



Re-Imagine Stouffville

Town of Whitchurch- Stouffville Official Plan

DRAFT – December 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 Treaty First 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. 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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Preamble



Preamble

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, that are 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 historic continental glaciation, 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 Town's 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, Vandorf, Gormley, Ballantrae and Musselman Lake.

The Town, with its vast agricultural and 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. This has resulted in the Town of Whitchurch-Stouffville becoming one of Canada's fastest growing municipalities. Today, 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.

1.1 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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (hereby referred to as "the Growth Plan"), the Oak Ridges Moraine Conservation Plan, 2017 (hereby referred to as "the ORMCP"), 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:

- How to build upon Provincial initiatives that support the development of healthy, sustainable and complete communities established by the PPS and the Growth Plan;
- Where new housing, industry, offices and shops will be located;
- What community services, such as roads, transportation, utilities, parks, trails and schools will be needed to accommodate growth and develop healthy and sustainable communities;
- When, and in what order, parts of the community will grow;
- How to promote economic development and develop community improvement initiatives;
- How to protect and conserve cultural heritage resources;
- How to protect the Town's agricultural lands;
- How to protect, enhance and grow the natural heritage system/Greenlands system;
- How to promote compatibility between new and existing built forms through the application of urban design, height and density requirements; and,
- Implementation for the Town's Master Plans which have been informed through extensive research and community engagement.

1.2 Purpose and How to Use this Official Plan

The previous 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 schedules 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.

1.3 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 the Town of Whitchurch-Stouffville's Official Plan. Some of these constitute statutory requirements to which the Town's policies must conform.

The PPS 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 ORMCP;
- The Greenbelt Plan;
- The Lake Simcoe Protection Plan;
- The Growth Plan; and,
- The Drinking Water Source Protection Plans under the *Clean Water Act*.

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**.



1.3.1 The Planning Act

The *Planning Act* sets out rules for land use planning in Ontario. The Official Plan for the Town has been prepared under the authority of Part III of the *Planning Act*, R.S.O. 1990, c. P.13. The Official Plan 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’s Official Plan is required by regulations to conform to the *Planning 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.

1.3.2 Relationships Between the PPS, Provincial Plans and Municipal Official Plans

The 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 ORMCP, the Greenbelt Plan and the Growth Plan.

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

1.3.3 Provincial Policy Statement

The PPS is issued under the authority of Section 3 of the *Planning Act* and 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:

- Building strong and healthy communities;
- Wisely using and managing resources; and,
- 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.

1.3.4 Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan (ORMCP) 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. It also has distinctive

topographical and scenic features. The ORMCP was established due to the importance of the natural resources and ecological functions the Moraine provides which are 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 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.

1.3.5 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 natural heritage and water resource 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 designation protects areas of natural heritage, hydrologic and/or landform features, which are often functionally inter-related. They also collectively provide essential ecosystem services, including water storage and filtration, clean air, habitat, support for pollinators carbon storage and resilience to climate change.

1.3.6 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.

1.3.7 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 was established under *The Places to Grow Act*, 2005, and came into effect on June 16, 2006. The Growth Plan, 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.

1.3.8 York Region Official Plan

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 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.

1.3.9 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 the Environment, Conservation, and Parks (MECP). 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 *Conservation Authorities 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 or negatively impact natural hazards.

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

- Lake Simcoe Region Conservation Authority; and,
- Toronto and Region Conservation Authority.

Chapter 1

Re-Imagine Stouffville



Chapter 1 – Re-imagine Stouffville

A vision statement for the future of the Town of Whitchurch-Stouffville was developed with the public, stakeholders and Council, through the planning process leading up to the preparation of this Official Plan. 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. The vision and guiding principles form the basis for land use planning decisions in the Town.



1.1 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 be 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 the preservation of agriculture in the Greenbelt and Oak Ridges Moraine.

1.2 Town-Wide Guiding Principles

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

1.2.1 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:

- 1.2.1.1 Ensuring decisions made with respect to the future of the Town promote and enhance complete communities by prioritizing public health and safety.
- 1.2.1.2 Ensuring that the Town provides resilient and robust infrastructure, including internet, transportation networks, and water and wastewater services, that are equitably distributed across the Town.
- 1.2.1.3 Ensuring that the Town creates an accessible community with human services including healthcare facilities, seniors care, daycare, recreation, and community facilities.

1.2.2 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 the climate. At the same time, the Town will prepare for potential impacts caused by climate change with the intent of protecting the Town's financial, social, and environmental sustainability.

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

- 1.2.2.1 Considering the impact of any change in the Town on the production of greenhouse emissions.
- 1.2.2.2 Encouraging sustainable design practices and climate resilient practices, including green building performance standards and stormwater management that supports Low Impact Development and green infrastructure, to highlight the Town's commitment to climate adaptation, mitigation, and resilience.
- 1.2.2.3 Ensuring infrastructure and development services are resilient to future impacts (e.g., health and safety, conservation of natural resources, etc.).

1.2.3 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, which includes natural heritage features and key hydrologic features, provides essential ecosystem resources and services, including water storage and filtration, clean air, habitat, support for pollinators, and carbon storage. The Town's public parkland plays an important role in supporting the natural environment, achieving co-benefits for the natural environment and the Town's residents. Through the policies of this Official Plan, the Town will continue to be a leader in environmental protection and improvement by:

- 1.2.3.1 Considering the environmental implications of all future municipal planning decisions to ensure that potential impacts and opportunities are properly considered and acted upon.
- 1.2.3.2 Providing parks, open spaces, and natural linkages, and ensuring the protection, restoration, and enhancement of the Town's Natural Heritage System and Water Resources System.

1.2.4 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:

- 1.2.4.1 Ensuring decisions made with respect to the Town's economy are transparent, accountable and financially feasible.
- 1.2.4.2 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.

1.2.5 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:

- 1.2.5.1 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, and conserve cultural heritage resources and the rural character of the Town while recognizing urbanization and the Town's evolving character.

1.2.6 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:

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

1.3 Community Specific Guiding Principles

The following community specific guiding principles provide general direction for the planning of the Town's communities, which are elaborated upon in the policies of the Plan. The principles recognize the unique attributes and dynamics of each community in order to preserve these factors while managing planned growth.

1.3.1 Community of Stouffville Guiding Principles

The Community of Stouffville will continue to be the focus of growth and intensification 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 Area. It is a goal of this Official Plan that the Community of Stouffville will:

- 1.3.1.1 Continue to be the primary focus of intensification for population and employment growth.
- 1.3.1.2 Evolve as a balanced complete community with opportunities for living, working, and flourishing commercial opportunities.
- 1.3.1.3 Preserve and enhance rural and heritage traditions while welcoming and celebrating diverse populations who contribute to the rich and changing cultural landscape.

- 1.3.1.4 Maintain its historic downtown as a central meeting place and shopping area for the community, and adjacent rural and urban areas.
- 1.3.1.5 Support a linked and connected green space system, including protected natural heritage features and habitats and parkland.
- 1.3.1.6 Be physically and economically accessible to people of all ages and interests, with attractive and sustainable streetscapes and built forms.
- 1.3.1.7 Establish and meet the service and facility needs of its residents of all ages.

1.3.2 Community of Ballantrae Guiding Principles

The Community of Ballantrae is a unique community located 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:

- 1.3.2.1 Protect and enhance existing natural systems and features and reflect the objectives of the Oak Ridges Moraine Conservation Plan.
- 1.3.2.2 Ensure new development occurs in a manner which minimizes any negative impacts on natural systems and features.
- 1.3.2.3 Accommodate and encourage development and infill opportunities, subject to adequate servicing capacity.
- 1.3.2.4 Encourage the enhancement of existing development in a manner which will assist in the resolution of existing environmental issues.
- 1.3.2.5 Plan for a mix of uses along Highway 48 to facilitate easy access to daily needs, a multi-modal transportation system, and live-work and local employment opportunities for people of all ages, abilities, and incomes.

1.3.3 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:

- 1.3.3.1 Protect and enhance existing natural systems and features and reflect the objectives of the Oak Ridges Moraine Conservation Plan.
- 1.3.3.2 Accommodate and encourage limited infill opportunities, subject to adequate servicing capacity.
- 1.3.3.3 Recognize and value the rural character and cultural heritage resources.

1.3.4 Community of Gormley Guiding Principles

The Community of Gormley will comprise a distinctive, predominantly 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 established land uses. It is a goal of this Official Plan that the Community of Gormley will:

- 1.3.4.1 Ensure the proper functioning of an integrated and cohesive planning area, through the arrangement of land uses.
- 1.3.4.2 Ensure that land uses develop in a manner which is compatible with adjacent land uses, including industrial, commercial and residential land uses.
- 1.3.4.3 Encourage a broad range of industrial and employment uses that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville.
- 1.3.4.4 Continue to recognize the existing employment and commercial land uses, and accommodate opportunities for infill and new employment and commercial development.

1.3.5 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:

- 1.3.5.1 Ensure that 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.
- 1.3.5.2 Be developed with commercial, recreational and institutional facilities which will allow it to serve as a meeting place for residents and visitors.
- 1.3.5.3 Provide for the potential for additional employment development in a business campus format which will create a “gateway” to Vandorf and Whitchurch-Stouffville.

1.3.6 Hamlet of Bloomington Guiding Principles

The Hamlet of Bloomington will continue to evolve and function as a rural community which is designed to highlight its natural setting. The small, rural settlement of will consist of existing residential and limited commercial, industrial, or institutional uses. It is a goal of this Official Plan that the Hamlet of Bloomington will:

- 1.3.6.1 Limit growth in the Hamlet to low density residential and small-scale commercial and institutional uses that support local residents.
- 1.3.6.2 Develop in a manner that preserves the views and vistas of the surrounding rural area, natural features and important public spaces.
- 1.3.6.3 Development will be in keeping with the character of the rural nature of the Hamlet.

Chapter 2

Planning for Growth



Chapter 2 – Planning for Growth

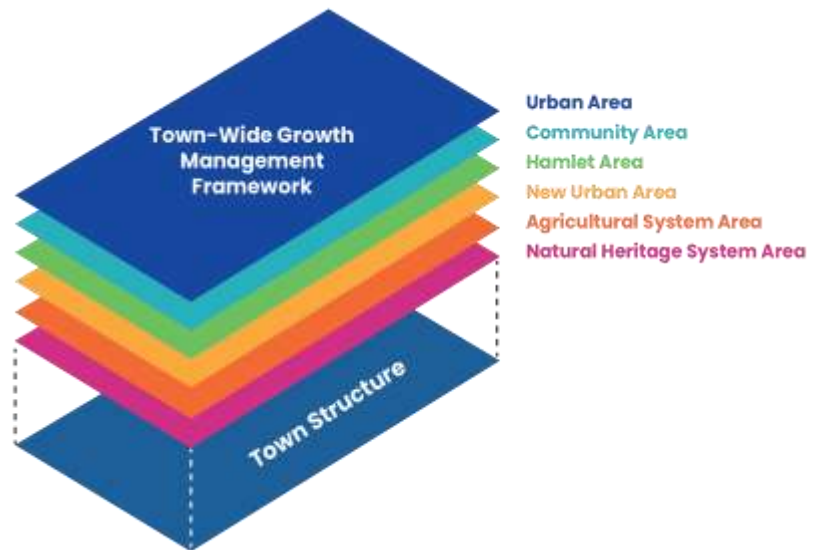
Whitchurch-Stouffville’s population base is forecast to steadily increase between 2021 and 2051, consistent with broader York Region growth trends. By 2051, the Town’s population base is forecasted to grow to approximately 91,700 persons. This represents an increase of approximately 42,300 persons between 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 shift significantly to an increasing share of higher-density units.

In accordance with the growth projections and allocations prepared by York Region, Whitchurch-Stouffville’s employment base is also expected to increase, reaching 34,800 jobs by 2051. Based on the Town’s expected growth, a strategic approach to growth management is required that aligns land use, financial sustainability, infrastructure and phasing to sustainably manage this forecasted growth and foster the creation of complete communities.

2.1 Town Structure

The Town of Whitchurch-Stouffville is comprised of distinctive communities, each with their own unique character ranging from the Town’s extensive agricultural and rural landscapes, the Natural Heritage System, and rural Hamlets to the 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:

- 2.1.1.1 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 Area:** Includes the Community of Stouffville where the highest concentration of growth is planned to occur on full municipal services. The Community of Stouffville includes two Major Transit Station Areas (MTSAs) and Strategic Growth Areas which provide desirable locations for higher density development through infill and intensification. The Designated Greenfield Area represents areas where comprehensively planned new communities will develop, while directing appropriate redevelopment within the delineated Built Up Area through intensification. Urban Areas form an integral part of the Town’s growth management framework, promoting a compact built form, capitalizing on existing infrastructure, active transportation links, and existing and planned transit services;
 - b. **Community Area:** Includes residential, commercial, employment and institutional areas, where people live, shop, work and play, with the amenities they need for day-to-day living accessible close to home. The Community Areas include the Communities of Ballantrae, Musselman Lake, Vandorf, and the Community of Gormley, which are predominately serviced by individual private on-site water and wastewater services, and municipal water services in the case of Ballantrae and Musselman Lake. More modest growth and redevelopment is anticipated to be directed to Ballantrae, subject to adequate servicing capacity;
 - c. **Hamlet Area:** Includes the Hamlet of Bloomington which comprises a small rural settlement of existing residential and limited commercial and employment uses which serves the local community and supports the surrounding Agricultural System. Only limited intensification and infill growth is anticipated on individual private on-site water and wastewater services;
 - d. **New Urban Area:** Includes lands located outside the Greenbelt Area, which have been identified through the Region’s Municipal Comprehensive Review as settlement expansion areas to accommodate job and population growth to 2051;
 - e. **Agricultural System:** Comprised of agricultural areas and rural areas that accommodates a robust and productive land base for agriculture while supporting a sustainable agri-food network;
 - f. **Natural Heritage System:** Protects elements of the Natural Heritage System and Water Resources System, such as woodlands,

watercourses, valleylands, habitats for endangered species, significant habitat, open spaces, and wetlands. These areas and their associated vegetation protection zones/buffers require protection and enhancement recognizing their environmental, economic, social, and health benefits.

- 2.1.1.2 New development will conform with the Town Structure and growth management policies which establish a hierarchy for directing growth and intensification, including public investments in infrastructure and community facilities, a diverse range and mix of land uses, designing the public realm, and the provision of transit services.

2.2 Urban Areas

Urban Areas include the Community of 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 Urban Area of the Community of Stouffville includes two MTSAs, Strategic Growth Areas, the Built Up Area, and Designated Greenfield Areas which provide further policy direction for the intensity and form of development that is planned to be accommodated.

2.2.1 Community of Stouffville

The Community of Stouffville is the main urban community in the Town and will accommodate the most significant share of growth over the planning horizon. 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.

- 2.2.1.1 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 MTSA's and Strategic Growth Areas including the Stouffville GO MTSA (Downtown Core Area), the Old Elm MTSA, the Western Approach Mixed Use Area, the Gateway Mixed Use Area and the Highway 48 Mixed Use Corridor.
- 2.2.1.2 The Community of Stouffville will continue to develop as a complete community with a compact urban form that promotes the efficient use of land and infrastructure with densities and land use patterns supportive of transit service.
- 2.2.1.3 The Community of Stouffville will continue to accommodate the broadest mix of land uses including a full range of housing types and densities including affordable housing, employment opportunities, commercial uses, and public service facilities.

- 2.2.1.4 The Community of Stouffville will contain a vibrant mixed use Downtown Core Area and function as a key place making destination that enhances built cultural heritage and its integration into new urban forms.
- 2.2.1.5 The Community of Stouffville provides the opportunity to build and enhance public spaces as opportunities for enjoyment and recreation. Particular focus is given to creating and maintaining vibrant public spaces in the Downtown Core Area with a strong pedestrian and built form connection between the Downtown and nearby community hubs.

2.2.2 Major Transit Station Areas

Major Transit Station Areas (MTSAs), which are identified on **Schedule D – Stouffville Land Use Designations** of this Plan, are areas around an existing or planned higher-order transit station including the Stouffville GO and Old Elm GO Stations. The boundaries of the MTSAs are generally about a 10-minute walk to the transit station. MTSAs are also those locations where Inclusionary Zoning maybe be leveraged to help the Town achieve it's affordable housing goals. MTSAs are intended to achieve the following:

- 2.2.2.1 Transit-supportive solutions which are 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.
- 2.2.2.2 A diverse mix of uses including a variety of housing options, including affordable housing.
- 2.2.2.3 At least 35% of the housing units developed in a MTSA will satisfy the criteria for affordable housing.
- 2.2.2.4 MTSAs provide opportunities for focused intensification and higher-density residential, commercial, office and employment uses that will contribute to the viability of transit services, and the creation of complete communities.
- 2.2.2.5 Lands adjacent to or near to existing and planned frequent transit should be planned to be transit-supportive, support active transportation, and a range and mix of uses and activities.
- 2.2.2.6 The planned overall minimum density for the MTSAs will be as follows:
 - a. **Stouffville GO Station:** 150 people and jobs per hectare; and,
 - b. **Old Elm GO Station:** 150 people and jobs per hectare.
- 2.2.2.7 The Core Area includes the Community of Stouffville Core Area – Main Street, Core Area – Mixed Use, and Urban High Density Residential designations as shown on Schedule D-1 – Core Area Land Use Designations. The purpose of the Core Area is to serve as a focal point for

promoting a mix of uses, along with community services through appropriate redevelopment and expansion. This includes evolving as a notable commercial district, where there is a strong residential community, fully integrated with entertainment and cultural facilities, offices, and restaurants that compliment and support a host of smaller scale retail and service commercial uses. The Land Use policies for the Core Area designations can be found in Chapter 6 – Land Use Strategy, and the Significant Environmental Area policies can be found in Section 6.3.

2.2.3 Built Up Area

2.2.3.1 Built Up Areas are shown on **Schedule A – Town Structure** as an overlay and include all land within the delineated built boundary.

2.2.3.2 The Town will direct a significant portion of its population and employment growth through intensification and redevelopment within the Built Up Areas in the Community of Stouffville, and the Community of Ballantrae, to a lesser extent, resulting in the more efficient use of land and infrastructure, and leading to the creation of revitalized and more vibrant urban areas.

2.2.3.3 Built Up Areas shall achieve the applicable density and intensification targets in Section 2.5.2 of this Plan.

2.2.4 Designated Greenfield Area

2.2.4.1 Designated Greenfield Areas are lands within the Communities of Stouffville, and New Urban Areas shown as an overlay, on **Schedule A – Town Structure** 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.

2.2.4.2 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 and compact built form, as well as public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling, among other matters as described in this Plan.

2.2.4.3 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:

- i. electricity transmission lines and energy transmission pipelines;
 - ii. Freeways, as defined by and mapped as part of the Ontario Road Network;
 - iii. Railways;
 - c. Employment Areas designated by the York Region Official Plan and,
 - d. Cemeteries.
- 2.2.4.4 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.
- 2.2.4.5 Designated Greenfield Areas shall achieve the applicable density and intensification targets in Section 2.5.2 of this Plan.

2.3 Strategic Growth Areas (Local Nodes and Corridors)

- 2.3.1.1 Strategic Growth Areas are conceptually shown on **Schedule A – Town Structure** as an overlay and are the primary locations for concentrations of high density and mixed use development in the Town. These include:
- a. Western Approach Mixed Use Area;
 - b. Highway 48 Mixed Use Corridor; and,
 - c. Gateway Mixed Use Area.
- 2.3.1.2 Planning and design in strategic growth areas will provide 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.

2.3.2 Western Approach Mixed Use Area

- 2.3.2.1 The Western Approach Mixed Use Area is shown on **Schedule D-2 – Western Approach Land Use Designations**. The purpose of the Western Approach Mixed Use Area is to create a diverse, thriving commercial district in this area that is combined with employment, institutional, cultural, entertainment and residential uses.

2.3.3 Gateway Mixed Use Area

2.3.3.1 The Gateway Mixed Use Area is shown on **Schedule D-3 – Gateway Mixed Use Land Use Designations** and includes the Gateway Mixed Use and Urban Medium Density and Urban High Density Residential designations. The Gateway Mixed Use Area recognizes the prominence of the intersection of Highway 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.

2.3.4 Highway 48 Mixed Use Corridor

2.3.4.1 The Highway 48 Mixed Use Corridor is conceptually shown on **Schedule A – Town Structure** and includes the Highway 48 Mixed Use Area and the Regional Retail Area designations. The purpose of the Highway 48 Mixed Use Corridor is to promote mid- to high-rise forms of development, with predominately non-residential uses located in the ground floor and residential uses located in upper floors that frame and define the street. The Highway 48 Mixed Use Corridor is also intended to accommodate major regional servicing retail and commercial uses within a mixed use setting. This area is intended to have a more fine-grained scale of streets and blocks and thus the potential to become a more compact and walkable neighbourhood. The area specific land use policies for the Highway 48 Corridor can be found in **Chapter 6 – Land Use Strategy**.

2.4 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.

Community Areas will be planned in accordance with the corresponding land use policies in **Chapter 6 – Land Use Strategy** of this Official Plan.

2.4.1 Community of Ballantrae

2.4.1.1 The Community of Ballantrae will accommodate development and infill appropriate to the available servicing capacity and encourage the enhancement of existing development and development of new neighbourhoods in a manner that is in keeping with the creation of a complete community. New development will be mixed use and the pattern of development will support an identifiable core supported by commercial and community amenities.

2.4.1.2 The Built Up Area within the Community of Ballantrae will support the Town and the Region's targets for the Built Up Area, as identified in this Official Plan.

2.4.2 Community of Musselman Lake

2.4.2.1 The Community of Musselman Lake will accommodate limited infill and redevelopment, subject to appropriate servicing, and in a manner that protects and enhances the natural environment and systems.

2.4.3 Community of Vandorf

2.4.3.1 Development and redevelopment in the Community of Vandorf will protect and enhance the natural environment, reflecting the location of this area within the Greenbelt and the Oak Ridges Moraine, while providing a range of services and facilities for local residents and visitors.

2.4.3.2 There are significant opportunities for employment growth associated with the Community of Vandorf's proximity and access to Highway 404. The Town will assess servicing solutions and opportunities to support more intensive employment development.

2.4.3.3 Woodbine Avenue is envisioned as evolving into a Mixed Use 'Main Street' corridor.

2.4.4 Community of Gormley

2.4.4.1 The Community of Gormley is a distinctive, industrial, and commercial area within the Town, including a small rural residential community.

2.4.4.2 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.

2.4.4.3 The Community of Gormley is expected to accommodate a broad range of industrial uses including related uses such as hotels, conference and training facilities and supportive retail and commercial uses that will strengthen and diversify the employment opportunities within the Town of Whitchurch-Stouffville.

2.4.4.4 The Community of Gormley is expected to enhance the existing employment and commercial land uses, with significant opportunities for infill and new employment and commercial development, such as logistics, warehousing, office, innovation and green industries, which support goods movement given its strategic location and access to Highway 404.

2.4.4.5 The Community of Gormley is anticipated to accommodate a significant share of future employment growth over the planning horizon.

The Town will assess servicing solutions and opportunities to support more intensive employment development.

2.4.5 Hamlet Area

The Hamlet Area of Bloomington is a small, rural settlement of existing residential and limited commercial, industrial, or institutional uses. Hamlets are valued for their part in retaining the rural character and cultural heritage resources of the past. Land use policies related to Hamlet Areas are found in **Chapter 6 – Land Use Strategy**.

- 2.4.5.1 Hamlet Area is shown on **Schedule A – Town Structure** and recognizes the existing Hamlet of Bloomington.
- 2.4.5.2 Hamlet Areas will accommodate limited growth in the form of infilling, redevelopment, and the development of vacant lands in a manner that protects and enhances their unique identity and ensures that Hamlets remain distinct from the rest of the Town.
- 2.4.5.3 Growth will be limited in the Hamlet of Bloomington on the basis of individual on-site water and wastewater servicing and to preserve its rural character.
- 2.4.5.4 Only minor infilling and extensions/enlargements of existing uses will be permitted within the Hamlet of Bloomington. All development must be appropriate to the surrounding community in the context of use of land, buildings and structure size, area, density, and height.

2.4.6 New Urban Areas

New Urban Areas are shown on **Schedule A – Town Structure**. New Urban Areas include lands identified through the Region’s Municipal Comprehensive Review that are intended to accommodate job and population growth to the year 2051.

The New Urban Areas comprise the Town’s remaining agricultural lands that are located outside of the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area. Development within the New Urban Areas will conform to the following policies:

- 2.4.6.1 In consultation with York Region, the Town shall prepare comprehensive secondary plans for New Urban Areas informed by subwatershed plans or an equivalent comprehensive study, in accordance with the policies in Section 4.2 of the York Region Official Plan.
- 2.4.6.2 Comprehensive Secondary Plans or Block Plans, shall be prepared and approved in advance of new development in New Urban Areas, which will be implemented through Official Plan Amendments, and must meet or exceed the policies of this Official Plan and the York Region Official Plan.
- 2.4.6.3 The approval of secondary plans for New Urban Areas shall be contingent on the following:

- a. The Town achieving its intensification target as a minimum average over the last five years;
 - b. Alignment with the required watershed/subwatershed plans which have been completed and approved;
 - c. Logical progression of growth based on the requirements of this Plan, provision of Town infrastructure, and availability of Town municipal community services;
 - d. Development of complete communities in accordance with **Chapter 3 – Planning for Complete Communities** of this Plan;
 - e. Ensure approval of a subsequent phase/preceding phase for New Urban Areas is consistent with approved Secondary Plans or Block Plans at the discretion of the Town, and shall be considered at such time as the phase:
 - i. Incorporates an adequate provision of local municipal community services such as libraries and schools;
 - ii. Provides an appropriate balance of jobs; and,
 - iii. Contains a mix and range of housing types, sizes, tenures and affordable housing options that include but are not limited to, high density development along corridors with accessibility to transit.
 - f. Coordination with adjacent municipalities where Regional and/or Town infrastructure is shared, if required
- 2.4.6.4 The Town shall prepare and implement comprehensive master environmental servicing plans that examine all water and natural systems in a comprehensive and integrated manner, in accordance with the provisions of the York Region Official Plan.
- 2.4.6.5 New Urban Areas shall be designed to meet or exceed a minimum density of 65 residents and jobs per hectare and 18 residential units per hectare in the developable area.
- 2.4.6.6 That New Urban Areas shall be designed to contain community core areas, planned as vibrant, mixed-use, walkable neighbourhoods, that include:
- a. Mixed-use, integrated commercial, and higher density residential;
 - b. Adaptable human service amenities as local community anchors;
 - c. Diverse local retail, grocery and personal services;
 - d. Connections to active transportation networks and transit for all ages and abilities, to amenities within, and beyond the core area(s);
 - e. Public spaces and greenspaces;

- f. Employment opportunities; and,
 - g. Incorporate elements that promote a sense of place within the community.
- 2.4.6.7 The orderly progression of phases within New Urban Areas shall be in accordance with the following:
- a. Logical extensions to the existing Urban Area in the initial phase(s);
 - b. Logical and orderly progression of development that is contiguous to existing developed areas;
 - c. Delivery of complete communities supported by community services;
 - d. Regional and Town municipal infrastructure master plans that illustrate how infrastructure will be phased in New Urban Areas to be financially sustainable at the Regional and Town municipal level;
 - e. Contingent on findings of watershed/subwatershed plans or equivalent; and,
 - f. Coordination with adjacent municipalities where Regional and/or Town infrastructure is shared, if required.
- 2.4.6.8 That secondary plans and planning applications in New Urban Areas shall demonstrate how development conforms to local municipal community energy plans, or alternatively includes an area-specific energy plan.
- 2.4.6.9 That secondary plans and planning applications in New Urban Areas shall demonstrate how development conforms to the Town's Energy Conservation and Demand Management Plan and include area-specific energy plans, where appropriate.
- 2.4.6.10 The Town will encourage non-residential uses as a component of all new mixed use development in New Urban Areas. In certain locations, and subject to the discretion of the Town, residential, retail, and service commercial uses, as well as office uses, may be permitted in stand-alone buildings.
- 2.4.6.11 The Town will ensure that the public realm, including parks, open spaces, public buildings and streetscapes be appropriate in function and design for the adjacent built forms and mix of land uses, particularly where a primarily residential community is planned.
- 2.4.6.12 Appropriate park function and design, where residential uses are introduced, shall be subject to a Block Plan or Secondary Plan process that identifies building height, an appropriate level of residential amenity, including adequate parks and open spaces, community facilities and a clearly residential sense of character and identity. Special attention shall be given to the areas of interface between areas that are primarily

residential in nature and areas that are primarily parking lots and/or primarily retail and service commercial in nature.

2.4.6.13 Within New Urban Areas, until such time as the Secondary Plans are approved, normal farm practices and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses shall be permitted and encouraged.

2.4.6.14 Implement the directions of York Region's New Community Guidelines.

2.4.7 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.

The Growth Plan, the Greenbelt Plan and the ORMCP identify the Agricultural System in order to support and protect a viable agri-food sector within the Town and the Region. The local agri-food value chain includes farmers, processors, distributors, input suppliers, retailers, restaurants and other food service organizations working to provide quality products to residents and businesses. Eating locally grown and produced food products supports the agri-food sector.

The Town will protect the agricultural land base, comprised of agricultural areas and rural areas, which 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. There are mutual benefits between the Agricultural and Natural Systems. Good agricultural management practices support the protection and long term viability of both systems.

2.4.7.1 The policies of **Chapter 5 – Agricultural System** and the land use designations of **Chapter 6 – Land Use Strategy** apply to the Agricultural System.

2.4.7.2 The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network shall be maintained and enhanced.

2.4.7.3 Agriculture and related uses 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.

2.4.7.4 The agricultural sector and related industries will continue to represent a key economic driver in the Town.

2.4.7.5 Agriculture, agriculture-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.

2.4.8 Natural Heritage System Area

The Natural Heritage System, shown on **Schedule A – Town Structure**, protects elements of the Natural Heritage System and Water Resources System including provincially, regionally and locally significant woodlands, rivers, wetlands, and ecological connections that are intended for protection and enhancement by the Provincial Policy Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan, and the York Region Official Plan.

This Plan includes policies to ensure protection of the Natural Heritage System and to provide for its restoration and enhancement. The policy framework is premised on recognition of the Natural Heritage System as an integrated and linked network of core natural features, corridors, and buffers that provide significant benefits to our community in terms of ecosystem services, as well as public health, recreational, social, and economic opportunities. Achieving these objectives is essential to the long-term sustainability of the Town and will require cooperation across jurisdictions, sectors, and interests.

Through the policies of this Plan, the Town will protect, enhance, restore, and conserve the Natural Heritage System, establishing the foundation for healthy and resilient communities.

- 2.4.8.1 The policies of **Chapter 4 – The Natural Environment** and **Chapter 6 – Land Use Strategy** apply to the Natural Heritage System Area.
- 2.4.8.2 The Town’s Natural Heritage System, shown on **Schedule A – Town Structure**, is consistent with the York Region Official Plan and the Regional Greenlands System.
- 2.4.8.3 The Natural Heritage System sets the context for conservation and protection. In conformity with the policies of this Plan, these lands will be protected, enhanced, restored, and conserved for their long-term sustainability.
- 2.4.8.4 The Town will protect the Natural Heritage System, and the network of key natural heritage features and key hydrologic features, their associated minimum vegetative protection zones, as well as linkages to protect and restore the features and their ecological and hydrologic functions, providing for a permanently protected Natural Heritage System that will be enhanced overtime.
- 2.4.8.5 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 facilitating the protection and enhancement of the Natural Heritage System.

2.5 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 **91,700** residents and accommodate **34,800** 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.



What is Growth Management?

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

2.5.1 Growth Management

The growth management strategy 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. Growth will be primarily directed to the settlement areas, particularly within MTSAs and Strategic Growth Areas within the Community of Stouffville through infill and intensification, as well as new community development within the Designated Greenfield Areas. New Urban Areas will be the focus of accommodating the projected increases in population and employment to achieve the Town's growth forecasts.

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, environmental protection, climate change mitigation, adaptation, and resilience, and the optimal use of infrastructure such as community services and facilities, transit, water, and wastewater.

The Town will:

- 2.5.1.1 Plan for the forecasted population and employment growth as shown in **Table 1**.

Table 1: Town of Whitchurch Stouffville Population and Employment Forecast

	2016	2021	2031	2041	2051
Population	47,300	49,400	59,800	72,400	91,700
Employment	15,400	16,900	20,300	25,700	34,800

- 2.5.1.2 Recognize that the growth forecasts to 2051 established by York Region are minimum growth forecasts that the Town is required to plan to achieve. The Town may achieve higher growth projections in consideration of the actual potential of the Town to accommodate appropriate growth.
- 2.5.1.3 Concentrate growth in the Town’s settlement areas, notably focused within the Community of Stouffville and New Urban Areas.
- 2.5.1.4 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.
- 2.5.1.5 Undertake an agile approach to growth management by ensuring regular review and monitoring of infrastructure investments in response to the pace, phasing, and distribution of growth to maintain financial sustainability.
- 2.5.1.6 Work with York Region to ensure that infrastructure required to support growth to 2051 will be phased based on the following principles:
- a. Development of complete communities;
 - b. Achievement of intensification and density targets of this Plan;
 - c. Enhancement of the existing transportation network and water/wastewater system over those that require extensions to those systems;
 - d. Prioritization of projects with lower per capita costs, lower risk, and greater potential for return on investment;
 - e. Alignment with the principle of financial sustainability; and,
 - f. Provide for the phasing of infrastructure in a manner that is financially sustainable;
 - g. Develop and monitor growth management strategies that implement the policies of the Plan in cooperation with York Region;

- 2.5.1.7 Continue to recognize the role of partners in building communities and to support greater coordination and information exchange with the Region and neighbouring municipalities, the development industry, Conservation Authorities, Indigenous Peoples, and other interested groups to ensure:
- a. A comprehensive, integrated, and collaborative planning process;
 - b. The early identification of capital infrastructure (roads, transit, water, and wastewater), and human service requirements;
 - c. The coordination and delivery of capital infrastructure and human services;
 - d. Protection of the Town's Natural Heritage System and Agricultural System;
 - e. Continuous improvement for an efficient and timely approvals process; and,
 - f. Greater coordination and information exchange of data standardization and digital information.
- 2.5.1.8 Integrate climate change considerations into planning and managing growth to help build complete communities;
- 2.5.1.9 Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions;
- 2.5.1.10 Ensure watershed planning is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement or restoration of the quality and quantity of water within a watershed;
- 2.5.1.11 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;
- 2.5.1.12 Ensure a minimum 15-year supply of land designated for housing through intensification, redevelopment, and in designated greenfield areas;
- 2.5.1.13 Ensure a minimum 5-year supply of units with servicing capacity to facilitate residential intensification and redevelopment, and land in draft approved and registered plans;
- 2.5.1.14 Prioritize its efforts to encourage and promote residential, employment, office, and mixed use development where the potential is highest, with priority granted to areas with existing infrastructure capacity;
- 2.5.1.15 Work with development proponents on alternative infrastructure initiatives to reduce financial risk to York Region and the Town,

particularly in areas where full municipal services do not exist or are not planned.

- 2.5.1.16 Provide and maintain continuous Employment Area lands in order to protect fragmentation and improve attractiveness to a variety of employment sectors and business sizes;
- 2.5.1.17 Protect Employment Areas in proximity to major transportation corridors, notably including existing Highway 404 related Employment Areas, 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 Future Strategic Employment Areas land for future employment purposes in the Town to accommodate growth beyond the Town's Official Plan horizon, including potential future employment areas along the Highway 404 corridor;
- 2.5.1.18 Ensure that development proponents provide the funds required to deliver the additional services and costs related to growth consistent with Regional plans and policies;
- 2.5.1.19 Work collaboratively with the Region to implement various tools for monitoring the following in order to guide policy, land use, and infrastructure planning:
 - a. Housing growth, including comprehensive and interactive growth tracking models to monitor population;
 - b. Performance measures by planning policy area, settlement area and small geographic unit on an annual basis; and,
 - c. Employment land absorption and employment density levels to maintain a shovel-ready support of Employment Area lands.

2.5.2 Intensification & Density Targets

Accommodating growth through appropriate minimum intensification and density targets is an approach to growth management that is rooted in sustainability.

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 required, 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, in combination with residential uses.

Whitchurch-Stouffville is also served by a well-established GO rail commuter system centred around the Stouffville GO and Old Elm GO Major Transit Station Areas (MTSAs). Provincial policy directs growth to MTSAs through intensification and which are required to meet a minimum density target of 150 jobs and persons per hectare. 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:

2.5.2.1 Direct growth in accordance with the following intensification hierarchy:

- a. MTSAs;
- b. Strategic Growth Areas; and,
- c. Local Centres and Corridors.

2.5.2.2 Plan to achieve or exceed the following minimum intensification and density targets annually within the Built-Up area and Designated Greenfield Areas:

- a. A minimum Built Up Area residential intensification rate of 25%, which equates to 4,200 residential units through 2051;
- b. A minimum Designated Greenfield Area density target of 55 people and jobs per hectare;
- c. A minimum density target of 150 people and jobs per hectare within the Stouffville and Old Elm GO MTSAs;

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).

- d. A minimum New Urban Area density target of 65 people and jobs per hectare;
 - e. A minimum Employment Zone Area density target of 35 jobs per hectare in the Stouffville Community Employment Zone; and,
 - f. An average overall density target of 55 jobs per hectare in the Highway 404 Employment Zone, which includes the Community of Gormley employment areas.
- 2.5.2.3 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.
- 2.5.2.4 Support a more compact form and a mix of uses and densities, and establish and implement phasing policies.
- 2.5.2.5 Encourage intensification of existing Employment Areas and implement opportunities for infill and redevelopment in Employment Areas provided that the scale and type of intensification is consistent with the planned function of the area. This includes 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.
- 2.5.2.6 Ensure that planning policies and regulations are supportive of intensification initiatives and the economic objectives of the Town to facilitate development where fiscally sustainable.
- 2.5.2.7 Promote a built form and scale of development within MTSAs and Strategic Growth Areas that further support and implement the Regional intensification hierarchy.
- 2.5.2.8 Establish the dwelling mix and average household sizes allowed in any given development at the time of development application, supported by a planning study that demonstrates how the proposal contributes to achieving the Town's density targets.

2.5.3 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, livable 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 and 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 areas 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:

- 2.5.3.1 Ensure that the timing and progression of development of new neighbourhoods:
 - 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. Facilitates the provision of infrastructure and public service facilities in a coordinated and economically viable manner.
- 2.5.3.2 Support investment to enable growth, specifically recognizing the important roles of MTSAs, Strategic Growth Areas, and emerging growth areas.
- 2.5.3.3 Plan for a settlement area boundary expansion within New Urban Areas, in accordance with approvals and direction provided by the Province and York Region.
- 2.5.3.4 Implement phasing policies that require the servicing of greenfield employment lands prior to, or in parallel with, the servicing and development of New Urban Areas.

2.6 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.

To achieve more sustainable transportation practices and reduced reliance on single-occupant vehicles in the future, the Town will have a multimodal transportation system that is safe, equitable, convenient, economical, and efficient. The transportation system will be well-integrated with the envisioned land use designations and development within the Town and adjacent municipalities. This is a critical component of complete and healthy communities.

2.6.1 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:

- 2.6.1.1 Implement an active transportation system, identified on **Schedule P – Active Transportation Plan**, and also detailed in Section 3.4 of this 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.
- 2.6.1.2 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.
- 2.6.1.3 Implement policies and practices to encourage shared mobility, micro mobilities and develop EcoMobility hubs.
- 2.6.1.4 Encourage the transition to Zero Emission modes of transportation and require the integration of EV facilities into the design of major destinations.

- 2.6.1.5 Implement, monitor, and regularly update the ATSP.
- 2.6.1.6 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. Supporting increased density and mixed-use development that supports increased opportunities for trips made by active transportation;
 - b. The provision of safe and convenient active transportation facilities such as sidewalks, multi-use paths, trails, cycling infrastructure, and bicycle parking for development applications at the discretion of the Town, and as part of road construction and reconstruction projects;
 - c. Establishing Site Plan control requirements to improve pedestrian and cycling connectivity at and between a site;
 - d. Building safe active transportation facilities that make connections between Urban, Community, and Hamlet Areas;
 - e. Designing sidewalks and cycling facilities to be consistent with *Accessibility for Ontarians with Disabilities Act* standards to achieve a barrier-free network accessible for all ages and abilities;
 - f. Providing a degree of separation for bicycle facilities where feasible;
 - g. Providing bike parking and storage facilities at transit terminals and MTSAs;
 - h. Providing safe pedestrian and cycling facilities in the vicinity of transit stops and stations;
 - 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 mixed use developments, employment nodes and other appropriate locations;
 - j. Implementing Travel Demand Management (TDM) criteria within any new development;
 - k. Integrating active transportation facilities when designing and constructing/reconstructing roads, bridges, and intersections; and,
 - l. Ensuring that all active transportation facilities meet or exceed industry safety standards, and are supported through appropriate design, signage and consistent safety enforcement.

- 2.6.1.7 Focus on improvements to connections and conditions based on the Town's Sidewalk Prioritization Policy and Scoring identified in the ATSP, as amended from time to time.
- 2.6.1.8 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.
- 2.6.1.9 Work with 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 modal share within the Town and across the Region.
- 2.6.1.10 Encourage the development of a system of active transportation facilities to link public 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.
- 2.6.1.11 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.
- 2.6.1.12 Ensure that public service facilities are accessible and co-located, or within community hubs, where appropriate. Public service facilities shall be in close proximity to where people live and work and have active transportation linkages to public transit.
- 2.6.1.13 Include as a condition of development the requirement to include pedestrian and cycling connections where appropriate. Connections could include, but are not limited to:
 - m. Interconnections between local streets, cul-de-sacs, and across green spaces;
 - n. Connections between developments and adjacent sidewalks;
 - o. Connections across commercial developments; and,
 - p. Easements across condominium developments.
- 2.6.1.14 Coordinate Regional and Town pedestrian and cycling networks to protect, enhance and connect to the Regional Greenlands trails system, where appropriate.
- 2.6.1.15 Encourage the protection of abandoned railway rights-of-way for public uses that maintain the corridor's integrity and continuous linear characteristics through uses such as trails, cycling paths and transit, where appropriate.

- 2.6.1.16 Continue developing and promoting the Regional scale pedestrian and cycling network and the Rouge Park Trail system in coordination with Parks Canada and neighbouring municipalities.

2.6.2 Transit-Oriented Development

Transit-oriented communities are higher density, mixed use developments that are 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 focused around transit stations, including the Town's MTSAs. This makes it possible to live a lower-stress life without complete dependence on a car for mobility and daily needs.

The Town will:

- 2.6.2.1 Implement minimum density targets applicable to the Town's MTSAs, as delineated in this Plan and by the Region.
- 2.6.2.2 Actively encourage the design and built form of new development and redevelopment to be transit-oriented, compact, and active transportation friendly.
- 2.6.2.3 Direct the following design and development considerations 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 commercial and institutional uses, such as schools, banks, grocery stores, medical offices and libraries are located in areas with frequent transit service;
 - d. Main entrances of buildings should be oriented to and accessible from 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).
- 2.6.2.4 Consider transit-oriented parking requirements, including lower minimum parking requirements as well as maximum parking requirements, including but not limited to MTSAs, Strategic Growth Areas, Western Approach Mixed Use Area, Core Area – Mixed Use Area, Gateway Mixed Use Area, and along major transit corridors.
- 2.6.2.5 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.

- 2.6.2.6 Discourage low density, auto-oriented land uses on sites that have transit-oriented development potential.

2.6.3 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:

- 2.6.3.1 Advance the implementation of the Town's Active Transportation Servicing Plan (2018).
- 2.6.3.2 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. Pedestrian amenities and infrastructure for existing and planned transit stops including but not limited to shade, shelter, and seating that is accessible to all users and other infrastructure which supports all forms of active transportation; and,
 - c. Attractive landscaped boulevards and streetscapes, including opportunities for Low Impact Development measures and other forms of green infrastructure.
- 2.6.3.3 Ensure that communities are 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. 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;
- c. Include crosswalks that are:
 - i. Located at regular intervals throughout the Main Street Corridor and should be clearly demarcated through striping, material variations, where appropriate, and overhead signage;
 - ii. Reflect AODA standards and should be safe and accessible for people of all ages and abilities.
 - iii. Unobstructed with streetscape elements such as planter boxes, benches, lighting, which do not impede the pedestrian path of travel, or access to the signal button;
 - iv. Designed in high traffic areas such as Downtown Main Street, MTSAs, Strategic Growth Areas, to further delineate pedestrian priority;
 - v. Provided with more frequency in areas with greater pedestrian activity, including the Main Street West and Downtown Main Street Character Areas;
 - vi. At gateways, and where crosswalks provide direct connections to public amenities (e.g., parkettes, urban plazas, or privately-owned public spaces (POPS), opportunities to incorporate public art within the design of the crosswalk should be considered consistent with Section 3.5.2 of this Plan;
- d. Use strategic building placement and orientation to support opportunities for walkability, accessibility and pedestrian visibility;
- e. Provide public spaces and attractive streetscapes that encourage active transportation, and improve road safety; and,
- f. Create well-defined, centrally located public spaces that support physical activity and social interactions.

2.6.3.4 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.

2.6.3.5 Improvements, road reconstruction and standards will be implemented in accordance with the Town's TMP, and consideration of

complete streets, including the needs and requirements of all forms of transportation and active transportation users, automobiles, commuter rail, safe movement of farming equipment and goods movement vehicles.

- 2.6.3.6 Consider preparation and implementation of a complete streets guide that may outline statutory requirements, planning policy, and project delivery procedures to facilitate multimodal travel.
- 2.6.3.7 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.
- 2.6.3.8 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.

2.6.4 Safe Streets and Vision Zero

Vision Zero is the philosophy 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 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:

- 2.6.4.1 Advance and support the principles of Vision Zero by:
 - a. Designing roads to influence drivers to operate at the safe operating speed (e.g., install narrow lane widths, edge lines, flexible bollards, bump outs, curb and gutter, on-street parking, etc.);
 - b. Providing wider sidewalks and introducing off-street multi-use trail to accommodate pedestrians, cyclist, wheelchairs, scooters, and other mobility options;
 - c. Exploring 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. Encouraging the installation of centre medians on arterial roads to prevent head on collisions and to enhance the streetscape and public realm in appropriate locations, such as the Western Approach Area;
 - e. Encouraging the installation of hazard markers on poles and other obstacles that are located near the edge of travel lanes;

- f. Incorporating plant vegetation and install fencing alongside roadways that are at high risk for drifting snow;
- g. Constructing pedestrian refuge islands to support mid-block transit stops; and,
- h. Installing flushed or sunken catch basins, which are recessed behind the curb face, to allow cyclists to ride closer to the curb without swerving to avoid gratings.

2.6.5 Universally Accessible Transit

Universal accessibility is a core component for creating complete communities through promoting public spaces, such as community facilities, amenities and services, that support the daily needs and desire of people with all abilities. 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:

- 2.6.5.1 Work with the Region and Metrolinx 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.
- 2.6.5.2 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.
- 2.6.5.3 Encourage design interventions outlined in the York Region Pedestrian and Cycling Facilities as well as the applicable provincial guidelines and manuals (Ontario Traffic Manual Book 18 or its successor).
- 2.6.5.4 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.
- 2.6.5.5 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.
- 2.6.5.6 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.

2.6.6 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.

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:

- 2.6.6.1 Work with York Region, Metrolinx, CN and CP Rail, 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.
- 2.6.6.2 Facilitate and concentrate truck traffic along selected strategic goods movement corridors to support the efficient functioning of employment areas and agricultural lands.
- 2.6.6.3 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.
- 2.6.6.4 Develop, where required, specific goods movement and delivery strategies for mixed use neighbourhoods and intensification areas.
- 2.6.6.5 Consider the regulation of truck delivery times and the implementation of curb-side management strategies to facilitate loading and delivery activities.
- 2.6.6.6 Support the introduction of package drop-off stations in designated mixed use and commercial areas, in accordance with the land use policies of this Plan.
- 2.6.6.7 Discourage the location of land uses sensitive to noise and vibration and safety issues, in proximity to highways and rail corridors and facilities. Appropriate design and buffering from sensitive land uses is required to avoid issues of compatibility.

- 2.6.6.8 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.
- 2.6.6.9 Plan for 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.
- 2.6.6.10 Minimize the adverse noise and pollution impacts associated with heavy 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 arterial roads and Provincial highways;
 - c. Work with the Region and Province to improve connections between highways, arterial roads, and rail facilities to ensure that through traffic is concentrated on major arterial roads and highways due to their separation from residential areas; and,
 - d. Regulate construction traffic through built-up communities to mitigate the inconvenience from noise, dust, mud, and pollution, to the public.

2.6.7 Emerging Transportation 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 instead 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 or EcoMobility hub. 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:

- 2.6.7.1 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.
- 2.6.7.2 Support and promote new technologies, including demand responsive transit, and offer the potential to extend the reach of transit to lower density and rural communities.

- 2.6.7.3 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.
- 2.6.7.4 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.
- 2.6.7.5 Explore innovative approaches to traffic management (e.g., vehicle-to-infrastructure technologies), curbside management (e.g., ride-hailing pick-up/drop-off zones) and Travel Demand Management (TDM) in light of emerging technologies and business models.
- 2.6.7.6 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.
- 2.6.7.7 Explore, research, and establish policies for charging stations within medium and high-density developments and public charging stations within the various settlement areas in the Town.

2.7 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 Region's 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.

2.7.1 General Policies for Infrastructure

It is the intent of this Plan to promote a network of infrastructure that exemplifies the principles of sustainability, balancing environmental, socio-cultural, financial, and economic considerations. In accordance with the policies of this Plan, infrastructure will

be planned to consider the full lifecycle costs. This long-term planning will lead to more sustainable decision making, which is more affordable in the long-run.

The Town will:

- 2.7.1.1 Prohibit infrastructure in the Agricultural Area designation unless:
 - a. The need is demonstrated and there is no reasonable alternative that could avoid development occurring in a prime agricultural areas; and,
 - b. An agricultural impact assessment or equivalent analysis as part of an environmental assessment is undertaken and demonstrates that there are no adverse impacts to the prime agricultural area or that impacts will be mitigated to the extent possible.
- 2.7.1.2 Require applications for the development of new or expanding infrastructure in the Agricultural System to:
 - c. Demonstrate the need for the project;
 - d. Demonstrate that there is no reasonable alternative that could avoid or minimize the impact on lands designated for Agriculture; and;
 - e. Undertake an Agricultural Impact Assessment or equivalent analysis as part of an Environmental Assessment.
- 2.7.1.3 Plan, budget, and develop infrastructure in conformity with all policies of this Plan. The infrastructure policies of this Plan will be implemented based on long-term, coordinated infrastructure studies and plans prepared by the Town and York Region.
- 2.7.1.4 Use infrastructure investment and mechanisms to facilitate and prioritize intensification in planned intensification areas. Improvements to civic infrastructure to facilitate infill and intensification will be identified and a coordinated plan will be prepared.
- 2.7.1.5 Assess infrastructure risks and vulnerabilities including those caused by climate change and identify actions to mitigate these challenges, as part of asset management planning and through individual projects.
- 2.7.1.6 Encourage the use of innovative practices and construction methods whenever possible and feasible to develop new, and replace old, infrastructure.
- 2.7.1.7 Promote the co-location of linear infrastructure where appropriate. The location of services and utilities will be coordinated to maximize the efficient use of the right-of-way and allow the greatest opportunity for street trees and Low Impact Development, while respecting regulated separation distances.

- 2.7.1.8 All municipal infrastructure will be designed in accordance with the Town's design specifications, criteria and applicable by-laws.
- 2.7.1.9 Maintain and develop the Town's network of public roads to support the growth management objectives of this plan by:
- a. Protecting and developing the road right-of-way widths shown on **Schedule O – Transportation Plan**;
 - b. Acquiring over time the additional property needed to achieve the designated width. The conveyance of land for widening may be required for nominal consideration from abutting property owners as a condition of subdivision, severance, minor variance, condominium and/or site plan approval;
 - c. Extending and altering the widths of pavement, sidewalk and other facilities as necessary within the designated rights-of-way; and
 - d. Giving high priority to preventative and restorative maintenance and rehabilitation of the road (pavement, sidewalk, and other facilities) network.
 - e. Acquiring lands beyond the right-of-way widths shown on **Schedule O – Transportation Plan** to accommodate necessary features such as embankments, grade separations, additional pavement or sidewalk widths at intersections, transit and cycling facilities, transit priority measures or to provide for necessary improvements in safety, accessibility or visibility in certain locations. The conveyance of land for such widening may be required for nominal consideration from abutting property owners as a condition of subdivision, severance, minor variance, condominium or site plan approvals;
 - f. Maintaining continued safe and comfortable service;
 - g. Supporting the implementation of measures for the long-term protection of Highway 404 and those major roads that play a vital role in the Town and Region's freight distribution system;
 - h. Ensuring that streets are not closed to public use and stay within the public realm where they provide present and future access for vehicles, pedestrians and bicycles, space for utilities and services, building address, view corridors and sight lines;
 - i. Ensuring that laneways are not closed to public use and stay within the public realm where they provide present and future access and servicing to adjacent development(s); and,
 - j. Ensuring that new streets will be provided in consideration of surrounding land uses and will contribute to the development of a connected network which provides direct and clearly understood

travel routes for all transportation modes and users throughout the Town and acts as a fundamental organizing element of the Town's physical structure

2.7.2 Infrastructure in the Oak Ridges Moraine Conservation Plan Area

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

The Town will:

- 2.7.2.1 Generally permit infrastructure in the ORMCP Area, including the land use designations of the ORMCP and key natural heritage features and key hydrologic features, provided the infrastructure meets the policies of this Plan and the ORMCP. The need for a project and conformity with the ORMCP will be assessed through an Environmental Assessment or other applicable process.
- 2.7.2.2 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. The right-of-way width is kept to a minimum to meet other objectives such as stormwater management, safety, vision zero, 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 ORMCP Area to a minimum; and,
 - g. A single corridor is planned to contain as much infrastructure as possible.
- 2.7.2.3 Prohibit infrastructure located in the Oak Ridges Moraine Natural Core Areas unless:
 - a. The requirements above regarding Oak Ridges Moraine 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.
- 2.7.2.4 Prohibit the development of new infrastructure and the upgrading or extension of existing infrastructure, including the opening of a road within an unopened road allowance, 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. There is a need for the project 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 ORMCP;
 - 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.
- 2.7.2.5 Require that trenches for infrastructure shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.
- 2.7.2.6 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.
- 2.7.2.7 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*.
- 2.7.2.8 Require that any application for major development be accompanied by a stormwater management plan that:

- a. Provides 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 and in consultation with the appropriate Conservation Authority, as required.
- 2.7.2.9 Require that every application for development or site alteration 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.
- 2.7.2.10 Require that the minimum standard for water quality be 80 percent of suspended solids shall be removed from stormwater runoff as a long-term average, for the purposes of stormwater management.
- 2.7.2.11 Prohibit disposal of stormwater into a kettle lake.
- 2.7.2.12 Prohibit new stormwater management ponds with respect to land in key natural heritage features and key hydrologic features.
- 2.7.2.13 Prohibit new rapid infiltration basins and rapid infiltration columns, as defined in the ORMCP.

2.7.3 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:

- 2.7.3.1 Generally, permit infrastructure in the Natural Heritage System, provided no reasonable alternative exists and that the Environmental Impact Study or an Environmental Assessment demonstrates it can be constructed without negative impact and in accordance with the applicable Provincial Plan(s).

- 2.7.3.2 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 will also be subject to meeting the policies of this Plan and any Provincial Plan requirements, including the policies of **Chapter 4 - The Natural Environment**.
- 2.7.3.3 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 the 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 will avoid prime agricultural areas unless the 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 and 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.

2.7.3.4 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 will be made to keep such infrastructure out of key natural heritage features, key hydrologic features and their associated vegetation protection zones.

2.7.4 Sustainable Infrastructure & Low Impact Development

Low Impact Development 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:

- 2.7.4.1 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.
- 2.7.4.2 Encourage 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 feasible and appropriate.
- 2.7.4.3 Promote Low Impact Development technologies on private developments, while exploring opportunities in:
 - a. The landscape buffers and other green areas;
 - b. In parking lots; and,
 - c. On rooftops.

2.7.5 Water and Wastewater

Water and wastewater servicing are essential components of our infrastructure, supporting economic prosperity, protecting the environment, and helping communities to achieve a high quality of life. 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:

- 2.7.5.1 Undertake a review of the Town's Water and Wastewater Master Plan to:
 - a. Ensure conformity and consistency with Provincial and Regional requirements;
 - b. Ensure that infrastructure corridors (existing and proposed) that have been or will be identified through an Environmental Assessment process are protected to support growth within and beyond the horizon of this Plan; and,
 - c. Identify and incorporate, where appropriate, best practices for water and wastewater management.
- 2.7.5.2 Work closely with York Region to plan sewer and water services to support growth within the horizon of this Plan and that may consider infrastructure needs beyond the horizon of this Plan.
- 2.7.5.3 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.
- 2.7.5.4 Ensure that all improvements or new water and wastewater infrastructure systems conform with the Growth Plan, the ORMCP, the Greenbelt Plan, and the Lake Simcoe Protection Plan, where applicable.
- 2.7.5.5 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 for the Town or other end owners of the infrastructure; and,
 - d. Protects human health and safety and the natural environment.
- 2.7.5.6 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 and the Town's Water and Wastewater Master Plan.

- 2.7.5.7 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 measures that will reduce or preferably eliminate inflow and infiltration into wastewater systems.
- 2.7.5.8 Ensure that prior to development integrated Class EA studies are undertaken to analyze the preferred servicing, where applicable.
- 2.7.5.9 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.
- 2.7.5.10 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 or on-site sewage systems are failing.
- 2.7.5.11 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 plant will not add phosphorus loadings to the Lake Simcoe watershed.
- 2.7.5.12 Permit employment uses to use private communal water services and/or private communal sewage services on an interim basis, where full municipal services are planned, subject to the policies of the York Region Official Plan.
- 2.7.5.13 Ensure that new on-site sewage system or subsurface sewage works are not 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, on-farm diversified 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.

2.7.5.14 Promote safe and effective maintenance of individual private wastewater systems to protect groundwater and surface water quality.

2.7.6 Stormwater Management

Infrastructure is needed to provide clean water to all residents and visitors, to manage sewage and stormwater, and treat it before it returns to the environment. Water and wastewater services are important foundations for growth, as well as for maintaining the quality of life for residents and businesses.

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:

- 2.7.6.1 Develop a comprehensive Stormwater Management Master Plan, or equivalent, that will:
 - a. Provide a road map and framework for future development, existing and planned 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,
 - c. Ensure compliance and alignment with applicable regulations and Acts, including but not limited to the Lake Simcoe Protection Plan, the Greenbelt Plan, and the ORMCP.
- 2.7.6.2 Build and maintain stormwater management works to ensure they are financially sustained for the life of the asset in accordance with applicable legislation and guidelines to ensure they function as designed.
- 2.7.6.3 Require for all Secondary Plans or Block Plans the implementation of Low Impact Development and green infrastructure stormwater management practices in accordance with Provincial requirements and

guidelines. Where possible, this will be promoted for all major development, but not required.

- 2.7.6.4 Require development in significant groundwater recharge areas to implement Low Impact Development stormwater management practices to maintain predevelopment recharge rates to the greatest extent feasible in accordance with applicable provincial and municipal requirements.
- 2.7.6.5 In cooperation with the Region and Conservation Authorities, prepare a Stormwater Management/Low Impact Development guide, providing information on Town-approved Low Impact Development approaches.
- 2.7.6.6 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 engineer to the satisfaction of the Town and applicable 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 best efforts to maintain the site-level water balance and 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;
 - c. Demonstrate that the development is in accordance with all relevant legislation and policy; and,
 - d. Demonstrate that the Low Impact Development will mitigate the short and long-term effects associated with erosion and flooding on the downstream watercourses.
- 2.7.6.7 Require the preparation of comprehensive master environmental servicing plans prior to the approval of Zoning By-law amendments and draft plans of subdivision, as a component of secondary plans and major development or redevelopment to protect ground and surface water quantity and quality, and the natural heritage system based on applicable guidelines, policies and best practices. These plans should generally include:
 - a. A characterization of existing environmental conditions on a subwatershed basis, consistent with any relevant subwatershed 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 site-level and feature-based water balance;
 - d. An evaluation of change to erosion potential within the receiving watercourses and downstream reaches;
 - e. 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;
 - f. An examination of any stormwater retrofit opportunities that have already been identified by the Town or the Conservation Authority for areas where stormwater is uncontrolled or inadequately controlled;
 - g. 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;
 - h. A description of existing or planned programs for regular maintenance of stormwater management works;
 - i. An identification of the recommended approaches for stormwater management, including Low Impact Development, as per the policies of this Plan; and,
 - j. An implementation plan for the recommended approaches.
- 2.7.6.8 Require all public and private development to incorporate stormwater servicing and to 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 flooding and do not increase 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 predevelopment ecologically based water balance and provide best efforts to maintain site-level water balance using Low Impact Development;
 - i. Provide amenity spaces that are integrated into the design of neighbourhoods, development sites, parks, trails, and open spaces;
 - j. Promote innovation by incorporating 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 proactive stormwater management;
 - m. Manage stormwater as a resource;
 - n. Be feasible and financially viable over the lifecycle for the Town or other end owners of the infrastructure;
 - o. Implement comprehensive servicing schemes for areas eligible for increased intensification and growth to reduce redundant treatment facilities; and,
 - p. Manage stormwater from a quantity, quality, volumetric, and erosion control perspective.
- 2.7.6.9 Encourage all new development to incorporate generally accepted best practices in stormwater management, which will be the highest level determined to be technically feasible, with Low Impact Development, as outlined in accordance with Provincial requirements and guidelines as well as stormwater management guidelines prepared by the Conservation Authorities.
- 2.7.6.10 Require 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.
- 2.7.6.11 Support and work in partnership with the Region, the Province, Conservation Authorities, and other agencies in the implementation of stormwater management initiatives and guidelines which protect drinking water supplies and the natural environment.
- 2.7.6.12 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 and Low Impact Development design and maintenance considerations.

- 2.7.6.13 Manage stormwater quality, quantity, erosion, and water balance to avoid, minimize, or mitigate stormwater runoff volume, contaminant loads and impacts to receiving water courses.
- 2.7.6.14 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.
- 2.7.6.15 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, using Low Impact Development techniques and future-proofed for the worsening impacts of climate change.
- 2.7.6.16 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.
- 2.7.6.17 Require that landform alteration, including the leveling of hills and crossings of watercourses, be avoided to the extent possible to encourage a built fabric that is harmonious with the natural landscape.
- 2.7.6.18 In addressing stormwater management, give consideration to the maintenance, or possible enhancement of baseflow given the coldwater conditions of the streams.
- 2.7.6.19 Prohibit stormwater management infrastructure within sensitive environmental areas, key hydrologic features and their vegetation protection zone and other areas directed by the Town.
- 2.7.6.20 Incorporate innovative practices and construction methods whenever possible and feasible to develop new, and replace old, stormwater infrastructure.

2.8 Community Specific Infrastructure & 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.

2.8.1 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.

2.8.1.1 **Municipal Water Service**

- a. The Town will continue its ongoing program for the upgrading and rehabilitation of the existing water distribution system based on the Town's Water and Wastewater Master Plan, as updated.
- b. 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.
- c. 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 required to connect to the water system.

2.8.1.2 **Municipal Sewage Service**

- a. All new development in the Community of Stouffville will be serviced by the municipal sewage collection and treatment system subject to available capacity.
- b. 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 required to connect to the sewage collection and treatment system.

2.8.1.3 **Stormwater Management for Existing Development**

- a. 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.

2.8.1.4 **Stormwater Management for New Development**

- a. Stormwater from any proposed development will generally be treated and retained on site or within a specific area approved by the Town.
- b. 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.
- c. 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 policies of this Plan.
- d. 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.
- e. The policies 4.2 of this Plan with respect to Water Resources, Watershed Planning and Groundwater also apply.

2.8.2 **Community of Gormley**

2.8.2.1 **Water Supply**

- a. There is no municipal water supply system in the Gormley Community. Industrial uses within the Community of Gormley will be restricted to dry industrial subject to the communal water serve and sewage system provisions in the Oak Ridge Moraine Plan and York Region Official Plan.
- b. Dry industrial 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.
- c. The establishment of municipal water services or private communal water services shall be the long-term objective for the Community of Gormley, subject to an Environmental Assessment. 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 an Environmental Impact Study and/or Agricultural Impact Assessment to the satisfaction of the Town, York Region, and the Province.

- d. 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 ORMCP particularly Part IV, Sections 43 and 44.
- e. 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 Official Plan may continue to be serviced by private wells.
- f. Implementation of water and wastewater servicing in these communities is subject to compliance with Provincial planning and policy requirements, as well as confirmation of technical, environmental, and financial feasibility through the Class Environmental Assessment process, as appropriate.

2.8.2.2 Sewage Services

- a. There is no municipal sewage service in the Community of Gormley. Only dry industrial uses shall be permitted. Dry industrial 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.
- b. The establishment of municipal sewage services or private communal sewage services shall be the long-term objective for the Community of Gormley, subject to Environmental Assessment.
- c. 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 Town, York Region, and the Province, that the land can be adequately serviced by an individual sewage disposal system.
- d. 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 provisions in the York Region Official Plan, and the approval of the Province, York Region and the Town. Small scale is defined as any use which generates less than 4,500 L/day per lot for the sanitary needs of its employees.
- e. Large scale and multi-unit commercial/industrial development may proceed on the basis of private or communal sewage systems, subject to the appropriate studies and provisions in the York Region Official Plan, and the approval of the Ministry of

Environment, the Ministry of Natural Resources, the Town 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.

2.8.2.3 **Floodplain and Stormwater Management**

- a. 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.
- b. 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.
- c. 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.
- d. 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. The Watershed Planning policies in Section 4.4 of this Plan will also apply.
- e. Communal sewage disposal systems may be either publicly or privately owned subject to the policies of the ORMCP particularly Part IV, Sections 43 and 44 and the private communal sewage services provisions in the York Region Official Plan.

2.8.3 Community of Vandorf

Existing development in the Community of Vandorf is presently serviced by individual on-site sewage services and individual on-site water services. Three stormwater management facilities were identified, but 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 constraints have been identified with the current individual on-site sewage services and individual on-site water services. However, there are concerns with water quantity. There appears to be adequate water for domestic water supplies, however a number of existing individual on-site water services are vulnerable to large water takings. It would appear that any new individual on-site water services may also be subject to the same well interference potential. The construction of new individual on-site water services will need to be carefully considered and the potential for interference will need to be evaluated.

The Town will undertake a detailed Master Environmental Servicing Plan (MESP) for the Community of Vandorf to identify the preferred means for servicing new development, which may consider municipal, communal or private individual water and sewage services.

The Servicing Strategy is designed to provide direction with respect to servicing of the Community of Vandorf in a manner which will ensure the health and safety of residents and the environment, and conform with Provincial and Regional policies. Until such time as the MESP is approved, the policies of this Plan provide direction for lands within the Servicing Study Area to accommodate interim servicing solutions to support new development. The Servicing Study Area on **Schedule G – Vandorf Land Use Designations** establishes the area within which these interim servicing study requirements apply.

Development Outside the Servicing Study Area

Until such time as the MESP is approved, all development outside the Servicing Study Area on **Schedule G – Vandorf Land Use Designations** may be serviced by private communal water services, private communal sewage services, individual on-site sewage services, or individual on-site water services subject to the following policies:

- 2.8.3.1 Approval of new private communal water services or individual on-site water services shall require the submission of Functional Servicing Report, including a hydrogeological study which will evaluate the potential for well interference. In addition, new wells shall be required to be constructed to maximize hydraulic head.
- 2.8.3.2 Approval of new private communal sewage services or individual on-site sewage services will require the submission of a Functional Servicing Report, including an assessment of the potential impact on the shallow soil and groundwater conditions and the susceptibility of the groundwater resource to contamination.

2.8.3.3 New communal or individual on-site water and sewage services shall be designed to connect to municipal water and sewage services in a timely manner, at which time municipal water and sewage services may become available.

2.8.3.4 The Functional Servicing Report requirements shall be identified by the Town, in consultation with the Conservation Authority and York Region.

Servicing Study Area: Existing Development

2.8.3.5 Existing development, changes to those uses and new uses on a lot of record or infill lots in the creation of no more than three additional lots, in the Servicing Study Area will be subject to the Development Outside the Servicing Study Area policies.

Servicing Study Area: New Development

2.8.3.6 Any new development, involving the creation of more than three additional lots, in the Servicing Study Area will require:

a. **Master Environmental Servicing Plan (MESP)**

- i. The preparation of a MESP to evaluate the preferred options for servicing the entire Servicing Study Area and the Community of Vandorf, which may consider municipal, communal or private individual water and sewage services. The MESP will detail the environmental, servicing and drainage requirements necessary to identify specific stormwater, sewage and water supply and transportation needs including roads, transit, pedestrian and bicycle facilities, prior to any development.
- ii. The MESP shall include a Fiscal Impact Study to review the financing of the recommended servicing solution and be used as a basis for the phasing of development and planning by the Town to accommodate development.
- iii. The Town will endeavor to undertake the MESP including any associated approvals under the Environmental Assessment Act to implement the recommended servicing solution. The Terms of Reference and study requirements shall be prepared by the Town, in consultation with the Conservation Authority and York Region.
- iv. The Town may require the landowners to enter into servicing and other agreements, including front end requirements or accelerated payments that will ensure that the development can be adequately serviced and that an

appropriate contribution has been secured toward the provision of infrastructure and community services.

- v. Subject to the outcome of the MESP, the Town may undertake a Development Charges Study and adopt a Development Charges By-law identifying the charges applicable to the lands in the Community of Vandorf.

b. Interim Servicing Solution

Notwithstanding S 2.8.3.6 a), until such time that the MESP is approved, new development may be supported by an interim servicing solution within the Servicing Study Area in accordance with the following policies:

- i. A Functional Servicing Study may be undertaken for lands within either of the four quadrants demarcated by the intersection of Woodbine Avenue and Aurora Road. The Functional Servicing Study will identify an overall high-level interim servicing solution for the entirety of the respective quadrant, as well as detailed site servicing requirements for the lands subject to development applications.
- ii. The Functional Servicing Study will include an overall land use concept and detail the environmental, servicing and drainage requirements necessary to identify specific stormwater, sanitary, water supply and transportation needs including roads, transportation, utilities, pedestrian and bicycle facilities, and respective phasing, monitoring program and costs. Design and construction requirements to ensure protection of the environment, including groundwater, and the approach to stormwater management.
- iii. New communal or individual on-site water and sewage services shall be designed to connect to municipal water and sewage services in a timely manner, at such time as municipal water and sewage services may become available, and contingent upon the outcome and recommendations of the MESP.
- iv. The Functional Servicing Study shall be prepared in accordance with Terms of Reference prepared by the Town, in consultation with the Conservation Authority, and York Region, and with input from the respective landowners.
- v. Subsequent development within the respective quadrant will be required to conform to the overall Functional Servicing Study for the quadrant, or undertake any

necessary updates, in addition to providing a more detailed analysis for their lands.

- vi. The Town may require a peer review by an appropriate public agency or by a professional consultant retained by the Town at the applicant's expense.
- vii. The Town may require that landowners, comprising a majority of the land area within the respective quadrant, with applications for development, enter into an agreement or agreements, amongst themselves, to address the coordination of infrastructure and sharing of the common costs of development.

2.8.4 Community of Ballantrae and Musselman Lake¹

Existing Services

- 2.8.4.1 The Community of Ballantrae and Musselman Lake is served by a municipal communal water system, to address the contamination of a number of wells in the area.
- 2.8.4.2 New and existing development will be limited. Existing development will continue to use private sewer services.
- 2.8.4.3 New development shall only be permitted once existing servicing infrastructure is upgraded and provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, the Health Protection Division of the Regional Health Services Department and the Province that the land can be adequately serviced using the highest available evaluation standards and most recent techniques and equipment.

Future Sewer and Water Servicing

- 2.8.4.4 Limited infilling and the redevelopment of existing lots may be permitted on private sewer and municipal water services.
- 2.8.4.5 Although new development in the Musselman Lake Community Area designation will be extremely limited, infilling and the development of existing lots of record may be permitted on private sewer and municipal water services subject to the policies of this Plan.

¹ **Note:** The following policies are subject to change, pending Official Plan Amendment 136, which is pending mediation and approval by the Ontario Land Tribunal.

- 2.8.4.6 In all these designations, such development shall only be permitted provided it is demonstrated through appropriate studies to the satisfaction of the Town, York Region, 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.

Plans of Subdivision

- 2.8.4.7 Any development by plan of subdivision will be served by:
- A municipal communal water and sewer system; or,
 - A municipal communal water system and individual private sewage treatment facilities.
- 2.8.4.8 A municipal communal water and/or sewer system is a system for which York Region or the Town is responsible either through:
- Assumption of ownership; or,
 - Via an agreement whereby the Region or Town agrees to assume the system in the event of default by the owner.
- 2.8.4.9 The water system used for such developments may be the proposed Ballantrae-Musselman Lake Water Works project, a modification of that project or individual communal systems developed for one or more subdivisions. Where individual systems are developed, they shall be constructed so that they may be connected to the Ballantrae/Musselman Lake Water Works project, or a modification of that project, if it is built.
- 2.8.4.10 In all these designations, such development shall only be permitted provided it is through appropriate studies to the satisfaction of the Town, York Region, the Health Protection Division of the Regional Health Services Department, the Ministry of the Environment and Energy and the Ministry of Natural Resources that the land can be adequately serviced using such systems using the highest available evaluation standards.

Ballantrae/Musselman Lake Water Works

- 2.8.4.11 The Ballantrae/Musselman Lake municipal water supply system became operational as of January 1, 1997. All existing and proposed development within the communities of Ballantrae and Musselman Lake shall be connected to the municipal water supply system.

2.8.5 Excess Soil Management

Excess soil is soil that has been removed from a project area, typically from 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:

- 2.8.5.1 Work with York Region, Conservation Authorities, and other stakeholders on the preparation of an Excess Soil Reuse Strategy.
- 2.8.5.2 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.
- 2.8.5.3 Employ the Town's Site Alteration By-Law and Guidelines to govern how soil movement is managed within the Town.

2.8.6 Energy & Utilities

Connections to a wide range of public and private utility networks are required for the transmission of electricity, gas, broadband and communication/telecommunication services. These services also help 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:

- 2.8.6.1 Prohibit power generation facilities on lands in accordance with the following:
 - a. Oak Ridges Moraine Natural Core Area;
 - b. Oak Ridges Moraine Natural Linkage Area; and
 - c. Lands identified as Key Natural Heritage Features or Key Hydrological Features within the ORMCP Area.
- 2.8.6.2 Require that generation facilities proposed for other lands within the Greenbelt Plan and ORMCP will 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 5 – Natural Environment**.
- 2.8.6.3 Alternative provisions and setbacks may be considered as part of a site-specific development application that has been justified by an Environmental Impact Study. In addition, the infrastructure policies of the Greenbelt Plan Protected Countryside shall apply to any proposal for power generation facilities in the ORMCP Countryside Area.
- 2.8.6.4 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.
- 2.8.6.5 Promote and permit renewable energy systems and alternative energy systems, where feasible, in accordance with provincial and federal requirements.
- 2.8.6.6 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.
- 2.8.6.7 Prioritize district and energy and other low carbon energy systems above traditional fossil fuel intensive resources, such as natural gas.
- 2.8.6.8 Require that, where permitted, energy generation facilities will ensure the compatibility of any such facilities with all surrounding existing and proposed sensitive land use.
- 2.8.6.9 In the Community of Stouffville, utilities and communication and telecommunication shall be located underground, and grouped into a single utility trench, wherever possible, to avoid unnecessary over digging and disruption of municipal rights-of-way. Interim above ground installations may be considered for roads on temporary alignments or

constructed to an interim rural cross-section. Outside of the Community of Stouffville, underground utilities and communication and telecommunication will be encouraged.

- 2.8.6.10 Encourage utility networks that can adapt to emerging technologies, such as smart power grids, smart metering, and advanced telecommunications to attract knowledge-based industries and the growth of existing businesses.
- 2.8.6.11 Work jointly with York Region to complete an assessment to identify opportunities for enhancing and delivering growth-related broadband services within the Town, including partnerships and collaboration between the public sector network and private sector, as appropriate.
- 2.8.6.12 Support the implementation of emerging technologies, advanced telecommunications, and open access conduit on all existing and future municipal roads within settlement areas, where appropriate.
- 2.8.6.13 Encourage complementary uses on utility corridors, such as trails, transit, commuter parking, community gardens, and appropriate vegetation.

Chapter 3

Planning for Complete Communities



Chapter 3 – 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 the needs of people for daily living throughout their lifetime by providing convenient access to a mix of jobs, services, housing, food, public service facilities, parks and open spaces, and transportation choices. Complete communities are designed to be accessible and walkable places, with a wide variety of housing options and where most amenities are in close proximity. They provide for a full range of uses including local community centres, schools, places of worship, parks, 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 considered in 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 goal of providing for a high quality of life and ensuring that equitable opportunities for all people is established as a key objective embedded within Official Plan.

The Town will:

- 3.1.1.1 Enhance the Town Structure through a comprehensive integrated growth management framework that provides for healthy, sustainable, complete communities with a strong economic base.
- 3.1.1.2 Require that growth is focused on the Town's designated settlement areas to advance the creation of complete communities.
- 3.1.1.3 Ensure that communities are planned and designed to be sustainable, healthy, vibrant and complete, with access to local amenities and attractions via active transportation.
- 3.1.1.4 Ensure that communities are 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.
- 3.1.1.5 Ensure that communities are 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.
- 3.1.1.6 Recognize communities through planning, design and appropriate human service facilities can positively impact human health.
- 3.1.1.7 Provide a diverse mix of housing types, affordability, and employment opportunities as well as ensuring provision of good urban design, parks, and other uses.
- 3.1.1.8 Protect and enhance the natural environment for current and future generations to sustain life, maintain health and provide a high quality of life.
- 3.1.1.9 Support on-farm diversified uses, agri-tourism and agri-food production to enhance the viability of the agricultural industry, the local agricultural economy and access to high quality local food.
- 3.1.1.10 Advance sustainable practices and built forms to promote the use and re-use of local materials, reduction of energy consumption, installation of green roofs and water-conserving building design.
- 3.1.1.11 Implement a health lens which would serve to strengthen policy directions on green infrastructure to support Complete Community goals/objectives.

- 3.1.1.12 Plan and design public buildings and facilities to be accessible and located in proximity to active transportation and transit systems, where appropriate.
- 3.1.1.13 Support and encourage the delivery of community services and facilities that are inclusive, equitable and consider the diverse needs of residents, workers and visitors.
- 3.1.1.14 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.
- 3.1.1.15 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.
- 3.1.1.16 Ensure resiliency and the ability to adapt to changing economic and environmental conditions and increasing social diversity.
- 3.1.1.17 Plan for parks and schools to be located and designed as part of complete communities, facilitating safe travel to and from these destinations by:
 - a. Centrally locating schools and parks adjacent to each other in existing and new communities, where appropriate;
 - b. Incorporating pedestrian-friendly site design; and,
 - c. Incorporating active transportation and transit linkages to, from, and within sites.

3.1 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 aligned with the pace of growth. Housing typologies, tenure and location should be aligned with demographics, 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. This is in recognition that much of the existing stock of housing consists of primarily 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 and encourages a broader 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 provides specific actions to be implemented and is also reflected in the policies below.

The Town will:

- 3.1.1.1 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 2**.

Table 2: Summary of Housing Targets

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

- 3.1.1.2 Plan to achieve the following housing mix targets 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.

- 3.1.1.3 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.

- 3.1.1.4 Encourage construction and development standards for higher density housing, infill development, redevelopment, and new residential development in a form 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.
- 3.1.1.5 Implement the recommendations, directions and actions as outlined in the Town's Housing Strategy.
- 3.1.1.6 Prioritize and review the suitability of surplus municipal land and buildings for affordable housing before selling and/or leasing or redevelopment.
- 3.1.1.7 Provide for a mix and range of housing options suitable for all ages, household sizes and abilities, in partnership with 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.
- 3.1.1.8 Enable Inclusionary Zoning, supported by an Inclusionary Zoning Assessment Report as per O.Reg 232/18, within the Major Transit Station Areas, including the Stouffville GO Station and the Old Elm GO Station.
- 3.1.1.9 Ensure that the quality and quantity of the existing rental housing stock is maintained.
- 3.1.1.10 Contribute to York Region's purpose-built minimum rental target of 1,000 new purpose-built rental built per year and strive to achieve the allocated number of units as shown on **Table 3**.

Table 3: Purpose-built minimum rental target for Whitchurch-Stouffville (York Region Official Plan)

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

- 3.1.1.11 Develop and implement demolition and rental replacement policies and by-laws to ensure purpose built rental units are maintained or replaced.
- 3.1.1.12 Prohibit the conversion of rental properties to a purpose other than the purpose of a residential rental property, for buildings with six or more rental units 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%.
- 3.1.1.13 Achieve a minimum target of 25% affordable housing units within new residential development outside of a Major Transit Station Area; and a minimum target of 35% affordable housing units within a Major Transit Station Area.
- 3.1.1.14 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.
- 3.1.1.15 Encourage and incentivize the private development industry to achieve affordable housing targets.
- 3.1.1.16 Show flexibility in design and construction choices for new developments to support affordability.
- 3.1.1.17 Identify approaches and locations for affordable housing early in the development application review process.
- 3.1.1.18 Work with private developers to maximize the provision of affordable housing units as part of the planning approvals process by encouraging an adequate mix of rental and ownership tenure units for a wide range of household types, particularly for larger development applications.
- 3.1.1.19 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.
- 3.1.1.20 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.

- 3.1.1.21 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.
- 3.1.1.22 Explore financial and non-financial incentives for affordable housing and purpose-built rental developments, which may include, but not be limited to:
 - a. Development charge grants or deferrals;
 - b. Planning application fees grants or waivers;
 - c. Parkland dedication fees grants or waivers; and,
 - d. Property tax reduction or deferrals.
- 3.1.1.23 Work with York Region and other local municipalities to advocate to the Federal and Provincial governments to provide greater economic incentives and funding for housing projects.
- 3.1.1.24 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.
- 3.1.1.25 Collaborate and develop partnerships between private, upper tiers of government and non-profit groups to create affordable housing.
- 3.1.1.26 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.
- 3.1.1.27 Review 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 reviews to the Town's Official Plan.

- 3.1.1.28 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.
- 3.1.1.29 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.

3.1.2 Additional Residential Units and Garden Suites

Additional Residential Units are defined as separate and complete dwelling units that are contained either within a single-detached, semi-detached or townhouse dwelling or in an accessory structure, or both including Garden Suites, for up to two additional dwelling units on the same lot.

There are several notable benefits to the Town and residents for developing 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.

Additional Residential Units

The Town will:

- 3.1.2.1 Permit up to a maximum of two (2) Additional Residential Units per lot containing a single detached, semi-detached or townhouse dwelling within all land use designations, with the exception of:
 - a. The Natural Core and Natural Linkage Areas of the Oak Ridges Moraine where an Additional Dwelling Unit is not permitted; and,
 - b. The Protected Countryside within the Oak Ridges Moraine where only one Additional Dwelling Unit may be allowed in a single-detached dwelling or an accessory building.
- 3.1.2.2 Permit Additional Residential Units subject to the following development policies:
 - a. One Additional Residential Unit may be located within the principal residential dwelling;
 - b. One Additional Residential Unit may be located within an accessory or ancillary building elsewhere on the property;

- c. One additional parking space should be provided and maintained for the sole use of the occupant of each additional residential unit, in addition to the parking requirements for the principal dwelling, unless otherwise stated in the Zoning By-law. The additional parking space may be provided in tandem;
 - d. The floor area of the Additional Dwelling Unit is no more than 40% of the overall Gross Floor Area;
 - e. No more than an amount equal to 40 per cent of the gross floor area of the principal dwelling may be developed for an Additional Dwelling Unit, except where a basement unit is created, in which case, there is no maximum size.
 - f. Adequate water and wastewater services available to service the Additional Residential Unit to the satisfaction of the Town and York Region; and,
 - g. The accessory building must conform to the yard setback, height, parking and lot coverage requirements as established in the Zoning By-law.
- 3.1.2.3 Prohibit Additional Residential Units within natural hazards and their associated buffers, or in areas rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and lands designated Significant Environmental Area unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.
- 3.1.2.4 Encourage the construction of additional residential units or building design that allows for future additional residential units in all new construction, where appropriate.
- 3.1.2.5 Direct that the following design considerations be applied Additional Residential Units, but are 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.
- 3.1.2.6 Establish specific regulations guiding the creation of Additional Residential Units in the Zoning By-law and provisions that are flexible and adaptable to help increase the supply of these units.

Garden Suites

The Town will:

- 3.1.2.7 Encourage the provision of Garden Suites as an Accessory Residential Unit, 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 and wastewater services are available to service the garden suite to the satisfaction of the Town and York Region.

3.1.3 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:

- 3.1.3.1 Work with the development community to provide more residential housing options designed for an ageing population such as co-housing communities, lifetime neighbourhoods where the built environment is accessible, safe and inclusive for people of all ages and abilities, seniors homes and villages, and grade-related units.
- 3.1.3.2 Promote home-based care to 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 the creation of 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. Accommodating services for older persons within residential neighbourhoods;
 - f. Locating medical offices, with appropriate parking, in new residential neighbourhoods; and,
 - g. Accommodating alternative modes of transportation such as walking and public transit.
- 3.1.3.3 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.
- 3.1.3.4 Work with the development community, the Region and the Province to provide housing for older persons, including but not limited to long term care facilities, nursing homes, and retirement homes, and housing for persons with disabilities.
- 3.1.3.5 Permit housing for older persons and for persons with disabilities in all land use designations except any Employment Area or Significant Environmental Area 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.
- 3.1.3.6 Ensure that current and future Town residents are empowered to collaborate in community-building opportunities.
- 3.1.3.7 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.
- 3.1.3.8 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.
- 3.1.3.9 Improve access to recreation and leisure activities that are inclusive and accessible for all in senior living hubs.
- 3.1.3.10 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.

3.2 Climate Change and Sustainability

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 adaption 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 adaption 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. The policies of this section should not be read in isolation. Rather, policies that will address climate change are dispersed throughout the Plan.

3.2.1 Climate Change Mitigation and Adaptation

Addressing climate change calls for two approaches: mitigation and adaptation. Mitigation refers to reducing greenhouse gas emissions that contribute to climate change 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 Town will:

- 3.2.1.1 In collaboration with York Region and the Conservation Authorities, develop a climate change adaptation and resilience framework to develop specific measurable actions and program areas for improving climate mitigation, adaptation, and resilience.
- 3.2.1.2 Prioritize climate change mitigation and adaptation as a core land use planning objective in the Town of Whitchurch-Stouffville.
- 3.2.1.3 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.
- 3.2.1.4 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.
- 3.2.1.5 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.
- 3.2.1.6 Promote renewable energy systems and alternative energy systems, where feasible, and in accordance with provincial and federal requirements.
- 3.2.1.7 Design and construct new or expanded alternative or renewable energy systems to minimize impacts on adjacent land uses in order to prevent adverse effects from odours, noise and other contaminants and minimize risk to public health and safety. Sites for large-scale alternative or renewable energy systems should have sufficient area to provide appropriate setbacks from sensitive residential and institutional land uses to provide safety and/or minimize other potential impacts.
- 3.2.1.8 Support the Region with implementation of the York Region Climate Change Action Plan.
- 3.2.1.9 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.

3.2.2 Greenhouse Gas Emissions

The Town has a responsibility to mitigate greenhouse gas emissions. Reducing greenhouse gas emissions that contribute to climate change 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:

- 3.2.2.1 Establish greenhouse gas reduction targets and implement a reduction strategy in partnership with York Region and nearby local municipalities.
- 3.2.2.2 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.
- 3.2.2.3 Support the reduction of greenhouse gas emissions by planning for communities that:
 - a. Are designed to prioritize active transportation, public transit, and other 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 renewable energy generation and support energy efficiency.

3.2.3 Air Quality

Land use planning has an important role to play in improving air quality and reducing exposure to air pollution. This also supports the principle of planning for complete and healthy communities, which is further explored in Section 3.3. This Plan supports land use planning and development patterns that can reduce exposure to air pollution for our residents and visitors, as well as policies for improving the Town's air quality over the Plan horizon.

The Town will:

- 3.2.3.1 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.
- 3.2.3.2 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.
- 3.2.3.3 At the Town's discretion, 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 as part of a complete development application.
- 3.2.3.4 Support improved air quality by:
 - a. Planning for compact forms of development that consume less land and supports a mix of uses;
 - b. Supporting public transit use and the provision of Town fleet vehicles that are electric;
 - c. Identifying opportunities for improved active transportation initiatives which will reduce vehicle trips;
 - d. 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 **Chapter 4 – The Natural Environment** to this Plan;
 - e. Achieving the woodland and tree cover targets as established in Section 4.1.16 of this Plan;

- f. Considering the development and passing of a vehicle idling by-law;
- g. 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;
- h. Considering reduced parking standards to limit the impact of car parking, where appropriate; and,
- i. Encouraging the use of locally sourced materials in construction to reduce transportation-related emissions.

3.2.4 Resilient Communities

Adaptation and resilience often go hand in hand. Resilience is the ability to adapt and respond to significant, systemic change. It also refers to the ability to recover quickly from these challenges.

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 following threats or disruptions.

The Town will:

- 3.2.4.1 Focus on people and communities disproportionately impacted by climate change and environmental degradation to understand cascading impacts and improve conditions.
- 3.2.4.2 Consider the public health impacts of a changing climate in the development and renewal of the built environment. New development should respond to, and help mitigate air pollution, extreme heat, and flooding, particularly in areas with higher hazard risk.
- 3.2.4.3 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.
- 3.2.4.4 Consider the use of community facilities and Town owned buildings as emergency warming/cooling centres during extreme climate events and public health emergencies.
- 3.2.4.5 Identify strategic opportunities to ensure that essential community-serving uses (e.g., grocery stores, pharmacies, etc.) remain open and accessible during extreme climate events.
- 3.2.4.6 Through the policies established in Section 3.6, steward cultural heritage resources so they are resilient to climate change and to ensure their protection and preservation for future generations.

3.2.4.7 Through the policies in **Chapter 5 – The Agricultural System**, conserve and protect agricultural land in order to improve food system resilience, support the long-term viability of the agricultural sector, and mitigate climate change.

3.2.4.8 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.

3.2.5 Sustainable Design and Development

Sustainable community design provides opportunities for those who live and work in the Town to make choices that have a low impact on the environment while maintaining a high quality of life. 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.

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.

The Town will:

3.2.5.1 Prepare and implement Sustainable Development Guidelines, standards, and by-laws that may address matters such as but not limited to:

- a. Energy efficient building and site design;
- b. Water conservation, on-site water management techniques, and other low impact development techniques for stormwater management;
- c. Green infrastructure;
- d. Building materials;
- e. Waste reduction;
- f. On-site renewable energy generation and recovery;
- g. Natural heritage preservation and enhancement;
- h. Active transportation and sustainable transportation management;
- i. Community programs and facilities;
- j. Cultural heritage and the provision of cultural amenities;

- k. Land use compatibility to ensure public health, safety, and economic viability; and,
 - l. Measures for climate change mitigation and adaptation.
- 3.2.5.2 Leverage the Sustainable Development Guidelines to ensure new public and private development delivers high levels of energy and water efficiency, renewable energy production, and minimizes greenhouse gas emissions, by setting minimum building performance requirements.
- 3.2.5.3 Encourage and support the development or redevelopment of buildings and infrastructure that:
- a. Reduces energy consumption and greenhouse gas emissions through efficient site and building design and innovative construction techniques;
 - b. Conserves, protects, and enhances water quality and quantity, including groundwater resources;
 - c. Minimizes the adverse effects on, and where possible enhances, air quality;
 - d. Promotes the use of green infrastructure to minimize the effects of stormwater runoff;
 - e. Promote transit use and active transportation;
 - f. Enhances the health, safety and social wellbeing of the Town's residents;
 - g. Promote economic growth; and,
 - h. Promotes efficient use of land and resources to ensure long term environmental and financial sustainability of the Town's resources.
- 3.2.5.4 Encourage the consideration of embodied carbon reduction in new construction.
- 3.2.5.5 Provide shade protection at outdoor public venues to ensure that all users health concerns can enjoy the outdoors.
- 3.2.5.6 Explore innovative and strategic opportunities to retrofit the existing build stock, including heritage buildings in accordance with the policies of Section 3.5 of this Plan. This may include programs and incentives that the Town may choose to implement, as well as supportive partnerships with utilities and other levels of government.

3.2.6 Enhancing the Tree Canopy

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. The policies of this section should be read collectively with the Woodland Restoration policies of Section 4.1.16.

The Town will:

- 3.2.6.1 Recognize the benefits of urban forests and their biodiversity by protecting the stock of existing trees, ensuring the maturation of new trees, and expanding the tree canopy.
- 3.2.6.2 Work towards achieving monitored, targeted, long-term urban forest sustainability, and improve knowledge of the urban forest and best management practices.
- 3.2.6.3 Prioritize the protection of mature, healthy trees and preserve mature large-canopied species to the greatest extent possible.
- 3.2.6.4 Increase urban forest cover in urban and rural areas through the planning and development review process by:
 - a. Identifying and protecting environmental areas designated in the Plan, including provisions for environmental assessments for adjacent lands; and,
 - b. Emphasizing tree preservation and planting in the requirements for private development and public works, including road corridors, parks, and municipal buildings.
- 3.2.6.5 Require that there be no net loss of trees as a result of development for all development applications within Settlement Areas, including Site Plans, Plans of Subdivision and severances.
- 3.2.6.6 Require a Tree Protection Plan as part of development applications that identifies, preserves and compensates trees on the lot. The Tree Protection Plan will also address provision for native tree species consistent with Town standards as established and amended from time to time. The Tree Protection Plan will also include an assessment of the opportunity to manage the tree canopy and add to the tree canopy to provide:
 - a. Shade for outdoor amenity areas; and,
 - b. Linkages between natural heritage features.
 - c. Appropriate recommendations to achieve these objectives should be incorporated into the Tree Protection Plan.

- 3.2.6.7 Require proponents of development applications to provide for minimum soil volumes to ensure the survival and maturity of trees on public and private property. Minimum soil volumes will be determined through the Plan of Subdivision, Site Plan and Community Planning Permit process. Tree planting techniques shall have regard to the sensitivity of individual tree types to ensure the health and maturation of the trees.
- 3.2.6.8 Require any trees removed five years prior to a development application be considered part of the urban forest and subject to the applicable policies.
- 3.2.6.9 Require, where deemed appropriate by the Town, proponents of development to plant additional trees and expand forest diversity to improve urban canopy coverage, provide shade for heat dissipation, and improve energy efficiency of buildings.
- 3.2.6.10 In cooperation with York Region, prepare an Urban Forest Management Plan and institute a Private Tree Preservation By-law. The By-law will address required tree removal techniques enhanced policies protecting against tree clearing ahead of development approval, outline detailed study requirements, as well as requirements for the species diversity and rate of tree compensation.
- 3.2.6.11 Design municipal and private communal outdoor amenity space to include natural and/or constructed shade features to protect residents from sun exposure. The Town may establish minimum tree canopy targets to ensure these areas are adequately shaded.
- 3.2.6.12 Require trees are be located based on their ability to make a positive impact on regulating temperature and energy use.
- 3.2.6.13 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 will be of a species recommended by Town arborists and/or the Conservation Authority. The Town will further encourage the planting of species that are culturally significant to Indigenous Communities.
- 3.2.6.14 Where trees are removed as a result of municipal development or infrastructure works, trees will be replaced in accordance with the applicable Regional and/or Town 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.

3.3 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. It is also linked to the food we have access to, and the social connections that we are encouraged to form. These are integral elements of complete communities that can be linked to the development, design, and evolution of our buildings, infrastructure, and parks and open spaces.

The policies of this section support the design of neighbourhoods with greater connectivity, accessible parks and open spaces, and opportunities to live healthy lifestyles. The policies of this section will help the Town Plan for communities that are age-friendly and accessible, giving all current and future Town of Whitchurch-Stouffville residents an equal opportunity for healthy living and community participation.

3.3.1 Healthy, Active Lifestyles

This Plan plays an important role in establishing how communities are planned. Healthy and complete communities facilitate community-focused recreational, leisure, social, and cultural opportunities. The Town can encourage this by adequately planning for public parkland, active transportation, and other elements of a complete community. Through policy that guides land use planning and development, the Town can influence healthier environments that support and encourage health and active living.

The policies of this section promote land use planning and development patterns that enhance the comfort and accessibility of the Town's built environments to support healthy communities.

The Town will:

- 3.3.1.1 Recognize that the built environment and well-designed, complete communities play a critical role in shaping the physical, psychological, social, and mental health of individuals and the communities they live within.
- 3.3.1.2 Minimize risk to public health and safety by ensuring existing and proposed land uses are planned and developed to avoid any potential risks and adverse effects such as odour, noise, or other contaminants.
- 3.3.1.3 Recognize and embrace active modes of transportation as an opportunity to shift towards healthier lifestyles and sustainable modes of transportation for residents and visitors.
- 3.3.1.4 Support recreational opportunities and the development of walkable and pedestrian-oriented communities within the Town's settlement areas by adhering to the parkland distribution standard of 500 metres from residential areas and creating a well-connected network of trails, in accordance with Section 3.4 of this Plan.

- 3.3.1.5 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 active, healthy lifestyles.

3.3.2 Accessibility to Community Services and Facilities

This 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 supporting the health and well-being of everyone, inclusive of all ages and abilities. In 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 of and visitors to the Town have full accessibility to these spaces. At the same time, the Town must have the ability to acquire enough land to provide such facilities and services in new developments. 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:

- 3.3.2.1 Coordinate and deliver social and community services to meet the needs of Town residents by permitting and supporting the co-location or clustering of facilities in strategic locations, where feasible, to facilitate equitable access for residents and visitors. This may include the use of schools and community centres as community hubs across the Town.
- 3.3.2.2 Encourage the co-locating of social and community services with residential uses to ensure that these services are accessible and walkable for Town residents of all ages and abilities.
- 3.3.2.3 Plan to accommodate and deliver public facilities in close proximity to transit and other services to optimize access and convenience for users in both urban and rural areas of the Town.
- 3.3.2.4 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. Benches;
 - e. Automatic doors;

- f. Audio, tactile, and directional aids; and,
 - g. Public Wi-Fi.
- 3.3.2.5 Identify strategic opportunities to prioritize the development of accessible and supportive housing options for people with special needs in areas that have existing and/or planned access to community services and public amenities.
- 3.3.2.6 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.

3.3.3 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 social interactions. While the rural farmscape might be what immediately comes to mind when we think about growing food, urban areas, too, are places of significant, energetic and committed food production.

Urban agriculture is increasingly used as a term to describe a myriad of food-growing practices that take place in cities across the world. Globally, it is common for a significant portion of food consumed in urban areas to be grown within and immediately surrounding those same communities. It is also important that the Town work with the Region to support implementation of the Region's Agriculture and Agri-Food Sector Strategy.

The Town will:

- 3.3.3.1 Support the use of public spaces and excess land, including public parks, for the purpose of community gardens and other urban food growing opportunities, where appropriate.
- 3.3.3.2 Consider the expanded use of Town land, including public parkland, for demonstration gardens, community gardens, and small-scale farms in neighbourhoods, civic centres, and community centres across the Town, particularly in areas easily accessible by walking or transit.
- 3.3.3.3 Where appropriate, facilitate and support growers and landowners to develop mutually beneficial land tenure arrangements that result in new urban agriculture initiatives such as leasing land for urban agricultural opportunities.
- 3.3.3.4 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.

- 3.3.3.5 Work with the Region to develop factsheets and accessible materials to:
- a. Assist agri-food stakeholders with the interpretation of land use policies;
 - b. Encourage the development of stewardship programs; and,
 - c. Centralize and coordinate information about opportunities and benefits associated with urban food production and consumption within and around the Town.
- 3.3.3.6 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.
- 3.3.3.7 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.

3.4 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 for recreation and exercise. They will continue to play an important role in improving opportunities for social connectivity and combating isolation and loneliness.

As the Town's population continues to expand, and the shape and form of the Town's built environment grows vertically, the Town will remain committed to providing access to parks, trails, and open space for all residents and visitors in a variety of shapes and forms. 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 TMP.

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.

3.4.1 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:

- 3.4.1.1 Recognize municipal parkland as one component of the Town's larger network of publicly accessible tableland with the exception of natural heritage features, which will not form part of any required parkland to be dedicated.
- 3.4.1.2 Achieve a system of public parkland across the Town that meets the diverse recreational needs of our residents and contributes to a high quality of life.
- 3.4.1.3 Ensure that parks and open space uses are planned to both maximize 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.
- 3.4.1.4 Encourage open space linkages, off-road trails and easements as a means to improve public access for safe recreation that meets all of the goals typically associated with dedication of parkland.

- 3.4.1.5 Update the Parkland Dedication By-law from time to time to ensure alignment with the Town's Leisure and Community Services Master Plan.
- 3.4.1.6 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 and its intent regarding the principles of equitable access to parkland, the hierarchy of parks, and the level of amenity supporting in each park by virtue of its classification.
- 3.4.1.7 Encourage 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, as per Section 51(25)(b) of the *Planning Act*. This land should not be accepted as part of the parkland dedication requirement (e.g., no credit is to be applied).
- 3.4.1.8 Adopt a range of innovations as the opportunity allows, including the use of Privately-Owned-Public-Space (POPS), where the form and density of development provides the opportunity and dedication is not appropriate.
- 3.4.1.9 Enable land acquisitions through a range of means to meet the long-term needs of the Town through the following strategies:
 - a. Parkland Dedication;
 - b. Use of public sector status to advance opportunities for purchase, lease or access to surplus public sector properties (school boards, institutions, other government-owned lands deemed surplus);
 - c. Negotiation of long-term easements for trails; acceptance of private land transfers and donations including lands donated through the Canadian Ecological Gifts Program;
 - d. Acceptance of other environmentally sensitive lands that do not constitute part of land dedications under the *Planning Act*; strategic land acquisition funded from Cash-in-Lieu of Parkland Dedication, other Town Reserves and/or tax-supported debt as necessary;
 - e. Grant-funded purchases of land and amenities; and,
 - f. Other means as may be identified from time to time including joint venture acquisition or partnership as permitted under the *Municipal Act*.
- 3.4.1.10 Continue to acquire and/or explore the acquisition of parks through:
 - a. Cash-in-lieu of parkland and reserve funds;

- b. Capital expenditures;
 - c. Land banking and/or land exchange;
 - d. Lease or secure parks by agreement from other public agencies;
 - e. Donations;
 - f. Maximizing the use of existing owned land (consider the intensification of use of existing land); and,
 - g. Consideration of the disposition for tracts of ownership where these are surplus to requirements, the disposition of which would generate benefits to investing in land elsewhere for consolidated infrastructure.
- 3.4.1.11 Prioritize parkland conveyance in advance of cash-in-lieu payments. Where provided, cash-in-lieu payments will be prioritized for the acquisition of parkland.
- 3.4.1.12 Reserve the right to use contributions from parkland dedicate or cash-in-lieu to have parks established elsewhere in the Town if there are not suitable sites or options near a development.
- 3.4.1.13 Outline those circumstances under which a conveyance of land will not be accepted and where cash-in-lieu of parkland will be considered as follows:
- a. Insufficient size or configuration (e.g., no opportunities for land assembly to create new parks);
 - b. Hazardous or flood prone areas;
 - c. Steep or unstable slopes;
 - d. Any land having unsuitable or unstable soil conditions for intended recreation facilities;
 - e. Utility rights-of-way or easements;
 - f. Any land containing an easement, encumbrance or right-of-use that Restricts the Town's use of the land;
 - g. Provincial or locally significant wetlands or woodlands;
 - h. Required setbacks and buffer lands from natural features such as wetlands and watercourses;
 - i. Roadways or walkways being conveyed for non-parkland purposes; and,
 - j. Lands that are deemed to be contaminated.
- 3.4.1.14 Consider, in addition to the above, cash-in-lieu of parkland:
- a. Where lands are deemed to be of an insufficient size, unusable or otherwise unsuitable for recreational purposes;

- b. Where the conveyance of parkland from the site would reduce the number of dwelling units or the floor space of the development or redevelopment to the extent that the development or redevelopment is unfeasible; and,
 - c. Where an area being developed or redeveloped is already well served with parkland.
- 3.4.1.15 Require, as a condition of development or redevelopment of lands in the Town, land to be conveyed for parks or other public recreational purposes in accordance with the Parkland Dedication By-law.
- 3.4.1.16 Maximize opportunities to obtain parkland through the payment of cash-in-lieu at a rate of one hectare for each 500 dwelling units proposed.
- 3.4.1.17 Maximize opportunities to provide and obtain parkland through traditional parkland acquisition and cash-in-lieu rate for park conveyance (e.g., 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.
- 3.4.1.18 Identify areas, as they are appropriate, as priority areas for Parkland Acquisition within which the maximum alternative rate for acquisition (e.g., 1 hectare per 300 dwelling units) may apply given priorities for build-out and intensification in this area and limited lands for public recreational use.
- 3.4.1.19 Determine that when a dedication of land for public parkland purposes is warranted, developers will be required to provide such land at the outset and to avoid any necessity to revert to payment of cash-in-lieu of parkland dedication as a last resort in order to meet requirements under the *Planning Act*.
- 3.4.1.20 Establish control over the timing of development of parks achieved through dedication as a condition of development approval. The dedication by-law and policy should establish the expectation of developer contributions to the development of park services and installations (including responsibility for the one-time replacement of the original parks equipment at the end of its service life, as part of a site plan approval and development agreements as may be executed by the Town).
- 3.4.1.21 Ensure that in exceptional cases where on-site parkland dedication is not feasible, an off-site parkland dedication may be substituted for an on-site dedication, provided that:
- a. It is accessible to the area where the development site is located; and,
 - b. There is demonstrated benefit to the Town.

- 3.4.1.22 Ensure that the lands dedicated to the Town for public parkland purposes are in a size, location, configuration, and condition satisfactory to the Town.
- 3.4.1.23 Encourage the integration of indoor and outdoor private amenity spaces within multi-residential development to provide on-site private amenity spaces supplemental to the public parkland system, promote active transportation, and facilitate connectivity between parkland and the public realm. Where provided, private amenity spaces will be well designed, and consider the needs of residents of all ages and abilities over time and throughout the year.
- 3.4.1.24 At the time of a Secondary Plan, Block Plan, or other Town-initiated process, seek to identify areas within the Town as priority areas 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.
- 3.4.1.25 Consider publicly owned properties, including those being considered for disposal, as a location to build new parks.
- 3.4.1.26 Plan for maximum efficiency in municipal services and consider the development of outdoor sports fields, community parks and major indoor facilities on a single site.
- 3.4.1.27 Where appropriate, locate stormwater facilities adjacent to open spaces, parks, or the Natural Heritage System to provide buffers to development and/or increase views and access to open spaces, in accordance with the Natural Heritage System policies of this Plan. Public access to these facilities will be encouraged to support passive recreation.
- 3.4.1.28 Encourage development proponents to work with the appropriate Conservation Authority where parks and open spaces abut the Natural Heritage System, as designated, to determine the exact boundaries of each designation on a site-specific basis. Watershed, subwatershed, or environmental studies will be used to inform the exact boundaries, where available.
- 3.4.1.29 Prohibit utility easements to be located on tableland parkland.
- 3.4.1.30 Ensure that lands dedicated should exclude undesirable or poorly located lands including for example, lands which form part of stormwater ponds and their immediate surrounds, hazard lands or other unusable lands.

3.4.2 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 which 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 will 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:

3.4.2.1 Establish and maintain the priorities of parks and open spaces 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.

3.4.2.2 Support the parkland hierarchy established by the Town through the Leisure and Community Services Master Plan, as amended, which 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. Natural Open Spaces;
- b. General Open Space;
- c. Town Park;
- d. Community Park;
- e. Neighbourhood Park;
- f. Parkette.

3.4.2.3 Regularly review and update the Leisure and Community Services Master Plan (every five years, or as necessary) to ensure its currency with respect to changing trends, inventory changes, budget realities and new development throughout the Town.

3.4.2.4 Utilize the tools available to maximize the service level for public parkland, as established in the Leisure and Community Services Master Plan.



- 3.4.2.5 Consider opportunities for dog parks in communities, subject to the appropriate design and siting, as the need arises.
- 3.4.2.6 As set out in the Leisure and Community Services Master Plan, identify the need for an appropriate geographic distribution of parkland to serve residential needs as well as a hierarchy of parks ranging from neighbourhood to Town-wide.
- 3.4.2.7 As set out in the Leisure and Community Services Master Plan, implement a parkland access service standard of access to parkland of within 500 metres of each residence for all current and future development. Relevant existing parkland includes all categories of park where these include playground and other amenities typical for passive enjoyment of open space within residential communities.
- 3.4.2.8 Through the development approvals process, determine the appropriate blend of parkland dedication and additional acquisition necessary to ensure parks of the appropriate scale, range of amenities, and location, as directed by the Leisure and Community Services Master Plan, are achieved.
- 3.4.2.9 Consider POPS, urban parks, and other innovative park forms an important component of the Town's parks, trails, and open space network that will be provided by development partners as part of site design.
- 3.4.2.10 Undertake individual park master plans as part of park rejuvenation as appropriate, maximizing existing parks for passive and active leisure and recreation opportunities through asset management planning and ongoing assessments of neighbourhood needs, as set out in the Leisure and Community Services Master Plan.

3.4.3 Design Policies for Public 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 equitably distributed across 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 equitably 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:

- 3.4.3.1 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.
- 3.4.3.2 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.
- 3.4.3.3 Develop strategies that clearly define municipal processes and policies for standards for Community Engagement / Stakeholder Engagement as it relates to park design, development, and renewal projects.
- 3.4.3.4 Create a Parks and Open Space Design Standards Manual to guide the development of parks and open spaces. As it relates to developer-built parks, further specify conditions of development including approved design concepts and costing approvals, timing of development and transfer of ownership and operation to the Town, and performance standards and penalties.
- 3.4.3.5 Support Low Impact Development (LID) site design strategies that focus on techniques for the localized storage of stormwater quantity and improvements to stormwater quality, as well as technologies prevalent within park landscape elements like bioretention areas (both at grade and below grade) such as bio-swales, infiltration galleries, rain gardens, permeable pavements and soil amendments that allow for increased water absorption.
- 3.4.3.6 Continue to incorporate accessibility features in the design of new parks and the renewal/rehabilitation of existing park features based on the Province's Design Standards for Public Spaces and the Accessibility for Ontarians with Disabilities Act (AODA). Features may include but are not limited to sensory features (e.g., sensory gardens (sight, smell and sound) or sandboxes), as well as active play components.
- 3.4.3.7 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.
- 3.4.3.8 Assess opportunities to re-purpose existing facilities in parks that are under-utilized.

- 3.4.3.9 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.
- 3.4.3.10 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.
- 3.4.3.11 Ensure planning and design considers operation and maintenance requirements.
- 3.4.3.12 Consider future designs for parks which incorporate multi-seasonal features and uses to support warm weather and winter activities where feasible to ensure year-round recreational opportunities for current and future residents.
- 3.4.3.13 Design high-quality parks and amenities to promote comfort, safety, accessibility, and to enhance the experience of place for all users, providing experiential and educational opportunities to interact with surrounding natural heritage.
- 3.4.3.14 Protect access to existing publicly accessible open spaces, as well as expanding the system of open spaces and developing open space linkages.
- 3.4.3.15 Promote and use private open space and recreation facilities, including areas suitable for community gardening, to supplement publicly owned parks, facilities, and amenities.
- 3.4.3.16 Require that all public parkland will:
- a. Have a minimum of two street frontages, maximizing street frontages and visibility from adjacent streets to enhance connectivity and promote safety;
 - b. Maximize benefits, success, and public safety through park block size, visibility, configuration and location of park fixtures and facilities;
 - c. Have direct and safe pedestrian access from adjacent land uses, where appropriate;
 - d. Be designed to minimize any potential negative impacts on adjacent residential areas through the use of, but not limited to, 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. Build a seamless, unobstructed, connected network of parks, streets, and open spaces;
 - 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.
- 3.4.3.17 Require that the following criteria apply where a park is integrated with an educational or major indoor recreational facility:
- a. Cooperate with the school boards in determining the location, acquisitions, development, maintenance, and programming of sites;
 - b. Continue to arrange with the school boards for the shared use of buildings, sports fields, and parking facilities, where feasible;
 - c. Consider acquiring publicly owned school sites for parks and recreational purposes should they no longer be needed as learning institutions;
 - d. Cooperate with the school boards in determining the need for physical barriers to separate those facilities which fulfill a joint function;
 - e. A separate identity will be maintained for the park and school or recreational facility components by means of signage and landscaping;
 - f. The facilities shall be designed to be complementary; and,

- g. The standards established by the Town for the provision of parkland, as established in the Leisure and Community Services Master Plan, shall be achieved.

3.4.4 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, which are further illustrated on **Schedule P – Active Transportation Plan and Schedule P-1 – Stouffville Active Transportation Plan**. Trails in the Town of Whitchurch-Stouffville are locally serving, and many connect to the large, forested areas in York Region. The trail system is collectively owned and managed by the Town, the Region and the Conservation Authorities.

Open Spaces are lands which are to be maintained as park space or in a natural state. These lands include public and private open space, flood plain lands, and natural heritage areas which have been recognized as having Town-wide, regional, or provincial significance. It is the intent of the Plan to conserve such areas and, where appropriate, to integrate these lands into the Town's overall parks network.

The overall development of a well-connected network of public parks, 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 ATSP 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:

- 3.4.4.1 Continue the development of a system of pedestrian/bicycle trails through the implementation of the ATSP. In particular, in the rural, agricultural, and/environmental areas, the Town will support the creation of the Trans-Canada Oak Ridges Moraine and Rouge Park Trail Systems and trail linkages to these major trails.
- 3.4.4.2 Implement the ATSP 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 Lake and Vandorf. This should include, at a minimum:

- 3.4.4.3 Continue to develop and adopt a Trail Classification System as a framework for future investment and the prioritization of assets.
- 3.4.4.4 Work cooperatively with York Region, the Conservation Authorities, and other relevant agencies to:
 - a. Improve, expand, and maintain the trail network;
 - b. Address physical/accessibility barriers; and,
 - c. Maintain and enhance continuity of the trail network.
- 3.4.4.5 Require that, where new development is proposed, 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.
- 3.4.4.6 Require identification and dedication of trails as part of the development review process, to support implementation of the ATSP. The Town may require that development or site alteration will be integrated with existing or proposed parks and trails, to the extent feasible.
- 3.4.4.7 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.
- 3.4.4.8 Promote a Town-wide system of walkways, sidewalks and cycling paths to facilitate greater access to both passive and active recreational opportunities, while improving connectivity within the Town and adjacent municipalities.
- 3.4.4.9 Work with the Rouge National Urban Park management authority in planning along the park periphery to:
 - a. Facilitate direct trail links and better transit service to park access points, most particularly park welcome areas;
 - b. Identify natural area and green space opportunities and facilities that can connect Whitchurch-Stouffville with the park and can reinforce the park's connections with adjacent communities;
 - c. Support the inclusion of visitor-related services such as food and accommodation adjacent to the park;
 - d. Encourage the use of leading-edge stormwater management strategies in new developments and in retrofitted older developments that abut the park;
 - e. Develop design guidelines that identify desired edge conditions for different types of abutting urban and rural land uses;

- f. Develop and implement a community engagement strategy that promotes “good neighbour” relations and property management with abutting homeowners and businesses, addressing such topics as access, fencing, encroachment, unofficial trails, invasive species, lighting and law enforcement;
 - g. Promote a dark sky approach to lighting in and around the park through the use of minimally intrusive and shielded lighting;
 - h. Facilitate trail and programming connections between the Stouffville gateway welcome area on 19th Avenue, the Town’s historic downtown Main Street, and the Ontario Cycling/Greenbelt Route along Hoover Park Drive; and,
 - i. Identify how trail access to the park can be improved from the Stouffville GO station, and from further east in the Town.
- 3.4.4.10 Ensure the new trails are well-integrated into the existing active transportation network, including the wider trail network, though consistent wayfinding and signage (regulatory, directional and interpretive as required) as a means to support an active and engaged community, increase tourism, and enhance municipal partnerships.
- 3.4.4.11 Consider the potential economic benefits of enhanced tourism, and the potential impacts of increased recreational, cultural, and educational uses on the natural environment.
- 3.4.4.12 Support and participate in, as appropriate, the initiatives of the Region, the Conservation Authorities, Rouge National Park, and other local and regional agencies and interest groups to expand an interconnected recreational trails system.
- 3.4.4.13 Consider prioritizing the establishment of a continuous recreational trail system along the Oak Ridges Moraine, in accordance with applicable policies of the ORMCP.
- 3.4.4.14 Monitor usage of multi-use trails, parks, and open spaces to ensure that these spaces are planned in a manner that reflects their intended function, are considerate of the surrounding context, and facilitate safe sharing of these spaces.
- 3.4.4.15 Discourage the sale or disposal of publicly owned lands in the Parks and Open Space designation. No Town owned land in the Parks and Open Space designation will be sold or disposed of, unless such sale or disposal satisfies the criteria set out in this Plan. Town owned land in the Parks and Open Space designation may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility.
- 3.4.4.16 Within the Parks and Open Space, the sale or disposal of Town-owned lands to facilitate a proposed development of, conservation

projects; public transit; and essential public works and utilities may occur without an amendment to this Plan where it is demonstrated that:

- a. The sale or disposal is necessary to implement an undertaking approved through a Council adopted and/or Minister approved Environmental Assessment which has examined all reasonable alternatives; or
- b. The following criteria are satisfied where applicable:
 - i. There is no reasonable alternative;
 - ii. An appropriate assessment of potential impacts has occurred;
 - iii. Adverse impacts are minimized;
 - iv. The integrity of Parks and Open Space, and lands in Town-owned Parks and Open Space areas are sustained, restored and enhanced to the fullest extent feasible;
 - v. Where the proposed sale or disposal is on lands along the water's edge or in its vicinity, it will only be considered or undertaken where the sale or disposal and the proposed development will, to the extent feasible, satisfy all criteria of this Plan;
 - vi. Where the proposed sale or disposal is of lands within Parks and Open Space areas, it will only be considered or undertaken where the sale or disposal and the proposed development will, to the extent feasible, satisfy all criteria of this Plan;
 - vii. Where the proposed sale or disposal is of lands within the Natural Heritage System, it will only be considered or undertaken where the sale or disposal and the proposed development satisfy the relevant policies and objectives of the Natural Heritage System policies of this Plan; and,
 - viii. Where the proposed sale or disposal is of lands within or adjacent to Cultural Heritage resources, it will only be considered or undertaken where the sale or disposal and the proposed development satisfy the policies and objectives of the Cultural Heritage policies of this Plan.

3.4.5 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 will 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:

- 3.4.5.1 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.
- 3.4.5.2 Require cooperation and consultation with the City of Markham during the preparation of the Functional Servicing Study.
- 3.4.5.3 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.

3.5 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 preservation of 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.

3.5.1 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, and 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 applicable area specific 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. The public realm includes public spaces 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



Low Rise Development:

Generally means a built form typology up to 4 storeys.

Mid Rise Development:

Generally means a built form typology up to 5 to 9 storeys.

High Rise Development:

Generally means a built form typology up to 10 to 20 storeys.

express the image of the community, reinforce the street network and enhance the use and visual appeal of public spaces.

The Town will:

- 3.5.1.1 Implement the applicable area specific Urban Design Guidelines through the review of planning and development applications and streetscape enhancements.
- 3.5.1.2 Ensure that communities are 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 the Town's various communities and unique neighbourhoods;
 - c. 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.
 - d. Provide spaces for residents of all ages, by providing a diverse range of housing typologies and leisure activities; and,
 - e. Promote spaces that showcase the Town's rural character, agricultural community and healthy natural environment.
- 3.5.1.3 Ensure that communities are designed to support walkable neighbourhoods and vibrant public spaces, which:
 - a. Comply with the Complete Streets policies in Section 2.6.3 of this Plan.
 - b. Provide pedestrian scale, safety, security, accessibility and connectivity to promote physical activity, wellness and reduce automobile 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. Complement the character of the existing community's unique sense of place to foster social connections and inclusions;
 - e. Promote 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;

- f. Promote landscaping including increasing the Town’s tree canopy and community greening to promote environmental sustainability;
 - g. Use strategic building placement and orientation to support opportunities for walkability, accessibility and pedestrian visibility;
 - h. Provide public spaces and attractive streetscapes that encourage active transportation, and improve road safety; and,
 - i. Create well-defined, centrally located public spaces that support physical activity and social interactions.
- 3.5.1.4 Incorporate natural and built heritage resources such as landmark buildings and open spaces, streetscapes and view corridors, through urban design to contribute to the overall sense of place and the identity of the Town.
- 3.5.1.5 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.
- 3.5.1.6 Locate parking areas in locations screened from public view, particularly along major arterial roads , MTSA’s and Strategic Growth Areas in the Community of Stouffville.
- 3.5.1.7 Ensure appropriate growing environments for trees in urbanized areas.
- 3.5.1.8 Require that native tree species be used in tree planting initiatives throughout the Town, particularly in new developments.
- 3.5.1.9 Wherever possible, existing healthy trees should be preserved and protected as new streets are constructed and existing streets are upgraded.
- 3.5.1.10 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.
- 3.5.1.11 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 (e.g., GO Station, parkettes, plazas, etc.).
- 3.5.1.12 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.

- 3.5.1.13 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.
- 3.5.1.14 Implement bird-friendly design guidelines including considerations regarding total window surface area and building orientation that will increase the safety for birds.

3.5.2 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:

- 3.5.2.1 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.
- 3.5.2.2 Promote and encourage the provision of public art throughout the Town, particularly in areas of cultural significance, key gateway areas and publicly accessible spaces, including parkland and main streets, for the purposes of enhancing the Town's unique sense of place, history, and culture. Public art should be creative and inspiring and where appropriate should reflect the local community context.
- 3.5.2.3 Integrate Indigenous culture and heritage preservation and celebration through public art initiatives in collaboration with local/regional Indigenous Associations and/or led by the Town. All public art initiatives will be facilitated through engagement, consultation, and collaboration with various stakeholders and the community.
- 3.5.2.4 Strongly encourage development that attracts pedestrian traffic to include public art in the design and/or building of the site.
- 3.5.2.5 Consider public art throughout the planning and design stages of Town construction or renovation projects and other appropriate capital projects.

- 3.5.2.6 Encourage the installation of public art as part of public infrastructure projects and within municipally owned public spaces, where appropriate.
- 3.5.2.7 Encourage development applicants to include plans for public art to be featured on construction hoarding and fencing.
- 3.5.2.8 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. Public art should be located throughout the Main Street Corridor with more prominent pieces focused at key locations, including gateways, GO stations, and public parkland.
- 3.5.2.9 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 (e.g., paving, crosswalks, planter boxes, etc.).
- 3.5.2.10 Public art should be constructed of high-quality, durable, low-maintenance materials that can withstand regular use and enjoyment.
- 3.5.2.11 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.

3.6 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 a 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.

3.6.1 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 help connect a community's places and artifacts to past and present ideals, beliefs and aspirations.

The Town will:

- 3.6.1.1 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.

3.6.1.2 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; and,
- 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;
 - iii. Facilitating the rehabilitation, renovation and/or restoration of cultural heritage resources so that they remain in active use.
 - iv. Integrating the conservation of heritage resources into the Town's general planning approach;
 - v. 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;

- vi. Promoting stewardship of these resources by offering financial support and education and commemorative programs, and fostering public and private partnerships;
- vii. Prohibiting the inappropriate demolition, destruction or inappropriate alteration or reuse of cultural heritage resource; and,
- viii. Respecting the heritage resources recognized or designated by federal and provincial agencies.

3.6.1.3 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.

3.6.1.4 Prohibit development and site alteration on adjacent lands to protected heritage property, except where:

- a. The proposed development and site alteration has been evaluated; and,
- b. It has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

3.6.1.5 Ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.

3.6.1.6 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.

3.6.1.7 Protect the cultural heritage of the community through the preservation and enhancement of heritage buildings, streetscapes and other features.

3.6.1.8 Promote heritage streetscapes as important economic assets along Main Street in downtown Stouffville.

3.6.1.9 Encourage the promotion of an understanding and appreciation of the heritage resources of the Town to both residents and visitors.

3.6.1.10 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.

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

3.6.2 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:

- 3.6.2.1 Maintain the Heritage Advisory Committee as a municipal heritage committee under Section 28 of the *Ontario Heritage Act*.
- 3.6.2.2 Maintain a Register of Cultural Heritage Resources (Heritage Register) that includes designated heritage resources. The Heritage 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 Heritage 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*.
- 3.6.2.3 Review applications that require the demolition or alteration of properties listed on the Heritage Register within the 60-day limit in accordance with the *Ontario Heritage Act*.
- 3.6.2.4 Update the Heritage Register regularly and ensure it is readily accessible to the public.
- 3.6.2.5 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.
- 3.6.2.6 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 promoted cultural heritage awareness within the Town.

- 3.6.2.7 Recognize that there may be heritage resources that are not yet identified which still may be of historic or cultural interest.
- 3.6.2.8 Prepare and implement a 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.
- 3.6.2.9 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.
- 3.6.2.10 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.
- 3.6.2.11 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.
- 3.6.2.12 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.

3.6.3 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 environment, 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:

- 3.6.3.1 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.
- 3.6.3.2 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.
- 3.6.3.3 Encourage development adjacent to built heritage resources to be complimentary in scale, form, and material.
- 3.6.3.4 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 Province's Eight Guiding Principles in the Conservation of Built Heritage Properties.
- 3.6.3.5 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.
- 3.6.3.6 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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 may occur, where necessary. This documentation shall be prepared by a qualified person and include the following as specified by the Town:

- i. Architectural measured drawings;
 - ii. Land use history;
 - iii. Digital 3D models; and,
 - iv. Photographs, maps and other available material about the cultural heritage resources in its surrounding context.
- j. Consider Community Improvement Plans and/or incentive programs under the *Ontario Heritage Act* to promote the conservation of built heritage resources.

3.6.4 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. They may also include buildings that 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.

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:

- 3.6.4.1 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.
- 3.6.4.2 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.
- 3.6.4.3 Exercise discretion to designate significant cultural heritage landscapes under either Part IV or Part V of the Ontario Heritage Act, or establish areas of cultural heritage character, as appropriate.

- 3.6.4.4 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.

3.6.5 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:

- 3.6.5.1 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.
- 3.6.5.2 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.
- 3.6.5.3 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*.
- 3.6.5.4 Ensure that any alterations to known archaeological resources shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.
- 3.6.5.5 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.

- 3.6.5.6 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.
- 3.6.5.7 Provide appropriate Indigenous communities notification and documentation with regard to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.
- 3.6.5.8 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.
- 3.6.5.9 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.
- 3.6.5.10 Consider preparing a contingency plan, including a funding resource, that will provide for the protection of archeological resources in urgent situations.
- 3.6.5.11 Investigate for archaeological resources as part of an application that proposes changes on properties adjacent to sites with known archaeological potential.
- 3.6.5.12 Prior to approval of any development or site alteration on lands containing significant or potentially significant archaeological resources, or areas of archaeological potential, ensure 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.
- 3.6.5.13 Encourage the preparation and implementation of an Archeological Management Plan.
- 3.6.5.14 Require that new development and site alteration 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.

3.6.6 Heritage Conservation Districts

Heritage Conservation Districts 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:

- 3.6.6.1 Support the establishment of Heritage Conservation Districts as an important component of sustainable development and place making through the Town Heritage Conservation District Study.
- 3.6.6.2 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;
- 3.6.6.3 Support existing uses and the appropriate adaptive re-use of heritage buildings.
- 3.6.6.4 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.
- 3.6.6.5 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.
- 3.6.6.6 Embrace appropriate new development or infill that is sensitive to, compatible with, and distinguishable from the character of a District.
- 3.6.6.7 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.

- 3.6.6.8 Examine available financial incentive programs and finding 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.
- 3.6.6.9 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.
- 3.6.6.10 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.
- 3.6.6.11 In the designation of Heritage Conservation Districts, have regard for the following criteria, at a minimum:
 - 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.
- 3.6.6.12 Consider designation of additional Heritage Conservation Districts in consultation with the 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.

3.6.6.13 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.

3.6.7 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:

- 3.6.7.1 Promote public awareness of cultural heritage resources in the Town.
- 3.6.7.2 Encourage the use of 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.
- 3.6.7.3 Initiate or support financial incentive programs related to heritage conservation by other levels of government and citizens.

- 3.6.7.4 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.
- 3.6.7.5 Encourage the designation of built heritage resources and actively promote any available incentive programs for use by property owners.

3.6.8 Heritage Impact Assessments

A Heritage Impact Assessment 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:

- 3.6.8.1 Require a 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; and,
 - c. For any proposal to remove an *Ontario Heritage Act* designation to evaluate the impact of the repeal of the designation.
- 3.6.8.2 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.
- 3.6.8.3 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.
- 3.6.8.4 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.
- 3.6.8.5 Utilize site plan control to ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent heritage resources.

3.6.9 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.

- 3.6.9.1 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 6 – Land Use Strategy** of this Plan.
- 3.6.9.2 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.

3.6.10 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:

- 3.6.10.1 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.
- 3.6.10.2 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.
- 3.6.10.3 Require all new development of properties not designated under Part IV or Part V of the Ontario Heritage Act to be subject to site plan control under the Planning Act.
- 3.6.10.4 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.
- 3.6.10.5 Require utilities, where possible, to be located underground to enhance the visual appeal of the public realm.
- 3.6.10.6 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.

3.7 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, 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 Official Plan directives regarding employment areas which has been categorized as Core or Support Employment Areas. The York Region Official Plan intends that these areas will be identified and protected to allow for traditional employment uses with limited opportunity for retail and institutional uses. Supporting Employment Areas are expected to provide for a broader range and mix of employment and have more flexibility. The Core Employment Areas in the Town are designated as Industrial and the Support Employment Areas are designated as Business Park Area.

In addition, regional employment areas will be important in accommodating a significant amount of new business growth, with an emphasis on protecting core employment areas for traditional, or land extensive employment uses. These areas are shown on **Schedule D – Stouffville Land Use Designations** as an overlay.

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:

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

3.7.1 Attracting a Diverse Labour Force

The Official Plan promotes economic development and competitiveness by providing for an appropriate mix and range of employment, commercial, and institutional lands, and a broader mix of uses to meet short- and 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:

- 3.7.1.1 Implement the Town's Economic Development Strategy, as amended, 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.
- 3.7.1.2 Conduct periodic employment surveys and/or business counts to support implementation, review, and monitoring of the Town's Economic Development Strategy.
- 3.7.1.3 Require flexible and adaptable Employment Areas that include street patterns and building design and siting that allow for redevelopment and intensification.
- 3.7.1.4 Limit and/or mitigate land use incompatibilities where necessary to protect public and environmental health and safety.
- 3.7.1.5 Ensure development within new Employment Areas is designed to maximize walkability, provides for a mix of amenities and open space, and enhances access and connectivity to a range of transportation modes, including transit and active transportation where appropriate.
- 3.7.1.6 Recognize the importance of employment lands in accommodating knowledge-based sectors in addition to traditional industrial sectors.
- 3.7.1.7 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).

- 3.7.1.8 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.
- 3.7.1.9 Ensure that the retail and service commercial functions in the Western Approach Business Park Area lands continue to evolve, and to expand as population growth expands.
- 3.7.1.10 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.
- 3.7.1.11 Work with the Region to assist, where feasible and appropriate, in the implementation of York Region's Economic Development Action Plan.
- 3.7.1.12 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.
- 3.7.1.13 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.
- 3.7.1.14 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.
- 3.7.1.15 Support equitable access to employment and economic development opportunities for equity-seeking groups, such as youth, Indigenous peoples, persons with disabilities, single parents, and newcomers.
- 3.7.1.16 Support a connected and multimodal transportation system within the Town and Region to support employment opportunities and encourage ongoing investment.
- 3.7.1.17 Enhance and protect the Town's long term fiscal position through increased non-residential tax assessment.

- 3.7.1.18 Prioritize the provision of full municipal services in Employment Areas to accommodate more intensive and higher order employment uses.
- 3.7.1.19 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.
- 3.7.1.20 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 York Region and the Oak Ridges Moraine Trail Association;
 - b. On-farm diversified uses and agri-tourism, in accordance with the policies of this Plan; and,
 - c. New methods for encouraging the development of the tourism base in the Town including development of the arts and culture sector, and capitalizing on existing cultural heritage resources, events, and festivals.

3.7.2 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 currently 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:

- 3.7.2.1 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.
- 3.7.2.2 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.

- 3.7.2.3 Ensure that zoning by-laws are up to date, conform with this Plan and are consistent with the Town's Economic Development Strategy to allow for flexibility for home-based businesses.
- 3.7.2.4 Work with the York Region Small Business Enterprise Centre to encourage and facilitate opportunities to allow for small businesses to operate within the Town.
- 3.7.2.5 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.
- 3.7.2.6 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 brick-and-mortar locations.
- 3.7.2.7 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.
- 3.7.2.8 Partner 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.
- 3.7.2.9 Facilitate opportunities for short-term and flexible use of commercial spaces for office space through programs and zoning flexibility.
- 3.7.2.10 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.

3.7.3 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 such as organic farming, sustainable agriculture and eco-tourism, all of which 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:

- 3.7.3.1 Promote the development of green industries, including industrial uses and environment- focused professional and technical office uses and services.
- 3.7.3.2 Encourage services and technologies responsive to the impacts of climate change by:
 - a. Addressing individual and community capacity to the impacts of 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.
- 3.7.3.3 Recognize and leverages the Town's significant green spaces and farming operations as an opportunity to support eco-tourism.
- 3.7.3.4 Support festivals and events which highlight the Town's agricultural produce and products.
- 3.7.3.5 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.

3.7.4 Protection 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 identified Regional Employment Areas and the Town's employment areas is important to the economic vitality of the Town.

The Town will:

- 3.7.4.1 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.
- 3.7.4.2 Regularly monitor the location, type and characteristics of business and supply of serviced employment land in collaboration with the Region.
- 3.7.4.3 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.
- 3.7.4.4 Prohibit the conversion of employment lands to non-employment uses on lands identified as Regional Employment Area overlay in this Plan and Employment Area on Map 1A to the Region's Official Plan, except through a Municipal Comprehensive Review undertaken by the Region.
- 3.7.4.5 Prohibit the conversion of lands designated Industrial Area and Business Park Area, outside of the Regional Employment Area overlay as identified on the applicable Land Use Schedules, to a non-employment use unless through an amendment to this Plan and where it is demonstrated to the satisfaction of the Town, 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 are not identified as Regional Employment Area;
 - h. The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands, and the proposed uses are compatible with surrounding land uses;
 - i. An equal or greater number of jobs will be achieved through the proposed conversion; and,
 - j. Cross-jurisdictional issues have been considered.

3.7.4.6 For the purposes of this Plan, the following uses are considered non-employment uses and would constitute a conversion under policy 3.6.4.6 of this Plan:

- a. Major retail uses;
- b. Places of worship; and,
- c. Non-ancillary commercial and retail uses.

3.7.4.7 Work with the Province to identify employment areas along the Highway 404 Corridor as Provincially Significant Employment Zones, under A Place to Growth: Growth Plan for the Greater Golden Horseshoe.

Chapter 4

The Natural Environment



Chapter 4 – The Natural Environment

The Town of Whitchurch-Stouffville comprises, and is traversed by, 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 accommodating 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 associated with impacts related to climate change, which requires a comprehensive approach that considers environmental sustainability as a primary objective.

The policies of this Plan implement recommendations from the Town's Natural Heritage Resources Study undertaken in 2022. The policy framework reconciles policy direction provided in the Provincial Policy Statement, the Greenbelt Plan, the Growth Plan, the Oak Ridges Moraine Conservation Plan (ORMCP), the Lake Simcoe Protection Plan, and the York Region Official Plan. 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. To achieve this, the policies of this Chapter utilize an ecosystem function approach to planning that protects, restores, and where possible, enhances natural features and their functions.

This Chapter also implements policy direction for the Regional Greenlands System addressed in the York Region Official Plan. The Town's Natural Heritage System consists of a wide range of natural features and forms a part of the larger Regional Greenlands System. Where the Natural Heritage System, as delineated on **Schedules K1-K10 – Natural Heritage System**, does not capture the Regional Greenlands System, this Chapter provides additional policy guidance to ensure the continued protection, enhancement, and maintenance of the natural environment.

To address threats to human life and risk of damage to property that may result from natural and human made hazards, this Chapter establishes a policy framework to ensure that development in the Town does not pose danger to public safety, public health or result in property damage or the Town's Natural Heritage System.

4.1 Natural Heritage System

This Plan builds upon and implements the Provincial Natural Heritage System as shown on **Schedule B – Provincial Plan Areas and Designations**. The Town's Natural Heritage System includes various natural heritage features and linkages as well as hydrologic features intended for protection and enhancement by Provincial and Regional Plans.

It is the intent of this Plan to implement the PPS, ORMCP, the Greenbelt Plan, the Growth Plan, the Lake Simcoe Protection Plan, and the York Region Official Plan as follows:

- Protect, restore, and enhance the Town's Natural Heritage System;
- Apply minimum vegetative protection zones consistent with policy direction from the Province, York Region, and the Conservation Authorities;
- Encourage, where appropriate, the creation of linkages between natural features that will create and/or restore natural linkages within the Town's Natural Heritage System;
- Identify Natural Core Areas and Natural Linkage Areas and a restrictive policy framework to ensure the conservation of the Oak Ridges Moraine;
- Identify the Greenbelt Plan Natural Heritage System; and,
- Integrate York Region's Regional Greenlands System.

4.1.4 Key Natural Heritage Features and Key Hydrologic Features

As an integral component of the Natural Heritage System, this Plan establishes a policy framework to protect the network of key natural heritage features and key hydrologic features, their associated vegetation protection zones, as well as linkages to protect and restore their ecological and hydrologic functions. This will provide permanent protection for the Natural Heritage System over time.

The Town will:

- 4.1.4.1 Protect, restore and maintain key natural heritage features and key hydrologic features and their linkages.
- 4.1.4.2 Recognize the following as key natural heritage features and key hydrological features:
 - 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. Significant valleylands;
 - f. Significant woodlands;

- g. Significant wildlife habitat (including habitat of species at risk, including habitat of special concern species as identified by the Province);
 - h. Sand barrens, savannahs and tallgrass prairies;
 - i. Lakes, including kettle lakes, and their littoral zones;
 - j. Watercourses; and,
 - k. Seepage areas and springs.
- 4.1.4.3 Require key natural heritage features and key hydrologic features to be precisely 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. The precise delineation of features shall occur through the staking of the limits of the feature. Such staking will be undertaken in cooperation with the Town, the applicable Conservation Authority, and York Region.
- 4.1.4.4 Permit, where appropriate, minor refinement of the natural heritage features and buffers through site specific applications without the need to amend this Plan.
- 4.1.4.5 Recognize that not all of the key natural heritage features and key hydrologic features may be shown on **Schedules K1-K10 – Natural Heritage System**. There are many components that have not been mapped. These components will be determined through future study as development applications are processed based on criteria provided by the Ministry of Natural Resources and Forestry. These components will be determined through future study as development applications are processed based on criteria provided by the Ministry of Natural Resources and Forestry, and using procedures established by York Region, or the Conservation Authority, where applicable, and will be subject to the applicable policies of this Plan.
- 4.1.4.6 If any lands are demonstrated to be a key natural heritage feature or key hydrologic feature as per the policies this Plan, even if they are not mapped those lands are considered to be a key natural heritage feature or key hydrologic feature for the purpose of the application of the policies of this Plan.
- 4.1.4.7 Require that certain key natural heritage features and key hydrologic features (wetlands, woodlands, valleylands, and habitat of endangered and threatened species) are also subject to Section 4.1 to provide additional context and guidance regarding the identification and protection of these features.
- 4.1.4.8 An Environmental Impact Study is not required in the case of an application relating to the construction of a new building or structure in the minimum area of influence of a key hydrologic feature if the proposed

building or structure is for agricultural uses, agriculture-related uses or on-farm diversified uses and is located a minimum of 30 metres from the key hydrologic feature. Any agricultural uses, agriculture-related uses or on-farm diversified uses that are carried out in the minimum area of influence that relates to a key hydrologic feature shall be carried out in accordance with best management practices to protect or restore key hydrologic features and related ecological functions.

- 4.1.4.9 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 Environmental Impact Study.
- 4.1.4.10 Within the Protected Countryside shown on **Schedule B – Provincial Plan Areas and Designations**, 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.
- 4.1.4.11 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.
- 4.1.4.12 Removal of a part or whole of any key natural heritage feature or key hydrologic feature is prohibited. 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.
- 4.1.4.13 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.

4.1.5 Minimum Vegetation Protection Zone

Minimum vegetation protection zones are specified minimum vegetated buffer areas surrounding a key natural heritage feature or key hydrologic feature. They are established by the Province to achieve a number of objectives, including providing protection from the impacts of development, enhancing the connectivity of the Natural Heritage System, and providing access, where appropriate, to the Natural Heritage System for the purposes of education, harvest, and recreational opportunities.

The Town will:

- 4.1.5.1 Delineate and maintain minimum vegetation protection zones 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.
- 4.1.5.2 Achieve or exceed minimum vegetation protection zone requirements of the Greenbelt Plan and ORMCP.
- 4.1.5.3 Require establishment of a minimum vegetation protection zone for development or site alteration within 120 metres of a key natural heritage feature or key hydrologic feature which:
 - l. 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; and,
 - m. Where planting is required, only native, non-invasive species are planted.
- 4.1.5.4 Not require new buildings and structures for agricultural, agriculture-related or on-farm diversified uses 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.
- 4.1.5.5 The adjacent lands, or minimum area of influence, for all key natural heritage and hydrologic features shall be 120 metres and the minimum vegetation protection zone for key natural heritage features and key hydrologic features outside Settlement Areas shall be determined in accordance with **Table 4** and the following:
 - a. Wetlands shall have a 30 metres minimum vegetation protection zone;
 - b. Habitat of endangered and threatened species shall have a minimum vegetation protection zone as determined through an Environmental Impact Study;
 - c. Fish habitat shall have a minimum vegetation protection zone as determined through an Environmental Impact Study;

- d. Areas of Natural and Scientific Interest shall have a minimum vegetation protection zone as specified in an Environmental Impact Study;
- e. Significant valleylands shall have a minimum vegetation protection zone as determined through an Environmental Impact Study;
- f. Significant woodlands shall have a minimum vegetation protection zone of 30 metres;
- g. Significant Wildlife Habitat shall have a minimum vegetation protection zone as determined through an Environmental Impact Study;
- h. Sand barrens, savannahs and tallgrass prairies shall have a minimum vegetation protection zone as determined through an Environmental Impact Study;
- i. Kettle lakes shall have a minimum vegetation protection zone of 30 metres;
- j. Other waterbodies and permanent and intermittent watercourses shall have a minimum vegetation protection zone of 30 metres;
- k. Seepages and springs shall have a minimum vegetation protection zone of 30 metres.
- l. Where a minimum vegetation protection zone is specified, this may be increased as determined by an Environmental Impact Study.

Table 4: Adjacent Lands and Minimum Vegetation Protection Zones

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

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
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	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
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	30 m	30 m	30 m	30 m	30 m	120 m

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
Provincial Plan area Wetlands						
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

4.1.5.6 Adjacent lands, or minimum areas of influence shall be those within 120 metres of a key natural heritage or hydrologic feature and the minimum vegetation protection zone shall be determined through Environmental Impact Study.

4.1.5.7 Damage or unapproved change to key natural heritage features or key hydrologic features shall not be used to justify a change to the designation, policies for these areas, or to justify development proposals. Where key natural heritage features or key hydrologic features are damaged, disturbed or destroyed without approval, restoration and enhancement will be

required to the satisfaction of the Town and Conservation Authority. As established through applicable development approvals, development applications will be processed as if the feature was never damaged or removed.

- 4.1.5.8 Apply the greater of the minimum vegetation protection zone or natural hazard setback where key natural heritage features, key hydrological features and/or hazardous lands overlap.
- 4.1.5.9 Restore where feasible, after a development or site alteration has been completed, any natural self-sustaining vegetation to a key natural heritage features, a key hydrologic feature or from any related minimum vegetation protection zone.
- 4.1.5.10 Consider minimum vegetation protection zones 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.
- 4.1.5.11 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 4.

4.1.6 Development and Site Alteration Outside of Settlement Areas

- 4.1.6.1 Development or site alteration is not permitted in key natural heritage features and key hydrologic features or a required minimum vegetation protection zone in areas, except the following:
 - 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. Activities that create or maintain infrastructure authorized under an environmental assessment process;
 - d. Low intensity recreational uses, such as small-scale structures including boardwalks, footbridges, fences, docks, picnic facilities and trails, if measures are taken to minimize the number of such structures and their negative impacts and if it is demonstrated through an

Environmental Impact Study that the uses will not result in a negative impact on the natural feature or its ecological functions;

- e. Expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, subject to demonstration that the use does not expand into the key hydrologic feature or key natural heritage feature or vegetation protection zone unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure;
- f. 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 if it is demonstrated that:
 - i. 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,
 - ii. The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.
- g. Any development and site alteration that is within the habitat of an endangered or threatened species, but only if:
 - i. It is not prohibited under the *Endangered Species Act* and it complies with any requirements or restrictions under the *Endangered Species Act*;
 - ii. It is not within any other key natural heritage feature or the related minimum vegetation protection zone; and,
 - iii. Agricultural uses other than uses associated with on-farm buildings and structures, but only with respect to land in the minimum vegetation protection zone related to a key natural heritage or hydrologic feature and not in the key natural heritage or hydrologic feature itself.
- h. Where the development of infrastructure is required, the applicant or agency will demonstrate to the satisfaction of the Town and applicable Conservation Authority that:
 - i. Planning, design and construction practices minimize negative impacts and disturbance on the features and their related functions; and,
 - ii. Linkage among natural environmental features is maintained or improved, where reasonable.

- 4.1.6.2 Areas where an unauthorized site alteration or feature removal has occurred will continue to be subject to the policies of this Plan as if the feature was still in place or unaltered. Impacted areas will be restored to the previous condition or better. Following technical review by the Town and the appropriate Conservation Authority, impacted areas may be restored and compensation may be sought of the applicant, in accordance with the policies of Section 4.1.20 of this Plan.

4.1.7 Development and Site Alteration Within Settlement Areas

- 4.1.7.1 Development or site alteration shall not be permitted in significant wetlands.
- 4.1.7.2 Development and site alteration shall not be permitted in the following areas, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions:
- a. Watercourses;
 - b. Woodlands;
 - c. Significant woodlands;
 - d. Significant valleylands;
 - e. Significant wildlife habitat; and,
 - f. Significant Areas of Natural and Scientific Interest.
- 4.1.7.3 Inside settlement areas woodlands greater than 0.2 ha are identified as Woodlands rather than Significant Woodlands. This is because within the settlement areas development may still be permitted within woodlands under certain circumstances subject to an EIS. Outside settlement areas no development is permitted within significant woodlands or their minimum vegetated buffers.
- 4.1.7.4 Development and site alteration shall not be permitted in fish habitat except in accordance with Provincial and Federal requirements.
- 4.1.7.5 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements.
- 4.1.7.6 Development and site alteration shall not be permitted within 120 metres of the key natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated through an Environmental Impact Study and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The Environmental Impact Study shall identify a minimum vegetation protection zone in which development shall be prohibited.

- 4.1.7.7 The Town may require an environmental impact study and wetland evaluation where an un-evaluated wetland is potentially impacted by development. The Town may similarly require a natural heritage features evaluation and environmental impacts study where a development site review indicates the potential presence of a natural heritage feature.
- 4.1.7.8 Notwithstanding the above policies, certain features within settlement areas have been incorporated into the Regional Greenlands System as shown on **Schedules K1-K10 – Natural Heritage System** as the Town’s Natural Heritage System. Where lands are within the York Region Greenlands System the policies of Section 4.3 of this Plan apply.

4.1.8 Natural Heritage Linkage Areas

The Natural Heritage System consists of cores, corridors, and linkages. These include the Oak Ridges Moraine Natural Linkage Area designations shown on **Schedule B – Provincial Plan Areas and Designations**, the Natural Heritage System within the Protected Countryside of the Greenbelt Plan, the Natural Heritage System for the Growth Plan, key natural heritage features, key hydrologic features and functions, and the lands necessary to maintain these features.

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.

The Town will:

- 4.1.8.1 Maintain linkages and related functions among surface water features, groundwater features, key natural heritage features and key hydrologic features.
- 4.1.8.2 Protect and enhance a strong, biologically diverse Natural Heritage System that weaves throughout the municipality to interconnect with the broader regional ecosystem in adjoining municipalities and watersheds.
- 4.1.8.3 Require the protection and enhancement of the ecological features and ecological functions of the natural heritage system within the Town, and its connections to natural areas in adjoining municipalities.
- 4.1.8.4 Prioritize the protection of natural heritage features in a system of cores connected by corridors and linkages.
- 4.1.8.5 Work with the Province, 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.

- 4.1.8.6 Require the incorporation of Linkages into a design of new development requiring approval by this Plan to retain and enhance the cultural, aesthetic, and environmental qualities of the landscape, wherever possible. Where new development or site alteration is proposed within the Natural Heritage System the applicant shall prepare a Linkage Assessment. On sites where an Environmental Impact Statement is being prepared, the Linkage Assessment can be included as part of that report.
- 4.1.8.7 Prioritize linkages for land securement and enhancement activities.

4.1.9 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 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 K1-K10 – Natural Heritage System**.

Wetlands and other hydrologic features are also identified on **Schedules K1-K10 – Natural Heritage System**.

The Town will:

- 4.1.9.1 Prohibit development and site alteration in Provincially Significant Wetlands or Provincial Plan Area wetlands or the minimum vegetation protection zone, as identified on **Schedules K1-K10 – Natural Heritage System** or as determined through environmental studies consistent with the PPS 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.
- 4.1.9.2 Require that 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 K1-K10 – Natural Heritage System** of this Plan 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.
- 4.1.9.3 Prohibit development and site alteration 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.

- 4.1.9.4 Identify known lakes, including kettle lakes, wetlands, permanent streams and intermittent streams on **Schedules K1-K10 – Natural Heritage System**, based upon data available at the time of completing this Plan. Wetlands not illustrated on **Schedules K1-K10 – Natural Heritage System** but are confirmed through detailed studies such as an Environmental Impact Study are also subject to the policies of this section.
- 4.1.9.5 Require a minimum vegetation protection zone for wetlands, permanent streams, intermittent streams, lakes including kettle lakes and their littoral zones, seepage areas and springs as established by **Table 4**.
- 4.1.9.6 Permit refinements to the boundaries or classification of new wetlands without an amendment to this Plan.
- 4.1.9.7 Consider amending this Plan where new wetlands are evaluated or approved by the Province. Any new wetlands will be subject to the applicable policies of this Plan and the applicable Provincial plan requirements.
- 4.1.9.8 Unevaluated wetlands will be studied and evaluated through joint initiatives involving the Town, the Conservation Authorities, Province, York Region, a development proponent or other appropriate parties.

4.1.10 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 Significant Woodlands.

Known woodlands are identified on **Schedules K1-K10 – Natural Heritage System**. Woodlands not shown on **Schedules K1-K10 – Natural Heritage System** but identified and confirmed through detailed studies such as Environmental Impact Study are subject to the policies of this section.

The Town will:

- 4.1.10.1 Work with the Region to develop an Urban Forest Management Plan that may include additional local woodlands for protection.

- 4.1.10.2 For significant woodlands, the minimum vegetation protection zone shall be that which is established in **Table 4** of this Plan.
- 4.1.10.3 Within the Protected Countryside and the 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).
- 4.1.10.4 Development and site alteration is prohibited in a significant woodland and its associated minimum vegetation protection zone, except as provided in this Plan.
- 4.1.10.5 An Environmental Impact Study is required where development or site alteration is proposed within 120 metres of a significant woodland.
- 4.1.10.6 A minimum vegetation protection zone is required to be identified for significant woodlands in accordance with **Table 4**.
- 4.1.10.7 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.
- 4.1.10.8 Significant woodlands may be verified on a site-by-site basis. The determination of woodland significance shall include those woodlands meeting one or more 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; or,
 - iii. Is within 30 metres of a wetland, waterbody, permanent stream or intermittent stream.
 - b. Is 2 hectares or larger; and,
 - i. Is located outside of a Settlement Area and is within 120 metres of a Life Science Area of Natural and Scientific Interest, a provincially significant wetland or wetland, significant valleyland, waterbody, permanent stream or intermittent stream; or,
 - ii. Occurs within the Natural Heritage System.
 - c. A woodland, or portions thereof, which would be defined as significant woodland in accordance with the above criteria, is not considered significant if the woodland is a cultural and regenerating woodland to

the satisfaction of the Town, and in consultation with the Conservation Authority.

- 4.1.10.9 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.
- 4.1.10.10 Adopt a private tree preservation by-law in conformity with Sections 135 and 142 of the *Municipal Act*, 2001, and/or in accordance with the provisions of the *Oak Ridges Moraine Conservation Act*, 2001 in order to:
 - a. Protect and enhance the Town's tree canopy;
 - b. Protect agricultural hedgerows and heritage trees identified in consultation with the Town;
 - c. Provide guidelines for tree replacement, where appropriate;
 - d. Support strong communities and a high quality of life, public and private town-building activities and the built environment; and,
 - e. Support suitable growing environments for trees and the regulation of the injury and destruction of trees.

4.1.11 Valleylands

Valleylands are an important component of the Natural Heritage System. Valleylands are defined as natural areas that occur in a valley or other landform depression that has water flowing through or standing for some period of the year. It is the Town's responsibility, working with York Region and the Conservation Authorities, to ensure that the natural heritage features, functions, linkages, and hazards associated with valleylands are respected. In addition to the policies included in this Plan, the Conservation Authorities have policies with respect to valleyland protection and management.

The Town will:

- 4.1.11.1 Prohibit development and site alteration in a significant valleyland, except as provided in this Plan.
- 4.1.11.2 Require an Environmental Impact Study where development or site alteration is proposed within 120 metres of a significant valleyland.
- 4.1.11.3 Prohibit development and site alteration within a non-significant valleyland, 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.
- 4.1.11.4 Require that a minimum vegetation protection zone for non-significant valleylands be determined through an Environmental Impact Study in

support of development applications, to the satisfaction of the Town and Conservation Authority.

4.1.12 Areas of Natural and Scientific Interest and Environmentally Significant Areas

Areas of Natural and Scientific Interest (ANSIs) represent high-quality areas of land and water that contain unique life science and earth science features of Provincial significance related to protection, scientific study, or education. Areas of Natural and Scientific Interest are categorized as either life science or earth science.

Life science areas of natural and scientific interest are significant representative segments of Ontario's biodiversity and natural landscapes including specific types of valleys, woodlands, wetlands, and prairies, their native plants and animals, and their supporting environments. Earth science areas of natural and scientific interest include the best representation of bedrock, fossils, and glacial landforms.

The Town will:

- 4.1.12.1 Identify known Areas of Natural and Scientific Interest (Life Science) (ANSIs) on **Schedules K1-K10 – Natural Heritage System** 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 K1-K10 – Natural Heritage System** shall be subject to the policies of this Plan.
- 4.1.12.2 Identify candidate ANSIs on **Schedules K1-K10 – Natural Heritage System** and work with the Province, the Region, and the Conservation Authorities to formally confirm candidate ANSIs through the confirmation procedure.
- 4.1.12.3 Require that 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, be accompanied by an Environmental Impact Study.
- 4.1.12.4 Require that the need for a minimum vegetation protection zone for any ANSI be determined through an Environmental Impact Study in accordance with **Table 4** and any applicable Provincial or Conservation Authority guidelines, technical papers or policies as amended.
- 4.1.12.5 Consider 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, to be key natural heritage features, subject to the same requirements for protection and study as those identified in the ORMCP and Greenbelt Plan for Life Science Areas of Natural and Scientific Interest.
- 4.1.12.6 Require that development or site alteration in an ANSI or within 120 metres of such an area 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.

4.1.13 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.

The Town will:

- 4.1.13.1 Prohibit development and site alteration in significant habitat and habitat of endangered and threatened species:
 - a. Unless lands are located within the Protected Countryside Areas of the Oak Ridges Moraine Conservation Plan Area (**Schedule B – Provincial Plan Areas and Designations**) or any Hamlet or Settlement Area, provided:
 - i. The development or site alteration is not prohibited under Provincial and Federal legislation; and,
 - ii. The habitat is not located within any other key natural heritage feature or its related minimum vegetation protection zone.
- 4.1.13.2 Prohibit development or site alteration 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**).
- 4.1.13.3 Require an Environmental Impact Study 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.
- 4.1.13.4 Work with the Province and/or Federal government as applicable for technical advice on the delineation of the habitat and the assessment of impact where potential habitat is identified.
- 4.1.13.5 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.

- 4.1.13.6 Work with the Province, Federal government and other agencies as appropriate on the preparation of recovery strategies or management plans for species at risk.
- 4.1.13.7 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.

4.1.14 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.

The Town will:

- 4.1.14.1 Prohibit site alteration prior to the approval of development applications.
- 4.1.14.2 Enact and enforce a site alteration by-law in conformity with the Municipal Act and the Lake Simcoe Protection Plan to prevent runoff, sedimentation, and the removal of topsoil or vegetation, and to control erosion.
- 4.1.14.3 Within the Oak Ridges Moraine, applications for development or site alteration in a landform conservation area will be accompanied by the appropriate study as required by the ORMCP Planning, design, and construction practices for any development or site alteration are required to satisfy the ORMCP.
- 4.1.14.4 Require applications for development or site alteration to identify planning, design and construction practices that will keep disturbance to landform character to a minimum.

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.

- 4.1.14.5 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 ORMCP (See Appendix ORM III). With the exception that Sections 30(5), (6) and (10) do not apply to mineral aggregate operations.
- 4.1.14.6 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.
- 4.1.14.7 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.
- 4.1.14.8 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.
- 4.1.14.9 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.
- 4.1.14.10 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.

4.1.15 Oak Ridges Moraine Natural Core Area

The Oak Ridges Moraine Natural Core Area overlay shown on **Schedule B – Provincial Plan Areas and Designations** recognizes areas identified in the ORMCP as areas with a high concentration of Key Natural Heritage Features, Key Hydrologic 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 Oak Ridges Moraine Natural Core Area is a component of the Town’s Natural Heritage System.

The Town will:

- 4.1.15.1 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.

- 4.1.15.2 Maintain and where possible restore natural self-sustaining vegetation and wildlife habitat.
- 4.1.15.3 Maintain and where possible improve the quantity and quality of groundwater and surface water.
- 4.1.15.4 Maintain groundwater recharge.
- 4.1.15.5 Maintain natural stream form and flow characteristics.
- 4.1.15.6 Protect landform features.
- 4.1.15.7 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.
- 4.1.15.8 Permit a trail system and trail connections, where appropriate, thorough and the Oak Ridges Moraine Natural Core Area. Where proposed any trail system or trail connections will maintain the ecological integrity of the Oak Ridges Moraine Natural Core Area.
- 4.1.15.9 Conserve cultural heritage resources.
- 4.1.15.10 Provide for compatible economic development uses.
- 4.1.15.11 Continue to promote and permit agricultural uses within the Oak Ridges Moraine Natural Core Areas, in accordance with the policies of the ORMCP.
- 4.1.15.12 Apply the policies of Section 5.4.3 of this Plan to guide outdoor cannabis cultivation within the Oak Ridges Moraine Natural Core Areas.

4.1.16 Oak Ridges Moraine Natural Linkage Area

The Oak Ridges Moraine Natural Linkage Area overlay on **Schedule B – Provincial Plan Areas and Designations** recognizes the ORMCP 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:

- 4.1.16.1 Improve or restore the health, diversity, size, and connectivity of key heritage features, key hydrologic features and the related ecological functions.
- 4.1.16.2 Maintain, and, where possible, improve or restore natural self-sustaining vegetation over large parts of the area to facilitate movement of plants and animals.
- 4.1.16.3 Maintain a natural continuous east-west connection and additional connections to river valleys and streams north and south of the Moraine Area.

- 4.1.16.4 Permit a trail system and trail connections, where appropriate, thorough and the Oak Ridges Moraine Linkage Area. Where proposed any trail system or trail connections will maintain the ecological integrity of the Oak Ridges Moraine Plan Area.
- 4.1.16.5 Maintain the quantity and quality of groundwater and surface water.
- 4.1.16.6 Maintain groundwater recharge.
- 4.1.16.7 Maintain natural stream form and flow characteristics.
- 4.1.16.8 Conserve cultural heritage resources.
- 4.1.16.9 Contribute to a regional network of green infrastructure.
- 4.1.16.10 Promote and permit agricultural uses in accordance with the policies of the ORMCP.
- 4.1.16.11 Protect landform features.
- 4.1.16.12 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.
- 4.1.16.13 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**.
- 4.1.16.14 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 6.2.3 of this Plan.
- 4.1.16.15 Apply the policies of Section 5.6.2 of this Plan to guide the development of outdoor cannabis cultivation within the Oak Ridges Moraine Natural Linkage Area.

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

The Town will:

- 4.1.17.1 Require all development and site alteration approvals issued by the Town to include measures that limit the introduction and spread of pests, disease, invasive species, urban wildlife, and other threats to the production of food and health of natural environments. This will include requirements to:

- a. Minimize disturbances during and following site alteration (to minimize suitable habitat for invasive plants);
 - b. Restore disturbed areas and degraded ecosystems as soon as possible to reduce suitable habitat for invasive plants;
 - c. Protect and maintain genetic and species diversity and functioning ecosystems, since they are more resilient to invasive species;
 - d. Establish invasive species management plans as part of the development process to control potentially contaminated materials (e.g., fill, soil, gravel, excavated materials from construction sites, etc.) at the source and requiring measures such as inspecting and cleaning equipment; and,
 - e. Require street tree and site plan landscaping to utilize native alternatives to invasive plants that may be available through the horticulture trade.
- 4.1.17.2 Require the following for all Town owned properties and municipal property maintenance activities:
- a. Prepare an Invasive Species Inventory working with adjacent municipalities and other agencies involved in invasive species management;
 - b. Incorporate an Invasive Species Inventory working with adjacent municipalities and other agencies involved in invasive species management;
 - c. Require utilization of Integrated Pest Management principles when developing and implementing invasive species management programs for Town properties;
 - d. Require invasive species management as a component of managing street trees, municipally designated forests and woodlands, public parks and municipally designated natural areas; and,
 - e. Establish a municipal training program to ensure road and highway maintenance staff are following best management practices to prevent the spread of invasive plants and incorporating best management practices including identifying potential invaders, planning maintenance activities, keeping equipment clean by following the Clean Equipment Protocol for Industry and minimizing roadside disturbance as much as possible.
- 4.1.17.3 Consider the use of the following strategies to manage invasive species:
- a. Directing use of the *Weed Control Act* to require removal of invasive species on private lands;

- b. Establishing by-laws to prevent invasive plants spread into natural areas through the illegal dumping of green waste in natural areas, parking lots, borders shared by residential neighbourhoods, trails and other public lands;
- c. Encouraging public education programs through which the public can learn to identify common invasive plants and learn about native alternatives to invasive plants that may be available through the horticulture trade; and,
- d. Establishing programs that provide residents with information and tools to take appropriate action against invasive plants on their own property and which include encouragement to support the work of local stewardship groups and non-profit organizations.

4.1.18 Environmental Impact Studies

The primary objective of an Environmental Impact Study is first to identify and assess the potential impacts of development on the natural features and functions of the area. Second, where development is concluded to be appropriate, to ensure its integration with the natural system through sensitive design.

Only where it is established through an Environmental Impact Study, approved by the Town and/or other responsible approval authority(s), that development can occur in accordance with sound management practices, the permitted use may proceed on the basis of the recommendations of the Environmental Impact Study, the requirements of the municipality, and the other pertinent policies of this Plan.

The Town will:

- 4.1.18.1 Only where it is established through an Environmental Impact Study, approved by the Town and/or other responsible approval authority(s), permit development in accordance with sound management practices, the permitted use may proceed on the basis of the recommendations of the Environmental Impact Study, the requirements of the Town, and the other pertinent policies of this Plan.
- 4.1.18.2 Require an Environmental Impact Study to assess impacts that are anticipated from the proposed development or site alteration on natural heritage features, functions, and linkages.
- 4.1.18.3 Require all new development or site alteration to identify the following through an Environmental Impact Study:
 - a. Potential impacts of development on water balance to natural features;
 - b. Appropriate limits of development in relation to the natural system;
 - c. There are no negative impacts on key natural heritage features or key hydrologic features or their functions;

- d. Identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the key natural heritage feature or key hydrologic feature and its connectivity with other key natural heritage features or key hydrologic features as well as connectivity and linkages to the Natural Heritage System;
 - e. Demonstrate how connectivity within and between key natural heritage features and key hydrologic features will be maintained and, where possible, improved or restored before, during and after construction to allow for the effective dispersal and movement of plants and animals;
 - f. Determine if the minimum vegetation protection zone is sufficient to protect the ecological functions of the feature and the area being evaluated, in particular where this feature or area is adjacent to a cold water stream, headwaters, freshwater estuaries, steep slope or is acting as or has been identified as a wildlife corridor to ensure that the area will continue to effectively and function as a wildlife corridor;
 - g. Determine if the minimum vegetation protection zone is sufficient to protect areas adjacent to existing features that would be appropriate for restoration or re-naturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in significant woodlands;
 - h. If the minimum vegetation protection zone is not sufficient to protect the function of the feature or protect opportunities for feature enhancement, specify the dimensions of the required vegetation protection zone;
 - i. The removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;
 - j. Except for mineral aggregate operations and wayside pits and quarries, the disturbed area, including any buildings and structures, will not exceed 25 % of the total developable area, and the impervious surface will not exceed 10 % of the total developable area;
 - k. Identify any required mitigation and compensation measures; and,
 - l. With respect to golf courses, the disturbed area will not exceed 40% of the total developable area.
- 4.1.18.4 Notwithstanding policy 4.1.18.3 above, agricultural activities appropriate to woodlots will be permitted without an Environmental Impact Study or other appropriate study. Such activities are to be carried out in an

environmentally sensitive manner which preserves the woodland and wetland functions.

- 4.1.18.5 At the Town's discretion, the following issues may require consideration through the Environmental Impact Study process:
- a. The potential impacts of development on groundwater quantity and quality and recharge/discharge function;
 - b. The potential impacts of development on surface water quality and quantity;
 - c. The potential impacts of development on fish habitat;
 - d. The potential impacts of development on vegetation, wildlife and wildlife habitat;
 - e. The potential impacts of development on biodiversity of an area, corridors and connectivity;
 - f. The potential impacts of noise and other disturbances on wildlife;
 - g. The quality, quantity, distribution and water balance of storm water run-off;
 - h. The potential impacts of grade alterations and topsoil removal;
 - i. The potential constraints open or closed waste disposal sites and other potential sources of contamination may place on development;
 - j. Methods of avoiding or mitigating the impact; k) Monitoring requirements; and,
 - k. Any other issues deemed to warrant consideration by the Town or other responsible approval authority.
- 4.1.18.6 Require that the recommendations of an Environmental Impact Study, including the placement of lot lines and structures, be implemented through Official Plan Amendments, Zoning By-Laws, Site Plan Control, conditions of planning approval or regulations by the appropriate authority. All areas designated Natural Heritage System may be designated by by-law as site plan control areas.
- 4.1.18.7 All environmental impact studies must explicitly address policy consistency and conformity with respect to provincial policies and plans and the official plans prepared by the Region and the Town. Where applicable, compliance with regulatory requirements must also be addressed.
- 4.1.18.8 Exempt new buildings or structures for agricultural uses, agriculture-related uses, or on-farm diversified uses from submitting an Environmental Impact Study. These uses are subject to the policies prohibiting development in key natural and hydrologic areas. New buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses will not be 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. Agricultural uses are exempt from the requirement of establishing a condition of natural self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes, and will pursue best management practices to protect and restore key natural heritage features, key hydrologic features, and their functions.

- 4.1.18.9 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 7.16. This will include any additional Town requirements and all applicable Provincial plans. Studies will identify any additional restrictions to be applied before, during, and after development to protect the hydrologic functions and ecological functions of key natural and hydrologic features.

4.1.19 Natural Heritage Protection and Restoration Targets

The restoration of key natural heritage and hydrologic features shall be the responsibility of all stakeholders and may include 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.

Wetland Restoration Targets

Wetland restoration is vital to the health of watersheds and species diversity. The benefits of wetland restoration include increased biodiversity, increased wildlife habitat, improved habitat connectivity, flood attenuation, improved water quality, improved hydrologic function, improved base flow for watercourses, and additional recreational opportunities.

- 4.1.19.1 The Town has established the following targets for wetland restoration:
- a. No loss of wetland area;
 - b. A minimum 30 metre natural vegetation buffer for all wetlands;
 - c. Achieving 40% of historic wetland coverage;
 - d. Focusing on headwaters and floodplain area to provide connectivity;
 - e. Focusing efforts on marshes and swamps; and,
 - f. Emphasizing minimum edge and maximum interior habitat and, maximum connectivity.

Riparian Restoration Targets

Development and agriculture have resulted in historic clearing of riparian systems, ditching, relocation and other direct impacts to watercourses. These land uses have also put added

pressures on aquatic systems by increasing surface water runoff, erosion and sedimentation within watercourses.

In urbanizing areas streams have frequently been straightened, their surfaces hardened with concrete or other materials, and their natural features (such as meanders, riffles, pools) removed in order to increase the efficiency with which water is moved off the landscape. All of these impacts have a significant effect on water and habitat quality. The benefits of stream restoration include improved water quality and quantity, reductions in erosion, enhanced natural corridors and connections, improved and increased riparian and in-stream habitat, and additional recreational opportunities.

4.1.19.2 The Town has established the following targets for riparian restoration:

- a. No net loss of stream length;
- b. A minimum 30 metre natural vegetation buffer on both sides of watercourses which may be reduced to 15 metre in Settlement Areas subject to an Environmental Impact Study;
- c. Achieving a minimum of 75% of stream length being naturally vegetated; and,
- d. Maintaining less than 10% impervious area which may be increased to 25% in Settlement Areas.

Woodland Restoration Targets

The extent of woodlands has changed drastically as a result of original clearing and the more recent dramatic growth of urbanization. Historic loss of woodland cover has been altered by active woodland management and tree planting efforts; however, woodlands continue to be cleared for a variety of reasons. These threats are further compounded by the growing impact of invasive species and indirect impacts of proximity to more intensive land uses.

The benefits of forest restoration include improved habitat connectivity, increased species diversity, climate change mitigation through carbon sequestration; air filtration, groundwater recharge, reduced urban heat island effect, improved aesthetics and increased property values, and improved physical and psychological well-being of residents and visitors.

4.1.19.3 The Town has established the following targets for woodland restoration:

- a. No net loss of stream length;
- b. A minimum 30 metre natural vegetation buffer on both sides of watercourses;
- c. Achieving 25% woodland cover and 10% coverage with interior habitat by 2051;
- d. Focusing on minimum edge and maximum interior habitat; and,

- e. Maximum connectivity with corridor widths a minimum of 50 metre in width and ideally a minimum of 100 metre in width.
- 4.1.19.4 For the purposes of this Plan, woodland cover is the total area covered by the Town's woodlands sometimes referred to as forest cover. A woodland is treed land of at least 0.2 hectare in area. Canopy cover is the total area covered by all trees and shrubs in the Town. It includes woodland canopy and the canopy provided by trees and shrubs along streets, in parks, yards, cemeteries, on farms, around businesses, and in all other locations.
- 4.1.19.5 A Woodland Compensation Plan shall be required for removed woodland deemed not significant, that would otherwise have been significant in accordance with policy 3.4.2.6 of the York Region Official Plan. The Woodland Compensation Plan shall be prepared to the satisfaction of York Region in consultation with the Conservation Authority and the Town and shall demonstrate a net gain in woodland area.
- 4.1.19.6 Restoration targets shall be achieved by through development and site alteration review and approvals by:
- a. Requiring that development prevent or minimize disturbances during and following site alteration and restore with native plants and with an emphasis on restoring ecosystem function and biodiversity;
 - b. Where biodiversity offsetting has been deemed appropriate, requiring that the offsetting take the form of Natural Heritage System restoration projects at identified priority sites;
 - c. Requiring that stormwater management areas and landscaped open space be developed and managed to achieve natural heritage restoration objectives through an ecological design approach;
 - d. Requiring street tree and site plan landscaping to utilize native species and promote biodiversity through species selection;
 - e. Encouraging and providing for naturalization of private open spaces in residential, commercial, industrial and institutional development;
 - f. Requiring that aggregate extraction sites be rehabilitated utilizing a landscape restoration approach focused on restoring natural functions and biodiversity; and,
 - g. Requiring that restoration efforts are directed to provide maximum benefit to natural system function.
- 4.1.19.7 For all Town owned properties and municipal property maintenance activities, the Town shall:
- a. Prepare a detailed Natural Heritage Landscape Restoration Plan with adjacent municipalities and other agencies involved in restoration;
 - b. Incorporate ecological restoration principles and practices into municipal landscaping and horticulture programs;

- c. Require ecological restoration goals and objectives to be considered and acted on as a component of managing street trees, municipally designated forests and woodlands, public trails and parks, and municipally designated natural areas;
 - d. Implement and monitor ecological restoration projects in streams and valley lands, wetlands, shorelines, grasslands, woodlands and forests and essential wildlife habitats; and,
 - e. Require that restoration efforts are directed to provide maximum benefit to natural system function.
- 4.1.19.8 To further broader restoration objectives the Town shall develop and work in partnership with organizations delivering public education programs through which the public can learn ways to take appropriate action to improve the biodiversity and ecological functions on their own property and which also includes encouragement to support the work of local stewardship groups and non-profit organizations.

4.1.20 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.

The Town will:

- 4.1.20.1 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.
- 4.1.20.2 Require enhancements to the Regional Greenlands System to 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.
- 4.1.20.3 Require proponents of development to prepare a protection and mitigation plan where it is determined that development can proceed through an Environmental Impact Study. This does not apply to projects impacting habitats of threatened or endangered species. Where appropriate, site remediation plans may also be required focusing on principles of site

naturalization. Such plans and analysis shall be undertaken by a qualified professional acceptable to the Town and/or other responsible approval authority and shall identify the potential to restore or enhance environmental features and functions on a site or, where acceptable to the municipality and other approval agencies, the potential to compensate for unavoidable environmental impacts. This latter option will be applicable only in restricted circumstances and shall be based on a significant net gain approach.

- 4.1.20.4 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 Environmental Impact Study, preparation of an ecological offsetting strategy shall be required and completed to the satisfaction of the Town and the applicable Conservation Authority. The applicant, if proposing this approach, shall inform the municipality during pre-consultation.
- 4.1.20.5 Require ecological offsetting through the development process when there is an unavoidable loss of a natural heritage feature and after the Provincial and Municipal policy tests have been met. Offsetting shall only be utilized where approved by the Town.
- 4.1.20.6 Require an Ecological Offsetting Strategy (where necessary) as part of an Environmental Impact Study prepared in support of an application for development or site alteration and shall result in a net environmental gain. The Ecological Offsetting Strategy shall be prepared to the satisfaction of the Town in consultation with the applicable Conservation Authority.

4.1.21 Coordination and Cooperation to Secure and Protect Lands

The protection, maintenance, and enhancement of natural areas requires cooperation and coordination. 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 through the development approval process and cooperative efforts.

The Town will:

- 4.1.21.1 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.

- 4.1.21.2 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. Where elements of the Natural Heritage System are secured, the Town will prepare management plans for these lands to maintain, enhance or, wherever feasible, restore their ecological functions.
- 4.1.21.3 Pursue the following strategies and mechanisms to secure lands through the development approval process:
- 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.
- 4.1.21.4 Coordinate natural heritage and watershed planning initiatives in partnership with the Province, York Region, Indigenous Communities, adjacent municipalities, and non-government agencies to:
- a. Protect, improve or restore natural heritage system features, functions and linkages;
 - b. Achieve water quality and quantity objectives;
 - c. Address the long-term cumulative impact of development through monitoring, reporting and adaptive management as necessary;
 - d. Protect, improve and restore key natural heritage features, key hydrologic features and their functions;
 - e. Provide guidance for sustainable development, design and construction;
 - f. Provide advice and information on land stewardship programs to landowners wishing to exercise good stewardship of lands within the Natural Heritage System;
 - g. Evaluate the impacts of a changing climate and identify strategies to minimize impacts; and,
 - h. Encourage the use of conservation easements to protect private lands within the 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.

- 4.1.21.5 Work with landowners to maintain, enhance or, wherever feasible, restore environmental features on their property through the use of recognized conservation and land stewardship techniques and farm practices including measures such as conservation easements, buffers and wherever appropriate, fencing.
- 4.1.21.6 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.
- 4.1.21.7 Continue to gather data on natural areas through its partnerships with local agencies and organizations to conduct periodic natural area inventories. This data will be used to monitor the condition and health of natural areas and the wildlife and plants that inhabit them.
- 4.1.21.8 Promote the concept and functions of the Natural Heritage System and encourage landowners and local residents to participate in its identification, protection, enhancement, and maintenance.
- 4.1.21.9 Where natural heritage areas are owned by the Town, encourage community groups and individuals to take an active role in their protection, rehabilitation and enhancement. The Town may develop programs to facilitate community involvement in the protection and rehabilitation of these areas.
- 4.1.21.10 Support the ongoing monitoring and management of the Natural Heritage System to ensure its long-term sustainability and resilience in relation to the impacts and stresses associated with being in an urban context, as well as other factors, such as climate change

4.1.22 Natural Heritage Policy Implementation

There are several opportunities and avenues through which the Town can realize the Natural Heritage policies of this Plan. The policies of this Section detail the cooperation and coordination required to ensure that the Town protects, maintains, and enhances the Natural Heritage System over the Plan horizon.

The Town will:

- 4.1.22.1 Implement the Natural Heritage policies of this Plan through a combination of:

- a. Decisions on planning applications;
 - b. Conditions established for approval of applicable development applications;
 - c. The Natural heritage System designation and policies of this Plan;
 - d. Zoning by-law designations, permitted uses and provisions;
 - e. Community Planning Permit by-law designations, permitted uses, provisions conditional approvals and other requirements;
 - f. Municipal projects and programs; and,
 - g. Other Municipal By-laws adopted under authority of the *Municipal Act*.
- 4.1.22.2 Require the following environmental approvals in conjunction with *Planning Act* approvals, or if works are proposed prior to receipt of planning approval, where appropriate:
- a. Forest Conservation By-law Permits (York Region);
 - b. Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permits (Conservation Authority);
 - c. Ministry of Environment, Conservation and Parks Approvals under the *Environmental Protection Act* or *Environmental Assessment Act*, and,
 - d. Department of Fisheries and Oceans approvals under the *Fisheries Act*.
- 4.1.22.3 Refer to the provisions of the *Migratory Birds Convention Act* and bat roosting periods for bat species at risk for guidance where tree cover removal is required.

4.1.23 Natural Heritage System Policies Outside the Oak Ridges Moraine Conservation Plan Area

The Natural Heritage System is designated on **Schedule B** of this Plan as an overlay. The policies in this section apply to the lands in that area. The General Natural Heritage System policies apply to lands outside of the ORMCP. The boundaries of the Natural Heritage System are based on the best available mapping and are not intended to be precise. The boundaries will be confirmed and refined through an Environmental Impact Study. Such staking will be undertaken in co-operation with the Town, the applicable Conservation Authority, and York Region.

The Town will:

- 4.1.23.1 Apply the General Natural Heritage System policies of Section 4.1 to all those lands in the Town which lie outside the ORMCP and development or site alteration within the Natural Heritage System must comply with all applicable Natural Heritage policies.

- 4.1.23.2 Maintain, restore or, where possible, improve the diversity and connectivity of natural features in the Natural Heritage System, and the long-term ecological function and biodiversity of Natural Heritage Systems. The Town will recognize linkages between and among natural heritage features and areas, surface water features and ground water features.
- 4.1.23.3 Require that every application for development or site alteration identify planning, design and construction practices that ensure that no buildings or other site alterations impede any hydrological functions or the movement of plants and animals among key natural heritage features, key hydrologic features, and adjacent land.
- 4.1.23.4 Permit the alteration of the shore of any waterbody or any permanent or intermittent stream for the purpose of establishing or altering drainage works such as those works under the *Drainage Act*, infrastructure or for stabilization, erosion control or protection purposes only if it is demonstrated that natural shoreline treatments (e.g. planting of natural vegetation, bioengineering) that maintain the natural contour of the shoreline will be used where practical, and a vegetative riparian area will be established to the extent feasible.
- 4.1.23.5 Require that development or site alteration be integrated with and not constrain ongoing or planned stewardship and remediation efforts where, in accordance with the policies of the Plan, development or site alteration is permitted within 120 metres of any waterbody, or any permanent or intermittent stream or a wetland.
- 4.1.23.6 Require development or site alteration within the Natural Heritage System, where appropriate and feasible, and as determined through an Environmental Impact Study, to:
- a. Maintain, increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;
 - b. To the extent possible, enhance the ecological features and functions associated with key natural heritage and hydrologic features;
 - c. Include landscaping and habitat restoration that increases the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors; and,
 - d. Minimize erosion, sedimentation, and the introduction of excessive nutrients or other pollutants and utilize planning, design, and construction practices that maintain and improve water quality.
- 4.1.23.7 Encourage the preservation of lands containing significant natural environment features through ownership and acquisition of lands by public agencies, environmental organizations, or land trusts or through agreements, easements or restrictive covenants with private landowners.

4.1.24 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 core areas 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 PPS, the Growth Plan, ORMCP, the Greenbelt Plan and the Lake Simcoe Protection Plan.

While the terminology used within the five policy regimes may vary, this Plan will use the terms and associated definitions consistent with the York Region Official Plan.

The Town will:

- 4.1.24.1 Prohibit development and site alteration within the Regional Greenlands System.
- 4.1.24.2 Require an Environmental Impact Study for development and site alteration applications within 120 metres of the Regional Greenlands System. The requirement for, content and scope of the environmental impact study will be determined through the pre-consultation meeting. The environmental impact study shall also address any requirements of the Town and all applicable Provincial plans.
- 4.1.24.3 Notwithstanding the above, some uses may be permitted within the Regional Greenlands System provided the requirements of applicable Provincial policies, York Regional Official Plan, and this Plan 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 Section 5.6 in 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 roads if 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 plan, where applicable, or 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.
- 4.1.24.4 Apply minimum vegetation protection zones in accordance with the policies of the York Region Official Plan.
- 4.1.24.5 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.
- 4.1.24.6 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.

4.2 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.

4.2.1 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 subwatershed level planning and management to contribute to the enhancement of water quality and quantity at the watershed level.

The Town will:

- 4.2.1.1 Protect and enhance the Water Resources System as shown on **Schedules K1-K10 – Natural Heritage System**.
- 4.2.1.2 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.
- 4.2.1.3 Use watershed/subwatershed planning as the basis for environmental and land use planning in the municipality. Watershed planning or equivalent will inform:
 - a. The protection, enhancement, or restoration of the quality and quantity of water;
 - b. Decisions on allocation of growth; and,
 - c. Planning for water, wastewater, and stormwater infrastructure.
- 4.2.1.4 Partner with York Region, Conservation Authorities, neighbouring municipalities, Indigenous Communities, and other agencies to ensure that watershed planning is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the quality and quantity of water within a watershed.
- 4.2.1.5 Prepare watershed plans in accordance with requirements specified in Provincial Plans that:
 - a. Protect, improve or restore the Natural Heritage System and Water Resource System features/areas, 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.
- 4.2.1.6 Require planning for large-scale development in designated greenfield areas, including secondary plans, to be informed by a Subwatershed Plan or equivalent undertaken by the Town and/or a Conservation Authority.
- 4.2.1.7 Development that does not conform with the requirements of the ORMCP, specifically Section 24 or the applicable Source Protection Plan, with respect to any completed watershed plan or water budget and water conservation plan, shall be prohibited.
- 4.2.1.8 Consider the Great Lakes Strategy, the targets and goals of the Great Lakes Protection Act, and any applicable Great Lakes agreements as part of watershed planning initiatives.
- 4.2.1.9 Prohibit major development, as defined by the ORMCP, 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 advance with the ORMCP 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.
- 4.2.1.10 Not approve an application for major development within the ORM unless:
- a. The applicant identifies any key hydrologic features and related hydrological functions on the site and how they will be protected; and,
 - 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.

- 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.
- 1.1.1.3 Require that an application for major development will 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.

4.2.2 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 that allows water to penetrate into the ground and flow into an aquifer. These areas help to maintain the water levels in aquifers, which may be used as sources 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.

- 4.2.2.1 Within significant groundwater recharge areas, development will maintain predevelopment recharge rates to the greatest extent possible by implementing best management practices such as Low Impact Development techniques.

- 4.2.2.2 Linkages and related functions will be maintained among significant groundwater recharge areas, and highly vulnerable aquifers, and significant surface water contribution areas be maintained and enhanced.
- 4.2.2.3 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, water balance 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.
- 4.2.2.4 The Town will work with York Region and the Conservation Authorities to identify significant surface water contribution areas.
- 4.2.2.5 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 and water balance 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.
- 4.2.2.6 The Town will not approve an application for major development within the ORM 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.
- 4.2.2.7 The Town will require that an application for major development will 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.

4.2.3 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 ORMCP, the Greenbelt Plan, and the applicable source protection plans.

The Town will:

- 4.2.3.1 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.
- 4.2.3.2 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.

- 4.2.3.3 Source Protection Plans are subject to amendment from time to time. Council will endeavour to update these policies and the mapping to bring this Plan into alignment with any new or updated Source Protection Plans.
- 4.2.3.4 Approve an application for major development within the ORM 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.
- 4.2.3.5 Require that an application for major development will 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.

4.2.4 Wellhead Protection Areas

Wellhead Protection Areas are zones around wells where land uses must be planned to protect the quality and quantity of the water supply. 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 the Plan support both the approved Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan, as well as the South Georgian Bay Lake Simcoe Source Protection Plan in order to address threats to drinking water quality and quantity. This section contains source protection policies regarding highly vulnerable aquifers, significant groundwater recharge areas, recharge management areas and the wellhead protection areas as shown in the Source Protection Plans and Regional Official Plan, as shown on **Schedule N – Wellhead Protection Zones**.

The Town will:

- 4.2.4.1 Implement the Source Protection Plans as required by the *Clean Water Act*, 2006 and source 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.
- 4.2.4.2 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. C listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario 1990.
- 4.2.4.3 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.
- 4.2.4.4 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.

- 4.2.4.5 Restrictions will be encouraged on haulage routes for the transportation of chemicals and volatile materials through designated Wellhead Protection Areas.
- 4.2.4.6 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; and,
 - 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.
- 4.2.4.7 Where an activity is a significant drinking water threat, the Town will consider providing incentive programs to encourage actions to reduce the risks to source water.
- 4.2.4.8 Collaborate with York Region to monitor groundwater. Where groundwater monitoring shows increasing or decreasing trends and/or exceeds Ontario Drinking Water Standards, the Town will 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.
- 4.2.4.9 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; and,
 - b. The handling and storage of liquid fuel and fuel oil is, or would be, a significant drinking water threat.
- 4.2.4.10 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.
- 4.2.4.11 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.
- 4.2.4.12 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.
- 4.2.4.13 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.

- 4.2.4.14 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.
- 4.2.4.15 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.
- 4.2.4.16 Best management practices such as Low Impact Development to maintain predevelopment 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.

4.2.5 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 ORMCP 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.

The Town will:

- 4.2.5.1 Consult **Schedule L - Areas of High Aquifer Vulnerability** in determining whether the aquifer vulnerability provisions of the ORMCP, Clean Water Act, 2006, and the policies of this Plan apply to applications for development and site alteration.
- 4.2.5.2 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), will be accompanied by a Contaminant Management Plan, as deemed necessary by the Town.

- 4.2.5.3 Prohibit the generation of 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.
- 4.2.5.4 Restrictions in policy 4.3.5.3 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.
- 4.2.5.5 Restrictions on the haulage of chemicals in Wellhead Protection Areas and Highly Vulnerable Aquifers, shown on **Schedule L – Areas of High Aquifer Vulnerability**, will be considered.
- 4.2.5.6 Risk assessments and/or hydrogeology analysis will be required, where appropriate, where there is potential for a proposed development to pose significant risk to a vulnerable aquifer.

4.3 Natural and Human Made Hazards

This section contemplates natural and human-made hazards, both of which can pose risks to public health and safety as well as damage to property and infrastructure if not appropriately considered.

4.3.1 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.

The Town will:

- 4.3.1.1 Recognize hazardous lands and hazardous sites as delineated and regulated by the Conservation Authorities.
- 4.3.1.2 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.
- 4.3.1.3 Confirm the delineation of hazardous lands and hazardous sites through the development application review process or through additional studies, in consultation with the Conservation Authorities.
- 4.3.1.4 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.
- 4.3.1.5 Ensure natural hazard lands and sites will be suitably zoned in an implementing zoning by-law along with required setbacks.
- 4.3.1.6 Direct development and site alteration outside of hazardous lands and hazardous sites as described in Provincial plans and guidelines.
- 4.3.1.7 Prohibit development and site alteration within:
 - a. Defined portions of the floodplain, subject to Conservation Authority regulations;
 - b. 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,

- c. A floodway regardless of whether the area of inundation contains high points of land not subject to flooding.
- 4.3.1.8 Prohibit the following uses to be located 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.
- 4.3.1.9 Recognize that Conservation Authorities delineate and regulate hazardous lands and hazardous sites.
- 4.3.1.10 Confirm the delineation of hazardous lands and hazardous sites 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.
- 4.3.1.11 Generally not support the expansion of an existing building or structure within or adjacent to hazardous lands. Redevelopment or relocation of existing uses/structures within or adjacent to hazardous lands may be permitted subject to the approval of the Conservation Authority.
- 4.3.1.12 Prohibit new lot creation in hazardous lands and hazardous sites.
- 4.3.1.13 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.
- 4.3.1.14 Require all new development and structures within the Flood Plain Area overlay to receive the approval of the appropriate Conservation Authority.
- 4.3.1.15 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) will be in accordance with **Table 4** and shall be to the satisfaction of the Town and Conservation Authority.

- 4.3.1.16 Generally direct development 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. Within the context of this Plan, 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.
- 4.3.1.17 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.
- 4.3.1.18 Consider permissions for minor renovations, alterations or additions to legally existing buildings and structures existing at the date of adoption of this Plan within the Flood Plain Area overlay 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.

4.3.2 Human Made Hazards

In addition to natural hazards, some lands within the Town may pose 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.

The Town will:

- 4.3.2.1 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.
- 4.3.2.2 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.

- 4.3.2.3 Require that sites with contaminants in land or water 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.
- 4.3.2.4 Rely upon updated mapping, as may be made available by the Province, to assist in determining the locations of human-made hazards.
- 4.3.2.5 Require the remediation and reuse of all human-made hazards.
- 4.3.2.6 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.
- 4.3.2.7 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.
- 4.3.2.8 May permit 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, 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.
- 4.3.2.9 Update the Zoning By-law to 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.
- 4.3.2.10 Identify and designate 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.
- 4.3.2.11 Within the waste disposal area of influence, 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.
- 4.3.2.12 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**.
- 4.3.2.13 Require that any use sought for the lands identified as Waste Disposal Area will be subject to 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 will be obtained prior to the approval of any Official Plan or Zoning By-law amendment.
- 4.3.2.14 Require any development proposals within the surrounding area designated as Waste Disposal Area of Influence 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.

4.3.3 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:

- 4.3.3.1 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.
- 4.3.3.2 Utilize Community Improvement Plans under Section 28 of the *Planning Act* to promote brownfield redevelopment in a sustainable manner.
- 4.3.3.3 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.
- 4.3.3.4 Restrict land uses, 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.
- 4.3.3.5 Work with the Province and York Region to support research or inventorying of any known contaminated sites.

4.3.4 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 Land Use Designations**, **D-2 – Western Approach Land Use Designations** and **D-2 – Gateway Mixed Use Land Use Designations**

The Town will:

- 4.3.4.1 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.
- 4.3.4.2 Prohibit development and site alteration is generally within the defined portions of the floodplain, subject to Conservation Authority regulations
- 4.3.4.3 Require approval of the Conservation Authority for all new development and structures within the Flood Plain Area overlay. In addition, in evaluating an application for the re-designation of lands in the Flood Plain Area overlay, the Town will consult with the Conservation Authority and will 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.
- 4.3.4.4 Apply a Special Policy Area, at the Town’s discretion, in areas that have 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.
- 4.3.4.5 Identify the Floodway and Flood Fringe areas in the Zoning By-law based on the following definitions:
 - a. Floodway refers to 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 refers to 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.
- 4.3.4.6 Require the development and zoning of the flood plain lands be subject to the following conditions:
- a. All buildings and structures will generally be prohibited in the Floodway, except for the limited uses permitted in the Environmental Core Area designation subject to the policies applicable to that designation.
 - b. 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.

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.

4.3.5 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:

- 4.3.5.1 Permit uses in the underlying designations in accordance with the relevant policies for the underlying land use designations.
- 4.3.5.2 Generally limit new development in the Kettle Lake Drainage Area, in accordance with the policies of the underlying land use designations.
- 4.3.5.3 In addition to the policies of the underlying land use designations, where any new development involving a plan of subdivision is permitted, 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.

Chapter 5

Agricultural System



Chapter 5 – Agricultural System

5.1 Agricultural System

The Town of Whitchurch-Stouffville identifies as an agricultural and 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 falling within provincially protected areas for agricultural uses, the Agricultural System is a vital economic and environmentally significant component of the Town and York Region. The Agricultural System geographically is covered by the Growth Plan, the Greenbelt Plan, and the ORMCP and is shown on **Schedule A – Town Structure** and is also comprised of the Natural Heritage System, the Hamlet of Bloomington, and the ORM Countryside and Protected Countryside shown on **Schedule B – Provincial Plan Areas and Designations**.

The Agricultural System needs to be protected as it supports a vibrant agricultural community and contributes to the local economy, quality of life, and natural heritage legacy. Along with infrastructure, services, and assets, the viability of this productive agricultural land base, ensures its continued viability so that residents have access to a sustainable, safe, and secure agri-food network.

5.1.1 General Policies

The Agricultural System policies of this Plan aim to protect and support the viability of the Agricultural System and the agri-food sector in the Town. To protect the Agricultural System and to support a productive and sustainable agricultural and rural land base, the Town will:

- 5.1.1.1 Apply the policies of **Chapter 6 – Land Use Strategy** to the Agricultural System and the applicable Provincial Plan policies and the York Region Official Plan.
- 5.1.1.2 Designate prime agricultural areas and rural areas in the Provincial Plans, as Agricultural Area and Rural Area on **Schedule C – Land Use Designations**. The land use policies for these areas are contained in Sections 6.2.2 and 6.2.3, respectively.
- 5.1.1.3 Prohibit refinements to either the Agricultural Area or the Rural Area designations unless undertaken through a Regional Municipal Comprehensive Review.
- 5.1.1.4 Apply the more restrictive policies where there is a conflict between the Provincial Plans and this Plan, **Schedule C – Land Use Designations**.
- 5.1.1.5 Ensure normal farm practices and a full range of agricultural uses, agricultural related uses and on-farm diversified uses are permitted within the Agricultural Area and Rural Area, in accordance with Provincial Plan

policies and guidelines. Proposed agricultural-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Permitted uses are specifically identified in **Chapter 6 – Land Use Strategy**.

- 5.1.1.6 Determine focused edge planning areas that will include measures to avoid, minimize or mitigate impacts of non-agricultural development on agricultural operations and the Agricultural System. Focused edge planning areas will be assessed by performance standards, the type and location of development and compatibility with agriculture, density, road and lot patterns.
- 5.1.1.7 Direct uses that are not supportive of agriculture to other areas of the Town, for example, in settlement areas.
- 5.1.1.8 Recognize and support agriculture as the main land use and primary activity in the Agricultural System and safeguard against loss and fragmentation of the agricultural land base.
- 5.1.1.9 Require some land use activities associated with agricultural uses, agriculture-related uses or on-farm diversified uses within Wellhead Protection Areas, Intake Protection Zones and Areas of High Aquifer Vulnerability to meet the policies in the Water and Wastewater Section 4.4 of this Plan and applicable policies.
- 5.1.1.10 Require 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 to meet the policies in **Chapter 4 – The Natural Environment**.
- 5.1.1.11 For proposed development that is located in the Agricultural System and adjacent to the settlement boundary or non-agricultural development, the Town will determine at the application stage whether edge planning measures to avoid, minimize or mitigate impacts are required. Focused edge planning areas will be assessed by performance standards, the type and location of the development, and compatibility with agriculture, density, road, and lot patterns.
- 5.1.1.12 Permit new or expanding livestock facilities provided that:
 - a. There is a setback from non-agricultural uses and the development complies with the Minimum Distance Separation formulae;
 - b. New or expanding livestock facilities shall demonstrate that they have met the requirements of the *Nutrient Management Act*, and
 - c. Landowners are able to carry out normal and reasonable farm practices in accordance with the *Farming and Food Production Protection Act*.

5.2 Sustainable Agriculture

The following sustainable agriculture policies of this Plan are intended to promote agricultural practices that are balanced with the natural environment and will ensure the long-term viability of the Town's agricultural land base. To promote sustainable agriculture, the Town will:

- 5.2.1.1 Promote sustainable agricultural practices and implement best management practices, which minimize impacts on the environment including:
 - a. Phosphorus reduction;
 - b. Integrated pest management;
 - c. Nutrient management;
 - d. Soil and water conservation; and,
 - e. Tree planting along hedgerows and marginal farmland.
- 5.2.1.2 Ensure balancing the need for long-term prosperity with the protection of people and property from fragmentation, development and land uses unrelated to agriculture, including site alteration and fill activities that are not consistent with normal farming practices, and distort the natural landform character of the agricultural area.
- 5.2.1.3 Work with the farm community, agricultural organizations and Conservation Authorities to implement best management practices for integrated pest, phosphorus reduction, nutrient management and soil and water conservation on agricultural lands.
- 5.2.1.4 Promote agricultural practices that minimize impacts on air quality and climate change.

5.3 Agri-Food Network

The agri-food network refers to the network of farms, distribution businesses, restaurants, processing uses and related uses, which connect people and businesses with local food. By identifying and strengthening the agri-food network, the Town can promote improved access to local food and strengthen the agri-food sector. To support the agri-food network, the Town will:

- 5.3.1.1 Maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network.
- 5.3.1.2 Provide opportunities for local food production, food processing and local food consumption.

- 5.3.1.3 Promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the local economy.
- 5.3.1.4 Promote agri-tourism through on-farm diversified uses and support the agri-food sector by supporting agriculture-related uses in accordance with the policies of this Plan.
- 5.3.1.5 Assist with programs to reduce trespassing onto farm operations from adjacent land uses.
- 5.3.1.6 Work with York Region to support implementation of the Region's Agricultural and Agri-Food Strategy by:
 - a. Encouraging urban food growing opportunities by urban agriculture activities including community gardens, food cooperatives, vertical farming, local food sourcing programs for municipal facilities, events and other food initiatives;
 - b. Encouraging and facilitating farmers markets to be located within the urban areas and agricultural areas; and,
 - c. Promoting opportunities for local farmers with farmers markets and retail outlets.

5.4 Policies for Specific Uses

The Agricultural System consists of a wide range of existing and permitted uses which must be carefully managed to support the predominantly agricultural functions and the rural character of the Agricultural System. The policies of this section provide guidance for certain uses as may be proposed within the Agricultural System.

5.4.1 Agriculture-Related Uses

With respect to agriculture-related uses, as may be permitted in the Agricultural Area and Rural Area by **Chapter 6 – Land Use Strategy**, the Town will:

- 5.4.1.1 Consider proposed new or expanding agricultural-related uses that may be permitted subject to Site Plan Control as described in **Chapter 7 – Implementation, Interpretation and Monitoring**.
- 5.4.1.2 Ensure that agriculture-related uses meet all applicable provincial air emissions, noise, water, and wastewater standards and receive all environmental approvals.
- 5.4.1.3 Ensure agriculture-related uses are directly related to farm operations in the area and provide direct products and/or services to farm operations as a primary activity.

- 5.4.1.4 Determine the proposed location is appropriate, and the use is consistent with the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, and subject to the Town's Zoning By-law.
- 5.4.1.5 Within the Oak Ridges Moraine, permit agriculture-related uses in accordance with the criteria of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.
- 5.4.1.6 Permit agriculture-related uses for products grown and farm operations in the Agriculture Area including, but not limited to:
- a. Normal farm practices and the full range of agricultural uses;
 - b. Agricultural-related uses, such as farm-related commercial and farm-related industrial;
 - c. On-farm diversified uses such as agri-tourism, spirits production facility, using local produce, such as a cidery or winery, overnight tourist accommodations, such as cabins or farm stays, etc.;
 - d. An additional residential unit;
 - e. An accessory building;
 - f. A farm help dwelling;
 - g. Home occupations and industries;
 - h. Alternative energy systems and renewable energy systems in accordance with Section 3.2.1.6 & 3.2.1.7 of this Plan;
 - i. Indoor cannabis cultivation and outdoor cannabis cultivation, subject to a Zoning By-law amendment and inconformity with the policies of this Plan;
 - j. Storage and distribution centre serving farm operations;
 - k. Provides direct products and/or services to farm operations as a primary activities;
 - l. Farmers' markets primarily selling locally produced products;
 - m. Produce Processing operations;
 - n. Agricultural research centre;
 - o. Farm equipment machine and repair shops;
 - p. Livestock assembly yard or stockyard;
 - q. Auction house;
 - r. Farm input suppliers such as feed, seeds, fertilizers, etc.;
 - s. Grain dryer farm operations; and,
 - t. Bed and breakfast establishments on farm and non-farm properties.

5.4.1.7 Consider agriculture-related uses in accordance with the following criteria:

- a. The use is farm-related commercial, and/or industrial;
- b. The use is compatible with and shall not hinder surrounding agricultural operations;
- c. The use is directly related to farm operations in the area;
- d. The use supports agriculture;
- e. The use meets all applicable provincial air, emission, noise, water and wastewater standards;
- f. Suitable on-site water and sewage services are provided;
- g. The number of uses on a site is limited to minimize their cumulative impact and to not undermine the agricultural nature of the area;
- h. The use provides direct products and/or services to farm operations in the area as a primary activity; and,
- i. The use benefits from being in close proximity to farm operations.

5.4.2 On-Farm Diversified Uses

With respect to on-farm diversified uses, as may be permitted in the Agricultural Area and Rural Area, the Town will:

- 5.4.2.1 Consider requiring a temporary use by-law to permit certain agri-tourism uses, such as events and festivals, and/or set out detailed standards in the Zoning By-law.
- 5.4.2.2 Permit on-farm diversified uses in accordance with the criteria identified in the Provincial Policy Statement, Provincial guidelines and the policies of this Plan. On-farm diversified uses are permitted based on the following criteria:
 - a. Located on a farm property;
 - b. Secondary to the principal agricultural use of the property;
 - c. Limited in area;
 - d. Occupy a minor portion of the property in which the use is located, as set out in the Zoning By-law;
 - e. Are compatible with and will not hinder, surrounding agricultural operations.
 - f. Can be serviced with appropriate water supply and means of sewage disposal and will not have an adverse effect on neighbouring wells;
 - g. Includes adequate on-site parking facilities, adequate setbacks and landscaping;

- h. Access to the site will not have a negative effect on local traffic;
 - i. Setback from existing livestock facilities, manure storage and anerobic digesters are in accordance with the Minimum Distance Separation Formulae; and,
- 5.4.2.3 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.
- 5.4.2.4 Establish additional detailed permitted uses and provisions for on-farm diversified uses in the Town's Zoning By-law.

5.4.3 Cannabis Cultivation and Processing

With respect to cannabis cultivation and processing uses, as may be permitted in the Agricultural Area and Rural Area, the Town will:

- 5.4.3.1 Permit outdoor cannabis cultivation as a principal use in the Oak Ridges Moraine Natural Core Area designation, subject to a Zoning By-law amendment, provided that new cultivation uses shall not be located in areas identified as Key Natural Heritage or Hydrologically Sensitive Features or their associated Minimum Vegetative Protection Zones identified. Where outdoor cannabis cultivation is permitted in the ORM Natural Core Area designation of this Plan as a principal use, it shall be in conformity with the Cannabis policies of this Plan.
- 5.4.3.2 Permit indoor cannabis cultivation and outdoor cannabis cultivation, subject to a Zoning By-law amendment and in conformity with this Plan.
- 5.4.3.3 In instances where indoor cannabis cultivation, outdoor cannabis cultivation and cannabis processing are permitted, the following policies apply:
- a. Outdoor cannabis cultivation and indoor cannabis cultivation processing uses licensed by Health Canada under the *Cannabis Act* shall be permitted as a principal use;
 - b. Cannabis processing uses licensed by Health Canada under the *Cannabis Act* shall only be permitted as an accessory use;
 - c. The minimum separation distance between an indoor cannabis cultivation use, outdoor cannabis cultivation use, or cannabis processing use, and lands designated with residential uses, Significant Environmental Area, or Public Open Space shall be 1000 metres, or as otherwise required by the implementing Zoning By-law;
 - d. The minimum separation distance between a cannabis cultivation use or cannabis processing use and any Settlement Area Boundary or ORM Hamlet Area boundary shall be 1000 metres;

- e. The minimum separation distance between two or more cannabis cultivation uses and/ or cannabis processing uses shall be 1000 metres.
 - f. Facilities shall be located and designed in accordance with Cannabis Regulations (SOR/2018-144) to mitigate potential nuisance impacts such as light emissions, air emissions, and odour;
 - g. Outdoor storage shall be prohibited as accessory to cannabis cultivation and cannabis processing uses;
 - h. The Town may establish a municipal licensing framework to regulate cannabis cultivation and cannabis processing uses which can further regulate land use, separation distance, and site plan control;
 - i. Cannabis cultivation and cannabis processing shall be subject to site plan control, as required under Town's Site Plan Control By-law including providing the required studies outlined in **Chapter 7 – Implementation, Interpretation and Monitoring**.
 - j. Cannabis cultivation and cannabis processing shall only be permitted through an amendment to the Town's Zoning By-law;
 - k. The minimum separation distance between a cannabis cultivation use or cannabis processing use and any Secondary Plan Area Boundary or ORM Hamlet Area boundary shall be 1000 metres; and,
 - l. Accessory cannabis processing shall only be permitted through an amendment to the Town's Zoning by-law provided the following can be demonstrated to the satisfaction of the Town:
 - i. It is not feasible to locate the use in a settlement area; and,
 - ii. The buildings or structures will be planned, designed, and constructed so as not to adversely affect the rural character of the Countryside Area nor adversely impact the ecological integrity of the Oak Ridges Moraine; and surrounding agricultural operations and lands or that such impacts will be minimized and mitigated to the extent possible; and,
 - iii. The Town's Zoning By-law shall establish more detailed zoning regulations and standards regarding cannabis cultivation and cannabis processing.
- 5.4.3.4 Cannabis processing will only be permitted as an accessory use to a cannabis cultivation use, subject to a Zoning By-law amendment. Where a cannabis processing use is permitted as an accessory use by this Plan, it shall be in conformity with other policies of this Plan.
- 5.4.3.5 Cannabis processing shall only be permitted as accessory to a cannabis cultivation use in the Agricultural Area designation, subject to a

Zoning By-law amendment and in conformity with the other policies of this Plan.

- 5.4.3.6 Consider cannabis-related and industrial hemp-related processing and value-add 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.

5.4.4 Kennels and Animal Hospitals

With respect to kennels and animal hospitals, as may be permitted in the Rural Area, the Town will:

- 5.4.4.1 Permit kennels and animal hospitals in the Rural Area provided the following criteria is satisfied:
- a. The site has a minimum lot area of 2 hectares;
 - 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 residential subdivisions, rural residential clusters and hamlet areas;
 - c. The proposed kennel has a minimum building setback of 30 metres from any property line;
 - d. Any outside run is set back 60 metres from any property line; and,
 - e. Any additional buffering and screening which is required by the Town to reduce noise is provided.

5.4.5 Major Recreational Uses

With respect to major recreational uses, as may be permitted in the Rural Area, the Town will:

- 5.4.5.1 Permit major recreational uses in the Rural Area designation 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 criteria are met:
- f. The size of the use is appropriate for the area and will not further fragment the Rural Area;
 - g. The ecological integrity of the Oak Ridges Moraine Conservation Area and Greenbelt is maintained;
 - h. 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;

- i. The use will be designed and located so as not to conflict with adjacent land uses; and,
- j. 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.

5.4.6 Policies for Non-Agricultural Uses

With respect to non-agricultural uses, as may be proposed within the Agricultural System, the Town will:

- 5.4.6.1 Consider new non-agricultural uses, excluding residential uses, in the Agricultural System subject to the following criteria:
 - a. Compliance with applicable Provincial Plans and the York Region Official Plan policies;
 - b. The submission of an Agricultural Impact Assessment, in consultation with York Region, and to the satisfaction of the Town that addresses 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 Natural Heritage System; and,
 - iii. The proposed use complies with Province's Minimum Distance Separation Formulae.
 - c. If the proposed non-agricultural use is within the Agricultural Area designation and requires an expansion within the planning horizon of this Plan, then the application for the proposed use must demonstrate the need for additional land and must provide:
 - i. An evaluation of alternative locations for the proposed use, with confirmation that no reasonable alternative locations are available; and,
 - ii. Confirmation that the lands will remain in the Agricultural Area designation.
- 5.4.6.2 Consider the redevelopment of existing non-agricultural uses in the Agricultural System subject to the following criteria:
 - a. Demonstration of the use on the site is a legally existing use;
 - b. Demonstration that the proposed redevelopment will be more in conformity with applicable Provincial Plans and the York Region Official Plan;

- c. There is no change to the Agricultural Area designation as shown on **Schedule C – Land Use Designations**;
 - d. No new parcels are created, unless expressly permitted;
 - e. Demonstration that the proposed redevelopment does not hinder adjacent agricultural operations, and complies with the Minimum Distance Separation Formulae; and,
 - f. An Agricultural Impact Assessment is included with the application to the satisfaction of the Town and in consultation with York Region demonstrating:
 - i. Adverse impacts on agricultural operations are avoided, minimized, or mitigated. Where mitigation measures are implemented, they are to be incorporated as part of the non-agricultural use and within the area being redeveloped; and,
 - ii. The proposed use is of appropriate size and scale for the area, including existing and/or planned infrastructure;
- 5.4.6.3 Require, if the proposed use is within the Agricultural Area designation and requires additional land within the planning horizon of this Plan, the application for the proposed use to demonstrate the need for additional land needed and that it must provide:
- a. An evaluation of alternative locations for the proposed use, with confirmation that no reasonable alternative locations are available; and
 - b. Confirmation that the lands will remain in the Agricultural Area designation.
 - c. There is no adverse effect on the ecological integrity of the Natural Heritage System.

5.4.7 Farm Help Dwellings

- 5.4.7.1 The Town will:
- d. Permit, in accordance with Section 6.2 of this Plan, additional permanent or temporary dwelling(s) 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:
 - i. The farmer is employed at least on a part-time basis and the employee(s) are employed full-time on the farm;
 - ii. The accommodation is located within the existing farm-building cluster; and,

- iii. The appropriateness to accommodate private individual on-site water and wastewater services is provided per the requirements of the Town.
- e. Require that the development of farm help dwelling(s) be subject to Site Plan Control.
- f. Not permit farm accommodation established through this policy to be subdivided or severed from the original parcel on which it was constructed.
- g. Not permit farm help dwelling(s) in Agricultural Areas within the same building or structure that houses an agricultural use, with the exception of administrative or office uses related to the agricultural operation, provided that the two uses do not happen concurrently.
- h. Ensure farm help dwellings are separated by a minimum distance, to be defined in the Town's Comprehensive Zoning By-law, from any building that as part of an agricultural operation is used for:
 - i. storage of chemicals, fuel, pesticides, insecticides, solid or liquid agricultural waste, or other noxious items;
 - ii. packing and/or shipping of products; or
 - iii. housing any mechanical equipment producing noise or vibrations, such as HVAC equipment or co-generation facilities.

5.5 Aggregate and Mineral 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 an Aggregate Resource Area or rezoning to permit extraction could cause conflicts with other important land uses and natural features in the Town.

The Aggregate Resource Area is an overlay that recognizes 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. Sustainable extraction of aggregate resources, in an environmentally sensitive way, and the rehabilitation and/or restoration of pits and quarries are equally important. To protect mineral aggregate resources and to ensure restoration/rehabilitation of extraction areas, the Town will:

- 5.5.1.1 Protect Mineral Aggregate Resource Areas as an overlay on **Schedule C – Land Use Designation** and as an overlay shown on **Schedule M – Aggregate Resource Areas**.

- 5.5.1.2 Ensure mineral aggregate operations continued viability 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.
- 5.5.1.3 Consider an application for a mineral aggregate operation or wayside pit if the applicant demonstrates that:
- a. The quantity and quality of groundwater and surface water in the ORMPA will be maintained and, where possible, improved or restored;
 - b. When the pits have been fully extracted as much of the site as possible will be rehabilitated. In the case of a pit or quarry located within the agricultural area, the land is to be restored so that it can be used for agriculture;
 - c. 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,
 - d. If there are Areas of Natural and Scientific Interest 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.
- 5.5.1.4 Permit existing mineral aggregate operations to continue without the requirement of an Official Plan Amendment and Zoning By-law Amendment under the Planning Act. When a license for extraction or operation ceases to exist, the policies of this section continue to apply as applicable.
- 5.5.1.5 Require an Official Plan Amendment for a new aggregate extraction operation within the Aggregate Resource Area.
- 5.5.1.6 Require an Official Plan Amendment for removal of lands from the Aggregate Resource Area designation, where aggregate extraction is not being proposed. Such an amendment will 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.
- 5.5.1.7 Allow only processes under the Aggregate Resources Act that address the depth of extraction of new or existing mineral aggregate operations. Protect Mineral Aggregate Resource Areas from land uses and activities incompatible with extractive operations. New uses, other than extractive uses may be considered within these areas only if it can be demonstrated through detailed studies that:
- a. The proposed land use would not significantly preclude future extraction of mineral aggregate resources or resource use would not be feasible;
 - b. The proposed land use would serve the long-term interest of the public better than aggregate extraction;
 - c. Aggregate extraction would not be economically, socially or environmentally feasible; and
 - d. Issues of public health, public safety and environmental impact are addressed.
- 5.5.1.8 Wayside pits or quarries or portable asphalt plants for public road construction purposes subject to the policies of this Section. These uses will be permitted subject to the *Aggregate Resources Act* and Provincial standards, and the policies of this Plan. However, such uses will not be permitted in areas of existing development without a zoning by-law amendment. 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:
- a. Environmental disruption is minimized;
 - a. 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,
 - b. Appropriate attention is given to the pit's location and rehabilitation.
- 5.5.1.9 Minimize the adverse effects of wayside pits and quarries in accordance with all government legislation, standards and policies, and support the use of alternative materials to sand and gravel and the reuse of construction materials, where possible, for the conservation of existing aggregate supplies.
- 5.5.1.10 Permit wayside pits and quarries, portable asphalt plants, and portable concrete plants used on public authority contracts 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.

5.5.1.11 Permit existing mineral aggregate operations in the Oak Ridges Moraine Conservation Plan Area (ORMCPA) as described in Section 6 of the ORMCP. Expansions of existing operations and new operations shall require a Zoning By-law amendment and subject to the following provisions:

- 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 and conform with Provincial policies, 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. Any application for a new mineral aggregate operation, expanding operation or a wayside pit shall address:
 - i. Impacts on the natural heritage features and ecological functions on the;
 - ii. The groundwater recharge and discharge functions on the site and in the immediate area;
 - iii. Nearby wells used for drinking water purposes;
 - iv. Noise, odour, dust and vibration generate by the operation on adjacent land uses;
 - v. Mitigation to lessen the impacts from aggregate operations on adjacent uses;
 - vi. The approach to be taken to progressively rehabilitated the site to accommodate subsequent land uses after the extraction is completed;
 - vii. Within the Agricultural Area, 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,
 - viii. The effects of the additional truck traffic on existing haul routes to function safely and efficiently considering the types of operations proposed, current road standards and an assessment of the proposed haul route relative to those standards; anticipated type of truck traffic; and, increases in background traffic levels together with current levels of truck traffic and other traffic.

5.5.1.12 Collaborate with stakeholders to develop and implement comprehensive rehabilitation plans for parts of the Oak Ridges Moraine Plan Area that are affected by mineral aggregate operations.

- 5.5.1.13 Encourage the establishment of new mineral aggregate 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.
- 5.5.1.14 Require progressive and final rehabilitation to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation will take surrounding land use and approved land use designations into consideration.
- 5.5.1.15 Permit mineral aggregate extraction in Agricultural Areas as an interim use provided it is supported by an Agricultural Impact Assessment and that the site will be rehabilitated back to an agricultural condition so that substantially the same areas and same average soil quality is restored.
- 5.5.1.16 In the following cases, complete agricultural rehabilitation is not required:
- a. Where there is a substantial quantity of aggregate below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration to pre-extraction levels unfeasible; or

- b. Where other alternatives have been considered by the applicant and found unfeasible in accordance with the PPS.
- 5.5.1.17 Comply with the policies and provisions in Provincial Plans and the lake Simcoe Protection Plan in regard to new and existing mineral aggregate operations and wayside pits for the proper extraction and rehabilitation of sites.
- 5.5.1.18 Not permit mineral aggregate operations in Natural Linkage Areas designation for lands within the ORMCA unless the applicant demonstrates that:
- a. There will be no extraction within 1.5 m of the water table;
 - b. The extraction of mineral aggregates from the site will be completed as quickly as possible;
 - c. The site will be rehabilitated in stages as extraction is completed and as quickly as possible;
 - d. The entire site will be rehabilitated, in the case of land in the agricultural area, by restoring the land so that the average soil quality of each area is substantially returned to its previous level; and,
 - e. Self-sustaining vegetation will be use for restoration.
- 5.5.1.19 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.
- 5.5.1.20 Approve an application for a mineral aggregate operation or wayside pit with respect to land in a key natural heritage feature only 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 Oak Ridges 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.
- 5.5.1.21 Exempt certain mineral aggregate operations from landform conservation requirements in accordance with the ORMCP.
- 5.5.1.22 Notwithstanding the policies of this Plan, subject mineral aggregate operations and wayside pits and quarries to the following:
- a. No new mineral aggregate operation and no new wayside pits and quarries, or any ancillary or accessory use thereto, will be permitted in the following key natural heritage features and key hydrologic features;
 - b. Significant wetlands;
 - c. Habitat of endangered species and threatened species; and
 - d. Significant woodlands unless the woodland is occupied by young plantation or early successional habitat, as defined by the Province, in which case, the application must demonstrate that the rehabilitation policies of this section have been addressed and that they will be met by the operation;
- 5.5.1.23 Require an application for a new operation to demonstrate how:
- a. The connectivity between key natural heritage features and key hydrologic features will be maintained before, during, and after the extraction of mineral aggregate resources;
 - b. The operator can replace key natural heritage features and key hydrologic features that would be lost from the site with equivalent and/or enhanced features on another part of the site or on adjacent lands;
 - c. The water resource system will be protected and/or enhanced; and,
 - d. Any key natural heritage features and key hydrologic features and their associated vegetation protection zones will be addressed through rehabilitation.
- 5.5.1.24 An application requiring a new approval under the Aggregate Resources Act to expand an existing mineral aggregate operation may be permitted in the Natural Heritage System, including in key natural heritage features, key hydrologic features and any associated vegetation protection zones, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of the policies in this section.
- 5.5.1.25 Apply the following for rehabilitation of new mineral aggregate operation sites:

- a. The disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced;
 - b. If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of the application:
 - i. The health, diversity, and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and,
 - ii. Any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.
- 5.5.1.26 Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or Ecodistrict, and the combined terrestrial and aquatic rehabilitation will meet the policies of this Plan.
- 5.5.1.27 Require final rehabilitation of new mineral aggregate operations in the Natural Heritage System to meet the following additional criteria:
- a. Where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35% of the land subject to each license in the Natural Heritage System, is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or Ecodistrict. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition;
 - b. Where there is extraction below the water table, no less than 35% of the non-aquatic portion of the land subject to each license in the Natural Heritage System is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or Ecodistrict. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated in accordance with agricultural rehabilitation requirements set out in this Plan; and,
 - c. Rehabilitation will be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands will be maintained or enhanced.

Chapter 6
Land Use
Strategy



Chapter 6 – 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 2. The land use strategy establishes the land use designations, including the permitted uses and associated development policies that direct the general pattern for growth and development over the planning horizon. 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 **Schedules C to I** and establishes the framework of land use within the Town, organized as follows:

- Agricultural System Areas;
- Significant Environmental Area;
- Community of Stouffville;
- Community of Gormley;
- Community of Ballantrae;
- Community of Musselman Lake;
- Community of Vandorf; and,
- Hamlet of Bloomington.

While each land use designation throughout this Chapter 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 6.11 of this Plan will prevail.

6.1 Permitted Uses in All Land Use Designations

6.1.1.1 The following land uses will be permitted in all designations, unless otherwise noted in this Plan subject to any identified conditions and exceptions including but not limited to Significant Environmental Areas, areas susceptible to flooding hazards, and those designations within the ORMCP Area:

- a. Fish, Wildlife and Conservation Management;
- b. Group Homes, in all designations where residential uses are permitted provided the home is licensed or approved under

- provincial statute and complies with municipal by-laws and zoning standards;
- c. Additional Residential Units, in accordance with Section 3.1.2 of this Plan and the regulations of the Town's Zoning By-law;
 - d. Electric power facilities, including such works as transmission lines, transformer stations and distributing stations, provided that:
 - i. Such development satisfies the provisions of the *Environmental Assessment Act*, including the regulations made under the Act, and any other relevant statutes; and,
 - ii. 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.
 - e. Public or quasi-public uses, including the following subject to any regulatory requirements such as the provisions of the *Environmental Assessment Act*.
 - f. Local water supply, sewage, and drainage facilities;
 - g. Gas, internet, telecommunications transmission utility services, excluding transmission towers;
 - h. Public roads and railway lines;
 - i. Passive recreational and conservation uses, such as nature viewing and pedestrian trail activities except in the Significant Environmental Area designation;
 - j. Watershed management and flood and erosion control projects carried out or supervised by a public authority;
 - k. Small-scale structures for recreational uses 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;
 - l. Stormwater management facilities;
 - m. 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:
 - i. 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; and,

- ii. Conformity with the following criteria:
- iii. 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;
- iv. 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;
- v. The scale, building materials and signage are compatible with the adjacent uses;
- vi. Direct access to a collector or arterial road;
- vii. Complies with the minimum distance separation formulae; and,
- viii. Lots can be serviced by water supply and waste disposal systems to the satisfaction of the Town, and any other approval agencies.

6.2 Agricultural System

The Agricultural System is intended to protect and enhance the primarily agricultural and rural functions of these areas. This includes protecting its productive agricultural land base and contributions to the local economy, quality of life, and natural heritage legacy. The Agricultural System is primarily designated as Agricultural and Rural Areas, with instances of Aggregate Resource Areas shown as an overlay. The policies of this section should be read in conjunction with Chapter 5, which contains specific development policies and criteria for uses in the Agricultural System, and the Natural Heritage System policies of Chapter 4.

6.2.1.1 The following land use designations apply to the Agricultural System as identified on **Schedule C – Land Use Designations** and include:

- a. Agricultural Area designation including Prime Agricultural Areas;
- b. Rural Area designation;
- c. Aggregate Resource Areas, established as an overlay to the Agricultural System; and,
- d. Parks and Open Space designation.

6.2.2 Agricultural Area Designation

The Agricultural Area will be protected and maintained for long-term agricultural use to support a viable local agricultural economy and community. The Agricultural Area designation includes Prime Agricultural Areas as defined by Provincial policy. However, these lands may be impacted by overlays which include but are not limited to Natural Heritage Areas and other provincial plans, that need to be read in conjunction with the Agricultural Area policies.

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 Areas.

The intent of the Agricultural Area policies is for the long-term protection and enrichment to support the agricultural industry and rural economy of the Town's Agricultural Area and will be protected and maintained for long-term agricultural use. Within the Agricultural Areas designation, a flexible land use policy framework will promote economic activity and adaptability within the agricultural economy.

The Agricultural Area designation is located outside of the Hamlets and the ORM Natural Core Area and ORM Natural Linkage Area. 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.

Permitted Uses

6.2.2.1 The following uses are permitted in the Agricultural Area designation on **Schedule C – Land Use Designations**:

- a. The primary use of land shall be for the cultivation of land, the raising of livestock and the growing of trees. A full range of agriculture-related uses shall be permitted.

6.2.2.2 Other permitted uses within the Agricultural Area designation include the following, subject to the provisions of this Plan:

- a. A single dwelling units on existing lots of record, provided they were zoned for such on or before the effective date of this Official Plan and are accessory to a farm operation;
- b. Home industries subject to the Development policies of Section 6.2.2.7 & 6.2.2.8;
- c. Home occupations;
- d. Agriculture-related uses in accordance with Section 5;
- e. On-farm diversified uses in accordance with Section 5;

- f. Cannabis cultivation and limited processing uses, in accordance with Section 5.4.3;
- g. A farm help dwelling in accordance with Section 5.4;
- h. An additional residential unit in accordance with Section 3;
- i. Bed and breakfast establishments on farm and non-farm properties;
- j. Agricultural research and training, in conjunction with growing crops;
- k. Mineral aggregate operations in accordance with Section 5.5 of this Plan;
- l. Alternative energy systems and renewable energy systems in accordance with Section 3.2.1.6 & 3.2.1.7 of this Plan;
- m. A full range of public open space uses, including environmental education and demonstration projects, passive and active recreation, and associated facilities on lands identified as Conservation Area/Regional Forest in the York Region Official Plan; and,
- n. Uses, buildings and structures that are accessory to the permitted uses.

Development Policies

Development in the Agricultural Area will conform to the following policies:

- 6.2.2.3 Protect and enrich the Agricultural Area, shown on **Schedule C – Land Use** Designations, for long-term use as a natural resource and recognize its economic and social viability as an agricultural resource base.
- 6.2.2.4 Require land uses to be compatible and complementary to the primary land use of agriculture as identified in the PPS and conform with the ORMCP, Greenbelt Plan, Lake Simcoe Protection Plan, Provincial Plans, and the Zoning By-law regulations. Compatibility may be achieved by:
 - a. Re-using existing buildings or locating businesses within existing buildings unless an alternative location reduces overall impacts on the agriculture area;
 - b. Designing new structures to fit in aesthetically with the agriculture area;
 - c. Minimizing outdoor storage and lighting;
 - d. Avoiding major modification of land and removal of natural heritage features;

- e. Ensuring all new development will comply with the Provincial Minimum Distance Separation Formulae;
 - f. Ensuring applications for proposed non-agricultural uses through Site Plan Control and/or Zoning By-law Amendment include an Agricultural Impact Assessment as part of a complete applications;
 - g. Visually screening uses from neighbours and roadways; and,
 - h. Limiting the use of signage and ensuring that any signage fits with the character of the area based on Town guidelines.
- 6.2.2.5 Direct uses that are not supportive of the continued viability of the agricultural economy to other areas of the Town such as the settlement areas, as appropriate.
- 6.2.2.6 Ensure that all new development shall, at a minimum, comply with the Provincial Minimum Distance Separation Formulae. 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.
- 6.2.2.7 Small-scale home occupations will be permitted, provided the use remains clearly secondary to the farm operation and is conducted by a member of the family owning the property, and may include:
- a. sales outlets for agricultural products produced on the farm;
 - b. small home occupations conducted from the main residence and normally limited to the occupants of the property;
 - c. bed and breakfast establishments; and
 - d. farm vacation enterprises.
- 6.2.2.8 Small-scale home industries, which are conducted in whole or in part in an accessory building (e.g., shed or farm building) by a member of the family owning the property, will be permitted. In order to ensure that the scale of the home industry is clearly accessory to the main use, the number of employees, the gross floor area and outside storage associated with a home industry will be limited in the Zoning By-law.

6.2.3 Rural Area

The Rural Area consists of a wide range of agricultural, existing rural residential, institutional and other historically established rural uses. While soil characteristics and

natural features are of a lesser quality than those in the Agricultural Areas, agricultural uses are expected to continue within the Rural Area.

The Rural Area is a component of the Agricultural System. The Rural Area consists of lands which are not recognized by the Province as Prime Agricultural Areas, however, the Rural Areas support existing farm operations, and agricultural, agriculture-related, and on-farm diversified uses which are permitted in the Oak Ridges Moraine Countryside Area. In the Oak Ridges Moraine Core and Linage Areas, agriculture-related and on-farm diversified uses are permitted in Prime Agricultural Areas only.

The Rural Area designation provides the primary location for a range of small-scale institutional and commercial/industrial uses serving the agricultural/rural areas and a range of recreational and tourism uses that are suited in a rural setting. The Rural Area also contains many pre-existing uses that would now generally be directed to Settlement Areas but will be allowed to continue and in certain circumstances, expand.

Lands in the Rural Area designation are suitable for non-agricultural rural uses, however, the Town will evaluate proposals for non-agricultural uses, 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

6.2.3.1 The following uses are permitted in the Rural Area designation:

- a. Agricultural uses in accordance with the policies in Chapter 5 and which include the use of lands, buildings or structures for the growing of crops, raising of livestock and other animals;
- b. On-farm diversified uses and agriculture-related uses only in the prime agricultural areas within the Oak Ridges Moraine and within the Rural Area of the Oak Ridges Moraine Countryside Area.
- c. Small scale commercial and industrial uses that service the rural area in accordance with Section ;
- d. Home occupations and home industries;
- e. Small scale public uses such as schools, churches, cemeteries and community halls serving the local community in accordance with Section 6.2.3.6;
- f. Resource-based commercial and industrial uses;
- g. Fish, wildlife and forest management;
- h. Conservation project and flood and erosion control projects;
- i. Low-intensity recreational uses;
- j. Un-serviced parks;
- k. Major recreational uses, such as golf courses and outdoor playing fields, or expansion to these uses, in accordance with Section 5.4;

- l. Passive, resource-based recreation uses;
- m. Cannabis cultivation and processing uses in accordance with Section 5.4;
- n. Kennels and animal hospitals, in accordance with Section 5.4;
- o. Infrastructure;
- p. Cemeteries;
- q. Mineral aggregate resource uses in accordance with Section 5.5;
- r. Existing uses, including historically established commercial and employment uses; and,
- s. Uses, buildings and structures accessory to the foregoing uses.

Development Policies

Development in the Rural Area will conform to the following policies:

- 6.2.3.2 Recognize and protect the Rural Area, as shown on **Schedule C - Land Use Designations**, as a component of the Agricultural System, and direct non-agricultural and non-rural uses to appropriate locations, such as the settlement areas.
- 6.2.3.3 Land use compatibility will be achieved where agricultural uses and non-agricultural 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.
- 6.2.3.4 Ensure 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.
- 6.2.3.5 All new development shall, at a minimum, comply with the Minimum Distance Separation Formulae as required by this Plan.
- 6.2.3.6 For small-scale commercial, industrial and institutional uses within the Countryside Area in a Rural Area, excluding in Prime Agricultural in the ORM, the Town will permit such uses, that are supportive of, complementary to or essential to uses that are permitted in Countryside Areas and do not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures and include but are not limited to the following uses:
 - a. Commercial sales or services related to the management or use of resources located in the surrounding area;

- b. Portable mineral aggregate crushing plants, portable asphalt plants and composting plants, and,
 - c. Schools, places of worship, community halls, retirement homes, and cemeteries, intended mainly to serve nearby Rural Settlements.
- 6.2.3.7 Small-scale commercial, industrial and institutional uses within the Oak Ridges Moraine and within the Rural Area of the Oak Ridges Moraine Countryside Area may proceed on the basis of either private or communal sewage disposal systems, subject to appropriate studies and provisions in the York Region Official Plan, and the approval of the Province, York Region and the Town. Small scale is defined as any use which generates less than 10,000L/day of sewage effluent. Uses which generate larger volumes of sewage, or which general non-domestic or non-agricultural effluent shall not be permitted in the Rural Area.
- 6.2.3.8 The Town may require a Site Plan application and/ or Zoning By-law amendment for proposed small-scale commercial, industrial and institutional uses in the Countryside Area. Applications must demonstrate that the use cannot be located in a Settlement Area, and the buildings and structures are planned, designed and constructed so as not to adversely affect the rural character and ecological integrity of the ORM.
- 6.2.3.9 Ensure any application for proposed uses in the Rural Area will:
- a. 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;
 - b. Ensure an integrated pesticide and fertilizer management plan is in place;
 - c. Demonstrate 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;
 - d. Be appropriately located on roads that will accommodate the anticipated traffic;
 - e. Demonstrate the type of water and sewer servicing proposed is appropriate for the type of use; and,
 - f. Prohibit the creation of multiple lots for residential dwellings.
- 6.2.3.10 Prevent the intrusion of land uses that are incompatible with the rural character and/ or resource activities of the area.
- 6.2.3.11 Retain the character of the Rural Area and protect the viability of agriculture, agriculture-related and on-farm diversified uses.

- 6.2.3.12 Ensure that the scale of new development is compatible with the role and function of the Rural Area.
- 6.2.3.13 Encourage compatible and complementary development, redevelopment, and rehabilitation of the primary uses of the Rural Area by supporting applications that conform to the policies of the ORMCP, the Greenbelt Plan, the Lake Simcoe Protection Plan, this Plan, and the Zoning By-law.
- 6.2.3.14 Require, where permitted uses of a non-agricultural nature are sought through a Zoning By-law and/or Site Plan Approval, an Agricultural Impact Assessment as part of a complete application.
- 6.2.3.15 In order to avoid land use conflicts on lands designated as ‘Rural Area’, new land uses, including lot creation, and new or expanding livestock facilities will comply with the Minimum Distance Separation Formulae to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities or anaerobic digesters. The Minimum Distance Separation Formulae will be implemented through the applicable local municipal Zoning By-law to ensure that a buffer area is maintained between the uses.
- 6.2.3.16 Where a Vacant Lot of Record legally existed within the Rural Area on the date of adoption of this Plan, a building permit may be issued subject to compliance with the permitted use provisions and relevant policies of this Plan and the regulations of the Zoning By-law.
- 6.2.3.17 Permit development in the Rural Area development if individual private on-site services are provided for water supply and sanitary sewage disposal to the satisfaction of the Town and/or York Region.
- 6.2.3.18 Ensure an application for development on an Existing Vacant Lot of Record includes an Agricultural Impact Assessment and/or Environmental Impact Assessment, where necessary.
- 6.2.3.19 Permit minor extensions and enlargements to uses legally existing on the date of the adoption of this Plan provided that the adequacy of the existing or proposed individual, on-site water supply, and/or sanitary sewage disposal servicing systems are demonstrated to the satisfaction of the Town and/or York Region.
- 6.2.3.20 Consider the development of recreational uses and expansions to recreational existing uses within the Rural Area subject to an Agricultural Impact Assessment in support of an Amendment to this Plan, an Amendment to the Zoning By-law, and the submission of appropriate studies that:
- a. There is a demonstrated market need for the proposed use;
 - b. The size of the use is appropriate for the area and will not further fragment the Rural Area;

- c. The proposed use is located on a Provincial Highway or Arterial Road, to limit the traffic impacts on the rural character of the area would be minimal;
- d. There will be no negative impacts on any natural heritage features, or their associated ecological functions;
- e. The proposed use can be buffered from adjacent uses;
- f. There will be no negative impact on the quality and quantity of groundwater and surface water;
- g. The proposed development complies with the Minimum Distance Separation formulae;
- h. A vegetation enhancement plan is submitted and approved to the satisfaction of the Town; and,
- i. The proposed use conforms to other policies in this Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Lake Simcoe Protection Plan, where applicable.

6.2.4 Parks and Open Spaces

Parks and Open Spaces are lands used for public or private outdoor recreation and consist of public parks and associated public trail systems. The intent of the Parks and Open Space designation within the Agriculture System is to provide for healthy living by providing low-intensity recreational and educational opportunities while also promoting environmental health and sustainability. Parks and Open Spaces complement and may provide connections and linkages to support the Town's Natural Heritage System. The Parks and Open Space designation also recognizes existing uses.

6.2.4.1 The following uses are permitted in the Parks and Open Space designation:

- a. Public parks and open spaces, including existing and approved public parks and open spaces, which generally include low-intensity and predominantly outdoor recreation activities, sports fields and facilities as well as trails;
- b. Passive recreational and tourism related uses; and,
- c. Accessory uses and facilities incidental to the above uses.

6.2.4.2 In addition to the general Parks and Open Space policies in Section 3.4, the following policies shall apply:

- a. Parks and Open Space and any associated recreation uses in the Town's Agricultural System will also conform with the policies of the Greenbelt Protected Countryside.

6.3 Significant Environmental Area

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 ANSIs, locally and Provincially Significant Wetlands, 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.

6.3.1 Permitted Uses

- 6.3.1.1 The following uses are permitted in the Significant Environmental Area designation shown on the Land Use Designations Schedules (C – I) of this Plan:
- a. 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.
- 6.3.1.2 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.
 - c. The above 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.

- 6.3.1.3 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;

6.3.2 Development Policies

- 6.3.2.1 The Town will 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.
- 6.3.2.2 The areas included in the Significant Environmental Area designation have been identified based on a general background analysis. Site specific studies will 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.
- 6.3.2.3 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.

- 6.3.2.4 The addition or deletion of any major area from the Significant Environmental Area will require an Official Plan Amendment. Such an amendment will only be approved based on studies carried out for the applicant by qualified consultants. The studies will 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. Recognize natural ecological systems and processes and ensures that they are maintained and enhanced;
 - ii. Do 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.
- 6.3.2.5 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 will 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 will 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.

6.4 Community of Stouffville

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

In the Community of Stouffville, 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 the creation of complete communities. Housing may range in scale from single-detached dwellings to apartment buildings. The Residential designations in Stouffville include the **Neighbourhood Area, Urban Medium Density Residential Area, and Urban High Density Residential Area.**

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 in the Community of Stouffville include **Business Park Area** and **Industrial Area.**

Commercial designations in the Community of Stouffville 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. The Commercial designations in the Community of Stouffville include: **Neighbourhood Retail Area, Regional Retail Area, Gateway Mixed Use Area, Core Area – Main Street, Core Area – Mixed Use, Highway 48 Mixed Use Area, and Western Approach Mixed Use Area.**

6.4.1 Neighbourhood Area

The Neighbourhood Area designation provides for the creation of new residential neighbourhoods and recognizes existing residential neighbourhoods. Neighbourhood Areas permit neighbourhood supportive uses, such as schools, places of worship, parks and open spaces, and in some cases small-scale commercial uses that contribute to the proximity, density, and diversity of a 15-minute community. These elements support walkable communities, introduce local businesses, and function as focal points for social interaction.

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, infill development and modest redevelopment.

Permitted Uses

- 6.4.1.1 Permitted uses in the Neighbourhood Area designation, subject to the Development policies of this Section, include the following:
- a. Low-rise residential dwelling units;
 - b. Additional residential units, in accordance with the Additional Residential Unit policies of Section 3.1.2 of this Plan;
 - c. Community facilities that are integral to a neighbourhood including uses such as places of worship, day care centres, libraries, schools, community centres, and public recreation facilities;
 - d. Low-rise mixed use buildings with small scale commercial or office uses limited to the ground floor;
 - e. Home occupation; and,
 - f. Live/work units.

Development Policies

- 6.4.1.2 Development in Neighbourhood Areas will conform to the following policies:
- a. Low-rise residential dwelling units are permitted in the form of single detached dwellings, semi-detached and duplex dwellings;
 - b. Low-rise residential dwelling units in the form of townhouse dwellings, stacked town-house forms, and low-rise apartments up to four storeys. Such low-rise residential dwellings may be permitted where it is demonstrated that:
 - i. The development is generally directed to the edge of neighbourhoods;
 - ii. The development has frontage on an arterial/collector road;
 - iii. The development is designed in a manner compatible with the character of the neighbourhood and adjacent uses;
 - iv. Compatibility 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, where required; and,
 - v. 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. Low-rise mixed use buildings should include awnings, canopies, arcades, and overhangs to provide shelter from sunshine and/or adverse weather.
- d. Public spaces will be designed to offer high quality amenity areas that are safe, accessible, attractive and vibrant.
- e. Development will be compatible and in keeping with the character of the surrounding uses.
- f. 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 dwelling sizes.
- g. The adequacy of municipal services available to the area or to the site.
- h. The promotion of active transportation and transit and mitigation of adverse impacts on traffic and the surrounding transportation system.
- i. The adequacy of existing and/or proposed community facilities to serve future residents and the existing community, including locally-serving commercial opportunities, parks and open spaces.
- j. The provision of adequate vehicular and bicycle parking, buffering, and landscaping.
- k. Transit-supportive development at a pedestrian scale wherein dwellings are oriented towards the street to create a safe, accessible and attractive environment.
- l. Trails and/or walkways will be integrated into development proposals to maximize connectivity within neighbourhoods and between neighbourhoods, to promote public access to community uses and parks and open spaces.

6.4.2 Phase 2 and Phase 3 Lands Development Policies

6.4.2.1 Within each Sub-Area of the Phase 2 Lands identified on **Schedule D-4 – Phase 2 and 3 lands Sub-Areas**, the following additional policies will apply:

- a. At least 10% of development shall be low-rise development (e.g., townhouse, low-rise apartment) in the form of townhouses and low-rise apartments;
- 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).
- 6.4.2.2 Within each Sub-Area of the Phase 3 Lands identified on **Schedule D-4 – Phase 2 and 3 lands Sub-Areas**, the following policies will also apply:
- a. Residential development will achieve a minimum density of 15 units per net hectare and a maximum of 30 units per net hectare.
 - b. The Town may require submission of an urban design brief 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. Should an urban design brief be required, the applicant will submit to the Town perspective elevation drawings of the proposed buildings and structures.
 - c. The Community of Stouffville Urban Design Guidelines will be achieved.

6.4.3 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 Community of Stouffville, it is appropriate and necessary to provide for a more intensive and medium density residential built form.

Permitted Uses

- 6.4.3.1 Permitted uses in the Urban Medium Density Residential Area designation, subject to the Development policies of this Section, include:
- a. Low-rise residential dwellings in the form of townhouses;
 - b. Mid-rise residential dwellings in the form of apartment buildings;
 - c. Additional Residential Units, in accordance with the Additional Residential Unit policies of Section 3.1.2 of this Plan;
 - d. Commercial and office uses at grade as part of a mixed use building;

- e. Community facilities that are integral to a neighbourhood including uses such as places of worship, day care centres, libraries, schools, community centres, and public recreation facilities;
- f. Home occupations;
- g. Live-work units; and,
- h. Uses, buildings and structures that are accessory to the permitted uses above.

Development Policies

6.4.3.2 Development in Urban Medium Density Residential Areas will conform to the following policies:

- a. Low-rise residential dwelling units in the form of townhouses and apartment buildings are permitted up to four storeys.
- b. Mid-rise residential dwelling units are permitted in the form of apartment buildings up to nine storeys.
- c. A minimum FSI of 2.5 is required.
- d. Development must demonstrate consistency with any applicable urban design guidelines.
- e. Buildings over four storeys will be required to reduce their impact on adjacent properties and on the public realm, including public parks, and will frame and support adjacent streets and parks, consistent with the built form and urban design policies of Section 3.5.
- f. Infill development will fit into its surrounding context to provide appropriate transition of scale to lower density neighbourhoods. Transition can be achieved through a variety of ways including angular planes, step backs, setbacks, and landscape buffers consistent with the built form and urban design policies of Section 3.5.
- g. Developments will be located on roads designated or designed as collector or arterial roads.
- h. 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.
- i. Emphasis will be placed on architectural treatment and design of the development to ensure that it is complementary to adjacent uses through the use of setbacks, buffers, as well as the sensitive location of windows and balconies to minimize privacy impacts.

- j. To support the development of complete communities, proposals to develop, redevelop or intensify an Urban Medium Density Residential Area site will demonstrate:
 - i. Convenient access to public transit and active transportation routes;
 - ii. Strong pedestrian linkages between the building and the street edge, and throughout the site;
 - iii. Close proximity and access to amenities such as parks, open space, schools, shopping, active transportation routes, and other public service facilities. Where possible, new development should be located within a five-minute walk to these amenities;
 - iv. The nature and extent of existing land uses, or designated land uses adjacent to the site with respect to compatibility and integration; and,
 - v. The adequacy of municipal services to the site.

6.4.4 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

- 6.4.4.1 Permitted uses in the Urban High Density Residential Area designation, subject to the Development policies of this Section include:
 - a. High-rise residential dwelling units;
 - b. Community facilities that are integral to a neighbourhood including uses such as places of worship, day care centres, libraries, schools, community centres, and public recreation facilities;
 - c. Live/work units;
 - d. Home occupations;
 - e. Mixed use buildings with commercial or office uses limited to the ground floor;
 - f. Commercial uses, including restaurants;
 - g. Retail and service uses on sites that have frontage onto an arterial street; and,

- h. Uses, buildings and structures that are accessory to the permitted uses above.

Development Policies

6.4.4.2 Development in Urban High Density Residential Areas will conform to the following policies:

- a. High-rise residential dwelling units are permitted in the form of apartment buildings with a minimum height of 9 storeys and a maximum height of 20 storeys, subject to demonstrating appropriate compatibility and transition with adjacent uses, such as:
 - i. The building is located or tiered in height to minimize visual and shadowing impact on streets and public areas and does not negatively impact the character of its local context;
 - 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; and,
 - iii. The building design includes 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.
- b. New development will be located fronting on an arterial road, as direct access is preferred to be provided to the property. Direct access to collector or local roads may be accommodated if traffic can immediately access the arterial road to minimize traffic movement into lower density residential areas.
- c. New and infill development will 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.
- d. Development must demonstrate consistency with any applicable urban design guidelines.
- e. A Block Plan may be required, at the discretion of the Town and in accordance with the Block Plan policies in Section 7.2, to:
 - i. Promote comprehensive planning for the Urban High Density Residential Area;
 - ii. Confirm the boundaries of the Environmental Protection Designation, and any required buffers/setbacks;

- iii. Identify the detailed land use and density/built-form distribution, and to ensure that the required non-residential GFA is achieved;
- iv. Identify the parkland system, and the active transportation network;
- v. Identify the location for any required educational and/or community facilities;
- vi. Identify the detailed road pattern, including Arterial, Collector and Local Roads. Local Roads may be identified conceptually;
- vii. Articulate the details for the provision of sewer, water and storm water management systems;
- viii. Identify phasing and order of development, including any uses in the public interest to be developed in the earlier phases (e.g., affordable housing, community facilities, parks, schools, etc.); and,
- ix. Form the basis for a Landowners Group Agreement, where necessary.

6.4.5 Business Park Area

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.

The Business Park Area is an employment area designation that applies to areas where a full range of light industrial and offices uses are permitted.

Permitted Uses

- 6.4.5.1 Permitted uses in the Business Park Area designation, subject to the Development policies of this Section. include:
- a. Light industrial, including warehousing and wholesaling;
 - b. Professional and Medical Office;
 - c. Hotel, conference, convention and banquet facility;
 - d. Automotive campus;
 - e. Research and development facilities;
 - f. Commercial recreation and entertainment uses;
 - g. Commercial or Technical Schools;
 - h. Data processing centres;

- i. Accessory restaurant uses serving the business park uses may be permitted as part of the facility; and,
 - j. Ancillary uses such as small scale retail and service commercial uses that primarily serve the business functions of permitted uses.
- 6.4.5.2 That the following uses shall not be permitted in the Business Park Area designation:
- a. Residential;
 - b. Long-term care homes;
 - c. Retirement homes;
 - d. Boarding schools; and,
 - e. Other uses where individuals reside on a temporary or permanent basis, excluding hotels.
- 6.4.5.3 That, in addition to the uses listed in the above policy, the following uses shall not be permitted in Business Park Areas:
- a. Major retail;
 - b. Institutional uses; and,
 - c. Retail uses that are not accessory to the primary Business Park use.

Development Policies

- 6.4.5.4 Development in the Business Park Area will conform to the following policies:
- a. The combined gross floor area devoted to all ancillary uses is limited to a maximum of 20% of the gross floor area of the building.
 - b. Ancillary uses shall only be developed at the same times as the development of a permitted use, or after the permitted use has been established.
 - c. The number of ancillary uses shall be restricted in the Zoning By-law to ensure that these uses are ancillary to the primary permitted uses and do not detract from the planned function of the Business Park Areas.
 - d. 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.
 - e. Buildings should be located at the street or as close to the street as possible, and minimize the location of parking areas and parking structures adjacent to the street.

- f. Landscaping should be used throughout these areas to minimize the impact of parking and loading areas that are visible from the public realm.
- g. Larger development sites should include a landscaped pedestrian network that connects to trails and the public realm.
- h. 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.
- i. Open storage will not be permitted;
- j. Main buildings should be designed and located to assist in the creation of an attractive and pedestrian-friendly street edge;
- k. Building heights will not exceed a height of 20 metres;
- l. Development will be designed to maximize the use of the site; and,
- m. 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 a Municipal Comprehensive Review undertaken by York Region, in accordance with the policies of this Plan.

6.4.6 Industrial Area

The Industrial Area designation is intended for general or traditional employment uses. These uses include manufacturing, construction and at strategic locations, warehousing and transportation uses that contribute to 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. Industrial Areas will have significant buffers from sensitive uses and natural heritage areas and will ensure to limit the generation of significant truck traffic.

Permitted Uses

6.4.6.1 The following uses are permitted in the Industrial Area designation, subject to the Development policies of Section

- a. Assembling;
- b. Wholesale;
- c. Manufacturing (light and heavy);
- d. Fabricating;
- e. Processing;

- f. Warehousing;
- g. Distribution;
- h. Repair activities;
- i. Service trades;
- j. Research and development;
- k. Cannabis processing;
- l. Ancillary uses such as small scale retail uses that primarily serve the employment functions of uses permitted in the Industrial Area designation; and,
- m. Accessory open storage subject to the development policies of this Section.

Development Policies

6.4.6.2 Development in the Industrial Area will conform to the following policies:

- a. Accessory open storage will be principally located in the rear yard and appropriate buffering and screening will be provided in consideration of adjacent lots and sensitive uses;
- b. Development will be located such that it is not clearly visible and is properly screened 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 20% of the total gross floor area of the building;
- e. 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. 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. The report will 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.
- f. The following additional policies will apply to cannabis processing facilities in the Industrial Area land use designation:
 - i. Only cannabis processing uses licensed by Health Canada under the *Cannabis Act* will be permitted;

- ii. The minimum separation distance between a cannabis processing use and a Neighbourhood Area, Urban Medium Density Residential Area, Urban High Density Residential Area, Parks and Open Spaces, Gateway Mixed Use Area, Western Approach Area – Mixed Use, Highway 48 Mixed Use Area; Core Area – Mixed Use, and Core Area – Main Street designation will be 1000 metres, or as otherwise required by the implementing zoning by-law;
 - iii. The minimum separation distance between two or more cannabis cultivation uses and/or cannabis processing uses use will be 1000 metres;
 - iv. Cannabis processing uses will be located and designed in accordance with Cannabis Regulations (SOR/2018-144) to mitigate potential impacts including light emissions, air emissions, odour, and so forth;
 - v. Cannabis processing will only be permitted where municipal servicing is available and allocated;
 - vi. The Town may establish a municipal licensing framework to regulate cannabis cultivation and cannabis processing uses which can further regulate land use, separation distance, and site plan control;
 - vii. Only facilities registered or licensed by Health Canada are permitted;
 - viii. Cannabis processing will only be permitted through an amendment to the Town’s Zoning By-law;
 - ix. The Town’s Zoning By-law will establish more detailed zoning regulations and standards regarding cannabis processing.
 - x. Cannabis processing will be subject to the Town’s Site Plan Control By-law including providing the required studies outlined in Section 7.16 of this Plan.
- g. Ancillary uses shall only be developed at the same times as the development of a permitted use, or after the permitted use has been established.
 - h. The number of ancillary uses shall be restricted in the Zoning By-law to ensure that these uses are ancillary to the primary permitted uses and do not detract from the planned function of the Industrial Area.

6.4.7 Neighbourhood Retail Area

The Neighbourhood Retail Area recognizes nodes of neighbourhood-focused commercial activity. It provides for the development of a mixed use area, including a commercial component that will provide a range of goods and services designed to meet the day to day requirements of the residents. These uses will be provided within walking distance of the surrounding neighbourhoods and will be compatible in scale and function to a neighbourhood setting.

The Neighbourhood Retail Area will support the evolution of complete communities by providing residents with convenient access to retail opportunities within walking distance to their neighbourhoods.

Permitted Uses

6.4.7.1 Permitted uses in the Neighbourhood Retail Area designation, subject to the Development policies of this Section include:

- a. Multi-unit residential dwellings, if the residential use is located above at-grade retail/commercial uses;
- b. Small-scale retail and service commercial uses comprising individual uses of generally less than 850 square metres;
- c. Community facilities;
- d. Business and professional offices;
- e. Clinics;
- f. Restaurants; and,
- g. Institutional and cultural uses.

6.4.7.2 The following uses will be prohibited in the Neighbourhood Retail Area:

- a. Large retail stores that have an individual gross floor area of greater than 3,950 metres square;
- b. Entertainment;
- c. Automobile and recreational vehicle sales;
- d. Commercial “self-storage” warehouses; and,
- e. Drive-thru restaurants;

6.4.7.3 Outside storage or display of merchandise will generally not be permitted.

Development Policies

6.4.7.4 Development in the Neighbourhood Retail Area will demonstrate:

- 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.
 - b. Landscaping design which enhances the image of the development by breaking up the appearance of parking lot(s), and which compliments and reinforces the architectural appearance of the commercial, retail and/or residential building(s).
- 6.4.7.5 Architectural interest in the design of buildings in the Neighbourhood Retail Area will be demonstrated in accordance with the following policies:
- a. In development where substantial setbacks are required for neighbourhood retail stores, small-scale commercial buildings, residential units and/or restaurants on the lot will be oriented to the public street and sited at the street edge;
 - b. A minimum of 50% of the frontage of a given property should be defined by a building edge;
 - c. Off-street parking or loading/service areas will not be permitted between the building and the adjacent road;
 - d. The design of buildings will utilize high-quality façade materials with particular emphasis and use of these materials on the ground floor;
 - e. A minimum of two or three storeys is encouraged for retail and/or commercial buildings;
 - f. The use of false windows and/or false second storeys, and single material blank walls is strongly discouraged;
 - g. Patios and/or outside eating areas adjacent the public realm will be encouraged as a means of activating the street, supporting retail uses at grade, and in promoting pedestrian scale development;
 - h. Landmark buildings will be encouraged at street intersections and gateways;
 - i. All loading and service areas will be screened from view of the adjacent road network and adjacent residential neighbourhoods. Garbage and/or recycling facilities will be sited wholly within enclosed buildings;
 - j. Loading and service areas will be separated a minimum distance of 20 metres 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 a noise impact study approved by the Town;

- k. Pedestrian linkages between buildings and the adjacent road network will be encouraged;
 - l. Safe pedestrian access from adjacent streets into the interior portions of the development will be prioritized in the design of walkways, pedestrian linkages, curb cuts, loading and vehicular areas;
 - m. Adequate screening, separation distances and noise protection for adjacent residential neighbourhoods will be required based upon the conclusions and recommendations of a Town approved noise study, air quality study (if applicable) and/or external lighting study; and,
 - n. A minimum required floor space index of 0.5 and a maximum floor space index of 1.5 will be permitted in the Neighbourhood Retail Area. In a multi-phase development, the Town may consider a reduction in the minimum density for the first phase where the Applicant is able to demonstrate through the site plan process that the minimum density is planned for and can be achieved.
 - o. No buildings within 10 metres of a property boundary with existing or proposed residential development should exceed four storeys in height. Buildings above three storeys should be stepped back to control the overall massing of the building(s). No buildings will exceed five storeys in height.
- 6.4.7.6 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.
- 6.4.7.7 Amendments to designate sites as a Neighbourhood Retail Area will 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, 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.
- 6.4.7.8 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.
- 6.4.7.9 Neighbourhood Retail Areas will be located on a collector or arterial street, usually at an intersection.
- 6.4.7.10 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.
- 6.4.7.11 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.

6.4.8 Regional Retail Area

The Regional Retail Area designation is designed to acknowledge a trade centre and specialty retailing node serving a broad regional market. Major retail uses may be permissible in a manner that is complementary to and does not undermine the function of the Western Approach Mixed Use Area or the Neighbourhood Area. The Regional Retail Area will be fully integrated with, and supportive of, the planned function of the surrounding Employment Area designations. Growth will be accommodated in mixed-use buildings with retail functions at-grade, while the area's existing retail and service commercial function will be maintained and significantly expanded over time.

Permitted Uses

- 6.4.8.1 Permitted uses in the Regional Retail Area designation, subject to the Development policies of this Section, include:
- a. Large retail stores;
 - b. Mid-rise and high-rise residential dwelling units within mixed use buildings;
 - c. Eating establishments, including drive-thru restaurants;
 - d. Small-scale commercial and retail uses;
 - e. Movie theatre complex;

- f. Professional and medical offices;
 - g. Hotel and Entertainment establishments;
 - h. Financial establishment;
 - i. Personal service establishments; and,
 - j. Telecommunications store/outlet.
- 6.4.8.2 The following uses will be prohibited in the Regional Retail Area:
- a. Gas bar and automobile service centres;
 - b. Car washes; and,
 - c. Automobile and recreational vehicle sales;

Development Policies

- 6.4.8.3 Development in the Regional Retail Area will conform to the following policies:
- a. Mid-rise and high-rise residential buildings will be permitted within mixed use developments, where commercial and retail uses are accommodated and required at-grade.
 - b. Building heights up to a maximum of 20 storeys may be permitted consistent with the applicable Urban Design Guidelines and compatibility criteria, Highway 48 Framework plan, and urban design policies of this Plan. The height of buildings will be established through a Block Plan, at the discretion of the Town, in order to create a pedestrian-scaled, permeable and connected internal layout. This includes integrating existing topography and natural features into the development, and minimize alteration to both, wherever feasible.
 - c. Any lost retail gross floor area within the Regional Retail Area is required to be, at a minimum, replaced on the same site, or on another site within the Regional Retail Area.
 - d. A minimum FSI of 2.5 is required.
 - e. New development will accommodate a significant amount of regional retail servicing commercial uses, in addition to neighbourhood servicing commercial and retail uses, and subject to the following:
 - i. Any lost retail gross floor area within the Regional Retail Area is required to be, at a minimum, replaced on the same site, or on another site within the Regional Retail Area designation;

- ii. A minimum of 38 square metres of non-residential gross floor area will be required for each new dwelling unit;
 - iii. Parking will be encouraged to be located in the rear or side of the main building; and,
 - iv. Standalone retail and service commercial uses that abut a Provincial Highway, arterial or collector road will include a functional height of 2 storeys.
- f. The Town will require the preparation of a retail impact analysis for new retail commercial uses that are in excess of 30,000 square metres of gross leasable floor area. The retail impact analysis will include:
 - i. An analysis of transportation requirements to support the retail commercial use;
 - ii. The impact of the retail commercial use on existing and approved future retail facilities;
 - iii. Pedestrian, cycling and transit access; and,
 - iv. An analysis of the merits of the proposed retail commercial use in supporting the policies of this Plan.
- g. Where more than one use is developed on a property, or, where the Regional Retail Area designation occupies two or more properties, the development will 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.
- h. Regional Retail Area development will 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 will apply across the entire development as if the landholdings were under one single ownership. The site plan should demonstrate:
 - i. Where a substantial setback is proposed for large retail stores, smaller commercial buildings and restaurants and mixed use development will be sited at the street edge;
 - ii. A minimum of 50% of the frontage property should be defined by a building edge, and off-street parking or loading/service areas will be discouraged between the building and the adjacent road;

- iii. All buildings, including the large retail stores, will have high quality streetscapes, including significant glazing on all street frontages;
- iv. Well-defined and articulated streetscapes and landscaping; and,
- v. Appropriate screening of loading areas and parking areas;
- i. Outside storage or display of merchandise will generally not be permitted. Nursery and garden sale activities and similar uses which require temporary or seasonal outside storage and display of merchandise, will 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.
- j. Structured parking will 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 applicant will be required to demonstrate how future structured parking can be accommodated on the property in the context of existing and future building(s).
- k. At-grade retail, office, or similar uses at the street edge of parking structures shall be incorporated into the building design to improve publicly visible edges and the overall building appearance.
- l. Where residential uses are introduced, they will be subject to a Block Plan process in accordance with Section 7.2, at the discretion and satisfaction of the Town, that identifies an appropriate level of residential amenity, including adequate parks and open spaces, community facilities and a clearly residential sense of character and identity. Special attention will be given to the areas of interface between areas that are primarily residential in nature and areas that are primarily parking lots and/or primarily retail and service commercial in nature.
- m. The Town will promote future growth to be accommodated in mixed use buildings where the retail functions are accommodated and required at-grade.

6.4.9 Gateway Mixed Use Area

The Gateway Mixed Use Area designation recognizes the prominence of the intersection of Highway 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

6.4.9.1 Permitted uses in the Gateway Mixed Use Area designation, subject to the development policies in this Section, include:

- a. Mid-rise and High-rise residential dwellings;
- b. Mixed-use development;
- 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;
- d. Office;
- e. Personal service establishments;
- f. Cultural facilities; and,
- g. Community facilities that are integral to a neighbourhood including uses such as day care centres, libraries, schools, community centres, and public recreation facilities;

6.4.9.2 Prohibited uses in the Gateway Mixed use Area designation include:

- a. Retail plazas; and,
- b. Gas bar and automobile service centres and car washes.

Development Policies

6.4.9.3 Development in the Gateway Mixed Use Area will conform to the following policies:

- a. Mid- and high-rise residential uses will 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 applicable Urban Design Guidelines.

- b. Mid-rise buildings shall be between 5 and 9 storeys and will achieve a minimum FSI of 2.5.
- c. High-rise buildings higher than 9 storeys up to a maximum of 20 storeys may be permitted provided the following considerations are implemented per the Highway 48 Framework Plan and Urban Design policies of this Plan. A minimum FSI of 5.0 will be required.
- d. Built form should follow the hierarchy of roads, with taller buildings sited along arterial roads and at intersections, and shorter buildings along minor road subject to the following:
 - i. Consistency with the urban design guidelines and the Highway 48 Framework Plan;
 - ii. The creation of pedestrian-scale street walls/streetscapes;
 - iii. Consistent with the overarching vision for creating a walkable, animated and activated community; and,
 - iv. Non-residential uses may be required subject to a Market Retail study determining the need for non-residential uses. The Market Retail analysis will be required for all new development and subject to the requirements of Section 7.15 and subject to approval by the Town.
- e. Commercial, retail, office, or institutional uses will front on Main Street/Stouffville Rd. as a component of a mixed use development or development(s). Parking where possible should not be sited along public frontages. Above grade parking structures should be integrated with the building design so they are screened and have active uses along the street frontages.
- f. Retail and service-commercial uses will be required at grade in all mixed use buildings fronting on Main Street within the Gate-way Mixed Use Area designation.
- g. Residential amenity will be secured through the Site Plan approval process.
- h. The appropriateness of proposed development in the Gateway Mixed Use Area designation will be determined through an approved Block Plan and shall have regard to height, density, massing, angular plane, setbacks and transition to surrounding building forms. For larger sites, or the consolidation of multiple sites with multiple buildings, in addition to a Block Plan, a phasing plan and urban design brief will be required.
- i. Development will be integrated with the adjacent lands, or corridors, and protected for future integration with the active transportation system;

- j. Development will be 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.
- k. 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 will encourage open view corridors and pedestrian linkages to the adjacent Natural Heritage System to be incorporated into the design of the development, where appropriate.
- l. Development or redevelopment proposals will 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.
- m. Development or redevelopment proposals will 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.
- n. To enhance the gateway element and the approach into the Community of Stouffville, all proposals will 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.
- o. 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.
- p. All loading and service areas shall be adequately screened from public view and adjacent roads and designed in accordance with the Main Street Urban Design Guidelines.

- q. Where multiple buildings are proposed on a property, substantive pedestrian linkages between buildings and the adjacent road network shall be encouraged.
- r. Safe pedestrian access from adjacent streets into the interior portions of the development shall be provided.
- s. 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.
- t. 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 submit a Block Plan which addresses the following:
 - i. Properties will be amalgamated where feasible to provide flexibility in terms of access and the provision of off-street parking, site servicing and building placement;
 - ii. 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,
 - iii. Shared access or consolidated driveways from the adjacent road network will be promoted.
- u. Ensure buildings that form part of the intersection of Main Street and Highway 48 address both the Highway 48 and Main Street frontages equally through high-quality and attractive built form, and architectural articulation.
- v. Prioritize retail and service-commercial uses at the Main Street and Highway 48 Gateway area by ensuring these uses front the street and help support an active public realm. Above grade parking will be located at the rear of the building and integrated into the building design and screened where possible.
- w. Work with proponents to encourage increased setbacks for development located on corner lots in the Main Street and Highway 48 Gateway area, and on Main Street West, to create space for active uses at grade. The Town will also work with proponents of development in these areas to ensure engaging streetscape elements are incorporated into the design of these spaces

- 6.4.9.4 Notwithstanding any other land use policies for the Gateway Mixed Use Area, development will 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

- 6.4.9.5 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 the Natural Heritage System, 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. As 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.
- 6.4.9.6 The lands in the Gateway Mixed Use Area will be developed in accordance with the policies of the Gateway Mixed Use and Urban Medium and High Density Residential designations 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 (e.g., 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 TRCA:
- 6.4.9.7 Prior to consideration of site alteration or development approvals in the Gateway Mixed Use Area 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 and which addresses the following:
- a. 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 – Western Approach Land Use Designations**, and described below:
 - i. Key Focus Area 1 – Existing estimated flood plan mapping and spill area associated with culverts under the intersection of Highway 48 and Main Street;

- ii. Key Focus Area 2 – Flood plain spill area associated with the engineered Regional Storm flood plain of the Highway 48 Tributary located on 5318 Main Street; and,
 - iii. Key Focus Area 3 – Existing crossing/culverts associated with a right of way off of Ringwood Drive;
 - b. A Natural Heritage Systems Characterization Study involving field assessments that defines the natural features, functions and linkages within, and to a reasonable extent adjacent to, the Gateway Mixed Use Area, including the staking of such natural features;
 - c. A meander belt analysis for the two tributaries that pass through the Gateway Mixed Use Area; and,
 - d. A Head Water Drainage Feature assessment (5318 Main Street) based on the Credit Valley Conservation/TRCA document “Evaluation, Classification and Management of Headwater Drainage Features Guidelines, January 2014” or updated requirements.
- 6.4.9.8 The following detailed site studies and plans will be required, as a minimum, as part of any application for development including any application involving site alteration:
- a. Environmental Impact Study that defines key natural heritage features and appropriate vegetation protection zones and demonstrates that the impacts of development are appropriately mitigated and/or compensated, where suitable;
 - b. A Functional Servicing and Stormwater Management Report (FSR/SWM) that provides an appropriate design for servicing, water quality and quantity controls, erosion control and water balance recognizing the location in a settlement area in the Oak Ridges Moraine and based on terms of reference developed to the satisfaction of the Town in consultation with the TRCA;
 - c. Planning Justification Report including an Oak Rides Moraine Conformity Statement that demonstrates conformity to the ORMCP policies applicable to settlement areas;
 - d. A hydrogeological study and water balance analysis per the CTC Source Protection Plan;
 - e. Landscape Restoration plans and proposed grading;
 - f. Geotechnical Report; and,
 - g. Topographic Survey.

6.4.9.9 Other Development Requirements: The following additional requirements should be considered in the evaluation of any development in the Gateway Mixed Use Area:

- a. The potential road and trail system designated on **Schedule D-3 – Gateway Mixed use Land Use Designations** will be considered through the development approval process and the connections generally as proposed will be provided as condition of development;
 - i. The Study Area identified on **Schedule D-3 – Gateway Mixed Use Land Use Designations** will be evaluated with respect to all the required studies of Section 7.15 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; and,
 - ii. 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.

6.4.9.10 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.

6.4.10 Highway 48 Mixed Use Area

The Highway 48 Mixed Use Area designation is focused on the intersection of Highway 48 and Hoover Park Drive and is intended to be developed as a higher density mixed use community. This node is envisioned to become the focus for a new Mixed Use 'Main Street' environment that encompasses the lands on the north and south side of Hoover Park Drive in proximity to Highway 48. This area is intended to have a more fine-grained scale of streets and blocks and thus the potential to become a more compact and walkable neighbourhood.

Permitted Uses

6.4.10.1 Permitted uses in the Highway 48 Mixed Use Area designation, subject to the Development policies of this Section, include:

- a. Entertainment;
- b. Hotels, conference, convention and banquet facility;
- c. Financial Establishments;
- d. Institutional and cultural uses;
- e. Light industrial innovation makerspaces;
- f. Office;
- g. Research and development;
- h. Commercial recreation;
- i. Community facilities that are integral to a neighbourhood including uses such as day care centres, libraries, schools, community centres, and public recreation facilities;
- j. Data processing;
- k. Retail and service commercial;
- l. Farmer's market and urban agriculture centre;
- m. Mid- to high-rise forms of mixed use development;
- n. Live-work townhouse units;
- o. Grocery stores, supermarkets and food stores;
- p. Restaurants;
- q. Beer and/or liquor retail stores and outlets;
- r. Clinic; and,
- s. Personal service establishments.

6.4.10.2 The following uses are prohibited in the Highway 48 Mixed Use Area designation:

- a. Drive-thru facility;
- b. Standalone automobile sales and service use; and,
- c. Gas bar and car washes.

Development Policies

6.4.10.3 Development in the Highway 48 Mixed Use Area will conform to the following policies:

- a. Mid-rise and high-rise residential dwelling units and mixed use developments will be permitted. Commercial and retail uses are required at-grade for new development that has frontage on Highway 48 and Hoover Park Drive.
- b. Mid-rise buildings shall be between 5 and 9 storeys and will achieve a minimum FSI of 2.5.
- c. High-rise buildings taller than 9 storeys and will achieve a minimum FSI of 5.0.
- d. High-rise buildings higher than 9 storeys up to a maximum of 20 storeys may be permitted provided the following considerations are implemented per the Highway 48 Framework Plan and Urban Design policies of this Plan.
- e. 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:
 - i. Uses will have frontage on Highway 48 and the architectural treatment and design of the building and the property will 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;
- f. Development will 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, transition, traffic generation, shadowing and noise;

- g. Low- to mid-rise buildings, including townhouses and apartments will be permitted up to a maximum of four storeys and a maximum density of 45 units per net hectare; and,
- h. The maximum building height of high rise buildings should consider the application of angular planes, the creation of pedestrian-scale street walls / streetscapes and the overarching vision for creating a walkable, animated and activated community;
- i. Buildings that form part of the intersection of Main Street and Highway 48 will address both the Highway 48 and Main Street frontages equally through high-quality and attractive built form, and architectural articulation.
- j. Retail and service-commercial uses will be prioritized at the Main Street and Highway 48 Gateway area by ensuring these uses front the street and help support an active public realm. Above grade parking will be located at the rear of the building and integrated into the building design and screened where possible.
- k. Development will consider and implement an appropriate urban parkland system consistent with the Parks and Open Space policies of this Plan as well as a high level of residential amenity.
- l. The Town will work with proponents to encourage increased setbacks for development located on corner lots in the Main Street and Highway 48 Gateway area, and on Main Street West, to create space for active uses at grade. The Town will also work with proponents of development in these areas to ensure engaging streetscape elements are incorporated into the design of these spaces.
- m. Non-residential uses should be accommodated within the design of the ground floor of buildings, including a minimum floor to ceiling height of 4.5 metres. A minimum of 38 square metres of non-residential gross floor area will be required for each new dwelling unit.
- n. The streetwall of mixed-use buildings should be a minimum of 3 to 4 storeys (or 12 metres to 15 metres) in height.

6.4.11 Core Area – Main Street

The Core Area – Main Street designation recognizes the existing community core in the Community of Stouffville along Main Street.

It is expected that this area will build on its assets to evolve into a vibrant place to live, shop, work, and play. It will be inviting to stroll or pause along its entire length, encouraging people to experience it on foot or bicycle. The Core Area – Main Street is the place the people of Stouffville should want to call their ‘downtown’, ‘main street’ or ‘heart.’

This is where the community meets, interacts, celebrates, shops, and entertains. This is where visitors will want to come to experience sophisticated culture, in a small-town setting.

There is a strong desire to promote this area as a pedestrian-friendly destination and commercial district, where there is a strong residential community, fully integrated with entertainment and cultural facilities, offices, and restaurants that compliment and support a host of smaller scale retail and service commercial uses. It also provides an opportunity for a range of residential uses. The Core Area – Main Street designation is a notable component of the Stouffville GO MTSA.

Permitted Uses

6.4.11.1 Permitted uses in the Core Area – Main Street designation, subject to the Development policies of this Section, include:

- a. Residential units, located above the ground floor of all building types;
- b. Townhouse development may be permitted on the edge of the Core Area – Main Street designation.
- c. Mid-rise, mixed use development;
- d. Retail and service commercial;
- e. Cultural, recreational and entertainment uses;
- f. Community facilities that are integral to a neighbourhood including uses such as places of worship, day care centres, libraries, schools, community centres, and public recreation facilities; and,
- g. Office.

6.4.11.2 Prohibited uses in the Core Area – Main Street designation include:

- a. Stand-alone office or residential buildings with frontage on Main Street;
- b. Drive-thru facility;
- c. Standalone automobile sales and service use; and,
- d. Gas bar.

Development Policies

6.4.11.3 Development in the Core Area – Main Street will conform to the following policies:

- a. Buildings and sites should accommodate an array of compatible development. A mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. High activity uses that animate the

streetscape, like retail and restaurants, are required at-grade along Main Street, with uses such as offices and residential uses on second floors and above.

- b. Buildings and structures shall have a height of two to six storeys, subject to achieving appropriate transition, angular planes and tower separation. Buildings fronting Main Street that are taller than 4 storeys should be stepped back to maintain street/pedestrian enclosure in accordance with the applicable Urban Design Guidelines.
- c. Buildings and structures will have a minimum floor space index of 1.0 and a maximum floor space index of 3.0.
- d. The Town will 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, and will require non-residential uses at-grade along Main Street and locating parking areas exclusively in the rear yard.
- e. Parking will not be permitted in the front or side yard of any property abutting Main Street.
- f. 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 Mixed Use Area. New development and redevelopment will reinforce its character as a pedestrian-oriented shopping area.
- g. 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.
- h. Development will be integrated with adjacent lands and will provide an appropriate interface with any adjacent lands in a residential designation.
- i. 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:
 - i. Working to promote the area as a shopping area for the community and visitors;
 - ii. Promoting the area as a location for new businesses and uses, including new public uses;

- iii. Developing a regular program for the restoration, maintenance, and improvement of municipal services; and,
 - iv. Programs for facade improvement.
- j. The Town will 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 Chamber of Commerce 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.
- k. Where a development project is proposed, the Town may require the 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.
- l. The Town will implement safety features and traffic calming measures that are aimed at reducing the speeds at which vehicles travel to improve overall experience of all road and right-of-way users.
- m. The Town will promote a consistent suite of furnishings throughout the downtown will help create a unified and recognizable public realm and reinforce the identity of the Core Area – Main Street.
- n. The Town’s Main Street Revitalization project will identify improvements to enhance the streetscape and public realm, to create a more attractive, inviting and pedestrian oriented environment.
- o. New development, whether a renovation to an existing building, or a completely new building, will be reviewed by the Town taking into consideration matters relating to exterior design, including the character, scale, colour, building materials, appearance and design features of buildings.
- p. The Town will recognize corner development sites as good locations for landmark buildings as they have better visibility, light and view opportunities. Corner sites will be addressed in the following manner:
- i. Define the intersection at which the building is located by architecturally articulating its presence at each corner;

- ii. Include prominent visual and vertical architectural features such as a wrap-around porch, bay window, turret feature or a clock tower, and/or an additional storey, greater than abutting buildings on non-corner sites;
- iii. Include primary, articulated façades towards both roads; and,
- iv. Have the highest level of architectural detailing and a distinct architectural appearance.

6.4.12 Core Area – Mixed Use

The Core Area – Mixed Use designation recognizes the existing Stouffville GO 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. Together with the Core Area – Mixed Use designation, the Core Area – Mixed Use designation serves as a focal point for promoting a mix of uses and community services. This will be achieved through appropriate redevelopment and expansion opportunities that will integrate commercial, residential, entertainment and cultural facilities, offices, and restaurants and other small scale retail and service commercial uses.

Permitted Uses

6.4.12.1 Permitted uses in the Core Area – Mixed Use designation, subject to the Development policies of this Section, include:

- q. Residential units, located above the ground floor of all building types;
- r. Townhouse development may be permitted on the edge of the Core Area – Main Street designation.
- s. Mid-rise, mixed use development;
- t. Retail and service commercial;
- u. Cultural, recreational and entertainment uses;
- v. Community facilities that are integral to a neighbourhood including uses such as places of worship, day care centres, libraries, schools, community centres, and public recreation facilities; and,
- w. Office.
- x. Existing industrial and commercial uses;
- y. Transportation terminal;
- z. Home occupations;

- aa. Live/work units; and,
- bb. Commercial uses, including restaurants, retail and service uses.

Development Policies

6.4.12.2 Development in the Core Area – Mixed Use designation will conform with the following policies:

- a. The Town will require commercial at grade for development with frontage on Edward Street south of Schell Street. Buildings taller than four storeys will be located at the rear along the rail corridor, subject to appropriate setbacks. Buildings three to four storeys tall shall front onto Edward Street to provide appropriate transition to the surrounding neighbourhood.
- b. Buildings and sites should accommodate an array of compatible development. A mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. High activity uses that animate the streetscape, like retail and restaurants, are required at-grade along Edward Street, with uses such as offices and residential uses on second floors and above.
- c. Buildings and structures will have a minimum height of two storeys and a maximum height of ten storeys. The maximum height shall only be permitted provided there is an appropriate transition can be provided to low density residential areas in accordance with the applicable Urban Design Guidelines.
- d. A minimum FSI of 2.5 is required.
- e. The Town will require 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.
- f. Promote a multitude of complementary uses, including retail and service commercial, as part of mixed use development, with the integration of residential uses within any new development.
- g. The appropriateness of proposed development on larger sites, or the consolidation of multiple sites with multiple buildings, shall be evaluated through a block plan, phasing plan and urban design brief, at the discretion of the Town.
- h. The existing development west of the rail line in the vicinity of the GO Station is a mix of industrial and commercial uses. The Town will continue to work with CN Rail, Metrolinx, 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 will facilitate such actions as the preparation of conceptual plans for the area, the brokering of relocation opportunities for existing uses and working with Metrolinx and the Heritage Railway with respect to the improvement of their facilities.

- i. Parking will not be permitted in the front yard of any property abutting Edward Street or Main Street.

6.4.13 Western Approach Mixed Use Area

The Western Approach Mixed Use Area designation frames Main Street between the Highway 48 Gateway Mixed use Area and Ninth Line. The Western Approach Mixed Use Area represents the primary entrance into the Community of Stouffville.

It is the objective of the Western Approach Area Mixed Use designation to create a diverse, thriving commercial district 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

6.4.13.1 Permitted uses in the Western Approach Mixed Use Area designation, subject to the Development policies of this Section, include:

- a. Mid-rise and high rise mixed use and/or residential development;
- b. Live-work units and townhouse dwelling units on lands that do not front onto Main Street;
- c. Office;
- d. Hotel, conference, convention and banquet facility;
- e. Research and development;
- f. Retail and Personal service commercial uses;
- g. Financial institutions;
- h. Grocery stores, supermarkets and food stores;
- i. Commercial recreation;
- j. Eating establishments, including drive-thru restaurants;
- k. Beer and/or liquor retail stores and outlets;
- l. Clinic;
- m. Commercial recreation and entertainment;

- n. Community facilities that are integral to a neighbourhood including uses such as places of worship, day care centres, libraries, schools, community centres, and public recreation facilities; and,
 - o. Educational and training facilities.
- 6.4.13.2 The following uses shall be prohibited in the Western Approach Mixed Use Area designation:
- a. All forms of low-rise housing in the form of single detached, semi-detached, and tri-plexes;
 - b. Gas bars, car washes, and new automotive service uses; and,
 - c. Self storage uses.

Development Policies

- 6.4.13.3 Development in the Western Approach Mixed Use Area designation will conform to the following policies:
- a. Mid-rise and high-rise residential development will be permitted in accordance with the Main Street Built Form and Urban Design Guidelines and in the form of:
 - i. Dwelling units located above at-grade commercial and retail units;
 - ii. Townhouses and live-work units provided they do not have frontage on Main Street;
 - iii. Apartment buildings provided they do not have frontage on Main Street.
 - b. Building heights will be a maximum of 20 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.
 - c. All buildings that front on to Main Street will be either stand-alone retail, service commercial and/or office buildings, or mixed use buildings with retail and service commercial and office uses required at-grade.
 - d. Standalone commercial buildings fronting Main Street will have a minimum of two (2) functional storeys with stepbacks provided above the fourth storey in accordance with the applicable Urban Design Guidelines.
 - e. A minimum FSI of 1.5 is required.
 - f. Standalone residential development in the form of townhouses, quadruplexes or similar cluster housing, and/or apartments/condominiums will:

- i. Be sited adjacent to existing or proposed residential neighbourhoods to assist in the transition of land use activities;
 - ii. Provide outdoor amenity areas that are co-located with a mix of uses; and,
 - iii. Not be located adjacent to Main Street.
- g. The development of lands for Western Approach Mixed Use Area will primarily consist of mixed use development in the form of mid- and high-rise buildings.
- h. Development within the Western Approach Mixed Use Area designation will demonstrate consistency with the Main Street Built Form and Urban Design Guidelines, as amended from time to time.
- i. Any lost retail Gross Floor Area within the Western Approach Mixed Use Area designation should be, at a minimum, replaced on the same site, or on another site within the Western Approach Mixed Use Area designation.
- j. New development of larger redevelopment sites where comprehensive redevelopment is required within the Western Approach Mixed Use Area may be facilitated through a comprehensive Block Plan process, at the discretion of the Town and subject to the Block Plan policies in Section 7.2.
- k. The Town will work with the applicant to achieve the following objectives:
 - i. 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. Structured parking, if appropriate, should be located behind at grade uses;
 - ii. To encourage improved pedestrian movements on site;
 - iii. To pursue specific design details which will reinforce the positive image and interaction between the public/private realm; and,
 - iv. To mitigate the conflicts between the development and adjacent residential neighbourhoods.
- l. 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.
- m. 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.

- n. 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).
- o. At grade retail, office, or similar uses at the street edge of parking structures shall be incorporated into the building design to improve publicly visible edges and the overall building appearance.
- p. Residential development will not occur simultaneously with the retail/commercial uses, the proponent will 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.
- q. 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. As such, the mixed use and residential policies will be assessed on a case-by-case basis, without requiring an amendment to this Plan.
- r. Ensure new development and the design of the public realm in the Main Street and Ninth Line Gateway area is urban in character and reflects the fine-grain scale of the existing Downtown Main Street built form context.
- s. Work with proponents of new development in the Main Street and Ninth Line Gateway East of Ninth Line area to ensure buildings provide transition to the Downtown Main Street Character Area and locate building frontages to the streetline.

6.4.14 Utility

The Utility designation illustrated on **Schedule D – Stouffville Land Use Designations** will mainly consist of the Old Elm GO Station and associated parking space. These lands should be protected for future public transit use and associated active transportation connects until such time as the lands may be decommissioned and declared surplus. Where the Utility designation is declared surplus, efforts should be made to continue to use these lands for public use.

- 6.4.14.1 The Utility designation will be used primarily as a public transit facility, and secondary uses such as parking lots, pedestrian and cycling connections and parking/storage.

- 6.4.14.2 Development adjacent to the Utility designation will be compatible with the primary public transit facility use in terms of any adverse or visual impacts, and grading and site drainage.
- 6.4.14.3 Where the Utility designation is declared surplus, consideration will be given to the use of such lands by the Town or a public agency for public services, including but not limited to amenities such as bicycle and pedestrian connections, parks and open spaces, or shared parking facilities integrated with the redevelopment of the property.

6.4.15 Parks and Open Spaces

The Parks and Open Space designation recognizes existing community parks which provide active recreation facilities to serve the Community of Stouffville. This designation also identifies potential new community park sites.

- 6.4.15.1 Permitted uses in the Parks and Open Spaces designation include:
 - a. Open space and outdoor recreation including related buildings and structures such as indoor and outdoor swimming pools, arenas, wading pools, sports courts, concession stands, and playground equipment; and,
 - b. Parkland in accordance with the policies of **Chapter 3 – Planning for Complete Communities**.
- 6.4.15.2 The Town will continue to maintain and enhance the open space and recreation facilities in the existing community parks. In particular, the Town will:
 - 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.
 - c. The Town will consider the development of additional community parks in accordance with the Developing Vibrant Parks, Trails & Open Spaces policies of this Plan.

6.5 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**.

6.5.1 Neighbourhood Area

Residential designations are intended to accommodate existing low-density residential development in the **Community of Gormley** on private services. Therefore, the development policies associated with residential designation provide a policy framework to guide the development of appropriate built forms reflective of the servicing available.

The Neighbourhood Area designation recognizes existing residential areas and provides for limited infill and redevelopment, including additional residential units, converted dwellings, adaptive re-use of non-residential buildings. The designation permits public institutional uses, such as schools and places of worship, as may be proposed 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 redevelopment.

Permitted Uses

- 6.5.1.1 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 3.1;
 - d. Home occupation;
 - e. Home industry;
 - f. Live/work units;
 - g. Institutional; and,
 - h. Bed and breakfast establishment, where permitted in the Zoning By-law.

Development Policies

- 6.5.1.2 New residential development will consist of single-detached dwellings with a minimum lot size of approximately 1 hectare. 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 York Region.

- 6.5.1.3 Any lotting configuration and/or subdivision design for new residential development will 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.

6.5.2 Business Park Area

The Business Park Area designation in the **Community of Gormley** is a cluster of lighter industrial uses with a broader mix of employment uses in a business park-like setting in locations that are sensitive to the range of permitted uses due to their proximity to residential land uses or their exposure to major roads.

Permitted Uses

- 6.5.2.1 Permitted uses in the Business Park Area designation include:
- a. Light industrial, including warehousing;
 - b. Professional and Medical Office;
 - c. Wholesale;
 - d. Hotel, conference, convention and banquet facility;
 - e. Automotive campus;
 - f. Research and development facilities;
 - g. Commercial recreation and Entertainment uses;
 - h. Commercial or Technical Schools;
 - i. Data processing centres;
 - j. Accessory restaurant uses serving the business park uses may be permitted as part of the facility;
 - k. Ancillary uses such as small scale retail and service commercial uses that primarily serve the business functions of permitted uses.
 - a. Dry industrial uses within enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and wholesaling, data processing, and related uses; and,
 - b. 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.
- 6.5.2.2 Uses that will be prohibited in the Business Park Area include:
- a. Outdoor storage;

- b. 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.

Development Policies

6.5.2.3 Development in the Business Park Area designation will conform to the following policies:

- a. A high standard of building design and appearance will be encouraged, with undeveloped portions of lots being landscaped in a manner which augments and reinforces the intended prestige image.
- b. Existing vegetation and other natural features, considered worthy of protection or conservation, shall be maintained and, if possible, incorporated within the Business Park Area uses and between other types of uses to function as buffers and separators.
- c. All permitted uses will be carried out within enclosed buildings.
- d. Specific bylaw standards and provision shall be utilized to establish density, minimum lot sizes and other provisions as deemed necessary by the Town. The minimum lot size shall be approximately 2 hectares with a maximum lot coverage of 35%.
- e. Specific by-law standards and provisions will 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 residential area.

6.5.3 Industrial

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. Lands designated Industrial in the **Community of Gormley** will be for industrial uses that may have limited outdoor storage.

Permitted Uses

6.5.3.1 Permitted uses in the Industrial designation include:

- a. Light industrial, including warehousing;
- b. Professional and Medical Office;
- c. Wholesale;
- d. Hotel, conference, convention and banquet facility;

- e. Automotive campus;
- f. Research and development facilities;
- g. Commercial recreation and Entertainment uses;
- h. Commercial or Technical Schools;
- i. Data processing centres;
- j. Accessory restaurant uses serving the business park uses may be permitted as part of the facility;
- k. Ancillary uses such as small scale retail and service commercial uses that primarily serve the business functions of permitted uses.
- l. Dry industrial uses within enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, packaging, warehousing and wholesaling, data processing, and related uses;
- m. 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;
- n. Limited gross floor area devoted to retail sales of a minor portion of the goods manufactured, processed, assembled, or packaged on the industrial premises; and,
- o. Cannabis processing.

Development Policies

6.5.3.2 Planning and development applications in the Industrial designation will conform to the following policies:

- a. 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.
- b. Existing vegetation and other natural environmental features will be maintained and, if possible, incorporated within the Industrial uses and/or between other uses to function as buffers and visual screens.
- c. 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.
- d. Buffering and adequate separation distances may be required to ensure visual compatibility between Industrial uses and other uses.

- e. 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.
- f. Specific zoning by-law standards and provisions will be utilized to:
 - i. Establish density and minimum lot sizes;
 - ii. 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,
 - iii. Other provisions as deemed necessary by the Town of Whitchurch-Stouffville.
- g. The minimum lot size will be approximately 2 hectares (5 acres) with a maximum lot coverage of 35% which includes, for example, buildings and open storage areas.
- h. 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.
- i. Uses that are likely to cause an unacceptable measure of air or water pollution, odour, or excessive noise will be prohibited.

Cannabis Processing Facilities

6.5.3.3 The following additional policies will apply to cannabis processing facilities in the Industrial designation:

- a. Only cannabis processing uses licensed by Health Canada under the *Cannabis Act* will be permitted;
- b. The minimum separation distance between an outdoor cannabis cultivation use and lands designated with residential uses, Significant Environmental Area or Neighbourhood Area will be 1000 metres, or as otherwise required by the implementing Zoning By-law;
- c. The minimum separation distance between two or more cannabis cultivation uses and/or cannabis processing uses use will be 1000 metres;
- d. Cannabis processing uses will be located and designed in accordance with Cannabis Regulations (SOR/2018-144) to mitigate potential impacts including light emissions, air emissions, odour, and so forth;
- e. Cannabis processing will only be permitted where municipal servicing is available and allocated;

- f. Cannabis processing uses will be subject to the Town's Site Plan Control By-law including providing the required studies outlined in Section 7.16;
- g. The Town may establish a municipal licensing framework to regulate cannabis cultivation and cannabis processing uses which can further regulate land use, separation distance, and site plan control;
- h. Cannabis processing will only be permitted through an amendment to the Town's Zoning By-law; and,
- i. The Town's Zoning By-law will establish more detailed zoning regulations and standards regarding cannabis cultivation and cannabis processing.

6.5.4 General Commercial

The General Commercial designation recognizes areas that provide commercial services which serve the local 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

- 6.5.4.1 Permitted uses in the General Commercial designation include:
 - a. Accessory dwelling units;
 - b. Retail uses, restaurants and service uses, including drive-throughs;
 - c. Automotive service uses and sales;
 - d. Offices;
 - e. Day care centres;
 - f. Garden centres or nurseries;
 - g. Hotels;
 - h. Personal Service Establishments;
 - i. Printing Establishments;
 - j. Undertaking Establishments;
 - k. Clinics;
 - l. Places of worship; and,
 - m. Uses, buildings and structures that are accessory to the uses permitted above.

6.5.5 Parks and Open Space

The Parks and Open Space designation recognizes existing parkland and open space in the Community of Gormley. 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

6.5.5.1 Permitted uses in the Park and Open Space Area designation in the Community of Gormley include:

- a. Public parks and open spaces, including existing and approved public parks and open spaces, which generally include low-intensity and predominantly outdoor recreation activities, sports fields and facilities as well as trails;
- b. Passive recreational and tourism related uses;
- c. Accessory uses and facilities incidental to the above uses.
- d. Fish, wildlife and forest management;
- e. Conservation projects and flood and erosion control projects;
- f. Low intensity recreational uses; and,
- g. Unserviced parks; and,
- h. Permitted recreation uses may include those uses permitted in the applicable Zoning By-law.

6.5.5.2 Other public park and open space uses may also be permitted subject to a Zoning By-law amendment and will 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 ORMCP Area.

Development Policies

6.5.5.3 Development in the General Commercial designation will conform to the following policies:

- a. Development in General Commercial designation 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.
- 6.5.5.4 Uses that utilize or discharge significant amounts of water will be discouraged.

6.6 Community of Ballantrae

Note: The following policies have been prepared based on the Council Adopted Official Plan Amendment 136, which is pending mediation and approval by the Ontario Land Tribunal. The policies are intended to implement the intent of Official Plan Amendment 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.

6.6.1 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

- 6.6.1.1 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;
 - c. Parks and other open space uses;
 - d. Stormwater and erosion control facilities sited and 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. Legally existing uses, buildings and structures; and,

- 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.

Development Policies

- 6.6.1.2 All development shall conform with the development review policies of Chapter 7 – Implementation, Interpretation and Monitoring, 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.
- 6.6.1.3 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.
- 6.6.1.4 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.

6.6.2 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

- 6.6.2.1 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 bylaw 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 bylaw 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,
- h. Institutional uses.

Development Policies

6.6.2.2 All development shall conform with the development review policies of Chapter 7 – Implementation, Interpretation and Monitoring 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.

6.6.2.3 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).

6.6.3 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

- 6.6.3.1 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 bylaw 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.

Development Policies

- 6.6.3.2 All development shall conform with the development review policies of Section 7.15, and the servicing policies of this Plan and the Highway 48 corridor access management policies of this Plan. In addition, the development shall be subject to the site plan control provisions of this Plan, where required by the Town.
- 6.6.3.3 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).

6.7 Community of Musselman Lake

Note: The following policies have been prepared based on the Council Adopted Official Plan Amendment 136, which is pending mediation and approval by the Ontario Land Tribunal. The policies are intended to implement the intent of Official Plan Amendment 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.

6.7.1 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

- 6.7.1.1 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.

Development Policies

- 6.7.1.2 All development shall conform with the applicable development review policies of this Plan. In addition, the development shall be subject to the site plan control provisions of this Plan where required by the Town.
- 6.7.1.3 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.
- 6.7.1.4 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.
- 6.7.1.5 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 this Plan 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.

6.8 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 within the Oak Ridges Moraine and Greenbelt Plan Area, while providing a range of services and facilities for local residents and visitors. Woodbine Avenue will evolve into a mixed use main street corridor while employment growth will leverage proximity and access to Highway 404.

6.8.1 Neighbourhood Area

Permitted Uses

- 6.8.1.1 Permitted uses in the Neighbourhood Area designation include:
- a. Low-rise residential dwellings including single detached dwellings, semidetached and duplex dwellings;
 - b. Converted dwelling;
 - c. Additional residential units in accordance with the policies of Section 3.1.1 and Section 6.1.4;
 - d. Home occupation, home industry and home businesses;
 - e. Live/work units;
 - f. Bed and breakfast establishments, where permitted in the Zoning By-law;
 - g. Community facilities that are integral to a neighbourhood including uses such as day care centres, libraries, schools, community centres, and public recreation facilities;
 - h. Public parks and open spaces; and,
 - i. Uses accessory to the permitted uses.

Development Policies

- 6.8.1.2 Development in the Neighbourhood Area will conform to the following policies:
- a. Development will be identified as compatible with surrounding uses and will largely take the form of minor infill or rounding out of the Community of Vandorf;
 - 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 promotion of active transportation and transit and mitigation of adverse impacts on traffic and the surrounding transportation system;
- d. 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;
- e. The provision of adequate vehicular and bicycle parking, buffering, and landscaping; and,
- f. The incorporation of sustainability features, including green infrastructure, green building practices, energy conservation measures; and renewable energy systems.

6.8.2 Employment Area

The Employment Area designation recognizes an existing employment area in the **Community of Vandorf** in addition to significant opportunities for new employment uses in the employment areas focused along the Highway 404 Corridor. The purpose of the designation is to recognize that existing and planned development and ensure that the economic viability of the area is maintained and improved.

Permitted Uses

6.8.2.1 Permitted uses in the Employment Area designation include:

- a. Industrial;
- b. Office;
- c. Wholesale;
- d. Research and development;
- e. Institutional;
- f. Commercial recreation accessory to the main employment use;
- g. Existing agriculture and agriculture-related uses; and,
- h. Uses accessory to the permitted uses.

6.8.2.2 Permitted uses in the Employment Area designation will:

- a. Be restricted to dry uses, until the completion of the servicing studies as described in Section 2.8.3 of this Plan;
- b. Require that open storage be screened;
- c. 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,

- d. Be in keeping with the character of the existing areas of the Community of Vandorf.

6.8.3 Vandorf Mixed Use Area

The Vandorf Mixed Use Area designation recognizes the existing and planned mixed use development at the northern gateway to the **Community of Vandorf**. The designation largely applies to the Woodbine Corridor South of Aurora Road which is envisioned to develop as an extension to the core area of the Community of Vandorf as a ‘main street’ with a broad mix of uses, including higher density residential uses with commercial and institutional uses. The purpose of the designation is to recognize the existing and planned mixed use development and ensure that the function of the area as a gateway to the Community of Vandorf is enhanced through infill and redevelopment opportunities.

Permitted Uses

- 6.8.3.1 Permitted uses in the Vandorf Mixed Use Area designation include:
 - a. Low-rise residential dwellings in the form of apartment buildings and mixed use buildings;
 - b. Home businesses and home industries;
 - c. Bed and breakfast establishments;
 - d. Commercial and institutional uses, including offices;
 - e. Community facilities that are integral to a neighbourhood including uses such as day care centres, libraries, schools, community centres, and low intensity public recreation facilities;
 - f. Public parks and open space; and,
 - g. Accessory uses.

Development Policies

- 6.8.3.2 Development in the Vandorf Mixed Use Area will conform to the following policies:
 - a. Permitted uses will generally be compatible with the surrounding uses and in keeping with the gateway function of the area. In particular:
 - i. It 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;
 - ii. New development will 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;

- iii. Not exceed four storeys in height, with a minimum height of two storeys;
- iv. Includes no open storage of vehicles, machinery, or equipment; and,
- v. Maximum floor space index of 1.0 for non-residential development.

6.8.4 Parks and Open Space

The Parks and Open Space 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

6.8.4.1 Permitted uses in the Park and Open Space Area designation in the Community of Vandorf include:

- a. The uses permitted in Section 6.5 of this Plan;
- a. Fish, wildlife and forest management;
- b. Conservation projects and flood and erosion control projects;
- c. Low intensity recreational uses; and,
- d. Unserved parks; and,
- e. Permitted recreation uses may include those uses permitted in the applicable Zoning By-law.

6.8.4.2 Other public park and open space uses may also be permitted subject to a Zoning By-law amendment and will 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 ORMCP Area.

6.9 Hamlet of Bloomington

The Hamlet of Bloomington is recognized as a small, rural settlement of existing residential and limited commercial, industrial, or institutional uses. The Hamlet Area designation exists within the Countryside Area designation of the ORMCP. The Hamlet Area of Bloomington is designated on **Schedule I – Bloomington Land Use Designations**.

Permitted Uses

6.9.1.1 Permitted uses in Hamlets Area include:

- a. Single detached dwellings;
- b. Parks and Open Spaces; and,
- c. Small scale commercial uses and institutional uses with frontage along Bloomington or Ninth Line.

Development Policies

6.9.1.2 Development in the Hamlet Area will conform to the following policies:

- a. New residential uses may be permitted within the Hamlet Area, subject to the following criteria:
 - i. 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 compatibility between new and existing dwellings;
 - ii. 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;
 - iii. New driveways are sited to minimize tree loss;
 - iv. The widths of new driveways are minimized;
 - v. 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; and,
 - vi. That private servicing can be adequately provided.

6.9.1.3 Development will be in keeping with the character of the rural nature of the Hamlet.

6.9.1.4 Development in the Hamlet Area will 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.

- 6.9.1.5 Development may proceed by plan of subdivision.
- 6.9.1.6 Consents may be permitted in the Hamlet Area subject to the consent policies of this Plan and the ability to service the development by individual private on-site water and wastewater systems.
- 6.9.1.7 Will be 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.
- 6.9.1.8 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 the Hamlet Area, subject to the following criteria:
 - a. That adequate off-street parking will 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 will 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.
- 6.9.1.9 The Town will allow limited infill of small-scale residential, industrial commercial, institutional and recreational uses and subject to servicing by individual private on site water and wastewater systems.
- 6.9.1.10 Ensure that any increase in the number of residents through infilling will not change the rural nature of the Hamlet.
- 6.9.1.11 Minimize the encroachment and impact of development on the ecological functions and hydrological features of the ORMPA.
- 6.9.1.12 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.

- 6.9.1.13 Permit new lot creation, subject to the provisions of the ORMCP as listed in subsections 19(3) and 31(4).

6.10 Community Special Provisions

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 Special Provision policies vary from the Plan.

6.10.1 Community of Stouffville

- 6.10.1.1 **Special Provision (SP-S1):** The Special Provision 1 - Urban Medium Density Residential 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.

Permitted uses in the Special Provision 1 - Urban Medium Density Residential designation include:

- a. Institutional uses;
- b. Legally existing uses; and
- c. Those uses permitted in the Urban Medium Density Residential Area designation.
- d. New development with the Special Residential Area designation shall be subject to the policies of the Urban Medium Density Residential Area.

- 6.10.1.2 **Special Provision (SP-S2): Retirement Community East of Tenth Line Road on the South Side of Main Street**

Notwithstanding the policies of Section 6.4.3, on lands described as part of Lot 35, Concession 10 and designated “Special Provision 2 – Neighbourhood Area” 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 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.

6.10.1.3 Special Provision (SP-S3): Part 1 Plan 65R-11178 in Part of Lot 3, Concession 10

The following policies apply to those lands designated Special Provision 3 - Neighbourhood Area within Part 1 Plan 65R-11178 in Part of Lot 3, Concession 10, as shown on **Schedule D – Stouffville Land Use Designations**:

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.

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.

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 the applicable land use designation.

6.10.1.4 Special Provision (SP-S4): Phase 3 Lands – South side of Bethesda Road, East of Business Park Area designation

The lands in the Special Provision 4 - 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 this Plan to ensure that any impacts from adjacent employment uses can be appropriately mitigated.

6.10.1.5 Special Provision (SP-S5): Lands fronting on Ringwood Drive and the west side of Sandiford Drive

The Special Provision 5 - Business Park Area 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 Special Provision 5 - 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.

6.10.1.6 Special Provision (SP-S6): 5769 Main Street

Notwithstanding any provisions of this Plan to the contrary in addition to permitted Business Park Area uses, limited additional retail and service commercial uses may be permitted to a maximum Gross Floor Area of 7,432 m² subject to the inclusion of implementing provisions in the Zoning By-law.

6.10.1.7 Special Provision (SP-S7): 162 & 176 Sandiford Drive

Notwithstanding the policies in Section 6.4, the following site specific criteria apply: a maximum building height of 41 m is permitted; and, parking is permitted between the main building or structure and the street.

6.10.1.8 Special Provision (SP-S8): 5917 Main Street

Notwithstanding any provisions of this Plan to the contrary, the following - 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.

6.10.1.9 Special Provision (SP-S9): 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.

6.10.1.10 Special Provision (SP-S10): 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
- f. 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.

6.10.1.11 **Special Provision (SP-S11): 12049 Highway 48**

Notwithstanding any provisions of this Plan to the contrary, the following site-specific policies apply :

- a. Permitted Uses, Buildings and Structures include:
 - i. office;
 - ii. light industrial innovation makerspaces;
 - iii. hotel, conference, convention and banquet facility;
 - iv. research and development;
 - v. institutional and cultural uses;
 - vi. commercial recreation;
 - vii. children's educational play centre;
 - viii. education and training;
 - ix. data processing;
 - x. retail and service commercial;
 - xi. farmer's market;
 - xii. medium density residential uses;
 - xiii. live-work townhouse units;
 - xiv. high density residential;
 - xv. mixed use buildings;

- xvi. financial institutions;
 - xvii. grocery stores, supermarkets and food stores;
 - xviii. restaurants;
 - xix. beer and/or liquor retail stores and outlets;
 - xx. clinic;
 - xxi. urban agriculture centre;
 - xxii. movie theatre complex; and,
 - xxiii. personal service establishments
- b. Prohibited Uses:
- i. drive-thru facility;
 - ii. standalone automobile sales and service use; and,
 - iii. gas bar.

New development shall be evaluated based on submission of the following information, where deemed necessary by the Town, in addition to the requirements of Section 7.15:

- c. The technical studies and plans required to determine the limit of development in accordance with Section 7.15;
- d. 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;
- e. Perspective drawings of the proposed buildings and structures;
- f. Traffic impact study;
- g. Noise impact study where development is adjacent to existing or approved residential development;
- h. External lighting study where development is adjacent to existing or approved residential development; and
- i. Air quality study where development is adjacent to existing or approved residential development and potential concerns with odors have been identified by the Town.

Permitted uses can be developed in a building with a mix of uses or in buildings with one of the permitted uses.

The alignment and location of the new Collector Road, as shown on **Schedule D – Stouffville Land Use Designations** as a ‘Potential Road’, 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, however 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.

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.

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:

- a. 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;
- 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 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 hectares 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;
- c. 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;
- d. 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;
- e. 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;
- f. 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;
 - g. Development integrated with the adjacent lands or corridors protected for future integration with respect to pedestrian and vehicular circulation systems;
 - h. Safe pedestrian and cyclist route access connections and crossings from adjacent streets into the interior portions of the development;
 - i. 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;
 - j. 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;
 - k. 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;
 - l. 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 D-5 – Hoover Park** to this Amendment and their specific location

and programming will be refined through the development approval process; and,

- m. 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.
- n. 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.
- o. 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.
- p. On-street parking will be encouraged along the new Collector Road that is conceptually shown on the **Schedule D**, and future planned local roads, in combination with bicycle lanes where appropriate.
- q. Non-residential uses may be required subject to a Market Retail study determining the need for non-residential uses. The Market Retail analysis will be required for all new development, subject to approval by the Town. 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. 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.

- r. 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 four to six storeys.
- s. 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.
- t. 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.
- u. 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.
- w. 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.

- x. Establishing vehicle parking requirements and introducing minimum bicycle parking, based on Town requirements, will be considered in the implementing Zoning By-law.
- y. Development shall support the policies of Section 2.6.2 and 3.4, with respect to transit supportive design and the development of pedestrian and trail systems.
- z. Development shall be encouraged to address sustainable design to:
 - i. Create, liveable, healthy and efficient environments;
 - ii. Reduce the consumption of energy, land and other non-renewable resources including support for energy efficient building and opportunities for co-generation;
 - iii. Minimize the waste of materials, water and other limited resources;
 - iv. Employ ecological practices and consider the needs of future generations; and,
 - v. Promote development on the subject site which utilizes best efforts to achieve energy efficiency for buildings and infrastructure in order to reduce its greenhouse gas emissions and increase its climate resiliency through approaches such as building design and efficient technologies.

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.

Development shall promote environmentally sustainable building design practices, as follows:

- a. Encouraging innovative technology and building practice to reduce energy and water consumption;
- b. Encouraging third party environmental sustainability certification, such as Leadership in Energy Efficient Design (LEED);
- c. Permitting and encouraging appropriate on-site renewable energy systems such as photovoltaic energy;
- d. Encouraging and considering proposals for district energy solutions and innovative energy solutions, such as sewer heat recovery systems;

- e. Encouraging innovative approaches to stormwater management such as rainwater recapture systems and Low Impact Development approaches;
- f. Encouraging compact forms of development and efficient use of land and by promoting cycling and walkability;
- g. Promoting landscaping that is water efficient and drought resistant such as the use of native plants; and
- h. 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.

In addition to the General Policies in Section 6, the following special provisions shall apply to buildings fronting onto Hoover Park Drive and Highway 48 on lands within the Special Provision.

1. 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.

Mixed use buildings with at least three 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.

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.

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.

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.

2. 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 D – Stouffville Land use Designations** 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.

Development will be set back 14 metres from the Highway 48 right-of-way unless and until this road no longer functions as a provincial highway.

The maximum height of buildings adjacent to Highway 48 and Hoover Park Drive will be 16 to 18 storeys.

The development of taller buildings, not exceeding 18 storeys, are permitted subject to the following criteria:

- a. 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;
- b. 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 facade articulation; and,
- c. 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:

In addition to the General Policies in Section 6, the following special provisions shall apply to blocks south and west of the new Collector Road, excluding the lands within Special Provision S-8.

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.

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.

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;

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:

- d. 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.
- e. 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;
- f. The maximum height of buildings north and east of the new Collector Road will be from four to six storeys;
- g. Policies apply to lands within the Regional Greenlands Area shown on **Schedule D –Stouffville Land Use Designations**. 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.

Water Supply and Distribution System:

- h. The Town of Whitchurch-Stouffville shall 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.
- i. The Town of Whitchurch-Stouffville shall work with the Region of York or other designated authorities to expand the water supply works which serve the Community of Stouffville, if required, to provide for additional population and employment beyond the capacity of the existing water supply works

Municipal Water Service:

- j. All new development on the subject property shall be serviced by the municipal water supply and distribution system subject to available capacity.

Sewer Services:

- k. All new development on the subject property shall be serviced by the municipal sewage collection and treatment system subject to available capacity.

Stormwater Management:

- l. Prior to the approval of a zoning by-law amendment or plan of subdivision, a Functional Servicing Study must be prepared in accordance with the policies of Section 2.8 of this Plan. The policies of Section 4.4 of the Official Plan with respect to Watershed Plans shall also apply.

New Development:

- m. Stormwater from any proposed development shall generally be treated and retained on site or within a specific area approved by the Town. Water quality and quantity criteria shall be to the satisfaction of the Town, in consultation with the Conservation Authority.
- n. 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.

Limit of Development:

- o. Prior to the approval of any *Planning Act* application for the subject property, the Regulatory flood plain and erosion hazards associated with the Rouge River tributaries, and their associated setbacks shall be determined, to confirm the limit of development, to the

satisfaction of Toronto Region Conservation Authority (“TRCA”) and the Town;

- p. Prior to the approval of any *Planning Act* application for the subject property, a Natural Heritage Evaluation and Hydrological Evaluation shall be prepared to the satisfaction of TRCA and the Town that will be used in determining the limit of development. At a minimum, the evaluations shall include an assessment of the natural features and functions on and adjacent to the property, impacts, mitigation, restoration and enhancement measures, and demonstration of policy conformity;
- q. Notwithstanding the above, a zoning by-law amendment(s) may be approved within the Highway 48 Mixed Use Area, provided the lands subject to the application do not abut the Significant Environmental Area designation; and
- r. The boundaries of the Significant Environmental Area designation adjacent to the lands designated Highway 48 Mixed Use Area may be refined without further amendment to this Plan, provided any refinements are minor in nature and supported through the Natural Heritage Evaluation and/or Hydrological Evaluation.

Holding Provisions:

- s. Any By-law passed to zone the lands for their intended purpose may impose a holding provision by use of a Holding Symbol (H) to all or part of the lands, subject to the outcome of a number of technical studies considered necessary to determine the intensity and form of development, and the appropriate type of infrastructure needed to support the development.
- t. The lands in the Highway 48 Mixed Use Area designation shall be developed in accordance with the policies of this Plan and the designations on Schedule A, 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 necessary studies demonstrate that development can be accommodated.
- u. The Holding Symbol (H) affecting the Highway 48 Mixed Use Area designation may be removed from all or part of the lands once the Town is satisfied that the following issues have been satisfactorily addressed and plans and studies have been provided:
 - i. Determination of potential downstream sanitary sewer infrastructure upgrades and required financial contributions to implement these upgrades, and submission of a Functional Servicing and Stormwater Management Report which deals with, among other matters, the provision of

Municipal Water and Sewer services and demonstrates the feasibility and capacity of these services to accommodate the entire future development.

- ii. A Traffic Impact Study demonstrating how the entire development provides for new streets and blocks in relation to the existing system of local and regional streets and provincial highways.
- iii. A Phasing Plan based on the findings from required items a. and b. above, with respect to servicing availability, servicing and transportation infrastructure requirements, and timing related to these matters.

Notwithstanding **Chapter 6 – Land Use Strategy**, for any development permitted to have direct access to Hoover Park Drive, the Town may determine that a Traffic Impact Study is not required to demonstrate how the proposed development provides for new streets and blocks within the remainder lands designated Highway 48 Mixed Use.

Any application to remove the Holding Symbol (H) will be circulated for review and comment to the Town and Provincial officials and any agencies, authorities or other bodies involved in the development or servicing of the area affected by the application. Regard will be had for any comments received from the circulation of the application when considering a by-law to remove the Holding Symbol (H), in whole or part

6.10.1.12 **Special Provision (SP-S12): Hoover Park**

Notwithstanding any other provisions of this Plan to the contrary, the following site-specific policies apply:

The following uses are permitted in the Highway 48 - Mixed Use in **Schedule D – Stouffville Land Use Designations**:

- a. Medium and high density residential uses including Senior Citizens Home, Apartments and Retirement Home;
- b. Institutional uses, including a Long-Term Care Facility; and
- c. Clinics, medical offices, retail and service commercial uses that are accessory to the primary uses permitted.

The following land use policies shall apply to lands designated Highway 48 - Mixed Use in **Schedule D – Stouffville Land Use Designations**:

- a. New development shall be subject to the following development criteria:
 - i. Development proposals shall have, where appropriate, well defined and articulated street edges through the

establishment of minimum and maximum setbacks and landscaped areas.

- ii. 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.
- iii. All loading and service areas shall be screened from the view of the adjacent public road network.
- iv. 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.

6.10.2 Community of Vandorf

6.10.2.1 Special Provision (SP-V1): 2159 Aurora Road

Notwithstanding any other provisions of this Plan to the contrary, the following site-specific policies apply:

- a. An interior side yard (easterly) landscape buffer shall be required to provide a transition between the proposed uses and existing residential area.

6.10.3 Community of Ballantrae

6.10.3.1 Special Provision (SP-B1): 15381, 15437, 15457 and 15473 Highway 48 (19T(W)-16.001)

Permitted Uses

- b. 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;
- 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; and,
- e. 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.
- f. Development will be serviced by the Ballantrae-Musselman Lake Water Works project and the private Water Pollution Control Plan
- g. (WPCP) located on the Ballantrae Golf and Country Club. The WPCP will service up to 100 residential units.

6.10.4 Community of Musselman Lake

6.10.4.1 Special Provision (SP-M1): Lot 16, Concession 9

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 7 – Implementation, Interpretation and Monitoring** and development shall be subject to the site plan control provisions of Section 7.17.

6.10.5 Community of Gormley

6.10.5.1 Special Provision (SP-G1): 2 Stalwart Industrial Drive

Notwithstanding the policies of Section 6.4.6 to the contrary, in addition to permitted uses, a crematorium shall be permitted on the lands designated **Special Provision – Industrial Area**.

6.10.6 Rural /Agricultural Areas

6.10.6.1 Special Provision (SP-RA1): Part Lot 2, Concession 3

In addition to any other policies of this Plan, the lands designated as “Special Policy Area” in Part Lot 2, Concession 3 shall only be used for institutional uses including:

- a. cemeteries, and associated facilities including but not limited to
- b. mausoleum, crematorium and columbaria;
- c. places of worship and chapels; and,
- d. related uses including service buildings, administrative offices and buffering requirements.

All institutional uses shall be regulated by the provisions in the Zoning By-law and developed through site plan approval. Phasing of development shall be permitted.

The development of the cemetery shall have regard for:

- a. access to the road system such that traffic hazards are not created;

- b. provision of adequate on-site parking facilities; and,
- c. screening and landscaping to complement the plot plan and permitted uses.

6.10.6.2 **Special Provision (SP-RA2) - Part Lot 4, Concession 3**

In addition to any other policies of this Plan, the lands designated as "Special Policy Area" in Part Lot 4, Concession 3 as identified on Schedule "C" is an existing industrial subdivision and may continue to be zoned for uses appropriate to such a development. However, the property shall be subject to site plan control to ensure that future development brings the use of the lands into closer conformity with the Oak Ridges Moraine Conservation Plan.

6.10.6.3 Special Provision (SP-RA3): Part of Lot 20, Concession 7

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.

6.10.6.4 Special Provision (SP-RA4): 3922 Vivian Road

Notwithstanding the policies of the Agricultural Area designation policies in Section 6.2.1 of this Plan, the following additional uses are permitted on the property located at 3922 Vivian Road: commercial recreation uses, including related buildings and structures, such as golf courses, campgrounds, fishing operations and fairgrounds. Commercial recreation uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

6.10.6.5 Special Provision (SP-RA5): 4431 Stouffville Road

Notwithstanding the policies of this section the following additional uses are permitted on the property located at 4431 Stouffville Rd: existing commercial, and the extension and expansion of such uses. Commercial uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan and

Oak Ridges Moraine Conservation Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

6.10.6.6 Special Provision (SP-RA6): 15351, 15452 Warden Avenue and 2692 Aurora Road

Notwithstanding the policies of Section 6.2.2 – Rural Area designation, the following additional uses are permitted at 15351 Warden Avenue: existing commercial or industrial uses, and the extension and expansion of such uses. Commercial or industrial uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

Notwithstanding the policies of Section 6.2.2 – Rural Area designation, the following additional uses are permitted for the property located at 15452 Warden Avenue: existing commercial or industrial uses, and the extension and expansion of such uses. Commercial or industrial uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

Notwithstanding the policies of Section 6.2.2 – Rural Area designation, the following additional uses are permitted at the property located at 2692 Aurora Rd: existing commercial or industrial uses, and the extension and expansion of such uses. Commercial or industrial uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

6.10.6.7 Special Provision (SP- RA7): 17321 Woodbine Avenue

Notwithstanding the policies of Section 6.2.1 – Agriculture Area designation, the following additional uses are permitted on the property located at 17321 Woodbine Avenue: commercial recreation uses, including related buildings and structures, such as golf courses, campgrounds, fishing operations and fairgrounds. Commercial recreation uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

6.10.6.8 Special Provision (SP-RA8): 11865 Warden Avenue

Notwithstanding the policies of Section 6.2.1 - Agricultural Area designation, the following additional uses are permitted: commercial recreation uses, including related buildings and structures, such as golf courses. Commercial recreation uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

6.10.6.9 Special Provision (SP-RA9): 11737 McCowan Road

Notwithstanding the policies of this Plan to the contrary, the existing commercial recreation uses and the extension and expansion of such uses are permitted. Commercial recreation uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

6.10.6.10 Special Provision (SP-RA10): 15640 Woodbine Avenue

Notwithstanding the policies of Section 6.2.1 - Agricultural Area designation, the following additional uses are permitted: commercial recreation uses, including related buildings and structures, such as golf courses, campgrounds, fishing operations and fairgrounds. Commercial recreation uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

6.10.6.11 Special Provision (SP-RA11): 4088 Vivian Road

Notwithstanding the policies of Section 6.2.2 - Rural Area designation, the following additional uses are permitted: commercial recreation uses, including related buildings and structures, such as a campground and accessory buildings and structures. Commercial recreation uses similar to or more in conformity with the provisions of this Plan and the Greenbelt Plan and Oak Ridges Moraine Conservation Plan are also permitted, subject to a zoning by-law amendment. Residential uses are prohibited other than accessory residential dwellings to accommodate the owner, manager or other employees of the facility.

Chapter 7

Implementation, Interpretation and Monitoring



Chapter 7 – 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 other legislations 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 implementation tools include:

- Provincial and federal legislation (e.g., *Environmental Assessment Act*, *Conservation Authorities Act*).
- Town by-laws (e.g., Zoning By-law, Parks Dedication By-law, Site Plan Control By-law).
- Other Town plans (e.g., TMP, Water and Wastewater Master Plan, Leisure and Community Services Master Plan).
- Guidelines, strategies, manuals (e.g., Urban Design Guidelines).

7.1 Secondary Plans

Secondary Plans provide detailed local development policies to guide growth and change in a defined area of the Town. They implement the objectives, policies, and land use designations of this Plan to reflect local contexts while providing more detailed direction for such matters as the desired form and type of physical development, targets for population and jobs, the protection of natural and cultural heritage resources, and targets for sustainable development, phasing, and the implementation of infrastructure.

The Town will:

- 7.1.1.1 Adopt Secondary Plans as an amendment to this Plan, and require Secondary Plans to:
 - a. Conform with the requirements of this Plan and the York Region Official Plan;
 - b. Include all of the necessary supporting technical studies, to the satisfaction of the Town and York Region; and,

- c. Identify phasing and order of development, including any uses in the public interest to be developed in the earlier phases (e.g., affordable housing, community facilities, parks, schools).
- 7.1.1.2 Where there is a conflict between the policies of this Plan and the Secondary Plan, the Secondary Plan policies will prevail.
- 7.1.1.3 Implement the Secondary Plan Policies of Section 2.4.6 as it relates to New Urban Areas, in addition to the Policies of this Section.

7.2 Block Plans

A Block Plan provides a conceptual and comprehensive framework of development on the block and guidance to evaluate proposed development. A Block Plan will be commonly implemented through an Official Plan Amendment.

The Block Plan will illustrate and analyze the development proposal in both existing and planned context for an area larger than the development site itself, regarding the land use, layout and design of public streets and other pedestrian and cycling connections, parks and open spaces and built form issues such as building type, location, organization and massing.

The Town will:

- 7.2.1.1 Exercise discretion to require a Block Plan as part of the following:
 - a. Official Plan Amendment;
 - b. Zoning By-law Amendment;
 - c. Draft Plan of Subdivision;
 - d. Site Plan Control; and,
 - e. As part of a Secondary Plan for New Community Areas.
- 7.2.1.2 Items to be addressed in the Block Plan include but are not limited to:
 - a. The existing topography and a conceptual grading plan;
 - b. The location of natural features including mature trees and vegetation and strategies to protect them;
 - c. Contributions to achieving a complete community consistent with the objectives of this Plan;
 - d. The layout and design of existing and proposed streets in plan and section including dimensions for sidewalks, trees and other street furniture in order to achieve Complete Streets;
 - e. The location of existing and required parks, trails and pedestrian connections;

- f. The location of existing and proposed open spaces including, school yards and other accessible open spaces;
 - g. The pedestrian circulation network including public sidewalks and other walkways through existing and planned parks, accessible open spaces including midblock connections;
 - h. The location of existing and future public destinations including parks, schools, transit, community services and retail streets;
 - i. Existing and proposed cycling routes, on public and private land;
 - j. The location of existing or potential cultural heritage resources and strategies to protect them;
 - k. Existing and possible locations for public art;
 - l. The pattern of existing and proposed building types;
 - m. The layout of development parcels including setbacks and building entrances;
 - n. Proposed service areas including public lanes, service courts, shared driveways, ramps and loading areas;
 - o. Building massing including heights, step-backs and tall building elements;
 - p. Density and heights illustrating shadow impacts, transition in scale between areas of differing intensity of use and spacing dimensions between buildings on a block;
 - q. Landowner coordination matters; and,
 - r. Phasing of development.
- 7.2.1.3 Shall require, in instances where a Master Environmental and Servicing Plan or another comprehensive study has not been prepared, prior to the approval of any development application, within any of the lands in the Highway 48 Study area, that a Block Plan be prepared for the entire contiguous land area, or as appropriately subdivided to the satisfaction of the Town. The purpose of the Block Plan is to promote comprehensive planning, and to
- a. Demonstrate consistency with the Framework Plan;
 - b. Confirm the boundaries of the Environmental Protection Designation, and any required buffers/setbacks on a subwatershed basis, through the required technical studies, that may include, but are not limited to an Environmental Impact Study;
 - c. Identify the detailed land use and density/built-form distribution, and to ensure that the required density target is achieved;

- d. Identify the location for the convenience retail and service commercial centres, and other required larger scale retail and service commercial facilities;
 - e. Identify the parkland system, and the active transportation network
 - f. Identify the location for any required educational and/or community facilities;
 - g. Identify the detailed road pattern, including Arterial, Collector and Local Roads. Local Roads may be identified conceptually;
 - h. Articulate the details for the provision of sewer, water and storm water management systems;
 - i. Identify phasing and order of development, including any uses in the public interest to be developed in the earlier phases (e.g., affordable housing, community facilities, parks, schools, Arterial or Collector Roads);
 - j. Form the basis for associated Urban Design Guidelines; and, Form the basis for a Developer's Group Agreement.
- 7.2.1.4 The preparation of the required Block Plan shall conform with all relevant policies of the Province, the Region and the Town.
- 7.2.1.5 The required Block Plan shall include all of the necessary supporting technical studies, to the satisfaction of the Town and, where appropriate, in consultation with the Region, the Conservation Authority and any other agency having jurisdiction.
- 7.2.1.6 The Town will seek the participation of benefiting landowners within the process of formulating a Block Plan. The City will also endeavour to elicit the cooperation and involvement of adjacent municipalities and the Region, either on an overall basis or in the context of relevant Secondary Plan component studies or subsequent implementation studies, to ensure coordination with respect to cross-boundary planning matters, such as transportation and sewer and water infrastructure, as appropriate.
- 7.2.1.7 The Town will seek the participation of benefiting landowners, the public and appropriate public or private agencies within the process of formulating a Block Plan. The Town will also endeavour to elicit the cooperation and involvement of adjacent municipalities and the Region, either on an overall basis or in the context of relevant Block Plan component studies or subsequent implementation studies, to ensure coordination with respect to cross-boundary planning matters, such as transportation and sewer and water infrastructure, as appropriate.
- 7.2.1.8 The required Block Plan shall be adopted by Council as a non-statutory document that shall form the basis for the subsequent approval

of Draft Plans of Subdivision/Condominium, Implementing Zoning By-laws and where required, Site Plan Approval, to the satisfaction of the Town.

7.3 Community Benefits

Community Benefits Charges are a financial contribution that is required to be paid when land is developed to contribute to the capital costs of facilities, services and matters incurred from development and population growth. Community Benefits Charges can provide the Town the ability to apply a growth-related charge across a broad range of high-density residential development, regardless of location and zoning permissions. The Town aims to utilize Community Benefits Charges as a tool to help create complete communities.

The Town will:

- 7.3.1.1 Support Council in enacting a Community Benefits Charges By-law which establishes a community benefits charge applicable to construction or redevelopment of buildings as defined in the By-law in conformity with the *Planning Act*. Public consultation will be included in the development and approval of such By-law.
- 7.3.1.2 Until the Council enactment of a Community Benefits Charge By-law, enter into Section 37 Community Benefits agreements in consideration of increased density. The Town may authorize increases in the height and density of development above the levels otherwise permitted by the Zoning By-law or the Community Planning Permit By-law in return for the provision of community benefits. Such community benefits must be over and above those facilities and services that would otherwise be required as part of the Town's development review process. The community benefits that may be authorized include, but are not limited to:
 - a. Provision of new affordable housing units; land for affordable housing, or, at the discretion of the owner, cash-in-lieu of affordable housing units or land;
 - b. Public cultural facilities;
 - c. Building design and public art;
 - d. Conservation of heritage resources;
 - e. Conservation/replacement of rental housing;
 - f. Child-care facilities;
 - g. Improvements to Rapid Transit stops or stations;

- h. Other local improvements identified in Secondary or Block Plans, community improvement plans, capital budgets or other implementation plans or studies;
 - i. Energy conservation and environmental performance measures; and
 - j. Conservation of existing parks and open space or the creation of new parks and open space.
- 7.3.1.3 Upon enactment of a Community Benefits Charge By-law by Council, or as otherwise required pursuant to the Planning Act, Policy 7.1.3.2 will no longer apply.

7.4 Town-wide Community Improvement Plan Area

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*. The purpose of a Community Improvement Plan is to help revitalize areas within a community by designating a Community Improvement Plan area and providing programs, such as grants, in order to encourage implementation of goals identified by the Town.

The Town will:

- 7.4.1.1 Identify areas that may benefit from community improvement by adopting Community Improvement Project Areas and Community Improvement Plans for specific areas of the Town.
- 7.4.1.2 Support projects and programs that encourage placemaking, including improvements to the built, natural and social environments.
- 7.4.1.3 Maintain, enhance or facilitate the viability of mixed use, commercial, residential and employment areas within the Town.
- 7.4.1.4 Address housing issues that may be particular to one community or Town-wide, including the promotion of affordable home ownership and rental housing.
- 7.4.1.5 Promote private initiatives to rehabilitate, restore, or redevelop property, while encouraging the conservation, restoration, adaptive reuse and improvement of cultural heritage resources.
- 7.4.1.6 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.
- 7.4.1.7 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.

- 7.4.1.8 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.
- 7.4.1.9 Prioritize the improvement and make efficient use of public infrastructure, public services and utilities.
- 7.4.1.10 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 Ontario Heritage Act.
 - f. Undertaking regular performance review and monitoring of community improvement plans and update the Community Improvement Project Areas or Community Improvement Plans.
 - g. 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.
 - h. The Town will collaborate, participate, and consult with York Region to combine financial incentives to assist in the implementation of Community Improvement Plans.

7.5 Community Involvement

The following section provides an overview of requirements related to ensuring that community involvement is a cornerstone of planning decisions made within the Town. This is to encourage opportunities for engagement of all residents of Whitchurch-

Stouffville and other stakeholders to participate in planning decisions which affect their lives.

7.5.1 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:

- 7.5.1.1 Hold at least one public meeting prior to the adoption of an Official Plan or Zoning By-law 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, at the discretion of the Town, 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.
- 7.5.1.2 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.
- 7.5.1.3 Ensure 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.
- 7.5.1.4 Ensure the 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 120 meters of the land to which the proposal applies.

- 7.5.1.5 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, in addition to giving notice to the general public.
- 7.5.1.6 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.

7.5.2 Indigenous Community Engagement

It is vital to engage and coordinate with Indigenous communities on matters of land use planning, the environment, and cultural heritage. This includes clearly acknowledging the potential benefits a healthy relationship with Indigenous communities could have on the growth and development within the Town.

- 7.5.2.1 To ensure engagement 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 archaeological resources.
 - b. Ensure Indigenous Communities are engaged and are requested to identify interests in lands subject to infrastructure, planning or development projects, and 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. Be consulted on any proposed developments where areas of Indigenous interest and/or value 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 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, protocols, educational programs, and materials regarding Indigenous cultural heritage and history.

7.6 Community Planning Permit System

The Community Planning Permit System (CPPS) is a land use planning tool that the Town can use when planning for the future of the community. This tool can help streamline development approval processes and get housing to market quicker.

- 7.6.1.1 The Town may identify one or more areas, as a CPPS area to assist in streamlining the planning processes by combining zoning, site plan and minor variance into one application.
- 7.6.1.2 The Town may designate a CPPS area or areas by a community planning permit by-law.
- 7.6.1.3 An amendment to this Plan will be made to implement any such CPPS, and will describe:
 - a. Proposed CPPS 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 CPPS 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 (s) 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.

- 7.6.1.4 Within an area for which a CPPS by-law has been enacted, the Town's Zoning By-law will not apply, nor will site plan control if applicable.
- 7.6.1.5 If a CPPS 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 CPPS By-law.
- 7.6.1.6 A CPPS 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.
- 7.6.1.7 Town initiated amendments or an application to amend the CPPS 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. A public and community engagement plan involving the Town and the community impacted by the proposed amendment is required.
- 7.6.1.8 Town initiated amendments to the CPPS By-law will be considered by Council only after the completion and submission of the comprehensive planning rationale and once a robust community engagement program has been completed.
- 7.6.1.9 The CPPS 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 System.

- 7.6.1.10 The CPPS 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.

7.7 Growth Management & Financing

The Town intends to grow in a sustainable manner, considering phasing and financing, by directing new development into areas that can be planned as complete, walkable and transit supportive communities. In addition, growth will aim to be sustainable to mitigate cost to infrastructure while minimizing impacts on the natural environment. Growth management will help guide the type, intensity, phasing and financing of new development.

- 7.7.1.1 It is the intention of the Official Plan to implement 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 economically viable and sustainable manner.
- 7.7.1.2 All development phasing will be implemented in coordination 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 Block Plan.
- 7.7.1.3 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 to settlement areas to service the development patterns and levels of intensity expected based on the Town Structure and the policies of this Plan.
- 7.7.1.4 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.
- 7.7.1.5 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 through Community Benefits Charges for that purpose.
- 7.7.1.6 Changes in land use and zoning that would result in the underutilization of previously planned and constructed municipal infrastructure will be discouraged.

- 7.7.1.7 Infrastructure and community facilities will be strategically located to support the effective and efficient delivery of emergency services including, fire, ambulance, and police.
- 7.7.1.8 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.
- 7.7.1.9 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 Plans or Block Plans, 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 municipal water and wastewater 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 policies;
- k. Among developments which are rated relatively evenly on all other criteria, the earliest application date will be favoured; and,
- l. Providing fiscally sustainable services with the least life cycle costs.

7.8 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 and infrastructure are in place. A Holding (H) symbol will precede the Town's Comprehensive Zoning By-law.

7.8.1.1 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 a Secondary Plan and/or Block Plan encompassing one or more parcels of land;
- k. Provision of affordable and attainable 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.

- 7.8.1.2 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.
- 7.8.1.3 Holding provisions may be removed only when the conditions identified in the Zoning By-law have been satisfied.

7.9 Inclusionary Zoning

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.

The Inclusionary Zoning of this Plan policies ensure the provision of affordable housing within a Major Transit Station Area or Community Planning Permit System area to keep pace with the growth of new market housing and assist the Town in providing housing options for all incomes and households.

The Town will:

- 7.9.1.1 Approve 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.
- 7.9.1.2 Utilize Inclusionary Zoning 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.
- 7.9.1.3 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.
- 7.9.1.4 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.
- 7.9.1.5 Develop and adopt Inclusionary Zoning Implementation Guidelines that addresses implementation, administration and monitoring procedures, and eligibility criteria including:
 - a. Administration during the affordability period of affordable rental units and affordable ownership units (including access plan requirements);
 - b. Household eligibility;

- c. Income eligibility;
 - d. Marketing;
 - e. Screening and selection process;
 - f. Rent increases;
 - g. Resale process and price increases; and,
 - h. Regular reporting requirements.
- 7.9.1.6 Investigate the use of a Community Planning Permit System in all areas throughout the Town for the purpose of implementing Inclusionary Zoning.
- 7.9.1.7 Endeavor to achieve housing affordability and tenure targets set by the York Region, prioritize on-site affordable housing units and units with two or more bedrooms.
- 7.9.1.8 Permit Inclusionary Zoning through zoning by-laws in all MTSAs and Community Planning Permit System areas that may address the following:
- a. Minimum unit number thresholds for affordable housing units;
 - b. Minimum of percentage of gross floor area dedicated toward affordable housing;
 - c. Rental rates or sale prices of units provided through inclusionary zoning to ensure they are no greater than what is affordable to moderate income households as defined by York Region;
 - d. Provision of 2 and 3+ bedroom units as the predominant unit type;
 - e. 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;
 - f. Priority for the provision of on-site affordable units;
 - g. Reduction of inclusionary zoning requirements for developments proposing units at rates below the affordability threshold for moderate income households; and,
 - h. Phasing when implementing Inclusionary Zoning when appropriate based on market and other local conditions.
- 7.9.1.9 Collaborate with York Region to:
- a. Monitor and report on affordable housing acquired through Inclusionary Zoning;
 - b. 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.

7.10 Interim Control

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.

- 7.10.1.1 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.
- 7.10.1.2 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.

7.11 Landowner Coordination and Agreements

The Town may require landowner coordination and the use of agreements when multiple landowners are involved in development.

- 7.11.1.1 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*, or any successor legislation. Particularly, the Town shall consider 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,
- 7.11.1.2 That all agreements required to provide servicing infrastructure, including financial and development agreements, be in place prior to any development proceeding.
- 7.11.1.3 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.
- 7.11.1.4 Development approvals shall implement the required equitable contributions of funds, lands and commitments for services will be in place and operative prior to, or coincide with occupancy and use of the

land. Items which may be addressed in development agreements include but are not limited to:

- c. Parks and open space and Natural Heritage Network features, including the protection, ownership and management of tableland woodlands;
- d. Features that enhance the environmental sustainability and ecological function of the subject lands;
- e. Streetscaping and landscaping;
- f. Water provision;
- g. Wastewater collection;
- h. Stormwater management;
- i. Municipal services;
- j. Street, cycling and pedestrian infrastructure;
- k. Transitways and pedestrian access to transit facilities;
- l. Financial arrangements required to implement the development;
- m. Other utilities and improvements; and,
- n. Preservation of heritage structures and surrounding landscapes.

7.12 Land Division

Land division, also known as Land Severance or Consent, is the division of land to create new parcels of land. Land Division may also include boundary readjustments and the registration of easements. Land division in Ontario should generally occur by plan of subdivision. If several severances are intended in the same area, this process may be more appropriate. It is a process that involves the laying out of roads, division of land into lots or blocks, the dedication of lands for other public purposes, and entering into subdivision agreements. This process involves wide consultation with the public and government agencies. Where land division is minor, involving only one or two lots and, for example, where a plan of subdivision is clearly unnecessary for orderly development, the *Planning Act* provides a simpler process, called the granting of consent.

7.12.1 Lot Creation Outside of Provincial Plan Areas

7.12.1.1 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 or 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 four new additional lots are being created, which necessitate the creation of new roads and infrastructure.

7.12.1.2 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.

7.12.1.3 Where the Town determines that it is appropriate, lot creation may occur through the use of Part Lot Control Exemption by-law, in accordance with the provisions of the Planning Act.

7.12.2 Lot Creation in the Oak Ridges Moraine

7.12.2.1 For Lot Creation in the Oak Ridges Moraine, the Town will consider the following criteria:

- a. 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.
- b. 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.
- c. Severance of two or more lots for agricultural uses where the lot size of the severed and retained lots is at least 40 hectares.
- d. Acquisition of land for the development of infrastructure in accordance with the requirements set out in section 41 of the ORMCP.
- e. 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.
- f. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation.

- g. 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.
 - h. 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.
- 7.12.2.2 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.

7.12.3 Lot Creation in the Greenbelt

- 7.12.3.1 In the Greenbelt Plan Area, the Town will permit lot creation for:
- a. Outside prime agricultural areas only,
 - b. Agricultural uses, where the lots are intended for agricultural uses and provide the minimum lot size of 40 hectares within prime agricultural area;
 - c. Agriculture-related uses provided that any new lot shall be limited to the minimum size to accommodate the use, appropriate sewage and water services;
 - d. Acquiring land for infrastructure purposes;
 - e. 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;
 - f. 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,

- g. 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:
 - i. The severance will be limited to the minimum size needed to accommodate the use and appropriate sewage and water services; and,
 - ii. 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.

7.12.3.2 For lands falling within the Protected Countryside within 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;
- d. 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:
 - i. 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,
 - ii. The impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.
 - iii. Expansion, maintenance and/or replacement of existing infrastructure is permitted subject to the infrastructure policies of section 4.2 of the Greenbelt Plan.

7.13 Interpretation, Monitoring & Assessment

7.13.1 Interpretation

- 7.13.1.1 The text, tables, Schedules, and Figures together form this Official Plan, and should be read together, and not considered in isolation.
- 7.13.1.2 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.
- 7.13.1.3 Numerical values are considered approximate, and may not necessitate an amendment to the plan, at the discretion of the Town.

7.13.2 The Provincial Policy Statement and Provincial Plans

- 7.13.2.1 To assist the reader of this Plan, this section provides a general summary of the requirements of the 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.

7.13.3 Conformity Requirements

- 7.13.3.1 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.
- 7.13.3.2 All development will conform to the policies and development criteria addressed in the York Region Official Plan, ORMCP and Greenbelt Plan. In accordance with the requirements of the ORMCP or Greenbelt Plan, all amendments to this Plan or implementing Zoning By-law must conform to the ORMCP or Greenbelt Plan where applicable.
- 7.13.3.3 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.

7.13.3.4 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, and any applicable regulations.

7.13.4 Interpreting Boundaries

Oak Ridges Moraine

7.13.4.1 The boundary of the ORMCP 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.

7.13.4.2 Within the ORMCPA, the internal boundaries of the ORMCP land use designations are shown on **Schedule B – Provincial Plan Areas and Designations**. 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.

Greenbelt Plan

7.13.4.3 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.

7.13.4.4 The boundaries of the Greenbelts' 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.

Lake Simcoe Protection Plan

7.13.4.5 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.”

- 7.13.4.6 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.
- 7.13.4.7 Key Natural Heritage and Key Hydrologic Features have been defined in the text of this Plan as within the Town’s Natural Heritage System, 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.
- 7.13.4.8 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. 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.

Conflict

- 7.13.4.9 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.
- 7.13.4.10 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, or ORMCP’s 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.

- 7.13.4.11 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.
- 7.13.4.12 In the case of a conflict between the policies of this Plan and the ORMCP or Greenbelt Plan, the policies of the ORMCP or Greenbelt Plan will prevail. Where the policies of this Plan are more restrictive than the ORMCP or Greenbelt Plan, they will not be considered to be in conflict with the ORMCP or Greenbelt Plan and the more restrictive provisions will prevail.
- 7.13.4.13 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.

7.13.5 Monitoring

- 7.13.5.1 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 related to:
- 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;
 - k. Commercial expenditure patterns, particularly outflow dollars.
 - l. Cumulative effects of development, intensification and other land use changes to assess the effectiveness of environmental policies through integrated watershed monitoring programs, watershed studies, emissions inventories and modelling or other performance measurement initiatives;

- m. Identifying identify data gaps when selecting indicators and establish consistent methodologies for data collection so that information can be compared and applies across the Region.
 - n. Determining modifications needed to the official plans, policies and programs of the Region;
 - o. Aggregate resource extraction operations 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; and,
 - p. Developing a consistent methodology to measure progress in meeting the population and employment forecasts and the intensification, density, and housing targets in this Plan.
- 7.13.5.2 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.
- 7.13.5.3 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 Regional tree canopy targets. Potential metrics that may be evaluated include total forest cover, total hectares of lands protected, and an inventory of species at risk.
- 7.13.5.4 Opportunities for collaborating with the TRCA, and the LSRCA will be incorporated into the environmental monitoring program (e.g., threatened species).
- 7.13.5.5 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.
- 7.13.5.6 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.
- 7.13.5.7 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.
- 7.13.5.8 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.

7.14 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:

- 7.14.1.1 Consider requests for site specific changes to the Official Plan upon application, and will evaluate such requests on the basis of the following criteria:
 - a. Conformity with the overall intent, philosophy, goals, principles and policies of the Official Plan;
 - i. Suitability of the location of the site for the proposed land use;

- ii. Compatibility of the proposed land use with surrounding uses;
- iii. The need for and feasibility of the use, where considered appropriate;
- iv. The impact of the proposal on municipal services and infrastructure;
- v. The economic benefits and financial implications to the Town; and,
- vi. Regard for the York Region Official Plan and the PPS and Provincial Plans.

7.15 Pre-Consultation, Complete Application Requirements and Supporting Studies

7.15.1.1 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:

- a. 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, Consents and is recommended for Minor Variance applications.
- b. 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:
 - i. Completed application form for the applicable approval;
 - ii. The prescribed application fee in accordance with the Town's Fees and Charges By-law for Planning Applications in effect on the date the application is submitted to the Town;
 - iii. A draft of the Official Plan and/or Zoning By-law Amendment(s), including the proposed text and all proposed schedules;
 - iv. Confirmation of a minimum of one pre-application consultation meeting with the Town, for the purposes of 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,

- v. 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

7.15.1.2 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, Consent and/or Minor Variance consistent with any applicable terms of reference prepared by the Town and/or Region:

- 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.
- 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 AutoCAD, Geodatabase and PDF formats, or the applicable format at the time of application submission.
- 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;
- Sun/Shadow Study;
- Market retail analysis for commercial buildings over 30,000m²;
- Environmental Reports and Studies. The peer review of such studies, as required by the Town. The costs of which will be borne by the applicant :
- 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.
- 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.
- 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.
- Housing Reports
- Housing Impact Statement
- Health/Barrier Free
- Health Impact Assessment
- Heritage Reports and Studies:
 - Cultural heritage survey;
 - Cultural heritage impact assessment;
 - Cultural Heritage Management Plan;
 - Heritage Conservation District Conformity Report;
- Archaeological; and,
- Archaeological Assessment.
- Other Reports and Studies:
 - Retail Market Impact Study (for proposals over 30,000m² of GFA);
 - 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.

7.15.1.3 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.

7.15.1.4 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.

7.16 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.

7.16.1.1 The entirety of the Town shall be considered a site plan control area. However, the following uses will not be subject to Site Plan Control, in accordance with the Town's Site Plan Control By-law:

- a. Agricultural and farm related buildings or structures which are utilized in farming operations, except for building and structures used for indoor cannabis cultivation, outdoor cannabis cultivation, and cannabis processing;
 - b. Electric power facilities;
 - c. Regional or municipal facilities; and,
 - d. Development consisting of single detached, duplexes or semi-detached dwellings, except in cases where specifically required, such as in the ORMCP Area in accordance with the Town's Site Plan Control By-law.
- 7.16.1.2 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 in accordance with the Town's Site Plan Control By-law.
- 7.16.1.3 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. Facade 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.
- 7.16.1.4 The Town may administer a Property Standards By-law law that establishes standards for, where applicable:
- a. The physical conditions of vacant land, yards and passageways including the accumulation of debris and rubbish;
 - b. The adequacy of sanitation including drainage, waste disposal, garbage and pest control;
 - c. The physical condition of accessory buildings;

- d. Condition of vacant land;
- e. The physical conditions of dwellings or dwelling units, institutional, commercial and/or industrial buildings, structures and properties;
- f. The protection of cultural heritage resources;
- g. The temporary storage of refuse, materials or equipment as it relates to development or construction or other standards pertaining to lands under development;
- h. The requirement that substandard properties be repaired and maintained to comply with the standards, prohibit the use of a substandard property and require the demolition and clearing of such property which the owner does not intend to repair and maintain.

7.16.1.5 Financial security will be required through bonding letters of credit or other financial arrangement prior to development.

7.16.2 Required Studies for Cannabis Uses

7.16.2.1 The studies listed in this policy may be required at the sole discretion of the Town to support an application to permit a cannabis cultivation or cannabis processing use. The Town may require additional studies in addition to those listed below as may otherwise be required by this plan:

- a. **Agricultural Impact Assessment:** At no cost to the Town, a proponent may be required to submit an agricultural impact assessment (AIA) prepared by a qualified professional where a cannabis processing use is proposed on agricultural lands. An AIA identifies and evaluates 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.
- b. **Erosion Summary and Dispersion Modelling Report**
 - i. At no cost to the Town, the proponent will submit an Emission Summary and Dispersion Modelling (ESDM) Report that is prepared by a Licensed Engineering Practitioner (which means that they must be licensed by Professional Engineers Ontario) in accordance with Ministry of Environment, Conservation & Parks guidance. This report will deal with contaminants including odour, chemicals and particulate matter constituents.
 - ii. The ESDM Report shall include a detailed odour inventory and mitigation plan fully describing the proposed air filtration systems and other mitigation measures as well as

off-property odour impact predictions that include a review of the impacts of other cannabis within the area to determine the extent of the potential cumulative adverse effects. In this regard, it would be the role of the Licensed Engineering Practitioner to demonstrate that the impact of the proposed use and other cannabis within the area will not, or is not likely to, cause adverse effects

- iii. In addition to 7.16.b.ii above, the ESDM Report must demonstrate that the proposed facility can achieve a standard of compliance following approval and that two odour units will only be exceeded at any given sensitive use up to 0.5% of the time on an annual basis as per the MECP Technical Bulletin 'Methodology for Modeling Assessment of Contaminants with 10-Minute Standards and Guidelines, September 2016'.
- iv. The ESDM Report must consider co-existence adverse effects associated with drift of cannabis emissions on existing farming operations in the area and provide recommendations on an appropriate greenspace separation distance to ensure that spray drift is minimized
- v. In addition to the above, the proponent of the proposed facility will submit a Contingency Odour Mitigation Plan, prepared by a Licensed Engineering Practitioner that considers additional air filtration systems or other mitigation measures for use in the event of substantiated future complaints after the use has been established. Agreement on the appropriate triggers for additional mitigation will be made in advance.

c. Light Mitigation Plan

- i. At no cost to the Town, the proponent will submit a Light Mitigation Plan, prepared by a Licensed Engineering Practitioner that fully describes the proposed light mitigation measures and demonstrates that the proposed facility will not cause light pollution, including sky glow or light trespass, onto neighbouring properties.
- ii. In addition to 7.16.c.i above, the proponent will also submit a Contingency Light Pollution Mitigation Plan, prepared by a Licensed Engineering Practitioner that considers additional mitigation measures and implementation timelines for use in the event of substantiated future complaints after the use has been established. Agreement on the appropriate triggers for additional mitigation will be made in advance.

- d. **Traffic Impact Study:** At no cost to the Town, the proponent will submit a Traffic Impact Study, to the satisfaction of the Town and/or the Region that demonstrates that the proposed facility will not cause any traffic hazards or an unacceptable level of congestion on roads in the area and that existing or planned transportation infrastructure is deemed sufficient for the scale of the development being proposed.
- e. **Hydrogeological Study**
 - i. At no cost to the Town, the proponent will submit a Hydrogeological Study prepared by a licensed professional geoscientist. This report will assess groundwater infiltration and recharge, groundwater discharge and baseflow, groundwater elevations and flow paths, water quality and temperature, cumulative watershed impacts, and impacts to the Town's drinking water sources as well as wastewater system.
 - ii. Adequate water supply for firefighting shall be provided for every building and for fire suppression as required by the Ontario Building Code.
 - iii. If the proposed development is on a private septic system or other on-site disposal system, the owner is required to confirm that the discharge from the facility can be safely treated in a private septic system alternative.
 - iv. At minimum, the report shall include an assessment of the existing conditions, impact assessment, and mitigation measures.
- f. **Landscaping Plan**
 - i. At no cost to the Town, the proponent will submit a Landscaping Plan that fully describes the proposed landscaping measures and demonstrates that the landscaping will contribute to the mitigation of visual nuisance.
 - ii. The Landscaping Plan will include a Landscape Planting Strip with a minimum width of 15 metres shall be provided and maintained adjacent to all lot lines provided that such Landscape Planting Strip may be interrupted by driveways or other needed access points.
- g. **Planning Justification Report:** At no cost to the Town, the proponent will submit a Planning Justification Report prepared by a Registered Professional Planner. This report will provide a background context, an overview of the purpose and effect of an

application, and establish a professional planning rationale for the application by demonstrating how a proposal conforms to applicable planning policy documents and good planning principles.

7.17 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.

7.17.1.1 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. The agreement shall include a clause that the applicant cannot advance claim of undue hardship and that the Town will require securities for any work.

7.17.1.2 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 impacts on Key Natural Heritage Features and Key Hydrologic Features;
- e. Have no adverse impact on traffic, transportation or parking facilities in the area;
- f. Provide adequate on-site parking facilities;
- g. Provide sufficient services (e.g., roads, water supply, etc.) to accommodate the proposed temporary use;

- h. Be temporary in nature, appropriate for a limited time span and can be terminated when the authorizing by-law expires; and,
 - i. 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.
- 7.17.1.3 A temporary use by-law may be extended where the original criteria provided for above are met.
- 7.17.1.4 That the temporary use shall be terminated upon expiration of the authorizing by-law.

7.18 Existing and Legal Non-Conforming Uses

A Legal Non-Conforming Right is the right to continue a particular land use that is no longer permitted under the current zoning rules. In order to be eligible, the land use must have been established at a time when it was permitted under previous zoning regulations or at a time that would have predated any zoning by-law being in existence and has to have been in continuous use since that time.

- 7.18.1.1 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.
- 7.18.1.2 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.
- 7.18.1.3 The Town will ensure that this Plan does not affect the continuance of uses that were legally existing when this Plan came into effect, subject to meeting any applicable policies regarding legally existing uses as set out in this Plan.
- 7.18.1.4 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 proposed expansion does not significantly increase the size of the non-conforming use;
 - b. The proposed expansion does not require an adjustment to the boundary between two areas of different land use;
 - c. The proposed expansion does not increase its incompatibility with the surrounding area;

- d. The proposed expansion is generally desirable and meets the general intent and purpose of this Plan;
 - e. Conditions that may minimize any potential nuisances can be imposed, including but not limited to, landscaping, screening, and setbacks;
 - f. Factors such as traffic safety, parking, loading, and municipal services are not adversely affected.
 - g. 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;
 - h. 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,
 - i. 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.
- 7.18.1.5 A significant portion of the Town's Agricultural System is located in the Protected Countryside. The policies of this section are intended to reflect the Province's policies for existing uses and lots of record in this area. With respect to existing uses and lots of record that exist within the Protected Countryside of the Greenbelt Plan the Town will:
- a. Permit all uses legally existing prior to the date that the Greenbelt Plan came into effect on December 16, 2004.
 - b. 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 and it is demonstrated that the dwelling is located outside of natural hazard (flooding or erosion), Key Natural Heritage Feature and Key Hydrologic Feature, and has safe access.

- c. 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:
 - i. New municipal services are not required; and,
 - ii. The use does not expand into key natural heritage features or key hydrologic features/areas 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.
- d. 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 there is no alternative, and the impact from the expansion or alteration is minimized and is directed away from the feature to the maximum extent possible.

7.18.1.6 The Town will require that within the ORM existing institutional uses and their expansions are permitted subject to the Existing Use provisions of the ORMCP and of this Plan. An application for a proposed expansion will demonstrate that such an expansion will not adversely affect the ecological integrity of the ORM. Additional studies, as identified in Parts III and IV of the ORMCP, may be required.

7.18.1.7 The Town will require 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 within the ORM which shall meet the policies in **Chapter 4 – The Natural Environment.**

7.19 Transition Requirements

7.19.1.1 All planning decisions shall conform to the Provincial Plans and shall be consistent with the PPS subject to applicable Provincial transition provisions.

7.19.1.2 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.

- 7.19.1.3 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.
- 7.19.1.4 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.
- 7.19.1.5 That within the ORMCP Area, uses, buildings and structures legally existing on November 15, 2001, are permitted in every land use designation, subject to the provisions of the ORMCP. 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 ORMCP.

Chapter 8

Definitions



Definitions

Accessory Uses

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

Active Transportation

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

Additional Residential Unit

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

Adjacent 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. Lands contiguous to cultural heritage resources. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objective. Generally, adjacent lands are considered to be within 120m from any part of the feature.

Adverse Effects

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

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

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:

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

Agriculture Area

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

Agricultural Condition

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

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:

- 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
- 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-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. These use may include general farming, livestock farming, on-farm diversified uses, cash crop farming, market gardening, farming, specialty crops, horticulture, cannabis production, agri-tourism, and agro-forestry.

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 specialty crop areas 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*.

Areas of Archaeological Potential

Areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist. Areas of mineral potential means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence.

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

Cannabis Processing

Premises used for the processing of cannabis and the processing of cannabis products in a wholly enclosed building or structure constructed including the distilling, packaging, testing, research, disposing, destroying and shipping of cannabis for recreational purposes as authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the *Cannabis Act*, SC 2018, c 16, the *Controlled Drugs and Substances Act*, SC 1996, c 19 and the Food and Drugs Act, RSC 1985, c F-27, as amended from time to time, or any successors thereto.

Cemeteries

Religious or commercial enterprises that include the in-ground and above-ground interment of human remains.

Children's Educational Play Centre

A centre developed with educational play equipment that may host classes and events for educational and/or commercial purposes. This may also consist of or include a daycare.

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.

Compact Built Form

A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semidetached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads to encourage active transportation.

Complete Community

Places within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing,

transportation options, public service facilities, and greenspaces. Complete communities are age friendly and may take different shapes and forms appropriate to their contexts.

Complete Streets

Streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

Conservation Authority

Refers to the Lake Simcoe Region Conservation Authority and/or the Toronto and Region Conservation Authority, or its successors.

Conserve

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:

- Within employment areas adjacent to, or in proximity to 400-series highways.
- 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.
- 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 this Plan, 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:

- 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.).
- the area was not treed approximately 20 to 25 years ago as determined through air photo interpretation or other suitable technique.
- 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.
- there is limited ability to maintain or restore self-sustaining ecological functions typical of native woodlands.
- 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 ORMCP 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 ORMCP 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:

- it is above the contour of elevation 245 Canadian Geodetic Vertical Datum 1928 (GDVD28); and,
- 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.

Deposits of Mineral Aggregate Resources

An area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

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. Lands within the urban area and towns and villages but outside Built-up Areas

that have been designated in a local official plan for development required to accommodate forecasted growth to the horizon of this Plan.

Developable Area

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

- environmental features and areas, where development is prohibited, identified in Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- the Regional Greenlands System and approved local municipal natural heritage systems where development is prohibited;
- key natural heritage features and key hydrologic features;
- major infrastructure rights-of-way (e.g., existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
- 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:

- activities that create or maintain infrastructure authorized under an environmental assessment, *Planning Act*, or *Condominium Act* process; or,
- 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.

Ecodistrict

Ecodistricts are defined by the characteristics noted, and are nested units in Ontario's Ecological Land Classification system. They are utilized for assessing biodiversity levels,

defining seed zones, mapping ecosystem types and setting targets for the identification of natural heritage systems.

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:

- the structure, composition and function of the ecosystems are unimpaired by the stresses from human activity;
- natural ecological processes are intact and self-sustaining; and,
- 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.

Ecological Value

The value of vegetation in maintaining the health of the key natural heritage feature or key hydrologic feature and the related ecological features and ecological functions, as measured by factors such as the diversity of species, the diversity of habitats, and the

suitability and amount of habitats that are available for rare, threatened and endangered species.

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 or 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, and shall meet the requirements of comparable studies required at the local or provincial level (e.g., Natural Heritage Evaluation requirement of Provincial Plans). 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:

- Biophysical inventory (e.g., Ecological Land Classification) and analysis of ecological functions, including methodology used and relevant maps, figures and illustrations
- Verification of the status or significance of a feature in accordance with Federal, Provincial and/or Regional legislation, criteria and guidelines such as the significant woodland criteria as set out in policy 3.4.31 of the York Region Official Plan, the Ontario Wetland Evaluation System, the Natural Heritage Information Centre or the Species at Risk in Ontario List
- Figures illustrating ecological communities, the location and extent of significant features and their vegetation protection zones (including location of significant species and communities), and the proposed development in relation to identified constraints
- Identification of development constraints, an assessment of impact from the proposed activities, analysis at a local and Regional scale and proposal of mitigation measures, natural system/feature enhancement opportunities, conclusion of net impacts, and demonstration of conformity with applicable policy
- 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

As defined in the *Fisheries Act* as, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

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.

Flood Fringe

For river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

Flood Plain

For river, stream and small inland lake systems, means the area, usually lowlands adjoining a watercourse, which has been or may be subject to flooding hazards.

Flooding Hazard

Means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water: a) along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water related hazards; b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of: 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area; 2. the one hundred year flood; and 3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry; except where the use of the one-hundred-year flood or the actually experienced event has been

approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodway

For river, stream and small inland lake systems, means the portion of the floodplain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain. Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

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

Residential intensification within existing neighbourhoods, including small infill sites, where additional housing units are provided of slightly higher density than adjacent single family (or low density), in a way that is compatible with the existing neighbourhood.

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 and Threatened Species

Means:

- 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,
- 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,
- 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.

Hazardous Lands

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

Hazardous Sites

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

Heritage Attributes

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

High-Occupancy Vehicle Lanes

Reserved rights-of-way for public transit vehicles and other vehicles such as emergency vehicles, taxis or multiple-person vehicles.

High Rise Development

Generally means a built form typology ranging from 10 to 20 storeys.

Highly Vulnerable Aquifer (HVA)

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

Home Industry

Means an industry that is carried out in the home or in a building that is accessory to the home or if the home is located on a farm, to the agricultural operation and:

- If the home is not located on a farm, the use is carried on as a small-scale use that is secondary to the principal use of the home as a single dwelling; provides a service such as carpentry, metalworking, welding, electrical work

or blacksmithing, primarily to the farming community; and does not include uses such as auto repair or paint shop or furniture stripping; or

- If the home is located on a farm, the use is carried on as a small-scale use that is secondary to the principal use of the farm as an agricultural operation, and may include but is not limited to a sawmill, welding or woodworking shop, manufacturing or fabrication shop, equipment repair and seasonal storage of boats or trailers.

Home Occupation

Means an occupation for profit or gain conducted entirely within a dwelling unit that is incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential character of the dwelling unit.

Housing Options

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

Human Services

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

Hydrologic Function

The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and

underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impervious Surface?

Inclusionary Zoning

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

Indoor Cannabis Cultivation

Premises used for the legal cultivation and harvesting of recreational cannabis in a wholly enclosed permanent building or structure for recreational purposes as authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the *Cannabis Act*, SC 2018, c 16, the *Controlled Drugs and Substances Act*, SC 1996, c 19 and the *Food and Drugs Act*, RSC 1985, c F-27, as amended from time to time, or any successors thereto.

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

Includes but may not be limited to the following uses, which are intended to serve the needs of the community:

- Schools;
- Daycares;
- Hospitals and medical clinics;
- Government offices;
- Long term care homes;
- Places of worship; and
- Cemeteries.

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:

- redevelopment, including the use of brownfield sites;
- the development of vacant and/or underutilized lots within previously developed areas;
- infill development; or,
- 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

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 this Plan and include wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs.

Key Natural Heritage Feature

Key natural heritage features are described in 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

Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe; or,

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.

Light Industrial Innovation Makerspaces

Forms of mixed-use developments that combine industrial and non-industrial uses, and can include the activation of underutilized spaces for temporary or seasonal economic activity and multi-tenant co-location hubs that are shared by independent, complementary businesses in a building used for on-site production of parts or finished products by individuals or for shared use. Permitted activities include but are not limited to:

- Determination of potential downstream sanitary sewer infrastructure upgrades and required financial contributions to implement these upgrades, and submission of a Functional Servicing and Stormwater Management Report which deals with, among other matters, the provision of Municipal Water and Sewer services and demonstrates the feasibility and capacity of these services to accommodate the entire future development.
- A Traffic Impact Study demonstrating how the entire development provides for new streets and blocks in relation to the existing system of local and regional streets and provincial highways.
- A Phasing Plan based on the findings from required items above, with respect to servicing availability, servicing and transportation infrastructure requirements, and timing related to these matters.

Live/Work Units

Generally take the form of townhouses or ground floor street-related apartment units within mixed use or multi-unit buildings.

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.

Low Rise Development

Generally means a built form typology up to 4 storey.

Major Development

Consists of:

- Land where significant development and intensification is proposed;
- The creation of four or more lots;
- The construction of a building or buildings with a ground floor area of 500 square metres or more and a cumulation of one or buildings; or
- 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 Facilities

Facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas

pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major Office

Major Office is generally defined as freestanding office buildings of 4,000 square metres of floor space or greater, with approximately 200 jobs or more.

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:

- golf courses;
- serviced playing fields;
- serviced campgrounds; and,
- 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.

Mane 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.

Mid-Rise Development

Generally means a built form typology ranging in height from 5 to 9 storeys.

Mineral Aggregate Operation

Means:

- lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*,

- 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,
- 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 Areas of Influence

A minimum area as set out in this Plan which establishes a need to assess impacts on a natural heritage feature in accordance with the requirements set out in this Plan.

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.

Minimum Vegetation Protection Zone

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

Ministerial Zoning Order

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

Missing Middle

Residential buildings that contain a higher density than a single detached house but lower density than a mid-rise building ideally at different thresholds of affordability to deliver a

full range and mix of housing options. Mid-range housing types and densities, for example, duplexes, fourplexes, are intended to fit within the context of existing lower density and higher multiple unit density housing, which helps the Town achieve a full range of housing.

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 A Place to Grow: Growth plan for the Greater Golden Horseshoe.

Natural Heritage System for the Growth Plan

The natural heritage system mapped and issued by the Province in accordance with the A Place to Grow: Growth plan for the Greater Golden Horseshoe.

Negative Impact(s)

- 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;
- 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,
- In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

New Community Area

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

Normal Farm Practices

Any practice, as defined in the Farming and *Food Production Protection Act*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances,

or that makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act*, and regulations made under that Act.

On-Farm Diversified Uses

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

Outdoor Cannabis Cultivation

Premises used for the legal cultivation and harvesting of recreational cannabis in an open-air setting or in temporary structures for recreational purposes as authorized by an issued license or registration by the Federal Minister of Health, pursuant to the Cannabis Regulations, SOR/2018-144, to the *Cannabis Act*, SC 2018, c 16, the *Controlled Drugs and Substances Act*, SC 1996, c 19 and the *Food and Drugs Act*, RSC 1985, c F-27, as amended from time to time, or any successors thereto.

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.

Private Communal Water Services

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

Protected Heritage Property

Means property designated under parts IV, V or VI of the Ontario con; 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.

Public Service Facilities

Land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure.

Public Realm

All spaces to which the public has unrestricted access, such as streets, parks, and sidewalks.

Quality and Quantity of Water

Measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail Facilities

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

Recharge Management Area

An area that includes Wellhead Protection Area-Q1 and Wellhead Protection Area-Q2 where the aquifers in the area are susceptible to impacts where activities take water without

returning it to the same source and where these activities that reduce recharge may be a threat to water quantity.

Recreation

Leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment

The creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

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.

Rural Lands

Lands which are located outside settlement areas and which are outside prime agricultural areas.

Rural Settlements

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. All settlement areas that are identified as hamlets in the Greenbelt Plan, as rural settlements in the ORMCP , or as minor urban centres in the Niagara Escarpment Plan are considered rural settlements for the purposes of the Growth Plan and this Plan, including those that would not otherwise meet this definition.

Sand Barrens

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

- has sparse or patchy vegetation that is dominated by plants that are:
 - adapted to severe drought and low nutrient levels; and,
 - maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;
- has less than 25% tree cover;
- has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and,
- 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

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

- 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;
- has from 25% to 60% tree cover;
- has mineral soils; and,
- has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

Secondary Plan

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

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.

Settlement Areas

Means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are: a) built-up areas where development is concentrated and which have a mix of land uses; and b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in the Provincial Policy Statement. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.

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 Built Heritage Resources, Significant Cultural Heritage Resources

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Process and criteria for determining cultural

heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

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:

- as a significant groundwater recharge area by any public body for the purposes of implementing the PPS;
- as a significant groundwater recharge area in the assessment report required under the *Clean Water Act*, 2006; or,
- 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 the York Region Official Plan, except those excluded by policy 3.4.2.7.

Site Alteration

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

Source Water Impact Assessment and Mitigation Plan

A report completed by a qualified person that examines the relevant hydrologic pathways and qualitatively evaluates the level of risk associated with the land uses or land use activities that may pose a threat to the quantity or quality of a municipal drinking water

supply. It proposes a plan for the mitigation and management of the identified risks and outlines an emergency response to be executed in the event that a risk is realized.

Specialty Crop Areas

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

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- farmers skilled in the production of specialty crops, and
- 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 Needs

Means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

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 predevelopment 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:

- are adjacent to major Regional arterial roads or on the fringe of Employment Areas;
- have significant portions of commercial, retail, and/or other service or knowledge-based uses;
- 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

Watercourses 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 Development Guidelines

Voluntary or mandatory measures created by municipalities to encourage design that is environmentally, socially, and economically sustainable. Sustainable Development Guidelines are comprehensive principles to guide development at a level of planning and

design that focuses on the community as a whole. These standards are integrated into the planning approvals process, where development applications are asked to meet certain criteria in the Sustainable Development Guidelines.

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:

- has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- has less than 25% tree cover;
- has mineral soils; and,
- 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 and a subset of complete streets 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

In regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, 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, including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation System

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

Tree

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

Urban Agriculture

The growing, processing and distribution of food and food-related products and the production of plants through urban agricultural activities including plant cultivation (vegetables, fruits, grains, flowers or herbs) appropriate for locations in and around urban areas including for personal consumption, commercial sale and education uses. Permitted accessory structures may include greenhouse and other buildings associated with production, storage, composting, on-site sales, and structures for the operation of the site

and the extension of the growing season, community kitchen, community garden, roof top gardens and food hub.

Urban Expansion Area

Areas identified through the land needs assessment as being required to accommodate population and employment growth to the planning horizon.

Urban Forest

An urban forest encompasses the trees and shrubs in an urban area, including trees in yards, along streets and utility corridors, in protected areas, and in watersheds. This includes individual trees, street trees, green spaces with trees, and even the associated vegetation and the soil beneath the trees.

Valley and Stream Corridors

Valley and stream corridors shall be defined as including all lands in the Flood Plain Area overlay as defined in **Chapter 6 – Land Use Strategy** of this Plan and:

- 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.
- 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.

Watercourses

Means intermittent and permanent watercourses. Permanent streams are streams which continually flow in an average year. Intermittent Stream are 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.

Water Resource System

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

Watershed

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

Watershed Planning

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

and specificity generally increases for smaller geographic areas such as subwatershed 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.

Wetlands

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:

- 1000 trees of any size, per hectare;
- 750 trees measuring over 5 centimetres diameter at breast height, per hectare;
- 500 trees measuring over 12 centimetres diameter at breast height, per hectare; or,
- 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.

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Schedules



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