) Prioritize the sale or lease of suitable surplus municipal property for the development of affordable and attainable housing in accordance with the Region's Disposal of Land By-law; and
 - c) Identify brownfield and greyfield sites, including underutilized commercial sites or strip plazas, outside Employment Areas for

mixed-use residential intensification and affordable housing development.

- .24 Promote and leverage the Town-wide Community Improvement Plan as a tool to support the creation of a wider range of housing unit types and affordability.
- .25 Review of the Town's Housing Strategy every five to ten years to align with the release of census data, Regional Housing & Homelessness Plan review requirements, and subsequent Town's Official Plan reviews
- .26 Develop monitoring and reporting indicators to measure and track progress towards achieving the Town's housing goals and targets. Specific indicators will be informed by the Town's Housing Strategy, as amended.
- .27 Review and update the Zoning By-law to ensure that Zoning By-law regulations are not overly restrictive, unintentionally discriminatory, and/or prevent the development of affordable and attainable housing, in accordance with the policies of this Plan.

4.1.1 Additional Residential Units

There are several notable benefits to the Town and residents for expanding permissions for Additional Residential Units. They can facilitate gentle intensification without substantial change to neighbourhoods while increasing rental supply. They are often more affordable than renting entire detached houses and can make home ownership more affordable by providing an income stream for owners. They also

support multi-generational households, which is increasingly important as the Town plans for the housing needs of families, single households and seniors.

The Town will:

- .1 Permit up to a maximum of two (2) Additional Residential Units such as secondary units and accessory apartments per each single detached, semi-detached and townhouse property as long as:
 - a) One Additional Residential Unit is located within the main dwelling;
 - b) A second Additional Residential Unit is within an accessory or ancillary building elsewhere on the property;
 - c) One parking space should be provided and maintained for the sole use of the occupant of each additional residential unit, unless otherwise stated in the Zoning By-law;
 - d) No more than one Additional Dwelling Unit in lands identified as Natural Core and Natural Linkage, floodplains or other areas zoned as Environmental Protection;
 - e) Only one Additional Dwelling Unit may be allowed in a single-detached dwelling in areas within the Oak Ridges Moraine;
 - f) The floor area of the Additional Dwelling Unit is no more than 40% of the overall Gross Floor Area; and,
 - g) The accessory building must conform to the front yard and exterior side yard setbacks as established in the Zoning By-law.
- .2 Encourage the construction of additional residential units or building design that allows for future additional residential units, where appropriate.
- .3 Encourage the development industry to provide new residential unit floor plans to incorporate additional residential units, or to be designed to facilitate the creation of additional residential units in the future. Design considerations include but not limited to:
 - a) A separate access into the additional residential unit;
 - b) Rough-ins for plumbing, electrical and HVAC equipment to be provided to the future additional residential unit; and
 - c) Ensuring the Ontario Building Code provisions related to noise and fire insulation between units are installed when the dwelling is constructed.
- .4 Establish specific regulations guiding the creation of Additional Dwelling Units in the Zoning By-law that are flexible and adaptable to help increase the supply of these units.

- .5 Encourage the provision of Garden Suites, provided that:
- a) A garden suite shall be subject to a temporary use by-law in accordance with the provisions of the Planning Act, and may also be subject to site plan approval to ensure appropriate buffering and compatibility with adjacent uses;
 - b) A garden suite shall not be permitted within the front and exterior side yard of the lot;
 - c) A maximum of one garden suite shall be permitted on the lot;
 - d) A garden suite shall be supported by appropriate parking;
 - e) An agreement between the property owner and the Town may be required to address matters such as installation, maintenance and removal of the garden suite, period of occupancy, and any financial or other securities as may be required to address costs to the municipality related to the garden suite;
 - f) The garden suite is not located in an area that is in a hazardous site or within hazardous lands such as a floodplain;
 - g) The garden suite is not located in an area that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated the site has safe access; and,
 - h) Adequate water supply and waste disposal facilities are available to service the garden suite to the satisfaction of the Town and the Region of York Health Services Department.

4.1.2 Housing Accessibility and Supporting an Aging Population

Age-friendly communities are accessible environments for people of all ages, abilities and backgrounds. Age-friendly communities respond to both the opportunities and challenges of an aging population by creating physical and social environments that support independent and active living and enabling older adults and people with disabilities to continue contributing to all aspects of community life. In age-friendly communities, community leaders and residents work together to ensure that local policies, programs and services are inclusive and support the social and physical environments that enable the Town's residents to live safe, active and meaningful lives.

With an aging population, steps need to be taken to accommodate and serve this growing population. Supporting aging in place can be achieved through a variety of means, from providing diversity and choice in housing options, to enhancing access to

local services and amenities, and providing for age-friendly design throughout the community.

The Town will:

- .1 Provide more housing options for an ageing population.
- .2 Policies promoting home-based care will allow older persons to stay in residential units as they age. To accommodate this, the following criteria, in addition to any other criteria identified in the Region's Housing Solutions: A Place for Everyone, will be evaluated in development applications to create age-friendly housing options:
 - a) Providing a mix of housing types within the same neighbourhood;
 - b) Encouraging additional dwelling units and garden suites;
 - c) Providing barrier-free and universal design standards and features inside dwellings;
 - d) Requiring a proportion of dwellings to be provided in age-friendly forms such as slab-on-grade entry or single storey forms;
 - e) Implementing alternative development standards that allow reduced setbacks and yards;
 - f) Accommodating services for older persons within residential neighbourhoods;
 - g) Locating medical offices, with appropriate parking, in new residential neighbourhoods; and,
 - h) Accommodating alternative modes of transportation such as walking and public transit.
- .3 Endeavour to complete an Age-Friendly Community Plan to identify needs, actions, and policy directions with respect to creating a safe, nurturing environment for people of all ages, including older persons. The Town shall pursue funding support from the Region, the Provincial and Federal governments for this work.
- .4 Housing for older persons, including but not limited to long term care facilities, nursing homes, and retirement homes, and housing for persons with disabilities are permitted in all land use designations except any Employment or Environmental Protection designations, subject to any policies applicable in those designations and the following:
 - a) Planned housing for older persons should be located in close proximity to transit routes, along collector and arterial roads, community facilities such as open space, recreational and park facilities, and human and public service facilities; and,

- b) Reduced parking standards shall be considered for planned housing for older persons subject to applicants providing a Parking Study.
- .5 Ensure all residents collaborate in Town building, and that the resulting community systems and built environments promote inclusion and equity.
- .6 Encourage land use and development patterns that support the health and wellbeing of the Town's residents and contribute to a higher quality of life for people of all ages and abilities.
- .7 Ensure that, where possible, all public buildings and facilities are made barrier-free to persons of all ages and abilities, through the incorporation of such elements as but not limited to level surfaces, ramps, elevators, audio, and tactile aids in compliance with AODA and Building Code standards.
- .8 Improve access to recreation and leisure activities that are inclusive and accessible for all in senior living hubs.
- .9 Work with the Region to assess supporting services and the built environment in neighbourhoods where there is a predominance of seniors to identify gaps with respect to universal accessibility and opportunities to better support the Town's residents.

4.2 Enhancing Built Form & Urban Design

An attractive and inviting environment provides a sense of belonging, offering areas to reflect, gather, or interact with others. Designing places for people, or enhancing those that currently exist, is a key element of celebrating the community while planning to meet the needs of a growing population.

Urban design is the process of giving form and context to the Town to create the theatre of public life. It concerns the design of both the built form and the public realm. The Town's buildings, landscapes, pathways, parks and streets that connect people to places and to each other are the key aspects of urban design, along with the Town's Cultural Heritage Resources.

Urban design and the Town's built environment play an important role in supporting objectives such as building healthy complete communities, growing the urban tree canopy and developing resilience to climate change. New development should be

designed to make healthier, more environmentally sustainable living accessible for people of all ages, genders and social statuses.

4.2.1 Built Form and Public Realm

High quality urban design involves careful consideration to the form, function, shape and character of the built environment and community as a whole. In an effort to make functional and attractive, buildings, streets and public squares, thoughtful planning through a coordinated effort to connect people and places is paramount.

Urban design excellence helps transform spaces and creates places for innovation, sense of community identity, social and physical interaction while setting the stage for environmental stewardship, social equality and economic viability. This section includes general urban design policies. Recognizing the importance of design in community building, as implemented through the Town's Urban Design Guidelines, development is to have high-quality design and be compatible with surrounding areas that reinforces a healthy, vibrant and complete community.

The character and walkability of urban areas is largely dependent upon design. Public realm includes public (and publicly accessible private) spaces between buildings, streets, sidewalks, squares, lanes, parks and open spaces. Streetscapes are the most consistently visible elements of the public realm. Streetscapes can express the image of the community, reinforce the street network and enhance the use and visual appeal of public spaces.

The Town will:

- .1 Implement the Town's applicable Urban Design Guidelines through the review of planning and development applications and streetscape enhancements.
- .2 Ensure that communities shall be designed to the highest urban design standards which:
 - a) Ensure appropriate transition to surrounding land uses to support land use compatibility, through variations in built form massing, setbacks and the use of angular planes;
 - b) Encourage urban design standards in a manner compatible to the distinct character of Town's various settlement areas and unique neighbourhoods;
 - c) Encourage urban design standards in a manner compatible to the distinct character of Town's various communities;
 - d) Promotes features that complement the massing patterns, rhythms, character and context of the existing development, while recognizing that built form evolves over time and that new buildings should not necessarily replicate existing buildings.

- e) Provide spaces for all residents of all ages, by providing a diverse range of housing typologies and leisure activities;
- f) Promote spaces that showcase the Town's rural character and healthy natural environment;
- g) Buildings part of the Main Street and Highway 48 Gateway should address both the Highway 48 and Main Street frontages equally through high-quality and attractive built form, architectural articulation, etc;
- h) At the corner most buildings in the Main Street and Highway 48 Gateway, increased setbacks should be considered from adjacent buildings on Main Street West to create a more spacious feeling and greater space for engaging streetscape elements;
- i) The Main Street and Ninth Line Gateway will be urban in character, but both the built form and public realm will be more understated to reflect the fine-grain scale that characterizes Downtown Main Street;
- j) In the Main Street and Ninth Line Gateway East of Ninth Line, the transition to the Downtown Main Street Character Area is reinforced by the narrowing of the right of way, and the transition to a residential cross-section with buildings located closer to the street;
- k) Apply best practices and guidelines to implement transit-supportive development; and,
- l) Efficiently managing the natural and social resources of the community to achieve the optimal benefits for all residents of all ages.

.3 Ensure that communities shall be designed to support walkable neighbourhoods and vibrant public spaces, which:

- a) Promote a complete streets approach in the Community of Stouffville for the development of all new streets and enhancement of existing streets that ensures there are no barriers to access or enjoyment regardless of ability;
- b) Provide pedestrian scale, safety, security, accessibility and connectivity to promote physical activity, wellness and reduce auto dependency;
- c) Implement a Town-wide 'community safety approach' to design where everyone feels safe, has a sense of belonging and can enjoy public spaces;
- d) Ensure sidewalks and boulevards will be designed to provide accessible, safe, attractive, and comfortable spaces for pedestrians by providing well designed and coordinated public realm improvements;

- e) Complement the character of the existing community's unique sense of place to foster social connections and inclusions;
 - f) Promotes a pedestrian oriented urban built form through massing, design and orientation which creates active all-season attractive streets for pedestrians with ground-floor uses for retail, community and personal services;
 - g) Promote landscaping including increasing tree canopy for shaded areas and community greening to promote environmental sustainability;
 - h) Crosswalks should be located at regular intervals throughout the Main Street Corridor and should be clearly demarcated through striping, material variations (where appropriate), and overhead signage;
 - i) Crosswalks should be designed to reflect AODA standards and should be safe and accessible for people of all ages and abilities.
 - j) Crosswalks should be unobstructed. Streetscape elements (i.e. planter boxes, benches, lighting) should not impede the pedestrian path of travel, or access to the signal button;
 - k) In high traffic areas (i.e. Downtown Main Street, gateways, GO Station, etc.), raised crosswalks should be considered to further delineate pedestrian priority;
 - l) In areas with greater pedestrian activity, including the Main Street West and Downtown Main Street Character Areas, more frequent (i.e. every 200.0m) crosswalks should be provided'
 - m) At gateways, and where crosswalks provide direct connections to public amenities (i.e. parkettes, urban plazas, or POPS), opportunities to incorporate public art within the design of the crosswalk should be considered;
 - n) Use strategic building placement and orientation to support opportunities for walkability, accessibility and pedestrian visibility;
 - o) Provide public spaces and attractive streetscapes that encourage active transportation, and improve road safety; and,
 - p) Create well-defined, centrally located public spaces that support physical activity and social interactions.
- .4 Incorporate natural and built heritage resources through urban design, such as landmark buildings and open spaces, streetscapes and view corridors, to contribute to the overall sense of place and the identity of the Town.
- .5 Promote Town-wide design excellence consistent with the Town's applicable area specific Urban Design Guidelines, as amended from time to time, and urban design policies of this Plan.

- .6 Locate parking areas in locations screened from public view, particularly along major arterial roads in the Community of Stouffville.
- .7 Promote sustainable growing environments for trees in urbanized areas through minimum targets to ensure that tree preservation and/or improvements.
- .8 Require that native tree species be used in tree planting initiatives throughout the Town and in particular new development.
- .9 Wherever possible, existing healthy trees should be preserved and protected as new streets are constructed and existing streets are upgraded.
- .10 Implement tree gates, tree guards and other mechanisms where recommended to protect trees from damage. The design of such elements should be consistent with the broader palette of street furniture for the character of an area and should not impede the mature growth of the tree.
- .11 Street lighting should be provided at regular intervals throughout the Main Street Corridor, with a specific focus at commercial locations, gateways, and other key destinations (i.e. GO Station, parkettes, Plazas, etc.)
- .12 Street furniture, including seating and benches, raised planters and waste receptacles, should be located at regular intervals throughout the Main Street Corridor, with a specific focus at commercial locations, gateways, and other key destinations.
- .13 Street furniture should generally be aligned with the sidewalk, but located to ensure users, or the furniture itself, does not impede the pedestrian path of travel.
- .14 Implement bird-friendly design policies. This includes considerations regarding total window surface area and building orientation that will increase the safety for birds.

4.2.2 Public Art

The Town recognizes that public art adds significant value to the cultural, social, aesthetic and economic vitality of the community. Art has the power to define a community and create a unique sense of place. It can enhance the unique fabric of a

community by creating landmarks, reflect on local culture as well as global influences and contribute to social and economic vibrancy.

Public art that fosters community pride by capturing local history, traditions, and culture, including Indigenous artwork in highly visible locations, both within the public realm or on private property, can contribute to a vibrant, and inclusive society by reflecting all cultures, ages, and gender diversity.

The Town will:

- .1 Recognize that public art adds significant value to the cultural, social, aesthetic and economic vitality of the community. Public art that fosters community pride by capturing local history, traditions and culture, including Indigenous artwork, is encouraged in all public and privately owned, but publicly accessible space.
- .2 Promote and encourage the provision of public art throughout the Town, particularly in areas of cultural significance and publicly accessible spaces for the purposes of enhancing the Town's unique sense of place, history, and culture.
- .3 Integrate Indigenous culture and heritage preservation and celebration through public art initiatives in collaboration with and/or led by the Town. All public art initiatives will be facilitated through engagement, consultation, and collaboration with Indigenous Communities and the community.
- .4 Strongly encourage development that attracts pedestrian traffic to include public art in the design and/or building of the site.
- .5 Consider public art throughout the planning and design stages of Town construction or renovation projects and other appropriate capital projects.
- .6 Encourage the installation of public art as part of public infrastructure projects and within municipally owned public spaces, where appropriate.
- .7 Encourage development applicants to include plans for public art to be featured on construction hoarding and fencing.
- .8 Recognize the value of public art in contributing to the Town's identity and character, and celebrating the cultural diversity and creativity of our communities; and

- .9 Support local artists, and cultural development more broadly, barriers will be reduced to enable artistic, music and culture events and expression. The Main Street and Highway 48 Gateway should be a focal point for the most iconic public art in the Main Street Corridor, including larger stand-alone pieces (As appropriate) as well as more subtle projects integrated into elements of the public realm (i.e. paving, crosswalks, planter boxes, etc.).
- .10 Public art should be located throughout the Main Street Corridor with more prominent pieces focused at key locations, including gateways, the GO Station, and within parkettes and urban plazas.
- .11 Public art should be creative and inspiring and where appropriate should reflect the local community context.
- .12 Public art should be constructed of durable, low-maintenance materials that can withstand regular use and enjoyment.
- .13 Public art should be both visually and physically (where appropriate) accessible for people of all ages and abilities. Where appropriate, tactile and/or auditory features should be provided.

4.2.3 Sustainability In Design

Sustainable community design provides opportunities for those who live and work in the community to make choices that contribute to a lifestyle that has low impact on the environment. At its core, sustainable community design is a way of planning, building and creating places for living and working that allows the community and its residents to contribute to the on-going, long-term health of the community and the natural environment.

Planning for sustainability requires a comprehensive approach to all elements of community building, which allows for the realization of synergies, and a harmonious interaction of constitutive elements.

The way we move around the Town, the infrastructure that makes the Town function, the public realm in which we interact and the process by which all these things come together are crucial community building elements which must be taken into consideration.

The Town will:

- .1 Advance sustainable urban design within the public realm and incorporate principles of green infrastructure through the creation of Sustainable Development Guidelines.
- .2 Promote Town-wide design excellence through sustainable, healthy and active community and building design standards.

- .3 Implement a sustainability lens to reviewing development applications energy and emission reduction considerations.
- .4 Be a leader for green technologies, by considering innovative green energy technologies and high energy and water efficiency standards in new municipal buildings and infrastructure, where feasible
- .5 Promote energy efficiency and water conservation levels beyond the requirements of the Ontario Building Code.
- .6 Mitigate the heat island effect through development interventions including but not limited to green/white roofs, light-coloured paving materials, and using landscaping elements to provide shading.
- .7 Promote improvements to adjacent boulevards and sidewalks which prioritize street trees and may include one or more of the following: shrubs, hedges, plantings or other ground cover, permeable paving materials, bio-retention swales, street furniture including seating in various forms, curb ramps, waste and recycling containers, energy efficient lighting and bicycle parking facilities.
- .8 Implement designs that facilitate waste reduction, recycling and other innovative management technologies and practices.
- .9 All pedestrian and street lighting should be as sustainable as possible and should include LED fixtures and downward-facing, 'dark sky' friendly illumination that minimize light pollution.
- .10 Ensure stormwater management and retention facilities, including ponds and swales, are be naturalized and incorporated into the overall fabric of the community to the extent possible, through the use of low impact development techniques, including opportunities to maximize infiltration, evapotranspiration and stormwater re-use opportunities.
- .11 Promote opportunities for new development to implement Leadership in Energy and Environmental Design or LEED regarding sustainability excellence and green building leadership.
- .12 Ensure new mid and high rise developments conduct a materials emissions assessment of the upfront embodied carbon of structural and envelope components in recognition of the importance of the carbon footprint of building materials.
- .13 Seek opportunities to ensure that new developments provide convenient electrical outlets in dedicated parking spaces.

4.3 Preserving Cultural Heritage

Cultural heritage resources are foundational to the Town's identity. These resources enrich the Town's traditions, contribute to quality of life, and create sense of place. The Town recognizes that the cultural heritage resources are a limited resource, and once the resource is depleted, it cannot be recovered.

The Town has a large and diverse range of cultural heritage resources, and they are located across the Town. Some of the resources are concentrated in certain areas, like the historically established portions of our communities and Hamlets. Cultural heritage resources take a wide range of different forms, including built heritage resources, ranging from prominent older homes and public buildings to other accessory structures, like agricultural buildings. They may also take the form of historically established homes and areas near the historic centres of our communities.

Cultural heritage landscapes are those broader heritage resources that consist of land, vistas and water and which may also include buildings. Finally, archaeological resources can include sites and artifacts. These resources have different value and take on a different meaning to different people. The Ontario Heritage Act provides a range of different tools for municipalities to identify and conserve cultural heritage resources, and it is the intent of this Plan to fully consider the tools available.

The Official Plan allows for the opportunity to highlight its unique legacies of past contributors and in creating new ones through the preservation of historical buildings and landscapes. In addition, the economic, societal and health benefits of interacting, appreciating and learning with the past allow for a collective enhanced quality of life rooted in a socially aware and inclusive community.

4.3.1 Cultural Heritage Resources

Cultural heritage resources encompass 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 the history of a place. Cultural heritage resources support the development of complete communities by reflecting past and present ideals, beliefs, and aspirations, including those of Indigenous communities. The Town has an ongoing commitment to the protection and conservation of these heritage resources.

Cultural heritage resources helps connect a community's places and artifacts important to past and present ideals, beliefs and aspirations.

The Town will:

- .1 Identify cultural heritage resources, which will include but not be restricted to:
 - a) Built heritage, which refers to buildings, structures, monuments, installations or remains associated with architectural, cultural,

- social, political, economic or military history and identified as being important to a community;
- b) Cultural heritage landscapes, which means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves grouping(s) of individual heritage features such as structures, spaces, archaeological resources and natural elements, which together form a significant type of heritage form, distinctive from its constituent elements or part; and
 - c) Archaeological resources such as artifacts, archaeological sites, and marine archaeological sites.
- .2 Encourage and promote the conservation of cultural heritage resources by:
- a) Preserving and building upon the cultural heritage and traditions of the Town of Whitchurch-Stouffville;
 - b) Utilizing tools under the Ontario Heritage Act and Planning Act to identify and conserve, built heritage resources, cultural heritage landscapes and archaeological resources;
 - c) Maintaining a Register of Cultural Heritage Resources in consultation with the Heritage Advisory Committee and in accordance with the Cultural Heritage Resource policies of this section;
 - d) Adopting and implementing policies and programs for the protection of these resources including:
 - i. Requirements for heritage impact assessments, conservation plans, heritage conservation easements and heritage permits;
 - ii. Reviewing any application for development approval including minor variance and consent applications, building permit or demolition permit that directly affects a cultural heritage resource itself and adjacent lands to ensure new development, site alteration and additions are contextually appropriate and maintain the integrity of any cultural heritage resources; and,
 - iii. Facilitating the rehabilitation, renovation and/or restoration of cultural heritage resources so that they remain in active use.
 - e) Integrating the conservation of heritage resources into the Town's general planning approach;
 - f) Participate in the management of these resources through the acquisition, disposition, purchase, lease donation or other forms of involvement such as the review of development approvals, development incentives and property standards;

- g) Promoting stewardship of these resources by offering financial support and education and commemorative programs, and fostering public and private partnerships;
 - h) Prohibiting the inappropriate demolition, destruction or inappropriate alteration or reuse of cultural heritage resource; and
 - i) Respecting the heritage resources recognized or designated by federal and provincial agencies.
- .3 Ensure that all new development permitted by this Plan shall:
- a) Ensure the identification and protection of cultural heritage resources;
 - b) Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and
 - c) Where possible, incorporate these resources into any new development plans.
- .4 Prohibit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- .5 Ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.
- .6 Encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.
- .7 Protect the cultural heritage of the community through the preservation and enhancement of heritage buildings, streetscapes and other features.
- .8 Promote heritage streetscapes as important economic assets along Main Street in downtown Stouffville.
- .9 Encourage the promotion of an understanding and appreciation of the heritage resources of the Town to both residents and visitors.
- .10 Acknowledge that the protection of cultural heritage resources is a shared responsibility between the Federal and Provincial governments, the Region, the Town and as appropriate, Indigenous Communities. The Town will seek to develop partnerships between all levels of government that strengthen the municipal capacity to preserve the Town's cultural heritage resources.

- .11 Pursue funding initiatives and adopt programs enabled by upper levels of government that support local cultural heritage preservation.

4.3.2 Identifying Heritage Resources

To support the preservation and enhancement of cultural heritage resources, the following policies are established to identify and maintain heritage resources.

The Town will:

- .1 Maintain the Heritage Advisory Committee as a municipal heritage committee under Section 28 of the Ontario Heritage Act.
- .2 Maintain a Register of Cultural Heritage Resources that includes designated heritage resources. The Register should also include those listed as being of significant cultural heritage value or interest including built heritage resources, cultural heritage landscapes, heritage conservation districts, areas with cultural heritage character and heritage cemeteries. The Register will contain a legal description, owner information and a description of the heritage attributes and cultural heritage value for each property designated under the *Ontario Heritage Act*. For properties that are listed, the Register will contain a description as outlined in Section 27(3) of the *Ontario Heritage Act*.
- .3 Review applications that require the demolition or alteration of properties listed on the Register within the 60-day limit in accordance with the *Ontario Heritage Act*.
- .4 Update the Register regularly and ensure it is readily accessible to the public.
- .5 Actively identify and update the Town's understanding of cultural heritage resources through a continuous program of documentation, inventorying and surveying where the resources are available.
- .6 Consult with the Heritage Advisory Committee regarding matters related to heritage conservation, such as the listing and designation of heritage resources on the Register, the creation of heritage easements or covenants, and the undertaking of any heritage related studies including Heritage Conservation District Studies and Plans. The Heritage Advisory Committee also engages in non-statutory activities including but not limited to advocacy, engagement and education to promote cultural heritage awareness within the Town.
- .7 Recognize that there may be heritage resources that are not yet identified which still may be of historic or cultural interest.

- .8 Prepare and implement Heritage Management Strategy The Heritage Management Strategy will address the identification, conservation, and management of all properties on the Heritage Register, as well as any unidentified and potential heritage properties.
- .9 Implement an incentive program for owners of properties designated under the Ontario Heritage Act, such as Tax Rebates for commercial and industrial buildings and conservation grants and/or loans for properties or continued conservation
- .10 Ensure that properties identified on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time.
- .11 Require that the identification and evaluation of cultural heritage value and their designation under the Ontario Heritage Act will be based on the criteria outlined in Ontario Regulation 9/06 issued under the Ontario Heritage Act. Significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including materials, forms, location, spatial configurations, uses and cultural associations or meanings. The designation of resources under the Ontario Heritage Act will also include one or more of the following core values: a. Design or physical value; b. Historical or associative value; and/or c. Contextual value.
- .12 Ensure that a property that has been designated by by-law in accordance with the Ontario Heritage Act shall then be considered to be a protected heritage resource.

4.3.3 Built Heritage Resources

Built heritage is the most recognizable and readily identifiable type of heritage resource. Built heritage resources refer to one or more significant buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic or military history, and identified as being important to the community. Ancillary and accessory structures and the immediate environs including road, vegetation, and landscape that are an integral part of the main building or of significant contextual value or interest should be provided with the same attention and protection. Retention, integration and adaptive reuse of heritage resources are the

overriding objectives in heritage planning while insensitive alteration, removal and demolition are to be avoided.

In addition to the Cultural Heritage Resources policies of this Plan, the following policies also apply to the Town's Built Heritage Resources.

The Town will:

- .1 Recognize the following as built heritage resources:
 - a) Building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community; and
 - b) Built heritage resources located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- .2 Encourage adaptive re-use of properties on the Heritage Register for existing and new uses permitted by the Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.
- .3 Protect and conserve built heritage resources in accordance with the applicable by-law under the *Ontario Heritage Act*, which is informed by the best available cultural resource management protocols including, but not limited to the Standards and Guidelines for the Conservation of Historic Places in Canada and the Ministry of Heritage, Sport, Tourism and Culture Industries Eight Guiding Principles in the Conservation of Built Heritage Properties.

- .4 Require a Cultural Heritage Impact Assessment as part of any demolition permit application or other significant inappropriate alterations for a heritage resource identified on the Register of Cultural Heritage Resources Register.
- .5 Require all new development applications which involves, or is located near heritage resources to:
 - a) study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
 - b) incorporate any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details and, in particular:
 - i. new additional features should generally be no higher than the existing heritage building and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,
 - ii. new construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
 - iii. express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.
- .6 Circulate development applications of cultural heritage resources listed on the Register of Cultural Heritage Resources as appropriate to the Heritage Advisory Committee for review and comment.
- .7 Consider entering into an easement or covenant agreement with any owner of a built heritage resource and to register it on title to ensure the protection of built heritage resources.
- .8 Delegate powers to approve heritage permit applications to municipal staff for certain classes of proposed alterations to expedite the processing of any heritage permit applications for designated properties and designated districts, in consultation with the Heritage Committee.
- .9 Encourage commemoration of historical sites whenever a new development, redevelopment, or public work is undertaken in the vicinity of historical sites, such as sites where historical events occurred,

important buildings or landscape features have disappeared, or where cultural activities have taken place.

- .10 Consider permitting additional density in excess of what is permitted for a heritage building or structure on a designated heritage property that is part of a new development or redevelopment, provided the application includes the conservation of the heritage building or structure on the Heritage Register, subject to a Cultural Heritage Impact Assessment. The appropriateness of the proposed additional density shall be evaluated on a case-by-case basis in consideration of the value of the heritage building or structure and the general built form and development policies of the applicable land use designation.
- .11 Require proponents to conduct thorough archival documentation in the event that demolition, salvage, dismantling, relocation, or irrevocable damage to a built heritage resource or cultural heritage landscape, where necessary. This documentation shall be prepared by a qualified person and include the following as specified by the Town: architectural measured drawings, land use history, photographs, maps and other available material about the cultural heritage resources in its surrounding context.
- .12 Consider Community Improvement Plans and/or incentive programs under the *Ontario Heritage Act* to promote the conservation of built heritage resources.

4.3.4 Cultural Heritage Landscapes

A Cultural Heritage Landscape refers to a defined geographical area that may have been modified by human activity. They are broader heritage resources that consist of land, vistas and water and which may also include buildings and have been identified as having cultural heritage value or interest by a community, including Indigenous communities. Collectively, they create unique cultural heritage that is valued not only for its historical, architectural or contextual significance but also for its contribution to the understanding of the forces that have shaped and may continue to shape the community including social, economic, political and environmental.

In addition to the Cultural Heritage Resources policies of this Plan, the following policies also apply to the Town's Cultural Heritage Landscapes.

The Town will:

- .1 Recognize a Cultural Heritage Landscape as a 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. This area may include:

- a) Features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association;
 - b) Properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, and,
 - c) Properties that have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- .2 Identify and evaluate cultural heritage landscapes to determine their significance and cultural heritage values. Significant cultural heritage landscapes will be included on the Heritage Register.
 - .3 Exercise discretion to designate significant cultural heritage landscapes under either Part IV or Part V of the *Ontario Heritage Act*, or established as areas of cultural heritage character as appropriate.
 - .4 Cooperate with neighbouring municipalities, other levels of government, Conservation Authorities and the private sector in managing and conserving these resources, where cultural heritage landscapes cross different jurisdictional boundaries.

4.3.5 Archaeological Resources

Archaeological resources contribute to the Town's unique identity. They include sites that may contain scatters of artifacts, the remains of structures, cultural deposits or subsurface strata of human origin. Archaeological sites are both highly fragile and non-renewable. Protecting these sites has become especially important in southern Ontario, where landscape change has been occurring at an ever-increasing rate since 1950, resulting in extensive losses to the non-renewable archaeological record.

The most effective means of protecting those sites that remain is through adoption of planning and management guidelines that are informed by both the known distribution and character of sites and by assessment of the potential location of additional sites that have yet to be discovered.

The Town will:

- .1 Recognize that there are archaeological resources of pre-contact and early historic habitation as well as areas of archaeological potential within the Town that can be adversely affected by any future development and redevelopment.
- .2 Prohibit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or an

archaeological impact assessment has determined that no resources exist on the site.

- .3 Require archaeological assessments and the preservation or excavation of significant archaeological resources in accordance with Provincial requirements. Archaeological assessment reports by licensed archaeologists are to be in accordance with guidelines set out by the applicable Provincial Ministry, as well as licensing requirements referenced under the *Ontario Heritage Act*.
- .4 To ensure that any alterations to known archaeological resources shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.
- .5 To ensure that the preservation of archaeological resources in an intact (in situ) condition is the preferred means for the mitigation of impacts to archaeological resources. Archaeological excavation as a means for the mitigation of impacts will only be considered when it is demonstrated that preservation is not possible.
- .6 To require an archaeological assessment be prepared by a licensed consultant archaeologist when a known or suspected cemetery or burial site will potentially be impacted by development. Provisions under both the *Ontario Heritage Act* and the *Burial, Cremation and Funeral Services Act* shall apply.
- .7 That appropriate Indigenous communities shall be provided notification and documentation with regard to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.
- .8 To consider conserving the integrity of archaeological resources by adopting zoning by-laws to prohibit land uses on sites where an identified significant archaeological resource exists, and to consider the use of holding symbols within an area of archaeological potential as may be appropriate.
- .9 To encourage the communication of appropriate archaeological discoveries or cultural narratives to residents through innovative design, public art, community gateway features, or other appropriate means. Where archaeological resources are conserved in situ, the publishing of any information about their location shall not be made public as appropriate.

- .10 To consider preparing a contingency plan, including a funding resource, that will provide for the protection of archeological resources in urgent situations.
- .11 To investigate for archaeological resources as part of an application that proposes changes on properties adjacent to sites with known archaeological potential.
- .12 That prior to approval of any development or site alteration on lands containing significant or potentially significant archaeological resources, or areas of archaeological potential the following requirements are satisfied:
 - a) The proponent shall provide the Town with documentation (copy of Provincial letters) confirming that the necessary reports and/or archaeological assessments have been filed into the Provincial Register;
 - b) That where significant archaeological resources are to be preserved on site, that such resources shall be excluded from the development proposal and that the appropriate regulatory tools such as zoning restrictions, designation and heritage easements, or land dedication shall be used to protect the identified archaeological resource; and,
 - c) Where appropriate, a plan for the protection and/or management of these resources will be developed, in accordance with Provincial requirements.
- .13 To encourage the preparation and implementation of an Archeological Management Plan.
- .14 That new development and site alteration shall meet the required policies, and strive to achieve the policies encouraged by the York Region Official Plan, as amended, and as guided by the York Region Archaeological Management Plan.

4.3.6 Heritage Conservation Districts

Heritage Conservation Districts form an integral part of our cultural heritage. They contribute to an understanding and appreciation of the cultural identity of the local community. The *Ontario Heritage Act* enables the council of a municipality to designate the entire municipality or any defined area or areas of the municipality as a Heritage Conservation District. The designation enables the council of a municipality to manage and guide future change in the district, through adoption of a district plan with

policies and guidelines for conservation, protection and enhancement of the area's special character.

The Town will:

- .1 Support the establishment of Heritage Conservation Districts as an important component of sustainable development and place making through the Town Heritage Conservation District Study.
- .2 Mitigate the loss or removal of heritage buildings and landscape features and encourage only those changes that are undertaken in a manner that if such alterations were removed in the future, impacts to the essential form and integrity of the heritage property and materials would be minimized or avoided;
- .3 Support existing uses and the appropriate adaptive re-use of heritage buildings.
- .4 Prevent the establishment of those land uses and associated built forms which would be out of keeping with or have adverse effects on the identified character of a District.
- .5 Prevent the demolition of existing buildings, natural features, or structures which are contributing to the identified heritage character, unless necessary for matters related to public safety.
- .6 Embrace appropriate new development or infill that is sensitive to, compatible with, and distinguishable from the character of a District.
- .7 Support the continuing care, conservation and maintenance of heritage properties wherever appropriate by providing guidance on sound conservation practice and encouraging applications for funding for eligible work.
- .8 Examine available financial incentive programs and funding sources, and support the adoption of other appropriate funding programs within the Town's capability to provide ongoing support to District property owners for applicable projects.
- .9 Require property owners to obtain a heritage permit to change, erect or demolish any building or structure on their property. Minor changes as outlined in the associated Heritage District Plan may be carried out without a heritage permit.
- .10 To encourage the communication of appropriate archaeological discoveries and/or cultural narratives to residents in development

proposals through innovative architectural and/or landscape architectural design, public art, or other public realm projects.

.11 That in the designation of Heritage Conservation Districts, regard shall be had to but not limited to the following:

- a) A significant number of the buildings or structures reflect an aspect of local history by nature of location and historical significance of setting;
- b) A significant number of the buildings and structures are of a style of architecture or a method of construction significant historically or architecturally at a local, regional, provincial, national or international level;
- c) The district contains other important physical, archaeological, environmental, cultural, or aesthetic characteristics that in themselves do not constitute sufficient grounds for designation of a district, but which lend support in evaluating the criteria for designation; or,
- d) The district is an area of special association that is distinctive within the Town and, as a result, contributes to the character of the entire community.

.12 That the Town shall consider designation of additional Heritage Conservation Districts in consultation with Heritage Advisory Committee pursuant to Part V of the *Ontario Heritage Act* and prior to the designation of such areas shall:

- a) Identify its intent to define and investigate an area;
- b) Prepare a detailed Heritage Conservation District Study, which shall:
 - i. Examine the heritage attributes and appearance of the area;
 - ii. Seek input from residents, property owners and other stakeholders;
 - iii. Recommend the area that is to be designated as a Heritage Conservation District;
 - iv. Identify the content and matters to be addressed by the Heritage Conservation District Plan; and,
 - v. Make recommendations for any necessary changes to be made to the Official Plan, zoning by-law, or other implementation tools as applicable.
- c) Prepare and adopt a Heritage Conservation District Plan if warranted, which will encourage conservation through controls and incentives and establish criteria for controlling demolition and

regulating design through the establishment of the distinctive features which warrant the creation of the District.

- .13 That where the Town, having satisfied the criteria for designation provisions, deems it appropriate to designate a Heritage Conservation District, a by-law shall be passed under the *Ontario Heritage Act* which shall identify the extent of the area, contain procedures to control the alteration and demolition of existing buildings, as well as the construction of new buildings, based on the criteria in the Heritage Conservation District Plan, and outline the appeal process.

4.3.7 Cultural Heritage Awareness

The Town recognizes that our heritage tells us who we are, where we have come from what we have accomplished and how we see ourselves in the future. This knowledge is a source of strength and confidence in an effort to enhance opportunities for conserving cultural heritage as part of our history as well as promoting its appreciation and enjoyment as we integrate it into new growth.

Cultural Heritage Awareness is also about inclusivity and to be cognizant of new cultures as they contribute to the future identity of the Town.

The Town will:

- .1 Promote public awareness of cultural heritage resources in the Town.
- .2 Promote heritage interpretive signage and consider opportunities for interpretive signage as part of the design of public spaces, including parks, trails and streetscapes, and as part of new developments.
- .3 Initiate or support financial incentive programs related to heritage conservation by other levels of government and citizens.
- .4 Consider naming roads and other features of the Town in a manner that reflects and celebrates the Town's important historic persons, events and places, including underrepresented groups.
- .5 Encourage the designation of built heritage resources and actively promote any available incentive programs for use by property owners.

4.3.8 Heritage Impact Assessments

A Cultural Heritage Impact Assessment (CHIA) is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The assessment results in a report that identifies all heritage resources, provides an evaluation of the significance of the resources, outlines any impact proposed development or site alteration will have on the resources, and makes recommendations toward conservation methods and/or mitigative measures that

would minimize impacts to those resources. These assessments are of importance when considering development and its impacts to cultural heritage resources.

The Town will:

- .1 Require a Cultural Heritage Impact Assessment, prepared by a qualified heritage conservation professional:
 - a) For any development, demolition or site alteration proposal that has the potential to impact a cultural heritage resource to demonstrate that its heritage attributes are not adversely affected.
 - b) For the removal of a property from the Register of Cultural Heritage Resources, subject to staff discretion.
 - c) For any proposal to remove an *Ontario Heritage Act* designation to evaluate the impact of the repeal of the designation.
- .2 Require that the scope of the Heritage Impact Assessment is in accordance with the terms of reference set out by the Town and shall address mitigation measures and/or alternative development approaches as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the cultural heritage resource and its heritage attributes.
- .3 Require a heritage conservation plan to address and detail a strategy and plan for monitoring, protecting and maintaining the cultural heritage resources during and after construction, in addition to a Heritage Impact Assessment, at the Town's discretion. Financial securities from the owner may be required by the Town as part of the conditions of Consent, Site Plan, Subdivision Agreement or other development approvals to ensure implementation of a conservation plan. The Heritage Conservation Plan must contain, but are not limited to, the following:
 - a) A description of the approved strategy as contained in a referenced Heritage Impact Assessment, including treatments and principles to be applied to the cultural heritage resources being conserved;
 - b) Identification of any proposed changes to previously approved strategies;
 - c) Detailed scope of work including an updated condition assessment, all necessary technical and engineering studies or reports, architectural and restoration plans and drawings, and a full written description of proposed interventions accompanied by a detailed cost estimate;
 - d) A strategy for the monitoring and protection of the heritage property, and adjacent heritage properties, during construction;

- e) Schedule for conservation work, inspection, maintenance, and phases;
 - f) Sign guidelines and plans, lighting plans and detailed landscape plans, as required by the Town; and,
 - g) Recommendations for short- or long-term maintenance and the qualifications for anyone responsible for conservation work.
- .4 Require developers, through subdivision and/or site plan agreements, to incorporate listed heritage buildings or sites where development or redevelopment occurs. All options for on-site retention of designated heritage properties shall be exhausted prior to consideration being given to relocation, in consideration of the Heritage Impact Assessment. The following alternatives shall be given due consideration in order of priority:
- a) On-site retention in the original use and integration with the surrounding or new development;
 - b) On-site retention in an adaptive re-use;
 - c) Relocation to another site within the same development; and,
 - d) Relocation to another appropriate site within the Town.
- .5 That site plan control will be utilized by the Town to ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent heritage resources.

4.3.9 Main Street Special Policy Area - Overlay

The Main Street Special Policy Area overlay on Schedule D – Stouffville Land Use Designations is designed to preserve the facades of existing buildings and structures and enhance the landscaped area of lots with frontage on Main Street. The designation also provides enhanced opportunities for expanded uses of these existing buildings and structures in recognition of their high traffic location.

- .1 The permitted uses are those permitted in the Heritage Area overlay where applicable, and the relevant policies for the underlying land use designations. In addition, existing buildings may be converted and used, in whole or in part for the following uses:
- a) A broad range of residential, retail, service, office, cultural, institutional, educational, hospitality, entertainment, recreational, and other related uses;
 - b) Mixed-use buildings will be encouraged, but not required;
 - c) Single use commercial or office buildings may be permitted;
 - d) Apartments;

- e) Large floorplate commercial uses (greater than 2,000 m²) may be permitted if smaller buildings establishing a street frontage are incorporated into the development of their site; and,
 - f) The full range of uses will not necessarily be permitted on all sites, and planning applications will be subject to Chapter 8 of this Plan.
- .2 In the Main Street Special Policy Area overlay, the conversion of existing buildings to office or apartment uses shall be subject to site plan control and the following criteria:
- a) Provision of parking in accordance with the requirements of the zoning bylaw;
 - b) Location of parking areas in the rear yard or side yard or the use of on-street parking;
 - c) Limited modifications to the exterior of the building or structure to ensure maintenance of the character of its facade;
 - d) Provision of landscaping, fencing and other buffering measures adjacent to abutting residential uses; and,
 - e) Maintenance of a significant portion of the undeveloped area of the lot as landscaped open space, to ensure maintenance or enhancement of the character of the site.

4.3.10 Heritage Area - Overlay

The Heritage Area overlay contains many of the buildings and streetscapes which establish the character of the Community of Stouffville. Through the policies of this section, the Town shall ensure that the special character of the Heritage Area in the Community of Stouffville is protected, enhanced, and celebrated.

The Town will:

- .1 Work with the Heritage Advisory Committee to encourage landowners to protect, maintain and enhance existing development and, where appropriate, to apply for designation of their properties under the *Ontario Heritage Act*.
- .2 Work with the Heritage Advisory Committee and groups of landowners who wish to designate all or a portion of the lands in the Heritage Area as a Heritage Conservation District under the *Ontario Heritage Act*.
- .3 Review all development applications, including applications for consent and additions, to ensure that the following elements of community structure and character for the area in which the proposed development is located, are maintained:
 - a) The general pattern of streets and lots;

- b) Scale of development with respect to height and massing of buildings;
 - c) Siting of buildings in relation to the size and configuration of lots; and,
 - d) The nature of the streetscape as defined by landscaping, sidewalk location, boulevard if any, pavement width and relationship of buildings, including garages, to the street.
- .4 Require utilities, where possible, to be located underground to enhance the visual appeal of the public realm.
 - .5 Review the existing Zoning By-law and revise as required to ensure that the regulations will allow the implementation of the policies of this Plan.

4.4 Developing Vibrant Parks, Trails & Open Spaces

The Town's parks, trails, and open spaces provide many fundamental functions that support complete communities. These are places for people to interact, develop social ties, and provide opportunity for recreation and exercise, supporting the health of current and future residents. Parks, trails, and open spaces can also be a part of the climate solution. These important green and blue spaces reduce harmful pollutants, cool urban heat islands, and minimize flooding and improve water quality, among other important benefits.

The overall development of a well-connected network of parks, trails, and open spaces to support a vibrant and healthy community is an important policy directive of this Plan and is supported by the Town's Leisure and Community Services Master Plan and Transportation Master Plan.

4.4.1 Parkland Dedication

As the Town grows, so does the pressure on the Town's parks. If we do not continually improve or expand our existing parks, and find opportunities to create new ones, then the same number of parks must serve more and more people. The *Planning Act* allows the Town to harness growth by requiring all new development to contribute to the expansion and enhancement of the Town's parks and open space system. Parkland acquisition in the Town is governed by the policies of this Plan and the Parkland Dedication By-law.

The Town will:

- .0 Recognize municipal parkland as one component of the Town's larger network of publicly accessible greenspace with the exception of natural heritage features, which will not form part of any required parkland to be dedicated.

- .1 Achieve a system of parkland across the Town that meets the diverse recreational needs of our residents and contributes to a high quality of life.
- .2 Ensure that parks and open space uses are planned to both accommodate public use and minimize the impacts of that public use on the environment and adjacent residential areas. The development of additional parking areas, community facilities and other infrastructure should be carried out in a manner that protects and enhances any adjacent natural heritage features and functions.
- .3 Continue to review, monitor, and evaluate the Town's per capita parkland provision levels (e.g., standards) and evaluate these against service thresholds as outlined in the Leisure and Community Services Master Plan.
- .4 Maximize opportunities to obtain parkland through the payment of cash-in-lieu at a rate of one hectare for each 500 dwelling units proposed.
- .5 Maximize opportunities to provide and obtain parkland through traditional parkland acquisition and cash-in-lieu rate for park conveyance (i.e. 2% of lands proposed for development or redevelopment for commercial or industrial purposes, and 5% for lands for residential purposes) for areas outside of the Community of Stouffville.
- .6 As it relates to the Community of Stouffville, the Town will seek identify this area as a priority for Parkland Acquisition within which the maximum alternative rate for acquisition (e.g. 1 ha per 300 dwelling units) may apply given priorities for build-out and intensification in this area and limited lands for public recreational use.
- .7 Require, as a condition of development or redevelopment of lands in the Town, land conveyed for parks or other public recreational purposes in accordance with the Parkland Dedication By-law.
- .8 Update the Parkland Dedication By-law to modernize and better align parkland dedication with the Town's Leisure and Community Services Master Plan.
- .9 Direct and prioritize cash-in-lieu of parkland revenues on the following basis:
 - a) The first priority will be the acquisition or improvement of Town and Community parks; and,

- b) The second priority will be the improvement of recreational facilities or procurement of equipment for public recreational purposes.
- .10 Ensure that where cash-in-lieu is taken, it will be for the acquisition and development of new parkland or the improvement of existing local, park and recreational facilities accessible to the area being developed.
- .11 Ensure that where on-site parkland dedication is not feasible, an off-site parkland dedication that is accessible to the area where the development site is located may be substituted for an on-site dedication.
- .12 May seek to identify the Community of Stouffville as a priority for Parkland Acquisition within which the maximum alternative rate for acquisition may apply, given priorities for build-out and intensification in this area and limited lands for public recreational use.

4.4.2 Parkland Hierarchy

The Town's expansive parks and open spaces provide residents, workers and visitors a range of experiences that offer various amenities such as splash pads, playgrounds, sport courts, sports fields, and dog parks. They are places where we can take a break from stresses of daily life, participate in a sporting activity, or observe local wildlife.

The Town has prepared a Parkland Hierarchy through the Leisure and Community Services Master Plan. The Parkland Hierarchy, as established through the Leisure Services Master Plan, will be used as a guide to the development of the Town's parks. Where the optimal size of a park is not attainable through the dedication of land as part of a specific development, the Town shall attempt to consolidate lands through the

combination of parkland dedications to assemble a park of a suitable size or shall take “cash-in-lieu” of parkland.

The Town will:

- .1 Establish and maintain the priorities of parks within the context of overall municipal priorities and financial resources through the Leisure and Community Services Master Plan. The Leisure and Community Services Master Plan sets out the detailed framework for the provision of leisure services in the Town.
- .2 The parkland hierarchy established by the Town through the Leisure and Community Services Master Plan, as amended, provides the basis for developing parks and the provision of parks. To support a broad array of recreational amenities across the Town, parks have been categorized into the following classifications:
 - a) Parkette;
 - b) Local Park;
 - c) Community Park;
 - d) Town Park; and
 - e) Natural Open Space Area.
- .3 That relevant character items including, but not limited to, the identification, size, elements, accessibility, etc., for park categories be based on the Leisure and Community Services Master Plan, as amended.
- .4 Review and update the Leisure and Community Services Master Plan from time to time to ensure its currency with respect to changing trends, inventory changes, budget realities and new development throughout the Town.



4.4.3 Design Policies for Parks

The Town’s parks are recognized as having significant bearing on quality of life and function as essential places for recreation, exercise, social interaction, and leisure. They are also important elements of complete communities. The Town’s parks are characterized by a system of publicly accessible lands located throughout the diverse geography and landscapes within the municipality. This makes it necessary to consider

park typologies, outline standards related to park size, location, configuration, management and amenities in order to inform the selection and design of parks.

Parks should be of a shape and size that provide appropriate access and visibility and suit the scale and fabric of the surrounding neighbourhood. Neighbourhood design that connects sidewalks and linear corridors featuring multi-use pathways, reallocated space on streets, canopy trees and vegetated areas to parks is essential. Parks are distributed throughout a neighbourhood, and across the Town, to enable residents to meet recreational needs. The Plan recognizes the importance of engaging with residents in the process of renewing and developing parks.

The Town will:

- .1 Achieve a system of parkland across the Town for active and passive recreation that meets the diverse recreational needs and year-round enjoyment for residents of all ages, abilities and interests, as informed by the Leisure and Community Services Master Plan.
- .2 Recognize and/or celebrate Indigenous Peoples and cultural development opportunities by including performance and cultural gathering spaces, or by reflecting diverse cultural groups through commemoration or park design.
- .3 Support the creation of open spaces that are flexible enough to be used for a variety of events and activities such as social hubs, gathering spaces, cultural spaces and educational opportunities for individuals across a variety of ages, abilities, and cultural groups.
- .4 Encourage and provide opportunities for the installation of new public art works in parks for the purpose of enhancing the Town's unique sense of place, history, and culture.
- .5 Ensure that parks are planned to accommodate public use while minimizing the impacts of that public use on the environment and adjacent residential areas. The development of additional parking areas, community facilities and other infrastructure should be carried out in a manner that protects and enhances any adjacent natural heritage features and functions.
- .6 Require that all public parkland shall:
 - a) Have as much street frontage as possible and maximizes visibility from adjacent streets to enhance connectivity and promote safety;
 - b) Maximizes public safety through park block size, visibility, configuration and location of park fixtures and facilities;
 - c) Have direct and safe pedestrian access from adjacent residential areas or adjacent environmental areas where appropriate;

- d) Be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;
 - e) Incorporate natural heritage features wherever possible in accordance with the policies of this Plan regarding environmental impact;
 - f) Be integrated into the fabric of the adjacent neighbourhood by promoting open space or walkway linkages to adjacent facilities, neighbourhoods and natural features;
 - g) Incorporate natural and built shade features to mitigate the urban heat island effect;
 - h) Incorporate lighting, seating, level pathways, walkways and entrances where appropriate to assist in creating a more accessible and inclusive environment;
 - i) Incorporate Crime Prevention through Environmental Design (CPTED) principles in the design of parks;
 - j) Be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility/hydro corridors and natural drainage systems;
 - k) Preserve existing mature trees and incorporate additional tree cover in a manner that is consistent with the use of the park and prioritizes shade for users; and
 - l) Respond to climate change by providing cooling amenities in park design such as splash pads, wading pools, shade trees and shade structures, where possible.
- .7 Require that the following criteria apply where a park is integrated with an educational or major indoor recreational facility:
- a) No physical barriers will be introduced to separate those facilities which fulfill a joint function;
 - b) A separate identity will be maintained for the park and school or recreational facility components by means of signage and landscaping;
 - c) The facilities shall be designed to be complementary; and
 - d) The standards established by the Town for the provision of parkland, as established in the Leisure and Community Services Master Plan, shall be achieved.

4.4.4 Trails and Open Spaces

The Town of Whitchurch-Stouffville has an extensive trail network that is popular among cyclists, walkers and joggers. There are many trails throughout the Town. Trails

in the Town of Whitchurch-Stouffville are locally serving, and many connect to the large, forested areas in York Region.

The overall development of a well-connected network of trails, open spaces and community facilities that meet the community's diverse recreational needs is an overall objective of this Plan as well as the Active Transportation Servicing Plan and the Leisure and Community Services Master Plan. These spaces provide opportunities to connect the urban and rural communities of the Town, both internally and externally. The trail system must be designed to appeal to a wide range of users, abilities and interests. This includes leveraging trails and open spaces to promote and encourage use and enjoyment of the Town's natural, cultural and recreational features.

A system of environmentally sustainable recreational trails shall be planned to link key features of the Natural Heritage System, together with the Town's parkland hierarchy, the Trans-Canada, Oak Ridges Moraine, and the Rouge Park Trail Systems. This Plan envisions these spaces as key contributors to upholding the social fabric of the community by physically connecting neighbourhoods and communities together.

The Town will:

- .1 Continue the development of a system of pedestrian/ bicycle trails through the implementation of the Active Transportation Servicing Plan. In particular, in the rural, agricultural, and/ environmental areas, the Town shall support the creation of the Trans-Canada Oak Ridges Moraine and Rouge Park Trail Systems and trail linkages to these major trails.
- .2 Implement the Active Transportation Servicing Plan which will, among other matters, determine the infrastructure requirements for the development of an integrated pedestrian and cycling network for the Communities of Stouffville, Ballantrae, Musselman's Lake and Vandorf.
- .3 Work to improve, expand, and maintain the trail network, address missing links, overcome physical/accessibility barriers and maintain continuity of the network.
- .4 Require that, where new development is propose, specific routes for trails shall be established as part of the development plan if appropriate. The Town shall also require the provision of a trail system link as a condition of approval of development, where appropriate.
- .5 Permit trails and similar low intensity recreational uses in all designations of this Plan, subject to the policies of this Plan for minimizing impacts on the environment.
- .6 Require identification and dedication of trails as part of the development review process, to support implementation of the Active Transportation Servicing Plan.

- .7 Consider the acquisition of undevelopable natural open space areas through the development process and other means of securement to provide opportunities for enhanced conservation, and compatible public access and linkages to the parks, trails and open spaces.
- .8 Promote a Town-wide system of walkways, sidewalks and cycling paths to facilitate greater recreational opportunity, while improving connectivity within the Town and adjacent municipalities.
- .9 Give consideration to the potential economic benefits of enhanced tourism, and the potential impacts of increased recreational uses on the natural environment.
- .10 Support and participate in, as appropriate, the initiatives of the Region and other agencies and interest groups to expand an interconnect recreational trails system.
- .11 The Town may prioritize the establishment of a continuous recreational trail system along the Oak Ridges Moraine, in accordance with applicable policies of the Oak Ridges Moraine Conservation Plan.
- .12 Ensure open spaces will be planned in a manner that reflects their intended function and is considerate of the surrounding context.

4.5 Improving Health & Wellbeing

According to the World Health Organization, health is about more than just the absence of disease. Being healthy is about complete physical, mental, and social well-being. Health is shaped by much more than access to the health care system. Our health is shaped by the conditions in which we live, learn, grow, work, and age.

The policies of this section support the design of neighbourhoods and site with greater connectivity, healthy lifestyles, and planning for communities that are age-friendly and accessible, giving all Town of Whitchurch-Stouffville residents an equal opportunity for healthy living and community participation.

4.5.1 Healthy Lifestyle

This Plan plays an important role in establishing how communities are planned. Through policy, it can influence healthier environments that support people to thrive and be healthy and can affect the way people socialize and connect. Healthy

communities incorporate features such as active transportation as well as accessibility to facilitate healthy lifestyles.

The policies of this section promote high quality design and land use planning patterns that enhance the comfort and accessibility of built environments to create healthy communities.

The Town will:

- .1 Recognize that the built environment and well-designed communities play a critical role in shaping the physical, psychological, social, and mental health of individuals and the communities they live within.
- .2 Encourage land use and development patterns that support the health and wellbeing of the Town's current and future residents and contribute to a higher quality of life for people of all ages and abilities.
- .3 Recognize the importance of active transportation as a healthy lifestyle shift toward more sustainable transportation modes for daily needs in the Town's settlement areas.
- .4 Promote physical activity as a way of life and quality of life through programming and education of target groups in public spaces.
- .5 Promote healthy built environment and community design that fosters physical and mental health, and facilitates inclusivity and accessibility for people of all ages and abilities.
- .6 Support the development of walkable and pedestrian oriented communities within the Town's settlement areas.
- .7 Ensure shade protection is available at outdoor venues to ensure that seniors and individuals with health concerns can enjoy the outdoors.
- .8 Facilitate healthy, active and accessible community planning design for people of all ages, including youth and seniors. This includes ensuring accessibility to community services, including education, pharmacies, social services and health care.
- .9 Explore the development and implementation of health supportive tools, such as healthy development checklists, scorecards, or health development assessments to support the development of complete communities. If developed, these tools should be integrated as part of the development review process to reinforce a shift in behaviour towards more active, healthy lifestyles. Support and enhance access to healthy and locally grown food and agricultural products through a range of activities and amenities including investment in local distribution, and community gardens and farmers markets.

- .10 Promote and recognize linkages between the environment and health, such as the role of active mobility in improving health, supporting healthy lifestyles and reducing greenhouse gases.
- .11 Minimize risk to public health and safety by ensuring sensitive uses are planned and developed to avoid any potential adverse effects associated with non-sensitive uses with respect to odour, noise, or other contaminants.
- .12 Require that air quality impact studies be undertaken where development will be associated with significant air emission levels, such as manufacturing uses and transportation sources and/or where a new sensitive use/sensitive land use in proximity to an existing use with known significant air emission levels.
- .13 Support a healthy promoting and age friendly community by requiring, at the Town's discretion, a Health Impact Assessment prepared by the development proponent, in accordance with the policies of this Plan.
- .14 Employ a "climate change lens" in consideration of planning applications, policy decisions, asset management planning and capital projects to maximize resiliency of ecosystems and communities, manage the risks associated with climate change and provide sustainable natural environmental services for future generations.

4.5.2 Accessibility To Community Services and Facilities

This Official Plan envisions a future where the Town supports and advances the needs and desires of all residents throughout all stages of life. The evolution of complete communities relies on, in part, access to community services and facilities that support residents' daily needs.

The Town is committed to support the health and well-being of all, inclusive of all ages and abilities. This way, residents can lead healthy and active lives and stay involved in their communities. The policies of this section provide direction for the development of community services and facilities to ensure that current and future residents in the Town of Whitchurch-Stouffville have full accessibility to these spaces. This also requires that streets, trails, and roads that facilitate access to and from these services and facilities provide for safe and accessible travel.

The Town will:

- .1 Coordinate and deliver, where feasible, social and community services to meet the needs of Town residents, by permitting co-location or clustering of facilities in strategic locations, such as the use of schools

and community centres to create community hubs across the Town to facilitate maximum access by residents and visitors.

- .2 Ensure accessibility to community services, including education, pharmacies, social services and health care through the co-location of these services and facilities with residential uses, where permitted in accordance with the policies of this Plan. This includes enhancing community health, safety and well-being by planning for sufficient community services in both urban and rural areas of the Town.
- .3 Ensure that, where possible, all public buildings and facilities are accessible to persons of all ages and abilities, through the incorporation of elements such as but not limited to:
 - a) Level surfaces;
 - b) Ramps;
 - c) Elevators;
 - d) Audio and tactile and directional aids; and,
 - e) Public Wi-Fi.
- .4 Ensure essential services that support the community remain open and accessible during extreme climate events.
- .5 Consider the use of community facilities and Town owned buildings as emergency warming/cooling centres during extreme climate events.
- .6 Prioritize the development of accessible and supportive housing options for people with special needs in areas that have access to community services, amenities and health care.
- .7 Encourage the shared use of multi-service facilities including but not limited to shared use of municipal and/or school facilities, places of worship, and lands for community service purposes.
- .8 Explore the implementation of development incentives and public-led initiatives to support the inclusion of community services facilities in all significant private sector development across the Town.

4.5.3 Community Gardens and Urban Agriculture

The need for healthy, local, and affordable food options through urban agriculture, community gardens, farmers markets, and other options, is becoming a popular opportunity for passive recreation, environmental stewardship and fostering interactions. While the rural farmscape might be what immediately comes to mind

when it comes to growing food, urban areas, too, are places of significant, energetic and committed food production.

Urban agriculture has become a way to describe a myriad of food-growing practices that are increasingly taking place in cities throughout the country and, indeed, the world. In fact, globally, it is common for a significant portion of food consumed in urban areas to be grown within and immediately surrounding those same cities. It is also important that the Town work with the Region to support implementation of the Region's Agricultural and Agri-Food Sector Strategy.

The Town will:

- .1 Encourage urban food growing opportunities by encouraging community gardens, local farm markets and urban agriculture to support access to community involvement in producing and consuming local food.
- .2 Promote the creation of public spaces and use of excess land to link growers to land and space for the purpose of community gardens.
- .3 Support growers and landowners to develop mutually beneficial land tenure arrangements that result in new urban agriculture initiatives such as leasing land for urban agriculture opportunities.
- .4 Work with the Region to develop factsheets and accessible materials to help agri-food stakeholders interpret land use policies and to centralize and coordinate information about urban food production within and around the Town.
- .5 Consider the expanded use of Town land for demonstration gardens and farms in neighbourhoods, civic centres, and community centres across the Town.
- .6 To promote and strengthen programs that teach entrepreneurial and business planning skills along with growing skills, so that those who are training to be urban farmers can successfully launch small farm businesses.
- .7 Utilize the Town-wide Community Improvement Plan to foster and incentivize on-farm diversification, value-added operations and other opportunities to support economic development in the Rural and Agricultural areas of the Town.
- .8 Work with the Region and local food distributors and retailers to develop a network of multi-faceted food hubs (e.g., combining growing with onsite food education, direct sales, cooking classes, etc.) across the Town.

- .9 Develop partnerships with community groups and agencies working at the neighbourhood level to link communities to Town-grown food, diverse cuisines, gardening resources and projects.

4.5.4 Boundary Buffer Area - Overlay

The intent of the Boundary Buffer overlay is to clearly identify the southern limit of development in the Community of Stouffville. The Boundary Buffer shall also incorporate portions of the trail system, provide an ecological link between areas in the Natural Heritage System and allow for the protection of vegetation and other natural features.

The Town will:

- .1 Recognize the Boundary Buffer Area as a strip of naturalized landscape along the southern boundary of the Community of Stouffville. The exact width of this land will be determined through a Functional Servicing Study, although it shall generally be a minimum of 30 m (100 ft) wide.
- .2 Require cooperation and consultation with the City of Markham during the preparation of the Functional Servicing Study.
- .3 Ensure that permitted land uses and development standards within the Boundary Buffer Area – Overlay area are subject to the Rural Area policies of this Plan.

4.6 Employment and Economic Development

A range of interconnected factors influence economic sustainability and growth. While land use policies in the Official Plan alone do not ensure economic development, they provide an important foundation for other Town initiatives and programs to support economic development and create a context for business and entrepreneurship to succeed.

The Official Plan supports long-term economic sustainability and growth in a number of ways, working with other Town programs. In this Official Plan, flexible land use designations are adaptable to changing economic conditions, new industries and ways of doing business. The Official Plan also supports a broad geographic distribution of employment so that people have the choice to work closer to where they live. Land is also designated for employment uses in strategic locations to support those industries and allow for their evolution. The protection of non-renewable resources including agricultural lands also helps to safeguard and promote the viability of the rural economy.

The Town is required to implement the York Region Office Plan directives regarding employment areas which has been recognized in the Town as Core or Support

Employment Areas. The Core Employment Areas in the Town are designated as Industrial and the Support Employment Areas within the Business Park Designation.

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The intent of this section is to encourage a broad-based planning approach which will maintain and, where feasible, enhance the economic health of the community and its residents. This section establishes policies that will:

- .1 Attract a diverse labour force;
- .2 Encourage creative industries;
- .3 Promote green employment and job growth; and,
- .4 Provide guidance for the conversion of employment lands.

4.6.1 Attracting a Diverse Labour Force

The Town is required to promote economic development and competitiveness by providing for an appropriate mix and range of employment, commercial, institutional, and a broader mix of uses to meet long-term needs. This also includes advancing opportunities for a diversified economic base and encouraging growth through compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

Employment areas are a part of complete communities and assist in providing job opportunities close to residential communities. New economic growth is seen as a driver of complete communities and assists in facilitating creativity, fostering innovation, and creating a vibrant Town. The rural economy, including agriculture and agri-food sector, as well as the tourism sector also provide a range of employment uses for the benefit of the Town.

The Town will:

- .1 Implement the Town's Economic Development Strategy, as amended from time to time to:
 - a) Integrate and align land use planning and economic development goals and strategies to retain and attract investment and employment;
 - b) Create high-quality employment opportunities for residents;
 - c) Reflect evolving economic trends; and,
 - d) Support access to employment opportunities for all Town residents.

- .2 Conduct periodic employment surveys and/or business counts to support implementation, review, and monitoring of the Town's Economic Development Strategy.
- .3 Recognize the importance of employment lands in accommodating knowledge-based sectors in addition to traditional industrial sectors.
- .4 Ensure Employment Areas are planned to accommodate opportunities for knowledge-based sectors, as well as a range of office uses and integrated uses which can be appropriately sited within Employment Areas (e.g., a site with integrated distribution and corporate office uses).
- .5 Enable Employment Areas to offer a broad range of building space market choice (e.g., business centres and incubators) for a range of business sizes (including small businesses) that have proximity to employment- supportive uses and access to public transit and active modes of transport.
- .6 Plan to accommodate prestige employment uses in areas that back onto open space and parks, as well as strategically position these uses at gateway locations and along the Highway 404 Corridor that are amenity rich and located within proximity to Whitchurch-Stouffville's growing labour force.
- .7 Work with the Region to assist, where feasible and appropriate, in the implementation of York Region's Economic Development Action Plan.
- .8 Work with the Region and the local business community to support and strengthen the Region's economic clusters by connecting with employers and establishing and strengthening partnerships with Boards of Trade, Business Improvement Associations, Chambers of Commerce, and companies.
- .9 Support the development of complete, healthy, and vibrant communities by balancing residential and employment uses throughout the Town, improving the possibilities for working and living in close proximity.
- .10 Support a diverse workforce by providing a mix and range of housing options and tenures, including affordable housing, in alignment with the housing policies of this Plan.
- .11 Support equitable access to employment and economic development opportunities for equity-seeking groups, such as youth, Indigenous peoples, persons with disabilities, single mothers and newcomers.

- .12 Support a connected and multimodal transportation system within the Town and Region to help provide employment opportunities and encourage ongoing investment.
- .13 Enhance and protect the Town's long term fiscal position through increased non-residential tax assessment.
- .14 Prioritize the provision of full municipal services in Employment Areas to accommodate more intensive and higher order employment uses.
- .15 Ensure Employment Areas are serviced with leading edge telecommunication services to attract knowledge-based industries and to support the technological advancement and growth of existing businesses.
- .16 Consider the development of a Tourism Strategy that may consider:
 - a) Eco-tourism, including the development of trail systems and other recreational opportunities through partnerships, including the Region of York and the Oak Ridges Moraine Trail Association (ORMTA); and
 - b) Agri-tourism, in accordance with the policies of this Plan.

4.6.2 Encouraging Creative Industries

One of the goals underlying the vision for the Town's economic diversification is the promotion of a culture of creative entrepreneurship. Focusing on supporting the creative small business and entrepreneurial industry is crucial for sustained economic growth in the Town. Many small businesses in the Town also operate in the creative economy. The high proportion of home-based employment in professional services is reflective of the growing importance of the creative economy and the work-anywhere approach that many take to operating their business.

While traditional industries place more importance on fixed locations, proximity to markets and access to major transportation networks, the knowledge-based economy is driven by innovation, human knowledge and creative skills.

The Town will:

- .1 Encourage and support the growth and expansion of creative and cultural industries by working collaboratively with community, artists, actors and performers, writers and designers, cultural workers, and organizations recognizing the important role this sector plays within the Town's economy and contribution to unique sense of place.
- .2 Recognize and leverage the creative economy as a significant growth opportunity by creating linkages between the Town's cultural and

agricultural assets, such as museums, special event venues, galleries, artist studios, vineyards, and agri-tourism related businesses.

- .3 Ensure that zoning by-laws are up to date and consistent with the Town's Economic Development Strategy to allow for flexibility to home-based businesses.
- .4 Work with the York Region Small Business Enterprise Centre to encourage and facilitate opportunities to allow for small businesses to operate within the Town.
- .5 Develop partnerships with York Region, other local municipalities, and other relevant organizations to encourage and support entrepreneurship, innovation, commercialization and investment in the Town's local creative industries.
- .6 Promote and encourage the Town-wide Community Improvement Plan as a tool to attract businesses, improve buildings, grow tourism, and help home-based businesses move into bricks and mortar locations.
- .7 Attract entrepreneurs and investors in creative industries by:
 - a) Supporting opportunities for local economic and community resilience through development, revitalization, and renewal;
 - b) Partnering with local organizations to develop community economic development opportunities; and,
 - c) Encouraging entrepreneurial opportunities by supporting flexible and non-traditional workplace locations.
- .8 Cooperate with existing and prospective businesses to facilitate economic growth and opportunity, with a particular focus on supporting and providing opportunities for small and medium-sized businesses, local business and local economies.
- .9 Facilitate opportunities for short-term and temporary use of commercial spaces through programs and zoning flexibility.
- .10 Support and advance the development of innovation hubs in Employment Areas and Major Transit Station Areas to provide space for meeting people who interact, create, undertake, work and innovate together.

4.6.3 Promoting Green Employment

The environmental goods and services sector helps manage pollution and natural resources, as well as recycling, renewable energy and water supply. Green jobs not only

include those in the eco-industry sector, but it can include activities in other sectors like in organic farming, sustainable agriculture and eco-tourism much depend on a healthy environment. This type of employment growth can also help to support the Town's continued efforts to respond to and address the impacts of a changing climate.

Green employment growth is therefore both a challenge and an opportunity for the Town labour market and skills which, in turn, are key factors for enabling green growth. This will leverage the Town's ability to focus employment on a transition towards a green, low carbon, resource-efficient economy that is responsive to the impacts of climate change.

The Town will:

- .1 Promote the development of green industries, including industrial uses and environment- focused professional and technical office uses and services.
- .2 Encourage services and technologies responsive to the impacts of climate change by:
 - a) Addressing individual and community capacity to act on climate change;
 - b) Expanding community relationships to build awareness of actions that residents and businesses can take on climate change;
 - c) Supporting innovation and private investment in industries and businesses that promote solutions to climate change or have low carbon operations;
 - d) Supporting businesses to become climate resilient and achieve emissions-neutral operations and transportation; and,
 - e) Collaborating with regional partners to advocate for climate-resilient businesses.
- .3 Recognize and leverages the Town's significant green spaces and farms as an opportunity to support eco-tourism.
- .4 To support festivals and events which highlight the Town's agricultural produce and products.
- .5 Encourage on-farm diversified uses, emerging agricultural markets and agriculture-related uses as permitted in this Plan, to promote economic resilience of the agricultural community.

4.6.4 Conversion of Employment Lands

The Town must plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and

projected needs. The protection of the Region's supply of employment land is important to the economic vitality of the Town.

The Town will:

- .1 Recognize that employment lands are strategic and vital to the Town and York Region's economy, and necessary to achieve the Town's employment forecasts.
- .2 Maintain a shovel-ready supply of designated employment lands to accommodate forecasted employment growth.
- .3 Regularly monitor the location, type and characteristics of business and supply of serviced employment land in collaboration with the Region.
- .4 Protect existing and intended uses in employment lands from other uses that may jeopardize the continued viability of the existing and intended employment uses and their expansion in the future.
- .5 Prohibit the conversion of employment lands to non-employment uses on lands designated Employment on Schedule C – Land Use Designations to this Plan and Employment Area on Map 1A to the Region's Official Plan except through a Municipal Comprehensive Review undertaken by the Region.
- .6 Permit the conversion of Business Park Area lands identified on Schedule D – Stouffville Land Use Designations through an amendment to this Plan where it can be demonstrated that:
 - a) There is a need for the conversion;
 - b) The lands are not required over the horizon of the Plan for the employment use they were designated;
 - c) The Town, jointly with the Region, will maintain sufficient employment land to meet the employment forecasts of this Plan;
 - d) The conversion will not impact the achievement of the Town's intensification and density targets;
 - e) There is existing or planned infrastructure and public service facilities to accommodate the proposed conversion;
 - f) The lands are not required over the long-term for employment purposes;
 - g) The lands do not fulfill the criteria for provincially significant employment lands;
 - h) The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands;
 - i) An equal or greater number of jobs will be achieved through the proposed conversion; and,

- j) Cross-jurisdictional issues have been considered.
- .7 For the purposes of this Plan, the following uses are considered to be non-employment uses:
- a) Major retail uses;
 - b) Places of worship; and,
 - c) Non-ancillary commercial and retail uses.
- .8 Work with the Province to identify Provincially Significant Employment Zones along the Highway 404 Corridor.

Chapter 5

Provincial Plans



Chapter 5

Provincial Plans

The Town is part of the Greater Golden Horseshoe and is one of the most dynamic and fast-growing regions in North America. The Town contains many of the ecologically and hydrologically significant natural environments, scenic landscapes, and most productive farmland, including the Greenbelt which is comprised of the Oak Ridges Moraine, Niagara Escarpment, and Protected Countryside areas. The Town contains lands to which the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan apply and together with the Growth Plan for the Greater Golden Horseshoe establishes a land use planning framework.

The Oak Ridges Moraine Conservation Plan and the Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas, and uses.

The areas of the Town impacted by both plans are shown on Schedule B – Provincial Plan Areas and Designations.

5.1 General Oak Ridges Moraine Conservation Plan Policies

The Oak Ridges Moraine Conservation Plan is a Provincial Plan intended to protect, restore and enhance the unique landform and environmental characteristics of the Oak Ridges Moraine. Much of the Town is subject to the Oak Ridges Moraine Conservation Plan. Planning decisions must be in conformity with the policies of the Oak Ridges Moraine Conservation Plan.

The Oak Ridges Moraine Conservation Plan contains detailed requirements regarding certain matters that span the entirety of the Countryside across the Agricultural Area, Rural Area and within the Hamlet. The policies of this section apply to all lands within the Oak Ridges Moraine Countryside and are intended to ensure that the Oak Ridges Moraine Conservation Plan is fully implemented by this Plan.

5.1.1 General Policies

The following policies apply generally to the Oak Ridges Moraine Conservation Plan Area.

The Town will:

- .1 Require all applications, as defined under the Oak Ridges Moraine Conservation Act, which commenced on or after November 17, 2001, to conform to the Oak Ridges Moraine Conservation Plan. Applications in

the Oak Ridges Moraine Natural Core, Oak Ridges Moraine Natural Linkage, or Oak Ridges Moraine Countryside Areas of the Oak Ridges Moraine Conservation Plan that were commenced but were not decided upon prior to November 17, 2001, are required to conform to the list of prescribed provisions under Section 48 of the Oak Ridges Moraine Conservation Plan.

- .2 Require any application proposing development or site alteration on lands within the Oak Ridges Moraine Conservation Plan Area to conform with other applicable policies in this Plan, as well as York Region and provincial policies, notwithstanding the other policies of this section. In addition, site plan approval will be required.
- .3 Prohibit estate residential development, adult lifestyle and retirement communities created by plans of subdivision are prohibited in the Natural Core, Natural Linkage and Countryside designations of the Oak Ridges Moraine unless all required applications meet the transitional provisions of the Oak Ridges Moraine Conservation Act, 2001, as amended.
- .4 The policies of this Plan shall prevail where the policies of this Plan are more restrictive than the Oak Ridges Moraine Conservation Plan with the exception of agricultural uses, mineral aggregate operations and wayside pits.
- .5 Any development in the Oak Ridges Moraine Conservation Plan Area that involves tree preservation shall be carried out in conformity with the policies of this section and the relevant land use designation.
- .6 The Town shall require a condition of approval requiring the maintenance or restoration of natural self-sustaining vegetation for the long-term protection of any key natural heritage feature or key hydrologic feature for any plan of subdivision, any site plan approval and every consent within the Oak Ridges Moraine Countryside Areas (Schedule B – Provincial Plan Areas and Designations).
- .7 The Town shall work with York Region and the Conservation Authorities to complete and implement watershed plans, including water budgets and water conservation plans to meet the requirements of the Oak Ridges Moraine Conservation Plan.
- .8 Development and site alteration is prohibited outside of the Settlement Areas if it causes the total percentage of the area of the subwatershed that has impervious surfaces to exceed 10 per cent or a lower percentage as specified in the applicable watershed or subwatershed plan.

- .9 Consideration for development or site alteration shall take into account the desirability of ensuring at least 30 per cent of the area of the subwatershed has self-sustaining vegetation.

5.1.2 Oak Ridges Moraine Natural Core Area

The Oak Ridges Moraine Natural Core Area on Schedule B – Provincial Plan Areas and Designations recognize areas identified in the Oak Ridges Moraine Conservation Plan as areas with a high concentration of key natural heritage features, hydrologically sensitive features, or landform conservation areas. This is intended to maintain, and where possible improve or restore, the ecological integrity of the Oak Ridges Moraine Area.

The Town will:

- .1 Within the Oak Ridges Moraine Natural Core Area:
 - a) Maintain, and where possible improve or restore, the health, diversity, size, and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;
 - b) Apply the policies of Par II Section 11.3 of the Oak Ridges Moraine Conservaiton Plan;
 - c) Maintain or restore natural self-sustaining vegetation and wildlife habitat;
 - d) Maintain the quantity and quality of groundwater and surface water;
 - e) Maintain groundwater recharge;
 - f) Maintain natural stream form and flow characteristics;
 - g) Protect landform features;
 - h) Protect and restore natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change;
 - i) Accommodate a trail system and trail connections thorough and the Oak Ridges Moraine Plan Area;
 - j) Conserve cultural heritage resources; and,
 - k) Provide for compatible economic development uses.
- .2 The Oak Ridges Moraine Natural Core Area is a component of the Town's Natural Heritage System.
- .3 Continue to promote and permit agricultural uses within the Oak Ridges Moraine Natural Core Areas, in accordance with the policies of the Oak Ridges Moraine Conservation Plan.

- .4 On-farm diversified uses and agriculture-related uses are permitted only in the prime agricultural areas in the Oak Ridges Moraine Natural Core Areas and Oak Ridges Moraine Natural Linkage Areas.
- .5 New multiple units or multiple lots for residential dwellings, such as estate residential development, adult lifestyle and retirement communities are prohibited unless the development meets the transitional policies of the Oak Ridges Moraine Conservation Plan.

5.1.3 Oak Ridges Moraine Natural Linkage Area

The Oak Ridges Moraine Natural Linkage Area on Schedule B recognize areas identified in the Oak Ridges Moraine Conservation Plan as areas forming part of a central corridor system that support or have the potential to support the movement of plants and animals among the lands shown as Oak Ridges Moraine Natural Core and Linkage Area.

The Town will:

- .6 Within the Oak Ridges Moraine Natural Linkage Area:
 - a) Improve or restore, the health, diversity, size, and connectivity of key heritage features, key hydrologic features and the related ecological functions;
 - b) Apply the policies of Part II Section 12.3 of the Oak Ridges Moraine Conservation Plan;
 - c) Maintain, and where possible improve or restore natural self-sustaining vegetation over large parts of the area to facilitate movement of plants and animals;
 - d) Maintain a natural continuous east-west connection and additional connections to river valleys and streams north and south of the Moraine Area;
 - e) Accommodate a trail system and trail connections through and to the Oak Ridges Moraine Plan Area;
 - f) Maintain the quantity and quality of groundwater and surface water;
 - g) Maintain groundwater recharge;
 - h) Maintain natural stream form and flow characteristics;
 - i) Conserve cultural heritage resources;
 - j) Contribute to a regional network of green infrastructure;
 - k) Promote and permit agricultural uses in accordance with the policies of the Oak Ridges Moraine Conservation Plan;
 - l) Protect landform features;

- m) Protect and restore natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change.
- .7 Recognize the Oak Ridges Moraine Natural Linkage Area is a component of the Town's Natural Heritage System shown on Schedule B – Provincial Plan Areas and Designations.
- .8 Outside of the prime agricultural areas, lot creation in the Oak Ridges Moraine Natural Linkage Area is subject to the lot creation policies of the Rural Area designation under Section 8.2.2.

5.1.4 Oak Ridges Moraine Countryside Area

The Oak Ridges Moraine Countryside Area shown on Schedule B – Provincial Plan Areas and Designations recognizes areas identified in the Oak Ridges Moraine Conservation Plan as areas of rural land use such as agriculture, recreation, mineral aggregate extraction operations, parks and open space. However, in cases of conflict, the policies of Section 13 of the Oak Ridges Moraine Plan will prevail.

The purpose of the Oak Ridges Moraine Countryside Area is to encourage agriculture and other rural uses.

The Town will:

- .1 Within the Oak Ridges Moraine Countryside Area:
 - a) Protect prime agricultural areas;
 - b) Apply the policies of Part II Section 13.3 of the Oak Ridges Moraine Conservation Plan;
 - c) Promote and protect agricultural and other rural land uses and other normal farm practices;
 - d) Maintain the rural character of the Rural Settlements;
 - e) Protect and restore natural areas and features that sequester carbon and provide ecological functions, including water storage to help reduce the impacts of climate change;
 - f) Maintain existing public service facilities and adapting them, where feasible, to meet the needs of the community;
 - g) Maintain, and where possible improve or restore the ecological integrity of the Oak Ridges Moraine Plan Area;
 - h) Maintain, and where possible improve or restore, the health, diversity, size, and connectivity of key natural heritage features, key hydrologic features and the related ecological function;
 - i) Maintain the quantity and quality of groundwater and surface water;
 - j) Maintain groundwater recharge;

- k) Maintain natural stream form and flow characteristics;
 - l) Protect landform features;
 - m) Accommodate a trail system through the Plan Area and trail connections to it;
 - n) Conserve cultural heritage resources; and,
 - o) Provide for compatible economic development uses.
- .2 Permit a maximum of one secondary residential unit within a primary dwelling.
- .3 Ensure any development provides for tree preservation.
- .4 Require a condition of approval for the maintenance or restoration of natural self-sustaining vegetation for the long-term protection of any key natural heritage feature or key hydrologic feature for any plan of subdivision, any site plan approval, and every consent within the Oak Ridges Moraine Countryside Area.
- .5 Work with York Region and the Conservation Authorities to complete and implement watershed plans, including water budgets and water conservation plans to meet the requirements of the Oak Ridges Moraine Conservation Plan.
- .6 Prohibit development and site alteration outside of the Settlement Areas if it causes the total percentage of the area of the subwatershed that has impervious surface to exceed 10 percent or a lower percentage as specified in the applicable watershed or subwatershed plan.
- .7 Consider for development or site alteration the desirability of ensuring at least 30 percent of the area of the watershed has self-sustaining vegetation.
- .8 Permit a use or the construction or location of a building or structure with respect to land in a Countyside Area if:
- a) The use, construction and location would have been permitted by the applicable zoning by-law on November 15, 2001;
 - b) The use, construction and location are permitted by Chapter 8 as amended if they do not comply with the provisions listed in subsections 19(2) and 31(3) of the Oak Ridges Moraine Conservation Plan;
 - c) In the case of major development, the applicant complies with clause 43(1)(b) of the Oak Ridges Moraine Conservation Plan;

- d) The application conforms to sections 20, 22, 23, 26, 28, and 29 subsections 45(7) and (8) and section 47 of the Oak Ridges Moraine Conservation Plan; and,
- e) The applicant demonstrates, to the extent possible, that the use, construction or location will not adversely affect the ecological integrity of the Plan Area.

5.1.5 Oak Ridges Moraine Settlement Area

The purpose of the Oak Ridges Moraine Settlement Area is to focus and contain urban growth. The Hamlet of Bloomington is included as shown on Schedule B – Provincial Plan Areas and Designations.

The Town will:

- .9 Encourage development of communities that provide their residents with convenient access to an appropriate mix of employment, transportation options, and local services and a full range of housing and public service facilities.
- .10 Minimize the encroachment and impact of development on the ecological functions and hydrological features of the Oak Ridges Moraine Plan Area.
- .11 Promote the efficient use of land with transit-supportive densities, through intensification and redevelopment within existing urban areas.
- .12 Provide for the continuation and development of urban land uses consistent with the growth management strategies identified in Chapter 3.
- .13 Maintain where possible improving or restoring the health, diversity, size and connectivity of key natural heritage features, key hydrological features and the related ecological functions.
- .14 Accommodate a trail system and trail connections through the Oak Ridges Moraine.
- .15 Promote strong communities, a strong economy, and a healthy environment by:
 - a) Promoting the location of two or more compatible public services in one building or place that is conveniently situated so as to be accessible to local residents by walking, cycling and where available public transit;
 - b) Ensuring that development takes place in a manner that reduces greenhouse gas emissions;

- c) Conserving cultural heritage resources;
 - d) Ensuring the sustainable use of water resources; and,
 - e) Providing for compatible economic development.
- .16 With respect to land in Settlement Areas, all uses permitted as described in Chapter 8 – Land Use Strategy and subject to the provisions of the Oak Ridges Moraine Conservation Plan as listed in subsections 19(3) and 31(4).
- .17 New lots may be created in Settlement Areas, subject to the provisions of the Oak Ridges Moraine Conservaiton Plan as listed in subsections 19(3) and 31(4).
- .18 With respect to land in a Settlement Area that does not include a key natural heritage feature or key hydrologic feature, an application for site plan approval under section 41 of the *Planning Act* is not required to comply with any provision of the Oak Ridges Moraine Conservation Plan.
- .19 With respect to land in a Settlement Area, prevent a use or the construction or location of a building or structure if:
- a) The use, construction and location would have been permitted by the applicable zoning by-law on November 15, 2001;
 - b) The use is permitted as in Chapter 8 – Land Use Strategy as amended in accordance with sections 9 and 10 of the Oak Ridges Moraine Conservation Plan and the construction and location do not comply with the provisions listed in subsections 19(3) and 31(4);
 - c) The use, construction and location conform to sections 28 and 29, subsections 45(7) and (8) and section 47 of the Oak Ridges Moraine Conservation Plan; and,
 - d) The applicant demonstrates, to the extent possible, that the use, construction or location will not adversely affect the ecological integrity of the Oak Ridges Moraine Plan Area.

5.1.6 Major Development in the Oak Ridges Moraine

Major development within the Oak Ridges Moraine Plan Area means the creation of four or mote lots, the construction or a building with a ground floor area of 500 m² or

more, or the establishment of a major recreational use as described in section 38 of the Oak Ridges Moraine Conservation Plan.

The Town will:

- .1 Prohibit major development unless:
 - a) The watershed plan for the relevant watershed has been completed;
 - b) The major development conforms with the watershed plan; and,
 - c) A water budget and water conservation plan, prepared in accordance with section 25 and demonstrating that the water supply required for the major development is sustainable and that assimilative capacity with respect to sewage is sufficient, has been completed.

- .2 Not approve an application for major development unless:
 - a) The applicant identifies any key hydrologic features and related hydrological functions on the site and how they will be protected;
 - b) The applicant demonstrates that an adequate water supply is available for the development, and that there is sufficient assimilative capacity to deal with the sewage from the development, without compromising the ecological integrity of the Oak Ridges Moraine Plan Area; and,
 - c) Provides, with respect to the site and such other land as the approval authority considers necessary, a water budget and water conservation plan that:
 - i. Characterizes groundwater and surface water flow systems by means of modelling;
 - ii. Identifies the availability, quantity and quality of water sources; and,
 - iii. Identifies water conservation measures.

- .3 Require that an application for major development shall be accompanied by a sewage and water system plan which demonstrates:
 - a) The ecological integrity of hydrological features and key natural heritage features will be maintained;
 - b) The quantity and quality of groundwater and surface water will be maintained;
 - c) Stream baseflows will be maintained;
 - d) The project will comply with any applicable watershed plan, water budget, water conservation plan, water and wastewater master plan or subwatershed plan;

- e) The assimilative capacity of receiving lakes, rivers or streams with respect to sewage from surrounding areas will not be exceeded and the attenuation capacity of groundwater with respect to subsurface sewage systems will not be exceeded; and,
- f) The water project for the development will be sustainable.

5.1.7 Existing and Previously Authorized Uses

It is important to provide direction for existing and previously authorized uses within the Oak Ridges Moraine Conservation Plan Area to ensure the long-term protection and guidance for these uses. The policies of this section apply those uses existing and previously authorized within the Oak Ridges Moraine Conservation Plan Area prior to this Plan being in effect. See Section 8.12 for policies related to Legal Non-Conforming Uses outside of the Oak Ridges Moraine Conservation Plan Area.

The Town will:

- .1 Allow uses, buildings and structures legally existing on or before November 15, 2001, may continue to be used in accordance with Section 6(1) of the Oak Ridges Moraine Conservation Plan.
- .2 Permit buildings and structures constructed in accordance with building permits issued on or before November 15, 2001, may be erected in accordance with Section 6(1) of the Oak Ridges Moraine Conservation Plan.
- .3 Allow a legally existing building or structure may be expanded in accordance with Section 6(2) of the Oak Ridges Moraine Conservation Plan.
- .4 Permit existing institutional use may be permitted to expand in accordance with Section 6(4) of the Oak Ridges Moraine Conservation Plan.
- .5 Permit an existing building or structure to be reconstructed with the same location and dimensions where it is damaged or destroyed by causes beyond the owner's control in accordance with Section 6(5) of the Oak Ridges Moraine Conservation Plan.
- .6 Permit an existing use may be permitted to be converted to a similar use in accordance with Section 6(6) of the Oak Ridges Moraine Conservation Plan.
- .7 Consider an application for expansion or conversion of an existing use with adverse effects on the ecological integrity of the Plan area shall be considered with the objective of bringing the use into closer conformity

with the Oak Ridges Moraine Conservation Plan, in accordance with Section (3) of the Oak Ridges Moraine Conservation Plan.

- .8 Not prevent the use, construction and location of a single detached dwelling and accessory uses if the use, erection and location would have been permitted by the applicable zoning on November 15, 2001, and provided the applicant demonstrates to the extent possible that there are no adverse effects on the environment in accordance with Section (3) of the Oak Ridges Moraine Conservation Plan.
- .9 Permit the use, construction or location of a building or structure if it was authorized by approval of an application that commenced before November 17, 2001, and approved after that date or if it was authorized by approval of an application that commenced after November 17, 2001, and decided in accordance with Section 17(1) of the Act.
- .10 Not require an application for site plan approval to comply with the Oak Ridges Moraine Conservation Plan policies if it relates to land in respect of an application for a zoning by-law amendment, a plan of subdivision, or a plan of condominium or exemption for a plan of condominium, if it was commenced before November 17, 2001, and approved after that date.
- .11 Permit under section 17 of the Oak Ridges Moraine Conservation Plan the use, construction, or location of a building or structure in the ORM Countryside Area (Schedule B – Provincial Plan Areas and Designations) provided it was permitted by the applicable zoning on November 15, 2001, and in compliance with the applicable criteria under Section 17 of the Oak Ridges Moraine Conservation Plan.

5.2 General Protected Countryside Greenbelt Policies

The Greenbelt Plan complements other Provincial policy to ensure the long-term protection of a thriving base of agricultural land, and to protect a broad natural heritage system which is integrated with other important landscapes such as the Oak Ridges Moraine.

Outside of the Oak Ridges Moraine Conservation Plan Area, a significant portion of the Town of Whitchurch-Stouffville falls within the Protected Countryside of the Greenbelt Plan. The Greenbelt Plan affects both Agricultural Areas and Rural Areas. There are only a few small areas of the Town that are not subject to either the Greenbelt Plan or the Oak Ridges Moraine Conservation Plan.

Generally, the Greenbelt Plan is applicable outside of the Oak Ridges Moraine Conservation Plan Area. Where lands fall across the boundaries of both the Oak Ridges

Moraine Conservation Plan and the Greenbelt Plan, the policies of this section and Chapter 5 will apply to each affected area.

The purpose of this section is to integrate certain requirements of the Greenbelt Plan which are applicable within the Countryside. The policies of this section are not applicable to the Hamlet

5.2.1 General Policies

General policies that shall apply to all lands within the Protected Countryside of the Greenbelt are provided in this section.

The Town will:

- .1 Identify lands within the Greenbelt Plan on Schedule B – Provincial Plan Areas and Designations to this Plan.
- .2 Identify and designate prime agricultural lands, as designed by the Greenbelt Plan, as Agricultural Area on Schedule C – Land Use Designations to this Plan.
- .3 Incorporate the Greenbelt Plan’s Natural Heritage System as a component of the Natural Heritage System, as described in Chapter 6 of this Plan.
- .4 Prohibit multiple units or multiple lots for residential dwellings, such as estate residential developments, adult lifestyle and retirement communities.

5.2.2 Natural Heritage System Related Greenbelt Policies

The Natural Heritage System is a network of interconnected natural features and areas such as wetlands, woodlands, valleylands, lakes and rivers. The Town encourages, where it considers appropriate, the creation of natural corridor linkages between natural features that will assist in creating and/or restoring a linked natural heritage system for the Town. The Natural Heritage System is shown on Schedule A – Town Structure.

The Town will:

- .1 Apply the policies of Section 3.2 of the Greenbelt Plan.
- .2 Direct development and site alteration outside of the Natural Heritage System and to protect for a network of key natural heritage features and key hydrologic features, their associated vegetation protection zones, as well as linkages to protect and restore the features and their ecological

and hydrologic functions, providing permanent protection of the Natural Heritage System that will continue to be enhanced over time.

- .3 Where certain development may be permitted, the Town will require applications for new development or site alteration in the Natural Heritage System to demonstrate that:
- a) There will be no negative impacts on key natural heritage features or key hydrologic features or their functions;
 - b) Connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
 - c) The removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible;
 - d) Except for uses described in and governed by the policies of Sections 4.1.2 and 4.3.2 of the Greenbelt Plan:
 - iv. The disturbed area, including any buildings and structures, of the total developable area will not exceed 25 per cent (40 per cent for golf courses); and
 - v. The impervious surface of the total developable area will not exceed 10 per cent.
 - e) At least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, recognizing that Section 4.3.2 of the Greenbelt Plan establishes specific standards for the uses described there.
- .4 Require proposals for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected Countryside to provide a natural heritage evaluation or a hydrological evaluation which identifies a vegetation protection zone which:
- a) Is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the feature and/or its function; and,
 - b) Is established to achieve and be maintained as natural self-sustaining vegetation.

- .5 Recognize that the Natural Heritage System is inclusive of a wide range of agricultural lands and activities, as well as other existing uses. It is the intent of this Plan to continue to support agricultural uses, while also facilitating the protection and enhancement of the Natural Heritage System. The following uses are permitted in the Natural Heritage System, subject to meeting the specific requirements of this Plan and any applicable Provincial Plan(s):
- a) Legally existing uses;
 - b) Low intensity recreational uses;
 - c) A full range of existing and new agricultural, agriculture-related uses and secondary agricultural uses and normal farm practices;
 - d) New buildings and structures for agriculture, agriculture-related uses and secondary agricultural uses, subject to the policies of Section 5.7 of this Plan; and,
 - e) Infrastructure, subject to Section 3.4 and any other applicable policies of this Plan.
- .6 Removal of a part of whole of any key natural heritage feature or key hydrologic feature is prohibited, except where it is explicitly permitted by the policies of this Plan. Areas where an unauthorized removal has occurred shall continue to be subject to the policies of this Plan as if the feature was still in place. Impacted areas shall be resotred.
- .7 Where permitted, non-agricultural uses that are proposed within the Natural Heritage System within the Protected Countryside, applicants shall demonstrate that:
- a) At least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation;
 - b) Connectivity between key natural heritage features or key hydrologic features located within 240 metres of each other is maintained or enhanced; and,
 - c) Buildings or structures do not occupy more than 25 percent of the total developable area and are planned to optimize compatibility if the project with the natural setting.
- .8 The disturbed area of any site does not exceed 25 per cent, and the impervious surface does not exceed 10 per cent, of the total developable area, except where otherwise permitted within the Greenbelt Plan. With respect to golf courses, the disturbed area shall not exceed 40 per cent of the site.

- .9 Ensure that the Natural Heritage System will build upon and complement the York Region Greenlands System to include the identification of enhancement areas and linkages in accordance with the policies of this Plan.
- .10 The boundaries and extent of the Natural Heritage System outside of the Greenbelt Plan Area were mapped in this Plan based upon data available at the time of completing this Plan and are considered approximate. The boundaries will require confirmation through the completion of Natural Heritage Evaluations or hydrological evaluations, as may be required in association with development applications, and other studies as may be completed or required by public agencies, such as Subwatershed studies and master environmental servicing plans.
- .11 Permit minor adjustments to the Natural Heritage System outside the Greenbelt Plan Area, without amendment to this Plan. The Town will incorporate these minor adjustments through periodic updates to the schedules.
- .12 Refinements to the boundaries of key natural heritage features and key hydrologic features, as confirmed through detailed studies such as Natural Heritage Evaluations, hydrological evaluations, Master Environmental Servicing Plans or Environmental Assessments, may occur without an amendment to this Plan and these features may be added to our Natural Heritage System in accordance with the policies of this Plan.
- .13 Removal of a part or whole of any key natural heritage feature or key hydrologic feature is prohibited, except where it is explicitly permitted by the policies of this Plan. Areas where an unauthorized removal has occurred shall continue to be subject to the policies of this Plan as if the feature was still in place. Impacted areas shall be restored.

5.2.3 Existing Uses, Lots of Record in the Protected Countryside

This section provides direction for existing uses and lots of record that exist within the Protected Countryside of the Greenbelt Plan.

The Town will:

- .1 Permit all uses legally existing prior to the date that the Greenbelt Plan came into effect on December 16, 2004.
- .2 Permit single detached dwellings on existing lots of record, provided they were zoned for this use as of the date the Greenbelt Plan came into effect.

- .3 Permit expansions to existing buildings and structures, accessory structures and uses and/or conversions of legally existing uses which bring the use more into conformity with this Plan, subject to a demonstration of the following:
- a) New municipal services are not required; and,
 - b) The use does not expand into key natural heritage features or key hydrologic features or their associated vegetation protection zones, unless there is no other alternative, in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure.
- .4 Consider expansions or alterations to existing buildings and structures for agricultural uses, agriculture-related uses or on-farm diversified uses and expansions to existing residential dwellings within key natural heritage features, key hydrologic features and their associated vegetation protection zones if it is demonstrated that:
- a) There is no alternative, and the expansion or alteration in the feature is minimized and, in the vegetation protection zone, is directed away from the feature to the maximum extent possible; and
 - b) The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.

Chapter 6

The Natural Environment



Chapter 6

The Natural Environment

The Town of Whitchurch-Stouffville contains some of the most significant and environmentally sensitive geological landforms in Ontario, of which the most predominant is the Oak Ridges Moraine. Many natural areas are dependent upon and contribute to a system of surface and sub-surface water that extends beyond the borders of the Town and Region.

The abundance of natural areas in the Town presents a unique opportunity to balance and integrate a high-quality natural environment as part of the projected growth in the Town. The natural environment not only allows for innovation in commerce, community development and recreation, but also the ability to proactively respond to current challenges including climate change that cannot be addressed without a comprehensive approach that considers environmental sustainability as a primary objective.

The Regional Greenlands System contained in the York Region Official Plan provides policy direction on protecting and enhancing the local Natural Heritage System and Water Resource System within and beyond the Region's urbanizing areas. It is the intent of this Plan to apply the requirements of Provincial and Regional policy in a manner that best ensures the protection of all features that are significant at all levels.

The policies of this Plan recognize the relationship between the built environment, the natural environment and climate change. The Town promotes innovative and sustainable development policies and practices to protect the natural environment and help reduce greenhouse gas emissions. These include good urban design, energy conservation and efficiency as part of the community development review process

6.1 Natural Heritage System

This Plan builds upon and implements the Provincial Natural Heritage System and the Regional Greenlands System as shown on Schedule B – Provincial Plan Areas and Designations and through the Natural Heritage System policies.

Informed by the Provincial Natural Heritage System and the Regional Greenlands System, the Town's Natural Heritage System includes various natural heritage features and

linkages as well as hydrologic features intended for protection by Provincial and Regional Plans.

It is the intent of this Plan to conform with the Provincial Policy Statement, Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Growth Plan, the Lake Simcoe Protection Plan, and the York Region Official Plan, as amended, as follows:

- .1 Include minimum requirements for protecting natural features and areas;
- .2 Protect and improve the quality and quantity of water;
- .3 Identify Natural Core Areas and Natural Linkage Areas and a restrictive policy framework to ensure the conservation of the Oak Ridges Moraine;
- .4 Identify the Greenbelt Plan Natural Heritage System; and,
- .5 Integrate York Region's Greenlands System.

6.1.1 Regional Greenlands System

The primary function of the Regional Greenlands System, as identified in the York Region Official Plan, is the protection of natural heritage features in a system of cores connected by corridors and linkages. Linkage areas are the focus of land securement and enhancement activities. The Town's Natural Heritage System is reflective of the Regional Greenlands System and is subject to five policy regimes: the Provincial Policy Statement, the Growth Plan, Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan.

While terminology used amongst the five policy regimes may have slight differences, this Plan will use the definitions and terms consistent with the York Region Official Plan.

The Town will:

- .1 Prohibit development and site alteration within the Regional Greenlands System.
- .2 Require an Environmental Impact Study for development and site alteration applications within 120 metres of the Regional Greenlands System.
- .3 Notwithstanding the above, some uses may be permitted provided the requirements of applicable Provincial Policies are met such as:
 - a) Legally existing land uses, that conform with in-force local official plans, zoning by-laws and Ministerial Zoning Orders, at the time this Plan is approved, may be permitted to continue to the extent

- provided for in local official plans, zoning by-laws and Ministerial Zoning Orders;
- b) New buildings or structures and the full range of uses for existing and new agricultural, agricultural-related and on-farm diversified uses and normal farm practices, subject to the policies of this Plan, are permitted;
 - c) Stormwater management systems/facilities, and passive recreational uses, such as non-motorized trails and community gardens subject to an approved Environmental Impact Study where no negative impact is demonstrated;
 - d) New infrastructure required to service the community including water and wastewater systems, and streets if:
 - vi. No other reasonable alternative location exists and if an approved Environmental Impact Study demonstrates that it can be constructed without negative impact, and shall be subject to the policies of the relevant Provincial plans, where applicable; or
 - vii. Authorized through an Environmental Assessment; and,
 - e) Recreational and parkland uses on rural lands within the linear valleys, which may include serviced playing field and golf courses as determined by the Town.
- .4 Ensure infrastructure planning, design and construction will be sensitive to the features and functions of the Regional Greenlands System and include context sensitive design and innovative technologies to minimize impacts and enhance the system. Infrastructure within the system should avoid key natural heritage features and key hydrologic features where possible and shall be subject to the policies of applicable Provincial plans, including providing passive recreational amenities and environmental restoration where appropriate.
- .5 Work with York Region, conservation authorities and trail organizations on initiatives that contribute to, or complement, the creation of a regional trails network and where appropriate, include pedestrian accessible green spaces, passive recreational uses and connections to the Regional Cycling network.
- .6 Delineate key natural heritage features and key hydrologic features on a site-by-site basis through Environmental Impact Study as a part of a complete application for planning and development applications.
- .7 Minor Refinements within Urban Areas, and Community Areas to the boundaries of the Regional Greenlands System as identified in Schedule B – Provincial Plan Areas and Designations may occur through approved

planning applications supported by appropriate technical studies including subwatershed studies, master environmental servicing plans and environmental impact study and as determined by the Town, in consultation with the Region and the conservation authority.

- .8 Prohibit development or site alteration in key natural heritage features and key hydrologic features or their required minimum vegetation protection zone, except for:
- a) Forest, fish and wildlife management;
 - b) Conservation, flood, erosion control, provided they have been demonstrated to be necessary in the public interest and all alternatives have been considered;
 - c) Infrastructure, provided it is demonstrated through an Environmental Impact Study that there will no negative impact on the feature or its functions or if it is authorized through an Environmental Assessment, and in accordance with the policies of this Plan and any applicable Provincial Plan;
 - d) Low intensity recreational uses, in accordance with the policies of this Plan; and,
 - e) Any other uses as otherwise permitted and in accordance with this Plan, York Region Official Plan and applicable Provincial Plan provided it can be demonstrated through a Natural Heritage Evaluation, Hydrological Evaluation, or authorized through an Environmental Assessment there will be no negative impact on the feature or its functions.
- .9 Development or site alteration within fish habitat may be subject to Provincial or Federal requirements.
- .10 Any required setbacks, buffers, or minimum vegetation protection zones in accordance with the policies of this Plan and an Environmental Impact Study may be required to be comprised of and maintained as natural self-sustaining vegetation.
- .11 Infrastructure planning, design and construction shall be sensitive to the features and functions of the Regional Greenlands System and include context sensitive design and innovative technologies to minimize impacts and enhance the system. Infrastructure within the system should avoid key natural heritage features and key hydrologic features, and their associated minimum vegetation protection zone, where possible and shall be subject to the policies of applicable Provincial plans, including providing passive recreational amenities and environmental restoration, where appropriate.

- .12 Key natural heritage features and key hydrologic features will be zoned in a protective zone category through an implementing zoning by-law.
- .13 The boundaries of the Oak Ridges Moraine Conservation Plan's key natural features and key hydrological features are delineated in the Oak Ridges Moraine Conservation Plan and will only be modified by the Province and subsequently implemented in this Plan in accordance with Provincial requirements.
- .14 The boundaries of the Greenbelt Plan's Natural Heritage System are delineated in the Greenbelt Plan and will only be modified by the Province and subsequently implemented in this Plan in accordance with Provincial requirements.

6.1.2 Key Natural Heritage Features and Key Hydrologic Features

- .1 The Town work to protect, restore and maintain key natural heritage features and key hydrologic features and their linkages.
- .2 Key natural heritage features in the Town of Whitchurch-Stouffville consist of:
 - a) Habitat of endangered species and threatened species;
 - b) Fish habitat;
 - c) Wetlands;
 - d) Life science areas and earth science areas of natural and scientific interest (ANSIs);
 - e) Environmentally significant areas;
 - f) Significant valleylands;
 - g) Significant woodlands; and,
 - h) Significant wildlife habitat (including habitat of species at risk, including special concern species as identified by the Province).
- .3 Key hydrologic features in the Town of Whitchurch-Stouffville consist of:
 - a) Permanent and intermittent streams;
 - b) Lakes, including kettle lakes (and their littoral zones);
 - c) Seepage areas and springs; and,
 - d) Wetlands.
- .4 Key natural heritage features and key hydrologic features shall be delineated on a site-by-site basis as part of an Environmental Impact Study completed as part of a development application or other similar study.

- .5 It is recognized that not all of the key natural heritage features and key hydrologic features may be shown on Schedules K1 – L. The remaining key natural heritage features and key hydrologic features identified in this section shall be identified in accordance with the criteria contained in this Plan, or where criteria are not provided, using procedures established by the Province, York Region, or Conservation Authority, where applicable, and will be subject to the applicable policies of this Plan.
- .6 Certain key natural heritage features and key hydrologic features (wetlands, woodlands, valleylands, and habitat of endangered and threatened species) are also subject to Section 6.1.7 to provide additional context and guidance regarding the identification and protection of these features.
- .7 Development or site alteration is not permitted in key natural heritage features and key hydrologic features or a required minimum vegetation protection zone, except:
 - a) Forest, fish and wildlife management;
 - b) Conservation, flood, erosion control, provided they have been demonstrated to be necessary in the public interest and all alternatives have been considered;
 - c) Infrastructure, provided it is demonstrated through an Environmental Impact Study that there will no negative impact on the feature or its functions or if it is authorized through an Environmental Assessment, and in accordance with the policies of this Plan and any applicable Provincial Plan;
 - d) Low intensity recreational uses, in accordance with the policies of this Plan; and,
 - e) Any other uses as otherwise permitted by this Plan provided it is demonstrated through an Environmental Impact Study that there will be no negative impact on the feature or its functions or if it is authorized through an Environmental Assessment, and in accordance with the policies of this plan and any applicable Provincial Plan.
- .8 Stormwater management systems will generally not be permitted in key natural heritage features and key hydrologic features and their minimum vegetation protection zones. The Town may consider the location of stormwater management systems within a limited portion of a minimum vegetation protection zone, where considered appropriate, and demonstrated there will be no impacts to the feature or its functions, in accordance with the Natural Heritage Evaluation or Hydrological Evaluation.
- .9 Within the Protected Countryside (Schedule B – Provincial Plan Areas and Designations to this Plan), stormwater management systems will not be

permitted within any key natural heritage features and key hydrologic features and their minimum vegetation protection zones, in accordance with the Greenbelt Plan.

- .10 Development or site alteration applications within 120 metres of a key natural heritage feature or a key hydrologic feature, referred to as the adjacent lands may be permitted subject to an Environmental Impact Study where it is demonstrated that there are no negative impacts on the feature or its ecological functions.
- .11 A site alteration by-law and tree by-law shall be prepared by the Town in accordance with this Plan, the Municipal Act, the Oak Ridges Moraine Conservation Act, and the York Region Official Plan, to support the implementation of the policies of this Plan regarding protection of key natural heritage features and key hydrologic features.
- .12 Removal of a part or whole of any key natural heritage feature or key hydrologic feature is prohibited, except where it is explicitly permitted by the policies of this Plan. Areas where an unauthorized removal has occurred shall continue to be subject to the policies of this Plan as if the feature was still in place. Following technical review by the Town and the appropriate conservation authority, impacted areas will be restored and compensation will be sought of the applicant.
- .13 Development or site alteration within fish habitat may only be undertaken in accordance with Provincial or Federal requirements.
- .14 Any required setbacks, buffers or vegetation protection zones in accordance with the policies of this Plan and an Environmental Impact Study shall not be accepted as parkland dedication in accordance with the policies of this Plan.

6.1.3 Natural Heritage Linkage Areas

The Oak Ridges Moraine Natural Linkage Area designation is shown on Schedule B – Provincial Plan Areas and Designations and is identified in the Oak Ridges Moraine Conservation Plan as areas forming part of a central corridor system that support or have the potential to support the movement of plants and animals among the lands designated ORM Natural Core and Natural Linkage Area, as well as river valleys and stream corridors.

The purpose of the designation of these areas is to maintain, and where possible to improve or restore, the ecological integrity of the Oak Ridges Moraine Area and to maintain, and where possible improve or restore, regional-scale open space linkages

between lands in the Oak Ridges Moraine Natural Core Area designations and along river valleys and stream corridors.

Minimum Vegetation Protection Zone

- .1 Minimum vegetation protection zones will be delineated and maintained to support the health and integrity of key natural heritage features and key hydrologic features and their functions and contribute to the restoration and linkage of various features.
- .2 Minimum vegetation protection zone requirements of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan will be achieved or exceeded.
- .3 Development or site alteration within 120 metres of a key natural heritage feature or key hydrologic feature will require establishment of a minimum vegetation protection zone which:
 - a) Is of sufficient width to protect the key natural heritage feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the feature and/or its function.
 - b) Where planting is required, only native, non-invasive species are planted.
- .4 New buildings and structures for agricultural, agriculture-related or on-farm diversified uses are not required to undertake an environmental impact study if a minimum 30 metre vegetation protection zone is provided from a key natural heritage feature or key hydrologic feature in accordance with the relevant Provincial plan.
- .5 The required minimum vegetation protection zones will be in accordance with Table 3.

Feature	Minimum Buffer/Vegetation Protection Zone (VPZ)					
	Protected Countryside of the Greenbelt Plan (outside the Regional Greenlands System)	Oak Ridges Moraine Conservation Plan (applies to Natural Core, Natural Linkage, Countryside and Settlement Areas)	Lake Simcoe Protection Plan	Regional Greenlands System	Urban Areas, Community Areas, Hamlets, Future urban Areas (outside Oak Ridges Moraine Conservation Plan area)	Minimum Area of Influence / Adjacent Lands
Habitat of endangered and threatened species	Determined in accordance with Provincial and Federal requirements	Determined in accordance with Provincial and Federal requirements	Determined in accordance with Provincial and Federal requirements	Determined by an Environmental Impact Study	Determined in accordance with Provincial and Federal requirements	120 m
Fish habitat	Determined by an Environmental Impact Study	30 m	Determined by an Environmental Impact Study	30 m	Determined by an Environmental Impact Study	120 m
Areas of natural and scientific interest (ANSI)	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study (earth science heritage evaluation for Earth Science ANSI)	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	120 m (50 m for Earth Science ANSI in the ORMCP)
Significant valleylands	Determined by an Environmental Impact Study	30 m	30 m	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	120 m
Significant woodlands	10 m	30 m	30 m	30 m	10 m	120 m

Feature	Minimum Buffer/Vegetation Protection Zone (VPZ)					
Significant wildlife habitat (including habitat of special concern species)	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	120 m
Sand Barrens, Savannahs, Tallgrass Prairies	Determined by an Environmental Impact Study	30 m	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	Determined by an Environmental Impact Study	120 m
Provincially Significant and Provincial Plan area Wetlands	30 m	30 m	30 m	30 m	30 m	120 m
Other Evaluated Wetlands (outside Provincial Plan area)	N/A	N/A	N/A	N/A	15 m	N/A
Permanent and Intermittent Streams	30 m	30 m	30 m	30 m	Determined by an Environmental Impact Study	120 m
Lakes (and their littoral zones), Kettle lakes	30 m	30 m	30 m	30 m	Determined by an Environmental Impact Study	120 m
Seepage Areas and Springs	30 m	30 m	Determined by an Environmental Impact Study	30 m	Determined by an Environmental Impact Study	120 m

Table 3: Adjacent Lands and Minimum Vegetation Protection Zones

- .6 Where key natural heritage features, key hydrological features and/or hazardous lands overlap, the greater of the minimum vegetation protection zone or natural hazard setback shall be applied.
- .7 to the extent feasible following completion of development or site alteration where any natural self-sustaining vegetation is removed from

a key natural heritage feature, a key hydrologic feature or from any related minimum vegetation protection zone, as a result of any development or site alteration, as permitted by this Plan and in accordance with Town approval.

- .8 Minimum vegetation protection zones will be considered the minimum only and will be subject to an Environmental Impact Study, associated with a development application, which may recommend greater requirements to achieve the policies of this Plan and the applicable Provincial and Regional plans.
- .9 Where a woodland, wetland, or Life Science Area of Natural and Scientific Interest is identified for protection, and is located within and outside the boundary of the Oak Ridges Moraine, the Natural Heritage System of the Protected Countryside in the Greenbelt, or the Natural Heritage System for the Growth Plan and more than 50% of the feature is located within that boundary, the minimum vegetation protection zone outside of the Provincial plan area shall not be less than that required as per Table 3.

6.1.4 Wetlands and Other Hydrologic Features

Wetlands are defined as lands that are seasonally or permanently covered by shallow water, as well as lands where the water is close to the surface. Functionally, wetlands store surface water to assist in flood control, groundwater recharge, improve water quality and act as a habitat for plant and animal species.

Provincial policy prohibits development in Provincially Significant Wetlands, as well as within identified wetlands within the Oak Ridges Moraine Plan Area, and the Natural Heritage Systems of the Greenbelt Plan and Growth Plan. Wetlands outside of these areas not identified as provincially significant also exist within the Town. These wetlands, as well as those identified as wetlands within the Oak Ridges Moraine, Greenbelt, Growth Plan and Lake Simcoe watershed are identified on Schedules K-1 – K-4 – Natural Heritage System.

- .1 Wetlands and other hydrologic features are identified on Schedules K-1 – K-4 – Natural Heritage System.
- .2 Development and site alteration will not be permitted in Provincially Significant Wetlands or Provincial Plan Area wetlands or the minimum vegetation protection zone, as identified on Schedules K-1 – K-4 – Natural Heritage System. or as determined through environmental studies consistent with the Provincial Policy Statement and in conformity with the York Region Official Plan. Within the 120 metre area of influence but not within the minimum vegetation protection zone, development and site alteration may be permitted subject to an

approved Environmental Impact Study that demonstrates no negative impacts to the wetland feature or its ecological functions.

- .3 Applications for development and site alteration within 120 metres of wetlands not evaluated per the Ontario Wetland Evaluation System, or wetlands not shown on Schedules K-1 – K-4 – Natural Heritage System. of this Plan shall be accompanied by an Environmental Impact Study that determines their importance, functions, and means of protection and/or maintenance of function, as appropriate, to the satisfaction of the approval authority.
- .4 Development and site alteration shall be prohibited in any wetland, permanent stream or intermittent stream, lake, including kettle lake, and their littoral zones, seepage area and springs, except as explicitly permitted by this Plan, and in accordance with all Provincial policy.
- .5 Known lakes, including kettle lakes, wetlands, permanent streams and intermittent streams are illustrated on Schedules K-1 – K-4 – Natural Heritage System., based upon data available at the time of completing this Plan. Wetlands not illustrated on Schedules K-1 – K-4 – Natural Heritage System. but are confirmed through detailed studies such as an Environmental Impact Study are also subject to the policies of this section.
- .6 A minimum vegetation protection zone is required for wetlands, permanent streams, intermittent streams, lakes including kettle lakes and their littoral zones, seepage areas and springs as required by Table 3.
- .7 Refinements to the boundaries or classification of new wetlands will not require an amendment to this Plan.
- .8 Where new wetlands are evaluated or Approved by the Province, the Town shall consider amending this Plan. Any new wetlands shall be subject to the applicable policies of this Plan and the applicable Provincial plan requirements.
- .9 The Town shall work with the Conservation Authorities to confirm the current Regulation Limit, recognizing that certain lands within the Town are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations as administered by the Conservation Authorities. The Regulation Limit does not represent a development limit, yet it represents the greatest physical extent of the combined natural hazards and natural features plus a prescribed allowance as set out in the Conservation Authority Regulations. The applicable Conservation Authority should be contacted

for more updated mapping. The text of the Regulations prevails over any mapping.

6.1.5 Woodlands

Trees and woodlands provide important environmental, social, and economic benefits to private landowners and the public within the Town and beyond its borders. These benefits include erosion prevention, greenhouse gas absorption, pollution reduction, wildlife habitat, and recreational opportunities.

Agricultural uses, development, and urbanization have impacted tree cover throughout the Town of Whitchurch-Stouffville. Maintaining and enhancing significant woodlands and integrating them throughout the Town's communities is a priority of this Plan.

Within the Town of Whitchurch-Stouffville, woodlands include treed areas, urban forests on private and public lands that may vary in their level of significance at the local, regional, and provincial levels, and include Significant Woodlands.

- .1 Known woodlands are identified on Schedules K-1 – K-4 – Natural Heritage System. Woodlands not shown on Schedules K-1 – K-4 – Natural Heritage System, but identified and confirmed through detailed studies such as Environmental Impact Study are subject to the policies of this section
- .2 The Town shall work with the Region to develop an Urban Forest Management Plan that may include additional local woodlands for protection.
- .3 For significant woodlands, the minimum vegetation protection zone shall be a minimum of 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.
- .4 Within the Protected Countryside Natural Heritage System, no new mineral aggregate operation and no new wayside pits and quarries or ancillary uses shall be permitted in significant woodlands unless the woodland is occupied by young plantation or early successional habitat (as defined by the Province).
- .5 Development and site alteration is prohibited in a significant woodland and its associated minimum vegetation protection zone, except as provided in this Plan.
- .6 An Environmental Impact Study is required where development or site alteration is proposed within 120 metres of a significant woodland.
- .7 A minimum vegetation protection zone is required to be identified for significant woodlands in accordance with Table 3.

- .8 A minimum vegetation protection zone is required for non-significant woodlands and is determined through an Environmental Impact Study in support of development applications, to the satisfaction of the Town and Conservation Authorities.
- .9 Significant woodlands shall be verified on a site-by-site basis and shall include those woodlands meeting one of the following criteria:
- a) Is 0.5 hectares or larger and:
 - i. Directly supports globally or provincially rare plants, animals or communities as assigned by the Natural Heritage Information Centre; or,
 - ii. Directly supports threatened or endangered species, with the exception of specimens deemed not requiring protection by the Province (e.g., as is sometimes the case with Butternut); or,
 - iii. Is within 30 metres of a provincially significant wetland or wetland including those identified on Schedules K-1 – K-4 – Natural Heritage System, waterbody, permanent stream or intermittent stream;
 - b) Is 2 hectares or larger and:
 - i. Is located outside of the Urban Area, Community Area or Hamlets (on the Oak Ridges Moraine) and is within 100 metres of a Life Science Area of Natural and Scientific Interest, a provincially significant wetland or wetland including those identified on Schedules K-1 – K-4 – Natural Heritage System, significant valleyland, or fish habitat; or,
 - ii. Occurs within the Regional Greenlands System.
 - c) Is south of the Oak Ridges Moraine and is 4 hectares or larger in size;
 - d) Is north of the Oak Ridges Moraine and is 10 hectares or larger in size.
- .10 A woodland is not considered significant if all of the following conditions are met:
- a) The woodland is located outside of the Regional Greenlands System;
 - b) The woodland is located in an area strategic to the achievement of community objectives as identified by the Region’s Official Plan, or is identified within an intensification area detailed through this Plan;

- c) The woodland does not meet the criteria in Policy 6.1.7.9 of this Plan; and,
 - d) The woodland is considered a cultural and regenerating woodland as determined by the Town, York Region, and Conservation Authority.
- .11 The Town shall work with landowners to identify opportunities for reforestation or afforestation as appropriate through the development review process which contributes to York Region's objective of increasing woodland cover to at least 25% of York Region's land area.
- .12 The Town shall adopt a tree preservation by-law.

6.1.6 Valleylands

- .1 To prohibit development and site alteration is prohibited in a significant valleyland, except as provided in this Plan.
- .2 An Environmental Impact Study is required where development or site alteration is proposed within 120 metres of a significant valleyland.
- .3 Development and site alteration within a non-significant valleyland shall be prohibited, except where it has been demonstrated, to the satisfaction of the Town and Conservation Authority, through an appropriate study, that the modifications will result in permanent remediation and reduction of risk to existing development, serve to improve public safety, or significantly improve existing hydrological or ecological conditions.
- .4 A minimum vegetation protection zone for non-significant valleylands is required to be determined through an Environmental Impact Study in support of development applications, to the satisfaction of the Town and Conservation Authority.
- .5 The Town shall work with the Conservation Authorities to confirm the current Regulation Limit, recognizing that certain lands, such as valleylands, within the Town are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations as administered by the Conservation Authorities. The Regulation Limit does not represent a development limit, yet it represents the greatest physical extent of the combined natural hazards and natural features plus a prescribed allowance as set out in the Conservation Authority Regulations. The applicable Conservation Authority should be contacted for more updated mapping. The text of the Regulations prevails over any mapping.

6.1.7 Areas of Natural and Scientific Interest and Environmentally Significant Areas

- .1 Schedules K-1 – K-4 – Natural Heritage System. identifies known Areas of Natural and Scientific Interest (Life Science) (ANSIs), based upon information available at the time of completing this Plan. The addition of any ANSIs or modifications to their boundaries, determined by a detailed study, will not require an amendment to this Plan. Any additional features identified and not shown on Schedules K-1 – K-4 – Natural Heritage System. shall be subject to the policies of this Plan.
- .2 Development and site alteration with respect to land within the minimum area of influence that relates to an ANSI, but outside the key natural heritage feature itself and the related minimum vegetation protection zone, shall be accompanied by an Environmental Impact Study.
- .3 The requirement for a minimum vegetation protection zone for any ANSI shall be determined through an Environmental Impact Study in accordance with Table 3 and any applicable Provincial or Conservation Authority guidelines, technical papers or policies as amended.
- .4 Environmentally Significant Areas on the Oak Ridges Moraine or within the Natural Heritage System of the Protected Countryside of the Greenbelt Plan area, which have been identified by a Conservation Authority, are also considered to be key natural heritage features, subject to the same requirements for protection and study as those identified in the Oak Ridges Moraine Conservation Plan and Greenbelt Plan for Life Science Areas of Natural and Scientific Interest.
- .5 Development or site alteration in an ANSI or within 120 metres of such an area shall be accompanied by an Environmental Impact Study that:
 - a) Identifies planning, design and construction practices that will ensure protection of the geological or geomorphological attributes for which the area of natural and scientific interest was identified; and
 - b) Determines whether a minimum vegetation protection zone is required, and if so, specifies the dimensions of that zone and provides for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it.

6.1.8 Landform Conservation Policies

Significant landscapes exist throughout the Town, providing scenic views and vistas, and contributing to its sense of place. These significant landscapes include portions of

the Oak Ridges Moraine, major river valleys, and Areas of Natural and Scientific Interest. The policies of this section encourage appropriate treatment of landform feature areas during development and incorporate these features into the Regional Greenlands System, as defined by York Region.

- .1 The Town will: Prohibit site alteration prior to the approval of development applications. The Town shall adopt site alteration by-laws in conformity with the Municipal Act and the applicable Source Protection Plan to prevent runoff, sedimentation, and the removal of topsoil or vegetation, and to control erosion.

Landform Conservation Policies for the Oak Ridges Moraine Conservation Plan Area

In addition to the general Landform Conservation policies provided above, the following policies apply to Landform Conservation Areas of the Oak Ridges Moraine, consisting of Category 1 Landform Conservation Areas and Category 2 Conservation Areas as per Schedule J – Oak Ridges Moraine Landform Conservation Area to this Plan.

- .2 Applications for development or site alteration within either Category 1 or Category 2 Landform Conservation Area shall identify planning, design and construction practices in conformity with the policies for the applicable Landform Conservation Area Category that will keep disturbance of landform character to a minimum in accordance with the provisions of Section 30 of the Oak Ridges Moraine Conservation Plan (See Appendix ORM III). With the exception that Sections 30(5), (6) and (10) do not apply to mineral aggregate operations.
- .3 Applications for development or site alteration within a Category 1 Landform Conservation Area shall be required to identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:
 - a) Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;
 - b) Limiting the portion of the net developable area of the site that is disturbed to not more than 25% of the total area of the site; and
 - c) Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 15% of the total area of the site.
- .4 Development or site alteration within a Category 2 Landform Conservation Area shall be required to identify planning, design and

construction practices that will keep disturbance to landform character to a minimum, including:

- a) Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;
- b) Limiting the portion of the net developable area of the site that is disturbed to not more than 50% of the total area of the site; and
- c) Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20% of the total area of the site.

.5 Applications for major development within either Category 1 or Category 2 Landform Conservation Areas will be accompanied by a landform conservation plan that shows:

- a) Elevation contours in sufficient detail to show the basic topographic character of the site, with an interval of not more than two metres;
- b) Analysis of the site by slope type (for example, moderate or steep);
- c) Significant landform features such as kames, kettles, ravines and ridges; and
- d) All water bodies including intermittent streams and ponds.

.6 An application for development that does not constitute major development in either Category 1 or Category 2 Landform Conservation Areas will be accompanied by a site plan that:

- a) Identifies the areas within which all building, grading, and related construction will occur;
- b) Demonstrates that buildings and structures will be located within the areas referred to in clause (a) so as to minimize the amount of site alteration required; and
- c) Provides for the protection of areas of natural and scientific interest (earth science) as may be applicable.

.7 A required landform conservation plan shall also include a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including:

- a) Retention of significant landform features in an open, undisturbed form;
- b) Road alignment and building placement to minimize grading requirements;

- c) Concentration of development on portions of the site that are not significant; and
- d) Use of innovative building design to minimize grading requirements; and,
- e) Use of selective grading techniques.

6.1.9 Habitat of Endangered and Threatened Species

The protection of habitat of endangered and threatened species is necessary to minimize and prevent their loss from Ontario and to preserve biodiversity. There is landscape level screening mapping of the majority of habitat of endangered and threatened species in the Town. Comprehensive mapping suitable for use on a site-specific basis is not likely to occur because of the diverse and expansive nature of these habitats and the extent of privately owned lands.

- .1 Development and site alteration shall be prohibited in significant habitat and habitat of endangered and threatened species except as explicitly permitted by this Plan, and in accordance with all Provincial policy.
- .2 Development or site alteration may be permitted within habitat of endangered and threatened species within the Countryside Areas of the Oak Ridges Moraine Conservation Plan (Schedule B – Provincial Plan Areas and Designations) or in any Hamlet or Settlement Area, provided:
 - a) The development or site alteration is not prohibited under Provincial and Federal legislation; and,
 - b) The habitat is not located within any other key natural heritage feature or its related minimum vegetation protection zone.
- .3 Development or site alteration shall be prohibited within the significant habitat of special concern species within the Oak Ridges Moraine Conservation Plan Area or the Greenbelt Plan's Natural Heritage System (Schedule B – Provincial Plan Areas and Designations).
- .4 An Environmental Impact Assessment is required to be carried out by a qualified professional, to determine the potential for habitats of endangered and threatened species before making a decision on an application for development or site alteration.
- .5 The Province and/or Federal government will be contacted as applicable for technical advice on the delineation of the habitat and the assessment of impact where potential habitat is identified.
- .6 Information regarding the locations of endangered and threatened species and their habitat is recognized as being incomplete. The Town

will accept information regarding endangered and threatened species habitat from the Province as it becomes available and will use this information, in confidence, to screen all planning applications for potential development constraints.

- .7 to the Town will work with the Province, Federal government and other agencies as appropriate on the preparation of recovery strategies or management plans for species at risk.
- .8 A site assessment by a qualified professional may be required to be completed at the appropriate time of year and using accepted protocols to determine the presence of habitat of endangered species and threatened species and to assess the impacts that proposed development and activities may have on the habitat of threatened and endangered species. The assessment shall identify whether any endangered or threatened species are present and whether the proposed activities will have any impact on endangered or threatened species or their habitat. The Province should be contacted for further direction regarding site specific proposals.

6.1.10 Management of Invasive Species

Invasive species are defined in the Province of Ontario's Invasive Species Strategic Plan (2013) as plants, animals, and micro-organisms introduced by human activity outside their natural or past disturbance. These species become harmful when their introduction or spread threatens the environment, the economy, or society, including human health.

Through the Official Plan, the Town establishes policies to ensure that municipal decision making, and activities contribute to the management of invasive species.

- .1 The Town will prepare and implement strategies to manage pests, disease, invasive species, urban wildlife, and other threats to the production of food and health of natural environments
- .2 The Town shall endeavour to prepare management plans for various municipal woodlands, as identified by the Town, York Region and Conservation Authorities to establish goals for maintaining the sustainability and long-term health for each woodland. Activities such as harvesting, invasive species management, burning, site preparation, pest management, juvenile spacing, brushing and/or planting may be required to ensure long-term sustainability or restoration of the woodlands.
- .3 The use of Integrated Pest Management principles is required when developing and implementing invasive species management programs for municipal properties.

- .4 The Town will establish by-laws to prevent invasive plant spread into natural areas through illegal dumping of green waste in natural areas, parking lots, borders shared by residential neighbourhoods, trails and other public lands.

6.1.11 Environmental Impact Studies

The purpose of an Environmental Impact Study is to identify natural features and functions and assess the potential positive and negative environmental impacts, opportunities for enhancement and impact avoidance, and mitigation measures for a development proposal.

- .1 An Environmental Impact Study will assess impacts that are anticipated from the proposed development or site alteration on natural heritage features, functions, and linkages including but not limited to:
 - a) Fish and aquatic habitat;
 - b) Wetland;
 - c) Woodlands;
 - d) Valleylands;
 - e) Wildlife habitat;
 - f) Environmentally Significant Areas (ESA's);
 - g) Areas of Natural and Scientific Interest (ANSI's);
 - h) Species and Habitats of Endangered and Threatened Species;
 - i) Groundwater recharge and discharge areas;
 - j) Well Head Protection Areas and Intake Zones;
 - k) Water quality and quantity;
 - l) Flood and erosion hazards of streams and valleylands;
 - m) Flood, erosion and dynamic beach hazards associated with the Great Lakes and inland lake shorelines; and,
 - n) Natural Heritage Areas.
- .2 The requirement for, content and scope of the Environmental Impact Study will be determined through the pre-consultation application in order to form the requirements of a Complete Application outlined in Section 7. The Environmental Impact Statement shall also address any additional Town requirements and all applicable Provincial plans.
- .3 Development and site alteration is not permitted in Areas of Natural and Scientific Interest, significant woodlands, significant wildlife habitat significant valley lands, environmentally sensitive areas, or major lake, river and creek systems or in and near sensitive surface water features, sensitive groundwater features unless it has been demonstrated in an Environmental Impact Study prepared to the satisfaction of the Town in

consultation with appropriate agencies, that there will be no negative impacts on the natural features or ecological functions and that biodiversity will not be diminished thereby.

- .4 The proponent of a given development has a financial responsibility to fulfill the requirements established by the Province, York Region and the Town for an Environmental Impact Study. The Environmental Impact Study will contain recommendations that discuss whether or not the impacts of the proposed development are acceptable or not, and measures to maintain, mitigate or enhance the natural heritage features and functions of the site. This includes management and mitigation of impacts that are unavoidable. The Town expects that the results of the analysis to be based on good science that is technically defensible and that adequately protects the features and functions on the site.
- .5 A standard term of reference for an Environmental Impact Study will be established by the Town in consultation with the appropriate Conservation Authority, and may be scoped through the development process to reflect a specific feature or function at the discretion of the Town in consultation with the appropriate Conservation Authority. Additional natural heritage resources identified through a site-specific Environmental Impact Study will be categorized by level and will be subject to the policies of this section.
- .6 Development applications, other than those for agricultural uses, shall be evaluated based on an Environmental Impact Study carried out by qualified consultants. Such studies shall be evaluated by the Town through a peer review in consultation with the appropriate Conservation Authority, at the cost of the applicant. Through peer review, the Town must be satisfied that the proposed development and related works:
 - a) Does not result in any significant disruption of groundwater discharge or recharge areas from both a quality and quantity perspective;
 - b) Will result in no changes to the natural quality and hydrological characteristics of any watercourses; and,
 - c) Will result in no loss of fish habitat on all streams.
- .7 The Environmental Impact Study shall identify any possible negative effects or impacts which the proposed development or site alteration may cause to the natural features, ecological functions or biodiversity of the Natural Heritage System. To ensure there will be no negative impacts to those natural features or ecological functions, mitigation measures are to be identified and evaluated in the report to determine how best to avoid negative impacts.

6.1.12 Ecological Compensation Mechanisms

As the Town continues to evolve and change, increased stress is placed on the natural environment and its ability to provide social, environmental, and economic benefits. At the same time, conservation and preservation of the natural environment in urban environments can be challenging where finite space is available to fit all basic needs. Within this context, ecosystem compensation is an important tool to ensure that the natural environment, including its critical functions and services, are restored for the betterment of communities.

- .1 The Town shall undertake a Restoration and Enhancement Strategy, in consultation with York Region, the Conservation Authorities, Indigenous Communities, and stakeholders to guide acquisition, compensation, restoration and stewardship activities within the Town. The Restoration and Enhancement Strategy will provide recommendations regarding the identification of priority areas for restoration, enhancement and securement using principles of conservation biology and landscape ecology.
- .2 Enhancements to the Regional Greenlands System shall be the responsibility of all stakeholders and may include Regional and local greening initiatives, public and private sector partnerships, land securement initiatives, ecosystem compensation/off-setting programs, education, stewardship promotion, remedial work, infrastructure projects and urban development to achieve ecological gains for the systems.
- .3 The Town will consider compensation or ecological offsetting when all measures to avoid, minimize or mitigate are not possible. Where the preservation or avoidance of a feature is not possible in accordance with the Natural Heritage Evaluation, preparation of an ecological offsetting strategy shall be required and completed to the satisfaction of the Town and the applicable Conservation Authority.
- .4 Where development and site alteration is permitted within all or part of a woodland, a woodland compensation plan shall be required for removed woodland deemed not significant, that would otherwise have been significant in accordance with Section 6.1.5 of this Plan. The woodland compensation plan shall be prepared to the satisfaction of the Town, York Region, and the Conservation Authority and shall demonstrate a net gain in woodland area.

6.1.13 Securing Lands

It is desirable, where the opportunity exists, to bring environmentally sensitive land into public ownership. This will best ensure the protection of the land over the long term

and also provide opportunity to plan for and create an interconnected network of natural heritage features and open space systems that best sustain biodiversity and ecological functions. This section guides the securement of land, which will typically occur through the development approval process.

- .1 The Town will consider preparing and implementing a land securement strategy, in consultation with York Region and the Conservation Authorities, that would result in the transfer of private lands with natural heritage attributes into public ownership. However, given the financial limitations of every level of government and consistent with the principle of land stewardship, this policy does not imply that all lands within the Town's Natural Heritage System will be purchased by the Town or other public agencies.
- .2 The Town will consider every opportunity to obtain, through dedication, lands with natural heritage attributes through the development approval process. However, such dedications will not be considered as part of the required parkland dedication set out by the Planning Act.
- .3 It shall be a requirement of approval of any Plan of Subdivision, that all lands within the Natural Heritage System and as may be confirmed through the preparation of an Environmental Impact Study be protected land and zoned accordingly.
- .4 Where appropriate, the conveyance of hazardous lands and hazardous sites at no cost to a public authority will be required as part of the development approval process.
- .5 Mechanisms to secure lands through the development approval process or other processes will include:
 - a) Land dedications/conveyance;
 - b) Voluntary sale and public purchase through funds allocated in the Town's budget;
 - c) Land swaps/exchanges;
 - d) Donations, gifts, bequests from individuals and/or corporations;
 - e) Through any applicable requirement relating to parkland or environmental resource area acquisition in the Town's applicable by-laws; and/or,
 - f) Other appropriate land acquisition methods.
- .6 The Town will work with York Region and the Conservation Authorities to encourage the use of conservation easements to protect private lands within our Natural Heritage System. It is recognized that the Town may

not be able to secure in public ownership all of the lands that are in our Natural Heritage System as identified by this Plan.

- .7 The Town will work with landowners to protect the identified natural, environmental and cultural features and functions in private ownership and enhance environmental features and/or functions on private lands, where land securement is not possible.
- .8 The Town will consider the following stewardship techniques to ensure the appropriate level of protection and, where appropriate, public access to the privately-owned lands that are within our Natural Heritage System:
 - a) Municipal land use controls including zoning;
 - b) Information and education programs;
 - c) Stewardship agreements;
 - d) Conservation easements; and/or,
 - e) Any other appropriate agreements.

6.2 Water Resources, Watershed Planning and Groundwater

This Plan recognizes the Region's Water Resource System, which consists of key hydrologic features, key hydrologic areas, and their functions. Key hydrologic areas maintain ground and surface water quality and quantity by collecting, storing, and filtering rainwater and overland flow, recharging aquifers and feeding downstream tributaries, lakes and wetlands through discharge areas.

These areas are sensitive to contamination and feed key hydrologic features and drinking water sources. Groundwater is important as a supply of drinking water and cool water to the Region's streams and rivers as base flow. The Water Resource System complements and functions together with the Regional Greenlands System to form the Natural System, which provides habitat for a variety of species and plays an important role in ecological and native biodiversity.

Further, the policies in this section refer to and ensure conformity with Provincial Plans to ensure natural assets, including the Oak Ridges Moraine and the Greenbelt, are protected and restored to greater health.

6.2.1 Watershed Planning

Healthy watersheds are vital to the quality of life and health of residents as well as communities downstream. The benefits of healthy watersheds include safe drinking water, adaptive capacity to respond to climate change, erosion control, flood mitigation, and nature-based recreation opportunities, among several others. A large

portion of the Town is located within the Oak Ridges Moraine and the Rouge River watershed, which drains into the Rouge River and its tributaries including the Little Rouge Creek.

Watershed planning emphasizes the importance of managing both ground and surface water systems in a comprehensive way that support sustainable land use planning decisions. This requires collaboration amongst the Region, municipalities, Conservation Authorities, and other agencies. Through the policies of this section, the Town will support sub-watershed level planning and management to contribute to the enhancement of water quality and quantity at the watershed level.

The Town will:

- .1 Protect and enhance the Water Resources System as shown on Schedules K-1 – K-4 – Natural Heritage System
- .2 Recognize the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development.
- .3 Maintain and enhance water and related resources and aquatic ecosystems on an integrated watershed management basis.
- .4 Work with York Region and Conservation Authorities, neighbouring municipalities, Indigenous Communities, and other agencies to prepare watershed plans in accordance with requirements specified in Provincial Plans that:
 - a) Protect, improve or restore hydrologic system features, functions and linkages;
 - b) Achieve water quality and quantity objectives for the watershed;
 - c) Address the long-term cumulative impact of development on the watershed as necessary;
 - d) Protect and enhance existing geology, hydrology, hydrogeology, geomorphology, limnology, aquatic and terrestrial habitats and the quality, quantity and function of groundwater recharge areas;
 - e) Provide guidelines for sustainable development, design and construction;
 - f) Where practical, facilitate modifications to existing neighbourhoods to ensure better hydrologic and water quality function; and,
 - g) Include and contribute to the development of watershed-based environmental targets.
- .5 Require applications for major development identify and illustrate how applicable sub-watershed studies or plans have been met.

- .6 Development that does not conform with the requirements of the Oak Ridges Moraine Conservation Plan, specifically Section 24 with respect to any completed watershed plan or water budget and water conservation plan, shall be prohibited.
- .7 Require land use planning decisions, development, and site alteration:
 - a) Maintain linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;
 - b) Promote water conservation and support the efficient use of water resources on a watershed and sub watershed basis;
 - c) Protects all municipal drinking water supplies and designated vulnerable areas;
 - d) Protects, improves or restores vulnerable surface water features, and their hydrologic functions;
 - e) Is restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored;
 - f) Plans for efficient and sustainable use of water resources through water conservation and water quality practices; and,
 - g) Considers the potential impacts of climate change on the Water Resource System.
- .8 The Town will work with the Region and Conservation Authorities to establish and align watershed-based environmental targets.

6.2.2 Quality and Quantity of Groundwater and Surface Water

The Town of Whitchurch-Stouffville relies on Lake Ontario as well as groundwater sources for municipal water supply. Key hydrologic areas in the Town have been identified as being potentially sensitive to development because of their recharge and discharge functions.

Key hydrologic areas include significant groundwater recharge areas and significant surface water contribution areas. Significant groundwater recharge areas are defined under the Clean Water Act, 2006. These areas are characterized by permeable ground allowing water to penetrate into the ground and flow into an aquifer. These areas help

to maintain the water level in an aquifer, which may be used as a source for drinking water.

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

It is the intent of this Plan to ensure that development within or near these areas will support and not negatively impact the key hydrological areas and key hydrogeological functions and processes that these features provide in order to protect the Water Resource System.

- .1 Within significant groundwater recharge areas:
 - a) Development will maintain pre-development recharge rates to the greatest extent possible by implementing best management practices such as low impact development techniques
- .2 An application for major development shall be accompanied by an Infiltration Management Plan that demonstrates pre-development recharge rates will be maintained for industrial, commercial, institutional, medium and high-density residential development, as deemed necessary by the Town. In significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas areas, best management practices will be followed for all development and proposals that involve:
 - a) Manufacturing, handling, and/or storage of organic solvents and dense non-aqueous phase liquids; and,
 - b) Application, storage and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount.
- .3 Linkages and related functions will be maintained among significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas be maintained and enhanced.
- .4 Major development may be permitted within key hydrologic areas 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:
 - a) The identification of planning, design and construction practices and techniques;
 - b) Meeting other criteria and direction set out in the applicable watershed planning or subwatershed plan; and,

- c) Meeting any applicable provincial standards, guidelines and procedures.
- .5 The Town shall work with York Region and the Conservation Authorities to identify significant surface water contribution areas.
- .6 Major development in any significant surface water contribution area shall be subject to demonstration that hydrologic functions, including groundwater and surface water quality and quantity of these areas shall be protected and where possible, improved or restored through:
 - a) The identification of planning, design, and construction practices and techniques;
 - b) Meeting other criteria and direction set out in the applicable watershed planning or subwatershed plan; and,
 - c) Meeting any applicable provincial standards, guidelines and procedures.

6.2.3 Source Protection Plans

In 2006, the Province approved the Clean Water Act to protect ground and surface water quality and quantity. As a result, source protection plans were developed to protect these drinking water sources from contamination and overuse.

The Town of Whitchurch-Stouffville is within the jurisdiction of the Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Region and the South Georgian Bay Lake Simcoe Source Protection Region. The Town is a key partner in the source protection process and will work closely with the source protection authorities for the applicable source protection regions to implement the Source Protection Plans. The policies of this Plan support and further enhance source policies in the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, and the applicable source protection plans.

The Town will:

- .1 Work with York Region and the conservation authorities to protect surface and groundwater resources through source water protection strategies defined in the Clean Water Act as amended.
- .2 Through the policies of this Plan, implement the Credit Valley-Toronto and Region-Central Lake Ontario Source Protection Plan and the South Georgian Bay Lake Simcoe Source Protection Plan as required by the Clean Water Act as amended and source water protection policies identified in the York Region Official Plan, in coordination with the Province, York Region, and source protection authorities to protect the quality and quantity of the municipal water supplies from overuse and sources of contamination.

- .3 Source Protection Plans are subject to amendment from time to time. Council shall endeavour to update these policies and the mapping to bring this Plan into alignment with Source Protection Plans.

6.2.4 Credit Valley-Toronto and Region-Central Lake Ontario Source Protection Plan

The policies of this section provide direction for the portion of the Town subject to the Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Plan.

- .1 In accordance with Section 59 of the Clean Water Act, as amended, all land uses, except solely residential uses, where significant drinking water threat activities have been designated for the purposes of Sections 57 and 58 of the Clean Water Act, 2006, are hereby designated as Restricted Land Uses and a written notice from the Risk Management Official shall be required prior to approval of any Building Permit, Planning Act or Condominium Act application
- .2 Despite the above policy, a Risk Management Official may issue written direction specifying the situations under which a planning authority or Chief Building Official may be permitted to make the determination that a site-specific land use designation is, or is not, designated for the purposes of Section 59. Where such direction has been issued, a site-specific land use that is the subject of an application for approval under the Planning Act or for a permit under the Building Code Act is not designated for the purposes of Section 59, provided that the planning authority or Chief Building Official, as applicable, is satisfied that:
 - a) The application complies with the written direction issued by the Risk Management Official; and
 - b) The applicant has demonstrated that a significant drinking water threat activity designated for the purposes of Section 57 or 58 will not be engaged in, or will not be affected by the application.
- .3 Where the Risk Management Official has provided written direction designating a land use for the purpose of section 59, a written Notice from the Risk Management Official shall be required prior to approval of any Building Permit under the Building Code Act, 1992 as amended, in addition to Planning Act and Condominium Act applications in accordance with Section 59 of the Clean Water Act, 2006.
- .4 Where an activity requires a Risk Management Plan, the Town shall ensure through their authority that the Risk Management Official and Risk Management Inspector responsible for enforcement will establish a priority for how inspections will be conducted to ensure that the activity ceases to be, or does not become, a significant drinking water threat.

Ongoing inspections should be conducted at least once every five years or on a basis deemed appropriate by the Risk Management Official and Risk Management Inspector.

- .5 Where an activity is a significant drinking water threat, the municipality shall consider providing incentive programs to encourage actions to reduce the risks to source water.
- .6 Where municipal groundwater monitoring shows increasing or decreasing trends and/or exceeds Ontario Drinking Water Standards, the Town shall investigate and share the information with the Risk Management Official, the Ministry of the Environment, Conservation and Parks, the Ministry of Agriculture, Food and Rural Affairs (for nitrates or pathogens) and the Source Protection Authority.
- .7 Where education and outreach materials are prepared and delivered to significant drinking water threat areas, the Town will consider delivering those materials to affected properties and businesses in moderate and low threat areas.
- .8 The Town shall deliver education and outreach materials and programs where the storage of wastes described in clauses (p), (q), (r), (s), (t) or (u) to the CTC Source Protection Plan of the definition of hazardous waste, or in clause (d) to the CTC Source Protection Plan of the definition of liquid industrial waste is, or would be, a significant drinking water threat targeted towards ensuring that facilities that generate small quantities of waste manage the storage of these wastes so that they cease to be, or do not become, a significant drinking water threat in any of the following areas:
 - a) Wellhead Protection Area (WHPA)-A (existing, future); or
 - b) WHPA-B (VS = 10) (existing, future); or
 - c) WHPA-E (VS = 10) (existing, future).

Where appropriate education and outreach materials prepared by the Ministry of the Environment, Conservation and Parks are available, the Town shall deliver those materials.

- .9 The use of land for waste disposal (future) shall be prohibited where the storage or generation of waste would be a significant drinking water threat at the following types of waste disposal sites:
 - a) Storage, treatment, and discharge of tailings from mines;
 - b) Landfarming of petroleum refining waste;
 - c) Landfilling (hazardous waste);
 - d) Landfilling (municipal waste);

- e) Landfilling (solid non-hazardous industrial or commercial waste);
 - f) Liquid industrial waste injection into a well;
 - g) Storage of hazardous or liquid industrial waste (at large facilities such as landfills and transfer stations);
 - h) Storage of wastes described in clauses (p), (q), (r), (s), (t) or (u) of the CTC Source Protection Plan definition of hazardous waste, or in clause (d) of the CTC Source Protection Plan definition of liquid industrial waste (at large facilities such as landfills and transfer stations).
- .10 A prioritized maintenance inspection program for septic systems, including holding tanks, governed under the Building Code Act in locations where the threat is, or would be significant, shall be implemented by the Town. Inspection efforts should be prioritized based on systems that pose the greatest risk to sources of drinking water, such as the oldest systems or those in any of the areas of highest vulnerability:
- a) WHPA-A (existing, future);
 - b) WHPA-B (VS = 10) (existing, future);
 - c) WHPA-E (VS = 10) (existing, future); or
 - d) The remainder of an Issue Contributing Area for Nitrates or Pathogens (existing, future).
- .11 The Town will enact or amend Site Plan Control By-laws containing provisions for the siting and design of septic systems, including holding tanks, governed under the Building Code Act, 1992 as amended, as follows:
- a) Site Plan Control is required for existing vacant lots of record to ensure that the siting and design of on-site septic systems, including the siting of future reserve bed locations, is optimized in relation to significant drinking water threats in any of the following areas:
 - i. WHPA-A (future); or
 - ii. WHPA-B (VS = 10) (future); or
 - iii. WHPA-E (VS = 10) (future); or
 - iv. The remainder of an Issue Contributing Area for Nitrates or Pathogens (future).
- .12 No new lots requiring septic systems, including holding tanks, governed under the Building Code Act, shall be created where the activity would be a significant drinking water threat in WHPA-A (future).

- .13 New lots requiring septic systems, including holding tanks, governed under the Building Code Act in an area where the activity would be a significant drinking water threat shall only be permitted if the Town is satisfied that the activity will not become a significant drinking water threat. The hydrogeological assessment to determine appropriate development density shall be conducted by a professional licensed to carry out that work in any of the following areas:
- a) WHPA-B (VS = 10) (future); or
 - b) WHPA-E (VS = 10) (future); or
 - c) The remainder of an Issue Contributing Area for Nitrates or Pathogens (future).
- .14 Where municipal sanitary sewers and capacity are available, the Town may work with the Region to pass by-laws under the Municipal Act to require mandatory connections to the municipal sewer system for new development and existing septic systems, including holding tanks, governed under the Building Code Act and the Ontario Water Resources Act, and the decommissioning of existing systems, where they are a significant drinking water threat located in any of the following areas:
- a) WHPA-A (existing, future); or
 - b) WHPA-B (VS = 10) (existing, future); or
 - c) WHPA-E (VS = 10) (existing, future); or
 - d) The remainder of an Issue Contributing Area for Nitrates, Pathogens, Sodium (not applicable to systems subject to BCA) or Chloride (existing, future) (not applicable to systems subject to BCA).
- .15 Working in cooperation with local health units and Source Protection Authorities, the Town shall provide education and outreach materials for septic systems governed under the Ontario Water Resources Act (existing) to landowners in the entire Issue Contributing Area for Sodium or Chloride regarding:
- a) The use of more efficient water softeners to reduce the discharge of salt to the septic system; and promoting
 - b) Promoting best management practices to ensure outdoor taps are not connected to the softened water line.
- .16 New development dependent on septic systems with subsurface disposal of effluent, as regulated by the Ontario Water Resources Act, shall be prohibited where the activity would be a significant drinking water threat in the WHPA-A (future).

- .17 New development dependent on septic systems with subsurface disposal of effluent, as regulated by the Ontario Water Resources Act, in an area where the activity would be a significant drinking water threat, shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location for the septic system is the preferred alternative and the safety of the drinking water system has been assured in any of the following areas:
- a) WHPA-B (VS = 10) (future); or
 - b) WHPA-E (VS = 10) (future); or
 - c) The remainder of an Issue Contributing Area for Nitrates, Pathogens, Sodium or Chloride (future).
- .18 The use of land for the establishment of a new stormwater management facility shall be prohibited where the discharge (including infiltration) of stormwater would be into a significant threat area in WHPA-A (future).
- .19 The use of land for the discharge from a stormwater management facility into an area where the activity would be a significant drinking water threat shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location of discharge from a stormwater retention pond is the preferred alternative and the safety of the drinking water system has been assured in any of the following areas:
- a) WHPA-B (VS = 10) (future); or
 - b) WHPA-E (VS ≥ 8) (future); or
 - c) The remainder of an Issue Contributing Area for Nitrates, Pathogens or Chloride (future).
- .20 New development dependent on sanitary sewers and related pipes, in an area where the activity would be a significant drinking water threat, shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location for the sanitary sewer and related pipes is the preferred alternative and the safety of the drinking water system has been assured in any of the following areas:
- a) WHPA-A (future); or
 - b) WHPA-B (VS = 10) (future); or
 - c) WHPA-E (VS = 10) (future); or
 - d) The remainder of an Issue Contributing Area for Nitrates or Pathogens (future).

- .21 The use of land for the establishment of facilities for the storage of sewage shall be prohibited where the activity would be a significant drinking water threat in any of the following areas:
- a) WHPA-A (future); or
 - b) WHPA-E (VS \geq 9) (future); or
 - c) WHPA-E in an Issue Contributing Area for Nitrates or Pathogens (future).
- .22 The use of land for the establishment of facilities for the storage of sewage, in an area SWG-15 MON-1 where the activity would be a significant drinking water threat, shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location for the storage of sewage is the preferred alternative and the safety of the drinking water system has been assured in any of the following areas:
- a) WHPA-B (VS \geq 8) (future); or
 - b) WHPA-C (VS = 8) (future); or
 - c) The remainder of an Issue Contributing Area for Nitrates or Pathogens (future).
- .23 Development dependent on the establishment of sewage works shall be prohibited where sewage works would be a significant drinking water threat where the sewage works discharge is to surface water from:
- a) Combined sewer discharge from a stormwater outlet to surface water; and
 - b) Sewage treatment plant bypass discharge to surface water, in any of the following areas:
 - i. WHPA-E (VS \geq 8) (future); or
 - ii. In any WHPA-E in an Issue Contributing Area for Nitrates or Pathogens (future).
 - c) Industrial effluent discharges, in any of the following areas:
 - i. WHPA-E (VS \geq 8) (future); or
 - ii. In any WHPA-E in an Issue Contributing Area for Nitrates, Pathogens or Chloride (future).
 - d) Sewage treatment plant effluent discharges (includes lagoons), in any of the following areas:

- i. WHPA-A (future); or
 - ii. WHPA-B (VS = 10) (future); or
 - iii. WHPA-E (VS \geq 8) (future); or
 - iv. In any WHPA-E in an Issue Contributing Area for Nitrates or Pathogens (future).

- .24 The Town shall deliver education and outreach materials and programs where the application, handling and storage of commercial fertilizer is, or would be, a significant drinking water threat, targeted towards:
 - a) An individual for personal use to promote timely fertilizer application and best management practices in urban settings; and
 - b) Owners/tenants of non-agriculturally zoned lands to promote best management practices to safeguard water supplies from drinking water threats; in any of the following areas:
 - i. WHPA-A (existing, future); or
 - ii. WHPA-B (VS = 10) (existing, future); or
 - iii. WHPA-E (VS \geq 9 for application; VS = 10 for handling and storage) (existing, future); or
 - iv. The remainder of an Issue Contributing Area for Nitrates (existing, future).

- .25 Where appropriate education and outreach materials prepared by the Ministry of the Environment, Conservation and Parks are available, the municipality shall deliver those materials.

- .26 Where the application, handling and storage of pesticide is a significant drinking water threat, the municipality shall consider providing incentive programs to encourage best management practices for agricultural/rural landowners to reduce the risks to groundwater where the threat is significant in any of the following areas:
 - a) WHPA-A (existing); or
 - b) WHPA-B (VS = 10) (existing); or
 - c) WHPA-E (VS \geq 8.1 for application; VS \geq 9 for handling and storage) (existing).

- .27 Where the application of road salt to roads and parking lots would be a significant drinking water threat, the Town shall:
 - a) Prohibit the establishment of new parking lots with greater than 2000 square metres in WHPA-A not in an Issue Contributing Area for Sodium or Chloride (future);

- b) Prohibit the establishment of new parking lots with greater than 200 square metres in WHPA-A in an Issue Contributing Area for Sodium or Chloride (future); and
 - c) Require a salt management plan, which includes a reduction in the future use of salt, as part of a complete application for development which includes new roads and parking lots where the application of road salt is significant in any of the following areas:
 - i. WHPA-B (VS = 10) (future); or
 - ii. WHPA-E (VS ≥ 9) (future); or
 - iii. The remainder of an Issue Contributing Area for Sodium or Chloride (future).
 - d) Such plans should include but not be limited to:
 - i. Mitigation measures regarding design of parking lots, roadways and sidewalks to minimize the need for repeat application of road salt such as reducing ponding in parking areas; and
 - ii. Directing stormwater discharge outside of vulnerable areas where possible.
- .28 The Town shall deliver education and outreach materials and programs where the application, handling and storage of road salt is, or would be, a significant drinking water threat, targeted towards:
- a) Owners/tenants of residences and small businesses where the application, handling and storage of road salt (existing, future) is, or would be, a significant drinking water threat about the impact of salt on municipal drinking water and what they can do to reduce their use of salt to ensure that the activity ceases to be, or does not become, a significant drinking water threat; and
 - b) Commercial and industrial sectors to address the importance of source protection planning and the impacts of road salt on drinking water sources, with the key message being responsible salt storage and application, and the use of contemporary technology; in any of the following areas:
 - i. WHPA-A (existing, future); or
 - ii. WHPA-B (VS = 10) (existing, future); or
 - iii. WHPA-E (VS ≥ 9) (existing, future); or
 - iv. The remainder of an Issue Contributing Area for Sodium or Chloride (existing, future).
 - c) Where appropriate education and outreach materials prepared by the Ministry of the Environment, Conservation and Parks are available, the municipality shall deliver those materials.

- .29 Where the application, handling and storage of road salt (existing, future) is, or would be, a significant drinking water threat in an Issue Contributing Area for Sodium or Chloride the following actions shall be taken:
- a) The responsible Source Protection Authority, in partnership with the Town and other affected municipalities, shall conduct an investigation on the source and nature of sodium or chloride threats, contingent on funding;
 - b) The Town shall undertake monthly sampling of sodium and chloride levels in raw water at affected wells and report the results to the Source Protection Authority; and
 - c) The Source Protection Authority in partnership with the Town and other affected municipalities shall assess the information for any increasing trends and advise the Source Protection Committee on the need for new source protection plan policies to be developed to prevent future drinking water issues.
- .30 Where the application of road salt would be a moderate or low drinking water threat, the Town will require a salt management plan, which includes a reduction in the future use of salt, as part of a complete application for development which includes new roads and parking lots in any of the following areas:
- a) WHPA-A (VS = 10) (existing, future); or
 - b) WHPA-B (VS ≤ 10) (future); or
 - c) WHPA-C (future); or
 - d) WHPA-D (future); or
 - e) WHPA-E (VS ≥ 4.5 and >9) future; or
 - f) HVA (future).
- .31 Such plans should include but not be limited to mitigation measures regarding design of parking lots, roadways and sidewalks to minimize the need for repeat application of road salt such as reducing ponding in parking areas, directing stormwater discharge outside of vulnerable areas where possible, and provisions to hire certified contractors.
- .32 Where the application of road salt on unassumed roads and private parking lots with greater than 200 square metres is, or would be, a moderate or low drinking water threat in any of the following areas:
- a) WHPA-A (VS = 10) (existing, future); or
 - b) WHPA-B (VS ≤ 10) (existing, future); or
 - c) WHPA-C (existing, future); or
 - d) WHPA-D (existing, future); or

- e) WHPA-E (VS \geq 4.5 and $<$ 9) (existing, future); or
- f) HVA (existing, future).

The Town will require implementation of a salt management plan which includes the goal to minimize salt usage through alternative measures, while maintaining public safety and require the use of trained individuals in the application of road salt (could include technicians and technologists and others responsible for salt management plans, winter maintenance supervisors, patrollers, equipment operators, mechanics, and contract employees).

- .33 Where the application, handling and storage of road salt is, or would be, a moderate or low drinking water threat, the Town will report the results of its sodium and chloride monitoring conducted under the Safe Drinking Water Act and any other monitoring programs annually to the Source Protection Authority. The Source Protection Authority shall assess the information for any increasing trends and advise the Source Protection Committee on the need for new source protection plan policies to be developed to prevent future drinking water issues, in any of the following areas:

- a) WHPA-A (VS = 10) (existing, future); or
- b) WHPA-B (VS \leq 10) (existing, future); or
- c) WHPA-C (existing, future); or
- d) WHPA-D (existing, future); or
- e) WHPA-E (VS \geq 4.5 and $<$ 9) (existing, future); or
- f) HVA (existing, future).

- .34 The Town shall prepare and deliver education and outreach materials and programs to residences and small businesses where the handling and storage of liquid fuel and fuel oil is, or would be, a significant drinking water threat to advise the owner/tenant about the actions to take to ensure that the activity ceases to be, or does not become, a significant drinking water threat, in any of the following areas:

- a) WHPA-A (existing, future); or
- b) WHPA-B (VS = 10) (existing, future); or
- c) WHPA-E (VS = 10) (existing, future).

Where appropriate education and outreach materials prepared by the Ministry of the Environment, Conservation and Parks, the Technical Standards and Safety Authority or other parties are available, the municipality shall deliver those materials.

- .35 The Town shall deliver education and outreach materials and programs where the handling and storage of a Dense Non-Aqueous Phase Liquid (DNAPL) is, or would be, a significant drinking water threat, targeted towards:
- a) An individual for personal use to promote the use of non-toxic products and additional opportunities for participation in household hazardous waste disposal and to advise the owner/tenant about the actions to take to ensure that the activity ceases to be, or does not become, a significant drinking water threat; and
 - b) Industrial and commercial users to promote the use of alternatives to DNAPLs (including non-toxic products), pollution prevention approaches, best management practices, and safe disposal; in any of the following areas:
 - i. WHPA-A (existing, future); or
 - ii. WHPA-B (existing, future); or
 - iii. WHPA-C (existing, future); or
 - iv. WHPA-E (VS = 10) (existing, future).
 - c) Where appropriate education and outreach materials prepared by the Ministry of the Environment, Conservation and Parks are available, the municipality shall deliver those materials.
- .36 Where the handling and storage of a DNAPL is, or would be, a moderate or low drinking water threat, the municipality is encouraged to specify and promote best management practices for the handling and storage of a DNAPL for Industrial, Commercial and Institutional (ICI) land uses in any of the following areas:
- a) WHPA-D (existing, future); or
 - b) WHPA-E (VS \geq 4.8 and $<$ 10) (existing, future); or
 - c) HVA (existing, future).
- .37 The Town shall deliver education and outreach materials and programs where the handling and storage of an organic solvent is, or would be, a significant drinking water threat, targeted towards:
- a) An individual for personal use to promote the use of non-toxic products and additional opportunities for participation in household hazardous waste disposal and to advise the owner/tenant about the actions to take to ensure that the activity ceases to be, or does not become, a significant drinking water threat; and

- b) Industrial and commercial users to promote the use of alternatives to these chemicals (including non-toxic products), pollution prevention approaches, best management practices, and safe disposal; in any of the following areas:
 - i. WHPA-A (existing, future); or
 - ii. WHPA-B (VS = 10) (existing, future); or • WHPA-E (VS = 10) (existing, future)
- .38 Where appropriate education and outreach materials prepared by the Ministry of the Environment, Conservation and Parks are available, the municipality shall deliver those materials. Within the Tier 3 Water Budget WHPA-Q1 where a water taking is or would be a significant water quantity threat, the Town shall ensure water taking does not become a significant drinking water threat by:
- a) Only permitting new development if the new development does not require a new or amended Permit to Take Water;
 - b) Only providing final approval for new development that requires a new or amended Permit to Take Water once the Ministry of the Environment, Conservation and Parks has determined that the proposed taking will not become a significant water quantity threat;
 - c) Only approving settlement area expansions within WHPA-Q1 as part of a municipal comprehensive review where the applicable provincial planning criteria have been met and the following has been demonstrated:
 - i. The aquifer has sufficient capacity to sustainably provide municipal water services to the expanded settlement area;
 - ii. The expansion will not adversely impact the aquifer's ability to meet the municipal water supply requirements for current and planned service capacity, for other permitted takings, or for wastewater receiving bodies; and
 - iii. The hydrological integrity of municipal wells will be maintained.
- .39 For applications under the Planning Act within the Tier 3 Water Budget WHPA-Q2 identified as having significant water quantity threats, the Town shall ensure recharge reduction does not become a significant drinking water threat by:
- a) Requiring new development and site alteration under the Planning Act to implement best management practices such as Low Impact Development (LID) with the goal to maintain predevelopment recharge. Implementation of best management practices is

encouraged, but voluntary, for Agricultural Uses, Agriculture-related Uses, or On-farm Diversified Uses where the total impervious surface does not exceed 10 per cent of the lot;

- b) Requiring that all site plan and subdivision applications to facilitate major development (excluding development on lands downgradient of municipal wells in the Toronto & Region Source Protection Area for new residential, commercial, industrial and institutional uses provide a water balance assessment for the proposed development to the satisfaction of the Town which addresses each of the following requirements:
 - i. Maintain pre-development recharge to the greatest extent feasible through best management practices such as LID, minimizing impervious surfaces, and lot level infiltration;
 - ii. Where pre-development recharge cannot be maintained on site, implement and maximize off-site recharge enhancement (within the same WHPA-Q2) to compensate for any predicted loss of recharge from the development; and
 - iii. For new development (excluding a minor variance) within the WHPA-Q2 and within an Issue Contributing Area (for sodium, chloride or nitrates), the water balance assessment shall consider water quality when recommending best management practices and address how recharge will be maintained, and water quality will be protected.
- c) The Town shall use its discretion to implement the requirements of this policy to the extent feasible and practicable given the specific circumstances of a site and off-site recharge opportunities;
- d) Only approving settlement area expansions as part of a municipal comprehensive review where it has been demonstrated that recharge functions will be maintained on lands designated Significant Groundwater Recharge Areas within WHPA-Q2; and
- e) Amending municipal planning documents to reference most current Assessment Reports in regard to the Significant Groundwater Recharge Areas within WHPA-Q2.

.40 Within a Tier 3 Water Budget WHPA-Q2 with a significant risk level, the Town shall develop and implement actions to be taken and an implementation schedule, to ensure that an activity which reduces aquifer recharge ceases to be a significant water quantity threat; such actions may include:

- a) Reviewing options to maximize aquifer recharge

- b) Delivering an education and outreach program to inform property owners about actions that can be taken to protect aquifer recharge (e.g., site grading, rain gardens). The program may include incentives (such as rebates) to encourage best management practices;
 - c) Requiring the use of Low Impact Development in new development or retrofits; and
 - d) Passing a by-law to require downspout disconnection.
- .41 The Town shall, by February 1 of each year, prepare and submit a report equivalent to s. 65 of O. Reg. 287/07 under the Clean Water Act, 2006 to the Source Protection Authority on the actions taken in the previous calendar year to achieve the outcomes of the source protection policy. Where applicable, the Town shall provide a copy of the notice of adoption of amendments to official plans and/or zoning by laws. Reporting shall include information related to the effectiveness of the policies in ensuring a threat cease to be, or does not become significant, and any actions required to respond to a drinking water threat during the reporting period.

6.2.5 South Georgian Bay Lake Simcoe Source Protection Plan

The policies of this section provide direction for the portion of the Town subject to the South Georgian Bay Lake Simcoe Source Protection Plan.

- .1 Ways in which additional opportunities for household hazardous waste disposal can be provided to those handling and storing pesticides and organic solvents to ensure they are properly removed from vulnerable areas where the activity is or would be a significant drinking water threat shall be considered.
- .2 The Town will consider the implementation of programs to remove connections of stormwater sources to sanitary sewers to reduce surges in volumes during inflow/outflow, the removal of combined sewer overflow outlets to surface water and the establishment of upgrade priorities that focus on vulnerable areas where the activity is a significant drinking water threat.
- .3 The Town will enact by-laws to require mandatory connection to municipal wastewater systems in vulnerable areas where the on-site sewage system is a significant drinking water threat.
- .4 The Town will Implement an inspection program for small on-site sewage systems that are located in vulnerable areas where they are a

significant drinking water threat in accordance with the Ontario Building Code.

- .5 Future handling and storage of road salt is designated for the purposes of Section 57 of the Clean Water Act, is prohibited where the activity would be a significant drinking water threat.
- .6 The Town shall develop a by-law to require the removal of fuel tanks from abandoned properties within 1 year of known abandonment, and unused tanks from occupied properties once no longer in use within vulnerable areas where the handling and storage of fuel is or would be a significant drinking water threat.
- .7 Within the WHPA-Q1 identified as having a significant or moderate risk level, where the taking of water from an aquifer without returning the water to the same aquifer is or would be a significant drinking water threat, the Town shall work with the Region to develop and implement a management plan using the water quantity risk assessment findings, modeling tool, and other available observation data to ensure consumptive demand ceases to be or does not become a significant drinking water threat.
- .8 Within a WHPA Q1 assigned a significant or moderate risk level where the taking of water from an aquifer without returning the water to the same aquifer is or would be a significant drinking water threat, the Town shall work with the Region to develop and/or update water conservation plans to ensure they remain an effective tool to support sustainable water use.
- .9 To monitor the change in the condition over time, the Town shall notify the Source Protection Agency of applications under the Planning Act affecting a site identified as a significant drinking water threat condition.
 - a) The Town shall work with the local Source Protection Agency to undertake education and outreach program, and use materials developed by the MOE where possible to target those, applying, handling or storing: Agricultural source material;
 - b) Non-agricultural source material;
 - c) Commercial fertilizer;
 - d) Pesticides; and
 - e) Those using the land for livestock grazing, pasturing, outdoor confinement or farm-animal yard within vulnerable areas where the activity would be a significant drinking water threat. The program will promote best management practices to safeguard water supplies from various agricultural related drinking water

threats and include a component on timely fertilizer application practices. The program will be carried out in consultation with the Ontario Soil and Crop Improvement Association and others, where appropriate.

- .10 The Town shall work with the local Source Protection Agency to undertake education and outreach program, and use materials developed by the MOE where possible to target those, applying, handling or storing:
 - a) Fuel; and,
 - b) Dense non-aqueous phase liquids (DNAPLs).

- .11 Organic solvents within vulnerable areas where the activity would be a significant drinking water threat. The program will promote pollution prevention by explaining the importance of proper storage and disposal of hazardous waste, and will promote the use of alternatives to DNAPLs. The program will also focus on providing homeowners and fuel suppliers with information on the proper handling and storage of fuel from a source water protection perspective. The program will be carried out in consultation with the municipality responsible for waste and TSSA, where appropriate. The Town shall work with the local Source Protection Agency to undertake education and outreach program, and use materials developed by the MOE where possible to target property managers and the salt application industry applying, handling and storing road salt and snow within vulnerable areas where the activity would be a significant drinking water threat. The program will:
 - a) Promote pollution prevention by explaining the importance of proper salt application, storage and run-off management of salt and snow to safeguard water supplies; and
 - b) Be carried out in consultation with AMO and OGRA.

- .12 The Town shall work with the local Source Protection Agency to undertake an education and outreach program targeting those establishing, operating or maintaining:
 - a) A system that collects, stores or transmits, treats or disposes of sewage within vulnerable areas where the activity would be a significant drinking water threat. The program will promote the importance of source water protection, the proper disposal of hazardous waste and proper care and maintenance of septic systems.

- .13 Purchase, install, and maintain appropriate signs designed by the province in collaboration with the source protection agencies to identify

the locations of wellhead protection areas. These signs should be placed, at a minimum, where municipal arterial roads are located within a Wellhead Protection Area with a vulnerability score of 10, and/or wellhead protection area E with a vulnerability score of 8 or higher.

- .14 The Town will consider incentives that can be offered to landowners to improve the use and care of septic systems where this activity is a significant drinking water threat.
- .15 The Town will consider opportunities that could be made available to promote the effective storage of snow, where this activity is a significant drinking water threat.
- .16 By February 1 of each year, the Town will report to the local source protection authorities on the steps taken in the previous calendar year to implement the significant threat policies and recommendations, where appropriate.

6.2.6 Wellhead Protection Areas

Wellhead Protection Areas are areas of land around municipal wells where land uses must be planned to protect the quality and quantity of the water supply. These areas are defined by the amount of time it takes for water to travel to the well, as affected by the topography and type of soil. In these areas, it may be necessary to restrict or even prohibit certain land uses due to their potential to impact drinking water quality and quantity.

The policies of this Plan support the South Georgian Bay Lake Simcoe and Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans. The intent of this Plan is to address threats to drinking water quality and quantity. This section contains source protection policies regarding highly vulnerable aquifers, significant groundwater recharge areas and recharge management areas as well as the Wellhead Protection Areas as shown on Schedule N – Wellhead Protection Zones.

- .1 Wellhead Protection Areas and Time-of-Travel Zones are delineated on Schedule N – Wellhead Protection Zones to this Plan.
- .2 Applications for any land use, except low density residential, in Wellhead Protection Areas A, B, and C will require a Section 59 notice pursuant to the Clean Water Act, 2006, issued by the Risk Management Official as part of the complete application requirements under the Provincial legislation.
- .3 Applications for development and/or site alteration proposed within Wellhead Protection Areas A, B, and C as identified on Schedule N – Wellhead Protection Zones are subject to the provisions of the Credit

Valley-Toronto and Region-Central Lake Ontario and South Georgina Bay Lake Simcoe Source Protection Plans.

- .4 Within Wellhead Protection Areas A, B, C, and D, a Source Water Impact Assessment and Mitigation Plan will be prepared and approved prior the establishment of new land uses that involve the storage or manufacture and/or handling of:
 - a) Petroleum fuels;
 - b) Petroleum solvents and chlorinated solvents;
 - c) Pesticides, herbicides and fungicides;
 - d) Construction equipment;
 - e) Inorganic fertilizers;
 - f) Road salt; and,
 - g) contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario 1990.
- .5 Where certain land use activities are prohibited as defined in the Source Protection Plans, the expansion or redevelopment of existing incompatible activities within Wellhead Protection Areas A, B, C and D is subject to an approved Source Water Impact Assessment and Mitigation Plan.
- .6 Redevelopment of incompatible activities as defined in the Source Protection Plans within Wellhead Protection Areas to more compatible uses is encouraged subject to an approved Source Water Impact Assessment and Mitigation Plan.
- .7 Restrictions will be encouraged on haulage routes for the transportation of chemicals and volatile materials through designated Wellhead Protection Areas.
- .8 For lands within the Oak Ridges Moraine, the following conditions supersede the policies of this section:
 - a) Notwithstanding Policy 6.2.6.5, within Wellhead Protection Areas A, B, C, and D, new land uses which involve the storage, manufacture or materials or uses detailed in Policy 6.2.6.5 are prohibited.
 - b) In the 0-to-2- year time-of-travel zone, new storage of animal manure, undertaking of animal agriculture and the storage of agricultural equipment for other than personal or family use, is prohibited.

- .9 Where an activity is a significant drinking water threat, the Town shall consider providing incentive programs to encourage actions to reduce the risks to source water.
- .10 Where Town groundwater monitoring shows increasing or decreasing trends and/or exceeds Ontario Drinking Water Standards, the Town shall investigate and share the information with the Risk Management Official, the Ministry of the Environment, Conservation and Parks, the Ministry of Agriculture, Food and Rural Affairs (for nitrates or pathogens) and the Source Protection Authority.
- .11 The Town will prepare and deliver education and outreach materials to advise affected properties and businesses where:
 - a) the application, handling and storage of commercial fertilizer is or would be a significant drinking water threat
 - b) the handling and storage of liquid fuel and fuel oil is, or would be, a significant drinking water threat
- .12 The enactment or amendment of Site Plan Control By-laws containing provisions for the siting and design of septic systems, including holding tanks, governed under the Building Code Act, 1992 is required.
- .13 The Town will implement an inspection program for small on-site sewage systems that are located in vulnerable areas where they are a significant drinking water threat in accordance with the Ontario Building Code.
- .14 A master environmental servicing plan(s) will be required for stormwater pond discharges and sanitary sewers and related pipes as part of a complete application to avoid locating threats associated with development infrastructure in all vulnerable areas.
- .15 Within the Wellhead Protection Area-Q1 identified as having a significant or moderate risk level, where the taking of water from an aquifer without returning the water to the same aquifer is or would be a significant drinking water threat, the Town will work with the Region to develop and implement a management plan using the water quantity risk assessment findings, modeling tool, and other available observation data to ensure consumptive demand ceases to be or does not become a significant drinking water threat.
- .16 Within a Wellhead Protection Area-Q1 assigned a significant or moderate risk level where the taking of water from an aquifer without returning the water to the same aquifer is or would be a significant drinking water threat, the Town shall support the Region in the

development and/or update of water conservation plans to ensure they remain an effective tool to support sustainable water use.

- .17 Permit new major development (excluding single detached residential, barns and non-commercial structures that are accessory to an agricultural operation) in a Wellhead Protection Area-Q2 where the activity would be a significant drinking water threat, where it can be demonstrated through the submission of a hydrogeological study that the existing water balance can be maintained through the use of best management practices such as low impact development. Where necessary, implementation and maximization of off-site recharge enhancement within the same Wellhead Protection Area-Q2 to compensate for any predicted loss of recharge from the development.
- .18 Best management practices such as low impact development to maintain pre-development recharge rates for non-major developments or site alterations in a Wellhead Protection Area-Q2 assigned a moderate risk level, where the activity would be a significant drinking water threat are required.

6.2.7 AQUIFER VULNERABILITY

Aquifer vulnerability refers to the shallow groundwater aquifer's susceptibility to contamination from both human and natural sources. This section contains policies that apply to lands located within the Oak Ridges Moraine Conservation Plan area and lands under the Clean Water Act, 2006. These policies reaffirm the Region's Water Resource System, which include key hydrologic features such as highly vulnerable aquifers.

Schedule L - Areas of High Aquifer Vulnerability identifies the location of areas of highly vulnerable aquifers in the Oak Ridges Moraine Conservation Area and highly vulnerable aquifers areas of the Clean Water Act, 2006. Areas of aquifer vulnerability must be protected to ensure water quality is maintained and restored for current and future residents in the Town of Whitchurch-Stouffville.

Further to the Wellhead Protection Area policies of this Plan, the Town will:

- .1 Consult Schedule L - Areas of High Aquifer Vulnerability in determining whether the aquifer vulnerability provisions of the Oak Ridges Moraine Conservation Plan, Clean Water Act, 2006, and the policies of this Plan apply to applications for development and site alteration.
- .2 An application for major development within highly vulnerable aquifers involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act, 2006), shall be accompanied by a Contaminant Management Plan, as deemed necessary by the Town.

- .3 Prohibit the generation or storage of the following in areas of high aquifer vulnerability:
 - a) Hazardous waste or liquid industrial waste;
 - b) Waste disposal sites and facilities;
 - c) Organic soil conditioning sites and snow storage and disposal facilities;
 - d) Underground and above ground storage tanks that are not equipped with an approved secondary contaminant device; and,
 - e) Storage of a contaminant listed in Schedules to Ontario Regulations.
- .4 Restrictions in Policy 5.2.6.3 do not apply to agricultural lands if the owner or operator of the agricultural operation is carrying out operations that are regulated under the Nutrient Management Act, 2002, and complies with all the standards established under that Act.
- .5 Restrictions on the haulage of chemicals in Wellhead Protection Areas and Highly Vulnerable Aquifers, shown on Schedule L - Areas of High Aquifer Vulnerability, shall be considered.
- .6 Risk assessments and/or hydrogeology analysis shall be required, where appropriate, where there is potential for a proposed development to pose significant risk to a vulnerable aquifer.

6.3 Natural and Human Made Hazards

6.3.1 NATURAL HAZARDS

Natural hazard lands are those areas that have inherent environmental hazards such as flood susceptibility, erosion susceptibility, instability, and other physical conditions. In some cases, these hazards are severe enough if development occurs on or adjacent to these lands will pose a risk to occupants of loss of life, property damage, and social disruption.

It is important to reduce the potential risks and costs associated with natural hazards by ensuring that development is directed away from hazards.

This Plan establishes policies to protect life and property by identifying hazardous lands and hazardous sites and the risks they pose, particularly as climate change threatens to increase risk associated with natural hazards.

- .1 Development and site alteration will be directed outside of hazardous lands and hazardous sites as described in Provincial plans and guidelines.

- .2 Development and site alteration will be prohibited within the defined portions of the floodplain, subject to Conservation Authority regulations.
- .3 The Conservation Authorities delineate and regulate hazardous lands and hazardous sites. Lands subject to natural hazards..
- .4 The Town shall work with the appropriate Conservation Authority to complete and update mapping of flood prone lands for the remaining parts of the Town, and where such mapping has not been completed, shall require it to be prepared as part of any Functional Servicing Study or development application.
- .5 The delineation of hazardous lands and hazardous sites shall be confirmed through the development application review or other studies, in consultation with the Conservation Authorities. Natural Hazard lands and sites shall be suitably zoned in an implementing zoning by-law along with required setbacks.
- .6 Some buildings, structures and lots are existing within or adjacent to a flood plain and/or erosion hazard limits as identified by the Conservation Authority. The expansion of an existing building or structure within or adjacent to hazardous lands will generally not be supported. Redevelopment or relocation of existing uses/structures within or adjacent to hazardous lands may be permitted subject to the approval of the Conservation Authority
- .7 The Town will take a comprehensive approach to natural hazard management for all development and site alteration proposals considering factors including but not limited to:
 - a) Risk to life and property;
 - b) Upstream and downstream impacts and the cumulative impacts of development on the overall hazard level;
 - c) Climate change effects on the overall hazard level; and,
 - d) Impacts to natural features and areas including their ecological and hydrologic functions.
- .8 In evaluating an application for the redesignation of lands in the Floodplain Area designation, the Town shall consult with the appropriate Conservation Authority and shall have regard to the following matters, based on the submission of engineering studies by the applicant: or where the lands are located in the Oak Ridges Moraine Plan Area the policies of the applicable designation on Schedule B – Provincial Plan Areas and Designations and,
 - a) The existing environmental and/or physical hazards;

- b) The potential impacts of these hazards; and,
 - c) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.
- .9 All new development and structures within the Floodplain Area designation shall require the approval of the appropriate Conservation Authority.
- .10 Development and site alteration shall not be permitted within:
- a) Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the hazardous lands and hazardous sites; and,
 - b) A floodway regardless of whether the area of inundation contains high points of land not subject to flooding.
- .11 New lot creation is prohibited in hazardous lands and hazardous sites.
- .12 Notwithstanding any other policies of this subsection, within the Floodplain Area overlay, minor renovations, alterations or additions to legally existing buildings and structures existing at the date of adoption of this Plan, may be permitted subject to the approval of the Town, in consultation with the appropriate Conservation Authority and where the lands are located in the Oak Ridges Moraine Plan Area, subject to relevant policies of this Plan.
- .13 The following uses shall not be permitted to locate in Natural Hazard lands and hazard sites:
- a) An institutional use including hospitals, long-term care homes, group homes with 10 or more residents, retirement homes, pre-schools, school nurseries, day care centres, private home day cares and schools;
 - b) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or,
 - c) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- .14 The Town will require setbacks, buffers or other measures from hazardous lands and hazardous sites as may be determined through technical studies in support of development applications, and to consult with the Conservation Authority about the appropriateness of setbacks with consideration made to risks associated with climate change. The

setback, buffer or minimum vegetation protection zone from a natural hazard (e.g., floodplain, meander belt, stable top of bank) shall be in accordance with Table 3 and shall be to the satisfaction of the Town and Conservation Authority.

- .15 Hazardous forest types for wildland fire are forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time. 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. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.
- .16 The Town will prepare an Emergency Management Plan amended from time to time, to address emergency procedures, safe access and egress, etc., to be initiated in times of severe hazard events.

6.3.2 Human Made Hazards

In addition to natural hazards, some lands within the Town of Whitchurch-Stouffville may post a risk to human health or safety due to prior or ongoing human activities. This includes waste disposal sites, former aggregate/mining operations and sites with contaminated soils as a result of prior land use.

The policies of this section are intended to ensure hazards do not impact health and safety, and to encourage the remediation of human-made hazards, where possible.

With respect to waste disposal sites and former aggregate operations, the Town will:

- .1 Only permit development on, abutting or adjacent to lands affected by human-made hazards, such as former mineral mining operations, mineral aggregate operations, former and active waste disposal facilities, and oil, gas and salt hazards or petroleum resource operations if rehabilitation or other measures to address and mitigate risks associated with the hazard or suspected hazards are underway or have been completed to the satisfaction of the Town. Buildings may not be constructed within the lands adjacent to an active or unplugged petroleum unless in accordance with Provincial policies.
- .2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

- .3 Updated mapping, as may be made available by the Province, will be relied upon to assist in determining the locations of human-made hazards.
- .4 Require the remediation and reuse of all human-made hazards.
- .5 Recognize that Section 46 of the Environmental Protection Act requires that no use be made of land or lands covered by water which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be so used unless the approval of the Province for the proposed use has been given.
- .6 Work with the Province, York Region, Conservation Authorities and other agencies to plan for the future rehabilitation of former waste disposal facilities and help facilities plan for the future rehabilitation of all human-made hazards.
- .7 Development of new uses or new or enlarged buildings or structures within an assessment area of 500 metres from the fill area of an operating or non-operating waste disposal facility may be permitted, provided an assessment is completed to consider, as applicable:
 - a) Landfill-generated gases;
 - b) Ground and surface water contamination by leachate and surface runoff;
 - c) Odour impacts;
 - d) Ground settlement;
 - e) Soil contamination and hazardous waste;
 - f) Litter;
 - g) Contaminant discharges from associated vehicular traffic;
 - h) Visual impacts;
 - i) Dust, noise, other air emissions;
 - j) Fires;
 - k) Vectors and vermin;
 - l) Production and migration of methane gas;
 - m) Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the adjacent land use;
 - n) The level of contamination and remediation measures; and,
 - o) Potential traffic impacts.
- .8 The Zoning By-law shall restrict development of new uses or new or enlarged buildings or structures on lands within the 500-metre assessment area in accordance with this Plan. As an alternative, all lands within the assessment area shall be subject to a Holding provision in the zoning by-law. The lifting of a Holding provision permitting the

development of any new use or new or enlarged buildings or structures within the assessment area shall not occur until the approval authority is satisfied that all of the studies required have been completed and the lands are acceptable to permit the proposed development.

- .9 Waste disposal sites and their areas of influence identified to date are designated on Schedule C – Land Use Designations. No development shall be permitted on lands in the Waste Disposal Area of Influence designation on Schedule C – Land Use Designations without the completion hydrogeology/ engineering studies that demonstrate to the satisfaction of the Town that development is compatible and can safely take place.
- .10 Within the waste disposal area of influence, the Town shall require the construction and phasing of all development to coincide with the control of any problems identified by the studies and shall be satisfied through the required studies with respect to any matter regarding the structural stability, safety and integrity of any structure.
- .11 Notwithstanding the other policies of this Section, the Waste Disposal Area of Influence, generally located in the West Half of Lots 14 and 15, Concession 8, has been identified as an area of concern for future development. No development will be permitted within this area designated as “Waste Disposal Area” on Schedule C – Land Use Designation.
- .12 Any use sought for the lands identified as Waste Disposal Area shall require municipal endorsement. If filling has occurred within the past 25 years, approval will be required from the Ministry of the Environment under Section 46 of the Environmental Protection Act. This approval shall be obtained prior to the approval of any official plan or Zoning By-law amendment.
- .13 Any development proposals within the surrounding area designated as Waste Disposal Area of Influence will be subject to specific detailed additional studies similar to the in-depth studies which have already been conducted for the existing development. These studies shall also include conclusive investigations that any such future development will not adversely affect existing development.

6.3.3 Brownfields

Brownfields are vacant or previously development properties. The reuse of brownfield properties for intensification has emerged as a core land use strategy by many municipalities to remediate pollution, support renewal and regeneration of lands, and to

curb sprawl into agricultural lands. Through the policies of this Official Plan, the town will help promote and facilitate brownfield redevelopment. :

The Town will:

- .1 Encourage the remediation of brownfield sites and their reuse in accordance with the underlying land use designation of this Plan, the Environmental Protection Act, and all other relevant Provincial regulations, guidelines, and procedures.
- .2 Utilize Community Improvement Plans under Section 28 of the Planning Act to promote brownfield redevelopment in a sustainable manner.
- .3 Require a Record of Site Condition for the following:
 - a) As part of the development approval process where necessary to demonstrate that the site has been remediated and is suitable for an intended use where an historic use may have resulted in site contamination, or where land is adjacent to or downstream of known or suspected contaminated sites;
 - b) As a condition of development approval at the Town's discretion;
 - c) Any subsequently required remediation be consistent with the Environmental Protection Act, relevant regulations and any applicable guidelines; and,
 - d) Prior to all conveyances of land to the Town. Conveyances of minor road widenings may be exempt from the requirement of a record of site condition at the discretion of the Town.
- .4 Land uses will be restricted, where appropriate, on brownfield sites and former waste disposal sites through zoning by-laws and/or holding by-laws subsequent to clean-up and subject to satisfactory approval of all technical studies and/or record of site condition.
- .5 Work with the Province and York Region to support research or inventorying of any known contaminated sites.

6.3.4 Flood Plain Area - Overlay

The floodplain management policies established by the Province generally state that no development or redevelopment will be permitted in areas below the regulatory flood line, as defined by a Conservation Authority.

The policies in this section apply to lands adjacent to stream systems in the Community of Stouffville that have been mapped by the Conservation Authority as being impacted

by flooding and/or erosion hazards have been designated as “Flood Plain Area” on Schedule D-1 – Core Area and D-2 – Western Approach Land Use Designations.

The Town will:

- .1 Encourage the Conservation Authority to complete and update mapping of flood prone lands for the Community of Stouffville. Where such mapping has not been completed, shall require it to be prepared as part of any Functional Servicing Study.
- .2 Development and site alteration is generally prohibited within the defined portions of the floodplain, subject to Conservation Authority regulations
- .3 All new development and structures within the Flood Plain Area designation shall require the approval of the Conservation Authority. In addition, in evaluating an application for the re-designation of lands in the Flood Plain Area overlay, the Town shall consult with the Conservation Authority and shall have regard to the following matters, based on the submission of engineering studies by the applicant:
 - a) The existing environmental and/or physical hazards;
 - b) The potential impacts of these hazards; and,
 - c) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.
- .4 A Special Policy Area may be applied in an area that has historically existed in the flood plain and where site-specific policies approved by the Province in consultation with the Conservation Authority are intended to address the significant social and economic hardships that would result from strict adherence to Provincial policies.
- .5 The Town and the Conservation Authority have adopted a two-zone concept. The two-zone concept allows infill development, and redevelopment of existing uses for identified areas along the Stouffville Creek, where there is a significant difference between the one-hundred-year flood elevation and the Regulatory Flood elevation, or where the flood fringe has been identified through hydraulic floodway analysis.
- .6 The Floodway and Flood Fringe areas shall be identified in the Zoning By-law based on the following definitions:
 - a) Floodway: The hazardous portion of the flood plain where water flows during the regulatory flood conditions are expected to be the greatest. In some circumstances, the floodway may be delineated

- by depth and velocity parameters as provided for by provincial flood plain management policies.
- b) Flood Fringe: The portion of the flood plain outside the floodway. Flood depth and velocity are generally less severe in this portion of the flood plain. In some situations, the extent of the flood fringe may be defined by depth and velocity parameters as provided for by provincial flood plain management policies.
- .7 The development and zoning of the flood plain lands shall be subject to the following conditions:
- a) Floodway: All buildings and structures shall generally be prohibited, except for the limited uses permitted in the Environmental Core Area designation subject to the policies applicable to that designation.
- b) Flood Fringe: The zoning of the lands in the flood fringe may utilize a holding zone to provide direction as to future permitted uses and to ensure that conditions of flood proofing and safe access are met prior to development. The Zoning By-law may be amended to remove the holding symbol when the requirements of the Conservation Authority with respect to flood proofing and the provision of safe access to the proposed development, have been satisfied.
- .8 Notwithstanding any other policies of this section, within the Flood Plain Area overlay, minor renovations, alterations or additions to legally existing buildings and structures existing at the date of adoption of this Plan and parking areas, may be permitted subject to the approval of the Town, in consultation with the Conservation Authority

6.3.5 Kettle Lake Drainage Area - Overlay

The Kettle Lake Drainage Area overlay applies to the surface drainage area of all the kettle lakes in the Community of Ballantrae. This designation recognizes the sensitive nature of this area and provides special policies to limit negative impacts of new development on the kettle lakes.

The Town will:

- .1 Permit uses in the underlying designations in accordance with the relevant policies for the underlying land use designations.
- .2 The policies of the underlying land use designations in the Kettle Lake Drainage Area generally limit new development.
- .3 In addition to the policies of the underlying land use designations, where any new development involving a plan of subdivision is permitted, it

shall require the submission of a comprehensive hydrogeological and surface water management study of the entire lake and catchment area in which the proposed development is located. These studies must satisfy the Town that the proposed development will have the potential to enhance the quality of the groundwater and surface water resource in the lake and catchment area.

6.4 Climate Change

Strong, liveable and healthy communities are resilient to climate change. Climate change occurs when long-term weather patterns are altered through natural or human causes. A changing climate may mean increased risk or frequency of flood events or wildland fires. Importantly, the release of air pollutants and excessive greenhouse gases into the atmosphere can have significant health and wellbeing impacts on residents and the environment as well as implications on infrastructure and services that the Town of Whitchurch-Stouffville provides.

In the face of a changing climate, the Town recognizes the need to adopt climate change mitigation and adaptation measures to enhance the resiliency of its built and natural environments. Climate change affects land use policies and transportation choices that can contribute to improving the quality of the environment and lead to developing a sustainable Town. The intent of this Plan is to support energy efficiency, improved air quality, reduced greenhouse gas emissions and climate change adaptation through sustainable land use patterns and the integration of green infrastructure. This Plan will be complemented by other Town plans, strategies, by-laws, and tools that support the need to manage climate change at the local level.

6.4.1 Climate Change Mitigation and Adaptation

According to Ontario's Climate Change Strategy, addressing climate change calls for two approaches: mitigation and adaptation. Mitigation refers to reducing greenhouse gas emissions to slow human-induced global warming. While important, even with substantial mitigation efforts the Town will continue to experience climate change impacts. Adaptation refers to taking action to reduce the negative impacts associated with existing and future climate change.

The Town recognizes the need to adopt mitigation and adaptation measures to enhance the resiliency of its built and natural environments and to ensure strong, livable and healthy communities resilient to climate change impacts. The policies of this section provide guidance for how the Town should adopt a standard process to respond to the challenges of an ever-changing world. The policies of this section should not be read in isolation. Rather, policies that will address climate change are dispersed throughout the Plan.

- .1 The Town will: In collaboration with York Region and the Conservation Authorities the Town will develop a climate change adaptation and

resilience framework to develop specific measurable actions and program areas for improving climate adaptation and resilience.

- .2 Prioritize climate change mitigation and adaptation as a core land use planning objective in the Town of Whitchurch-Stouffville.
- .3 Integrate climate change mitigation and adaptation strategies into municipal, planning and development tools through the use of pilot programs, by-laws, development guidelines, incentive programs, and other innovative tools.
- .4 Apply a climate change lens when processing development applications and infrastructure project to manage risks. Implementation of a climate lens to development applications and infrastructure may result in:
 - a) Updates to natural hazard mapping, including floodplain mapping, and restrictions for new development and increased restrictions for redevelopment;
 - b) Increased development setbacks for development adjacent to wetlands, lakes, rivers, valley and stream corridors, headwater areas, groundwater discharge and recharge areas and other natural features and environmentally sensitive areas;
 - c) Stringent requirements for stormwater management;
 - d) Increased resilience of power and data grids;
 - e) Identification of pedestrian-oriented design and site connectivity;
 - f) Energy efficiency and alternative energy generation systems; and,
 - g) Use of net-zero design principles to reduce or eliminate energy demand by built infrastructure.
- .5 Reduce energy consumption, mitigate greenhouse gas emissions and promote renewable and alternative energy systems maybe considering developing policies and programs for:
 - a) Implementing energy conservation and greenhouse gas emission mitigation for municipally owned facilities;
 - b) Identifying and implementing opportunities for renewable and alternative energy generation and distribution;
 - c) Developing and implementing energy demand management to reduce energy consumption and greenhouse gases;
 - d) Establishing land use patterns and urban design standards that encourage and support energy-efficient buildings and opportunities for low-carbon district energy; and
 - e) Conserving energy by encouraging renovation and efficient design of buildings and development.

- .6 Support the Region with the preparation of climate change risk and vulnerability assessments for all Regional infrastructure, systems, and assets. The Town may prepare a climate change risk and vulnerability assessment for Town-owned infrastructure, systems, and assets.
- .7 Support an approach to public and private community-building activities that is based on reducing risks to life, health, safety, property, and ecosystem health.
- .8 Explore the utilization of planning and capital investment tools, as well as urban design approaches, in its strategic planning for infrastructure and approval of development.
- .9 Support The Region with Implementation of The York Region Climate Change Action Plan.

6.4.2 Greenhouse Gas Emissions

As part of the Town's response to climate change, the Town has a responsibility to mitigate greenhouse gas emissions. Reducing greenhouse gas emissions is an important response to climate change and is often referred to as mitigation. Integrating efforts to mitigate climate change by reducing greenhouse gas emissions will continue to be important at the Town also prepares for and adapts to the impacts of climate change.

The Town will:

- .1 Establish greenhouse gas reduction targets and implement a reduction strategy in partnership with York Region and nearby local municipalities.
- .2 Implement actions identified in the Energy Conservation and Demand Management Plan to reduce energy and emission reductions from existing and future public development and infrastructure.
- .3 Support the reduction of greenhouse gas emissions by planning for communities that:
 - a) Are designed to prioritize active transportation and sustainable modes of transportation;
 - b) Incorporate, where appropriate, the installation of electric vehicle charging stations at parking stalls across the Town; and
 - c) Incorporate clean sources of energy generation and support energy efficiency.

6.4.3 Air Quality

Land use planning has an important role to play in improving air quality and reducing exposure to air pollution. This Official Plan supports land use planning patterns that can reduce exposure to air pollution, as well as policies for improving the Town's air quality.

The Town will:

- .1 Direct sensitive land uses such as daycares, schools, age-friendly housing away from air emission sources, including manufacturing uses and transportation-related sources, and vice versa.
- .2 Work with York Region and the building industry to develop and adopt best practices in construction to mitigate climate change impacts to reduce airborne pollutants, including the development of clean air initiatives.
- .3 As part of a complete development application, require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near sensitive uses such as schools, daycares and seniors' facilities.
- .4 Support improved air quality by:
 - a) Supporting a compact form of development that consumes less land and includes an energy-efficient mix of uses;
 - b) Promoting the restoration of the environment through protection of key natural heritage and key hydrologic features, establishment of linkages, establishment of minimum vegetation protection zones, and other means as set out in the policies of this Plan; Promoting urban forestation within the Town; Considering developing and passing a vehicle idling by-law;
 - c) Reducing the area of impervious surfaces and using light-coloured/high albedo paving materials on Town-owned properties, and encouraging the same for private developments;
 - d) Considering reduced parking standards to limit the impact of car parking, where appropriate;
 - e) Encouraging the use of locally sourced materials in construction to reduce transportation-related emissions; and,
 - f) Identifying opportunities for improved active transportation initiatives which will reduce vehicle trips.

6.4.4 Green Infrastructure and Sustainable Development Guidelines

It is the objective of this Plan that future development and redevelopment take place in a manner consistent with the principles of sustainability. To meet this objective, the Town will require, in accordance with the policies of this Plan, all major new development and redevelopment be designed to be sustainable in accordance with the Town's Sustainable Development Guidelines as amended.

- .1 The Town will require new development proposals be designed to:
 - a) Create liveable, healthy and efficient environments;
 - b) Support climate change mitigation and adaptation;
 - c) Achieve energy efficiency and water conservation levels beyond the Ontario Building Code;
 - d) Mitigate heat island effects, including but not limited to green/white roofs, light coloured paving material, locating trees or other landscaping to provide shading;
 - e) Increase the use of renewable energy;
 - f) Increase the prevalence of native species;
 - g) Incorporate low impact development and green infrastructure;
 - h) Reduce construction waste and incorporate recycling and adaptive reuse of construction materials;
 - i) Support transit usage and active transportation by facilitating connectivity for all forms of mobility;
 - j) Enhance indoor air quality; and,
 - k) Incorporate innovative private and public building designs that contribute to low carbon design, energy use reduction and natural resource conservation.
- .2 Encourage and support innovative planning, engineering and conservation proposals, particularly those that demonstrate an explicit link to mitigation and adaption for climate change, energy conservation and green infrastructure.

6.4.5 Resilient Communities

Resilience is the ability to adapt and evolve to respond to significant, systemic change, and recover quickly from challenges, threats and adversity. Resilience is often used to refer to impacts from climate change. However, climate change is not the only potential threat or disruption facing the Town. By preparing for future shocks and stressors and

developing systems to mitigate them, the Town can resume regular operations quickly with minimal disruption.

- .1 Through the Cultural Heritage Resources policies of this Plan, steward Cultural Heritage Resources so they are resilient to climate change to ensure their protection and preservation for future generations.
- .2 The Town will through the Agricultural System and Agricultural Area policies of this Plan, conserve agricultural land in order to improve food system resilience, support the long-term viability of the agricultural sector, and mitigate climate change.
- .3 Encourage resiliency and recognize the fast pace of change in communication technologies by considering the incorporation of Information and Communications Technology (ICT) Infrastructure that is adaptable to change and next-generation technologies for all public infrastructure.
- .4 Seek to understand, protect, and plan for the unique needs of equity-seeking groups and vulnerable populations such as the provision of publicly accessible washrooms and drinking water.
- .5 support the retrofitting of lands and buildings to support vulnerable populations to ensure spaces, services, and infrastructure are available to meet the needs of all residents through all stages of life.

6.4.6 Tree Canopy Targets

The urban forest, which includes trees and shrubs on public and private lands, provides ecological benefits that support natural area functions and assists in mitigating against climate change and the urban heat island effect. The Town further recognizes the importance of the urban forest in maintaining the natural image of Whitchurch-Stouffville. It is the intent of this Plan to increase woodland cover and tree canopy cover over the timeframe of this Plan.

- .1 The Town will protect, maintain and enhance the stock of existing trees to the greatest extent possible, ensuring the opportunity for the maturation of new trees, and strive to expand urban tree canopy coverage by partnering with other interested agencies towards the broader goal of facilitation of carbon capture.
- .2 Woodlots shall be subject to the provisions of the Regional Tree By-law.
- .3 Develop a local by-law to regulate the removal and replacement of trees.

- .4 Manage and protect the urban forest by promoting community stewardship and strategic practice to preserve, renew and enhance this essential resource.
- .5 Rely on the Region's Urban Forest Management Plan as amended to guide urban forestry practices.
- .6 The Town may establish minimum tree canopy targets for shading of sidewalks, parks, open spaces, and other publicly accessible areas.
- .7 Require trees are be located based on their ability to make a positive impact on regulating temperature and energy use.
- .8 Where trees are planted on public and private developments, new plantings shall include a diversity of trees that are non-invasive, climate-adaptable, and urban conditions tolerant. All trees shall be of a species adapted to this region, preferably native species, and that would provide a large canopy and shade over sidewalks, parks, open spaces and other publicly accessible areas. The Town will further encourage the planting of species that are culturally significant to Indigenous communities.
- .9 Where trees are removed as a result of municipal development or infrastructure works, trees will be replaced in accordance with the Regional Tree By-law. If it is not feasible to replant trees in the same location, the Town will replant trees on other available municipally owned land or private land with consent of the owner.
- .10 Increase the Town's canopy cover, by identifying and implementing opportunities for tree planting of native species on municipally owned lands in coordination with other public agencies and local interest groups. The Town may require developers to plant additional trees and expand forest diversity to improve urban canopy coverage, provide shade for heat dissipation, and improve energy efficiency of buildings.

Chapter 7

Agricultural System



Chapter 7

Agricultural System

7.1 Agricultural System

The Town of Whitchurch-Stouffville is a predominantly rural area with a diverse mix of specialty and organic food production, agri-tourism, farmers markets, and wineries. With a significant portion of the Town's lands protected for agricultural uses, the Agricultural System is a vital economic and environmentally significant component of the Town of Whitchurch-Stouffville and York Region.

The Agricultural System supports a vibrant agricultural community and contributes to the local economy, quality of life and natural heritage legacy. Protecting the agricultural land base comprised of agricultural areas as well as rural areas creates a robust productive land base for agriculture, supporting a sustainable agri-food network. This, along with enabling infrastructure, services and assets, is important to the viability of the sector, ensuring that residents have access to a safe and secure food supply.

The Agricultural System is outlined by three provincial plan identified on Schedule B – Provincial Plan Areas and Designations: Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Growth Plan. These plans together, establish this Agricultural System in order to support the viability of the agricultural sector in York Region and the Town of Whitchurch-Stouffville.

- .1 The Town will:
 - a) Apply the policies of this section to the Agricultural System and the following land use designations as identified on Schedule C – Land Use Designations and as outlined in Chapter 7:
 - i. Agricultural Area designation;
 - ii. Rural Area designation;
 - iii. Aggregate Resources Areas, established as an overlay to the Agricultural Area and Rural Area designations.
 - b) Identify lands deemed prime agricultural areas as part of the Agricultural Area designation on Schedule C – Land Use Designations.
 - c) Prohibit refinements to either the Agricultural Area or the Rural Area designations unless undertaken through a Regional Municipal Comprehensive Review.
 - d) Ensure that within the Agricultural Area and Rural Area, normal farm practices and a full range of agricultural uses, agricultural-related uses and on-farm diversified uses shall be permitted, in accordance with

Provincial policies, guidelines, and the land use strategy provided in Chapter 7 of this Plan. Proposed agricultural-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.

- e) Maintain the geographic continuity of the agricultural land base and the functional and economic connections to ensure that the agri-food network shall be maintained and enhanced.
- f) Promote sustainable agricultural practices and implement best management practices, which minimize impacts on the environment including:
 - i. Integrated pest management;
 - ii. Phosphorus reduction;
 - iii. Nutrient management; and
 - iv. Soil and water conservation.

.2 The Town will permit limited new non-agricultural uses, excluding residential uses, in the Agricultural System subject to the following criteria:

- a) Compliance with applicable Regional and Provincial Plans and policies;
- b) If within the Agricultural Area designation, the proposed non-agricultural use must also meet the following criteria:
 - i. Demonstrates a need within the planning horizon for additional land to accommodate the proposed use;
 - ii. Evidence that alternative locations were considered and evaluated, with confirmation that no reasonable alternative locations are available; and
 - iii. Lands will remain in the Agricultural Area designation.
- c) The submission of an Agricultural Impact Assessment will be to the satisfaction of the Town and will address the following elements:
 - i. The proposed use is appropriate in size and scale to the area, including to the existing and/or planned infrastructure;
 - ii. The proposed use shall not adversely affect the ecological integrity of the Region's Greenlands System or the Town's Natural Heritage System;
 - iii. The proposed use complies with Province's Minimum Distance Separation Formulae.

.3 The Town will require that all applications for the development of new or expanding infrastructure in the Agricultural System shall:

- a) Demonstrate the need for the project;
 - b) Demonstrate that there is no reasonable alternative that could avoid or minimize impact on lands designated Agriculture; and
 - c) Undertake an Agricultural Impact Assessment or equivalent analysis as part of an Environmental Assessment.
- .4 The Town will require that within the Oak Ridges Moraine Plan Area existing institutional uses and their expansions are permitted subject to the Existing Use provisions of the Oak Ridges Moraine Conservation Plan and of this 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 Conservation Plan Area. Additional studies as identified in Parts III and IV of the Oak Ridges Moraine Conservation Plan may be required.
- .5 The Town will prohibit lot creation, except where in accordance with the provisions outlined in the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, York Region's Official Plan and the policies in this Plan, where defined for the Agricultural Area and the Rural Area.
- .6 The Town will prohibit new multiple lots or units for residential development (e.g., estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance.
- .7 The Town will require that any proposed expansions or alterations to existing buildings and structures for agricultural uses, agriculture-related uses or on-farm diversified uses within key natural heritage features and/or key hydrologic features and their associated vegetation protection zones shall meet the policies in Chapter 7 for the Natural Heritage System.
- .8 The Town will require that new land uses, consents, and new and expanding livestock operations shall comply with the Province's Minimum Distance Separation Formulae as per Section 5.7.
- .9 Within Wellhead Protection Areas and Areas of High Aquifer Vulnerability some land use activities have restrictions related to agricultural uses, agriculture-related uses or on-farm diversified uses and are required to meet the policies in the Water and Wastewater section 6.2 of this Plan and applicable York Region Official Plan policies.
- .10 The Town shall permit a single dwelling unit on existing lots of record, provided they were zoned for such on or before the date this Plan came into force.

- .11 Existing lots of record for agricultural uses are encouraged and the use of these lots for non-agricultural uses is discouraged.
- .12 The Town will work with York Region to support implementation of the Region's Agricultural and Agri-Food Strategy by:
- a) Encouraging urban food growing opportunities by encouraging urban agriculture activities including community gardens, food cooperatives, local food sourcing programs for municipal facilities, events and other food initiatives;
 - b) Encouraging and facilitating farmers markets to be located within the Town; and
 - c) Encouraging farmers markets in the Town and programs that connect local farmers with farmers markets and retail outlets.
- .13 The Town will permit redevelopment of existing non-agricultural uses in the Agricultural System subject to the following criteria being met:
- a) Demonstration that the use on site is a legally existing use;
 - b) Conformity with applicable Provincial Plans;
 - c) There is no change to the local designation outlined on Schedule C – Land Use Designations or the Regional designation as established in the Region's Official Plan;
 - d) No new parcels will be created;
 - e) Redevelopment does not hinder surrounding agricultural operations, complies with the Minimum Distance Separation Formulae and an Agricultural Impact Assessment is submitted to the satisfaction of the Town and York Region, addressing the following elements:
 - i. Proposed use would be of the appropriate size and scale to the area, including to the existing and/or planned infrastructure;
 - ii. Demonstrates that there is a need for the proposed use in terms of demand for the product or service; and,
 - iii. The proposed use shall not adversely affect the ecological integrity of the Regional Greenlands System

7.2 General Agricultural System Policies

The overlapping systems that influence land use patterns in the Town of Whitchurch-Stouffville are mutually supportive. Protection of these important Agricultural System resources is vitally important to the long-term vision for the Town of Whitchurch-Stouffville and York Region.

This section contains policies for specific uses that are commonly permitted in the Town's Agricultural System, which includes specific designations provided by the Oak Ridges

Moraine Conservation Plan and the Greenbelt Plan. The policies of this section are applicable where a land use is proposed and permitted in accordance with the list of permitted uses identified in Chapter 7. This section addresses:

- a) Minimum Distance Separation Formulae;
- b) Cannabis;
- c) Additional Residential Units for the Purposes of Farm Help;
- d) Agricultural-Related Uses; and,
- e) On-farm Diversified Uses.

Minimum Distance Separation Formulae The Minimum Distance Separation Formulae is developed by the Province to separate uses so as to reduce incompatibility concerns between livestock facilities and sensitive land uses.

The Town will:

- .1 Require applications for proposed new land uses, consents, and new and expanding livestock operations shall comply with the Province's Minimum Distance Separation Formulae and Provincial guideline, as amended.
- .2 Require applications for proposed new non-agricultural uses, excluding residential uses, may be permitted in the Agricultural System, provided that compliance with the Province's Minimum Distance Separation Formulae and Provincial guideline, as amended, is achieved.
- .3 Include Minimum Distance Separation I and II formulae provisions in the Zoning By-law.

7.3 Cannabis

Since the Town last updated the Official Plan, the Government of Canada legalized the cultivation of cannabis for recreational purposes subject to compliance with municipal zoning requirements, among other factors.

As the local municipality, the Town is responsible for implementing local planning and enforcement regulations related to cannabis production. To do this, the Town requires

policies and regulations that provide comprehensive guidance on cannabis production facilities.

- .1 The Town will undertake a study to review the appropriate location for cannabis cultivation and production facilities. Subsequent updates to this Plan and the Zoning By-law will implement findings from the study with respect to locating cannabis production facilities.

7.4 Agricultural-Related Uses in Prime Agricultural Areas

An agricultural-related use is a farm-related commercial or farm-related industrial use that is directly related to the farming operation and provides products and/or services to farm operations as a primary activity. To qualify as an Agriculture-Related use in Prime Agricultural areas, the criteria in the Provincial Policy Statement and Provincial Guidelines must be met.

Farm-related commercial activities include uses such as retailing of Agricultural-Related products (e.g., farm supply co-ops, farmers' markets and retailers of value-added products like wine or cider made from produce grown in the area), livestock assembly yards and farm equipment repair shops.

Farm-related industrial uses may include uses such as industrial operations that process farm products from the area such as abattoirs, feed mills, grain dryers, cold/dry storage facilities, fertilizer storage and distribution facilities, food and beverage processors (e.g., wineries and cheese factories) and agricultural biomass pelletizers if they meet all the criteria for this category of uses. Many of these uses add value to the agricultural commodities produced in the area.

Residential, recreational and institutional uses do not fit the definition of agriculture-related uses.

The phrase "directly related to" means that the use should reflect the type of agricultural production in the area. "In the area" refers to the area where the crops or livestock

originates and is based on how far a farmer will reasonably travel for agricultural-related products or services.

The Town will:

- .1 Ensure Agricultural-Related uses and on-farm diversified uses are compatible and will not hinder surround agricultural operations.
- .2 Ensure Surrounding Agricultural operations are able to pursue their agricultural practices without impairment or inconvenience
- .3 Review new Agricultural Related uses applications to ensure such uses are appropriate to the available rural services. Applications for new land use must demonstrate No Negative Impacts and provision on the property individual on-site water and sewage services.
- .4 Maintain the agricultural and rural character of the area as per the principles identified in the Provincial Policy Statement 1.1.4 and of Provincial guidelines. Compatibility may be achieved by:
 - a) Re-using existing buildings or locating businesses within existing buildings unless an alternative location reduces overall impacts on agriculture in the area;
 - b) Designing new structures to fit in aesthetically with the agricultural area;
 - c) Minimizing outdoor storage and lighting;
 - d) Avoiding major modification of land and removal of natural heritage features;
 - e) Visually screening uses from neighbours and roadways;
 - f) Limiting the use of signage and ensuring that any signage fits with the character of the area;
- .5 Ensure the new Agricultural Related use meets all applicable provincial air emission, noise, water and wastewater standards and receives all environmental approvals. Uses that may result in air, noise or odour emissions may require an Environmental Compliance Approval issued under the Environmental Protection Act. Uses that have high water requirements or create a large amount of wastewater may require a Permit to Take Water and/or sewage works under the Ontario Water Resources Act,
- .6 Limit the number of multiple uses so as to minimize their cumulative impact so as not to undermine the agricultural nature in the area.
- .7 Ensure Agricultural-related uses are directly related to farm operations in the area.

- .8 Limit Agricultural-related uses to those primarily supporting agriculture
- .9 Require Agricultural-related uses provide direct products and/or services to farm operations as a primary activity.
- .10 Allow the following Agricultural-related uses for products grown and farm operations in the area, subject to meeting the Provincial Policy Statement and Provincial guidelines criteria:
 - a) Storage and distribution centre servicing farm operations;
 - b) Farmers market primarily selling locally produced products;
 - c) Processing operations;
 - d) Agricultural research centre;
 - e) Winery;
 - f) Abattoir, processing and selling meat;
 - g) Farm equipment machine shop;
 - h) Livestock assembly yard or stockyard;
 - i) Auction;
 - j) Farm input supplier such as feed, seeds, fertilizer;
 - k) Grain dryer farm operations; and,
 - l) Flour mill.

7.4 On-Farm Diversified Uses

On-farm diversified uses are defined as 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. On-farm diversified uses are intended to enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses in prime agricultural areas.

- .1 The Town will permit on farm-diversified uses in accordance with the criteria identified in Provincial Policy Statement, Provincial guidelines and the policies of this Plan. Where on-farm diversified uses are permitted, they shall be:
 - a) located on a farm property that is actively in agricultural use
 - b) secondary to the principal agricultural use of the property
 - c) compatible and not hinder surrounding agricultural operations;
 - d) limited in area, which:
 - i. Minimizes the amount of land taken out of agricultural production if any
 - ii. Ensures agriculture remains the main land use in Prime Agricultural Areas

- iii. Limits off-site impacts such as traffic, changes to the agricultural-rural character, to ensure compatibility with surrounding agricultural operations.
 - iv. Is calculated based on the total land area that is unavailable for agricultural production as a result of the On-Farm Diversified as described in the Provincial guidelines. This calculation should account for all aspects related to an On Farm Diversified use such as buildings, outdoor storage, landscaped areas, berms, well and septic systems, parking and new access roads. The lot coverage ratio is based on the size of the land where the use is located.
 - v. Where available uses should be within existing agricultural buildings or structures no longer needed for agricultural production.
- .2 Include On-Farm Diversified uses but not limited to home occupations, home industries, agri-tourism uses that produce value-added agricultural products and are:
- a) Not a hinderance to surrounding agricultural operations;
 - b) Appropriate to available rural services and infrastructure;
 - c) Compatible with the agricultural/rural character of the area;
 - d) Uses that meet applicable environmental standards;
 - e) Limited in contribution to the cumulative impact of multiple uses in Prime Agricultural Areas and do not undermine the agricultural nature of the area; and,
 - f) Have safe access from a public road;
- .3 Support On Farm Diversified uses (if they meet all the Provincial Policy Statement, Provincial guidelines and this Plan's criteria) such as:
- a) Value-added uses that could use products from outside of the surrounding agricultural area;
 - b) Home occupations;
 - c) Home industries;
 - d) Agri-tourism and recreation uses;
 - e) Retail uses; and,
 - f) Café or small restaurant.
- .4 Ensure compatibility and no adverse effects from on-farm diversified uses by requiring these uses meet the following conditions:
- a) Be owned by and directly involve the owner/operator of the farm operation and can involve resident on-farm family members and/or

- have full-time or seasonal employees in keeping with the scale of the use;
 - b) Ensure that the proposed use will not have a negative effect on the enjoyment and privacy of neighbouring properties;
 - c) Ensure that the proposed use can be serviced with an appropriate water supply and means of sewage disposal;
 - d) Ensure that the proposed use will not have an adverse effect on neighbouring wells;
 - e) Ensure that the proposed use has adequate on-site parking facilities, in addition to the parking required for the principal use on the property; Ensure that the proposed use provides adequate setbacks and landscaping;
 - f) Ensure that the buildings and structures housing the proposed use are located within the existing farm building cluster and utilize a common driveway with the principal use of the property;
 - g) Ensure that the proposed access to the site will not have a negative effect on local traffic; and,
 - h) Ensure that the proposed use enhances the agriculture and rural character of the Town and preserves historic buildings and structures and/or the establishment of a built form that is compatible with the rural surroundings.
- .5 Require that on-farm diversified uses that propose food service, accommodation, agri-tourism uses, and retail operations shall be setback from existing livestock facilities, manure storage and anerobic digesters on lots in the surrounding area that are expected to be impacted by the proposed application, in accordance with the Minimum Distance Separation Formulae.
- .6 Possibly require an applicant to prepare a scoped Agricultural Impact Assessment (AIA), to the satisfaction of the Town.
- .7 Require on-farm diversified uses contained within a residential dwelling unit to preserve the intent of the dwelling as a private residence.
- .8 Permit overnight seasonal cabins, tents, and trailer camping, main-use restaurants and amusement parks associated with an agricultural use Food concession stands, limited in area and ancillary to agri-tourism uses, may be permitted.
- .9 Restrict future severances of on-farm diversified uses.
- .10 Set out detailed permitted uses and provisions for on-farm diversified uses in the Zoning By-law.

Additional Residential Units for the Purposes of Farm Help

- .1 Where farm help dwelling(s) is permitted in accordance with Chapter 7 of this Plan, it is the policy of this Official Plan that additional permanent or temporary dwelling(s) may be permitted for full-time farm help where the size and/or nature of the farm operation makes the employment of such help necessary, subject to the following criteria:
 - a) Both the farmer and the employee(s) are employed full-time on the farm;
 - b) The accommodation is located within the existing farm-building cluster; and,
 - c) Sewage and water services are provided as required by York Region
- .2 The Town may require that the development of farm help dwelling(s) be subject to Site Plan control.
- .3 No farm accommodation established through this policy can be subdivided or severed from the original parcel on which it was constructed.
- .4 Where permitted, farm help dwelling(s) may consist of:
 - a) An additional dwelling unit within an existing building;
 - b) A separate building or structure including but not limited to a portable dwelling unit; or,
 - c) An existing dwelling that is part of the extended farm operation.
- .5 Farm help dwelling(s) will be directed to utilize a shared driveway with the principal dwelling where possible and to cluster the farm help dwelling with other farm buildings and structures on the lot.
- .6 Farm help dwellings are not to be located in a hazardous site or within hazardous lands such as a floodplain or natural features.
- .7 Farm help dwelling units may not be located in an area of a site that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated the site has safe access to the satisfaction of the Town.
- .8 Farm help accommodation in a building that is separate from the principal residence may be subject to site plan control and standards in the Zoning By-law.

7.5 Long-Term Sustainability of Aggregate Resources

The Agricultural System includes existing and potential mineral aggregate resources. Mineral aggregate resources are traditionally sand, gravel, clay, earth and bedrock used to make roads and other infrastructure projects. The aggregate deposits which have been identified in the Town are a valuable physical resource worthy of special consideration because of their Provincial significance. At the same time, it is recognized that their potential for designation as Aggregate Resource Area/ Extractive Rural Area or rezoning to permit extraction could cause conflicts with other important land uses and natural features in the Town.

The Aggregate Resource Area/ Extractive Rural Area designation is an overlay which recognize areas with identified aggregate reserves based on information provided by the Region and the Province. This overlay designation is intended to protect these resources for future extraction and ensure that when extraction is proposed that conflicts with other land uses, and natural features are minimized.

Aggregate Resource Area / Extractive Rural Area

- .1 The Town shall protect aggregate resources by recognizing and protecting the Aggregate Resources/Extractive Rural Area as shown on Schedule C – Land Use Designations.
- .2 The following uses are permitted in the Aggregate Resource Area/Extractive Rural Area:
 - a) Mineral aggregate resource uses; and,
 - b) Major recreational uses.
- .3 Within the Aggregate Resource Area/Extractive Rural Area, the following land use policies shall apply:
 - a) Mineral aggregate or petroleum 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.
 - b) Existing mineral aggregate or petroleum operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, the policies of this section continue to apply as applicable.
 - c) 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. Buildings may not be constructed within lands adjacent to an active or

- unplugged petroleum well unless in accordance with Provincial policies.
- d) To permit asphalt plants, wayside pits, and quarries on a temporary basis, without requiring an official plan amendment or Zoning By-law amendment, except within the Regional Greenlands System. A zoning by-law amendment shall be required to permit such facilities in areas of existing development.
 - e) Rehabilitation of abandoned pits and quarries and the progressive rehabilitation of operating pits and quarries in a manner that is in conformity with the applicable Provincial and Regional Plans.
 - f) Rehabilitation of petroleum wells must be conducted according to the applicable legislation and its regulations and standards and all activities adjacent to a petroleum well shall be conducted in accordance with a well license from the Province. Mapping of these resources may be obtained from the Province.
- .4 The development of an aggregate extraction operation in the Aggregate Resource Area/ Extractive Rural Area outside the Oak Ridges Moraine Plan Area shall require an application for an Official Plan amendment to designate the lands as Aggregate Resource Area/ Extractive Rural Area.
- .5 The deletion of lands from the Aggregate Resource Area/ Extractive Rural Area designation where aggregate extraction is not being proposed, shall require an application for an Official Plan amendment. Such an amendment shall only be approved where it can be demonstrated that:
- a) The mineral aggregate potential of the site is low, or extraction of the material is commercially unfeasible;
 - b) The mineral aggregate has been removed;
 - c) The land is required for other development which takes higher priority than aggregate extraction and it is not possible to extract the aggregate resource before the subject lands are required for the other development;
 - d) Issues of public health, safety and environmental impact are addressed; and/or,
 - e) The proposed new land use will not preclude or hinder the establishment of new aggregate operations or the expansion or continued use of existing aggregate extraction operations.
- .6 Existing mineral aggregate operations in the Oak Ridges Moraine Plan Area may be zoned to permit the existing use in accordance with the provisions of Section 6 of the Oak Ridges Moraine Plan. Expansions of existing operations and new operations shall require a Zoning By-law amendment which shall be subject to the following provisions:

- a) An application for minor aggregate operation or wayside pit shall not be approved unless the applicant demonstrates:
 - i. That the quantity and quality of groundwater and surface water in the Oak Ridges Moraine Plan Area will be maintained and, where possible, improved or restored;
 - ii. That requiring when the Quarry or Pit has been fully extracted as much of the site as possible will be rehabilitated, in the case of land in a prime agricultural area, by restoring the land so that it can be used for agriculture, and in all other cases, by establishing or restoring natural self-sustaining vegetation;
 - iii. If there are key natural heritage features on the site or on adjacent land, that their health, diversity, size and connectivity will be maintained and, where possible, improved or restored; and,
 - iv. If there are areas of natural and scientific interest (earth science) on the site or on adjacent land, that the geological or geomorphological attributes for which they were identified will be protected.

- b) An application for a mineral aggregate operation or wayside pit with respect to land in an Oak Ridges Moraine Natural Linkage Area shall not be approved unless the applicant demonstrates:
 - i. That there will be no extraction within 1.5 m of the water table;
 - ii. That the extraction of mineral aggregates from the site will be completed as quickly as possible;
 - iii. That the site will be rehabilitated in stages as extraction is completed and as quickly as possible; and,
 - iv. That the entire site will be rehabilitated, in the case of land in a prime agricultural area, by restoring the land so that the average soil quality of each area is substantially returned to its previous level; and, in all other cases, by establishing or restoring natural self-sustaining vegetation.

- c) In order to maintain connectivity, when a mineral aggregate operation or a wayside pit is located in an Oak Ridges Moraine Natural Linkage Area, there shall at all times be an excluded area (which, for greater certainty, may contain both undisturbed land and land whose rehabilitation is complete) that:

- i. Is at least 1.25 km wide;
 - ii. Lies outside the active or unrehabilitated portions of the area being used; and,
 - iii. Connects parts of the Oak Ridges Moraine Natural Linkage Area outside the mineral aggregate operation or wayside pit.
 - d) An application for a mineral aggregate operation or wayside pit with respect to land in a key natural heritage feature may be approved if:
 - i. The key natural heritage feature is occupied by young plantations or early successional habitat; and
 - ii. The applicant demonstrates that:
 - a. The long-term ecological integrity of the Oak Ridges Moraine Plan Area will be maintained or, where possible, improved or restored;
 - b. The extraction of mineral aggregates from the area within the key natural heritage feature will be completed and the area will be rehabilitated, as early as possible in the life of the operation; and,
 - c. The area from which mineral aggregates are extracted will be rehabilitated by establishing or restoring natural self-sustaining vegetation of equal or greater ecological value.
 - e) An application for a mineral aggregate operation or wayside pit with respect to land in a landform conservation area (Category 1 or 2) shall not be approved unless the applicant demonstrates:
 - i. That the area from which mineral aggregates are extracted will be rehabilitated to establish a landform character that blends in with the landform patterns of the adjacent land; and,
 - ii. That the long-term ecological integrity of the Oak Ridges Moraine Plan Area will be maintained or, where possible, improved or restored.
 - f) The Town and the mineral aggregate industry shall work together to develop and implement comprehensive rehabilitation plans for parts of the Oak Ridges Moraine Plan Area that are affected by mineral aggregate operations.
- .7 The rehabilitation of abandoned pits and quarries and the progressive rehabilitation of operating pits and quarries occurs in a manner that is in conformity with the applicable Provincial and Regional Plans.
- .8 New and expanded mineral aggregate and extractive activities shall be required to conform to the following policies:

- a) All applications shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment. Such studies will be based on Provincial standards, regulations and guidelines where they exist and will consider and identify methods of addressing the anticipated impacts in the area affected by the mineral aggregate operation.
- b) An application for a new mineral aggregate or petroleum operation, expanding operation or a wayside pit shall address:
 - i. Impacts on the natural heritage features and ecological functions on the site;
 - ii. How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregates;
 - iii. How the operator could replace key natural heritage features and key hydrologic features that would be lost from the site with equivalent features on another part of the site or on adjacent lands;
 - iv. Impacts to nearby communities;
 - v. Impacts to agricultural resources and activities;
 - vi. The quality and quantity of groundwater and surface water;
 - vii. The cultural heritage resources in the area;
 - viii. The groundwater recharge and discharge functions on the site and in the immediate area;
 - ix. Nearby wells used for drinking water purposes;
 - x. Within the Agricultural Area (prime agricultural areas), impacts to agricultural uses will be evaluated, including the requirement that an agricultural impact assessment be completed. Further, where possible, the agricultural impact assessment will seek opportunities to maintain or improve connectivity of the Agricultural System; and,
 - xi. Conformity with applicable Provincial policy.
- c) An application for a new or expanding mineral aggregate or petroleum operation shall address the effect of the additional truck traffic on the ability of an existing haul route to function as a safe and efficient haul route considering:

- i. The types of operations proposed;
 - ii. Current road standards and an assessment of the proposed haul route relative to those standards;
 - iii. Anticipated type of truck traffic; and,
 - iv. Increases in background traffic levels together with current levels of truck traffic and other traffic.
 - d) An application for a new aggregate operation shall address the impact of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses.
 - e) An application for a new aggregate operation shall address how the impacts from the proposed mineral aggregate operation on adjacent uses will be mitigated in order to lessen those impacts.
 - f) An application for a new aggregate operation shall address how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.
- .9 To Town shall encourage the establishment of new mineral aggregate or petroleum operations on established haul routes. If a new haul route is proposed, it shall only be approved if it has been demonstrated that:
- a) The new haul route is, or can be made, safe and capable of handling the volume of traffic proposed.
 - b) The selection and design of the proposed haul route has taken into consideration and addressed impacts on existing and permitted sensitive land uses along the proposed haul route.
 - c) The design of the new haul route has taken into consideration the existing road right-of-way characteristics including existing trees and vegetation within the road right-of-way, wood, wire, stump and stone fence lines within or adjacent to the right-of-way or other historical landscape remnants and where practical has identified means by which such features will be retained in order to minimize the impacts on the character of the area.
 - d) The design of the new haul route has taken into consideration the physical characteristics of the potential route including road classification, load limits, road surfacing and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders and the means to address any deficiencies.
 - e) The design of the haul route has taken into consideration the traffic impacts (both operational and physical) resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures that will be employed to address these impacts.

- .10 An application for a mineral aggregate operation or wayside pit with respect to land in an Oak Ridges Moraine Natural Linkage Area shall not be approved unless the applicant demonstrates that:
- a) There will be compliance with Chapter 6;
 - b) There will be no extraction within 1.5 m of the water table;
 - c) The extraction of mineral aggregates from the site will be completed as quickly as possible;
 - d) The site will be rehabilitated in stages as quickly as possible; and
 - e) The entire site will be rehabilitated:
 - i. In the case of land in a prime agricultural area, by restoring the land so that the average soil quality of each area is substantially returned to its previous level; and
 - ii. In all other cases, by establishing or restoring natural self-sustaining vegetation.
- .11 In order to maintain connectivity, when a mineral aggregate operation or a wayside pit is located in an Oak Ridges Moraine Natural Linkage Area, there shall at all times be an excluded area (which, for greater certainty, may contain both undisturbed land and land whose rehabilitation is complete) that,
- a) Is at least 1.25 km wide;
 - b) Lies outside the active or unrehabilitated portions of the area being used; and,
 - c) Connects parts of the Oak Ridges Moraine Natural Linkage Area outside the mineral aggregate operation or wayside pit.
- .12 An application for a mineral aggregate operation or wayside pit with respect to land in a key natural heritage feature may be approved if,
- a) The key natural heritage feature is occupied by young plantations or early successional habitat; and,
 - b) The applicant demonstrates that,
 - i. The long-term ecological integrity of the Moraine Plan Area will be maintained or, where possible, improved or restored;
 - ii. The extraction of mineral aggregates from the area within the key natural heritage feature will be completed and the area will

- be rehabilitated, as early as possible in the life of the operation;
and,
- iii. The area from which mineral aggregates are extracted will be rehabilitated by establishing or restoring natural self-sustaining vegetation of equal or greater ecological value.
- .13 An application for a mineral aggregate operation or wayside pit with respect to land in a landform conservation area (Category 1 or 2) shall not be approved unless the applicant demonstrates:
- a) That the area from which mineral aggregates are extracted will be rehabilitated to establish a landform character that blends in with the landform patterns of the adjacent land; and
 - b) That the long-term ecological integrity of the Moraine Plan Area will be maintained or, where possible, improved or restored.
- .14 The Town and the mineral aggregate industry shall work together to develop and implement comprehensive rehabilitation plans for parts of the Oak Ridges Moraine Plan Area that are affected by mineral aggregate operations.

Chapter 8
Land Use
Strategy



Chapter 8

Land Use Strategy

The Town's land use strategy is a key implementation tool for achieving the Town's Vision Statement, Town-Wide and Community specific Guiding Principles, as well as the Town Structure provided in Chapter 3. The land use strategy establishes the land use designations, including the permitted uses and associated land use policies that direct the general pattern for growth and development over the planning period. Direction is provided for the type of development and built form that is permitted within each land use designation in Town.

The land use strategy is shown on Schedule's D to I and establishes the framework of land use within the Town, organized as follows:

- a) Agricultural System Areas
- b) Rural Commercial/Industrial/Institutional Area;
- c) Commercial Recreation Area;
- d) Significant Environmental Area;
- e) Community of Stouffville;
- f) Community of Gormley;
- g) Community of Ballantrae;
- h) Community of Musselman Lake; and,
- i) Community of Vandorf.

While each land use designation identifies the range of permitted uses and intensity of development that may be permitted according to the land use strategy, the full range of uses may not be permitted on all sites. The Zoning By-law will prescribe the precise regulations and land use permissions for each site, in conformity with the policies of this Plan.

This Chapter also includes those lands within the Town that are covered by site and area specific policies. Where there are conflicts between the site and area specific policies and the other policies of this Chapter, the more detailed policies of section 7.12 will prevail.

8.1 Permitted Uses in All Land-Use Designations

- .1 The following land uses shall be permitted in all designations, subject to any identified conditions, except for the Significant Environmental Area and Flood Plain Area which are subject to the policies of Sections 6.2.4 and 7.5 and those designations in the Oak Ridges Moraine Plan Area which are subject to the policies of Section 5.3:

- a) Accessory uses;
- b) Forestry Uses;
- c) Legally existing uses, buildings and structures;
- d) One single detached dwelling on an existing lot of record subject to the regulations of the Zoning By-law. Such a use may also be permitted in the Significant Environmental Area designation on Schedule C – Land Use Designations provided that the Town, in consultation with the appropriate Conservation Authority, through the submission of a scoped Environmental Impact Statement, determines that there will be no negative impacts on the natural environment and where there is no concern for loss of life or property;
- e) Home Industries in any legally established residential unit, subject to the regulations of the Zoning By-law;
- f) Bed and Breakfast in any legally established single detached residential unit, subject to the regulation of the Zoning By-law;
- g) Fish, Wildlife and Conservation Management;
- h) Group Homes, in all designations where residential uses are permitted provided:
 - i. The home is licensed or approved under provincial statute and
 - ii. Complies with municipal by-laws, including zoning standards which shall include a minimum distance separation between group homes;
- i) Additional Residential Units, in a single detached, semi-detached or duplex dwelling in accordance with the regulations of the Zoning By-law except in the ORMCP where:
- j) Electric power facilities, including such works as transmission lines, transformer stations and distributing stations, provided that:
 - i. Such uses shall generally be discouraged in the ORM Hamlet Area designations;
 - ii. Such development satisfies the provisions of the Environmental Assessment Act, including the regulations made under the Act, and any other relevant statutes; and,
 - iii. The planning of such facilities has regard to the policies of this Plan, and the Town is consulted with respect to such projects prior to the commitment to the project.
- k) Public or Quasi-public uses, including the following subject to any regulatory requirements such as the provisions of the Environmental Assessment Act:

- i. Local water supply, sewage, and drainage facilities;
 - ii. Gas, telecommunications transmission utility services, excluding transmission towers; and,
 - iii. Public roads and railway lines.

- l) Archaeological Activities including any required assessment, excavation or restoration of archaeological resources.
- m) Passive recreational uses, such as nature viewing and pedestrian trail activities.
- n) Watershed management and flood and erosion control projects carried out or supervised by a public authority.
- o) Small-scale structures for recreational uses (such as boardwalks, footbridges, fences, docks and picnic facilities) are permitted within key natural heritage features and key hydrologic features. However, they are to meet the provisions of the Regional Greenlands System and to be limited in number to minimize negative impacts on these features.
- p) Wayside pits or quarries or portable asphalt plants for public road construction purposes. These uses shall be permitted subject to the Aggregate Resources Act and Provincial standards. However, such uses shall not be permitted in areas of existing development without a Zoning By-law amendment. Further, the Town seeks active involvement with the Ministry of Natural Resources in the issuance of a wayside pit and quarry permit under the Aggregate Resources Act to ensure that the following criteria are satisfied:
 - i. Environmental disruption is minimized;
 - ii. Wherever possible a wayside pit or quarry is to be located in an abandoned site in which there is sand or gravel remaining to be extracted; and
 - iii. Appropriate attention is given to the pit's location and rehabilitation.

- q) Federal and Provincial Uses. Where new uses are proposed in the Town by Federal or Provincial agencies, or companies subject to Federal or Provincial controls, including communications transmission towers, the Town will work with the agency or company involved and seek to have the uses meet the following requirements:
 - iv. Submission of a site plan and related studies by qualified professionals which provide detailed background information sufficient to allow evaluation of the impacts of

- the proposal, including noise, hydrogeological and traffic studies where applicable;
- v. Conformity with the following criteria:
 - a) incompatibilities with surrounding uses, including audio and visual nuisances, particularly with agricultural or residential uses, can be mitigated in an appropriate manner through the provision of buffering, engineering solutions or other similar approaches;
 - b) where a location is proposed in the Agricultural or Rural Area designations, the location of the site and the land area must be justified to ensure the use of good agricultural land is minimized;
 - c) the scale, building materials and signage are compatible with the adjacent uses;
 - d) direct access to a collector or arterial road;
 - e) complies with the minimum distance separation formulae; and,
 - f) lots can be serviced by water supply and waste disposal systems to the satisfaction of the Town, and any other approval agencies.
 - r) Stormwater facilities.

8.2 Agricultural System

The policies of this section apply to the Agricultural System as identified on Schedule A – Town Structure:

- a) Agricultural Area designation; and,
- b) Rural Area designation;

8.2.1 Agricultural Area Designation

- .1 The Agricultural Area will be protected and maintained for long-term agricultural use. The Agricultural Area designation encompasses Prime Agricultural Areas that are located outside of the Hamlets. Within the Agricultural Areas, a flexible policy framework is required to promote economic activity and adaptability within the agricultural economy, and this Plan identifies a framework for permitting uses that will complement the overall function of the agricultural economy. All lands designated Agricultural Area are shown on Schedule C – Land Use Designation to this Plan.

Permitted Uses

- .2 The following uses are permitted in the Agricultural Area designation:
- a) A single detached dwelling;
 - b) A single detached dwelling accessory to an agricultural use on a lot of record provided the lot was zoned for a dwelling on the date the Plan takes effect;
 - c) A farm help dwelling;
 - d) A secondary residential unit;
 - e) Home occupations;
 - f) Home industries;
 - g) Bed and breakfast establishments on farm and non-farm properties;
 - h) Normal farm practices and the full range of agricultural uses;
 - i) Agricultural-related uses, such as farm-related commercial and farm-related industrial uses that are directly related to the farm operation and required to be located in close proximity to the farm operation;
 - j) On-farm diversified;
 - k) Agri-tourism uses;
 - l) Agricultural research and training, provided growing crops or raising animals is the primary activity;
 - m) A full range of public open space uses, including environmental education and demonstration projects, passive and active recreation, and associated facilities;
 - n) Alternative energy systems and renewable energy systems;
 - o) Conservation uses;
 - p) Infrastructure; Mineral aggregate operations; and
 - q) Uses, buildings and structures that are accessory to the permitted uses above.

Land Use Policies

Minimum Distance Separation Formulae

- .3 All new development shall, at a minimum, comply with the Minimum Distance Separation Formulae per Section 5.5. However, in evaluating an application for a non-farm use, the Town shall take into consideration not only the impacts on existing farming operations, but also impacts on the potential for the expansion of such operations, to ensure that maximum flexibility is provided to such operations for future expansion.

- .4 All new development shall, at a minimum, comply with the Minimum Distance Formulae. In evaluating an application for a non-farm use, the Town shall take into consideration not only the impacts on existing farming operations, but also impacts on the potential for the expansion of such operations, to ensure that maximum flexibility is provided to such operations for future expansion.

Lot Creation in the Oak Ridges Moraine

- .5 In these cases where a new lot is needed for an agricultural-related use, 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.
- .6 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.
- .7 Severance of two or more lots for agricultural uses where the lot size of the severed and retained lots is at least 100 acres.
- .8 Acquisition of land for the development of infrastructure in accordance with the requirements set out in section 41 of the ORMCP.
- .9 The addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used.
- .10 Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation.
- .11 Severance from each other of parts of a lot that are devoted to different uses, but only if the uses are legally established at the time of the application for severance.
- .12 A lot may be created only if there is enough net developable area on both the severed lot and the retained lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on key natural heritage features or key hydrologic features.
- .13 Where the owner and operator of a farming operation acquires land to consolidate into the farming operation, a lot on which is situated a habitable residential dwelling that existed before July 1, 2017 and that after the consolidation has become surplus to the consolidated farming operation may be severed from the lot of the consolidated farming operation but only if:

- a) The new lot will be limited to the minimum size that is needed to accommodate a residential use and the required sewage and water services, and
- b) No new residential dwellings will be constructed on a remnant parcel of farmland created by the severance.

Lot Creation in the Greenbelt

- .14 Lot creation is discouraged.
- .15 Permitted outside prime agricultural areas, including specialty crop areas, the range of uses permitted by the policies of the Greenbelt Plan;
- .16 Permitted within prime agricultural areas, including specialty crop areas:
 - a) Agricultural uses, where the severed and retained lots are intended for agricultural uses and provided the minimum lot size is 16 hectares (or 40 acres) within specialty crop areas and 40 hectares (or 100 acres) within prime agricultural areas; and
- .17 Agriculture-related uses are permitted, provided that any new lot shall be limited to the minimum size needed to accommodate the use and appropriate sewage and water services;
- .18 Permitted for acquiring land for infrastructure purposes;
- .19 Permitted for facilitating conveyances to public bodies or non-profit entities for natural heritage conservation, provided it does not create a separate lot for a residential dwelling in prime agricultural areas, including specialty crop areas;
- .20 Permitted for minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in prime agricultural areas, including specialty crop areas, and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature; and
- .21 Permitted for the severance of a residence surplus to a farming operation as a result of a farm consolidation, on which a habitable residence was an existing use, provided that:
 - a) The severance will be limited to the minimum size needed to accommodate the use and appropriate sewage and water services; and,
 - b) A residential dwelling is not permitted in perpetuity on the retained lot of farmland created by this severance. Approaches to

ensuring no new residential dwellings on the retained lot of farmland may be recommended by the Province, or municipal approaches that achieve the same objective should be considered.

Agricultural Related Uses

- .22 The use will not have a negative impact on adjacent agricultural uses and activities and is compatible with normal farm practices. Where agricultural uses and non-agricultural uses interface, land use compatibility shall be promoted by avoiding or, if avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System based on Provincial guidance. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where non-agricultural uses are proposed, with the exception of mineral aggregate operations, the completion of an agricultural impact assessment should be considered to permit the nonagricultural uses.
- .23 Agricultural-related Uses are limited in area, compatible with and/or support agricultural uses, and service the surrounding agricultural community may be considered in the Prime Agricultural Area provided the following:
- a) The Town is satisfied that the proposed use is necessary, and the proposed location is appropriate, and consistent with the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Area, as outlined in Section 5.5, and subject to the Town's Comprehensive Zoning By-law;
 - b) Must demonstrate that the use will support the agricultural community, must be located in close proximity to agricultural operations; and,
 - c) Shall be subject to site plan control which may require the submission of studies and plans deemed necessary and completed to the satisfaction of the Town and external agencies, to address site specific issues and ensure no adverse effects.
- .24 Per the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, proposed agriculture-related uses shall be compatible with, and shall not hinder, surrounding agricultural operations, as follows:
- a) The use will ensure that surrounding agricultural operations are able to pursue their agricultural practice or opportunity without impairment, such as noise, odour, trespass incidents, dust, impacts on water quantity or quality or conflicts with respect to farm vehicles;

- b) The use is suitable for a rural level of service, including road access, water/wastewater services, utilities, fire protection and other public services as typically found outside of settlement areas;
 - c) The use maintains the rural character, such as aesthetic appearance of structures, minimal outdoor storage, and lighting, avoiding major modification/grading of land, and employing visual screening, suitable setbacks, and limited signage;
 - d) The use meets any applicable Provincial requirements or guidelines for air emission, noise, and other requirements, such as the requirement for an Environmental Compliance Approval under the Environmental Protection Act; and,
 - e) Consideration shall be given to the cumulative impact of an increasing number of agriculture-related uses as may occur over time to ensure impacts are minimized and not undermine the agricultural nature and function of the general area.
- .25 The Town shall encourage these uses to locate in clusters, avoid prime agricultural soils, uses the minimal amount of agricultural land, have no adverse effects, have adequate available servicing, landscaping, access and on-site parking and must ensure adequate separation distance.
- .26 The following agriculture-related uses are permitted:
- a) Crop storage and distribution centres;
 - b) Farmer's market primarily selling products grown in the area;
 - c) Value-added processing for vegetables or other crops grown in the area;
 - d) Agricultural resource centre;
 - e) Winery using grapes grown in the area or a small-scale cidery, microbrewery or micro-distillery primarily utilizing crops grown in the area;
 - f) Farm implement dealership or farm equipment repair, subject to a zoning by-law amendment and site plan development approval, and provided the use primarily services farm operations in the area; and
 - g) Similar such uses that clearly meet the intent of this Plan with respect to agriculture-related uses, and as detailed in the implementing Zoning Bylaw. For clarity, an agri-tourism use as defined in this Plan shall not be considered an agriculture-related use, but is considered an on-farm diversified use.

- .27 Consider permitting compatible uses which support agricultural uses, the Agricultural System, and the agri-food network in prime agricultural areas provided the Town is satisfied that:
- a) The proposed use is necessary; and,
 - b) The proposed location is appropriate, subject to the provisions in the Zoning By-law.
- .28 Require proposed agriculture-related commercial or agriculture-related industrial uses to demonstrate that the proposed use:
- a) Will be supportive of the agricultural community;
 - b) Is in close proximity to farm operations;
 - c) Avoids prime agricultural soils;
 - d) Uses the minimal amount of agricultural land; and,
 - e) Results in no adverse effects.
- .29 Provides adequate available services.
- .30 Existing agricultural-related uses which require an expansion may be permitted to expand subject to satisfying the applicable criteria noted above.
- .31 Consider cannabis-related and industrial hemp-related operations, including but not limited to, the storage, drying and processing of cannabis or industrial hemp, an agriculture-related commercial or industrial use, provided that the use is operating in conjunction with a cannabis or industrial hemp cultivation operation.
- .32 Require all new or expanding agricultural-related uses be subject to site plan control which may require the submission of studies and plans deemed necessary by, and completed to the satisfaction of the Town and external agencies, in order to address site specific issues and ensure no adverse effects on the viability of surrounding uses. Such studies and plans may include, but are not limited to, a site plan, a landscape plan, a building elevations plan, a traffic impact study, noise impact study and a grading and drainage plan.
- .33 Non-agricultural uses are not permitted in the Agricultural Area except where they meet transitional provisions under the applicable Provincial Plans in accordance with Section 5.5 (Oak Ridges Moraine Conservation Plan) and Section 5.4 (Greenbelt Plan).
- .34 Consider permitting residence for the owner or operator as an accessory use to an agricultural-related use. The dwelling must ensure adequate separation distance in accordance with the policies of this Plan. The

residence will become part of the agricultural-related use holding and no severance for such a residence will be permitted. Prior to the issuance of a building permit for the residence, the proponent will enter into an agreement with the Town that will ensure the construction of the proposed agricultural-related use is to be substantially complete prior to the construction of any residential building, or the Zoning By-law will require the construction of the proposed agricultural-related use to be substantially complete prior to the construction of any residential building.

- .35 Prohibit rendering plants and soil remediation facilities, with the exception of limited compost facilities.

Home Industry

- .36 Where a home industry is permitted, the following is criteria will be applied:
- a) That the home industry shall be conducted wholly within a building or structure;
 - b) That the home industry shall be secondary to the primary use of the property;
 - c) That any accessory retail sales shall only consist of products produced directly in conjunction with the home industry;
 - d) That a home industry use shall not consist of the repair, storage or sale of motor vehicles;
 - e) That the home industry shall be located and sited to be compatible with adjacent uses;
 - f) Changes to the extent of the Agricultural Area designation shall only be made through a Municipal Comprehensive Review by York Region; and,
 - g) Waste disposal sites shall not be permitted in the Agricultural Area designation.

On-Farm Diversified Uses

- .37 On-farm diversified uses, where permitted, include:
- a) Home occupations;
 - b) Home industries;
 - c) Agri-tourism uses.
 - d) Bed and breakfast establishments in accordance with Section 5.3.4 of this Plan;

- e) Value-added agricultural activities that support agri-food businesses and enhance agricultural viability in a near market context;
 - f) Small scale restaurant or café;
 - g) Small scale service uses, such as farm equipment repair;
 - h) Small scale retail uses, such as farm market, antique business, seed supplier, tack shop; and,
 - i) Other similar uses to the uses listed above which meet the intent of this Plan and definition of an on-farm diversified use.
- .38 Permit on farm-diversified uses in accordance with the policies of this Plan. Where on-farm diversified uses are permitted, they shall:
- a) Not hinder surrounding agricultural operations;
 - b) Be appropriate to available rural services and infrastructure;
 - c) Maintain the agricultural/rural character of the area;
 - d) Meet all applicable policies regarding protection of natural heritage and hydrological features, in accordance with the policies of this Plan; and,
 - e) Be limited in size and intensity to avoid cumulative impacts that may undermine the agricultural nature of the area.
- .39 Set out detailed permitted uses and provisions for on-farm diversified uses in the Zoning By-law.
- .40 Ensure compatibility and no adverse effects from on-farm diversified uses by requiring these uses meet the following conditions:
- a) Be owned by and directly involve the owner/operator of the farm operation and can involve resident on-farm family members and/or have full-time or seasonal employees in keeping with the scale of the use;
 - b) Ensure that the proposed use will not have a negative effect on the enjoyment and privacy of neighbouring properties;
 - c) Ensure that the proposed use can be serviced with an appropriate water supply and means of sewage disposal;
 - d) Ensure that the proposed use will not have an adverse effect on neighbouring wells;
 - e) Ensure that the proposed use has adequate on-site parking facilities, in addition to the parking required for the principal use on the property, and such parking is provided in locations compatible with surrounding land uses;
 - f) Ensure that the proposed use provides adequate setbacks and landscaping;

- g) Ensure that the buildings and structures housing the proposed use are located within the existing farm building cluster and utilize a common driveway with the principal use of the property;
 - h) Ensure that the proposed access to the site will not have a negative effect on local traffic; and,
 - i) Ensure that the proposed use enhances the agriculture and rural character of the Town and preserves historic buildings and structures and/or the establishment of a built form that is compatible with the rural surroundings.
- .41 Require that on-farm diversified uses that propose food-service, accommodation, agri-tourism uses, and retail operations shall be setback from existing livestock facilities, manure storage and anerobic digesters on lots in the surrounding area that are expected to be impacted by the proposed application, in accordance with the Minimum Distance Separation Formulae.
- .42 Ensure that the proposed on-farm diversified use enhances the agriculture and rural character of the Town and preserves historic buildings and structures and/or the establishment of a built form that is compatible with the rural surroundings. The Town may require an applicant to prepare a scoped Agricultural Impact Assessment (AIA), to the satisfaction of the Town.
- .43 Permit accessory promotion and retail sale of on-farm diversified uses products on-site, subject to the following conditions:
- a) Such uses are limited to individual and cumulative scale to an area and facilities that remain subsidiary to, compatible with and preserving of the principal agricultural use of the property;
 - b) The commercial retail establishment will be owned by and directly involve the owner/operator of the farm operation, and may involve resident on-farm family members and/or have a limited number of full-time or seasonal employees in keeping with the scale of the use;
 - c) Products produced off-site, and/or without direct involvement of the owner/operator of the farm operation, a resident on-farm family member, or as part of an employee's duties on the Farm will not occupy more than 50% of the display and/or 50% of the storage space dedicated to the commercial retail establishment, measured by area, at any given time;
 - d) There is limited outside display of finished products; and,
 - e) The sale of arts and crafts may be included as an ancillary use.

- .44 Require on-farm diversified uses contained within a residential dwelling units preserve the intent of the dwelling as a private residence.
- .45 Restrict future severances of on-farm diversified uses.
- .46 Prohibit overnight seasonal tent and trailer camping, main-use restaurants and amusement parks are prohibited in the prime agricultural area. Food concession stands, limited in area and ancillary to agri-tourism uses, may be permitted.
- .47 Permit agri-tourism developments that are limited in area in the prime agricultural area subject to the provisions in the Zoning By-law. While some agri-tourism uses may be permitted as of right in the Zoning By-law, in order to ensure other agri-tourism uses are compatible and that there are no adverse effects, a rezoning may be required. The Town may also use other methods such as site plan control, special occasion permits and temporary use by-laws to regulate agri-tourism uses.
- .48 An on-farm diversified use is a land use that will be secondary to the principal use on a farm property that is actively in agricultural use. In determining whether the use is permitted, the Town will consider the Province's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas within the Agricultural designation, including the following criteria:
- a) The amount of land devoted to the on-farm diversified use should be only a small proportion of the amount of land devoted to the principal agricultural use;
 - b) The size of the building accommodating the on-farm diversified use should not exceed the sizes of building(s) accommodating the principal agricultural use;
 - c) The nature of the on-farm diversified use itself and whether the use is operated by the owner/tenant of the property;
 - d) The number of people employed by the on-farm diversified use;
 - e) The extent to which retail sales occur as a component of the on-farm diversified use; and,
 - f) The amount of traffic generated by the on-farm diversified use in relation to the principal use on the property.

Agri-tourism

- .49 Where agri-tourism is permitted, the following is criteria will be applied:
- a) Agri-tourism uses are those small farm-related tourism uses, including limited accommodation such as bed and breakfast, that

- are accessory to an active farm operation and promote the enjoyment, education or activities related to the farm operation;
- b) Agri-tourism is to include, but are not limited to, farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce business, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction, as well as an accessory small-scale snack bar/café use;
 - c) The Town may require a temporary use by-law to permit certain agritourism uses and/or set out detailed standards in the zoning by-law to identify permissions and provisions for agri-tourism uses
 - d) ing, landscaping, access and on-site parking and must ensure adequate separation distance.
- .50 Permit agri-tourism uses in accordance with the policies of this Plan. Where agri-tourism development is permitted, the agri-tourism use must:
- a) Remain compatible with existing uses;
 - b) Have safe access from a public road;
 - c) Have the ability to accommodate on-site services, including parking, water and sewage disposal;
 - d) Be located so as to have minimum impacts on the principal farm operation and on surrounding farm operations and/or residences;
 - e) Maintain an aesthetic balance compatible with the open Agricultural System landscape character; and,
 - f) Have no adverse effects.

Bed and Breakfast

- .51 Bed and breakfasts must meet the following criteria, as implemented through Site Plan Control and the Zoning By-law:
- a) The number of guest rooms shall be limited in the Zoning By-law;
 - b) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
 - c) The use is compatible with surrounding uses;
 - d) The bed and breakfast establishment is in a single detached dwelling that is principal residence of the proprietor;
 - e) The character of the dwelling as a private residence is preserved;
 - f) Adequate parking facilities are available on the lot for the proposed use;

- g) The use will not cause a traffic hazard;
- h) The signage advertising the use is to be designed and located in accordance with the Town's Sign By-law;
- i) The use is not located in an existing dwelling that is in a hazardous site or within hazardous lands such as a floodplain; and,
- j) The use is not located in an existing dwelling that would be rendered inaccessible to people and vehicles due to natural hazards unless it is demonstrated that the site has safe access.

7.2.1 Rural Area

The Rural Area consists of a wide range of agricultural uses, existing rural residential and estate residential uses, institutional uses and other historically established rural uses. Soil characteristics, natural features contribute to these lands as taking on a rural character in comparison with the Agricultural Area designation. However, agricultural uses are expected to continue within the Rural Area. Additionally, lands in the Rural Area designation are more suitable for non-agricultural rural uses than the Agricultural Area designation, but there is a need to carefully evaluate proposed non-agricultural uses in the Rural Area, to ensure they are not impactful to the overall agricultural system. All lands designated Rural Area are shown on Schedule C – Land Use Designations to this Plan.

Permitted Uses

- .1 The following uses are permitted in the Rural Area designation:
 - a) All uses permitted in the Agricultural Area designation in Section 8.2.1 of this Plan;
 - b) A single detached dwelling accessory to an agricultural use on a lot of record provided the lot was zoned for a dwelling on the date the Plan takes effect;
 - c) Home businesses;
 - d) Home industries,
 - e) Bed and breakfast establishments;
 - f) Small scale commercial, industrial and institutional uses;
 - g) Resource-based commercial and industrial uses;
 - h) Kennels and animal services;
 - i) Fish, wildlife and forest management;
 - j) Conservation project and flood and erosion control projects;
 - k) Low-intensity recreational uses;
 - l) Un-serviced parks;
 - m) Major recreational uses, such as golf courses and outdoor playing fields, or expansion to these uses;
 - n) Passive, resource-based recreation uses;

- o) Infrastructure;
- p) Cemeteries;
- q) Mineral aggregate resource uses;
- r) Existing uses, including historically established commercial and employment uses; and,
- s) Uses, buildings and structures accessory to the foregoing uses.

Land Use Policies

- .2 The policies of the Rural Area shall apply where lands in the Rural designation are also part of our Countryside Area.
- .3 Land use compatibility shall be achieved where agricultural uses and nonagricultural uses interface by avoiding or, where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system, based on provincial guidance. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed.
- .4 To apply minimum distance separation formulae, where applicable.
- .5 Small-scale commercial, industrial and institutional uses in the Oak Ridges Moraine shall:
 - a) Be supportive of, complementary to or essential to uses that are permitted in Countryside Areas;
 - b) Not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures include, but are not limited to the following:
 - i. Commercial sales or services related to the management or use of resources located in the surrounding area,
 - ii. Portable mineral aggregate crushing plants, portable asphalt plants and composting plants, and
 - iii. Schools, places of worship, community halls, retirement homes, and cemeteries, intended mainly to serve nearby Rural Settlements within the Plan Area.
 - c) An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved unless the applicant demonstrates that,

- i. It is not feasible to locate the use in a Settlement Area; and
 - ii. The buildings and structures will be planned, designed and constructed so as not to adversely affect,
 - iii. The rural character of the Countryside Areas, and
 - iv. The ecological integrity of the Plan Area.
 - d) An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved if it is to be located within a prime agricultural area; and,
 - e) An application to establish or expand a small-scale commercial, industrial or institutional use shall demonstrate that the new or expanded use will have no adverse impacts on surrounding agricultural operations and lands or that such impacts will be minimized and mitigated to the extent possible.
- .6 Kennels and animal hospitals are permitted provided the following criteria is satisfied:
- a) The site has a minimum lot area of 2 ha (5 ac.);
 - b) The proposed location of the kennel is on a secluded site which is not adjacent to or in close proximity to any significant residential development including estate residential subdivisions, rural residential clusters and hamlet areas;
 - c) The proposed kennel has a minimum building setback of 30 m (100 ft) from any property line;
 - d) Any outside run is set back 60 m (200 ft) from any property line; and,
 - e) Any additional buffering and screening which is required by the Town to reduce noise is provided.

- .7 Any proposed use is to be designed and sited to be compatible with surrounding land uses such that the rural character of the area is maintained and that the proposed use does not further fragment the Rural Area.
- .8 Major recreational uses may be permitted in the Rural Area within the ORMCP Countryside and Greenbelt Protected Countryside subject to an Official Plan Amendment to the satisfaction of the Town and Region provided the following conditions are met:
 - a) Not located in a prime agricultural area;
 - b) The size of the use is appropriate for the area and will not further fragment the Rural Area;
 - c) The ecological integrity of the Oak Ridges Moraine Conservation Area and Greenbelt is maintained;
 - d) The proposed use will not introduce a conflicting use that adversely impacts ongoing agricultural activities or related uses in the immediate and surrounding areas subject to an Agricultural Impact Assessment;
 - e) Will be designed and located so as not to conflict with adjacent land uses; and,
 - f) New technologies relating to construction, grounds maintenance and water conservation will be explored and incorporated, as they become available, to help maintain, and where possible improve or restore the ecological integrity
- .9 To maintain, restore or enhance the amount of natural self-sustaining vegetation on the site and improve connections between Key Natural Heritage features and Key Hydrologic features through submission of an Environmental Impact Study;
- .10 Provision of an integrated pesticide and fertilizer management plan;
- .11 Demonstration of no negative impacts on key natural heritage or hydrologic features and functions, biodiversity or connectivity of the Natural Heritage System pursuant to the requirements of the relevant Provincial plans, York Region Official Plan, and this Plan;
- .12 The use is appropriately located on roads that will accommodate the anticipated traffic;
- .13 The type of water and sewer servicing proposed is appropriate for the type of use; and
- .14 New multiple units or multiple lots for residential dwellings are prohibited.

- .15 All development, site alteration and lot creation shall comply with the applicable requirements of the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, York Region Official Plan and relevant policies of this Plan.
- .16 Changes to the extent of the Rural Area designation shall only be made through a Municipal Comprehensive Review by York Region.

8.3 Rural Commercial / Industrial / Institutional Area Designation

The Rural Commercial/Industrial/Institutional Area designation on Schedule C – Land Use Designations recognizes existing and approved commercial, industrial and institutional uses in the Rural Area, and permits the extension and expansion of such uses.

Permitted Uses

- .1 The permitted uses of the Rural Commercial/Industrial/Institutional Area designation include the following:
 - a) Uses which comply with or are similar to those permitted by the zoning for the site existing at the date of adoption of this Plan;
 - b) Institutional uses shall be deemed to include cemeteries; and,
 - c) Uses which are generally small scale uses primarily related to, and designed to serve, the rural/agricultural/environmental areas or utilize the products of those areas.
- .2 The following uses are prohibited in the Rural Commercial/Industrial/Institutional Area designation:
 - a) Residential uses, other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility;
 - b) Shopping centres or other major retail commercial uses; and,
 - c) Industrial subdivisions.

Land Use Policies

- .3 Applications for Rural Commercial/Industrial or institutional uses shall require a site-specific Official Plan Amendment and shall only be permitted provided that the use:
- a) It is not feasible to locate the use in a Settlement Area;
 - b) The buildings and structures will be planned, designed and constructed so as not to adversely affect:
 - i. The rural character of the area; and,
 - ii. The ecological integrity of the ORM and Greebelt.
 - c) An application for a small-scale commercial, industrial or institutional use with respect to land in a ORMCP Countryside Area shall not be approved if it is to be located within a prime agricultural area.
 - d) An application to establish or expand a small-scale commercial, industrial or institutional use shall demonstrate that the new or expanded use will have no adverse impacts on surrounding agricultural operations and lands or that such impacts will be minimized and mitigated to the extent possible.
 - e) Is designed to minimize audio and visual nuisances and hazards, and shall provide to the satisfaction of the Town, a combination of mitigation measures in order to minimize any potential negative

- impacts that the development may have on adjacent agricultural or residential uses;
- f) Is located on lands designated “Rural Area” on Schedule C – Land Use Designations to this Plan;
- i. Complies with the minimum distance separation formulae;
 - ii. Has direct access from a Regional major or minor arterial, or collector road;
 - iii. The use satisfies the following criteria:
 - a. A specific detailed development proposal has been submitted to the Town;
 - b. There is a demonstrated public need and demand for the proposed land use;
 - c. There are no suitable alternative locations in the Town;
 - d. The use will not reduce or impede surrounding farm operations or their potential for expansion;
 - e. The site is suitable for the proposed use and does not include unnecessary land;
 - f. The proposed use is compatible with surrounding uses;
 - g. Adequate water supply and waste disposal facilities are available to the satisfaction of the Town and York Region; and,
 - h. For industrial uses, the uses are limited to dry industrial uses which do not use water for washing,

cooling or processing and do not generate more than 4500 L per day of employee sanitary waste.

- .4 Development in Rural Commercial/Industrial areas will be compatible with adjacent rural residential dwellings, and mitigate adverse impact, noise, through the design and implementation of:
 - i. Landscaping and buffers;
 - ii. Transition in building height;
 - iii. Suitable setbacks for loading areas and parking areas; and,
 - iv. Screening to ensure there are no lighting impacts onto adjacent residential properties.

8.4 Commercial Recreation Area Designation

The Commercial Recreation Area designation shown on Schedule C – Land Use Designations recognizes existing and approved commercial recreation areas and permits the extension and expansion of Major Recreational Uses.

Permitted Uses

- .1 Permitted uses in Commercial Recreation Areas designation include:
 - a) Commercial recreation uses, including related buildings and structures, such as golf courses, campgrounds, fishing operations and fairgrounds.

Land Use Policies

- .2 Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility;
- .3 The uses in the Commercial Recreation Area designation are not part of the Natural Heritage System designated on Schedule A – Town Structure. However, new uses or modifications to existing uses in the Commercial Recreation Area designation shall be designed to restore and enhance the Natural Heritage System in accordance with the policies of Chapter 6 of this Plan;
- .4 Applications for new commercial recreation uses shall require a site-specific amendment to the Official Plan and shall only be permitted provided that the use:
 - a) Is designed and located to protect and enhance the Natural Heritage System designated on Schedule A – Town Structure and

in the policies of Section 6.1 and will not have any negative impact on environmental functions, attributes and linkages;

- i. Is designed to minimize audio and visual nuisances and hazards, and shall provide to the satisfaction of the Town, a combination of mitigation measures in order to minimize any potential negative impacts that the development may have on adjacent agricultural or residential uses;
- ii. Is located on lands designated “Rural Area” shown on Schedule C – Land Use Designations to this Plan;
- iii. Complies with the Minimum Distance Separation formulae;
- iv. Has direct access from a Regional, major or minor arterial or collector road;
- v. The use satisfies the following criteria:
 - a. Specific detailed development proposal has been submitted to the Town;
 - b. There is a demonstrated need and demand for the proposed land use;
 - c. There are no suitable alternative locations in the Town;
 - d. The use will not reduce or impede surrounding farm operations or their potential for expansion;
 - e. The site is suitable for the proposed use and does not include unnecessary land;
 - f. The proposed use is compatible with surrounding uses; and,
 - g. Adequate water supply and waste disposal facilities are available to the satisfaction of the Town and the Region of York Health Services Department.

8.5 Significant Environmental Area Designation

The Significant Environmental Area designation recognizes a variety of features possessing significant attributes or environmental functions, which in many instances have been deemed to be of Provincial Regional or Local Significance, including: Areas of Natural and Scientific Interest (ANSI's), locally and Provincially Significant Wetlands, Natural Heritage Features, significant portions of the habitat of threatened and endangered species and significant wildlife habitat. In some cases, these areas consist of a complex unit containing a variety of wetlands that may be separated by forest conditions or relatively open areas; they are fed by groundwater discharges and are generally considered to support cold water fish species, particularly in their upper reaches.

Permitted Uses

- .1 The following uses are permitted in the Significant Environmental Area designation:
 - a) The permitted uses within areas designated Significant Environmental Area are shown on Schedule C – Land Use Designations and include: conservation, enhancement and preservation of the natural environment, and passive recreational uses such as nature viewing and pedestrian trails which will have no negative impact on the natural environmental features and ecological functions of the area, including no net loss of fish habitat, where applicable.
 - i. The only exceptions to the provisions above are the following uses and facilities:
 - a. Development or land disturbance for required stream bank erosion protection and fish, wildlife and conservation management provided that any required reconstruction of a watercourse is completed in a way which creates a natural appearing stream environment with variable side slopes, landscaping and a meandering channel; and,
 - b. Existing roads and related utilities or modifications to such facilities which shall be permitted to cross the Significant Environmental Area designation in the general area of the road designations on Schedule C – Land Use Designations.
 - b) However, such uses shall only be permitted by the Town, in consultation with the appropriate Conservation Authority, where they are being carried out by a public agency or provided that prior to approving the location/ construction of such uses, an Environmental Impact Study or, where required a Class Environmental Assessment, shall be carried out by qualified consultants, demonstrating:
 - i. The need for such a use or facility; and,
 - ii. That there is no negative impact on the functions and features of the Significant Environmental Area during both the construction and post-development phases. Where an Environmental Impact Study is required, the Town shall carry out a peer review of the study, at the cost of the applicant, as part of the basis for evaluating conformity with the policies of this Plan.

Land Use Policies

- .2 The Town shall support public ownership or public access, where appropriate, as part of public trail systems for the lands in the Significant Environmental Area designation by the municipality or other public agency at no cost. Further, where such lands are not acquired for public ownership, the Town shall encourage consolidation of the ownership of such lands and discourage further fragmentation of ownership. However, the designation does not imply that the lands will be purchased by a public agency or that they are free and open to the public. Such lands shall not be acceptable as parkland dedication under the Planning Act. Where the lands in the Significant Environmental Area designation are not acquired by a public agency, the Town shall seek the maintenance and enhancement of the lands through the use of stewardship agreements including the potential for public access.
- .3 The areas included in the Significant Environmental Area designation were identified based on a general background analysis. Site specific studies shall be required to define the significance of such natural features and their importance within the Town's Natural Heritage System, as well as to better define the exact preservation requirements, buffer widths and boundaries where development is proposed in or abutting such lands. Where development is proposed abutting a stream for which floodplain mapping is not available, such mapping shall be required to be submitted as part of any development application.
- .4 The boundaries of the lands in this designation can be refined without further amendment to this Plan subject to approval by the Town, in consultation with the appropriate Conservation Authority, and provision of an Environmental Impact Study and/or other detailed information required by the Town. However, the Town must be satisfied through a peer review of the Environmental Impact Study and/or other information, carried out at the cost of the applicant.
- .5 The addition or deletion of any major area from the Significant Environmental Area shall require an Official Plan Amendment. Such an amendment shall only be approved based on studies carried out for the applicant by qualified consultants. The studies shall be subject to a peer review carried out by the Town in consultation with the appropriate Conservation Authority at the cost of the applicant. With respect to deletions from the designation, the Town must be satisfied through the peer review of these studies that:
 - a) Any environmental and/or physical hazards can be mitigated in a manner which is consistent with accepted engineering and resource management practices; and,

- b) Proposed development and related works:
- i. Recognizes natural ecological systems and processes and ensures that they are maintained and enhanced;
 - ii. Does not result in any significant disruption of existing landforms and landscape features including vegetation, steep slopes and groundwater recharge or discharge areas;
 - iii. Will result in no changes to the natural quality and hydrological characteristics of any watercourses;
 - iv. Will result in no negative impacts on the wetland area or on its ecological functions, and/or on significant portions of the habitat of threatened or endangered species;
 - v. Will result in no loss of fish habitat on all streams; and,
 - vi. Will result in no loss of significant wildlife habitat.
- .6 Notwithstanding any other provisions of this section, where historic development and recreation uses, including golf course uses, are located in the Significant Environmental Area designation or within adjacent areas at the date of adoption of this Plan, such uses shall continue to be permitted. Redevelopment of such lands may be permitted where there is no negative impact on the functions and features of the Significant Environmental Area during the construction and post-development phases, and where the Town is satisfied that the redevelopment restores and enhances environmental features wherever feasible. Where an Environmental Impact Study is required, the Town shall carry out a peer review of the study, at the cost of the applicant, as part of the basis for evaluating conformity with the policies of this Plan.

8.6 Community of Stouffville

The policies of this section establish land use and permitted use policies to guide the growth and development of the Community of Stouffville in a manner that embraces and maintains the community character while permitting intensification and diversification of uses.

Residential Designations

Residential designations are intended to accommodate a wide range of housing forms as well as other land uses that are integral to, and supportive of a residential

environment. Housing may range in scale from single-detached dwellings to apartment buildings. For the Community of Stouffville, the Residential designations include:

- a) Neighbourhood Area;
- b) Special Residential Area;
- c) Urban Medium Density Residential Area; and
- d) Urban High Density Residential Area.

The land use policies associated with residential designations provide an appropriate policy framework to guide the development of various built forms.

7.6.1 Neighbourhood Area

The Neighbourhood Area designation provides for the creation of new residential neighbourhoods and recognize existing ones, and supports public institutional uses, such as schools and places of worship that support the development of complete communities. As well, the Neighbourhood Area supports as small-scale, local serving commercial uses. Gentle intensification within existing developed areas of the Neighbourhood Area designation is supported, including additional residential units, converted dwellings, adaptive re-use of non-residential buildings, lot creation, infill development and modest re-development.

Development within the Neighbourhood Area designation will provide for new housing opportunities to meet the Town's projected housing needs across a range of housing types and forms. This will achieve a more compact form of development in a manner that is compatible with the character and pattern of adjacent surrounding development. Permitting a variety of complementary and compatible land uses will support the creation of complete and walkable communities.

Permitted Uses

- .1 Permitted uses in the Neighbourhood Area designation include:
 - a) Residential uses including single detached dwellings, semi-detached and duplex dwellings;
 - b) Medium density residential uses limited to townhouse dwellings and low-rise apartments up to three storeys will generally be directed to other residential areas of the Community of Stouffville or at the edge of neighbourhoods typically fronting onto or adjacent to collector/arterial roads. Medium density residential uses may be permitted in the Neighbourhood Area where it is demonstrated that:
 - i. The proposal is designed in a manner compatible with the character of the neighbourhood;
 - ii. The compatibility of the building with respect to adjacent low-rise residential areas and sensitive uses is addressed through the use of setbacks, buffers, angular plane

- requirements as well as the sensitive location of windows and balconies to minimize privacy impacts, as detailed in the implementing zoning by-law, detailed design guidelines, and through site plan control; and,
- iii. The development does not exceed a floor space index of approximately 1.5, to ensure the density and scale of the development is suitable in the neighbourhood context.
- c) Apartment as an additional residential unit;
 - d) Home occupation;
 - e) Home industry;
 - f) Live/ work unit; and,
 - g) Bed and breakfast establishment, where permitted in the Zoning By-law.

Land Use Policies

- .2 All development shall conform with the applicable policies of this Plan. In addition, residential development in the Neighbourhood Area shall support the following:
 - a) Development shall be compatible and in keeping with the character of the surrounding uses.
- .3 The dwelling type, mix, density and affordability of the housing form proposed for the site positively contributes to the area and the provision of a diverse housing stock, including a mix of unit sizes.
- .4 The adequacy of municipal services available to the area or to the site.
- .5 The promotion of active transportation and transit and mitigation of adverse impacts on traffic and the surrounding transportation system.
- .6 The adequacy of existing and/or proposed amenities within easy access to serve future residents and the existing community, including commercial opportunities, parks and open spaces.
- .7 The provision of adequate vehicular and bicycle parking, buffering, and landscaping.
- .8 All new development will be transit supportive, at a pedestrian scale and promote the orientation of dwellings to the street to create a safe, accessible and attractive environment;
- .9 The incorporation of sustainability features, including green infrastructure, green building practices, energy conservation measures; and renewable energy systems.
- .10 Residential development shall support the following in each Sub-Area of the Phase 2 Lands identified on Schedule D-4 – Phase 2 and 3 Lands Sub-Areas:
 - a) At least 10% of development shall be medium density development (e.g., townhouse, low-rise apartment);
 - b) Development shall be primarily street oriented in design;
 - c) Single detached, semi-detached and duplex dwellings shall achieve a minimum of 10 units per net hectare and a maximum of 20 units per net hectare (8 units per net acre); and,
 - d) Townhouse, apartment or other similar dwellings shall achieve a minimum of 20 units per net hectare and a maximum of 45 units per net hectare (18 units per net acre).

- .11 Residential development in Phase 3 lands identified on Schedule D-4 – Phase 2 and 3 Lands Sub-Areas shall achieve a minimum density of 15 units per net hectare and a maximum of 30 units per net hectare.
- .12 The Town may require submission of an urban design plan for the site and surrounding lands within 45 metres which includes information on how the proposed development will be integrated with existing built form on adjacent lands and the streetscape. In addition, the applicant will prepare and submit to the Town perspective elevation drawings of the proposed buildings and structures.
- .13 All new development will support the development of complete communities, in accordance with the policies of this Plan.
- .14 The Community of Stouffville Urban Design Guidelines will be achieved.
- .15 Specific standards to regulate permitted uses, densities and building envelopes will be established in the Zoning By-law.

7.6.2 Special Residential Area

The Special Residential Area designation on Schedule D – Stouffville Land Use Designations is in an area in transition. The lands have been planned and partially developed as an employment and commercial area. However, the viability of the area for employment uses and the potential for impacts on adjacent residential uses are a concern.

- .1 Permitted uses in the Special Residential Area designation include:
 - a) Institutional uses;
 - b) Legally existing uses; and
 - c) Those uses permitted in the Urban Medium Density Residential Area designation.
- .2 Land Use Policies:
 - a) New development with the Special Residential Area designation shall be subject to the policies of the Urban Medium Density Residential Area.

7.6.3 Urban Medium Density Residential Area

The Urban Medium Density Residential Area designation has been designed to broaden the inventory and range of housing types that are available to serve the needs of the Town by accommodating townhouse dwellings and apartment buildings. This designation acknowledges that at selected locations within the urban serviced area of

Stouffville, it is appropriate and necessary to provide for a more intensive and medium density residential built form.

Permitted Uses

- .1 Permitted uses in the Urban Medium Density Residential Area designation include:
 - a) Townhouse dwelling units;
 - b) Apartment buildings;
 - c) Additional residential dwelling units, in accordance with the applicable policies in this Plan;
 - d) Commercial uses at grade as part of a mixed-use building; and,
 - e) Uses, buildings and structures that are accessory to the permitted uses above.

Land Use Policies

- .2 Development shall generally support a density ranging from 30 units per net hectare to 65 units per net hectare.
- .3 Developments will be located on roads designated or designed as collector or arterial roads. Direct access to local streets may be accommodated if traffic is immediately available to outlet onto a collector or arterial road so as to minimize traffic movements into lower density residential areas.
- .4 Buildings shall be sited to minimize the potential impact on adjacent neighbouring lower density residential uses, particularly with regard to traffic generation, reduction of sunlight through shadow casts, and the adequate provision of park amenity areas within a maximum of a five-minute walking distance from the proposed building.
- .5 An emphasis shall be placed on architectural treatment and design of the property that is complementary to the adjacent neighbourhood, and provides for strong pedestrian linkages between the building and the street edge.
- .6 New development shall have convenient access to public transit. If convenient access is not possible, the development may be supported where it has convenient access to high quality active transportation routes.
- .7 New development shall be located in proximity to amenities, such as parks, open space, schools, shopping, active transportation routes, and other public service facilities.

- .8 New development shall demonstrate compatibility of the building with respect to adjacent low-rise residential uses, where appropriate, through the use of setbacks, buffers, as well as the sensitive location of windows and balconies to minimize privacy impacts.
- .9 The nature and extent of existing land uses, or designated land uses adjacent to the site with respect to compatibility and integration.
- .10 The adequacy of municipal services to the site.
- .11 The implications of traffic generation and proposed measures to minimize the impact on adjacent neighbourhoods.
- .12 The provision of amenities within the building and/or the property designed to service the residents of the development.
- .13 The implementing Zoning By-law shall establish the appropriate regulations to govern building height, setbacks, parking requirements, etc. in alignment with the applicable Urban Design Guidelines. The By-law shall also establish requirements for the provision of indoor and/or outdoor amenity facilities that will be provided on site to support the requirements of the residents of the building;
- .14 In addition to the Pre-Consultation, Compete Application Requirements and Supporting Studies policies in Chapter 9, the Town will have regard to the following in the consideration of a development proposal:
 - a) Consistency with the Community of Stouffville Urban Design Guidelines; and,
 - b) The type of housing form proposed for the site and how the development contributes to the Town's housing policies.

7.6.4 Urban High Density Residential Area

The Urban High Density Residential Area designation has been designed to provide for housing forms which have a higher density and height than permitted in other Residential designations. This designation provides additional housing options for residents in locations adjacent to Major Transit Station Areas, on arterial roads with existing or planned transit routes, and to support the Town with achieving its density targets.

Permitted Uses

- .1 Permitted uses in the Urban High Density Residential Area designation include:
 - a) Townhouse dwelling units; and

- b) Apartment buildings.

Land Use Policies

- .2 Development shall generally support a density ranging from 65 units per net hectare to 120 units per net hectare.
- .3 Development shall be located fronting on an arterial road so that preferably direct access can be provided to the property. Direct access to collector or local roads may be accommodated if traffic can immediately access onto the arterial road so as to minimize traffic movement into lower density residential areas.
- .4 Buildings shall be sited so as to minimize the potential impact on adjacent neighbouring lower density residential uses, particularly with regard to traffic generation, reduction of sunlight through shadow casts.
- .5 Development shall contribute to the development of complete communities, providing access to a mix of uses within a maximum of a five-minute walking distance from the proposed building and the land use policies for the Urban Medium Density Residential Area except for policies a) and b).

Employment Area Designations

Employment lands play an important role in the economy of the Town and Region. These lands provide for clusters of industrial, business and economic activities including but not limited to industrial uses with a broader mix of employment uses such as integrated office and industrial, and employment-supportive uses. Employment designations for the Community of Stouffville include:

- a) Business Park Area; and,
- b) Industrial Area.

7.6.5 Business Park Area

The Business Park Area designation shown on Schedule D – Stouffville Land Use Designations is an employment designation that applies to areas where a full range of light industrial and offices uses are permitted.

Permitted Uses

- .1 Permitted uses in the Business Park Area designation include:
 - a) Light industrial, including warehousing;
 - b) Office;
 - c) Wholesale;

- d) Hotel, conference, convention and banquet facility;
- e) Automotive campus;
- f) A wide range of employment supportive uses.
- g) Research and development;
- h) Commercial recreation
- i) Entertainment;
- j) Education and training;
- k) Data processing;
- l) Automotive campus;
- m) Business services; and,
- n) Accessory restaurant.

Land Use Policies

- .2 Development shall be subject to site plan control and shall conform with the following criteria:
 - a) No open storage;
 - b) Parking areas to have a landscaped strip around the perimeter which may include a low fence or wall and joint access where feasible, as established by the Zoning By-law;
 - c) Main building should be designed and located to assist in the creation of an attractive street edge;
 - d) Maximum building height of 20 m; and,
 - e) Development shall be designed to maximize the use of the site;
- .3 Only products produced and/or assembled on the premises may be retailed from the premises subject to the provisions of the Zoning By-Law.
- .4 The combined gross floor area devoted to all ancillary uses is limited to a maximum of 10% of the total gross floor area of the building.
- .5 Development will exhibit design excellence through the implementation of the Community of Stouffville Urban Design Guidelines, as amended, and through the Town's Comprehensive Zoning by-law.
- .6 Development will be designed to be located adjacent to environmental open spaces and linkages to trail systems, strategically positioned at gateway locations.
- .7 Development will be oriented along arterial roads with connections to future public transportation options, high-quality landscaping, urban

amenities, and open spaces/trails with buffers from sensitive uses, and will require an urban design brief in accordance with the Community of Stouffville Urban Design Guidelines, as amended.

- .8 In order to protect the long-term viability of the Business Park Area, the conversion of all or any part of the Business Park Area to non-employment uses may only be permitted through an amendment to this Plan, in accordance with the Conversion of Employment Lands policies of Section 4.6.4.

7.6.6 Industrial Area

The Industrial Area designation is intended for general or traditional employment uses, that includes manufacturing, construction and at strategic locations, warehousing and transportation uses and contributes towards the diversity of the Town's employment base.

The Industrial Area designation provides for a range of parcel sizes that are suitable to accommodate manufacturing activities that have frequent noise, ground borne vibration, and intense and persistent dust and odours. Industrial Areas will have significant buffers from sensitive areas and will ensure to limit the generation of significant truck traffic.

Permitted Uses

- .1 The following uses are permitted in the Industrial Area designation:
 - a) Manufacturing (light and heavy);
 - b) Industrial;
 - c) Wholesale;
 - d) Research and development; and,
 - e) Ancillary employment supportive uses including, but not limited to, offices.

Land Use Policies

- .2 Development shall be subject to site plan control and shall conform with the following criteria:
 - a) Open storage shall be screened;
 - b) Development shall be located such that it is not clearly visible from lands designated residential;
 - c) Only products produced and/or assembled on the premises may be retailed from the premises subject to the provisions of the Zoning By-law;

- d) The combined gross floor area devoted to all ancillary uses is limited to a maximum of 10% of the total gross floor area of the building;
- e) Applicants must complete a Transportation Impact Study to ensure the generation of significant truck traffic will be limited;
- f) Industrial uses considered to be a significant health or safety concern to residents or to the natural environment by the Town shall not be permitted;
- g) Where there is a concern with the potential impact of an industrial use, an evaluation report shall be prepared by the applicant, at the cost of the applicant based on terms of reference approved by the Town and the applicant; and,
- h) The report shall evaluate the impacts of the proposed use and whether appropriate mitigation measures can be developed to reduce impacts to a level acceptable to the Town.

Commercial Designations

Commercial designations are intended to continue as clusters of commercial establishments with diverse ownership and tenants. These designations recognize areas that are principally used for commercial services which serve the shopping needs of each designation and may include uses that serve the Region. For the Community of Stouffville, the Commercial designations are:

- a) Neighbourhood Retail Area; and,
- b) Regional Retail Area.

7.6.7 Neighbourhood Retail Area

The Neighbourhood Retail Area recognizes nodes of neighbourhood focused commercial activity. It provides for the development of a mixed-use area which will include a commercial component to provide a range of goods and services designed to meet the day to day requirements of the area.

The neighbourhood Retail Area is meant to promote mixed use development, and as such, residential dwellings shall be incorporated into its design and development.

Permitted Uses

- .1 Permitted uses in the Neighbourhood Retail Area include:
 - a) Medium residential in conjunction with commercial uses;
 - b) Retail and service commercial uses such as small scale retail stores and personal service shops, generally, these individual uses have a gross floor area of less than 835 m²;

- c) Larger scale neighbourhood retail uses such as grocery stores, drug stores and hardware stores. Generally, these individual uses have a gross floor area of less than 3,950 m²;
- d) Clinic;
- e) Small scale office. Generally, these individual uses have a gross floor area of less than 835 m²;
- f) Studio;
- g) Institutional and cultural uses;
- h) Places of Worship;
- i) Eating establishments; and,
- j) Financial institutions.

Land Use Policies

- .2 The development of lands for Neighbourhood Retail Area activities may consist of a number of commercial buildings containing both stand-alone and multi-tenant users. Typically, these uses occur within the boundaries of one property.
- .3 Residential development shall be permitted in the form of dwelling units above at-grade commercial and retail units.
- .4 Neighbourhood Retail Areas shall be located on a collector or arterial street, usually at an intersection.
- .5 Where more than one use is developed on a property, or, where the Neighbourhood Retail Area designation occupies two or more adjacent properties, the development shall provide comprehensively co-ordinated vehicular access, site circulation, parking, landscaping and site servicing.
- .6 Where multiple properties are involved, the co-ordination of such matters may be imposed as a condition of development regulated through the site plan control process.
- .7 Neighbourhood Retail Area development shall be subject to site plan approval in accordance with the following policies. The site plan should demonstrate design solutions that promote:
 - a) Well defined and articulated street edges with a landscaped area between the road allowance right-of-way and the adjacent parking lot and / or internal travel aisles. Decorative fencing or similar

structures may be incorporated into the landscaping scheme to assist in accentuating the street edge treatment;

- b) Quality and substantive landscaping throughout the development to enhance the image of the development by breaking up the appearance of the parking lot(s), and, to compliment and reinforce the architectural appearance of the commercial, retail and residential buildings. With respect to surface parking areas, on sites larger than 2 ha, the parking areas should generally be subdivided into landscaped parking courts for every 200 cars. Lots less than 2 ha in size should subdivide parking courts every 100 cars. In the assessment of the parking courts, an emphasis will be placed upon the creation of grid system of “internal driveways” that are lined with trees;
- c) Architectural interest in individual buildings. In examples where substantial setbacks are required for larger retail stores, the smaller commercial buildings, residential units and/or restaurants shall be sited at the street edge. A minimum of 50% of the frontage of a given property should be defined by a building edge, and no off-street parking or loading / service areas shall be permitted between the building and the adjacent road. All buildings, including the large retail stores, shall have high quality facade materials, including significant glazing on all public frontages. Retail and commercial buildings should investigate opportunities for a second or third storey where feasible, or for double-height buildings with a high standard of facade design with a single storey (i.e., use of clerestory windows, step backs, etc.). The use of false windows and/or false second storeys is strongly discouraged. Single material blank walls shall not be permitted to face the public street edge, particularly where large retail stores are located. Careful consideration shall be given to facade design and approaches to animation of the facade, and in particular, display windows;
- d) The placement of patios and/or outside eating areas adjacent the road frontage where restaurants are sited adjacent the property frontage as a means of promoting pedestrian scale development;
- e) The use of trellises, window awnings, display windows or other similar external building treatment in buildings where they are constructed adjacent the road frontage as a means of promoting pedestrian scale development;
- f) Street intersections and gateways as significant elements through architectural design of “landmark buildings”;
- g) The screening of all loading and service areas from view of the adjacent road network and adjacent residential neighbourhoods. Where buildings include or are adjacent to residential

development, garbage / recycling facilities shall be sited within wholly enclosed buildings. Loading and service areas shall be separated a minimum distance of 20 m from adjacent residential neighbourhoods, unless a reduced separation distance is deemed appropriate by the Town based on the proposed noise mitigation measures and the results of the approved noise impact study;

- h) Substantive pedestrian linkages between buildings and the adjacent road network. Walkways should be of sufficient width to accommodate a minimum of a 1.5 m wide sidewalk and trees / landscaping in the balance of the boulevard. This sidewalk system should be designed in such a fashion so as to link key building destinations across the property(s) and the adjacent road network;
- i) Safe pedestrian access from adjacent streets into the interior portions of the development;
- j) Adequate screening, separation distances and noise protection for adjacent residential neighbourhoods based upon the conclusions and recommendations of a Town approved noise study, air quality study (if applicable) and external lighting study; and,
- k) A minimum floor space index of 0.5 and a maximum floor space index of 1.0 provided that the Town may consider a reduction in the minimum density for the initial phase of development where

the Owner demonstrates through the site plan process that the minimum density is planned for and can be achieved.

- .8 No buildings within 10 m of a property boundary with existing or proposed residential development should exceed 3 storeys in height. Buildings above 3 storeys should be stepped back to control the overall massing of the building(s). No buildings shall exceed 5 storeys in height.
- .9 Outside storage or display of merchandise shall generally not be permitted.
- .10 Nursery and garden sale activities and similar uses which require temporary or seasonal outside storage and display of merchandise, shall only be permitted in locations where their exposure would compliment the adjacent building(s) and not detract from its general character, and the outside storage has been incorporated into the overall design of the landscaping scheme for that portion of the property.
- .11 Residential development shall form an integral component of the Neighbourhood Retail Area built form. Where residential development is not occurring simultaneously with the retail / commercial uses, the Owner shall demonstrate through the site plan as to the areas protected for future residential uses, and/or that the initial building(s) are designed in such a fashion so as to accommodate mixed use development which can be pursued at a later date.
- .12 Residential development shall be permitted in the form of dwelling units above at-grade commercial and retail units.
- .13 Residential development shall be a minimum density equivalent to 30 units per net hectare and shall not exceed a density equivalent of 65 units per net hectare.
- .14 The Town may prepare urban design guidelines to assist landowners and the public in shaping future development/redevelopment proposals as contemplated in this designation.
- .15 Amendments to designate sites for Neighbourhood Retail Area shall be evaluated based upon the following information in conformity with the principles of the preceding subsections:
 - a) A conceptual plan for the site and surrounding lands which includes information on how the proposed development will be

- integrated with the existing and future development on adjacent lands and the streetscape;
- b) Perspective drawings of the proposed buildings and structures;
 - c) Traffic impact study;
 - d) Noise impact study where development is adjacent to existing or approved residential development;
 - e) External lighting study where development is adjacent to existing or approved residential development,
 - f) Air quality study where development is adjacent to existing or approved residential development and potential concerns with odours have been identified by the Town; and,
 - g) Market Retail Analysis in support of the proposed commercial and retail uses.
- .16 The implementing Zoning By-law provisions for the Neighbourhood Retail Area may establish restrictions to phase development to protect the continued function of the Western Approach Area, the Core Area and the Regional Commercial Area. The expansion of the gross floor area for retail / commercial uses on designated sites beyond the initial zoning approvals granted by the Municipality shall be contingent upon updates to a Market Retail Analysis as approved by the Town.
- .17 The implementing Zoning By-law provisions for the Neighbourhood Retail Area designation may establish restrictions to phase development to protect the adjacent residential neighbourhoods, and impose building setback or height restrictions to reflect the conclusions of the exterior lighting, air quality (if applicable) and noise studies.
- .18 The following uses shall be prohibited within the Neighbourhood Retail Area:
- a) Large retail stores that have an individual gross floor area of greater than 5,100 m²;
 - b) Entertainment;
 - c) Automobile and recreational vehicle sales;
 - d) Commercial “self-storage” warehouses;
 - e) Drive-thru restaurants;
 - f) Special Provision for 12555 Tenth Line; and,
 - g) The boundaries of the designation affecting these lands along the eastern property line can be refined without further Amendment to this Plan based upon a comprehensive concept plan or the

submission of other more detailed information that has been approved by the Town.

7.6.8 Regional Retail Area

The Regional Retail Area designation on Schedule D – Stouffville Land Use Designations is designed to acknowledge a trade centre and specialty retailing node serving a broad regional market. The Regional Retail Area is a specialty commercial node serving a broad regional market located on Highway 48, south of Hoover Park Drive. Major retail uses may be permissible in a manner that is complementary to and does not undermine the function of the Western Approach Area or the Neighbourhood Area, the Regional Retail Area shall be fully integrated with, and supportive of, the planned function of the surrounding Employment Area designations.

It is the Town's desire to ensure that the future development of the Regional Retail Area is fully integrated with, and supportive of, the planned function of the adjacent Employment Area designations. It is a further objective to ensure the efficient utilization of land for employment purposes through intensification and associated practices.

Permitted Uses

- .1 Permitted uses in the Regional Retail Area designation include:
 - a) Large retail stores, having an individual gross floor area of not less than 371 m² and including a minimum of two primary (large-floor plate) retail operations having a minimum commercial floor area of 10,000 m² and 5,575 m² respectively, with the exception that retail stores less than 371 m² in size shall be permitted, up to an aggregate gross floor area of 1,858 m²;
 - b) Eating establishments, including drive-thru restaurants;
 - c) Gas bar and automobile service centre;
 - d) Movie theatre complex;
 - e) Office;
 - f) Business Park Area uses, save and except, commercial recreation and entertainment uses;
 - g) Personal Service Establishments; and,
 - h) Telecommunications Store/Outlet.
- .2 The following uses are prohibited:
 - a) Large retail stores that are under 371 m² in gross floor area;
 - b) Recreational vehicle sales and service;
 - c) Financial institutions, until such time as an Office building having a minimum gross floor area of 4,460 m² occupying three or more functional storeys is constructed;

- d) Liquor and/or beer retail stores and outlets, however, the sale of liquor and/or beer or similar products is permitted in a portion of a large retail store where the retail store has a minimum gross floor area of 5,575 m² and, no more than 92 m² gross floor area of the large retail store is devoted to the use; and,
- e) Food supermarket, a food store or grocery store, however, the sale of groceries or similar food and retail products is permitted in a portion of a large retail store where the retail store has a minimum gross floor area of 10,000 m², and, no more than 2,500 m² gross floor area of the large retail store is devoted to the sale of groceries or similar food and retail products.

Land Use Policies

- .3 Where two or more adjacent properties are developed for Regional Retail Area uses, the minimum gross floor area restrictions as identified above shall apply across the entire development as if the landholdings were under one single ownership.
- .4 Regional Retail Area development may occur in the form of individual buildings or multiple occupancy buildings, provided that all retail units comply with the minimum / maximum size requirements as set out in this designation.
- .5 The Town may consider the expansion of the Regional Retail Area subject to a comprehensive study and demonstration that the proposed expansion supports the evolution of the Regional Retail Area as a diverse and high density mixed-use centre that includes the introduction of more retail and service commercial space, opportunities for office development as well as integrated higher density residential dwellings with commercial uses at-grade. New proposals should have a minimum of 37 square meters of non-residential floor space per dwelling unit. Retail and service commercial uses, as well as office uses would be permitted in stand-alone buildings. Stand-alone residential buildings should not be permitted.
- .6 Where more than one use is developed on a property, or, where the Regional Retail Area designation occupies two or more properties, the development shall provide comprehensively coordinated vehicular access, site circulation, parking, and site servicing. Where multiple properties are involved, the co-ordination of such matters may be imposed as a condition of development regulated through the site plan control process.
- .7 Regional Retail Area development shall be subject to site plan approval in accordance with the following policies and, if deemed necessary by the Town, Urban Design Guidelines prepared by the Town at the cost of the applicant. Where two or more adjacent properties are developed for Regional Retail Area uses, the policies of this subsection shall apply across the entire development as if the landholdings were under one single ownership.

- .8 Outside storage or display of merchandise shall generally not be permitted. Nursery and garden sale activities and similar uses which require temporary or seasonal outside storage and display of merchandise, shall only be permitted in locations where their exposure would complement the adjacent building(s) and not detract from its general character, and the outside storage has been incorporated into the overall design of the landscaping scheme for that portion of the property.
- .9 Structured parking shall be encouraged where feasible to encourage development intensification and the efficient utilization of land. Where structured parking is not incorporated in the initial phase(s) of development, the Owner shall demonstrate how future structured parking can be accommodated on the property in the context of existing and future building(s). Where feasible, at grade retail, office, or similar uses at the street edge of parking structures should be incorporated into the building design to improve publicly visible edges and the overall building appearance. Where it is not possible to incorporate leasable space at the street edge of the parking structure, landscape design features will be provided to improve the visible edges.
- .10 The implementing Zoning By-law provisions for the Regional Retail Area may establish restrictions to phase development to protect the continued function of the Western Approach Area, the Core Area, and the Neighbourhood Retail Area. The expansion of gross floor area of Regional Retail Areas on designated sites beyond the initial zoning approvals granted by the Municipality shall be contingent upon updates to a Retail Market Analysis as approved by the Town.
- .11 The Town, as part of the phasing strategy for retail purposes, shall link the timely advancement and development of the adjacent Employment Area as contemplated in plan of subdivision File No. 19T(W)- 04.001. As a condition to Draft Plan Approval the Owner shall provide municipal services and road access necessary to accommodate the development of a minimum of 35% of the land area associated with the adjacent Employment Area. Prior to the release of the second phase of the retail use within the Regional Retail Area, the Owner shall provide municipal services and road access necessary to accommodate the development of a minimum of 75% of the land area associated with the adjacent Employment Area.

Major Transit Station Area Designation

The Major Transit Station Area (MTSA) designation is intended to accommodate the Town's MTSA, as designated in the Regional Official Plan. The Town's MTSA is a key component of the Region's intensification and growth management strategy with its own unique growth potential.

For the Community of Stouffville, the Major Transit Station Area is currently undergoing Official Plan Amendment Approval. Policies will be updated in this Official Plan upon approval.

Mixed Use Designations

Mixed Use designations apply to certain lands that have the opportunity to evolve, intensify, or redevelop to accommodate a mix of uses, including residential uses. They also provide the function of creating transition in built form and land uses.

For the Community of Stouffville, the mixed-use designations include:

- a) Gateway Mixed Use Area;
- b) Core Area – Main Street;
- c) Core Area – Mixed Use;
- d) Highway 48 Mixed Use Area; and
- e) Western Approach Area Mixed Use.

7.6.9 Gateway Mixed Use Area

The Gateway Mixed Use Area designation on Schedule D-3 – Gateway Mixed Use Land Use Designations recognizes the prominence of the intersection of Highway No. 48 and Main Street as the most significant entrance into the Community of Stouffville as a unique district with potential for mixed use development fronting on Main Street/Stouffville Road.

The Town has prepared the Main Street Urban Design Guidelines, which provides direction regarding built form and site design for the development of this key entrance to the Community of Stouffville and shall be used in evaluating applications for development.

The Gateway Mixed Use Area is to be designed to permit non-residential uses such as commercial or institutional uses on the ground floor and residential or office uses above or a very limited number of small format retail buildings generally as adaptive reuse of heritage buildings. The remainder of the lands will be primarily developed as a residential neighbourhood comprised of medium and high-density residential development.

Permitted Uses

- .1 Permitted uses in the Gateway Mixed Use Area designation include:

- a) Medium and high density residential;
 - b) Mixed use;
 - c) Retail and service commercial as part of mixed-use development fronting on Stouffville Road/Main Street or as adaptive reuse of buildings and structures designated under the authority of the Ontario Heritage Act or identified on the Town's Built Heritage Inventory List;
 - d) Office; and,
 - e) Institutional and cultural.
- .2 The following uses are prohibited:
- a) Retail plazas; and
 - b) Gas bar and automobile service centre on the northwest, southeast and northeast corners of the Stouffville Road/Main Street and Highway No. 48 intersection.

Land Use Policies

- .3 Commercial, retail, office, or institutional uses shall front on Main Street/Stouffville Rd. including both stand-alone and mixed-use developments.
- .4 Medium and high-density residential uses shall be permitted throughout the Gateway Mixed Use Area designation. For lands which front on Main Street/Stouffville Road or Highway 48, residential uses will only be permitted when located above commercial at-grade, having regard for the Main Street Urban Design Guidelines.
- .5 Buildings and structures abutting a building or structure designated under the authority of the Ontario Heritage Act or identified on the Town's Built Heritage Inventory List shall be designed to be complementary to the heritage buildings or structure having regard for the direction in the Main Street Urban Design Guidelines and the directions in any heritage impact assessment required in accordance with the policies of this Plan.
- .6 A minimum floor space index of 0.5 and maximum floor space index of 2.0 provided that the Town may consider a reduction in the minimum density for the initial phase of development where the Owner demonstrates through the site plan process that the minimum density is planned for and can be achieved.
- .7 All new proposed developments shall demonstrate that development is:

- a) Integrated with the adjacent lands, or corridors are protected for future integration, with respect to the active transportation system; and,
 - b) Compatible with adjacent uses or properties and that any incompatibilities with surrounding uses can be mitigated through the provision of approaches described in the Main Street Urban Design Guidelines.
- .8 Substantial portions of the lands designated Gateway Mixed Use Area are influenced by the proximity of the Tributary to the Little Rouge Creek. Where a development property is located within or adjacent to the Natural Heritage System, the proposed development must not impact the ecological or hydrological function of the natural feature(s). The Town shall encourage open view corridors and pedestrian linkages to the adjacent Natural Heritage System to be incorporated into the design of the development, where appropriate.
- .9 Development or redevelopment proposals shall be respectful of the built heritage of the former hamlet of Ringwood. Every effort shall be made to incorporate new buildings with the local architecture. Where a building is designated under the authority of the Ontario Heritage Act or is identified on the Town's Built Heritage Inventory List, the building shall be protected and incorporated into the emerging development proposal, or at the acceptance of the Town, the building is moved to an acceptable site that is owned by the Town or an alternative property acceptable to the Town.
- .10 Development or redevelopment proposals shall have well defined and articulated street edges through the establishment of minimum and maximum setbacks having regard for the direction in Main Street Urban Design Guidelines.
- .11 To enhance the gateway element and the approach into the Community of Stouffville, all proposals shall include substantial landscaping throughout the development to enhance the image of the development by breaking up the appearance of the parking lot(s), and, to compliment and reinforce the architectural appearance of the commercial, retail and residential buildings. Preference for native species, as defined by the Conservation Authority, shall be preferred by the Town.
- .12 Variation in site and building design will create visually interesting streetscapes and a strong sense of place along street frontages, with landmark buildings or substantial landscaping treatment.
- .13 All loading and service areas shall be designed in accordance with the Main Street Urban Design Guidelines.

- .14 Where multiple buildings are proposed on a property, substantive pedestrian linkages between buildings and the adjacent road network shall be encouraged.
- .15 Safe pedestrian access from adjacent streets into the interior portions of the development shall be provided.
- .16 Adequate screening, separation distances and noise protection for adjacent residential neighbourhoods based upon the conclusions and recommendations of a Town approved noise impact study, air quality study (if applicable) and external lighting study shall be provided.
- .17 It is recognized that properties within this designation represent a fractured landownership pattern. To accommodate development in this area in a fashion consistent with the policy objectives of this designation, the Town will encourage applicants to:
 - a) Amalgamate properties where feasible to provide flexibility in terms of access and the provision of off-street parking, site servicing and building placement;
 - b) Where property amalgamation is not possible, the Town shall through the site plan process ensure that coordinated vehicular access, site circulation, off-street parking, landscaping and site servicing is achieved as properties are developed or redeveloped; and,
 - c) Shared access or consolidated driveways from the adjacent road network will be promoted.
- .18 High density and medium density residential development may include a mix of residential uses including townhouse dwelling units, inclusive of street townhouses, back-to-back townhouses and stacked townhouses, and apartment and residential condominium buildings, as well as quadraplexes and similarly constructed residential buildings. Density will range from 35 units per net hectare to in the order of 260 units per net hectare. Development shall be designed having regard for the Main Street Urban Design Guidelines and the actual maximum density shall be determined in the context of the Guidelines.
- .19 The implementing Zoning By-law provisions for the Gateway Mixed Use Area designation may establish restrictions to phase development to protect the adjacent residential neighbourhoods, and impose building setback or height restrictions to reflect the conclusions of the exterior lighting, air quality (if applicable) and noise studies.
- .20 Notwithstanding any other land use policies for the Gateway Mixed Use Area, development shall be evaluated based on submission of

information including a conceptual plan and perspective drawings which demonstrate general conformity with the directions of the Main Street Urban Design Guidelines.

Additional Technical Studies

The Gateway Mixed Use Area is appropriate for a range of land uses including mixed use and medium and high density residential, as well as Greenlands, subject to the outcome of a number of technical studies considered necessary to determine the extent of development, and the appropriate type of infrastructure needed to support the development. s natural features, functions and hazards extend across several privately and publicly owned properties; a comprehensive/collaborative approach is required to ensure that appropriate consideration has been given to assessing the terrestrial linkages, as well as upstream and downstream connections and impacts associated with the natural features and natural hazards.

- .21 The lands in the Gateway Mixed Use Area shall be developed in accordance with the policies of the Gateway Mixed Use and Urban Medium and High Density Residential designations on Schedule D-3, without the requirement for an Official Plan Amendment, but subject to appropriate amendments to the zoning by-law and other development control measures, provided that the following studies demonstrate that development can be accommodated and natural features and functions (i.e. valley/stream corridor, headwater drainage feature, wetland, woodlands, significant wildlife habitat, habitat of endangered species) are maintained to the satisfaction of the Town in consultation with the Toronto and Region Conservation Authority (TRCA):
 - a) Comprehensive Corridor Studies - Prior to consideration of site alteration or development approvals in the Gateway Mixed Use Area as defined on Schedule D-2, a comprehensive set of studies for the Gateway Mixed Use Area shall be completed to the satisfaction of the Town in consultation with the TRCA:
 - i. A Flood Study and Flood Hazard mapping, meeting requirements as outlined in “Whitchurch-Stouffville Gateway Floodplain Study Recommended Terms of Reference” or update prepared by the TRCA. The study should comprehensively assess the Gateway Area with specific attention to the “key areas of focus” as identified on Schedule D-2, and described below:
 - a. Key Focus Area 1 – existing estimated flood plan mapping and spill area associated with culverts

- conformity to the Oak Ridges Moraine Conservation Plan policies applicable to settlement areas;
- iv. A hydrogeological study and water balance analysis per the CTC Source Protection Plan;
 - v. Landscape Restoration plans and proposed grading;
 - vi. Geotechnical Report; and,
 - vii. Topographic Survey.
- c) Other Development Requirements - The following additional requirements should be considered in the evaluation of any development in the Gateway Mixed Use Area:
- i. The potential road and trail system designated on Schedule D-2 shall be considered through the development approval process and the connections generally as proposed will be provided as condition of development;
 - ii. The Study Area identified on Schedule D-2 shall be evaluated with respect to all the required studies of Section 8.7.9 i) ii) and iii) as well as an evaluation of the potential for road access, include an alternative emergency access and any other studies required by the Town, in consultation with the TRCA, as a basis for determining the potential for medium and high density residential development;
 - iii. The Gateway Mixed Use Area includes significant cultural heritage resources. A cultural heritage impact assessment in accordance with the requirements of this Plan shall be required for all building of architectural and/or historic significance. Where such buildings are confirmed as being of significance they shall be preserved, where feasible, on site and/or integrated into the development in an appropriate manner and/or preserved in some other manner.
- d) Landowner Agreement: In order to ensure any costs associated with the Comprehensive Studies are equitably distributed among all landowners, development within the Gateway Mixed Use Area may only be permitted to proceed by the Town when the landowners in the Gateway Mixed Use Area have entered into a cost sharing agreement or agreements among themselves to address the distribution of costs associated with the Comprehensive Studies in a fair and equitable manner. The development of individual parcels of land will generally not be permitted in the absence of participation in the landowners cost sharing agreement. Should it not be possible to establish a cost sharing agreement, but where one or more landowners cover any costs associated with the Comprehensive Studies, the development of the parcels owned by those landowners shall be

permitted by the Town ahead of any cost sharing agreement. Any future cost sharing agreement will ensure that those landowners who “front ended” the cost of the Comprehensive Studies are compensated appropriately through the cost sharing agreement. No parcel will be permitted to develop until the landowner contributed their share of the costs of the Comprehensive Studies.

7.6.10 Core Area – Main Street

The Core Area – Main Street designation on Schedule D –Stouffville Land Use Designations recognizes the existing community core in the Community of Stouffville along Main Street. The purpose of this designation is to identify the community core as a major focal point for commercial and community uses and provide for its enhancement, including some redevelopment and expansion. It also provides an opportunity for a range of residential uses.

Permitted Uses

- .1 Permitted uses in the Core Area – Main Street designation include:
 - a) Residential;
 - b) Mixed use;
 - c) Retail and service commercial;
 - d) Entertainment;
 - e) Office; and
 - f) Institutional;
 - i. Places of Worship may be permitted without requirement for approval of a zoning by-law amendment;
 - ii. Notwithstanding Subsection i. above, a rezoning is required for Places of Worship fronting on Main Street between

Albert Street and Park Drive, except for Places of Worship
legally existing as of May 30, 2016;

Land Use Policies

- .2 The Core Area - Main Street contains the major concentration of retail and service commercial uses, as well as institutional and office uses in the Town, other than in the Western Approach Area. New development and redevelopment shall reinforce its character as a pedestrian-oriented shopping area.
- .3 The Town shall encourage and provide for more pedestrian-oriented built forms by locating buildings close to the street as much as possible, minimizing gaps in the streetscape and intrusions by vehicles through queuing, accommodating non-residential uses at-grade, and locating parking areas exclusively in the rear yard.
- .4 Installation of infrastructure to support the use of alternative fuel vehicles and active transportation, including charging stations for electric vehicles or ensuring the parking area is electric vehicle-ready, and bicycle parking, is encouraged in the design of parking areas;
- .5 Buildings and structures shall have a minimum height of two storeys and a maximum height of four storeys.
- .6 Buildings and structures shall have a minimum floor space index of 1.0 and a maximum floor space index of 3.0.
- .7 Development shall be integrated with adjacent lands and shall provide an appropriate interface with any adjacent lands in a residential designation.
- .8 Development within existing buildings or structures, or which requires only minor modifications to existing buildings or structures, shall be encouraged.
- .9 The Town will continue to work with the Chamber of Commerce, individual business owners, property owners, residents, public agencies, and other interested groups to strengthen the Core Area – Main Street including:
 - a) Working to promote the area as a shopping area for the community and visitors;
 - b) Promoting the area as a location for new businesses and uses, including new public uses;

- c) Developing a regular program for the restoration, maintenance, and improvement of municipal services; and
 - d) Programs for facade improvement.
- .10 The Town shall support the development of common parking areas in the Core Area - Main Street designation, or adjacent to that designation. The Town will actively seek to provide such facilities by working with the Business Improvement Area and local businesses to establish a program for the acquisition and development of off-street parking facilities utilizing funding from such sources as cash-in-lieu of parking payments.
- .11 The Town shall support the development of common parking areas in the Core Area - Main Street designation, or adjacent to that designation. The Town will actively seek to provide such facilities by working with the Business Improvement Area and local businesses to establish a program for the acquisition and development of off-street parking facilities utilizing funding from such sources as cash-in-lieu of parking payments.
- .12 Where a development project is proposed, the Town may require preparation of a parking study to be carried out by a consultant hired by the Town, at the cost of the applicant or other information submitted by the applicant as determined by the Town, based on terms of reference approved by the Town and the applicant, to identify potential parking problems and alternative solutions which may include alternative parking standards or the location of parking off-site

7.6.11 Core Area - Mixed Use

The Core Area - Mixed Use designation on Schedule D – Stouffville Land Use Designations recognizes the existing train station and the surrounding industrial/commercial area. The purpose of this designation is to identify the existing GO Station area as an entrance to the community both for tourists using the Heritage Railway and for residents using the GO Station. The designation also is designed to provide an opportunity for mixed-use development, which will complement the Main Street commercial centre.

Permitted Uses

- .1 Permitted uses in the Core Area – Mixed Use designation include:
- a) All uses permitted in the Core Area – Main Street designation are permitted in addition to:

- i. Existing industrial and industrial/commercial; and,
- ii. Transportation terminal.

Land Use Policies

- .2 The existing development east and west of the track in the vicinity of the GO Station is a mix of industrial and commercial uses. The Town shall continue to work with CN Rail, GO Transit, the Heritage Railway, the Chamber of Commerce, the owners and operators of the existing uses, businesses and residents to develop and implement a detailed plan to enhance the GO Station and redevelop the surrounding lands for a range of mixed-use development. The Town's role shall be as a facilitator and may include such actions as the preparation of conceptual plans for the area, the brokering of relocation opportunities for existing uses and working with GO and the Heritage Railway with respect to the improvement of their facilities.
- .3 Buildings and structures shall have a minimum height of two storeys and a maximum height of six storeys. The maximum height shall only be permitted provided there is an appropriate transition can be provided to low density residential areas.

7.6.12 Western Approach Area Mixed Use

The Western Approach Area – Mixed Use designation on Schedule D –Stouffville Land Use Designations frames Main Street between the Highway No. 48 Gateway and the Ninth Line. The Western Approach Area – Mixed Use represents the primary entrance into the Community of Stouffville.

It is the objective of the Town to create a diverse, thriving commercial district in this area that is combined with employment, institutional, cultural, entertainment and residential uses. Buildings of varied architecture and massing, when combined with a strong orientation to the public realm, will facilitate utilization of the properties by both pedestrians and vehicles alike.

Permitted Uses

- .1 Permitted uses in the Western Approach Area – Mixed Use designation include:
 - a) Mixed use;
 - b) Medium density residential development shall be permitted in accordance with the Main Street Built Form and Urban Design Guidelines and in the form of:

- i. Dwelling units above at-grade commercial and retail units;
 - ii. Townhouses;
 - iii. Quadrplexes and similar cluster housing; and,
 - iv. Apartment or condominium buildings served by a central entranceway.
-
- c) Existing light industrial;
 - d) Office;
 - e) Wholesale;
 - f) Existing automotive campus and automobile/recreational vehicle sales;
 - g) Hotel, conference, convention and banquet facility;
 - h) Research and;
 - i) Retail and service commercial;
 - j) Entertainment; Financial institutions;
 - k) Grocery stores, supermarkets and food stores;
 - l) Data processing;
 - m) Commercial recreation;
 - n) Eating establishments, including drive-thru restaurants;
 - o) Beer and/or liquor retail stores and outlets;
 - p) Clinic;
 - q) Commercial recreation;
 - r) Entertainment; and,
 - s) Education and training.

Land Use Policies

- .2 New development shall be evaluated based on submission of the following information, where deemed necessary by the Town, in addition to the Pre-Consultation, Complete Application Requirements, and Supporting Studies requirements of Chapter 8:
 - a) A conceptual plan for the site and surrounding lands which includes information on how the proposed development will be

- integrated with existing and future development on adjacent lands and the streetscape;
- b) Perspective drawings of the proposed buildings and structures;
 - c) Traffic impact study;
 - d) Noise impact study where development is adjacent to existing or approved residential development;
 - e) External lighting study where development is adjacent to existing or approved residential development; and,
 - f) Air quality study where development is adjacent to existing or approved residential development and potential concerns with odours have been identified by the Town;
- .3 The development of lands for Western Approach Area – Mixed Use will primarily consist of mixed-use development.
- .4 Development within the Western Approach Area – Mixed Use designation shall be subject to the Main Street Built Form and Urban Design Guidelines, as amended from time to time;
- .5 The Town will work with the applicant to achieve a balance with the objectives being:
- a) To improve the appearance of the development, including minimizing the impact of the parking areas and the appearance of the development from the adjacent sidewalk and travelled road;
 - b) To encourage improved pedestrian movements on site;
 - c) To pursue specific design details which will reinforce the positive image and interaction between the public/private realm; and,
 - d) To mitigate the conflicts between the development and adjacent residential neighbourhoods.
- .6 Drive-thru restaurants and the associated storage lanes will not be permitted adjacent to residential neighbourhoods and their design will be carefully reviewed to minimize the visual impact on Main Street;
- .7 The building height shall be a maximum of 10 storeys. However, building heights shall be determined based on establishing an appropriate transition in scale to any adjacent development in the Neighbourhood Area designation and to Main Street.
- .8 A minimum floor space index of 0.5 and maximum floor space index of 2.0 provided that the Town may consider a reduction in the minimum density for the initial phase of development where the Owner demonstrates through the site plan process that the minimum density is planned for and can be achieved;

- .9 Outside storage or display of merchandise shall generally not be permitted with the exception of nursery and garden sale activities and similar uses which require temporary or seasonal outside storage and display of merchandise. Outside storage or display of merchandise is prohibited for light industrial uses;
- .10 Structured parking only be permitted within the base of a mixed-use building. Where structured parking is not incorporated in the initial phase(s) of development, the Owner shall demonstrate how future structured parking can be accommodated on the property in the context of existing and future building(s);
- .11 Where feasible, at grade retail, office, or similar uses at the street edge of parking structures should be incorporated into the building design to improve publicly visible edges and the overall building appearance. Where it is not possible to incorporate leasable space at the street edge of the parking structure, landscape design features will be provided to improve the visible edges;
- .12 Mixed Use and medium residential development shall form an integral component of the built form within the Western Approach Area – Mixed Use designation;
- .13 In the development of properties where there is not an established commercial complex present, it will be a requirement that residential development be a component of the future development of the property;
- .14 Development of a property may be entirely for residential purposes;
- .15 Residential development not occurring simultaneously with the retail/commercial uses, the proponent shall demonstrate through the site plan as to the areas protected for future residential uses, and/or that the initial building(s) are designed in such a fashion so as to accommodate mixed use development which can be pursued at a later date;
- .16 Residential development shall be a minimum density equivalent to 30 units per net hectare and shall not exceed a density equivalent to 120 units per net hectare;
- .17 Standalone residential development in the form of townhouses, quadruplexes or similar cluster housing, and/or apartments/condominiums shall be encouraged to:

- a) Be sited adjacent to existing or proposed residential neighbourhoods to assist in the transition of land use activities; and,
 - b) Provide outdoor amenity areas that are co-located with a mix of uses.
- .18 Where an established commercial complex is present and is the subject of a new development application, the mixed use and residential policies will be assessed on a case-by-case basis. In some instances, it may not be practical to incorporate mixed use/residential development because of limitations associated with factors such as the present built form, property limitations, and parking limitations.
- .19 The implementing Zoning By-law provisions for the Western Approach Area – Mixed Use designation will establish specific regulations for building heights and setbacks.

Community and Activity Designation

The Community and Activity designations recognize existing or planned community facilities as well as public parks. For the Community of Stouffville, the Community and Activity designations include:

- a) Activity Node Area; and
- b) Community Park Area.

7.6.13 Activity Node Area

The Activity Node Area designation, shown on Schedule D – Stouffville Land Use Designations recognizes focal points within the community where clusters of community uses are or may be located. The purpose of the designation is to recognize the community wide service function of these areas, and to provide for accessible locations and development which is compatible with surrounding uses.

Permitted Uses

- .1 Permitted uses in the Activity Node Area designation include:
- a) Residential;
 - b) Office;
 - c) Convenience retail and service commercial;
 - d) Parks;
 - e) Arenas.
 - f) Public, separate and private schools;
 - g) Offices for public and non-profit uses, and
 - h) Places of Worship.

Land Use Policies

- .2 Lands are primarily intended to accommodate a range of public or private non-profit community uses which may include a residential component as part of a mixed-use development. New development shall be evaluated based on the following criteria:
- a) Does not exceed a height of three storeys;
 - b) Includes no open storage of vehicles, machinery or equipment;
 - c) A minimum floor space index of 0.5 and maximum floor space index of 1.0 provided that the Town may consider a reduction in the minimum density for the initial phase of development where the Owner demonstrates through the site plan process that the minimum density is planned for and can be achieved;
 - d) Demonstrates that development is integrated with the adjacent existing or proposed uses, as well as the active transportation and transit system;
 - e) Demonstrate any incompatibilities with surrounding existing or proposed residential uses can be mitigated through the provision of buffering, landscaping, setbacks or other similar approaches; and,
 - f) Location on an arterial road, with the exception of an elementary school and parks which may be located on a collector road or a local road, with direct access to an arterial or collector road.
- .3 Where an existing institutional use is proposed to be expanded or closed and replaced with a new institutional use, the Town shall work with the new institutional use to ensure any changes to the site are in character and compatible with surrounding uses, ensuring that appropriate buffers are incorporated where required.
- .4 Residential uses shall only be permitted as part of a mixed-use development or where existing institutional uses are deemed surplus, or where no public or private non-profit agency requires the lands in the Activity Node Area designation. If all or part of an Activity Node Area designation is not required by the Town or a School Board, alternative uses shall be permitted in order of priority as follows:
- a) Compatible institutional uses including private schools, places of worship, community service or cultural buildings; and,
 - b) Where an existing institutional use is closed, and the site is proposed to be redeveloped for residential uses with priority granted to the development of affordable housing units. Any development shall only be permitted subject to an amendment to the Zoning By-law and approval of a plan of subdivision or site

plan pursuant to the Planning Act. Such a development shall be evaluated based on submission of a scale model of the site, proposed development, and surrounding area in addition to the requirements of Section 8.16. Where the institutional building is of historical or architectural interest, the plans should incorporate all or portions of the building, when possible, in the new development.

- .5 Where applications are submitted for the approval of new commercial and office uses, they shall conform with the following criteria:
 - a) Be limited to convenience retail and service commercial uses such as convenience stores, gas bars, and take out restaurants; and,
 - b) Be limited to professional or business offices.

7.6.14 Community Park Area

The Community Park Area designation recognizes existing community parks which provide active recreation facilities to serve the Community of Stouffville and adjacent areas of the Town. This designation also identifies potential new community park sites.

Permitted Uses

- .1 Permitted uses in the Community Park Area designation include:
 - a) Open space and outdoor recreation including related buildings and structures such as indoor and outdoor swimming pools, arenas, wading pools, tennis courts, concession stands, and playground equipment.

Land Use Policies

- .2 The Town shall continue to maintain and enhance the open space and recreation facilities in the existing community parks. In particular, the Town shall:
 - a) Prioritize naturalization of areas that abut the Natural Heritage System; and,
 - b) Review the role of the existing parks should development of an additional community park or parks become feasible.
- .3 The Town shall consider the development of additional community parks in accordance with the Developing Vibrant Parks, Trails & Open Spaces policies of this Plan.

8.7 Community of Gormley

The Community of Gormley is a distinctive, industrial and commercial area and residential neighbourhood. This Plan promotes the development of a “gateway” location within the Town compatible with the established land uses within the Community of Gormley and a focus of employment growth associated with the Highway 404 Corridor. The land use designations are depicted Schedule H – Gormley Land Use Designations.

Residential Designation

Residential designations are intended to accommodate low-density residential development on private services. Therefore, the development policies associated with residential designations provide a policy framework to guide the development of appropriate built forms reflective of the servicing available. The residential designations for the Community of Gormley include:

- a) Neighbourhood Area.

7.7.1 Neighbourhood Area

The Neighbourhood Area designation provides for the creation of new residential neighbourhoods and recognize existing ones, to support public institutional uses, such as schools and places of worship, as may be proposed within the neighbourhood. Gentle intensification within existing areas of the Neighbourhood Area designation is supported, including additional residential units, converted dwellings, adaptive re-use of non-residential buildings, infill development and modest re-development.

Permitted Uses

- .1 Permitted uses in the Neighbourhood Area designation include:

- a) Single detached residential dwellings;
- b) Converted dwelling;
- c) Additional residential units in accordance with the Additional Residential Units policies in Section 4.1.2;
- d) Home occupation;
- e) Home industry;
- f) Live/work unit; and,
- g) Bed and breakfast establishment, where permitted in the Zoning By-law.

Land Use Policies

- .2 New residential development shall be single-detached dwellings with a minimum lot size of approximately 1.0 ha (2.5 ac.). Reductions in the lot size may be permitted subject to the review and approval of additional detailed servicing information by the Town, Ministry of the Environment, Conservation and Parks and the Region of York; and,
- .3 Any lotting configuration and/or subdivision design for the new residential development, shall consider the established residential uses, in order to provide for development to occur in a manner so as to minimize negative impacts on adjacent uses and maintain the community character.

Employment Designations

Employment lands play an important role in the economy of the Town and Region. These lands provide for clusters of industrial, business and economic activities including but not limited to industrial uses with a broader mix of employment uses such as integrated office and industrial, and employment-supportive uses.

For the Community of Gormley, the Employment designations include:

- a) Prestige Employment (Business Park); and,
- b) Employment (General).

7.7.2 Prestige Employment (Business Park)

The Prestige (Business Park) Employment designation is a cluster of lighter industrial uses with a broader mix of employment uses.

Permitted Uses

- .1 Permitted Uses in the Prestige (Business Park) Employment designation include:

- a) Dry industrial uses within enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and wholesaling, data processing, and related uses;
- b) Office uses;
- c) Maximum 20% gross floor area devoted to retail sales of a minor portion of the goods manufactured, processed, assembled, or packaged on the industrial premises; and,
- d) Ancillary uses to the office, industrial, and retail uses such as employee conference and training centre facilities and day care facilities shall also be permitted.

Land Use Policies

- .2 All permitted uses shall be carried out within enclosed buildings.
- .3 Outside storage shall be prohibited.
- .4 Uses that are likely to cause air or water pollution, odour, or a level of noise which causes an adverse impact on adjacent sensitive land uses, shall be prohibited.
- .5 A high standard of building design and appearance shall be encouraged, with undeveloped portions of lots being landscaped in a manner which augments and reinforces the intended prestige image;
- .6 Existing vegetation and other natural features, considered worthy of protection or conservation, shall be maintained and, if possible, incorporated within the Prestige Industrial uses and between other types of uses to act as buffers and separators;
- .7 The overall density of development shall comply with the conclusions of the Settlement Capability Study. Increases to the density may be permitted subject to the review and approval of additional detailed servicing information by the Ministry of the Environment, Conservation and Energy and the Region of York. Specific bylaw standards and provision shall be utilized to establish density, minimum lot sizes and other provisions as deemed necessary by the Town of Whitchurch-Stouffville. The minimum lot size shall be approximately 2.0 ha (5.0 ac.) with a maximum lot coverage of 35%.
- .8 Specific by-law standards and provisions shall be utilized where Prestige Industrial uses are to be situated in proximity to existing or proposed residential development, in order to mitigate impacts on the amenity of the residential area.

8.8.3 Employment (General)

Lands designated Employment (General) shall be for industrial uses that may have limited outdoor storage.

Permitted Uses

- .9 Permitted uses in the Employment (General) designation include:
- a) Dry industrial uses within enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and wholesaling, data processing, and related uses;
 - b) Office uses provided that they are situated on the same lot and are related and accessory to the main industrial use. Ancillary uses to the Office and permitted Industrial uses, such as employee conference and training centre facilities and day care facilities shall also be permitted; and,
 - c) Limited gross floor area devoted to retail sales of a minor portion of the goods manufactured, processed, assembled, or packaged on the industrial premises.

Land Use Policies

- .10 All permitted uses shall be carried out within enclosed buildings.
- .11 Limited outdoor storage accessory to permitted industrial uses may be permitted, provided it is located only in rear yards, is effectively screened from public view, and is fenced where required to ensure safety.
- .12 Uses that are likely to cause an unacceptable measure of air or water pollution, odour, or excessive noise shall be prohibited.
- .13 A minimum standard of building design and landscaped area shall be encouraged for those portions of a lot which front or flank onto a public road.
- .14 Buffering and adequate separation distances may be required to ensure visual compatibility between Industrial uses and other uses.
- .15 Existing vegetation and other natural environmental features shall be maintained and, if possible, incorporated within the Industrial uses and/or between other uses to act as buffers and visual screens.
- .16 Specific Zoning By-law standards and provisions shall be utilized to:

- a) Establish density and minimum lot sizes;
 - b) Mitigate impacts on nearby amenity areas where Industrial uses are to be situated in proximity to existing or proposed Prestige Industrial uses or other land use designations; and,
 - c) Other provisions as deemed necessary by the Town of Whitchurch-Stouffville.
- .17 The minimum lot size shall be approximately 2.0 ha (5.0 ac.) with a maximum lot coverage of 35% which includes, for example, buildings and open storage areas.
- .18 Notwithstanding the provisions of this Section, it is intended that existing outdoor storage uses continue to be permitted and recognized provided that these uses are legally zoned for such use at the time of adoption of this Plan.

Commercial Designation

The commercial designation is intended to continue as clusters of commercial establishments with diverse ownership and tenants. These designations recognize areas that are principally used for commercial services which serve the shopping needs of the community and employees. Within the Community of Gormley the commercial designation includes:

- a) General Commercial.

8.8.4 General Commercial

The General Commercial designation recognizes areas that provide commercial services which serve the shopping needs of the Community of Gormley. These areas will continue to provide commercial services and are not anticipated to change significantly within the horizon of this Plan.

Permitted Uses

- .1 Permitted uses in the General Commercial designation include:
- a) Dwelling Units above other permitted uses;
 - b) Accessory Dwelling Units;
 - c) Retail uses, restaurants and service uses, including drive-throughs;
 - d) Automotive service uses and sales;
 - e) Offices;
 - f) Day care centres;
 - g) Garden centres or nurseries;
 - h) Hotels;

- i) Personal Service Establishments, which do not discharge significant amounts of water;
- j) Printing Establishments;
- k) Undertaking Establishments;
- l) Clinics;
- m) Public parks and trails;
- n) Places of worship; and,
- o) Uses, buildings and structures that are accessory to the uses permitted above.

Land Use Policies

- .2 Lands designated General Commercial shall be subject to the Western Approach Area policies of Section 8.6.13.
 - a) Development in General Commercial areas will be compatible with adjacent residential uses, and mitigate adverse impact, noise, through the design and implementation of:
 - i. Landscaping and buffers;
 - ii. Transition in building height;
 - iii. Suitable setbacks for loading areas and parking areas; and,
 - iv. Screening to ensure there are no lighting impacts onto adjacent residential properties.
 - b) Discourage uses that utilize or discharge significant amounts of water

8.8 Community of Ballantrae

Note: The following policies have been prepared based on the Council Adopted OPA 136, which is pending mediation and approval by the Ontario Land Tribunal. The policies are intended to implement the intent of OPA 136, which may be subject to change.

The Community of Ballantrae is a low-density residential community and a recognized settlement area. Continued growth and development are anticipated in the Community of Ballantrae along the Highway 48 corridor, subject to the availability of appropriate servicing.

8.9.1 Residential Designation

Residential designations are intended to accommodate a wide range of housing forms to meet the projected needs of current and future residents. Housing may range in

scale from single-detached dwellings to low-rise apartment buildings. For the Community of Ballantrae, the Residential designations includes:

- a) Neighbourhood Area.

Therefore, the development policies associated with residential designations provide an appropriate policy framework to guide the development of the various built forms.

Neighbourhood Area

The Neighbourhood Area designation is intended to facilitate the development of new neighborhoods and recognize existing ones. The Neighbourhood Area supports public institutional uses as well as small-scale local serving commercial uses. This Plan supports gentle intensification within existing areas of the Neighbourhood designation, including additional re units, converted dwellings, adaptive re-use of non-residential buildings, lot creation, infill development and modest re-development.

Development within the Neighbourhood Area designation will provide for new housing opportunities to meet the Town's projected housing needs across a range of housing types and forms. This will achieve a more compact form of development in a manner that is compatible with the character and pattern of adjacent surrounding development. Permitting a variety of complementary and compatible land uses will support the creation of complete and walkable communities.

Permitted Uses

- .1 Permitted uses in the Neighbourhood Area designation include:
 - a) One single detached dwelling on an existing vacant lot of record or a maximum of three lots by consent;
 - b) Single detached dwellings as part of a plan of subdivision; e) parks and other open space uses;
 - c) Stormwater and erosion control facilities sited and designed and constructed in a way that minimizes negative impacts on natural systems;
 - d) Public and private utilities, including roads, sited, designed and constructed in a way that minimizes negative impacts on natural systems;
 - e) Public uses sited, designed and constructed in a way that minimizes negative impacts on natural systems and subject to a zoning by-law amendment;
 - f) Legally existing uses, buildings and structures; and,
 - g) Replacement of existing uses, buildings and structures as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures.

Land Use Policies

- .2 All development shall conform with the development review policies of Section 9.16, and the servicing policies of this Plan. In addition, development shall be subject to the site plan control provisions of this Plan, where deemed appropriate by the Town.
- .3 Single detached dwellings as part of a plan of subdivision or on a lot created by consent shall only be permitted, subject to the servicing policies of this Plan, where it can be serviced in a manner approved by the Town, the Region of York, the Region of York's Medical Officer of Health, the Ministry of Environment and Energy and the Ministry of Natural Resources with:
 - a) A communal water and sewer system; or
 - b) A communal water system and individual private sewage treatment facilities.
- .4 Further, development on a communal water system and individual private sewage treatment facilities shall have a minimum lot size of 0.5 hectares, but subject may be permitted to have a minimum lot size of 0.2 hectares subject to the submission of any studies or information required by the Town, the Region of York or other agencies. Development on a communal water and sewer system may have a minimum lot size of 0.2 hectares.

8.9.2 Mixed Use Designation

Mixed Use designations apply to certain lands that have the opportunity to evolve, intensify, or redevelop to accommodate a mix of uses, including residential uses. They also provide the function of creating transition in built form and land uses. For the Community of Ballantrae, the Mixed Use designations includes:

- a) Mixed Use Area; and
- b) Highway 48 Corridor Commercial/ Mixed use Area.

Mixed Use Area

The Mixed-Use Area designation identifies areas where a range of convenience and service commercial development is permitted, as well as low and medium density residential uses, institutional and utility uses. All development is permitted in single use and mixed-use buildings.

Permitted Uses

- .1 Permitted uses in the Mixed-Use Area designation include:

- a) Low density residential uses as part of a plan of subdivision or consent of a maximum of three lots by consent;
- b) Medium density residential development subject to a zoning by-law amendment;
- c) Limited convenience and service commercial uses with frontage on Highway 48-including food stores, convenience stores, personal service uses, restaurants, offices and coffee shops;
- d) Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- e) Public and private utilities, including roads, sited, designed and constructed in a way that minimizes negative impacts on natural systems
- f) Public uses sited, designed and constructed in a way that minimize negative impacts on natural systems and subject to a zoning by-law amendment;
- g) Other Legally existing uses, buildings and structures;
- h) Replacement of existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures; and
- i) Institutional uses.

Land Use Policies

- .2 All development shall conform with the development review policies of Chapter 9 and the servicing policies of this Plan. In addition, the development shall be subject to the site plan control provisions where required by the Town.
- .3 Proposals for new development shall require a zoning by-law amendment and may also require a plan of subdivision, consent or plan of condominium where residential development or a mix of uses is proposed. In addition, the submission of a concept plan and building perspective that displays the massing and conceptual design of the building, the relationship to adjacent development and the street, as well as locations for parking, driveways and loading and service areas will be required. Such development shall also meet the following criteria:
 - a) Uses shall have frontage on Highway 48 and the architectural treatment and design of the building and the property shall reflect the general character of the community and the location on a Provincial highway, be complementary to the adjacent development in the Highway 48 corridor and provide for strong

relationship between the building and the street edge, including active transportation connections, as well as enhanced landscaping particularly adjacent to the street and in parking areas;

- b) Development shall be sited so as to minimize the potential impact on existing or proposed adjacent low density residential uses located outside the Highway 48 Corridor with respect to matters such as height, setbacks and landscaping, traffic generation, shadowing and noise;
- c) Maximum height of four storeys; and,
- d) Maximum density for medium density housing of 45 units per net hectare (18 units per net acre).

Highway 48 Mixed Use

The Hwy 48 Corridor Mixed Use Area designation identifies areas where a range of convenience and service commercial development is permitted, as well as low and medium density residential uses, institutional and utility uses. All development is permitted in single use and mixed-use buildings.

Permitted Uses

- .1 Permitted uses in the Community Park Area designation include:
 - a) Low density residential uses as part of a plan of subdivision;
 - b) Medium density residential development subject to a zoning by-law amendment;
 - c) Limited convenience and service commercial uses including food stores, convenience stores, personal service uses, restaurants, offices and coffee shops;
 - d) Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;
 - e) Public and private utilities, including roads, sited, designed and constructed in a way that minimizes negative impacts on natural systems;
 - f) Public uses sited, designed and constructed in a way that minimizes negative impacts on natural systems and subject to a zoning by-law amendment;
 - g) Institutional uses;
 - h) Legally existing uses, buildings and structures; and
 - i) Replacement of existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and

structures, including the addition of accessory uses, buildings and structures.

Land Use Policies

- .2 All development shall conform with the development review policies of Section 9.16, and the servicing policies of this Plan and the Highway 49 corridor access management policies of Section 3.3. In addition, the development shall be subject to the site plan control provisions of this Plan, where required by the Town.
- .3 Proposals for new development shall require a zoning by-law amendment and may also require a plan of subdivision, consent, or plan of condominium where residential development or a mix of uses is proposed. In addition, the submission of a concept plan and building perspective that displays the massing and conceptual design of the building, the relationship to adjacent development and the street, as well as locations for parking, driveways and loading and service areas will be required. Such development shall also meet the following criteria:
- a) Uses shall have frontage on Highway 48 and the architectural treatment and design of the building and the property shall reflect the general “village” character of the community and the location on a Provincial highway, be complementary to the adjacent development in the Highway 48 corridor and provide for strong relationship between the building and the street edge, including strong pedestrian connections, as well as enhanced landscaping particularly adjacent to the street and in parking areas;
 - b) Development shall be sited so as to minimize the potential impact on existing or proposed adjacent low density residential uses located outside the Highway 48 Corridor with respect to matters such as height, setbacks and landscaping, traffic generation, shadowing and noise;
 - c) Maximum height of four storeys; and
 - d) Maximum density for medium density housing of 45 units per net hectare (18 units per net acre).

8.9 Community of Musselman Lake

Note: The following policies have been prepared based on the Council Adopted OPA 136, which is pending mediation and approval by the Ontario Land Tribunal. The policies are intended to implement the intent of OPA 136, which may be subject to change

The Community of Musselman recognizes existing development in the Musselman Lake settlement area and generally restricts new development. However,

redevelopment of existing developed areas or the development of undeveloped lands may be considered where such development will result in the enhancement of natural systems and features, particularly where it will result in an improvement in sewer and water services, as well as stormwater management practices which reduce negative impacts on the kettle lakes and have the potential to enhance water quality in the kettle lakes.

Residential Designation

Residential designations are intended to accommodate a wide range of housing forms as well as other land uses that are integral to, and supportive of a residential environment. Housing may range in scale from single-detached dwellings to apartment buildings. For the Community of Musselman, the Residential designations include:

- a) Neighbourhood Area.

Therefore, the development policies associated with residential designations provide an appropriate policy framework to guide the development of the various built forms.

8.9.1 Neighbourhood Area

The Neighbourhood Area designation recognizes existing residential development and generally restricts new development. However, redevelopment of existing developed areas or the development of undeveloped lands within this designation may be considered where such development will result in the enhancement of natural systems and features, particularly where it will result in an improvement in sewer and water services, as well as stormwater management practices, which will reduce negative impacts on the kettle lakes and have the potential to enhance water quality in the kettle lakes.

Permitted Uses

- .1 Permitted uses in the Neighbourhood Area designation include:
 - a) One single detached dwelling on an existing lot of record;
 - b) Low-density residential uses as part of a plan of subdivision or by consent through the redevelopment of existing uses or the development of undeveloped lands;
 - c) Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;
 - d) Public and private utilities, including roads, sited, designed, and constructed in a way that minimizes negative impacts on natural systems;
 - e) Public uses sited, designed, and constructed in a way that minimizes negative impacts on natural systems subject to an amendment to the Zoning By-law;

- f) Legally existing uses, buildings and structures; and
- g) Replacement of existing uses, buildings and structures, as well as additions and other modifications to existing uses, buildings and structures, including the addition of accessory uses, buildings and structures.

Land Use Policies

- .2 All development shall conform with the applicable development review policies of Section 8.16, and the servicing policies of Section 3.4. In addition, the development shall be subject to the site plan control provisions of Section 8.17 of this Official Plan where required by the Town.
- .3 No new uses, buildings and structures or additions to existing uses, buildings, and structures greater than a maximum size established in the zoning by-law shall be permitted without an amendment to the zoning bylaw. In addition, the Town shall be satisfied that changes will be made to the site so that there will be improvement in sewer and water services, as well as storm water management practices, which will reduce negative impacts on the kettle lakes and have the potential to enhance water quality in the kettle lakes.
- .4 Additions to existing uses, buildings, and structures, including the addition of accessory uses, buildings and structures, to a maximum size to be established in the zoning by-law, may be permitted without an amendment to the zoning by-law, subject to the approval of the Town provided that there will be no negative impact on the functioning of the existing sewage facilities.
- .5 The redevelopment of existing uses for new low density residential development, other than one single detached dwelling, shall require approval of a plan of subdivision or consents and a Zoning By-law amendment. Such redevelopment shall only be permitted provided, based on the applicable requirements of the development review policies of Section 9.16 and any other required studies, that it:
 - a) Can be demonstrated to the satisfaction of the Town, that the resulting redevelopment will have the potential to significantly

- enhance water quality in any kettle lake which is affected by surface drainage from the site; and,
- b) Conforms with any other applicable policies for the Community of Stouffville.

8.10 Community of Vandorf

The Community of Vandorf is an environmentally aware community which has been designed to protect and enhance the natural setting, while promoting a sense of community among residents. Development and redevelopment will protect and enhance the natural environment, reflecting the location of this area on or in proximity to the Oak Ridges Moraine, while providing a range of services and facilities for local residents and visitors.

8.11.1 Residential Designation

Residential designations are intended to accommodate a wide range of housing forms as well as other land uses that are integral to, and supportive of a residential environment. Housing may range in scale from single-detached dwellings to apartment buildings. Therefore, the development policies associated with these residential designations provide an appropriate policy framework to guide the development of the various built forms. Within the Community of Vandorf, the following Residential designations apply:

- a) Neighbourhood Area; and,
- b) Vandorf Residential Area.

Neighbourhood Area

The Neighbourhood Area designation provides for the creation of new residential neighbourhoods and recognize existing ones, to support public institutional uses, such as schools and places of worship, as may be proposed within the neighbourhood as well as small-scale, local serving commercial uses. Gentle intensification within existing areas of the Neighbourhood Area designation is supported, including additional residential units, converted dwellings, adaptive re-use of non-residential buildings, lot creation, infill development and modest re-development.

Permitted Uses

- .1 Permitted uses in the Neighbourhood Area designation include:
 - a) Residential uses including single detached dwellings, semidetached and duplex dwellings, and low-rise apartment stacked townhouses;
 - b) Medium density residential uses limited to townhouse dwellings and low-rise apartments where it is demonstrated that the

proposal is designed in a manner compatible with the character of the neighbourhood; and,

- c) Converted dwelling, an apartment as a second suite in a residence, home occupation, home industry, work/live, and a bed and breakfast establishment, where permitted in the zoning by-law.

Land Use Policies

- .2 All development shall conform with the applicable policies of this Plan. In addition, residential development in the Neighbourhood Area shall support the following:
 - a) Development shall be identified as compatible with surrounding uses;
 - b) The type, mix, density and affordability of the housing form proposed for the site positively contributes to the area and the provision of a diverse housing stock, including a mix of unit sizes;
 - c) The adequacy of municipal services available to the area or to the site;
 - d) The promotion of active transportation and transit and mitigation of adverse impacts on traffic and the surrounding transportation system;
 - e) The adequacy of existing and/or proposed amenities within easy access to serve future residents and the existing community, including commercial opportunities, parks and open spaces;
 - f) The provision of adequate vehicular and bicycle parking, buffering, and landscaping; and,
 - g) The incorporation of sustainability features, including green infrastructure, green building practices, energy conservation measures; and renewable energy systems.

Vandorf Residential Area

The Vandorf Residential Area designation recognizes existing residential areas while supporting gentle intensification within existing areas of the Vandorf Residential Area designation including additional residential units, converted dwellings, adaptive re-use of non-residential buildings, lot creation, infill development and modest re-development.

Permitted Uses

- .3 Uses permitted in the Vandorf Residential Area designation include:
 - a) Low-density residential;

- b) Home businesses;
- c) Bed and breakfast establishments;
- d) Public parks and open space; and,
- e) Uses accessory to the permitted uses.

Land Use Policies

- .4 Development shall take the form of minor infill or minor rounding out of the Community of Vandorf; and,
- .5 Permitted residential uses may include those uses permitted in the applicable zoning by-law on June 30, 2006. Other residential uses permitted shall require a Zoning By-law amendment and shall generally be planned, designed, and constructed so as to:
 - a) Not exceed a density of 7 units per net hectare (3 units per net acre); and,
 - b) Be in keeping with the character of the existing areas of the Community of Vandorf.

8.11.2 Employment Designation

Employment designations represent existing and new development integrated into the fabric of the Town. Employment lands play an important role in the economy of the Town. Within the Community of Vandorf, the Employment designation includes the following:

- a) Employment Area.

Employment Area

The Employment Area designation recognizes an existing employment area in the Community of Vandorf. The purpose of the designation is to recognize that existing development and ensure that the economic viability of the area is maintained and improved.

Permitted Uses

- .1 Permitted uses in the Employment Area designation include:
 - a) Industrial;
 - b) Office;
 - c) Wholesale;
 - d) Research and development;
 - e) Institutional;
 - f) Commercial recreation;

- g) Agricultural-Related and Agricultural
- h) Existing agriculture-related uses;
- i) Recreation and Conservation;
- j) Fish, wildlife and forest management;
- k) Conservation projects and flood and erosion control
- a) Transportation, infrastructure, and utilities as described in Chapter 3 of this Plan;
- b) Small-scale commercial, industrial, recreational and institutional uses; and,
- c) Uses accessory to the permitted uses.

Land Use Policies

- .2 Permitted uses in the Employment Area designation will:
- .3 Be restricted to dry uses, until the completion of the servicing studies;
- .4 Require that open storage be screened;
- .5 Limit retail and service commercial uses to products produced and/or assembled on the premises provided that the retail operation occupies less than 20% of the area of the main building; and,
- .6 Be in keeping with the character of the existing areas of the Community of Vandorf.

8.11.3 Commercial Designation

The General Commercial designations for the Community of Vandorf recognizes established commercial services that serve the local community. The designation for the Community of Vandorf includes:

- a) General Commercial.

General Commercial

The General Commercial designation recognizes areas that provide commercial services which serve the shopping needs of the Community of Vandorf. These areas will continue to provide commercial services and are not anticipated to change significantly or redevelop within the horizon of this Plan.

Permitted Uses

- .1 Permitted uses in the General Commercial designation include:
 - a) Retail uses, restaurants and service uses, including drive-throughs;

- b) Automotive service uses and sales;
 - c) Offices;
 - d) Garden centres or nurseries;
 - e) Public parks and trails;
 - f) Day care centres;
 - g) Uses, buildings and structures that are accessory to the uses permitted above.
- .2 Prohibited uses in the General Commercial area include:
- a) Accessory Dwelling Units;
 - b) Clinics;
 - c) Dwelling Units above other permitted uses;
 - d) Hotels;
 - e) Personal Service Establishments, which discharge significant amounts of water;
 - f) Printing Establishments;
 - g) Undertaking Establishments;
 - h) Dental Offices or Dental Clinics; and
 - i) Residential uses.

Land Use Policies

- .3 Development in General Commercial areas will be compatible with adjacent low rise residential uses, and mitigate adverse impact, noise, through the design and implementation of:
- a) Landscaping and buffers;
 - b) Transition in building height;
 - c) Suitable setbacks for loading areas and parking areas; and,
 - d) Screening to ensure there are no lighting impacts onto adjacent residential properties.

8.11.4 Mixed Use Designation

The Mixed-Use designation applies to certain lands that have the opportunity to evolve, intensify, or redevelop to accommodate a mix of uses, including residential uses. They

also provide the function of creating transition in built form and land uses. Within the context of the Community of Vandorf, the Mixed-Use designation includes:

- a) Mixed Use Area.

Mixed Use Area

The Mixed-Use Area designation recognizes the existing mixed-use development at the northern gateway to the Community of Vandorf. The purpose of the designation is to recognize the existing mixed-use development and ensure that the function of the area as a gateway to the Community of Vandorf is enhanced.

Permitted Uses

- .1 Permitted uses in the Mixed-Use Area designation include:
 - a) Low and medium density residential uses;
 - b) Home businesses;
 - c) Home industries;
 - d) Bed and breakfast establishments;
 - e) Small scale commercial and institutional uses, including offices;
 - f) Transportation, infrastructure, and utilities;
 - g) Low intensity recreational uses;
 - h) Fish, wildlife and forest management;
 - i) Conservation projects and flood and erosion control projects;
 - j) Public parks and open space; and,
 - k) Accessory uses.

Land Use Policies

- .2 Permitted shall generally be compatible with the surrounding uses and in keeping with the gateway function of the area. In particular:
 - a) Can be demonstrated to the satisfaction of the Town, that the resulting redevelopment will have the potential to significantly enhance water quality in any kettle lake which is affected by surface drainage from the site;
 - b) New development shall be evaluated based on submission of a site and landscape plan and perspective drawings which demonstrates

how the development will be integrated with the surrounding uses and the gateway function of the area;

- c) Not exceed three storeys in height, with a minimum height of two storeys;
- d) Includes no open storage of vehicles, machinery, or equipment; and,
- e) Maximum floor space index of 1.0 for non-residential development and a maximum density of 12 units per net hectare (5 units per net acre) for residential development.

8.11.5 Community and Activity Designation

Within the context of the Community of Vandorf, the community and activity-related designations include:

- a) Park Area.

Park Area

The Park Area designation recognizes existing parkland and open space in the Community of Vandorf. The purpose of the designation is to ensure that the open space is maintained in a manner which, where possible, improves or restores the natural environment.

Permitted Uses

- .1 Permitted uses in the Park Area designation include:
 - a) Fish, wildlife and forest management;
 - b) Conservation projects and flood and erosion control projects;
 - c) Low intensity recreational uses; and
 - d) Unserviced parks.

Land Use Policies

- .2 With respect to existing uses, the provisions of the land use policies for the Oak Ridges Moraine Plan Area shall apply; and,
- .3 Permitted recreation uses may include those uses permitted in the applicable zoning by-law. Other public park and open space uses may also be permitted subject to a zoning by-law amendment and shall generally:
 - a) Not require large-scale modifications of terrain, vegetation or both or largescale buildings or structure; and
 - b) Will be planned, designed, and constructed so as to not adversely affect the ecological integrity of the Oak Ridges Moraine Conservation Plan Area in accordance with the Minimum Vegetation Protection Zone.

8.11 Hamlet of Bloomington

A Hamlet is a small, rural settlement of existing residential and limited commercial, industrial, or institutional uses. The Hamlet Area designation exists within the Protected Countryside Area designation of the Greenbelt Plan and within the Countryside Area designation of the Oak Ridges Moraine Conservation Plan. Hamlet Areas are designated on Schedule A – Town Structure, and includes the Hamlet of Bloomington.

Hamlet Areas are valued for their part in retaining the rural character and cultural heritage resources of the past. Hamlet Areas are traditionally serviced by individual private on-site wastewater systems and drilled wells. The policies in this section provide for the retention of Hamlets while permitting limited growth through infill development and the rounding out of the existing settlement area.

Permitted Uses

- .1 Permitted uses in Hamlets Areas include:
 - a) Single detached dwellings; and,
 - b) Small scale convenience commercial uses and small scale institutional uses with frontage along Bloomington or Ninth Line.

Land Use Policies

- .2 Development shall be in keeping with the character of the rural nature of the Hamlet.

- .3 Development in Hamlet Areas shall be of an appropriate size and scope to ensure compatibility with the surrounding community in the context of use of land, buildings and structure size, area, density, and height.
- .4 Development may proceed by plan of subdivision.
- .5 Consents may be permitted in Hamlet Areas, subject to the consent policies of this Plan and the ability to service the development by individual private on-site water and wastewater systems.
- .6 Hamlet Areas are provided with private services. To ensure this will continue, lots and development shall be of sufficient size to support the use of a private well. A hydrogeological assessment may be required to support any applications in this regard.
- .7 New residential uses may be permitted within Hamlet Areas, subject to the following criteria:
 - a) The frontage of the new lot and the retained lot is generally similar to the average lot frontages in the immediate neighbourhood to maximize, to the greatest extent possible, the separation between new and existing dwellings;
 - b) The trees and vegetation will be retained and enhanced where possible on the new lots and additional landscaping will be provided to integrate the proposed development with adjacent development and the existing neighbourhood;
 - c) New driveways are sited to minimize tree loss;
 - d) The widths of new driveways are minimized;
 - e) The orientation and sizing of the new lot(s) does not have a negative impact on significant views and vistas that help define a residential area;
 - f) That private servicing can be adequately provided; and,
 - g) That lot creation in the Hamlet Areas shall also conform to the policies.
- .8 To encourage the development of small-scale commercial and institutional uses that support local residents and the general area in accordance with the policies of this Plan, small-scale commercial and institutional uses may be permitted within Hamlet Areas, subject to the following criteria:

- a) That adequate off-street parking shall be provided for the convenience of the employees, customers and businesses served;
- b) That off-street parking should primarily be located within the rear yard where possible or within the interior side yard;
- c) That access points to such parking facilities shall be limited in number and designed in accordance with the policies of the road authority having jurisdiction and, in a manner, so as to minimize the danger to vehicular and pedestrian traffic;
- d) That adequate off-street loading facilities will be provided where required and shall be located within the rear yard where possible; and,
- e) That development adjacent to residential areas will be required to provide increased yards, to deflect lighting, and to prohibit parking and loading on the side adjoining the residential area.

New Uses and Special Provisions

- .9 Only minor infilling and development of registered or draft approved or pending subdivisions 19T-86075, 19T-89095, 19T(W)-97004, 19T-86101, and 19T-83015 within the boundaries of the ORM Hamlet Area at the date of adoption of this Plan shall be permitted. Any development applications, other than registered or draft approved or pending subdivisions in the ORM Hamlet Area designation.. In addition, all new development shall have a minimum lot size of 0.4 ha (1 ac.). Further, larger lots sizes maybe required as a result of hydrogeological studies undertaken to the satisfaction of the Town.
- .10 Any development applications shall conform with the provisions of Chapter 6 of this Plan and Section 15 and Section 32 of the Oak Ridges Moraine Conservation Plan. Any application for small scale convenience commercial or institutional uses including, but not limited to, schools, places of worship, community halls, farm implement stores, feed stores and country markets shall not be approved until the applicant demonstrates that:
 - a) The use does not require large scale modification of terrain, vegetation or both or large-scale buildings and structures; and,
 - v. The buildings and structures will be planned, designed and constructed so as to not adversely affect the rural character of the lands in the ORM Hamlet Area designation and the ecological integrity of the Moraine Plan Area.
 - b) Notwithstanding the policy provisions of this Plan to the contrary, residential development in Subdivision File Nos. 19T-83015 and

19T-86101 may be considered on lots with a minimum area of 0.3 ha (0.75 ac.) where:

- i. The Developers have demonstrated to the satisfaction of the Town and the Region of York through the completion of hydrogeologic, geotechnical and site servicing reports that development can occur on the basis of private services at this density without impacting upon area private wells & septic systems, including the cumulative impact of development planned for the Hamlet of Bloomington, and the maintenance of baseflow contribution to area Key Natural Heritage Features; and,
 - ii. A Monitoring Program, designed to the satisfaction of the Town and the Region of York, is enacted through Conditions to Draft Plan Approval and ultimately the subdivision agreements or other mechanisms to ensure that the development of the lands does not result in any material adverse impact in terms of quality or quantity of water to adjacent lands.
- c) Notwithstanding any of policies of this Plan to the contrary, the lands described as Part of Lot 11, Concession 8, municipally known as 13876 Ninth Line in Draft Plan of Subdivision 19T(W)-14.001 shall be permitted to develop with a minimum lot area of 0.3 ha (0.75 ac.) on the basis of individual private wells and sewage treatment facilities.

8.12 Site and Area Specific Policies

Throughout the Town of Whitchurch-Stouffville, there are areas and sites that require special policies that vary from one of more provisions of this Plan. These policies generally reflect the unique historic conditions for approval that must be recognized for specific development sites or provide a further layer of local policy direction for an area. The policies of this Plan apply to these lands except where the area and site-specific policies vary from the Plan.

- .1 Notwithstanding any other policies of this Plan, any proposed development in Lot 19, Concession 7 in areas which abut the existing subdivision to the north and the Environmental Feature Conservation Area to the south and west, shall be carefully evaluated to ensure that it will not have any significant impact on the existing forested area. Further, no roads shall be permitted in any development in Lot 19, Concession 7 to directly abut the existing subdivision to the north and, wherever feasible, the development shall be designed so that residential development of a similar density to the existing development shall abut

the existing development. Finally, provision shall be made to maintain access between Highpoint Road and the adjacent Regional Forest.

- .2 Notwithstanding any other policies of the Plan to the contrary, any proposed development in Part of Lot 20, Concession 7 shall proceed by way of plan of subdivision and shall be designed to ensure the preservation of the mature deciduous woodlot. The mature deciduous woodlot may be incorporated into individual lots or privately owned common areas subject to restrictive zoning provisions and covenants on title which restrict development to the lands outside the main forest block.
- .3 Notwithstanding any other policies of this Plan to the contrary, any proposed development in Part of Lot 20, Concession 7 (Property Assessment Roll Nos. 077-70300, 07-700200, 07-021000, 070-198-00) shall be designed to ensure the preservation of the existing hedgerow along the common property line extending from Aurora Road southerly to the Regional Forest. Where necessary, the hedgerow will be enhanced with the planting of trees and understorey, which are native to the area to assist in creating a wildlife corridor which links the Regional Forest situated to the immediate north and south of the subject lands. The hedgerow shall have a minimum width of 5 metres on the property identified with Assessment Roll #077-70300. The hedgerow may be incorporated into individual lots or privately owned common areas subject to restrictive zoning provisions and covenants on title which restrict development to the lands outside of the proposed wildlife corridor.
- .4 Notwithstanding any policies of this Plan to the contrary, any proposed development in Part of Lots 20 and 21, Concession 7 shall be designed to provide adequate buffering and separation from the Regional Forest. All development shall proceed by way of plan of subdivision. The objectives of the proposed buffer are to assist in the protection of wildlife which are present in the interior portions of the forest block, and to encourage the regeneration of vegetation along the perimeter of the forest to enhance habitat areas. The width of the buffer will be determined through the completion of a site-specific Environmental Impact Study to be completed by the proponent prior to draft plan approval and submitted to the Town and Region for their approval. The minimum width of the buffer will not be less than 10 metres.
- .5 Major Recreation Uses: Major Recreation Uses shall also be subject to the provisions of the Oak Ridges Moraine Conservation Plan, particularly Part IV, Section 38. However, in cases of conflict, the policies of Section 38 of the Oak Ridges Moraine Conservation Plan will prevail.

- .6 Where necessary, the buffer will be enhanced with the planting of vegetation which is native to the area to assist in establishing and/or accelerating the regeneration of the defined lands. The buffer area may be incorporated into individual lots or privately owned common areas subject to restrictive zoning provisions and covenants on title which restrict development to the lands outside of the buffer area.
- .7 Notwithstanding any other policies of this Plan, a maximum of five lots for single detached dwellings, which may include the existing single detached dwelling on the site, may be created through the consent process on the lands in Lot 16, Concession 9 as identified on Schedule F - Musselman Lake Land Use Designations. However, the approval of any consents shall conform with the development review policies of Chapter 9 and development shall be subject to the site plan control provisions of Chapter 9.
- .8 Notwithstanding any other policies of this Plan, any proposed development in Lot 19, Concession 7 in areas which abut the existing subdivision to the north and the Environmental Feature Conservation Area to the south and west, shall be carefully evaluated to ensure that it will not have any significant impact on the existing forested area. Further, no roads shall be permitted in any development in Lot 19, Concession 7 to directly abut the existing subdivision to the north and, wherever feasible, the development shall be designed so that residential development of a similar density to the existing development shall abut the existing development. Finally, provision shall be made to maintain access between Highpoint Road and the adjacent Regional Forest.
- .9 Notwithstanding any other policies of the Plan to the contrary, any proposed development in Part of Lot 20, Concession 7 shall proceed by way of plan of subdivision and shall be designed to ensure the preservation of the mature deciduous woodlot. The mature deciduous woodlot may be incorporated into individual lots or privately owned common areas subject to restrictive zoning provisions and covenants on title which restrict development to the lands outside the main forest block.

- .10 Notwithstanding any other policies of this Plan to the contrary, any proposed development in Part of Lot 20, Concession 7 (Property Assessment Roll Nos. 077-70300, 07-700200, 07-021000, 070-198-00) shall be designed to ensure the preservation of the existing hedgerow along the common property line extending from Aurora Road southerly to the Regional Forest. Where necessary, the hedgerow will be enhanced with the planting of trees and understorey, which are native to the area to assist in creating a wildlife corridor which links the Regional Forest situated to the immediate north and south of the subject lands.

The hedgerow shall have a minimum width of 5 metres on the property identified with Assessment Roll #077-70300. The hedgerow may be incorporated into individual lots or privately owned common areas subject to restrictive zoning provisions and covenants on title which restrict development to the lands outside of the proposed wildlife corridor.

- .11 Notwithstanding any policies of this Plan to the contrary, any proposed development in Part of Lots 20 and 21, Concession 7 shall be designed to provide adequate buffering and separation from the Regional Forest. All development shall proceed by way of plan of subdivision. The objectives of the proposed buffer are to assist in the protection of wildlife which are present in the interior portions of the forest block, and to encourage the regeneration of vegetation along the perimeter of the forest to enhance 22 habitat areas. The width of the buffer will be determined through the completion of a site-specific Environmental Impact Study to be completed by the proponent prior to draft plan approval and submitted to the Town and Region for their approval. The minimum width of the buffer will not be less than 10 metres.

- .12 Where necessary, the buffer will be enhanced with the planting of vegetation which is native to the area to assist in establishing and/or accelerating the regeneration of the defined lands. The buffer area may be incorporated into individual lots or privately owned common areas subject to restrictive zoning provisions and covenants on title which restrict development to the lands outside of the buffer area.

8.13 Community Special Provisions

Community of Stouffville

Special Provision 2 - Retirement Community West of Ninth Line South of Main Street

Notwithstanding the policies of Section 7.6, the existing residential development and expansions of that development on the lands designated “Special Provision 2” on Schedule D – Stouffville Land Use Designations shall be permitted in accordance with the zoning as of the date of adoption of this plan. Any new development which does not comply with the zoning regulations shall be evaluated using the policies for the Western Approach Area - Mixed Use designation in Section 12.7.20.

Special Provision 3 - Retirement Community East of Tenth Line Road on the South Side of Main Street

Notwithstanding the policies of Section 7.6, on lands described as part of Lot 35, Concession 10 and designated “Special Provision 3” on Schedule D – Stouffville Land Use Designations, the existing residential development shall be permitted in accordance with the zoning as of the date of the adoption of this Plan. Further expansions shall be in the form of a medium density development limited to townhouses and low rise apartments, and shall be subject to a zoning by-law amendment. The maximum density of development shall not exceed 45 units per net hectare (18 units per net acres) and shall be in conformity with the applicable policies of the Plan. Other uses directly related and incidental to the residential development, including extended care facilities, recreation and educational facilities, and cafeterias may also be permitted.

Special Provision 4

Notwithstanding any provisions in Section 7.6 to the contrary, the following policies apply to those lands designated Residential Area within Part 1 Plan 65R-11178 in Part of Lot 3, Concession 10, as shown on Schedule D – Stouffville Land Use Designations:

- a) Residential development on lots within the above lands and immediately abutting the existing suburban residential development to the south of lands shown on Plan 65M-2296 (Westfield Estates) shall be required to have lot sizes and densities within the abutting suburban residential development to the south. Residential development on those lots to the north of the lots within the lands designated Residential within Part 1 Plan 65R-11178 in Lot 3, Concession 10 and immediately abutting the suburban residential development to the south may gradually diminish in size and increase in density.
- b) Lands designated Residential Area within Part 1, Plan 65R-11178 in Lots 2 and 3, Concession 10 and to the north and east of the Special Commercial Area shall be buffered so as to protect the residential uses from the uses within the adjacent Special Commercial Area and the Special Employment

Area. Buffering techniques may include fencing, landscaping, berming, lot size and configuration.

- c) The Residential designation or use of lands designated residential within Part 1 Plan 65R-11178 in Lot 3, Concession 10 shall not be taken into account in any analysis pursuant to Section 12.7.14.4 of this Plan.

Special Provision 5

The Special Provision 5 Policy Area designation on Schedule D – Stouffville Land Use Designations is an overlay designation that recognizes the potential to extend or provide for complementary intensive residential development designed as a Seniors’ Community, inclusive of support services such as recreational & educational services, and, resource centres. The designation provides for enhanced opportunities to complement the existing Parkview Village development situated to the immediate north.

If a Seniors’ Community proposal is advanced, development can occur at a maximum floor space index of 1.5 with a corresponding maximum height of six storeys. The buildings shall be designed and located to assist in the creation of an attractive street edge. An emphasis will be placed on appropriate landscaping measures that provides a park-like setting, and, direct pedestrian access to the adjacent residential neighbourhoods and area commercial development.

Special Provision 6

The Special Provision 6 Policy Area designation on Schedule D – Stouffville Land Use Designations is an overlay designation that recognizes the potential to facilitate the accommodation of home based businesses, thereby capturing the essence of the “Work-Live Relationship”.

In recognition of the proximity of these lands to the mid-block collector road, Hoover Park Drive and the adjacent Business Park Area designation to the north, the Town believes that these lands warrant special consideration to provide alternative policies that are unique from the balance of the urban area of Stouffville. In this respect, the Town will consider relaxed policies and regulations which may include: relief to allow a home based business to occupy up to 30% of the gross floor area of the residence, or alternatively, relief to allow the home based business to be situated within an accessory

building occupying an area of up to 55 m²; and, a broader range of eligible home based businesses.

It remains the intent of the Town that the home occupation uses shall maintain the residential character of the neighbourhood and that such uses shall not detract from the enjoyment of adjacent residential properties.

Regulations and permitted uses for this Policy Area will be established through specific standards in the implementing Zoning By-law.

Regulations and permitted uses for this Policy Area will be established through specific standards in the implementing Zoning By-law.

Special Provision 7

The Special Provision 7 Policy Area designation on Schedule D – Stouffville Land Use Designations is an overlay designation that has been established to permit a Seniors' / Adult Lifestyle Community to be developed with clustered residences comprised of semi-detached and townhouse dwelling units, inclusive of recreational, resource and community facilities. Density for the residential development will not exceed 45 units per net hectare.

The buildings shall be designed and located on the property to assist in the creation of an attractive street edge. An emphasis will be placed on appropriate landscaping measures that provides a park-like setting, and, direct pedestrian access to the adjacent street system will be required.

No development can occur on the subject lands until such time as the Ninth Line York Durham Sanitary Sewer project is completed and the system is commissioned by the Region of York. The Town also has a limited capacity available in the water supply system to support new residential and employment uses. In recognition of these constraints, the Town shall impose a Holding (-h) Symbol on the implementing Zoning By-law to restrict development until such time as water and sanitary sewer capacity has been allocated by the Municipality. The development of the subject lands may occur in phases.

Regulations and permitted uses for this Policy Area will be established through specific standards in the implementing Zoning By-law.

Special Provision 8 - 5402 Main Street

Although sanitary sewer and water capacity has been allocated by Council for the subject lands to accommodate up to 104 medium density residential units from the Town's Reserve - Stage III as defined in the Ninth Line York Durham Sanitary Sewer Development Charge Credit Agreement, no development can occur on the site until such time as the Region of York releases water and sanitary capacity. The release of capacity by the Region is dependent upon infrastructure improvements associated with the York Water System and the York-Durham Sanitary Sewer System respectively. The

Town shall impose a Holding (-h) Symbol on the implementing Zoning By-law to restrict development until servicing capacity is available.

Provision 9 – Phase 2 Lands- West Side of 10th Line North of Main Street 19T(W)-07.001

The southerly Urban Medium Density Residential Area designation on the west side of 10th Line, north of Main Street in subdivision 19T(W)-07.003 shall be developed for an apartment building(s).

Special Provision 10 – Phase 2 Lands – West Side of 9th Line, north of Millard Street

The lands subject to this policy shall be developed for a range of Urban Medium Density Residential uses including back-to-back and stacked townhouses subject to the inclusion of appropriate provisions in the Zoning By-law.

Special Provision 11 – Phase 3 Lands – South side of Bethesda Road, East of Business Park Area designation

The lands in the Urban Medium Density Residential Area designation in Phase 3 on the south side of Bethesda Road, East of the Business Park Area may be used for institutional uses, including a place of worship, in addition to the permitted residential uses. However, any development application shall be evaluated in conformity with the provisions of Section 12.9 to ensure that any impacts from adjacent employment uses can be appropriately mitigated.

Special Provision 12 – West side of future Baker Hill Boulevard, north of Millard Street, Blocks 47 & 56, 19T(W)-13.001:

The subject lands shall be permitted to develop with a maximum residential density of 135 units per net hectare lot area.

Special Provision 13 - Fruit Stand East Side of Tenth Concession Road South of Bethesda Road

Notwithstanding the policies of this section, the fruit stand building existing at the date of adoption of this Plan may be permitted through an amendment to the Zoning By-law to be operated on a year-round basis and to sell produce not grown on the farm.

Special Provision 14 - Phase 2 Lands - West Side of 10th Line, north of the Town boundary, south of Hoover Park Drive

The Activity Node Area designation on the west side of 10th Line, north of the Town boundary, south of Hoover Park Drive, is intended to include an elementary school. However, if a school is not constructed, a park shall be located in this designation. In addition to these uses, all the other permitted uses in Section 12.7.7 shall be permitted,

subject to the policies of Section 12.7.7, on the lands in the designation not required for the school or park.

Special Provision 15 - Existing Business West Side of Tenth Line South of Bethesda Road

Notwithstanding the policies of this section, the existing business operating as Stouffville Glass Mirror Aluminum Ltd. at the date of the adoption of this plan may be permitted through an amendment to the zoning by-law.

Special Provision 16

The Greenland Area designation of Schedule F for the Phase 3 Lands has been developed based on an Environmental Background Report and incorporates a Greenland System including buffers as recommended in Section 5.3 of the Report. Refinements to the boundary of the Greenland System shall be implemented through the development approval process in accordance with Section 12.5.2.1 and 12.5.6.2 and will incorporate environmental buffers as recommended in Section 5.3 of the Environmental Background Report. Minor modifications to the boundaries of the Greenland System may be considered without amendment to this Plan as part of a development application, supported by an Environmental Impact Study or other Study as determined by the Town in consultation with the Conservation Authority. Refinements to the boundary of the Greenland System shall not negatively impact the Greenland System as determined by the Town, in consultation with the Conservation Authority.

Special Provision 17 – Phase 3 Lands Greenland Area Special

The Greenland Area Special designation on Schedules F for the Phase 3 land west of the Tenth Line and south of the rail corridor recognizes an area which is believed to have wetland vegetation communities and a hydrologic function associated with the drainage of the area. A determination of the role of this area and the potential to shift its location to the west and north parallel to the trail corridor will be undertaken as part of a Functional Servicing Plan prepared in support of a development application for the lands to the satisfaction of the Town in consultation with the Toronto Region Conservation Authority. The corridor may be modified and/or relocated without an amendment to this Plan through the development review process.

Special Provision 18 – Lands fronting on Ringwood Drive and the west side of Sandiford Drive

The Business Park Lands in this area serve as an “incubator” for a range of small business and service uses. As such, in addition to the permitted uses in the Business Park Area, the Zoning By-law may permit existing legal non-conforming uses, repair and service of household articles, appliances and small motors, public garages, motor vehicle body repair shops, equipment sales and service, private clubs, printing plants, public storage facilities, and wholesale sales and service, personal service establishment and similar new commercial/industrial and service uses may also be permitted through

amendments to the zoning by-law provided that such uses are small-scale and do not include retail commercial uses more appropriately located in the Core Area – Main Street, Core Area – Mixed Use, Western Approach Area or Regional Retail Area.

Special Provision 19 – 5769 Main Street

Notwithstanding any provisions of this Plan to the contrary in addition to permitted Business Park Uses, limited additional retail and service commercial uses may be permitted to a maximum Gross Floor Area of 7,432 m² (80,000 ft²) subject to the inclusion of implementing provisions in the Zoning By-law.

Special Provision 20 – 54 Ringwood Drive, 150 Sandiford Drive, 159 Sandiford Drive and 189 Sandiford Drive

Notwithstanding the policies of Section 12.7.2.3 xiv) c), Places of Worship on the properties at 54 Ringwood Drive, 150 Sandiford Drive, 159 Sandiford Drive and 189 Sandiford Drive shall be permitted uses and shall not require approval of a Zoning By-law Amendment.

Special Provision 21 – 162 & 176 Sandiford Drive

Notwithstanding the policies in Section 12.7.12.4, the following site specific criteria apply:

- a) A maximum building height of 41 m is permitted; and,
- b) Parking is permitted between the main building or structure and the street.

Special Provision 22 – Lands west of GO Station and Railway Track on Tenth Line

The lands west of the Lincolnville GO Station are privately owned and are not proposed to be acquired for GO Station uses. However, the lands may be used for non-residential uses compatible and/or supportive of the GO Station use, including office and commercial uses, place of worship or other institutional uses; and transportation related uses.

Special Provision 23 - 5440, 5472 & 5508 Main Street

The Owner shall be required to develop and construct residential dwelling units abutting the east and north property limits of these combined lands prior to or as part of the initial phase of retail / commercial development on the subject lands. The Town shall use the Holding (-h) Symbol to phase the release of the lands for development to ensure that residential development occurs adjacent to existing or proposed residential neighbourhoods to assist in land use transition and compatibility.

Notwithstanding the foregoing paragraph, where water and/or sanitary sewer capacity for the residential portion of the development is delayed because of infrastructure improvements underway by the Town or the Region of York, the Owner shall be permitted to proceed with the retail / commercial development in advance of the residential component. Any residential yield proposed for this property above and

beyond the 80 residential units allocated by the Town Council may be delayed until the twinning of the Southeast Collector and/or the expansion of the Duffin Creek Water Pollution Control Plant are complete. Where servicing capacity / allocation is not currently available, improvements to Regional sanitary servicing infrastructure potentially include an expansion to the Duffin Creek WPCP and up-grading of the Southeast Collector trunk sewer. If this situation arises, the Town will release the commercial / retail development in phases ensuring that sufficient separation distances between the emerging development and the existing (or designated) residential neighbourhoods to the north and east are established. Further, the Town will require enhanced landscaping, berms and fencing details at the property line to assist in buffering and mitigating potential impacts on the residential neighbourhood.

Special Provision 24 – 5402 Main Street and 25 Baker Hill

Notwithstanding any provision of this Plan to the contrary, council may authorize a transfer of the permitted residential density from 5402 Main Street (Block 3 Plan 65M-4228) to 25 Baker Hill Boulevard (Block 2 Plan 65M-4228), permitting thereon a total of 139 residential apartment units. The density transfer shall be subject to the registration of a warning clause on title of 5402 Main Street (Block 3 Plan 65M-4228) indicating that residential development rights have been transferred to 25 Baker Hill Boulevard (Block 2 Plan 65M-4228) and subject to the inclusion of appropriate provisions in the Zoning By-law.

Special Provision 25 – 5917 Main Street

Notwithstanding any provisions of this Plan to the contrary, the following site-specific policies apply:

- a) A maximum floor space index of 2.9 is permitted;
- b) A maximum residential density of 230 units per net hectare is permitted;
- c) A minimum 1.3 m landscaped area is permitted between the road allowance right of way and the easterly off-street parking area; and
- d) A minimum of 387 m² of commercial/retail gross floor area on the ground floor is required.

Special Provision 26 - 12555 Tenth Line

The boundaries of the designation affecting these lands along the eastern property line can be refined without further Amendment to this Plan based upon a comprehensive concept plan or the submission of other more detailed information that has been approved by the Town.

Special Provision 27 - Part of Lot 4 Concession 4 – 12785 Ninth Line

The final delineation of the land use designations shall be confirmed through the review and approval of the draft plan of subdivision and the supporting technical studies, to the satisfaction of the Town, Toronto and Region Conservation Authority and the York

Catholic District School Board. Some minor adjustments to the land use designations are permitted provided the goals, objective and principles of the Secondary Plan and the intent of the policies are maintained and the draft plan of subdivision:

- a) Protects the Greenway System, to the satisfaction of the Toronto and Region Conservation Authority;
- b) Provides a collector road which may serve as a secondary means of access to Ninth Line for emergency vehicles; and,
- c) Provides a 6 ha (15 ac.) secondary school block, to the satisfaction of the York Catholic District School Board.

Special Provision 28 – 5531 Main Street

Notwithstanding the provisions of Section this Plan, high- density mixed-uses shall also be permitted on the subject lands.

Notwithstanding any other provisions of this Plan to the contrary, the following site-specific policies apply:

- a) Shall be permitted a maximum height of 16 storeys
- b) Shall be permitted a maximum Floor Space Index of 2.67
- c) Shall not be required to develop a minimum or maximum percentage of land area for residential development as part of high density mixed-uses on the subject lands; notwithstanding, a minimum commercial/retail gross floor area shall be accommodated on the ground floor as required in the Zoning By-law
- d) Shall be permitted a maximum density equivalent to 314 units per net hectare
- e) Shall have a minimum setback of 0 metres and a maximum setback of 4 metres from the road allowance right-of-way for the

location of the buildings and structures required along the lot frontage

Special Provision 29 – 12049 Highway 28

Notwithstanding any provisions of this Plan to the contrary, the following site-specific policies apply:

a) Permitted Uses, Buildings and Structures:

The permitted uses, and related buildings and structures are:

- i. light industrial innovation makerspaces;
 - ii. office;
 - iii. hotel, conference, convention and banquet facility; research and development;
 - iv. institutional and cultural uses:
 - v. commercial recreation;
 - vi. children's educational play centre;
 - vii. education and training;
 - viii. data processing;
 - ix. retail and service commercial;
 - x. farmer's market;
 - xi. medium density residential uses;
 - xii. livework townhouse units;
 - xiii. high density residential;
 - xiv. mixed use buildings;
 - xv. financial institutions;
 - xvi. grocery stores, supermarkets and food stores;
 - xvii. restaurants;
 - xviii. beer and/or liquor retail stores and outlets;
 - xix. clinic;
 - xx. urban agriculture centre;
 - xxi. movie theatre complex; and personal service establishments
- b) Permitted uses can be developed in a building with a mix of uses or in buildings with one of the permitted uses.
- c) The alignment and location of the new Collector Road, as shown on Schedule A, is conceptual and subject to further refinement through the development application process, Refinements to the location and configuration of the new Collector Road will not require an amendment to this Plan, but a Traffic Impact Study will be required. The specific design alignment and need for additional

local public or private roads will occur through the development review process.

- d) Where more than one use is developed on a block, the development shall provide comprehensively coordinated vehicular access, site circulation, parking, landscaping and site servicing.
- e) Development in the Highway 48 Area Mixed Use designation shall be subject to site plan approval in accordance with the following general policies. The site plan should demonstrate design solutions that promote:
 - i. well defined and articulated street edges through the establishment of appropriate setbacks from the road allowance right-of-way for the location of the buildings and structures required along the lot frontage and a landscaped area between the road allowance right-of-way and the adjacent parking lot and/or internal travel aisles. Decorative fencing or similar structures or strongly defined landscape features such as low hedges shall be incorporated into the landscaping scheme for parking areas to assist in accentuating the street edge treatment;
 - ii. quality and substantive landscaping throughout the development to enhance the image of the development by breaking up the appearance of the parking lot(s), and, to complement and reinforce the architectural appearance of the buildings. With respect to surface parking areas, on sites larger than 2 ha, the parking areas should generally be subdivided into landscaped parking courts for every 200 cars. Lots less than 2 ha in size should generally subdivide parking courts every 100 cars. In the assessment of the parking courts, an emphasis will be placed upon the creation of grid system of “internal driveways” that are lined with trees;
 - iii. the placement of patios and/or outside eating areas adjacent the road frontage where restaurants are sited adjacent the property frontage as a means of promoting pedestrian scale development;
 - iv. the use of trellises, window awnings, display windows or other similar external building treatment in buildings where they are constructed adjacent the road frontage as a means of promoting pedestrian scale development;
 - v. the screening of all loading and service areas from view of the adjacent road network and adjacent residential neighbourhoods. Where buildings include or are adjacent to residential development, garbage / recycling facilities shall

- be sited within wholly enclosed buildings. Loading and service areas shall be separated with an appropriate distance from adjacent residential neighbourhoods, unless a reduced separation distance is deemed appropriate by the Town based on the proposed noise mitigation measures and the results of the approved noise impact study;
- vi. substantive pedestrian linkages between buildings and the adjacent road network. Walkways should be sufficient width to accommodate a minimum of a 1.8 m wide sidewalk and trees / landscaping in the balance of the boulevard. This sidewalk system should be designed in such a fashion so as to link key building destinations across the property(s) and the adjacent road network;
 - vii. development integrated with the adjacent lands or corridors protected for future integration with respect to pedestrian and vehicular circulation systems;
 - viii. safe pedestrian and cyclist route access connections and crossings from adjacent streets into the interior portions of the development;
 - ix. adequate screening, separation distances and noise protection for adjacent residential neighbourhoods based upon the conclusions and recommendations of a Town approved noise impact study, air quality study (if applicable) and external lighting study;
 - x. the development of residential and other noise sensitive land uses shall have regard for potential noise impacts from other existing uses and major streets within and in proximity of the lands. Applications for residential development and other noise sensitive land uses shall include a noise study for the relevant acoustic Class environment, including Class 4 designation, to the satisfaction of the Town and in accordance with Ministry of the Environment guidelines and subject to any objections at the discretion of the Ministry of the Environment and the Town. A Class 4 designation for a site or area may be further implemented by way of zoning by-law, draft plan of subdivision and/or site plan;
 - xi. a high quality, compact streetscape design form with suitable pedestrian and cycling amenities that complement the complete community shall be suitably planned and facilitated, including sidewalks on both sides of all roads, appropriate landscaping, the provision of cycling lanes where appropriate, pedestrian-scaled lighting, and

- consideration for pedestrian amenities such as waste receptacles;
- xii. to create a comprehensive open space and green corridor connecting central public square, parkettes to Greenlands Area along the northern portion of the lands. Conceptual park area for active recreation and open space locations are shown on Schedule 'A' to this Amendment and their specific location and programming will be refined through the development approval process; and,
 - xiii. to support the objective of creating a pedestrian and cycling oriented community, a trail network that facilitates greater connectivity to the surrounding open spaces and creates recreational opportunity shall be considered. Any trails shall be subject to further study to ensure they do not adversely impact any natural heritage features.
- f) Outside storage or display of merchandise shall generally not be permitted. Outside display of merchandise for special seasonal occasions and events as well as nursery and gardening sales activities and similar uses which require temporary or seasonal outside storage and display of merchandise, shall only be permitted in locations where their exposure would complement the adjacent building(s) and not detract from its general character, and, the outside storage has been incorporated into the overall design of the landscaping scheme for that portion of the property. Outside storage and display of merchandise shall be set back a minimum distance of 10 m from adjacent residential neighbourhoods.
- g) Structured parking shall be promoted where feasible to encourage development intensification and the efficient utilization of land. Where structured parking is not incorporated in the initial phase(s) of development, the Owner shall demonstrate how future structured parking can be accommodated on the property in the context of existing and future building(s). Where feasible, at grade retail, office or similar uses at the street edge of parking structures should be incorporated into the building design to improve publicly visible edges and the overall building appearance. Where it is not possible to incorporate leasable space at the street edge of the parking structure, landscape design features will be provided to improve the visible edges.
- h) On-street parking will be encouraged along the new Collector Road that is conceptually shown on the Schedule A road and

future planned local roads, in combination with bicycle lanes where appropriate.

- i) Non-residential uses will remain an integral component of the development of the property whereby the Owner shall provide 400 square feet (37.16 square metres) of non-residential development for each dwelling unit. Where non-residential development does not occur simultaneously with residential development, the Owner shall demonstrate how this requirement will be addressed through the site plan approval with respect to the areas protected for future residential uses, and/or that the initial building(s) are designed in such a fashion so as to accommodate mixed use development which can be pursued at a later date.
- j) This requirement will be addressed through the Zoning By-Law Amendment with the application of a “hold” provision regarding residential uses which will be lifted when the appropriate balance of non-residential and residential uses can be demonstrated to the Town’s satisfaction.
- k) The maximum height of buildings adjacent to Highway 48 and Hoover Park Drive will be 16 to 18 storeys. In all other areas generally south and west of the proposed new Collector Road, the maximum building height will be 12 storeys. North and east of the proposed new Collector Road, the maximum permitted height will be 4 to 6 storeys.
- l) Heights of buildings shall be determined based on establishing an appropriate transition in scale to surrounding development using a variety of methods including angular planes, stepping of height limits, appropriate location and orientation of the building and the use of setbacks and stepbacks of the building mass.
- m) A minimum floor space index of 0.5 and a maximum floor space index of 3.0 is permitted provided that the Town may consider a reduction in the minimum density for the initial phase of development where the Owner demonstrates through the site plan

- process that the minimum density can be achieved through future phases of development.
- n) Mixed use and medium density residential development will be an integral component of the built form within the Highway 48 Area Mixed Use designation:
- i. Dwelling units above at-grade commercial and retail units;
 - ii. Townhouses;
 - iii. Live/work units where buildings front onto the street; and
 - iv. Apartments, condominium or institutional buildings in stand-alone or mixed use building served by a central entranceway.
 - v. Stand-alone residential development predominantly in the form of townhouses shall be encouraged to be sited generally south of the Little Rouge Creek valley and north of the new Collector Road.
 - vi. The implementing Zoning By-law provisions for the Highway 48 Area Mixed Use designation may also impose building setback or height restrictions to reflect the conclusions of the exterior lighting, air quality (if applicable) and noise studies.
 - vii. Establishing vehicle parking requirements and introducing minimum bicycle parking, based on Town requirements, will be considered in the implementing Zoning By-law.
 - viii. Development shall be encouraged to address sustainable design to:
 - ix. create, liveable, healthy and efficient environments;
 - x. reduce the consumption of energy, land and other non-renewable resources including support for energy efficient building and opportunities for co-generation;
 - xi. minimize the waste of materials, water and other limited resources;
 - xii. employ ecological practices and consider the needs of future generations; and,
 - xiii. promote development on the subject site which utilizes its best efforts to achieve energy efficiency for buildings and infrastructure to reduce its greenhouse gas emissions and increase its climate resiliency through approaches related to factors such as building design and efficient technologies.
- o) Development shall be evaluated with respect to the Community of Stouffville Sustainable Development Guidelines. A Sustainability

- Report shall be submitted at the site plan stage to demonstrate how development proposals are consistent with the Guidelines.
- p) Development shall promote environmentally sustainable building design practices, as follows
- i. innovative technology and building practice to reduce energy and water consumption;
 - ii. Encouraging third party environmental sustainability certification, such as Leadership in Energy Efficient Design (LEED);
 - iii. Permitting and encouraging appropriate on-site renewable energy systems such as photovoltaic energy;
 - iv. Encouraging and considering proposals for district energy solutions and innovative energy solutions, such as sewer heat recovery systems;
 - v. Encouraging innovative approaches to stormwater management such as rainwater recapture systems and low impact development approaches;
 - vi. Encouraging compact forms of development and efficient use of land and by promoting cycling and walkability;
 - vii. Promoting landscaping that is water efficient and drought resistant such as the use of native plants; and
 - viii. Considering the use of incentives to encourage innovation and leadership in sustainable development and design.

Special Provisions for blocks fronting along Highway 48 and Hoover Park Drive

- a) In addition to the General Policies in Section 8, the following special provisions shall apply to buildings fronting onto Hoover Park Drive and Highway 48 on lands within the Special Provision.
- b) A minimum of 50% of buildings on lands designated Highway 48 Area Mixed Use in the Special Provision area will consist of mixed use buildings that provide at-grade non-residential uses with residential uses in the upper levels of the building. This is identified as the conceptual Active Ground Floor Uses Area on Schedule 'A' to this Amendment.
- c) Mixed-use buildings with at least 3 storeys of non-residential uses will be required for buildings abutting the intersection of Highway 48 and Hoover Park Drive to establish the intersection as a

gateway and reinforce the premise of 'landmark buildings' at this location.

- d) Street frontages along Highway 48 and Hoover Park Drive will provide active at-grade uses to support street animation. Ground floors of buildings with frontages along Highway 48 and Hoover Park should accommodate active uses that spill out and enliven the public realm. Active uses include, but are not limited to, stores, cafes, bars and restaurants, commercial uses that serve local residents and workers, recreational and arts facilities, and human-scaled and well-programmed office and other lobbies.
- e) A minimum of 65% of the frontage of a given property should be defined by a building edge, and, no off-street parking or loading / service areas shall be permitted between the building and Hoover Park Drive or Highway 48.
- f) All new buildings shall have high quality facade materials, including significant glazing on all public frontages. Single material blank walls shall not be permitted to face the public street edge. Careful consideration shall be given to facade design and approaches to animation of the facade, and in particular, display windows.
- g) Street intersections and gateways are significant elements through architectural design of "landmark buildings" to emphasize increased building heights and reduced setbacks. The intersection of Highway 48 and Hoover Park Drive is identified as a gateway on Schedule 'A' to this Amendment and should be designed to incorporate public art, seating areas, parkette space and/or other similar elements to the satisfaction of the Town.
- h) Development will be setback 14 metres from the Highway 48 right-of-way unless and until this road no longer functions as a provincial highway.
- i) The maximum height of buildings adjacent to Highway 48 and Hoover Park Drive will be 16 to 18 storeys.
 - i. The development of taller buildings, not exceeding 18 storeys, are permitted subject to the following criteria:
 - ii. taller buildings should be generally located along Highway 48 and Hoover Park Drive; with the greatest height at the intersection of Highway 48 and Hoover Park Drive;
 - iii. the development limits visual and built form impact on the streetscape through design measures such as: building orientation and layout; height and massing; setbacks and

- stepbacks, visual angular planes; and building façade articulation; and,
- iv. the development incorporates suitable height transition to adjacent mid-rise and low-rise uses through siting and orientation of the tall building and the application of an angular plane from the rear or interior side lot line, where appropriate.

Special Provisions for blocks along the south and west side of the new Collector Road:

- j) In addition to the General Policies in Section 8, the following special provisions shall apply to blocks south and west of the new Collector Road, excluding the lands within Special Provision 8.
- k) Development of lands adjacent to the south and west sides of the new Collector Road is envisioned to be mixed use that complement the broader community with uses such as a public square, a market and a conference space in addition to mixed use buildings.
- l) Street frontages along the south and west sides of the new Collector Road should be animated by adjacent active ground floor uses within mixed use buildings. Ground floors of buildings with frontages along the new Collector Road should accommodate active uses that spill out and enliven the public realm. Active uses include, but are not limited to, stores, cafes, bars and restaurants, commercial uses that serve local residents and workers, recreational and arts facilities, and human-scaled and well-programmed office and other lobbies.
- m) The development will provide an urban square central to the lands along the south and east side of the new Collector Road and will be designed to provide sufficient pedestrian boulevards to provide for seating areas, public art, wayfinding feature and other

elements, and as further set out in the applicable approved Urban Design Guidelines;

- n) The maximum height of buildings along south side of new Collector Road will be 12 storeys.

Special Provisions for blocks along north and east side of the new Collector Road:

- a) In addition to the General Policies of section 8, the following special provisions shall apply to blocks along the north and east side of the new Collector Road.
- b) Development to the north and east of the new Collector Road will provide low-rise residential uses which may include townhouses, walk-up apartments and live/work uses, where building front onto the new Collector Road;
- c) The maximum height of buildings north and east of the new Collector Road will be from 4 to 6-storeys;
- iv) Policies in 12.7.8 apply to lands within the Greenlands Area designation area. Lands adjacent to the Greenlands Area shall be designed in such a fashion that it does not impact upon the ecological or hydrological function of the natural feature(s). Where practical view corridors and pedestrian linkages to the adjacent

Greenlands Area will be incorporated into the design of the development.

Special Provision 30 – Hoover Park

Notwithstanding any other provisions of this Plan to the contrary, the following site-specific policies apply:

- a) The following uses are permitted in the Hoover Park Mixed Use Area I:
 - i. Medium and high density residential uses including Senior Citizens Home, Apartments and Retirement Home;
 - ii. Institutional uses, including a Long-Term Care Facility; and
 - iii. Clinics, medical offices, retail and service commercial uses that are accessory to the primary uses permitted.
- b) The following land use policies shall apply to lands designated Hoover Park Mixed Use Area I:
- c) New development shall be subject to the following development criteria:
 - i. The maximum FSI shall be 2.75.
 - ii. Development proposals shall have, where appropriate, well defined and articulated street edges through the establishment of minimum and maximum setbacks and landscaped areas.
 - iii. Landscape features such as but not limited to low hedges, tree plantings, hard and soft landscape features, etc. shall be incorporated, where appropriate, into the landscaping scheme for the overall site design including parking areas to assist in accentuating the street edge treatment.
 - iv. All loading and service areas shall be screened from the view of the adjacent public road network.
 - v. Pedestrian linkages between buildings and the adjacent road network shall be encouraged. Walkways should be sufficient width to accommodate a minimum of a 1.5 m wide sidewalk and trees / landscaping in the balance of the boulevard. This sidewalk system should be designed in such a fashion so as

to link key building destinations across the subject lands and the adjacent road network.

Community of Vandorf

Special Provision 31 – 2159 Aurora Road

Notwithstanding any other provisions of this Plan to the contrary, the following site-specific policies apply:

- a) i) An interior side yard (easterly) landscape buffer shall be required to provide a transition between the proposed uses and existing residential area.

Community of Ballantrae

Special Provision 32 – 15381, 15437, 15457 and 15473 Highway 48 (19T(W)-16.001)

Permitted Uses

- a) Single detached dwellings and rear-lane street townhouse dwellings up to a combined maximum of 100 units, with maximum heights of 11 m, as part of a plan of subdivision and plan of condominium;
- b) Stormwater and erosion control facilities sited, designed and constructed in a way that minimizes negative impacts on natural systems;
- c) Public and private utilities, including roads, sited, designed and constructed in a way that minimizes negative impacts on natural systems; and,
- d) A public park sited, designed and constructed in a way that minimizes negative impacts on natural systems and subject to a Zoning By-law amendment.

Land Use Policies

- a) Development will be serviced by the Ballantrae-Musselman Lake Water Works project and the private Water Pollution Control Plan
- b) (WPCP) located on the Ballantrae Golf and Country Club. The WPCP will service up to 100 residential units.

Chapter 9

Implementation, Interpretation and Monitoring



Chapter 9

Implementation, Interpretation and Monitoring

Implementation of the objectives and policies of this Official Plan shall be achieved through a number of tools, some of which are provided by the Planning Act, the Municipal Act, the Oak Ridges Moraine Conservation Act and Plan, the Greenbelt Act and Plan, and other applicable statutes and others through the Town's responsibilities to undertake capital works projects, to acquire and dispose of land, to enter into partnerships and to adopt regulations and by-laws. Interpretation and implementation of the policies of this plan are also governed by provincial legislation. This Official Plan provides a general guide to the Town's growth and development. However, the implementation of the policies set out in this Official Plan often relies on more specific and detailed implementation tools.

These include:

- a) A variety of provincial and federal legislation (e.g., Environmental Assessment Act, Conservation Authorities Act).
- b) Town by-laws (e.g., Zoning By-law, Parks Dedication By-law, Site Plan Control By-law).
- c) Other Town plans (e.g., Transportation Master Plan, Water and Wastewater Master Plan, Leisure and Community Services Master Plan).
- d) Guidelines, strategies, manuals (e.g., Urban Design Guidelines).

9.2 Community Benefits

Section 37 of the Planning Act provides municipalities with a key planning tool that allows municipalities to grant an increase in height and/or density and receive additional services, facilities and matters (community benefits) from the owner of a contributing development.

The Town will:

- .1 To consider an increase in the height and density of development, in accordance with Section 37 of the Planning Act, beyond what is otherwise permitted in the zoning by-law, in return for the provision of community benefits in the form of facilities, services or matters provided:

- a) the community benefits bear a reasonable planning relationship to the increase in height and/or density of the proposed development;
 - b) the development must represent good planning, be consistent with the other objectives of this Plan and meet all applicable built form and neighbourhood compatibility objectives; and,
 - c) there is adequate infrastructure to support the increase in height and/or density for the proposed development.
- .2 That a by-law to implement Section 37 may be enacted to achieve the objectives of this Plan for obtaining certain facilities, services or other matters that would not otherwise be secured under the other provisions of the Planning Act or the Development Charges Act, and that may be of particular benefit to a specific area of the Town at large.
- .3 To attain facilities, services and matters such as, but not limited to the following:
- a) The conservation and/or improvements of cultural heritage resources;
 - b) The protection and enhancement of Natural Heritage lands and Natural Heritage Network Enhancement Lands, which would not be accepted as parkland dedication;
 - c) A substantial contribution to the urban forest on public lands;
 - d) Provision of public access to valleylands and stream corridors;
 - e) The provision of increased amounts of open space or community facilities such as day care centres, libraries, community centres, or recreational facilities;
 - f) The provision of affordable and shared housing;
 - g) Conservation and replacement of rental housing;
 - h) Enhanced connections to transit facilities;
 - i) Enhanced improvements to transit facilities;
 - j) Enhanced road or servicing improvements;
 - k) Provision of public parking facilities;
 - l) Provision for pedestrian and cycling facilities;
 - m) Public art;
 - n) Nonprofit cultural facilities; and,
 - o) Other local improvements identified in Council initiated studies.
- .4 To determine community benefits that are the subject of Section 37 provisions based on local community needs, intensification issues in the area, and the objectives of this Plan or any secondary plan, with priority

given to provision of community benefits in proximity to the proposed development.

- .5 To implement increased height and density provisions under Section 37 of the Planning Act through site specific by-laws passed under Section 34. Such by-laws will contain the standards that would apply to the parcel of land in the event the bonus is awarded. The by-law will also specify the facilities, services and matters that are required to be provided or provided for before the Section 37 by-law provisions becomes applicable to a parcel of land.
- .6 That an agreement between the property owner and the Town shall be entered into in regard to relevant facilities, services and matters, and when an owner is being awarded the increase in height and density and when the increased standards become applicable.

9.3 Townwide Community Improvement Plan Area

- .1 The Town-wide Community Improvement Plan designates the Town in its entirety as a Community Improvement Project Area under the provisions of Section 28 of the Planning Act.
 - a) Identify areas that may benefit from community improvement by adopting Community Improvement Project Areas and Community Improvement Plans.
 - b) Support projects and programs that encourage placemaking, including improvements to the built, natural and social environments.
 - c) Maintain, enhance or facilitate the viability of mixed-use, commercial, residential and employment areas within the Town.
 - d) Address housing issues that may be particular to one community or Town-wide, including the promotion of affordable home ownership and rental housing.
 - e) Promote private initiatives to rehabilitate, restore, or redevelop property, while encouraging the conservation, restoration, adaptive reuse and improvement of cultural heritage resources.
 - f) Encourage and support carbon reduction measures in development, redevelopment and built form that align with the climate change goals, objectives and priorities of the Town and this Plan.
 - g) Promote on-farm diversified uses, agriculture-related uses or other measures to promote revitalization and economic activity in the rural areas of the Town, in accordance with permitted uses in this Plan.

- h) Continue to improve the Town's physical, social and recreational facilities and services in a co-ordinated manner that may reflect localized or Town-wide issues, while recognizing the Town's priorities and financial resources.
 - i) Prioritize the improvement and make efficient use of public infrastructure, public services and utilities.
- .2 The Town may implement the community improvement objectives of this Plan by:
- a) Participating in available provincial, regional or other funding programs or opportunities to assist in the implementation of a Community Improvement Plan.
 - b) Encouraging participation of the private sector in the implementation of a Community Improvement Plan, including infilling and redevelopment policies.
 - c) Supporting and encouraging the participation of local community groups, service clubs and other public organizations in the implementation of the Community Improvement Plan.
 - d) Improving, acquiring or disposing of land and buildings in a designated Community Improvement Project Area.
 - e) Applying the Ontario Heritage Act to support the preservation of historic or architectural significant buildings and the use of funding programs under the Act.
 - f) Undertaking regular performance review and monitoring of community improvement plans and update the Community Improvement Project Areas or Community Improvement Plans.
- .3 Prior to adopting a Community Improvement Plan, Council shall be satisfied that it can reasonably finance the Town's share of costs in its implementation.
- .4 The Town will collaborate, participate, and consult with York Region to combine financial incentives to assist in the implementation of Community Improvement Plans.

9.4 Community Involvement

9.3.1 Public Engagement and Public Notifications

The Planning Act requires that municipalities set out the requirements for pre-consultation and the submission of complete applications for the purposes of processing a development application. The following sets out the requirements for all planning and development applications.

The Town will:

- .1 Hold at least one public meeting prior to the adoption of an Official Plan or Zoning Bylaw amendment at which the public may make representations in respect of the matter being considered. A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur.
 - a) any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting; and/or,
 - b) an application(s) has been significantly amended, such as an increase to the proposed density and/or building height, beyond what was proposed and considered by Council at a previous public meeting.
- .2 To provide ample opportunity for the public to review and discuss the proposed plan amendments, by-laws or by-law amendments and to prepare their comments, the notice of any public meeting required for Official Plan or Zoning Bylaw amendment shall be given at least twenty (20) days prior to the date of the meeting.
- .3 The notice of public meeting shall contain the following information:
 - a) the date, time and location of the meeting;
 - b) a key plan showing the location of the subject site or a description of the site; and,
 - c) a description of the proposal.
- .4 That notice of the public meeting shall be given to the public by at least one of the following methods:
 - a) publication in a newspaper that is, in the Clerk's opinion, of sufficiently general circulation in the area to which the proposed amendment applies; or,
 - b) prepaid first-class mail to personal service to every landowner within 150 meters of the land to which the proposal applies.

- .5 That in addition to giving notice to the general public, the Town will also give notice of a public meeting to any person or agency that has provided to the Town a written request for such notice in respect of the specific proposal if such request includes the person or agency's address.
- .6 The Town may forego notification of any meetings for the public in connection with Official Plan and Zoning By-law amendments if such amendments will not affect the substance of the document being amended, including the following:
 - a) deletion of obsolete provisions;
 - b) changes or corrections to format, wording, or reference errors; or,
 - c) alteration in the number and arrangement of any provisions.

9.3.2 Indigenous Engagement

The PPS states that Planning authorities shall engage and coordinate with Indigenous Peoples on matters of land use planning and cultural heritage. This includes clearly acknowledging the potential benefits a healthy relationship with Indigenous communities could have on the growth and development within Ontario.

- .1 To ensure consultation with Indigenous communities occurs as appropriate and as required for applications and decisions made under the Planning Act and the Condominium Act the Town will:
 - a) Engage Indigenous communities in the development of the inventory of cultural heritage landscapes, the register of cultural heritage resources and the archaeological management plan.
 - b) Ensure Indigenous communities are engaged and are requested to identify interests in lands subject to infrastructure, planning or development projects, that they:
 - i. Receive notice and be circulated on any new Official Plan or any comprehensive update to this Official Plan undertaken as per the Planning Act;
 - ii. Consulted on any proposed developments where areas of Indigenous interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified;
 - iii. Are consulted for input prior to the Town's adoption of a site-specific Official Plan Amendment where a Stage 2

- Archaeological Assessment indicates areas of historical interest or presence of aboriginal artifacts;
- iv. Are notified of burial sites or remains considered to be of potential Indigenous origin discovered through the development process;
 - v. Are consulted on any Archaeological Studies related to proposed developments where areas of aboriginal interest and/or Indigenous Values have been identified;
 - vi. Are consulted with respect to any Stage 3 archaeological assessment being undertaken to define the nature and extent of the resource in advance of onsite assessment work; and,
 - vii. Develop Town policies and protocols, and educational programs and materials regarding Indigenous cultural heritage and history increasing awareness.

9.5 Community Planning Permit System (CPPS)

- .1 The Town may identify one or more areas, as a community planning permit area to assist in streamlining the planning processes by combining zoning, site plan and minor variance into one application.
- .2 The Town may designate a community planning permit area or areas by a community planning permit by-law.
- .3 An amendment to this Plan will be made to implement any such community planning permit system, and will describe:
 - a) Proposed community planning permit system area(s);
 - b) Scope of authority that may be delegated;
 - c) The Town's goals, objectives and policies for using the CPPS;
 - d) Types of conditions that may be included in the CPPS by-law;
 - e) Types of criteria that may be included in the community planning permit by-law by which applications would be evaluated;
 - f) Additional information requirements to be included in an application, over and above those requirements identified in Schedule 1 of the Planning Act's Regulation;
 - g) Exemption of any class of development or use of land from the requirements in Schedule 1 of the Planning Act's Regulation; and,
 - h) Policies relating to the facilities, services, and matters which may be requested in exchange for the height or density which is permitted, or for increases in these heights or densities.

- .4 Within an area for which a community planning permit by-law has been enacted, the Town's Zoning By-law will not apply, nor will site plan control if applicable.
- .5 If a Community Planning Permit By-law is enacted, the use and development of land must comply with the permitted uses, standards and criteria set out in the Community Planning Permit unless the proposed use or development is expressly exempted from a permit as indicated in the Community Planning Permit By-law.
- .6 A Community Planning Permit By-law will:
 - a) Contain a description of the area to which the by-law applies, which must be within the boundaries of the area identified in the Official Plan;
 - b) Set out development standards with specified minimum and maximum standards;
 - c) Set out any internal review for permit decisions;
 - d) Describe notification procedures for decisions;
 - e) Set out criteria for determining whether a proposed use or development is permitted;
 - f) Describe the process for amending development permit agreements;
 - g) Outline any conditions of approval that may be imposed;
 - h) Set out the scope of delegated authority, including any limitations; and,
 - i) Include a statement of any exemptions from the requirement for a permit.
- .7 Town initiated amendments or an application to amend the Community Planning Permit By-law must be considered in the context of the planned vision for all lands within the area subject to the By-law. An application to amend the Community Planning Permit By-law must be supported by a comprehensive planning rationale within the context of the planned vision for all of the lands within the area subject to the By-law and must include area studies as identified by the Town. Public and community engagement plan involving the Town and the community impacted by the proposed amendment is required.
- .8 Town initiated amendments to the Community Planning Permit By-law will be considered by Council only after the completion of the comprehensive planning rationale has been submitted and a robust community engagement program has been completed.

- .9 The Community Planning Permit By-law may require an applicant to enter into and register on title an agreement with the Town to address some or all of the conditions of approval imposed on a Community Planning Permit.
- .10 The Community Planning Permit By-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the community planning permit including the details for the provision of community benefits, or cash contribution in lieu thereof, proportionate to and in exchange for the height and/or density being sought.

9.6 Growth Management & Financing

Growth management helps guides the type, intensity, phasing and financing of new development.

- .1 It is the intention of the Official Plan to ensure that the timing and progression of development:
 - a) Is orderly and provides for a logical extension of services;
 - b) Makes efficient use of existing infrastructure and services;
 - c) Provides for a contiguous and compact form of development that supports the achievement of 15-minute complete communities; and,
 - d) Ensures that the provision of infrastructure occurs in a coordinated and economic viable and sustainable manner.
- .2 All development phasing will be coordinated with the York Region Official Plan phasing policies and any applicable Regional and Town master plans, and capital planning. Development phasing will be addressed as a component of a development application, Secondary Plan, or Precinct Plan.
- .3 Achieving the vision of Official Plan and the Town Structure is dependent on sustainable, secure, reliable and affordable infrastructure. The Town will work closely with York Region to ensure that infrastructure will be planned and directed infrastructure to settlement areas to service the development patterns and levels of intensity expected based on the Town Structure and the policies of this Plan.
- .4 All municipal services will be planned:
 - a) On a systems basis, considering the entire system when planning for a single segment.

- b) On a long-term basis to support growth and the Town Structure, in accordance with all servicing strategies, master plans, by-laws, and capital budgets.
- .5 Growth will be managed, on both a Town-wide and secondary-level plan basis, to ensure that an appropriate balance is maintained between demands for services and overall fiscal capacity.
- .6 The Official Plan supports the principles that new growth should support itself in terms of capital investments and accordingly, will utilize the provisions of the Development Charges Act and related mechanisms to the maximum extent permissible to obtain financing for that purpose.
- .7 The Town will identify, coordinate, and regulate the phased extension of municipal services to accommodate future growth where appropriate and feasible.
- .8 The Town must be satisfied that adequate municipal infrastructure services can be supplied prior to any development or intensification proceeding and, where technically and economically possible, the Town will require such services, particularly hydro, to be located underground.
- .9 Changes in land use and zoning that would result in the underutilization of previously planned and constructed municipal infrastructure will be discouraged.
- .10 Infrastructure and community facilities will be strategically located to support the effective and efficient delivery of emergency services including, fire, ambulance, and police.

9.7 Holding Provisions

The holding provision is an implementation tool pursuant to the Planning Act that can be included to an amending by-law to ensure local municipal services such as roads and sewers are in place. A Holding (H) symbol will precede the zoning designation in the by law.

- .1 To place a holding provision on lands, conditions will be identified and must be met before the final use of the land is permitted, which may include the following:
 - a) Adequate infrastructure is available, as required to service the proposed development;
 - b) Completion of transportation and infrastructure improvements;

- c) Fulfillment of financial obligations related to open space, recreational and community services and facilities;
 - d) Environmental remediation or mitigation measures;
 - e) Natural environmental hazard management;
 - f) Protection of the natural environment including tree preservation;
 - g) Professional or technical studies to assess potential development impacts;
 - h) Phasing of development;
 - i) Draft plan subdivision and/or site plan control approval;
 - j) Approval of precinct plan and/or comprehensive block plan encompassing one or more parcels of land;
 - k) Provision of affordable and shared housing, where appropriate;
 - l) Measures to protect cultural heritage and archaeological resources; and,
 - m) Entering into legal agreements, including a subdivision agreement, and other agreements pursuant to the Planning Act, to secure any of the matters required to satisfy the conditions of removal of the holding provision.
- .2 A by-law may permit an interim use until the holding symbol is removed. The interim use may include an existing use or another use that will not jeopardize the ultimate intended use. Any regulations applying to the lands during the period the holding provision is in place may also be set out in the by-law.
- .3 Holding provisions may be removed only when the conditions identified in the zoning by-law have been satisfied.

9.8 Inclusionary Zoning

The Town may use Inclusionary Zoning as a means to meet its affordable housing goals within a Major Transit Station Area or Community Planning Permit System area where new development(s) or redevelopment is proposed.

These inclusionary zoning policies ensure the provision of affordable housing keeps pace with the growth of new market housing and assists the Town in providing housing options for all incomes and households.

The Planning Act enables municipalities to implement inclusionary zoning (IZ), a land use planning tool that can be used to require the provision of affordable housing in new multi-residential developments. The Town can utilize Section 35.2 of the Planning Act

to advance the development of affordable housing in new multi-residential developments as determined appropriate.

- .1 The Town will:
 - a) Pass Zoning by-laws for inclusionary zoning, pursuant to the Planning Act and in accordance with the policies of this Plan and the Inclusionary Zoning policies of the York Region Official Plan.
 - b) Utilize Inclusionary Zoning planning tool to increase the supply of affordable housing for low to moderate income households, continue to support a diverse range of housing options and support the development of more inclusive and equitable communities.
 - c) Ensure affordable units will be of both ownership as well as rental tenure, and may be managed and operated by the developer, municipal non-profits or private non-profits and charities.
 - d) Ensure the affordable units secured through inclusionary zoning continue to be affordable during stated affordability period by

- requiring owners of those units to enter into agreements registered on title.
- e) Develop Inclusionary Zoning Implementation Guidelines that addresses implementation, administration and monitoring procedures, and eligibility criteria including:
- i. Administration during the affordability period of affordable rental units and affordable ownership units (including access plan requirements);
 - ii. Household eligibility;
 - iii. Income eligibility;
 - iv. Marketing;
 - v. Screening and selection process;
 - vi. Rent increases;
 - vii. Resale process and price increases; and
 - viii. Regular reporting requirements.
 - ix. Inclusionary Zoning Implementation Guidelines.
 - x. Administration during the affordability period of affordable rental units and affordable ownership units (including access plan requirements);
 - xi. Household eligibility;
 - xii. Income eligibility;
 - xiii. Marketing;
 - xiv. Screening and selection process;
 - xv. Rent increases;
 - xvi. Resale process and price increases; and
 - xvii. Regular reporting requirements.
- f) Investigate the use of a Community Planning Permit System in all areas throughout the Town for the purpose of implementing Inclusionary Zoning.
- g) Endeavor to achieve inclusionary zoning targets set by the York Region, prioritize on-site affordable housing units and units with two or more bedrooms.
- h) Permit Inclusionary Zoning through zoning by-laws in the Old Elm Major Transit Station Area and Community Planning Permit System that may address the:
- i. Minimum unit number thresholds for affordable housing units;
 - ii. Minimum of percentage of gross floor area dedicated toward affordable housing;
 - iii. Rental rates or sale prices of units provided through inclusionary zoning are no greater than what is affordable to moderate income households as defined by York Region;

- iv. Provision of 2 and 3+ bedroom units as the predominant unit type;
 - v. Exemption or reduction of the inclusionary zoning requirements for purpose built rental developments or residential developments which are sold or rented at rates below the moderate affordability threshold;
 - vi. Priority for the provision of on-site affordable units;
 - vii. Reduction of inclusionary zoning requirements for developments proposing units at rates below the affordability threshold for moderate income households; and
 - viii. Phasing when implementing inclusionary zoning when appropriate based on market and other local conditions.
- i) Collaborate with York Region to:
 - i. Monitor and report on affordable housing acquired through Inclusionary Zoning;
 - ii. Establish a framework to ensure collection of any financial proceeds resulting from the sale of affordable units obtained through inclusionary zoning and sold above the affordability threshold of moderate income households and prior to the expiration of the affordability period are returned to local and regional affordable housing initiatives.

9.9 Infrastructure & Phasing

Infrastructure is planned, budgeted and developed to conform with the Town's plans and coordinated with York Region where appropriate.

- .1 The Town may phase the release of lands for development purposes in order to:
 - a) Optimize the costs and benefits of development sequencing alternatives from a municipal and public perspective;
 - b) Safeguard and enhance the financial health of the municipality; and,
 - c) Avoid creating levels of demand for essential services that will reduce service levels below acceptable standards relative to the existing and committed capacities of such services.
- .2 Criteria have been established for collective use as the basis for selecting those individual properties, subdivisions, or groups of properties or subdivisions, which ought to be given priority with respect to all stages of the development approval process, including Official Plan amendments, Secondary Plan or Community Plan studies, and

subdivision and rezoning applications. Development proposals in compliance with the following criteria will be favoured:

- a) Improving the overall tax base on a net basis, or avoiding decreasing service standards and the imposition of undue increases in taxation;
- b) Infilling or rounding out of existing communities, making use of existing underutilized facilities, and expediting the completion of partially completed facilities;
- c) The availability and efficiency of piped services from a Town and Region perspective;
- d) The ready and economical provision of roadway facilities;
- e) The satisfaction of Town and Regional requirements for parkland or community services;
- f) Supporting the provision of a housing supply, including affordable housing, consistent with market demand and with the needs of those who live or work within the Town;
- g) The greatest freedom from noise, vibration, air, and water pollution and causing the least adverse impact on the natural environment;
- h) Maintaining or helping to achieve acceptable levels of school facilities;
- i) Having the least impact on agricultural land, being contiguous to existing development, and not encroaching on large units of undeveloped agricultural lands;
- j) Consistency with relevant Official Plan policy, other than the preceding criteria; and,
- k) Among developments which are rated relatively evenly on all other criteria, the earliest application date will be favoured.

9.10 Interim Control

- .0 Interim control by-laws temporarily freeze land uses to allow time to study or review policies related to the Town or a specific area, or areas thereof. Following completion of the study or policy review, the Town may amend its Official Plan and zoning by-law(s) to reflect the recommendations determined by the study.
- .1 In accordance with Section 38 of the Planning Act, an interim control by-law may be passed to restrict the use of land, buildings or structures within a defined area until a review or study of land use policies has been completed.

9.11 Landowner Coordination and Agreements

- .0 Landowner coordination and the use of agreements may be necessary when multiple landowners are involved in development. The Town shall consider requiring that landowners within any development area enter into an agreement or agreements amongst themselves to address the distribution of all costs of development including those which may not be recoverable by the Town under the Development Charges Act, 1997, or any successor legislation, particularly the provision of community and infrastructure facilities such as parks, roads, trails, natural heritage enhancements or impact mitigation, natural hazard mitigation, road improvements, external services, storm water management facilities, public/private utilities and schools; and,
- .1 That all agreements required to provide servicing infrastructure, including financial and development agreements, be in place prior to any development proceeding.

9.12 Land Division

- .1 Land division is the process involved for the creation of new lots. The preferred means of land division and new lot creation in the Town will be by Registered Plan of Subdivision or Condominium, particularly where one of more of the following applies:
 - a) The development requires the provision of new public roads or other municipal infrastructure (including parks and hard services);
 - b) It is necessary to ensure that the entire land holdings or area is developed in an orderly and efficient manner; and,
 - c) More than five lots are being created, which necessitate the creation of new roads and infrastructure.
- .2 The creation of new lots for any permitted use may be permitted by consent provided:
 - a) It has been determined that a plan of subdivision is not required for the proper and orderly development of the land;
 - b) The intent and purpose of the Official Plan and zoning Bylaw are maintained;
 - c) The lots (including severed and retained parcels) front on and have approved access to an existing public road that is maintained year-round by a public authority; and,
 - d) The lots can be serviced with an appropriate water supply and sewage disposal system.

- .3 Where the Town determines that it is appropriate, lot creation may occur through the use of Part Lot Control Exemption by by-law, in accordance with the provisions of the Planning Act.

9.13 Legal Non-conforming Uses (Existing Uses)

- .0 For lands falling within the Protected Countryside of the Greenbelt Plan:
 - a) All existing land uses are permitted;
 - b) Single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt Plan came into force. Municipalities are encouraged to retain existing lots of record for agricultural uses and discourage non-agricultural uses where appropriate;
 - c) Outside of the Natural Heritage System, second dwelling units are permitted within single dwellings permitted in accordance with sections 4.5.1 and 4.5.2 of the Greenbelt Plan;
- .1 Expansions or alterations to existing buildings and structures for agricultural uses, agriculture-related uses or on-farm diversified uses and expansions to existing residential dwellings may be considered within key natural heritage features, key hydrologic features and their associated vegetation protection zones if it is demonstrated that:
 - a) There is no alternative, and the expansion or alteration in the feature is minimized and, in the vegetation protection zone, is directed away from the feature to the maximum extent possible; and,
 - b) The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.
 - c) Expansion, maintenance and/or replacement of existing infrastructure is permitted subject to the infrastructure policies of section 4.2 of the Greenbelt Plan.
- .2 The use of land, buildings or structures which do not conform to the Zoning By-law, but which lawfully existed prior to the approval of the Zoning By-law are considered to be legal nonconforming. When a legal non-conforming use ceases, then the rights derived from the legal non-conforming use shall terminate.
- .3 Legal non-conforming uses are intended to eventually cease and be replaced by uses, buildings or structures that conform with the intent of this Plan and the Zoning By-law.

- .4 In special circumstances, it may be appropriate to consider the extension or enlargement of non-conforming uses. In reviewing applications to extend or enlarge a legal non-conforming use, regard will be had for the following:
- a) The characteristics of the legal non-conforming use and the proposed extension or enlargement will be examined with regard to noxious emissions including noise, vibration, fumes, smoke, dust, odour, lighting, environmental impacts and traffic generating capacity and with regard to its ability to respect and reinforce the character and planned function of the immediate local area as demonstrated through appropriate the study(ies), and no amendment to the Zoning By-law shall be approved if one or more of such nuisance factors will be created or increased so as to add to the incompatibility of the use with the surrounding area, or if the expansion or enlargement will result in a built form that is not compatible with the character and planned function of the area;
 - b) The neighbouring conforming uses will be protected where necessary by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to increase compatibility of character and planned function, reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs; and,
 - c) In all cases where an existing legal non-conforming use seriously affects the amenity, character and planned function of the surrounding area, consideration shall be given to the possibility of ameliorating such conditions as a condition of approving an application for extension or enlargement of the legal non-conforming use, especially where public health and welfare are directly affected.

9.14 Major Transit Station Areas

Major Transit Station Areas, which are identified on Schedule A – Town Structure of this Plan, are areas including and around an existing or planned higher-order transit station in the urban core, such as the Town’s existing GO Stations. The boundaries of MTSAs are generally about a 10-minute walk to the transit station. There are two Major Transit Station Areas in the Town: Stouffville GO, and Old Elm GO Stations.

- .1 Transit-supportive solutions shall be promoted and designed to achieve multi-modal access to the GO stations through the provision of bus transit connections, active transportation connections, and pedestrian-friendly design considerations;

- .2 A diverse mix of uses including a variety of housing options, including affordable housing;
- .3 At least 35% of the housing units developed in a Major Transit Station Area shall satisfy the criteria for affordable housing;
- .4 All major transit station areas will be planned and designed to be transit supportive and to achieve multimodal access to stations and connections to nearby major trip generators; and,
- .5 Lands adjacent to or near to existing and planned frequent transit should be planned to be transit-supportive and supportive of active transportation and a range and mix of uses and activities.

9.15 Monitoring & Assessment

Monitoring

- .1 Development within the Town will be monitored on a regular basis to ensure that the Vision, Guiding Principles, and policies of this Plan are being achieved, including such matters as:
 - a) Ecosystems and ecosystem integrity;
 - b) Water resources;
 - c) Available water and sewer capacity;
 - d) Residential and non-residential densities;
 - e) Housing production, including mix, additional residential units, range, affordability and tenure;
 - f) Supply of draft approved and registered lots;
 - g) Employment to population ratios (activity rates);
 - h) Population and employment forecasts and allocations;
 - i) Percentage of the work force living and working within the Town;
 - j) Geographic equity in service provision; and,
 - k) Commercial expenditure patterns, particularly outflow dollars.
- .2 Town Council may also consider requests for amendments to the Plan from a person or public body, in accordance with the provisions of the Planning Act.
- .3 The Town will monitor appropriate financial indicators, such as tax rates and user fees, service levels, capital contribution levels, debt levels, assessment base composition, vacancy rates, and overall growth rates, to assess the financial performance of the municipality.

- .4 A Town-wide Environmental Monitoring Program will be developed and implemented to assess the effectiveness of the policies, decisions, and programs in meeting the objectives of the Natural Heritage System and the Forest Management Plan. Potential metrics that may be evaluated include total forest cover, total hectares of lands protected, and an inventory of species at risk.
- .5 Opportunities for collaborating with the TRCA, and the LSRCA will be incorporated into the environmental monitoring program (e.g., threatened species).
- .6 Short-term, site-specific environmental monitoring may be required as a condition of the planning approvals process and the results will be integrated into the Town-wide monitoring program, where applicable.
- .7 The Town will include preliminary indicators and a monitoring and performance framework in this Official Plan, including, but not limited to:
 - a) Climate Change Adaptation related investment in our economy;
 - b) the reliability and cost of diverse energy, water, and transportation services available to the Town's residents and businesses; and,
 - c) energy and water use and greenhouse gas emissions.
- .8 The Town will collaborate and develop, with York Region, other area local municipalities, conservation authorities, the Province, other government agencies, and the community, appropriate indicators to analyze the effectiveness of this Plan.
- .9 The Town will:
 - a) Monitor the cumulative effects of development, intensification and other land use changes to assess the effectiveness of environmental policies, undertaking this monitoring jointly with York Region, other area local municipalities, conservation authorities and other government agencies through integrated watershed monitoring programs, watershed studies, emissions inventories and modelling or other performance measurement initiatives.
 - b) Work jointly with York Region and conservation authorities to identify data gaps when selecting indicators and establish consistent methodologies for data collection so that information can be compared and uniformed across the Region.
 - c) Work jointly with York Region, conservation authorities, and other agencies to determine modifications needed to the official plans, policies and programs of the Region, the area local municipalities

and the conservation authorities which may be identified through watershed and subwatershed plans and other related studies.

- d) Monitor, jointly with York Region and aggregate resource extraction operations within the Region to determine their social, economic, and environmental impacts, the cumulative effects of resource extraction, the effects on transportation and road facilities, and the effectiveness of rehabilitation activities.
- e) Work with York Region to develop a consistent methodology to measure progress in meeting the population and employment forecasts and the intensification, density, and housing targets in this Plan.

Interpreting

- .10 The text, tables, Schedules, and Figures together form this Official Plan, and should be read together, and not considered in isolation.
- .11 The boundaries of the land use designations on the Land Use Schedules will be considered approximate, except where they coincide with roads, railways, lot and concession lines, major watercourses, or other definitive physical features. Where the general intent of the Plan is maintained, minor land use boundary adjustments will not require an amendment to this Plan. Any change to a settlement boundary will require a Regional Official Plan Amendment.

The Provincial Policy Statement and Provincial Plans

- .12 To assist the reader of this Plan, this section provides a general summary of the requirements of the Provincial Policy Statement (PPS), Provincial Plans and related Acts, with respect to conformity of decisions; interpretation of boundaries, conflicts between policies and transition provisions for planning applications. For further detail, reference should be made to the relevant Provincial Policy, Act or Plan, as these are the final authorities on the subject matter. In general, the policies of the PPS, the applicable Provincial Plans, and this Plan must be read in their entirety and not interpreted and applied in isolation.

Conformity Requirements

- .13 A decision of the Council of a municipality, in respect of the exercise of any authority that affects a planning matter, “will be consistent with” the PPS. Comments, submissions or advice that affect a planning matter that are provided by the Council of a municipality, “will be consistent with” the PPS.

- .14 All development will conform to the policies and development criteria contained in the York Region Official Plan, Oak Ridges Moraine Conservation Plan and Greenbelt Plan. In accordance with the requirements of the Oak Ridges Moraine Conservation Plan or Greenbelt Plan, all amendments to this Plan or implementing Zoning By-law must conform to the Oak Ridges Moraine Conservation Plan or Greenbelt Plan where applicable.
- .15 Decisions under the Planning Act or the Condominium Act, 1998 or decisions related to a “prescribed instrument” are required to conform with the applicable “Designated Policies” in the Plan and have regard to the other applicable policies.
- .16 The decisions of the Council of a municipality with respect to matters, proceedings or applications made under the Planning Act and the Condominium Act, 1998 are required to conform to the policies of the Growth Plan, subject to the transition provisions of The Places to Grow Act and the Growth Plan for the Greater Golden Horseshoe, and any applicable regulations.

Interpreting Boundaries

- .17 The boundary of the Oak Ridges Moraine Conservation Plan Area (ORMCPA) has been established by the Province of Ontario as being lands included in the Oak Ridges Moraine as defined by Ontario Regulation 01/02, and is delineated on the Schedules to this Plan. The outer boundary of the ORMCPA is fixed and can only be changed by an amendment to the ORMCP. It is the standard practice that updates are only made by the Province at the time of the ten (10) year Plan review.
- .18 Within the ORMCPA, the internal boundaries of the ORMCP land use designations, as delineated on Schedule B – Provincial Plan Areas and Designations, have been further defined by the Town of Whitchurch-Stouffville in accordance with the applicable provisions of the ORMCP. Amendments to the ORMCP land use designations on Schedule B – Provincial Plan Areas and Designations are not permitted and may only be considered by the Province at the time of the ten (10) year review of the ORMCP.
- .19 The boundary of the Lake Simcoe Protection Plan is the Lake Simcoe watershed boundary as defined in Section 2 of the Lake Simcoe Protection Act, 2008 as: “Lake Simcoe and the parts of Ontario, the water of which drains into Lake Simcoe.” Ontario Regulation 219/09 Section 2 (1) states that the boundaries of the Lake Simcoe Watershed “are described in a data file entitled “Lake Simcoe Protection Act

Watershed Boundary” and dated May 29, 2009, as amended from time to time, that is maintained by the Ministry of Natural Resources and Forestry as part of its Land Information Ontario initiative.”

- .20 The boundary of the Greenbelt Plan as shown on Schedule B – Provincial Plan Areas and Designations of this Plan is prescribed by Ontario Regulation 59/05, as provided by the Greenbelt Act, 2017. The outer boundary of the Greenbelt Plan Area is fixed and can only be changed by an amendment to the Greenbelt Plan.
- .21 The boundaries of the Natural Heritage System, as shown on Schedule A – Town Structure of this Plan were derived directly from digital data provided by the Province, and were not further refined at the time this Plan was brought into conformity with the Greenbelt Plan. Refinements to the boundaries of the Natural Heritage System are not permitted and may only be considered by the Province at the time of the ten (10) year review of the Greenbelt Plan.
- .22 In the Town of Whitchurch-Stouffville, boundaries of Prime Agricultural Areas, Rural Lands and Settlement Areas are as established in the municipal Official Plan, in conformity with the York Region Official Plan.
- .23 Key Natural Heritage and Key Hydrologic Features have been defined in the text of this Plan as Environmental Policy Areas, and known features identified through current municipal mapping methodologies have been identified on the Schedules to this Plan. The detailed delineation of these features, whether identified in this Plan or meeting established criteria, can be undertaken at the time the Town deals with applications for development under the Planning Act or Condominium Act, 1998, or via a municipal zoning by-law update.
- .24 The Growth Plan applies to lands designated by Ontario Regulation 416/05. Except for the outer Growth Plan boundary, which is fixed and can only be changed by an amendment to the Growth Plan. It is the standard practice that updates are only made by the Province at the time of the ten (10) year Plan review, the boundaries and lines displayed on Schedules to the Growth Plan provide general direction only and should not be read to scale, unless otherwise stated.
- .25 Given the overlapping nature of the PPS, the Provincial Plans and municipal Official Plans, the PPS and the Provincial Plans, and their underlying Acts, contain various provisions that establish which policies take precedence in the case of a conflict. In very general terms, a conflict arises if the application of one policy prevents another policy from being implemented. Municipalities are, however, permitted to have

policies that are different from, more detailed or more restrictive than Provincial policy, without this being considered a conflict, except under very specific, prescribed circumstances.

- .26 The policies of the PPS represent minimum standards. The PPS does not prevent planning authorities and decision-makers from going beyond the minimum standards established in specific policies, unless doing so would conflict with any other policy of the PPS. Provincial Plans take precedence over the policies of the PPS to the extent of any conflict.
- .27 In the case of a conflict between the policies of this Plan and the ORMCP, the policies of the ORMCP prevail. Subject to Chapter 5 of this Plan, where the policies of this Plan are more restrictive than the ORMCP, they will not be considered to be in conflict with the ORMCP and the more restrictive provisions will prevail.
- .28 Where there is a conflict between a provision of the Lake Simcoe Protection Plan and a provision in another Provincial Plan or policy, the provision that provides the greatest protection to the ecological health of the Lake Simcoe Watershed prevails.
- .29 In the case of a conflict between the policies of this Plan and the Greenbelt Plan, the policies of the Greenbelt Plan prevail. Despite the policies of the Greenbelt Plan, there is nothing in the Greenbelt Plan that limits the ability of decision-makers on planning applications to adopt policies that are more stringent than the requirements of the Greenbelt Plan, unless doing so would conflict with any of the policies or objectives of the Greenbelt Plan. With the exception of the lot creation policies of the Greenbelt Plan, municipal Official Plans and Zoning By-laws will not contain provisions that are more restrictive than the policies of Sections 3.1 and 4.3.2 of the Greenbelt Plan as they apply to agricultural uses and mineral aggregate resources respectively, within the Prime Agricultural Area.
- .30 As provided for in The Places to Grow Act, 2020, the Growth Plan prevails where there is a conflict between the PPS and the Growth Plan. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails. Where there is a conflict between the Greenbelt, Niagara Escarpment or Oak Ridges Moraine Conservation Plans and the Growth Plan regarding the natural environment or human health, the direction that provides more protection to the natural environment or human health prevails.

- .31 The policies and targets of the Growth Plan represent minimum standards. The Growth Plan identifies that Planning authorities and decision-makers are encouraged to go beyond the minimum standards established in specific policies and targets of the Growth Plan, unless doing so would conflict with any policy of the Growth Plan, the applicable PPS or any other Provincial Plan.

9.16 Official Plan Amendments and Evaluation Criteria

While the Plan is intended to provide direction for growth to 2051, there is a recognition that an Official Plan cannot anticipate all forms of development that may be appropriate and desirable in the community. As such, Amendments to the Official Plan may be initiated or considered by the Town at any time, to ensure that the Plan remains current and relevant.

The Town will that:

- .1 Requests for site specific changes to the Official Plan may be considered by Council upon application, and will be evaluated on the basis of the following criteria:
- a) conformity with the overall intent, philosophy, goals, principles and policies of the Official Plan;
 - b) suitability of the location of the site for the proposed land use;
 - c) compatibility of the proposed land use with surrounding uses;
 - d) the need for and feasibility of the use, where considered appropriate;
 - e) the impact of the proposal on municipal services and infrastructure;
 - f) the economic benefits and financial implications to the Town; and,
 - g) regard for the York Region Official Plan and the Provincial Policy Statement and Provincial Plans.

9.17 Pre-consultation, Complete application Requirements and Supporting Studies

The Planning Act requires that municipalities set out the requirements for pre-consultation and the submission of complete applications for the purposes of processing a development application. The following sets out the requirements for all development applications in the Town:

- .1 A pre-application consultation meeting with the Town is required prior to the submission of an application for an Official Plan Amendment, a Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of

Condominium and/or Site Plan Approval, and is recommended for minor variance and consent applications.

- .2 For the purposes of deeming an application for an Official Plan Amendment, Zoning Bylaw Amendment, Consent, Draft Plan of Subdivision, Draft Plan of Condominium and/or Site Plan Approval to be complete, the following information is required:
 - a) Completed application form for the applicable approval;
 - b) The prescribed application fee in accordance with the Tariff of Fees By-Law for Planning Applications in effect on the date the application is submitted to the Town;
 - c) A draft of the Official Plan and/or Zoning By-law Amendment(s), including the proposed text and all proposed schedules;
 - d) Confirmation of a minimum of one pre-application consultation meeting with the Town, for the purposes determining the required information and application submission materials and to determine the other review agencies that an applicant may be required to consult with; and,
 - e) All other information, studies and material(s) as may be identified through the Pre-Application Consultation meetings(s), including the requirements of other review agencies

- .3 The following information, studies and materials, or other information, that may be identified through the Pre-Application Consultation meeting, may be required to be submitted in support of a complete application for an Official Plan Amendment, Zoning By-law Amendment, Consent, Draft Plan of Subdivision, Draft Plan of Condominium and/or Site Plan Approval:
 - a) Description of Site and Proposal:
 - Colour aerial photograph(s);
 - Survey Plan;
 - Parcel abstract;
 - Planning Justification Report;
 - Draft Official Plan Amendment;
 - Draft Zoning By-law Amendment;
 - Draft Plan of Subdivision and/or Condominium;
 - Concept Plan;
 - Development Concept Report and Phasing Plan; and,
 - Comprehensive Development Plan.

 - b) Plans and Drawings:

- Architectural Site Plan;
 - Internal Floor Plans;
 - Roof Top screening Details and/or cross section;
 - Building Elevations (both black and white and colour);
 - Larger scale drawings of building elevations related to the public realm;
 - Coloured Renderings (perspective ground or human scale);
 - Landscape Plans, including Landscape Costs Estimate;
 - Sign Details (including materials and colours);
 - Photometric Lighting Plan;
 - Waste collection design standards;
 - Architectural Control Architect Approved Drawings; xii. Reductions of Plans (Legal Size); and,
 - Digital versions of plans in both AutoCAD and PDF formats, or the applicable format at the time of application submission.
- c) Urban Design Reports and Studies:
- Urban Design Brief or Guidelines;
 - Architectural Guidelines;
 - Sustainable Development Report;
 - Public Realm Plan; v. Streetscape Plan;
 - Computer generated building mass model;
 - Wind Study; and,
 - Sun/Shadow Study.
- d) Environmental Reports and Studies:
- Master Environment and Servicing Plan;
 - Environmental Impact Study;
 - Phase 1 Environmental Site Assessment;
 - Demarcation of physical and stable top of bank areas regulated by a conservation authority and/or limits of elements of the Natural Heritage Network, and/or

- hazard lands;
 - Edge Management and/or Restoration Plans;
 - Oak Ridges Moraine Conformity Report;
 - Greenbelt Conformity Report;
 - Special Policy Areas Study;
 - Erosion and Sediment Control Plan;
 - Environmental Site Screening Checklist;
 - Community Energy Plan;
 - Natural Heritage and/or Hydrologic Evaluation;
 - Landform Conservation Plan; and,
 - Flood Risk assessment Plan.
- e) Transportation Reports and Studies;
- Transportation Master Plan;
 - Transportation Study and Impact Report;
 - Transportation Demand Management Plan;
 - Parking Study;
 - Pedestrian and Cycling Circulation Plan;
 - Mobility Plan; and,
 - Transit Facilities Plan.
- f) Engineering Reports and Studies:
- Master Environment and Servicing Plan;
 - Phasing Plan;
 - Functional Servicing Report;
 - Water Supply Analysis Report;
 - Wellhead protection area Risk Assessment;
 - Wellhead protection area Risk Management Plan;
 - Stormwater Management Report;
 - Noise and Vibration Report;
 - Geotechnical and Soils Report; and,
 - Site Servicing and Grading Plan.
- g) Housing Reports
- Housing Impact Statement
- h) Health/Barrier Free
- Health Impact Assessment
- i) Heritage Reports and Studies:

- Cultural heritage survey;
 - Cultural heritage impact assessment;
 - Cultural Heritage Management Plan;
 - Heritage Conservation District Conformity Report;
 - Archaeological; and,
 - Archaeological Assessment.
- j) Other Reports and Studies:
- Market Impact Study;
 - Commercial Impact Statement;
 - Housing Options Statement;
 - Appraisal Report;
 - Parks and Open Space Plan;
 - Landscape Master Plan;
 - Employment Area Compatibility Assessment report;
 - Tree inventory and preservation study; and,
 - Arborist report.
- .4 That through the review process for an application for an Official Plan Amendment, Zoning By-law Amendment, Consent, Draft Plan of Subdivision, Draft Plan of Condominium and/or Site Plan Approval that has been deemed complete, the Town or other review agency may require additional reports, studies and information. The request for additional information, however, will not affect the date the original application was deemed complete.
- .5 That where a study has been submitted in support of a development application, and it is determined by the Town that a peer review is required, the peer review shall be coordinated by the Town but at the expense of the applicant.

Development Agreements

- .6 Development agreements may be required to achieve municipal objectives related to development and the provision of services as may be defined by the Town, and shall be entered into by the benefiting parties and approved by the Town as a condition of the approval of development applications.
- .7 Development approvals shall implement the required equitable contributions of funds, lands and commitments for services will be in place and operative prior to, or coincident with occupancy and use of the land. Items which may be addressed in development agreements include but are not limited to:

- a) Parks and open space and Natural Heritage Network features, including the protection, ownership and management of tableland woodlands;
- b) Features that enhance the environmental sustainability and ecological function of the subject lands;
- c) Streetscaping and landscaping;
- d) Water provision;
- e) Wastewater collection;
- f) Stormwater management;
- g) Municipal services;
- h) Street, cycling and pedestrian infrastructure;
- i) Transitways and pedestrian access to transit facilities;
- j) Financial arrangements required to implement the development;
- k) Other utilities and improvements; and,
- l) Preservation of heritage structures and surrounding landscapes.

9.18 Site Plan Control

Site plan control is a planning tool that the Town can use to evaluate certain site elements, such as walkways, parking areas, landscaping or exterior design on a parcel of land where development is proposed.

- .1 The entirety of the Town shall be considered a site plan control area.
- .2 Site plan control shall not apply to development consisting of single detached, duplexes or semi-detached dwellings, except in cases where specifically required, such as in the Oak Ridges Moraine Conservation Plan Area.
- .3 Proponents will be required to execute a site plan agreement under circumstances where there is construction of one or more buildings or structures, where the size of a building is to be substantially increased, where the intensity of a use is to increase, where there is the development of a parking lot, and/or in other circumstances deemed appropriate by the Town.
- .4 The Town shall consider applying certain conditions to site plan approval, and to require that a certain standard of design be applied that are consistent with the urban design policies of this Plan and any applicable design guidelines, including: exterior design controls to regulate external building, site, and boulevard matters such as character, scale, appearance, and sustainable design. Examples of site plan design elements include:

- a) Active and transparent street front design to create accessible, safe and attractive buildings and streetscapes;
 - b) Façade elements that complement adjacent buildings to better reflect community character;
 - c) Curb cuts to improve universal accessibility and mobility;
 - d) Permeable surfaces to reduce stormwater runoff; e. bicycle parking to facilitate active transportation choices; and,
 - e) Street furniture, tree planting, energy-efficient lighting and landscaping for sustainable and vibrant and public spaces.
- .5 Financial security will be required through bonding letters of credit or other financial arrangement prior to development.

9.19 Temporary Uses

A temporary use zoning by-law allows the use of land, building or structures for a particular use on a temporary basis even though it may not conform to the zoning by-law. The temporary use must be compatible with adjacent land uses and not jeopardize the long-term development intentions for the lands/area.

- .0 In accordance with Section 39 of the Planning Act, a temporary use bylaw may be passed to authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the zoning by-law provided that:
- a) The development proponent demonstrates that the use is temporary in nature and appropriate for a limited time span;
 - b) No new buildings or expansions of buildings, except for temporary or moveable structures, shall be permitted on the subject lands; and,
 - c) An agreement be entered into to terminate the use upon expiry of the by-law.
- .1 The proposed temporary use permitted in accordance with the temporary use by-law shall:
- a) Maintain the long-term viability of the lands for the uses permitted in this Plan;
 - b) Be compatible with the adjacent land uses;
 - c) Be suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering and available services;
 - d) Have no adverse impact on traffic, transportation or parking facilities in the area;

- e) Provide adequate on-site parking facilities;
 - f) Provide sufficient services (e.g., roads, water supply, etc.) to accommodate the proposed temporary use;
 - g) Be temporary in nature, appropriate for a limited time span and can be terminated when the authorizing by-law expires; and,
 - h) Not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use provisions.
- .2 A temporary use by-law may be extended where the original criteria provided for above are met.
- .3 That the temporary use shall be terminated upon expiration of the authorizing by-law.

9.20 Transition Requirements

- .0 All planning decisions shall conform to the Provincial Plans and shall be consistent with the Provincial Policy Statement, 2020, subject to applicable Provincial transition provisions.
- .1 Legally existing land uses that conform with in-force local official plans, zoning by-laws and Ministerial Zoning Orders, at the time this Plan is approved, are permitted to continue to the extent provided for in the zoning by-law and/or applicable Ministerial Zoning Orders.
- .2 Development applications which have not been deemed complete by the date of this Plan's approval shall be subject to the policies of this Plan.
- .3 Existing uses and residential dwellings on existing lots of record in the Greenbelt Plan Area are subject to the Greenbelt Plan, 2017. In the Greenbelt Plan Area, where a use was approved or existing prior to December 16, 2004, the approval may continue to be recognized and further applications required under the Planning Act or Condominium Act, 1998 to implement the official plan approval are not required to conform to the Greenbelt Plan, 2017 and are permitted in this Plan.
- .4 That 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, 2017. That all applications, matters or proceedings as defined under the Oak Ridges Moraine Conservation Act, 2001, commenced on or after November 17, 2001,

are required to conform with the Oak Ridges Moraine Conservation Plan, 2017.

Chapter 9

Definitions



Chapter 10

Definitions

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.

Additional Residential Unit

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

Adjacent Lands

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. 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.

Affordable

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.

Agricultural Condition

- a) In regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and
- b) In regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

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.

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 Uses

The growing of crops, including nursery 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.

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.

Agriculture-Related Uses

Those farm-related commercial and farm-related industrial uses that are small in scale, 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.

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, transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

Agri-Tourism Uses

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 Uses

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 archaeological 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 Fieldwork

Any activity carried out on, above or under land or water for the purpose of obtaining and documenting data, recovering artifacts and remains or altering an archaeological site and includes monitoring, assessing, exploring, surveying, recovering and excavating.

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 Sites

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.

Artifact

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

Best Management Practices

Term used in the Ministry of Environment guidelines designating procedures for stormwater quality and quantity control. The techniques considered to be Best Management Practices reduce pollutants available for transport by run-off before it is discharged. Best Management Practices requires that stormwater management for new subdivisions be implemented in an environmentally sensitive manner with one of the prime objectives being to maintain water quality.

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 Heritage Resource

A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on

property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

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 Growth Plan for the Greater Golden Horseshoe.

Cemeteries

Religious or commercial enterprises that include the in-ground and above-ground interment of human remains.

Community Area

Areas where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs, most office jobs and some employment land employment 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 local residents to access the health, social, cultural, recreational and other resources they need together in one spot. It can be located 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 such as mixed-use neighborhoods or other areas 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 and public service

facilities. Complete communities are age friendly and may take different shapes and forms appropriate to their contexts.

Conserved

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) 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 and/or portions of employment areas to be designated in local official plans that generally 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.

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.

Cultural and Regenerating Woodland

For the purpose of Section 6.1.7, woodlands where the ecological functions of the site are substantially compromised as a result of prior land use activity and would be difficult to restore and/or manage as a native woodland in an urban setting. An environmental impact study should assess these ecological functions with consideration of the following:

- a) the woodland is regenerating, typically with a dominant proportion of woody species being invasive and non-native (e.g., Norway Maple, Manitoba Maple, Siberian Elm, Scots Pine, European Buckthorn, White Mulberry, Tree-of-heaven, Apple, White Poplar, etc.).
- b) the area was not treed approximately 20 to 25 years ago as determined through air photo interpretation or other suitable technique.
- c) soils may be degraded, for example, soil may be compacted, the topsoil removed, or there may be substantial erosion from over-use and/or the woodland may be regenerating on fill.
- d) there is limited ability to maintain or restore self-sustaining ecological functions typical of native woodlands.
- e) Woodlands (including plantations) established and/or managed for the purpose of restoring a native tree community are excluded from cultural and regenerating woodlands (e.g., naturalization or restoration projects).

Definitions in the Oak Ridges Moraine Plan Area

The Oak Ridges Moraine Conservation Plan includes extensive definitions of terms which are found throughout the documents. For reference purposes, the main definitions which are found in Part I, Section 3 of the Moraine Plan, are found in Appendix ORM I to this Plan. However, where questions of interpretation arise, regard should be had to the Oak Ridges Moraine Conservation Plan itself.

Notwithstanding the foregoing, the boundary of the Oak Ridges Moraine Plan Area is established by Ontario Regulation 01/02. Lands along the southern boundary of the Oak

Ridges Moraine Plan Area located in the Town of Whitchurch-Stouffville are considered to be in the Plan area if:

- a) it is above the contour of elevation 245 Canadian Geodetic Vertical Datum 1928 (GDVD28); and,
- b) it is within the Oak Ridges Moraine Area as designated by Ontario Regulation 01/02.

If questions arise which dispute the accuracy of the southern boundary, the Town will require verification through a topographic survey completed by an Ontario Land Surveyor confirming that the lands are below the 245 contour.

Density, Gross

This term shall mean the area of land including the lot area, local and collector streets, parks, including trails, schools, institutional uses and all open space lands with the exception of lands designated “Significant Environmental Area” on Schedule C – Land Use Designations.

Density, Net

This term shall mean the area of land including the lot and local and collector roads.

Designated Greenfield Area

The designated area that was outside of the built-up area as of June 2006 as defined by the Province’s Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.

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 Places 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.

Earth Science Areas of Natural and Scientific Interest

Areas of land containing natural landscapes or features that have been identified by the Province as having earth science values related to protection, scientific study or education. On the Oak Ridges Moraine, Provincially and Regionally significant Earth Science Areas of Natural and Scientific Interest are included. Elsewhere within this Plan, only provincially significant Earth Science Areas of Natural and Scientific Interest are addressed.

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

Which includes hydrological integrity, 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 in Ontario List) made under the Endangered Species Act, 2007, 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.

Environmental Buffer

A natural area intended to minimize potential conflict between human activities and sensitive environmental features. This is done by providing a natural separator and by rounding out irregularities and minimizing the length of the interface between humans and undisturbed, regenerating or protected landscapes.

Environmental Impact Study

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. Where an environmental impact study is required, the content and scope will be determined through a pre-consultation meeting and a Terms of Reference submitted early in the application process to the approval authority.

The impact 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, the local municipality or the conservation authority. Terms of Reference for environmental impact studies shall be submitted to the approval authority early in the application process.

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 the environmental impact study. If it is determined that the requirements of the environmental impact study have already been met

through these prior studies, no further environmental impact study is required. Key components of an environmental impact study, which may form part of a master environmental servicing plan, may include:

- a) biophysical inventory (e.g., Ecological Land Classification) and analysis of ecological functions, including methodology used and relevant maps, figures and illustrations.
- b) verification of the status or significance of a feature in accordance with Federal, Provincial and/or Regional legislation, criteria and guidelines such as the significant woodland criteria as set out in policy 3.4.27 of this Plan, the Ontario Wetland Evaluation System, the Natural Heritage Information Centre or the Species at Risk in Ontario List.
- c) 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.
- d) 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 system/feature enhancement opportunities, conclusion of net impacts, and demonstration of conformity with applicable policy.
- e) the identification of monitoring requirements for developments within the Regional Greenlands System or key natural heritage features and/or key hydrologic features, hazardous sites and hazardous areas, and their associated adjacent lands.

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.

Fish Habitat

Means 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.

Floor Space Index

Means the ratio of the total gross floor area of all buildings on the lot to the total lot area. For the purpose of this Plan, the calculation of the floor space index shall not include the floor

area of minor accessory structures and it shall not include any gross floor area that is below grade, including underground parking structures.

Future Urban Area

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

Garden Suites

Garden Suite shall mean a detached residential structure accessory to the main residence on a lot for the use of aging or handicapped relative of the owner of the main residence. Such a structure shall contain bathroom and kitchen facilities and shall be designed to be portable.

Gentle Density

Development or redevelopment in Community Areas with slightly higher density than adjacent single family (or low density) neighborhood.

Globally or Provincially Rare Plants, Animals or Communities

Plant or animal species or communities that have been assigned S1 (critically imperilled provincially), S2 (imperilled provincially), S3 (vulnerable provincially), G1 (extremely rare globally), G2 (very rare globally), or G3 (rare to uncommon globally) by the Provincial Natural Heritage Information Centre.

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.

Group Homes

Group Home shall mean a single housekeeping unit in a residential dwelling in which three to ten residents (excluding staff or the receiving family) live as a family under responsible supervision consistent with the requirements of its residents.

Guideline(s)

A document that is non-statutory and non-mandatory that is intended to provide guidance in the implementation of the policies of this Plan.

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, 2007 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 hamlets or similar existing small settlement areas that are long established and identified in official plans. 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.

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

Reserved rights-of-way for public transit vehicles and other vehicles such as emergency vehicles, taxis or multiple-person vehicles.

Highly Vulnerable Aquifer (HVA)

Means 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.

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.

Impervious Surface?

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.

In Situ

In situ means remaining in place in the original location where something was found.

Institutional Uses

Public or private non-profit uses, as well as certain private uses for profit such as day care facilities, which provide a service to the community.

Intake Protection Zone

The area within Lake Simcoe and surrounding lands that may contribute water to the municipal drinking water systems and through which contaminants are reasonably likely to reach the pumping station.

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.

Kettle Lakes

Means a depression formed by glacial action and permanently filled with water.

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 are described in Chapter 7 of this Plan and 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 are described in Chapter 7 of this Plan and 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).

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 Density Residential

Means a single detached, semi-detached, duplex and/or triplex dwelling units, or an equivalent contained within a townhouse complex.

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

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 Goods Movement Facilities and Corridors

The transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight- supportive may be recommended in

guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Major Office

Major Office is generally defined as freestanding office buildings of 10,000 m² or greater, or with 500 jobs or more.

Major Retail

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 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 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.

Marine Archaeological Site

An archaeological site that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water.

Medium Density Residential?

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 (e.g., 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.

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.

Missing Middle

Medium density development that can serve a wide range of housing types.

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

in York Region 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.

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 Growth Plan.

Natural Heritage System for the Growth Plan

The natural heritage system mapped and issued by the Province in accordance with the Growth Plan.

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.

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 Streams

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.

Planned Corridors - Transportation

Corridors identified through Provincial Plans or preferred alignment(s) determined through the Environmental Assessment Act process which are required to meet projected needs.

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.

Protected Heritage Property

Means property designated under parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial

Heritage Properties; property protected under federal legislation and UNESCO World Heritage Sites.

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.

Retiring Farmer

A retiring farmer is a full-time farmer of retirement age who is retiring from active working life on the farm, was farming on January 1, 1994, and has owned and operated the farm operation for a substantial number of years.

Rural Area

Lands in the Agricultural System, which are located outside settlement areas and outside prime agricultural areas.

Rural Commercial, Rural Industrial and Rural Institutional Uses

Rural commercial, Rural Industrial and Rural Institutional uses shall generally mean small scale uses which are primarily related to and designed to serve the rural/agricultural/environmental area or utilize its products.

Sand Barrens

Means 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:
- b) adapted to severe drought and low nutrient levels; and,
- c) maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;
- d) has less than 25% tree cover;

- e) has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and,
- f) 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 Plans

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

Seepage Areas and Springs

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

Sensitive Land Uses

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.

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, 2006; 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

A 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 Trees

Trees of 0.3 m caliper in size at breast height.

Significant Woodlands

Woodlands which meet any one of the criteria in policy 3.4.2.6 of this Plan, except those excluded by policy 3.4.2.7 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 Source Water Impact Assessment and Mitigation Plan is 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.

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 lands are predominantly grown, 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 of capital investment in related facilities and services to produce, store, or process specialty crops;
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure in related facilities and services to produce, store or process specialty crops.

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, 2007.

Special Policy Area

An area within a community that has historically existed in the flood plain and where site-specific policies, approved by the Province, are intended to provide for the continued viability of existing 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 flood plain.

Strategic Growth Areas

Within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities that may include

infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

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 and/or portions of employment areas to be designated in local official plans that are 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.

Sustainable Mobility Measures

A combination of infrastructure improvements and strategies geared to promoting alternative travel choices during rush hours such as walking, cycling, transit, ridesharing and micro mobility.

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.

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.

Traditional Territories

The geographic area traditionally occupied or used regularly by a First Nation and/or their ancestors.

Traffic Calming

Means a form of transportation planning which seeks to harmonize the use of streets by cars, pedestrians, bicyclists, playing children and other street uses. This is accomplished through the use of streetscape design devices and techniques including sidewalks, that diversify street uses and control traffic volumes and speed in neighbourhoods while maintaining

maximum mobility and access. Traffic calming also attempts to make drivers aware of the fact that they are sharing the space of a street with other uses.

Transit Operation and Maintenance Facility

Land and/or structures used for the purpose of repairing, maintaining, storing and/or testing conventional and rapid transit vehicles, up to and including subway cars. These facilities may also include offices and other accommodations for on-site workers and transit vehicle operators.

Transit-Supportive

Relating to development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Transit-supportive development will be consistent with Ontario's Transit Supportive Guidelines.

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 Expansion Area

Areas identified through the land needs assessment as being required to accommodate population and employment growth to the planning horizon.

Valley and Stream Corridors

Valley and stream corridors shall be defined as including all lands in the Flood Plain Area designation as defined in Chapter 6 of this Plan and:

- a) A minimum of 10 m (33 ft) beyond lands below the top of stable slope or beyond the projected stable top of bank for an unstable slope or, in the absence of a discernable top of slope, a minimum of 10 m (33 ft) beyond the Regulatory Flood line or a predicted meander belt of the watercourse in cases where there is no regulatory flood line.
- b) The boundary of a Significant Environmental Area where it extends beyond the line referred to above, plus a minimum of 10 m (33 ft) beyond the area's boundary.

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.

Waste management system

Sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

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 ground water 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 cross-watershed 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

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.

Chapter 10

Schedules



Chapter 11

Schedules

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Schedule B – Land Use

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Schedule H – ORM Natural Heritage

Schedule I – ORM Aquifer Vulnerability

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