

## 5. FUNCTIONAL COMMUNITY SERVICES

### 5.1 PURPOSE

The policies of this section provide direction with respect to the provision of functional community services for the Town including transportation, parks and recreation, sewage and water and emergency services.

### 5.2 TRANSPORTATION

#### 5.2.1 Purpose

The purpose of the Transportation Plan on Schedule “B” is allow for the development of a transportation network which provides for the safe, economic and efficient movement of people and goods, while also providing for pedestrian and bicycle movement. In addition, the Town will continue to develop a network of trails which will provide other opportunities for pedestrian and bicycle movement.

#### 5.2.2 Road Network

##### 5.2.2.1 Road Classification

- i) Roads shall generally conform with the designations on Schedule “B” and the requirements of Table 1. In addition, it is recognized that all Regional Roads shall be subject to the policies of the Region of York Official Plan and that roads in the Moraine Plan Area shall be subject to the policies of Section 3.2 of this Plan and the relevant land use designation.
- ii) Potential roads designated on Schedule “B” are established to reserve sufficient lands to provide choices for long term planning. Their alignments

are approximate and may be modified without an amendment to this Plan. The construction of such streets shall comply with the requirements of Table 1.

- iii) New local and collector roads not designated on Schedule “B” shall generally conform with the requirements of Table 1.

#### **5.2.2.2 Road Planning**

- i) The Town shall work co-operatively with the Region of York to integrate the planning of the Town's road network with the regional road system.
- ii) The Town, as a condition of development or redevelopment, may require lands for the purposes of road widening to be dedicated to the appropriate authority having jurisdiction, in accordance with the requirements of Table 1. Additional lands in excess of the typical right-of-way widths may also be required to be conveyed for works related to, but not limited to, extensive cut/fill operations, intersection improvements, bridges, sight triangles, grade separations with a railway, and drainage and buffering improvements.
- iii) Notwithstanding the standards set out in this Plan, the Town recognizes that the reconstruction of roads to normal minimum standards in some existing developed areas may not be appropriate from a community design perspective, or economically or physically feasible due to existing building setbacks and/or mature trees within or adjacent to the road allowance. Any attempt to reconstruct such roads to minimize deficiencies shall only be undertaken after a study to determine a right-of-way which will result in a streetscape which minimizes impacts on abutting properties and is appropriate to the character of the area, while serving anticipated traffic volumes. No amendment to this Plan shall be required to implement such a modification to the right-of-way.
- iv) Generally no new roads shall be assumed or dedicated which do not meet the minimum standards established in Table 1. However, the Town may accept roads with reduced standards, particularly where parks, open space or institutional uses are located on one side of the street. Notwithstanding the foregoing, such reduced standards shall be accepted only when the Town is satisfied that such roads can serve anticipated traffic volumes and that they provide adequately for snow storage, on-street parking and other necessary facilities. In order to demonstrate the acceptability of such alternative road

standards, the Town may carry out its own evaluation or a peer review of a Study submitted by the applicant. Such an evaluation or peer review shall be at the cost of the applicant.

- v) New roads shall be designed to integrate “traffic calming” measures as appropriate. In addition, where traffic problems are identified in existing areas through studies carried out by the municipality, the Town shall consider the introduction of “traffic calming” measures where appropriate to assist in the resolution of such concerns.

**Table 5.1  
Function of Road Facilities**

<b>Road Classification</b>	<b>Function</b>	<b>Design Requirements</b>
Regional and Major Arterial Roads	<ul style="list-style-type: none"> <li>• Serve inter-regional, regional and local travel demands, including truck movements</li> </ul>	<ul style="list-style-type: none"> <li>• Direct access from abutting properties is generally restricted</li> <li>• Maximum of four through lanes and transit/HOV lanes, if required</li> <li>• Right-of-way width of 30 to 45 m (98 to 148 ft) except for specific areas such as sections of the 9th Line between Aurora and Vivian Roads, around Musselman Lake and just north of Stouffville Road, where a reduced right-of-way is required.</li> </ul>
Minor Arterial Roads and Collector Roads	<ul style="list-style-type: none"> <li>• Serve local travel demands</li> <li>• Connects major arterial and local roads</li> </ul>	<ul style="list-style-type: none"> <li>• Direct access from abutting properties permitted with some restrictions</li> <li>• Maximum two travel lanes</li> <li>• Maximum right-of-way width 20 to 26 m (66 to 85 ft)</li> </ul>
Local Roads	<ul style="list-style-type: none"> <li>• Serves local and neighbourhood travel demand</li> <li>• Connects individual properties to collectors and arterials</li> </ul>	<ul style="list-style-type: none"> <li>• No access control</li> <li>• Maximum two travel lanes</li> <li>• Right-of-way width 20 m (66 ft) maximum, however, reduced standards may be established for individual development applications to a minimum right-of-way width of 17 m (55.7 ft)</li> </ul>
Lanes	<ul style="list-style-type: none"> <li>• Provides access to individual properties for parking and loading</li> </ul>	<ul style="list-style-type: none"> <li>• Generally prohibited, but where permitted:</li> <li>• No access control</li> <li>• Right-of-way width 5 m (16 ft) minimum</li> </ul>

### **5.2.3 Pedestrian and Bicycle Circulation**

#### **5.2.3.1 Sidewalk and Road System**

- i) The primary system for pedestrian movement shall be the trail system. Provision shall also be made for sidewalks in the Secondary Plan areas.
- ii) Bicycle movement shall generally be accommodated in the street right-of-way. Consideration shall be given to the inclusion of bicycle lanes in road right-of-ways for new arterial and collector roads. On existing arterial and collector roads, the addition of facilities for bicycles shall be considered when such roads are reconstructed, or where it is physically and financially feasible to do so.

#### **5.2.3.2 Trail System**

- i) The Town shall continue the development of a system of pedestrian/ bicycle trails to link the Town together. In particular, in the rural/agricultural/ environmental area, the Town shall support the creation of the Trans-Canada Oak Ridges Moraine and Rouge Park Trail Systems and trail linkages to these major trails. Where appropriate, the trail system could also be designed to be accessible to horses. The trail system will be an integral part of the Greenlands System and will provide a physical connection to parks and other open spaces.
- ii) The Town shall prepare a Trail Master Plan for the Town which will among other matters address the issue of ownership and maintenance of the system and that trails be located in an environmentally sensitive manner.
- iii) Where new development is proposed, specific routes for trails shall be established as part of the development plan if appropriate, and the provision of a trail system link shall be a condition of approval of development where appropriate.

## **5.2.4 Transit Service**

### **5.2.4.1 GO Transit**

In accordance with the policies of Section 12.8.3 of the Community of Stouffville Secondary Plan, the Town shall work to maintain and enhance existing rail transit service to the Community of Stouffville.

### **5.2.4.2 Regional Transit Service**

The Town shall encourage the Region of York to develop a regional transit system in accordance with the policies of Section 6.2 of the Regional Official Plan. In particular, the Town shall encourage the creation of a regional transit system which will link the Community of Stouffville with other communities in the Region, and which will provide internal service within the Community itself.

### **5.2.4.3 Transit Supportive Design**

The Town shall support transit supportive urban design measures, and in particular shall ensure that:

- i) arterial and collector roads are designed to accommodate transit facilities; and,
- ii) subdivisions are designed to permit effective transit routes and supportive pedestrian access to them.

### **5.2.4.4 Parking**

The Town shall require, as a condition of development, that adequate off-street parking and loading facilities be provided. However, notwithstanding the foregoing, the Town shall encourage the retention and expansion of on-street parking in areas where it will not interfere with the efficient movement of traffic.

## **5.3 PARKS AND RECREATION**

### **5.3.1 Leisure Services Master Plan**

The Town shall establish the priorities of leisure (parks and recreation) services within the context of overall municipal priorities and financial resources through the Leisure Services Master Plan. The Master Plan sets out the detailed framework for the provision of leisure services in the Town.

### **5.3.2 Parkland Hierarchy**

The Parkland Hierarchy which has been established for the Town is outlined in Table 2 to the Plan. The Hierarchy will be used as a guide to the development of the Parkland System recognizing that it may not always be possible to attain the proposed standards. Where the optimal size of a park is not attainable through the dedication of land as part of a specific development, the Town shall attempt to consolidate lands through the combination of parkland dedications to assemble a park of a suitable size, or shall take “cash-in-lieu” of parkland.

### **5.3.3 Relationship to Other Facilities**

Where a park is integrated with an educational or major indoor recreational facility, the following criteria shall apply:

- i) no physical barriers will be introduced to separate those facilities which fulfill a joint function;
- ii) a separate identity will be maintained for the park and school or recreational facility components by means of signage and landscaping;
- iii) the facilities shall be designed to be complementary; and,
- iv) the standards established by the Town in Table 2 for the provision of parkland shall not be reduced.

**Table 5.2  
Parkland Hierarchy**

Criteria	Local Park	Community Park	Natural Open Space Area	Design Feature	Town
Area/ Population	1.2 ha (3 ac.) /1,000 population	.8 ha (2 ac.) /1,000 population	All available lands in the Greenlands System on Schedule "A" which can be acquired by the Town or other public agency.	Variable to be determined on a site specific basis	Variable related to functional requirements
Minimum Size	2 ha (5 ac.)	4 ha (10 ac.)	No minimum as size related to available resources	Variable to be determined on a site specific basis.	Variable related to functional requirements
Location	i) minimum continuous road frontage on two sides of park; ii) adjacent to a collector road; and, iii) adjacent to an elementary school or other open space lands where possible.	i) minimum continuous road frontage on two sides of park; ii) adjacent to a collector or arterial road; and, iii) adjacent to an elementary or secondary school or other major open space lands where possible.	All available lands in the Greenlands System on Schedule "A" which can be acquired by the Town or other public agency.	At key locations such as gateways to the Town Secondary Plan areas or specific neighbourhoods, key intersections, adjacent to public buildings or at focal points for specific neighbourhoods, Secondary Plan Areas or hamlets.	At key locations central to the Town's population or related to a specific feature or facility
Service Area	up to 0.8 km. radius (0.5 mi)	Secondary Plan Area or Community	Town	Not applicable.	Town

**Table 5.2  
Parkland Hierarchy**

Criteria	Local Park	Community Park	Natural Open Space Area	Design Feature	Town
Facilities	i) sports fields; ii) hard surface play areas and components iii) play apparatus; iv) sitting areas; v) passive and free play areas; vi) landscaping appropriate to the park type; and, vii) parking areas.	i) major athletic facilities and/or standard sports fields; ii) other major recreation facilities such as bowling greens, tennis courts; iii) play apparatus; iv) water spray pad or other water play feature; v) hard surface play areas and components; vi) washroom facilities and servicing; vii) sitting and picnic areas; viii) passive and free play areas; ix) gazebos, picnic shelters and other seasonal structures; x) landscaping appropriate to the park type; and, xi) parking areas.	i) Trails ii) Picnic areas iii) Conservation and education related features to be determined on a site specific basis	Facility and landscaping requirements to be determined on a site specific basis	Requirements to be determined on a site specific basis.

## 5.4 EDUCATION FACILITIES

### 5.4.1 Education Facilities

- i) The Town will work with the Boards of Education to ensure the reservation of an adequate number and distribution of school sites and related community facilities throughout the municipality to accommodate the needs of the residents. These sites and facilities shall be planned and developed in accordance with the respective policies, practices and guidelines of the school boards.
- ii) The Town shall encourage the reservation and ultimate location of school sites adjacent to parks or other recreation facilities to allow for shared use of facilities and shall work with the Boards of Education to allow public use of school facilities. The Town shall also encourage the development of shared school/community buildings where feasible to maximize land and financial resources. The Town shall also encourage the location of school sites adjacent to natural areas in the Greenlands System where appropriate subject to proper design (e.g. lighting, location of active sports areas) to ensure compatibility.

### 5.4.2 Unused/Closed School Sites

- i) The Town shall consider the acquisition of all or a portion of any reserved school site that is not required by the School Boards, so that the land can be used to maintain an identified open space network or provide some of the recreation facilities that would otherwise be provided at a school site.
- ii) The Town shall assess all possible options to ensure adequate parkland is provided where closure and sale of a school is proposed.

## 5.5 COMMUNITY FACILITIES

Community facilities include facilities designed to meet the social and cultural needs of the residents including places of worship, daycare centres, museums, cultural centres or other similar uses. The Town will work with such organizations to ensure that provision is made for such facilities in appropriate locations, primarily in the Secondary Plan areas, to serve the residents' needs.

In determining appropriate locations for community uses, the Town shall have regard for the type of service provided by the facility, recognizing that some uses will serve a localized population, while others will serve the whole or large portions of the Town, as well as tourists and other visitors.

The Town shall provide for the location of community facilities in the Secondary Plan process, and in particular, may provide for Worship Reserve sites. However, the Town shall encourage the shared use of buildings such as schools, places of worship and other similar facilities for more than one community use and encourage their design such that they can be adapted to alternative community uses as may be needed in the future.

## **5.6 LIBRARY FACILITIES/SERVICES**

The Town shall ensure that all residents of the Town have access to public library services.

The Library system shall include the main library and branch libraries may also be provided to serve user demand. The Town shall encourage the incorporation of branch libraries into other buildings such as commercial uses, schools or other similar facilities.

## **5.7 FIRE AND EMERGENCY SERVICES**

The Town shall ensure the efficient and effective allocation of Fire Station sites and emergency services throughout the Town, in consultation with the Region of York Police and the Town Fire Department and adjacent municipalities.

The Town shall consult with the Fire Department with respect to the establishment of Fire Station locations. Such stations shall have convenient access to arterials, a close relationship to the intended service area and shall be integrated with the surrounding development, including appropriate architectural design and landscaping and buffering from residential buildings.

The Town shall ensure that adequate emergency access is provided throughout the Town for police, fire and other emergency vehicles.

Site Plans and Draft Plans of Subdivision will be reviewed to ensure that they are designed to accommodate fire prevention and timely emergency response.

## **5.8 SEWAGE AND WATER FACILITIES**

### **5.8.1 Secondary Plan Areas**

The type of sewer and water facilities to be used in each of the Secondary Plan Areas will be established in the Secondary Plan. Until a Secondary Plan is prepared for the Vandorf-Preston Lake Area, the policies of this section will apply to the provision of services.

### **5.8.2 Level of Service Provision**

- i) Full municipal sewage and water services shall not be provided to areas in the Town outside the Secondary Plan Areas.
- ii) The form of development outside the Secondary Plan Areas permitted by this Plan shall generally only require individual private sewage disposal and water systems subject to the approval of the Town and the Region of York Health Services Department.
- iii) Notwithstanding the provisions of Section 5.8.2 ii), where new multiple lot/unit development is proposed, the Town shall give consideration to the use of communal sewage and water systems provided that such systems are:
  - a) privately owned and operated;
  - b) approved by a Class Environmental Assessment or equivalent process which includes the following:
    - i) an inventory of the existing environment and possible impacts;
    - ii) evaluation of alternatives in consultation with affected agencies;
    - iii) construction of collection and distribution systems to municipal standards;
    - iv) specifications of interrelationship with any related uses; and,

- v) preparation of a maintenance, monitoring and system failure contingency plan;
- c) subject to a Responsibility Agreement(s) being executed with the Regional Municipality of York for the systems, identifying among other things:
- i) operation and maintenance standards;
  - ii) definition of default and required remediation;
  - iii) financial guarantees that no public funds will be required in the case of a malfunction;
  - iv) easements, rights of entry and inspection; and,
  - v) monitoring systems.
- iv) Further, notwithstanding the provisions of Section 5.8.2 ii), where areas of groundwater contamination or other health problems develop, the Town shall work with the Region to develop appropriate solutions to such concerns, which may include the use of communal systems, provided suitable administrative and financial arrangements can be made.

### **5.8.3 Oak Ridges Moraine**

In the Oak Ridges Moraine Plan Area, including but not limited to the Settlement and Rural Settlement areas, the policies of Section 3.2, 5.10 and 8.16 of this Plan apply in addition to the following:

- i) Sewage and water services

Water and sewer service trenches shall be planned, designed and constructed so as to keep disruption of the natural groundwater flow to a minimum.

- ii) Partial services

- a) The construction or expansion of partial services is prohibited.

b) Subsection a) does not apply to prevent the construction or expansion of partial services that is necessary to address a serious health concern or environmental concern.

c) Subsection a) does not apply to prevent the construction or expansion of partial services if:

i) the construction or expansion was approved under the Environmental Assessment Act prior to November 17, 2001; and,

ii) the period of time during which the construction or expansion has not expired.

iii) Stormwater management

a) Every application for development or site alteration shall demonstrate that planning, design and construction practices that protect water resources will be used, including,

i) keeping the removal of vegetation, grading and soil compaction to a minimum;

ii) keeping all sediment that is eroded during construction within the site;

iii) seeding or sodding exposed soils as soon as possible after construction; and,

iv) keeping chemical applications to suppress dust and control pests and vegetation to a minimum.

b) In considering an application for development or site alteration, the municipality shall seek to reduce areas with impervious surfaces and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads.

c) Municipal development standards shall incorporate planning, design and construction practices that will,

i) reduce the portions of lots and sites that have impervious surfaces; and,

- ii) provide the flexibility to use alternative stormwater management techniques such as directing roof discharge to rear yard ponding areas and using grassed swales.
  - d) Subsections a), b) and c) do not apply to applications for mineral aggregate operations.
  - e) For the purposes of stormwater management, the minimum standard for water quality is that 80% of suspended solids shall be removed from stormwater runoff as a long-term average.
  - f) Despite anything else in this Plan, disposal of stormwater into a kettle lake is prohibited.
  - g) Despite anything else in this Plan, new stormwater management ponds are prohibited with respect to land in key natural heritage features and hydrologically sensitive features.
- iv) Rapid infiltration Basins and Columns

Despite anything else in this Plan, new rapid infiltration basins and new rapid infiltration columns are prohibited.

## 5.9 WASTE MANAGEMENT DISPOSAL AND COMPOSTING

The Town supports private and public efforts to promote the principles of reduce, reuse and recycle including the recycling of aggregate wastes (e.g. used concrete and asphalt) and solid wastes.

Small-scale household composting, will be encouraged subject to the Town's Zoning By-laws.

The Town shall permit collection for recycling and reuse in all land use designations subject to approval of the specific location by Council and subject to the provisions of Section 3.2, Section 5.10 and the specific land use designation for lands in the Moraine Plan Area.

Businesses will be encouraged to develop safe, cost-effective and new methods of waste management and disposal in order to maximize the long-term operational life span of the landfill sites.

Private waste composting of organic material will be permitted in an Industrial land use designation subject to all of the following:

- i) the operations must be in-vessel or in-building without outdoor storage;
- ii) the operations will use the most current technology available to minimize the emission of odours and other emissions;
- iii) the operator shall at all times retain or employ properly trained staff;
- iv) the site of the operations shall be subject to Site Plan Control; and,
- v) the operations shall be in compliance with the requirements, as they may exist from time to time of the appropriate permissions granted under the Environmental Protection Act or its equivalent and such other by-laws of the Town as may be applicable including any Site Plan Agreement.

Waste Management and Disposal enterprises dealing with the recycling of paper, wood and inorganic waste will be permitted in an Industrial designation subject to:

- vi) no chemical processing including bleaching or diluting;
- vii) low water usage;
- viii) the specific sites are large enough to permit adequate landscaping, buffering of outside storage and operations;
- ix) site plan approval which addresses a range of matters including:
  - a) full screening of outside storage; and,
  - b) organization of outside storage to limit heights of what can be seen and breaks to prevent fire hazards; and,
- x) the operation conforming to all other Town, Region and Provincial requirements and by-laws.

Notwithstanding any other policies of this section, management and disposal of the following specific waste will be subject to a site-specific Official Plan Amendment and Zoning By-law Amendment, including:

- xi) paper and wood waste, except as provided in subsection 5.9 of this Plan;
- xii) inorganic waste, except as provided in subsection 5.9 of this Plan;
- xiii) composting of organic material, except as provided in subsection 5.9 of this Plan;
- xiv) chemical/medical waste radioactive waste, or other material generally considered hazardous; and,
- xv) recycling of aggregate wastes including used asphalt and used concrete.

## 5.10 WELLHEAD PROTECTION AREAS

### 5.10.1 Purpose

Wellhead Protection Areas which include lands that contribute water to each municipal well (capture zone) have been established by the Regional Municipality of York in the Moraine Plan Area. Land use restrictions shall be applied within the Wellhead Protection Areas based on “time-of-travel” for ground water to reach the municipal well and the relative threat posed by certain land use/activities in proximity to such wellheads.

### 5.10.2 Policies

#### 5.10.2.1

Wellhead Protection Areas and Time-of-Travel Zones are delineated on Schedule K to this Plan.

#### 5.10.2.2

Within Wellhead Protection Areas and zero to twenty-five year Time-of-Travel Zones on the Moraine new uses which involve the following shall be prohibited:

- i) Storage, except by an individual for personal or family use of:
  - a) petroleum fuels;
  - b) petroleum solvents and chlorinated solvents;
  - c) pesticides, herbicides and fungicides;
  - d) construction equipment;
  - e) inorganic fertilizers;
  - f) road salt; and,

- g) contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario 1990.
- ii) Generation and storage of hazardous waste or liquid industrial waste.
- iii) Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities.

### **5.10.2.3**

In addition to the policies of Section 5.10.2.2, and notwithstanding any other provisions of this Plan, new uses, which involve the following, are prohibited on the lands in the zero to two year Time-of-Travel Zone, within the Moraine Plan Area, except by an individual for personal or family use:

- i) Storage of animal manure;
- ii) Animal agriculture; and,
- iii) Storage of agricultural equipment.

### **5.10.2.4**

Every person who carries on a use listed above, as an owner or operator, shall be required to prepare and maintain a site management and contingency plan that is aimed at reducing or eliminating the creation of the materials referred to above, and their release into the environment, which plan shall be reviewed and approved by the Region.

### **5.10.2.5**

The Town shall encourage restrictions on haulage routes for the transportation of chemicals and volatile materials through designated Wellhead Protection Areas.